

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2997-DMGP5U

Issue Date: November 18, 2025

Caledon Ski Club
17431 Mississauga Rd
Caledon, Ontario
L7K 0E9

Site Location: 1200 Forks of the Credit Road
Town of Caledon, Regional Municipality of Peel

*You have applied under section 20.2 of Part II.1 of the Environmental Protection Act ,
R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:*

modifications to the existing Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from twenty (20) single family residential dwellings, twenty-three (23) residential condo units, Main Lodge, West Lodge, and Maintenance Building, located at the above Site Location, rated at a total Maximum Daily Flow of 94,440 litres per day, consisting of the following:

Proposed Works:

Individual Residential Sewage Systems

7 Lower Chalet Road:

Proposed sewage system servicing the residential unit comprising a single, 4-bedroom dwelling, designed with a maximum daily flow of 2,450 L/day, comprising a proposed 5,818-litre septic tank which discharges effluent to a proposed 41 square metre filter bed complete with seven (7) runs of Infiltrator model Equalizer 36 leaching chambers, spaced at 0.85 m apart, centre to centre, each having a length of 6.3 metres for a total length of 44.1 metres, overlying a minimum of 750 mm deep of filter sand layer and at least 900 mm above high groundwater table;

Existing Works:

Individual Residential Sewage Systems

1 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 2-bedroom dwelling, designed with a maximum daily flow of 1,100 L/day, comprising a 3600-litre septic tank which discharges effluent to an absorption trench leaching bed ;

3 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 4-bedroom dwelling, designed with a maximum daily flow of 2,850 L/day, comprising a 5700-litre septic tank which discharges effluent to a 42 metres squared filter bed;

4 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 3-bedroom dwelling, designed with a maximum daily flow of 1,600 L/day, comprising a 4500-litre septic tank which discharges effluent to an absorption trench leaching bed ;

5 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 2-bedroom dwelling, designed with a maximum daily flow of 1,100 L/day, comprising a 3600 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

6 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 5-bedroom dwelling, designed with a maximum daily flow of 2,500 L/day, comprising a 4500-litre septic tank which discharges effluent to an absorption trench leaching bed ;

8 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 3-bedroom dwelling, designed with a maximum daily flow of 1,600 L/day, comprising a 3600 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

9 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 3-bedroom dwelling, designed with a maximum daily flow of 2,000 L/day, comprising a 4500-litre septic tank which discharges effluent to a 1,800-litre capacity single chamber precast pump tank, to an absorption trench leaching bed ;

10 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 5-bedroom dwelling, designed with a maximum daily flow of 2,500 L/day, comprising a

5,400 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

11 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 4-bedroom dwelling, designed with a maximum daily flow of 2,000 L/day, comprising a 4500-litre septic tank which discharges effluent to an absorption trench leaching bed ;

12 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 3-bedroom dwelling, designed with a maximum daily flow of 1,600 L/day, comprising a 3,600 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

13 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 3-bedroom dwelling, designed with a maximum daily flow of 1,600 L/day, comprising a 3,600 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

14 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 5-bedroom dwelling, designed with a maximum daily flow of 2,500 L/day, comprising a 5,400 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

15 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 4-bedroom dwelling, designed with a maximum daily flow of 2,000 L/day, comprising a 4,500 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

16 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 5-bedroom dwelling, designed with a maximum daily flow of 2,500 L/day, comprising a 5,400 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

17 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 3-bedroom dwelling, designed with a maximum daily flow of 1,600 L/day, comprising a 3,600 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

18 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 5-bedroom dwelling, designed with a maximum daily flow of 2,500 L/day, comprising a 5,400 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

19 Lower Chalet Road .:

Sewage system serving the residential unit comprising a single, 4-bedroom dwelling, designed with a maximum daily flow of 2,000 L/day, comprising a 4,500 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

20 Lower Chalet Road :

Sewage system serving the residential unit comprising a single, 3-bedroom dwelling, designed with a maximum daily flow of 1,600 L/day, comprising a 3,600 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

1 Ski Hill Road :

Sewage system serving the residential unit comprising a single, 5-bedroom dwelling, with a maximum daily flow of 2,500 L/day, comprising a 5,400 -litre septic tank which discharges effluent to an absorption trench leaching bed ;

Sewage System "A"

Existing sewage system known as "Sewage System A", with a combined Maximum Daily Flow Rate of 8,400 L/day serving seven (7) residential condo units (one triplex and one fourplex), comprising of the following:

- seven (7) septic tanks each having a volume of 3,600 litres and each serving one (1) condo unit located on 19, 20, 21, 22, 23, 24 and 25 Upper Chalet Road, discharging to a pump chamber described below;
- one (1) pump chamber, having a storage volume of 9,100 L, complete with duplex pumps, pumping the sewage, on demand, to the absorption trench leaching bed; the pump chamber is connected hydraulically with an emergency storage tank;

- one (1) 3,600 L emergency storage tank located adjacent to the effluent pump chamber, receiving any sanitary sewage overflow from the above noted pump chamber for occasional storage; and
- one (1) in-ground absorption trench leaching bed constructed within the native soil, consisting of absorption trenches for a total of 348 metres.

