

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 0506-DNEKMQ

Issue Date: December 15, 2025

2868395 Ontario Limited
4727 Elephant Lake Rd
Dysart et al, Ontario
K0L 1X0

Site Location: Nomi Resort

4727 Elephant Lake Road
Township of Dysart et al, County of Haliburton

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 sewage Works for the treatment and subsurface disposal of domestic sewage at the above mentioned Site Location, consisting of the following:

Proposed Works

establishment of sewage works for the treatment and subsurface disposal of greywater from the outdoor spa facilities, designed for a Maximum Daily Flow of 3,180 litres per day, consisting of the following:

two (2) septic tanks in series providing a total volume of approximately 11,356 L, equipped with effluent filter, discharging to the subsurface system identified below;

one (1) in ground Enviro-Septic System O)) combined treatment and dispersal system, consisting of six (6) rows of Advanced Enviro-Septic (AES) pipes, each row 15.25 metres long (total length 91.5 m), in a 69.74 square metre (15.85 m x 4.4 m) dispersal area, each row spaced evenly 0.7 m apart, overlain on native soil with a T-time of 15 min/cm, and bottom of the specified system sand is a minimum of 450 millimetres above the high groundwater table;

Existing Works

sewage works for the treatment and subsurface disposal of domestic sewage, with a total daily sanitary sewage of 58,875 litres per day, consisting of twenty-eight (28) septic tanks (each fitted with an effluent filter) discharging into twenty-eight (28) above ground Enviro-Septic™ Systems and listed below.

Building	Daily Sanitary Sewage Flow (litres per day)	Minimum Septic Tank Size (litres)	Enviro-Septic System Dimension (Rows X Length of Row (metres))
Villa 1	4,000	8,000	8 X 12.20
Villa 2	4,000	8,000	8 X 12.20
Villa 3	4,000	8,000	8 X 12.20
Building	Daily Sanitary Sewage Flow (litres per day)	Minimum Septic Tank Size (litres)	Enviro-Septic System Dimension (Rows X Length of Row (metres))
Unit 5	1,875	3,750	7 X 6.86
Unit 7	1,875	3,750	7 X 6.86
Unit 8	1,875	3,750	7 X 6.86
Unit 9	1,875	3,750	7 X 6.86
Unit 10	1,875	3,750	7 X 6.86
Unit 11	1,875	3,750	7 X 6.86
Building	Daily Sanitary Sewage Flow (litres per day)	Minimum Septic Tank Size (litres)	Enviro-Septic System Dimension (Rows X Length of Row (metres))
Unit 12	1,875	3,750	7 X 6.86
Unit 14	1,875	3,750	7 X 6.86
Unit 15	1,875	3,750	7 X 6.86
Unit 16	1,875	3,750	7 X 6.86
Unit 17	1,875	3,750	7 X 6.86
Unit 20	1,875	3,750	7 X 6.86
Building	Daily Sanitary Sewage Flow (litres per day)	Minimum Septic Tank Size (litres)	Enviro-Septic System Dimension (Rows X Length of Row (metres))
Unit 38	1,875	3,750	7 X 6.86
Unit 41	1,875	3,750	7 X 6.86
Unit 43	1,875	3,750	7 X 6.86
Unit 44	1,875	3,750	7 X 6.86
Unit 45	1,875	3,750	7 X 6.86
Building	Daily Sanitary Sewage Flow (litres per day)	Minimum Septic Tank Size (litres)	Enviro-Septic System Dimension (Rows X Length of Row (metres))

Unit 46	1,875	3,750	7 X 6.86
Unit 47	1,875	3,750	7 X 6.86
Unit 48	1,875	3,750	7 X 6.86
Building	Daily Sanitary Sewage Flow (litres per day)	Minimum Septic Tank Size (litres)	Enviro-Septic System Dimension (Rows X Length of Row (metres))
Unit 13	1,875	3,750	4 X 12.20
Unit 19	1,875	3,750	4 X 12.20
Unit 40	1,875	3,750	4 X 12.20
Unit 42	1,875	3,750	4 X 12.20
Building	Daily Sanitary Sewage Flow (litres per day)	Minimum Septic Tank Size (litres)	Enviro-Septic System Dimension (Rows X Length of Row (metres))
Unit 18	1,875	3,750	2 X 22.88

existing sewage works previously approved under Health Unit Use Permit # HA-23-84 servicing the existing Lodge consisting of the following:

one (1) existing 9,000 litres capacity concrete **septic tank** , receiving domestic sewage from the Lodge and discharging sewage to the existing pump tank;

one (1) existing 2,070 litres **pump tank** complete with a pump, receiving sewage from the septic tank and pumping sewage to the existing subsurface sewage disposal system; and

one (1) existing in-ground **absorption trench leaching bed** consisting of twelve (12) runs of 15 metres long 75 millimetre diameter perforated distribution pipe spaced at 1.8 m on centre.

