ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8232-D8ZMYT
Issue Date: November 28, 2025

Parkbridge Lifestyle Communities Inc.
70 Huron St
Collingwood, Ontario
L9Y 3Z1

Site Location: 1780 County Road 92
Township of Springwater, County of Simcoe
Ontario L0L 1P0

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:

the establishment of Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from 291 sites, including camps, residences, trailers and a site office, known as Wasaga Pines, at the above site location, rated at a combined **Maximum Daily Flow of 113,850 litres per day**, consisting of the following:

PROPOSED WORKS

Sewage System 1

The system services roughly the eastern third of the development, consists of 15 seasonal park model units, 61 seasonal trailer units, 11 seasonal overnight trailer units and 25 seasonal overnight trailer units (weekends only, will dump sewage to the septic tank). The associated leaching bed (TB-1) is located at the south-east corner of the Site, off the entrance to the park. The system consists of the following components:

- **Septic Tanks:** A cast-in-place/prefabricated concrete septic tank with a minimum working capacity of 110,000 litres, comprising at least two compartments, shall be installed. The tank shall includes an effluent filter and be constructed in full compliance with Ontario Building Code (OBC) specifications.

  Effluent from the second (downstream) compartment of the septic tank shall flow by gravity to the adjacent pump chamber through a properly sized and sloped gravity sewer connection. This connection shall be designed to ensure unobstructed flow and allow for inspection and maintenance access.

- **Pump station:** Effluent is pumped from the 4,500 L pump chamber via two 50 mm diameter forcemains, using a dual 0.5 horsepower pumping system. The system comprises two SPD50NH1 Hydromatic pumps (or Equivalent Equipment), configured with one operating as duty and the other as standby. Each pump is rated at 9.2 L/s at a total dynamic head (TDH) of 2.4 m. The pumped effluent is directed to a distribution

box connected to the header line of the raised leaching bed.to dose all the cells of the leaching bed.

- **Leaching Bed TB-1 (Q=37,550 L)**

  The existing leaching bed, previously approved by the Simcoe County District Health Unit under Use Permit #21-F-92 issued on November 19, 1992, is approaching the end of its operational life. It will be decommissioned and replaced with a raised bed system designed to accommodate a daily flow rate of 37,550 litres per day (Q = 37,550 L/day). The new bed will be constructed on an imported sand layer covering 3,755 m², with a T-time of 6 min/cm, and dimensions of 75.1 m x 50 m. The sand layer will have a thickness of minimum 900 mm and will be placed over native soil with a T-time of 20 min/cm.

  The raised bed will consist of 38 absorption trenches, each 30 m long, spaced 1.6 m centre-to-centre, and sloped between 0.3% and 0.6%. The total length of absorption trenches will be 1,140 m. These trenches will be arranged into four (4) cells, with two cells containing 9 runs and two cells containing 10 runs.

  Each trench will include a 30 m long, 75 mm diameter perforated distribution pipe, embedded within a 275 mm thick stone layer. The pipe will be installed with a uniform downward slope of 0.3% to 0.5% from the inlet to promote gravity flow.

Sewage System 2

The system is serving the middle third of the development, consists of 3 seasonal park model units and 58 seasonal trailer units. The associated leaching bed (TB-2) is located along the west side of the central portion of the Site and is referred to as the “south bed”. The system consists of the following components:

- **Septic tanks:** A concrete septic tank with a minimum working capacity of 78,000 litres, comprising at least two compartments, shall be installed. The tank shall include an effluent filter and be constructed in full compliance with Ontario Building Code (OBC) specifications.

  Effluent from the second (downstream) compartment of the septic tank shall flow by gravity to the adjacent pump chamber through a properly sized and sloped gravity sewer connection. This connection shall be designed to ensure unobstructed flow and allow for inspection and maintenance access.

- **Pump station:** Effluent is pumped from the 4,500 L pump chamber through two 50 mm diameter forcemains using a pair of Hydromatic SP50 Submersible Sewage Ejector Pumps (or Equivalent Equipment), configured with one duty pump and one standby unit. Each pump is rated at 0.5 horsepower and delivers a flow rate of 9.2 L/s at a total dynamic head (TDH) of 2.8 m. The effluent is directed to an automatic distribution valve with two outlets, as illustrated in Figure 0SS102. The distribution box is connected to the header line of the raised leaching bed.