Sewage System "B"

Existing sewage system known as "Sewage System B", with a combined Maximum Daily Flow Rate of 10,800 L/day serving eight (8) residential condo units (two triplexes and one duplex), comprising of the following:

- eight (8) septic tanks each having a volume of 3,600 litres and each serving one (1) condo unit located at 10, 11, 12, 13, 14, 15, 16 and 18 Upper Chalet Road, discharging to a pump chamber described below;
- one (1) pump chamber, having a storage volume of 13,600 L, complete with duplex pumps, pumping the sewage, on demand, to the absorption trench leaching bed; the pump chamber is connected hydraulically with an emergency storage tank;
- one (1) 3,600 L emergency storage tank located adjacent to the effluent pump chamber, receiving any sanitary sewage overflow from the above noted pump chamber for occasional storage; and
- one (1) in-ground absorption trench leaching bed constructed within the native soil, consisting of 26 runs of 16.3 m absorption trenches for a total of 425 metres.

Sewage System "C"

Existing sewage system known as "Sewage System C", with a combined Maximum Daily Flow Rate of 14,630 L/day serving eight (8) residential condo units (detached units), comprising of the following:

- seven (7) septic tanks each having a volume of 3,600 litres and each serving one (1) condo unit located at 2, 4, 5, 6, 7, 8 and 9 Upper Chalet Road, discharging to a pump chamber described below,
- one (1) septic tank having a storage volume of 5,500 litres and serving one (1) condo located on 3 Upper Chalet Road, discharging to a pump chamber described below,
- one (1) 9,100 L sewage pump station, complete with duplex pumps and high level alarm, pumping septic tank effluent, on demand, to the effluent pump station via a 75 mm diameter forcemain,

- one (1) effluent pump chamber, having a storage volume of 13,600 L, complete with duplex pumps, pumping the sewage, on demand, to the Absorption Trench Leaching Bed; the pump chamber is connected hydraulically with an emergency storage tank,
- one (1) 3,600 L emergency storage tank located North of adjacent to the Effluent Pump Chamber, receiving any sanitary sewage overflow from the above noted Pump Chamber for occasional storage; and
- one (1) in-ground absorption trench leaching bed constructed within the native soil, consisting of 26 runs of 19 m absorption trenches for a total of 576 m of absorption trench.

Main Lodge Sewage System

One (1) existing sewage system serving cafeteria and Main Lodge, having a Maximum Daily Flow of 5,100 L/day, consisting of the following:

- One (1) 6,750 L pre-treatment tank. The tank is located along with other tanks and treatment units, northeast of Main Lodge Building, discharging by gravity to the septic tank described below;
- One (1) 13,500 two-chamber septic tank, with the first chamber providing supplementary treatment of sewage discharged from the pre-treatment tanks, and the second acting as a flow balancing tank. The tank is located along with other tanks and treatment units, northeast of Main Lodge Building, discharging by gravity to the Whitewater Model DF150 Treatment Unit described below;
- One (1) Whitewater Treatment Unit (DF150), located along with other tanks and treatment units, north-east of Main Lodge Building, discharging to the Pump Chamber described below;
- One (1) Pump Chamber, designed to receive sanitary sewage from the Whitewater treatment unit (DF150) serving Main Lodge Building, having a storage volume of 5,400 L, pumping the effluent, on demand, to the Shallow Buried Trench Leaching Bed described below;
- One (1) leaching bed constructed within the native soil, consisting of eight (8) runs of 18.0 m shallow buried trenches for a total of 144 m of shallow buried trench;

West Lodge Sewage System

One (1) existing sewage system serving one (1) cafeteria and one (1) office, having a Maximum Daily Flow of 14,610 L/day, consisting of the following:

- one (1) 40,860 L septic tank serving the West Lodge, located north of the West

Lodge, outletting by gravity to one (1) single effluent pump chamber described below;

- one (1) pump chamber, designed to receive effluent by gravity flow from the septic tank each serving the West Lodge, having a storage volume of 4,500 L, pumping the effluent, on demand, to the absorption trench leaching bed; to the absorption trench leaching bed;
- one (1) in-ground absorption trench leaching bed constructed within the native soil, consisting of 20 runs of 30.5 m absorption trenches for a total of 609 m of 75 mm diameter perforated distribution pipe.