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

all in accordance with supporting documents listed in Schedule A.

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

1. "Approval" means this entire Approval document and any Schedules to it, including the application and Supporting Documentation;

2. "BOD₅" (also known as TBOD₅) means five day biochemical oxygen demand measured in an unfiltered sample and includes carbonaceous and nitrogenous oxygen demand;
3. "CBOD₅" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;
4. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
5. "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;
6. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works are geographically located;
7. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
8. "Grab Sample" means an individual sample of at least 1000 millilitres collected in an appropriate container at a randomly selected time over a period of time not exceeding 15 minutes;
9. "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;
10. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
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 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 2868395 Ontario Limited 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. "Supporting Documentation" means the documents listed in Schedule A of this Approval;

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. 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 to the District Manager;
 - d. change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the *Corporations Informations Act*, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager;

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. CONSTRUCTION

1. The Owner shall ensure that the construction of the Proposed Works is supervised by a Licensed Engineering Practitioner.
2. The Owner shall ensure that the Proposed Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
3. The Owner shall ensure that the Enviro-Septic treatment system is 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. Upon construction of the Proposed Works, the Owner shall prepare a statement, certified by 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. Upon construction of the Proposed Works, 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.

4. 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/update an operations manual within **six (6) months** upon the issuance of the Approval, 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 & pump-outs should be included for all the tanks and treatment units;
 - 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 the construction, prepare and make available for inspection by Ministry staff, a maintenance agreement with the manufacturer for the treatment process/technology 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 no spa pool water is discharged into the subsurface disposal system, and is hauled away by a licensed waste hauler as necessary.
6. 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.
7. 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.
8. The Owner shall visually inspect the general area where Works are located for break-out once every year.
9. 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.

5. EFFLUENT OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Works in accordance with the Final Effluent parameters design objectives listed in the table(s) included in **Schedule B**.
2. For the purposes of subsection 1:
 - a. The concentrations of CBOD₅ and TSS named in Column 1 of Effluent Objectives Table listed in **Schedule B**, as measured at each monitoring event, should be compared to the corresponding concentration set out in Column 2 of Effluent Objectives Table listed in **Schedule B**.

6. MONITORING AND RECORDING

1. The Owner shall, upon issuance of the Approval, carry out the following monitoring program:
 - a. All samples and measurements taken for the purposes of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the effluent stream over the time period being monitored.
 - b. 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 Influent Monitoring Table included in **Schedule B**.

- c. 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 Effluent Monitoring Table included in **Schedule B**.
- d. 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.

- 3. The Owner shall employ measurement devices to accurately measure quantity of effluent being discharged to each individual subsurface disposal systems, 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 system.
- 4. The Owner shall ensure that flow of treated effluent discharged into the Existing Works does not exceed 58,875 litres per day.
- 5. The Owner shall ensure that flow of treated effluent discharged into the Proposed Works does not exceed 3,180 litres per day.
- 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.

7. REPORTING

1. One week prior to the start up of the operation of the Proposed 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), the Owner shall, within **fifteen (15) days** of the occurrence of any reportable spill as provided in Part X of the EPA and Ontario Regulation 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 performance reports on a calendar year basis and submit to the District Manager by March 31 of the calendar year following the period being reported upon. The reports shall contain, but shall not be limited to, the following information pertaining to the reporting period:
 - a. a summary and description of efforts made and results achieved in meeting the Effluent Objectives of Condition 5 including an overview of the success and adequacy of the sewage Works;
 - b. a description of any operating problems encountered and corrective actions taken;
 - c. a record of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works including but not limited to: records of maintenance inspections for the treatment system, records of septic tank effluent filters cleaning, records of septic tank pump-outs, records of sludge pump-outs accumulated from the treatment system, records of visual inspections of all disposal systems;
 - d. a summary of any effluent quality assurance or control measures undertaken in the reporting period;
 - e. a summary and interpretation of all daily flow data and results achieved in not exceeding the Maximum Daily Flow discharged into each of the subsurface disposal systems;
 - f. a summary of any complaints received during the reporting period and any steps taken to address the complaints;