- **Leaching Bed TB-2 (Q=26,000 L)**

  The existing leaching bed, previously approved by the Simcoe County District Health Unit under Use Permit # A/12-F-79 issued on July 18, 1979, is approaching the end of its operational life. It will be decommissioned and replaced with a raised bed system designed to accommodate a daily flow rate of 26,000 litres per day (Q=26,000 L/day). The new bed will be constructed on an imported sand layer covering 2,600 m², with a T-time of 6 min/cm, and dimensions of 50 m x 52 m. The sand layer will have a thickness of minimum 900 mm and will be placed over native soil with a T-time of 20 min/cm.

  The raised bed will consist of twenty six (26) absorption trenches, each 30 m long, spaced 1.6 m

centre-to-centre, and sloped between 0.3% and 0.6%. The total length of absorption trenches will be 780 m. These trenches will be arranged into two (2) cells, each containing 13 trenches.

Each trench will include a 30 m long, 75 mm diameter perforated distribution pipe, embedded within a 275 mm thick stone layer. The pipe will be installed with a uniform downward slope of 0.3% to 0.5% from the inlet to promote gravity flow.

Sewage System 3

The system services mostly the year-round part of the development, consist of 21 seasonal park model units, 45 seasonal trailer units and 52 year-round park model units. The associated leaching bed (TB-3) is located north of TB-2 and is referred to as the "north bed". The system consists of the following components:

- **Septic Tanks:** A cast-in-place/prefabricated (?) concrete septic tank with a minimum working capacity of 150,225 litres, comprising at least two compartments, shall be installed. The tank shall include an effluent filter and be constructed in full compliance with Ontario Building Code (OBC) specifications.

  Effluent from the second (downstream) compartment of the septic tank shall flow by gravity to the adjacent pump chamber through a properly sized and sloped gravity sewer connection. This connection shall be designed to ensure unobstructed flow and allow for inspection and maintenance access.

- **Pump station:**

  Effluent is pumped from a 7,500 L pump chamber through a 50 mm diameter forcemain using a WHR5-11C Pentair pump system (or Equivalent Equipment) rated at 0.5 horsepower. The system comprises one duty pump and one standby unit, each capable of delivering a flow rate of 9 L/s at a total dynamic head (TDH) of 2.1 metres. The pumped effluent is conveyed to a distribution box, which connects to the header line of the raised leaching bed. From there, the effluent is evenly distributed across the leaching bed cells via the header system connected to distribution pipes.

- **Leaching Bed TB-3 (Q=50,075 L)**

  The existing leaching bed, previously approved by the Simcoe County District Health Unit under Use Permit C16-F-89 NW issued on May 23,1989, is approaching the end of its operational life. It will be decommissioned and replaced with a raised bed system designed to accommodate a daily flow rate of 50,075 litres per day (Q = 50,075 L/day).

  The new bed will be constructed on an imported sand layer covering 5,096 m², with a T-time of 6 min/cm, and dimensions of 98 m x 52 m. The sand layer will have a thickness of minimum 900 mm and will be placed over native soil with a T-time of 20 min/cm.

  The raised bed will consist of 54 absorption trenches, each 28 m long, spaced 1.6 m centre-to-centre, and sloped between 0.3% and 0.6%. The total length of absorption trenches will be 1512 m. These trenches will be arranged into six (6) cells, each containing nine (9) trenches.

  Each trench will include a 28 m long, 75 mm diameter perforated distribution pipe, embedded within a 275 mm thick stone layer. The pipe will be installed with a uniform downward slope of 0.3% to 0.5% from the inlet to promote gravity flow.

General Requirements for All Three Leaching Beds

a. Both the sand and stone layers used in the construction of the bed and trenches shall conform to the specifications outlined in the Ontario Building Code (OBC).

b. The bottom of each absorption trench shall be located at least 900 mm above the highest limiting layer, which may be the seasonal high groundwater table, bedrock, or soil with a percolation time exceeding 50 minutes/cm, whichever is most restrictive.

c. A leaching bed shall not be situated in any area where the average slope exceeds 1 vertical to 4 horizontal (25%). Additionally, no portion of the leaching bed shall be constructed on a slope steeper than 1 vertical to 4 horizontal.

d. The leaching bed shall not be covered with any material that has a hydraulic conductivity less than 0.01 m/day, in order to ensure adequate infiltration, transpiration and prevent surface sealing.