Maintenance Building Sewage System

One (1) existing sewage system serving offices for maintenance staff, one (1) lunchroom, and one (1) workshop for maintenance of equipment and vehicles with a Maximum Daily Flow of 800 L/day, consisting of the following:

- one (1) 2,700 L septic tank serving the Maintenance Building, located north-east of the Maintenance Building, outletting by gravity to pump chamber described below;
- one (1) in-ground absorption trench leaching bed constructed within the native soil, consisting of a leaching bed with 32 metres of absorption trench.

including all other controls, electrical equipment, instrumentation, piping, pumps, valves and appurtenances essential for the proper operation of the aforementioned sewage works;

all in accordance with the supporting documentation submitted to the Ministry as listed in the **Schedule A** in this Approval.

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this entire document and any schedules attached to it, and the application;
2. "Commissioned" means the construction is complete and the system has been tested, inspected, and is ready for operation consistent with the design intent;
- 3.
4. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;

5. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
6. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
7. "Licensed Engineering Practitioner" means a person who holds a licence, limited licence or temporary licence under the *Professional Engineers Act*, R.S.O. 1990, c. P.28;
8. "Licensed Installer" means a person who is registered under the Building Code to construct, install, repair, service, clean or empty on-site sewage systems;
9. "Maximum Daily Flow" means the largest volume of flow to be received during a one-day period for which the Works is designed to handle;
10. "Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;
- 11.
12. "OBC" means the Ontario Building Code, Ontario Regulation 332/12 (Building Code) as amended to January 1, 2015, made under the *Building Code Act*, 1992, S.O. 1992, c. 23;
13. "Owner" means Caledon Ski Club and the individual owners and its successors and assignees;
14. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
15. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
16. "Works" means the approved sewage works, and includes Proposed Works and Existing Works.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. GENERAL PROVISIONS

1. The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the terms and conditions herein and shall take all reasonable measures to ensure any such

person complies with the same.

2. The Owner shall design, construct, operate and maintain the Works in accordance with the conditions of this Approval.
3. Where there is a conflict between a provision of any document referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence.

2. EXPIRY OF APPROVAL

1. This Approval will cease to apply to those parts of the Works which have not been constructed within **five (5) years** of the date of this Approval.
2. In the event that completion and commissioning of any portion of the Works is anticipated to be more than five (5) years, the Owner shall submit an application for extension at least **twelve (12) months** prior to the end of the five (5) years from the day of issuance of this Approval. The application shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

3. CHANGE OF OWNER

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes **within 30 days** of the change occurring:
 - a. change of address of Owner;
 - b. change of Owner, including address of new owner;
 - c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act*, R.S.O. 1990, c.B17 shall be included in the notification;
 - d. change of name of the corporation and a copy of the most current information filed under the *Corporations Information Act*, R.S.O. 1990, c. C39 shall be included in the notification.
2. In the event of any change in ownership of the Works, other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.
3. The Owner shall ensure that all communications made pursuant to this condition

refer to the number of this Approval.

4. CONSTRUCTION

1. The Owner shall ensure that the construction of the Works is supervised by a Licensed Installer or a Licensed Engineering Practitioner.
2. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
3. The Owner shall ensure that the treatment systems are installed in accordance with the manufacturer's installation manual.
4. The Owner shall ensure that an imported soil that is required for construction of any subsurface disposal bed as per this Approval is tested and verified by the Licensed Engineering Practitioner or Licensed Installer for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.
5. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a statement, certified by a Licensed Installer or a Licensed Engineering Practitioner, that the Proposed Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry staff.
- 6.
7. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a set of as-built drawings showing the Proposed Works "as constructed". "As-built" drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be retained at the site for the operational life of the Works and shall be made available for inspection by Ministry staff.

5. OPERATIONS AND MAINTENANCE

1. The Owner shall ensure that, at all times, the Works and the related equipment and appurtenances which are installed or used to achieve compliance with this Approval are properly operated and maintained.
2. The Owner shall sign a service and maintenance agreement with the manufacturer or approved agent of the Whitewater DF150 treatment system. The maintenance agreement must be retained at the site for as long as the Works are in operation, kept current and made available for inspection by the Ministry staff.
3. The Owner shall receive from the manufacturer or distributor printed literature that describes the Whitewater DF150 treatment system in detail and provides complete instructions regarding the operation, servicing, and maintenance requirements of the unit and its related components necessary to ensure the continued proper operation in accordance with the original design and specifications.