- g. a summary of all spill or abnormal discharge events;
- h. any other information the District Manager requires from time to time,
- i. a groundwater monitoring report prepared by a licensed independent Professional Geoscientist or Professional Engineer qualified in the field of hydrogeology, and shall include, but not limited to, the following:
 - i. a site plan or plans of the entire site illustrating significant site features such as lakes, rivers, seeps, ponds, ditches, collection and treatment facilities, and roadways, as well as all of the sampling locations;
 - ii. a cross section of the subsurface soils, stratigraphy, displaying the groundwater elevations;
 - iii. a groundwater contour map showing the groundwater elevations for each well and the groundwater flow directions;
 - iv. tables summarizing all historical and current water level data and analytical results for all parameters for each groundwater monitoring well;
 - v. a copy of the borehole logs for all groundwater monitoring wells;
 - vi. a copy of the original laboratory analytical results;
 - vii. conclusions and recommendations for future monitoring and/or contingency measures.

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 Proposed 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 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 work.

5.

6. Condition 5 is imposed to establish non-enforceable effluent quality objectives which the Owner is obligated to use best efforts to strive towards on an ongoing basis. These objectives are to be used as a mechanism to trigger corrective action proactively and voluntarily before environmental impairment occurs.

7. Condition 6 is included to enable the Owner to evaluate and demonstrate the performance of the Proposed Works, on a continual basis, so that the Proposed Works are properly operated and maintained at a level which is consistent with the design objectives specified in the Approval and that the Proposed Works does not cause any impairment to the receiving environment.

8. 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.

Schedule A

1. Application for Environmental Compliance Approval dated June 24, 2025 and received on June 25, 2025, including all supporting documentation and information.

2. Application for Approval of Sewage Works submitted by Eric Flora, P.Eng., of Quartek Group Inc., and signed by Elizabeth Blouin, Chief Operating Officer, 2868395 Ontario Limited, including all supporting documentation and information.

Schedule B

Effluent Objectives Table (Existing Enviro-Septic^R System)

Effluent Parameter	Concentration Objective (milligrams per litre unless otherwise indicated)
Column 1	Column 2
CBOD ₅	20
Total Suspended Solids	20

Influent Monitoring Table

Sampling Location	upstream of the Existing Enviro-Septic ^R System
Frequency	Annual
Sample Type	Grab
Parameters	BOD ₅ , Total Suspended Solids (TSS)

Effluent Monitoring Table

Sampling Location	The effluent sampling device of the Existing Enviro-Septic ^R System
Frequency	Annual
Sample Type	Grab
Parameters	CBOD ₅ , Total Suspended Solids (TSS)

Groundwater Monitoring Table

Sampling Location	Monitoring Well, MW1: N: 5006229.23 m E: 723389.57 m Monitoring Well, MW2: N: 5006373.72 m E: 723660.49 m Monitoring Well, MW3: N: 5006202.22 m E: 723688.07 m Monitoring Well, MW4: N: 5006041.14 m E: 723647.43 m
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Frequency	Semi-annually (Spring and late Summer)
Sample Type	Grab
Parameters	<i>E.coli</i> , Total Coliforms, Nitrate Nitrogen, Nitrite Nitrogen, Total Kjeldahl Nitrogen, Total Ammonia Nitrogen and Chloride.
Sampling Location	Domestic Well, Unit #5 Well Domestic Well, Unit #17 Well Domestic Well, Unit #47 Well
Frequency	Annually
Sample Type	Grab
Parameters	<i>E.coli</i> , Total Coliforms, Nitrate Nitrogen, Nitrite Nitrogen, Total Kjeldahl Nitrogen, Total Ammonia Nitrogen and Chloride.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 8004-CH6L74 issued on August 10, 2022.

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 15th day of December,
2025

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

JY/
c: District Manager, MECP Peterborough
Tim Gallagher, Valiant Engineering