e. The header line and distribution pipes within the leaching bed shall be designed and installed to allow for effective subsurface detection using appropriate locating technologies.

f. The stone layer shall be fully protected to prevent infiltration of soil or leaching bed fill material by covering it entirely with either untreated building paper or a permeable geotextile fabric, in accordance with applicable standards.

g. The stone layer shall have a minimum width of 500 mm, extend at least 150 mm below the distribution pipe, and not less than 50 mm above it. The bottom of the stone layer shall be positioned at a depth of 0.6 to 0.9 m below the finished ground surface.

h. The pump shall be capable of delivering a dose equal to at least 75% of the internal volume of the distribution pipe within a maximum time period of 15 minutes.

i. All other applicable requirements and specifications outlined in the Ontario Building Code for this type of leaching bed shall be fully adhered to.

EXISTING WORKS

Sewage System 4

The system rated at Q = 225 L/d, services the Site's office building and will remain unchanged, as approved by the Simcoe County District Health Unit under Use Permit #C-5-F-85 NW, issued on April 25, 1985. It comprises a 6,800 L (1,500-gallon) two-compartment concrete septic tank located upgradient of a pump chamber. Effluent from the pump chamber is conveyed to a raised trench leaching bed consisting of six runs, each 15.2 metres in length, for a total trench length of 91.2 metres. If the existing system fails, sewage flow will be redirected to TB1's septic tank, which has been proactively designed to handle this capacity.

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

all in accordance with the submitted supporting documents listed in **Schedule A**.

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. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;

4. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;

5. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19, as amended;

6. "Equivalent Equipment" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of a named equipment;

7. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;

8. “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;

9. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;

10. "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;

11. "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;

12. "OBC" means the Ontario Building Code, Ontario Regulation 163/24 (Building Code) as amended to January 1, 2025, made under the *Building Code Act,* 1992 , S.O. 1992, c. 23;

13. "Owner" means Parkbridge Lifestyle Communities Inc. 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. "Seasonal" means occupancy from May 1 to October 31 of each calendar year;

17. "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 **thirty (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 an imported soil that is required for construction of any subsurface disposal bed as per this Approval is tested and verified by a Licensed Installer or a Licensed Engineering Practitioner for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.

4. 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 Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry staff.

5. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a set of as-built drawings showing the 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. MONITORING AND RECORDING

The Owner shall, upon commencement of operation of the Works, carry out the following groundwater and surface water monitoring program:

1. All groundwater samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Groundwater Monitoring Table included in **Schedule B**.

2. All surface water samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Surface Water Monitoring Table

included in **Schedule B**.

3. Prior to the startup of the Works, background groundwater quality must be established by collecting groundwater samples and having them analyzed for the parameters listed in the Groundwater Monitoring Table included in **Schedule B**.

4. The Owner shall employ measurement devices to accurately measure quantity of effluent being discharged to each individual subsurface disposal bed, including but not limited to water/wastewater flow meters, event counters, running time clocks, or electronically controlled dosing, and shall record the daily volume of effluent being discharged to the subsurface disposal bed.

5. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed **does not exceed 37,550 litres per day for Leaching Bed TB-1, 26,000 litres per day for Leaching Bed TB-2, and 50,075 litres per day for Leaching Bed TB-3.**

6. The methods and protocols for sampling, analysis and recording shall conform, in order of precedence, to the methods and protocols specified in the following documents and all analysis shall be conducted by a laboratory accredited to the ISO/IEC:17025 standard or as directed by the District Manager:

    a. the Ministry's Procedure F-10-1, “Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only), as amended from time to time by more recently published editions;

    b. the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02, as amended; and

    c. the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition), as amended from time to time by more recently published editions.

7. 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 monitoring activities required by this Approval.

6. OPERATIONS AND MAINTENANCE

1. The Owner shall ensure that, at all times, the Works and the related equipment and appurtenances used to achieve compliance with this Approval are properly operated and maintained. Proper operation and maintenance shall include effective performance, adequate funding, adequate staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and regulations, adequate laboratory facilities, process controls and alarms and the use of process chemicals and other substances used in the Works.

