

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 6857-DNLKA7

Issue Date: January 9, 2026

Mansteel Rebar Ltd.  
105 Industrial Rd, No. 200  
Richmond Hill, ON L4C 2Y4

Site Location: 2156 Queensville Sideroad  
Town of East Gwillimbury,  
Municipality of York, ON L0G 1R0

*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, serving a steel manufacturing facility at the above site location, rated at a Maximum Daily Flow of 16,000 litres per day, consisting of the following proposed works:

- one (1) 18,000 litre septic tank, equipped with a baffle at the inlet and an effluent filter at the outlet, discharging via gravity to a 22,500 litre septic tank;
- one (1) 22,500 litre septic tank (identified as Anaerobic Digester), equipped with two (2) EC-P phosphorus removal electrodes in the second compartment, an innertube at the inlet and an effluent filter at the outlet, and discharging via gravity to a pump tank;
- one (1) 18,000 litre pump tank, equipped with two submersible pumps operating on an alternating timer and one (1) wire mesh basket filled with approximately 6.9 cubic metres of Biofilter media, with effluent being pumped from the pump tank onto the medium and discharging to two (2) Biofilter Tanks with the duplex pumps;
- two (2) 18,000 litre Waterloo Biofilter Tanks (BB#1 and BB#2) interconnected by bottom drains, each tank comprised of spray units, air fan assembly and two (2) mesh baskets filled with approximately 27.6 cubic metres of Biofilter media, with treated effluent collected at the BB#2 tank, which is equipped with the following:
  - simplex pump to recirculate a portion of treated effluent to the Anaerobic Digester for enhanced treatment;

- duplex pumps each rated for 2.65 litres per second at a Total Dynamic Head (TDH) of 11.4 metres, with both pumps to dose a Type A Dispersal Bed via a 50 millimetre diameter forcemain with a minimum dosing rate of 955 litres per dose;
- one (1) control building, which houses two (2) chemical metering pumps, which dose phosphorus removal chemical to the 18,000 litre septic tank and Anaerobic Digester.
- one (1) Type A Dispersal Bed, having a total stone area of 324 square metres and consisting of a 300 millimetre thick stone layer laid on 600 millimetre thick imported sand layer, with the stone layer protected with a permeable Geotextile fabric and with twenty-four (24) runs of 12 metre long 75 millimetre diameter distribution pipes, and with the imported sand layer having a percolation T-time of 6-10 minutes per centimetre, complete with a 2,016 square metre mantle area extending 42 metres beyond the last distribution pipe towards to the east, with a minimum of 300 millimetre thick sand layer covered by 100 millimetre thick topsoil;

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. "Annual Average Effluent Concentration" is the mean of all Single Sample Results of the concentration of a contaminant in the Final Effluent sampled or measured during a calendar year;
3. "CBOD<sub>5</sub>" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;
4. "Commissioned" means the construction is complete and the system has been tested, inspected, and is ready for operation consistent with the design intent;
5. "Director" means a person appointed by the Minister pursuant to Section 5 of the EPA for the purposes of Part II.I of the EPA;
6. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is 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. "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. "Operating Agency" means the Owner, or a person or entity that is authorized by the Owner for the management, operation, maintenance, or alteration of the Works in accordance with this Approval;
14. "Owner" means Mansteel Rebar Ltd. and its successors and assignees;
15. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
16. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
17. "Single Sample Result" means the test result of a parameter in the effluent discharged on any day, as measured by a probe, analyzer or in a composite or grab sample, as required;
18. "Works" means the approved sewage works, and includes Proposed 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 AND OPERATING AGENCY

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. B.17* 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. C.39* shall be included in the notification.
2. The Owner shall notify the District Manager, in writing, of any of the following changes within **thirty (30) days** of the change occurring:
  - a. change of address of the Operating Agency;
  - b. change of the Operating Agency, including address of the new Operating Agency.
3. In the event of any change in ownership of the Works, the Owner shall notify the succeeding owner in writing, of the existence of this Approval, and forward a copy of the notice to the District Manager.
4. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

## 3. CONSTRUCTION OF PROPOSED WORKS

1. All Proposed Works in this Approval shall be constructed and installed and must commence operation within **five (5) years** of issuance of this Approval, after which time the Approval ceases to apply in respect of any portions of the Works not in operation. In the event that the construction, installation and/or operation of any portion of the Proposed Works is anticipated to be delayed beyond the time period stipulated, the Owner shall submit to the Director an application to amend the Approval to extend this time period, at least **six (6) months** prior to the end of the period. The amendment application shall include the reason(s) for the delay and whether there is any design change(s).
2. Upon completion of construction of the Proposed Works, the Owner shall prepare and submit a written statement to the District Manager, certified by a Licensed Engineering Practitioner, that the Proposed Works is constructed in accordance with this Approval.