4. The Owner shall ensure that the Whitewater DF150 treatment system is at minimum inspected annually by authorized personnel, and maintained according to the manufacturer's recommendations including minimal **yearly** effluent sampling for CBOD₅ and Total Suspended Solids to ensure that it meets design objectives of 10 milligrams per litre for both CBOD₅ and Total Suspended Solids in a grab effluent sample before discharge to the subsurface disposal bed.
5. The Owner shall ensure that the septic tanks are pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filter is cleaned out at minimum once a year (or more often if required).
6. The Owner shall ensure that grass-cutting is maintained regularly over the subsurface disposal bed(s), and that adequate steps are taken to ensure that the area of the underground Works is protected from vehicle traffic.
7. The Owner shall visually inspect the general area where Works are located for break-out once every month during the operating season.
8. In the event a break-out is observed from a subsurface disposal bed, the Owner shall do the following:
 - a. sewage discharge to that subsurface disposal system shall be discontinued;
 - b. the incident shall be **immediately** reported verbally to the Spills Action Centre (SAC) at (416) 325-3000 or 1-800-268-6060;
 - c. submit a written report to the District Manager within **one (1) week** of the break-out;
 - d. access to the break-out area shall be restricted until remedial actions are complete;
 - e. during the time remedial actions are taking place the sewage generated at the site shall not be allowed to discharge to the environment; and
 - f. sewage generated at the site shall be safely collected and disposed of through a licensed waste hauler to an approved sewage disposal site.
9. The Owner shall maintain a logbook to record the results of operation and maintenance activities specified in the above sub-clauses, and shall keep the logbook at the site and make it available for inspection by the Ministry staff.
10. The Owner shall retain for a minimum of **five (5) years** from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this Approval.

11. The Owner shall retain a Qualified Person (Licensed Installer or Licensed Engineering Practitioner) to conduct an inspection of the Works **every five (5) years** after issuance of this Approval, and prepare an Inspection Report that shall provide at a minimum, the following information:
 - a. Details about general operational condition of the Works.
 - b. Assessment of potential indications of failure of the Works, including but not limited to offensive odours, ponding on disposal beds or near underground tanks, sewage back-ups, etc.
12. Upon request, the Owner shall make the Inspection Reports available to Ministry staff.

6. REPORTING

1. In addition to the obligations under Part X of the EPA and O. Reg. 675/98 (Classification and Exemption of Spills and Reporting of Discharges) made under the EPA, the Owner shall, within **fifteen (15) days** of the occurrence of any reportable spill as provided in Part X of the EPA and O. Reg. 675/98, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill, clean-up and recovery measures taken, preventative measures to be taken and a schedule of implementation.
2. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

The reasons for the imposition of these terms and conditions are as follows:

1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review and upon which approval was granted. This condition is also included to emphasize the precedence of Conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. The condition also advises the Owners their responsibility to notify any person they authorized to carry out work pursuant to this Approval the existence of this Approval.
2. Condition 2 is included to ensure that the Ministry records are kept accurate and current with respect to the approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
3. Condition 3 is included to ensure that the Works are constructed, and may be

operated and maintained such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.

4. Condition 4 is included to ensure that the Works are constructed, and may be operated and maintained such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.
5. Condition 5 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected.
6. Condition 6 is included to ensure the Ministry is given prior notice of the pending start up date of the Works and all reportable spills are properly dealt with, documented and reported.

Schedule A

1. Application for Environmental Compliance Approval dated June 3, 2025 and received on June 6, 2025, including all supporting documentation.
2. Application for Environmental Compliance Approval received on February 2, 2024, including all supporting documentation.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 6505-D9TL8S issued on March 24, 2025.

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me, the Ontario Land Tribunal and in accordance with Section 47 of the *Environmental Bill of Rights*, 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Notice") shall state:

- a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the *Environmental Protection Act*, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

Registrar*
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5
OLT.Registrar@ontario.ca

and

The Minister of the Environment,
Conservation and Parks
777 Bay Street, 5th.Floor
Toronto, Ontario
M7A 2J3

and

The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment, Conservation
and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or www.olt.gov.on.ca**

This instrument is subject to Section 38 of the *Environmental Bill of Rights*, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at <https://ero.ontario.ca/>, you can determine when the leave to appeal period ends.

The above noted activity is approved under s.20.3 of Part II.1 of the *Environmental Protection Act*.

DATED AT TORONTO this 18th day of November,
2025

Fariha Pannu, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

JY/
c: District Manager, MECP Halton-Peel
David Morlock, FlowSpec Engineering Ltd.