2. The Owner shall prepare an operations manual within **six (6) months** of the introduction of sewage to the Works, that includes, but not necessarily limited to, the following information:

a. operating procedures for routine operation of all the Works;

b. inspection programs, including frequency of inspection, for all the Works and the methods or tests employed to detect when maintenance is necessary;

c. repair and maintenance programs, including the frequency of repair and maintenance for all the Works; copies of maintenance contracts for any routine inspections and pump-outs should be included for all the tanks;

d. procedures for the inspection and calibration of monitoring equipment;

e. a spill prevention control and countermeasures plan, consisting of contingency plans and procedures for dealing with equipment breakdowns, potential spills and any other abnormal situations, including notification of the Spills Action Centre (SAC) and District Manager; and

f. procedures for receiving, responding and recording public complaints, including recording any follow-up actions taken.

3. The Owner shall maintain an up to date operations manual and make the manual readily accessible for reference at the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

4. The Owner shall, upon completion of construction, prepare and make available for inspection by Ministry staff, a maintenance agreement with the manufacturer for the septic system, pump stations and flow measuring devices or its authorized agent. The maintenance agreement must be retained at the site and kept current for the operational life of the Works.

5. The Owner shall ensure that all septic tanks are pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filters are 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 employ for the overall operation of the Works a person who possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.

10. The Owner shall maintain a minimum 11,246 square metre vacant reserve area free from any structure, stockpile of materials or underground utilities, located at the site addressed above, as a contingency measure for future design, approval and construction of an additional or replacement subsurface disposal bed.

11. 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 operations and maintenance activities required by this Approval.

7. REPORTING

1. **One week** prior to the start up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start up date.

2. 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.

3. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

4. The Owner shall prepare and submit a performance report, on an annual basis, within **ninety (90) days** following the end of each operational season to the District Manager. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:

a. a summary and interpretation of groundwater monitoring data including shallow groundwater

flow direction, interpretation of analytical results and comparison with the compliance limit of 5 milligrams per litre for Nitrate-Nitrogen concentration in accordance with the Reasonable Use Policy;

b. a summary and interpretation of surface water monitoring data;

c. a review and assessment of the performance of the Works, including subsurface disposal beds;

d. a description of any operating problems encountered and corrective actions taken for all Works located at the property;

e. a record of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of all Works located at the property including but not limited to: records of maintenance inspections for the whole sewage system, records of septic tank effluent filters cleaning, records of septic tank pump-outs, records of visual inspections of all subsurface disposal systems;

f. a summary of any contingency measures undertaken triggered by the contingency criteria;

g. a summary and interpretation of all daily flow data and results achieved in not exceeding the Maximum Daily Flow discharged into each one of the subsurface disposal system;

h. a summary of any complaints received during the reporting period and any steps taken to address the complaints;

i. a summary of all spill or abnormal discharge events;

j. any other information the District Manager requires from time to time;

8. DECOMMISSIONING OF UN-USED WORKS

1. The Owner shall properly abandon any portion of unused existing Works, as directed below, and upon completion of decommissioning, report in writing to the District Manager:

    a. any sewage pipes leading from building structures to unused Works components shall be disconnected and capped;

    b. any unused septic tanks, holding tanks and pump chambers shall be completely emptied of its content by a licensed hauler and either be removed, crushed and backfilled, or be filled with granular material;

    c. if the area of the existing leaching bed is going to be used for the purposes of construction of a replacement bed or other structure, all distribution pipes and surrounding material must be removed by a licensed hauler and disposed off site at an approved waste disposal site; otherwise the existing leaching bed may be abandoned in place after disconnecting, if there

are no other plans to use the area for other purposes.

9. TRIGGER CRITERIA AND CONTINGENCY PLAN

1. If the concentrations of groundwater and/or surface water of any parameter exceeds the trigger concentrations specified in **Schedule B**, the Owner shall notify the District Office and discuss the implementation of the following contingency measures to bring the concentrations below trigger levels:

    a. add appropriate treatment unit(s) to Sewage Works to bring the level of contamination in the groundwater and/or surface water at an acceptable level (i.e., below the level of trigger concentrations).

2. The Owner shall submit an amendment application to update this Approval if contingency measures are implemented.

10. PHASING OUT YEAR-ROUND OCCUPANCY

1. The Owner shall gradually phase out the lease agreements with residents of the 52 year-round lots, ensuring full termination no later than December 31, 2032. Following termination, these lots shall be converted to fully serviced seasonal standard recreational lots, intended for occupancy from May 1 to October 31 each year.

Schedule A

1. Application for Environmental Compliance Approval submitted by submitted and signed by Anita Arancio, Project Manager, Capital Management and Technical Services, Parkbridge Lifestyle Communities Inc., received on December 28, 2023, including Environmental Study Report, design report, final plans and specifications.

Schedule B

Groundwater Monitoring Table*

Sampling Location	MW2 (4,935,265 m N, 586,707 m E, downgradient of Bed TB1) MW11-21 (4,935,356 m N, 586,756 m E, downgradient of Bed TB1) MW4 (4,935,324 m N, 586,835 m E, upgradient of Bed TB1) MW5 (4,935,455 m N, 586,756 m E, upgradient of Bed TB1) MW6 (4,935,557 m N, 586,402 m E, upgradient of Beds TB2 & TB3) MW19 (new monitor to be installed, downgradient of Bed TB3) MW20 (new monitor to be installed, downgradient of Bed TB3) MW21 (new monitor to be installed, downgradient of Bed TB2)
Frequency	quarterly
Sample Type	Grab
Parameters	Nitrate - Nitrogen Nitrite - Nitrogen Total Ammonia Nitrogen Total Kjeldahl Nitrogen (TKN) Total Nitrogen Total Phosphorus Unionized Ammonia Nitrogen (calculated) Temperature (field) pH (field) DO (field) Water level

*Following five years of monitoring, the program may be revised in consultation with, and subject to approval by, the District Manager. However, the District Manager may revise the monitoring program at any time, as deemed necessary, to ensure the protection of the environment. All monitoring locations are identified on the map received on October 31, 2025, and have been documented in IDS for future reference.

Surface Water Monitoring Table*

Sampling Location	SE Ditch (4,935,319 m N, 586,843 m E, downgradient of Bed TB 1) SW Ditch (4,935,158 m N, 586,584 m E, downgradient of Beds TB 2 & TB 3) NW Ditch (to be established, upgradient of Beds TB 2 & TB 3, serves as background station for both the stations SE Ditch and SW Ditch)
Frequency	Quarterly
Sample Type	Grab
Parameters	Nitrate - Nitrogen Nitrite - Nitrogen Total Ammonia Nitrogen Total Kjeldahl Nitrogen (TKN) Total Nitrogen Total Phosphorus Unionized Ammonia Nitrogen (calculated) Temperature (field) pH (field) DO (field) Conductivity (field)

*Following five years of monitoring, the program may be revised in consultation with, and subject to approval by, the District Manager. However, the District Manager may revise the monitoring program at any time, as deemed necessary, to ensure the protection of the environment. All monitoring locations are identified on the map received on October 31, 2025, and have been documented in IDS for future reference.

Trigger Concentrations Table
(running average of four consecutive quarterly samples)

Parameter	Location	Trigger Concentration
Nitrate - Nitrogen	**GW monitors (MW2, MW11-21, MW19, MW20, MW21**	5 mg/L or background if background concentration is higher than 5 mg/L
Total Phosphorus	**SW monitors (SW Ditch, SE Ditch)**	1 mg/L or background if background concentration is higher than 1 mg/L
Unionized Ammonia Nitrogen	**SW monitors (SW Ditch, SE Ditch)**	16.5 ug/L or background if background concentration is higher than 16.5 ug/L

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, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.

3. Condition 3 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.

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 enable the Owner to evaluate and demonstrate the performance of the Works, on a continual basis, so that the Works are properly operated and maintained at a level which is consistent with the design objectives/limits specified in the Approval and that the Works does not cause any impairment to the groundwater and/or receiving watercourse.

6. Condition 6 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected. As well, the inclusion of an operations manual, maintenance agreement with the manufacturer for the treatment process/technology and a complete set of "as constructed" drawings governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the owner and made available to the Ministry. Such information is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training, in proper plant operation and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a benchmark for Ministry staff when reviewing the Owner's operation of the Works.

7. Condition 7 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

8. Condition 8 is included to ensure that any components of un-used Works are properly decommissioned.

9. Condition 9, which outlines trigger criteria, has been included to ensure that appropriate preventative measures are implemented to safeguard the receiving environment.

10. Condition 10, which addresses the phasing out of year-round occupancy, has been included to mitigate the risk of long-term excessive hydraulic and contaminant loading on the leaching beds, thereby protecting the integrity of the receiving environment.

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 Hearing") 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.

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 28th day of November, 2025

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

MK/
c: District Manager, MECP
Barrie District Office
Steven Gagne, GHD Limited