3. **One (1) week** prior to the commencement of the operation of the Proposed Works, the Owner shall notify the District Manager (in writing) of the pending start-up date.
4. The Owner shall ensure that the treatment technologies are installed in accordance with the manufacturer's installation manual.
5. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
6. The Owner shall ensure that an imported soil, if any, that is required for construction of any subsurface disposal bed as per this Approval is tested and verified by the Licensed Engineering Practitioner for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.
7. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a statement, certified by 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.
8. 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.

#### **4. DESIGN OBJECTIVES**

1. The Owner shall design and undertake everything practicable to operate the sewage system in accordance with the following objectives:
  - a. The objectives listed in the table in **Schedule B** for the treated effluent from the Waterloo Biofilter Tank BB#2, prior to discharging into the Type A Dispersal Bed.
  - b. Treated effluent from the Waterloo Biofilter Tank BB#2 discharged into the Type A Dispersal Bed does not exceed the rated Maximum Daily Flow of 16,000 litres.

#### **5. OPERATION 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 staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and relevant regulations made under the OWRA, 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 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 completion of 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 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, 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 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.

## 6. MONITORING AND RECORDING

1. The Owner shall, upon commencement of operation of the Works, carry out a scheduled monitoring program of collecting samples at the required sampling points, at the frequency specified or higher, by means of the specified sample type and analyzed for each parameter listed in the tables under the monitoring program included in **Schedule C** and record all results, as follows:
  - a. all samples and measurements are to be taken at a time and in a location characteristic of the quality and quantity of the sewage stream over the time period being monitored.
  - b. definitions and preparation requirements for each sample type are included in the document referenced in Paragraph 2.a.
  - c. The measurement frequencies specified in **Schedule C** in respect to any parameter may, after **two (2) years** of monitoring in accordance with this condition, be modified by the Director in writing.
2. 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 publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02, as amended;

- b. the publication "Standard Methods for the Examination of Water and Wastewater", as amended; and
- c. for any parameters not mentioned in the documents referenced in Paragraphs 2.a, 2.b and 2.c, the written approval of the District Manager shall be obtained prior to sampling.

3. 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.
4. 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. 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.
3. 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 description of efforts made and results achieved in meeting the effluent objectives of Condition 4;
  - b. a summary and interpretation of groundwater monitoring data;
  - c. a summary and interpretation of surface water monitoring data;
  - d. a review and assessment of the performance of the Works, including all treatment units and subsurface disposal beds;
  - e. a description of any operating problems encountered and corrective actions taken for all Works located at the property;

- f. 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 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 subsurface disposal systems;
- g. a summary of any effluent quality assurance or control measures undertaken in the reporting period;
- h. 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;
- i. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- j. a summary of all spill or abnormal discharge events; and
- k. any other information the District Manager requires from time to time.

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

1. Condition 1 is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted.
2. Condition 2 is included to ensure that the Ministry records are kept accurate and current with respect to ownership and Operating Agency of the 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 in a timely manner so that standards applicable at the time of Approval of the Works are still applicable at the time of construction to ensure the ongoing protection of the environment, and also ensure that the Works are constructed in accordance with the Approval and that record drawings of the Works "as constructed" are updated and maintained for future references.
4. Condition 4 is imposed to establish non-enforceable design objectives to be used as a mechanism to trigger corrective action proactively and voluntarily before environmental impairment occurs.
5. Condition 5 is included to require that the Works be properly operated, maintained, funded, staffed and equipped such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented. As well, the inclusion of a comprehensive operations manual governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the Owner. Such a manual is an integral part of the operation of the Works. The manual will also act as a benchmark for Ministry staff when reviewing the Owner's operation of the Works.

6. Condition 6 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 and compliance limits.
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.

## **Schedule A**

1. Application for Environmental Compliance Approval submitted by Joseph Hadjibaba, Owner/Director of Mansteel Rebar Ltd., dated March 29, 2025 and received May 7, 2025, for the installation of a sewage system serving a steel manufacturing facility, including design reports, final plans and specifications.

## Schedule B

### Effluent Objectives For the Effluent from the Waterloo Biofilter Tank #2

Effluent Parameter	Averaging Calculator	Objectives (maximum unless otherwise indicated)
CBOD5	Single Sample Result	10.0 mg/L <sup>1</sup>
Total Suspended Solids (TSS)	Single Sample Result	10.0 mg/L
Total Phosphorus (TP)	Annual Average Effluent Concentration	1.0 mg/L

**Note<sup>\*1</sup>:** mg/L means milligrams per litre

## Schedule C

### Monitoring Program Table C-1 Effluent Monitoring Table

Sample Location	The effluent from the Waterloo Biofilter Tank BB#2, right before discharging to Type A Dispersal bed
Minimum Frequency	Monthly (once every month)
Sample Type	Grab
Parameters	CBOD5, Total Suspended Solids (TSS), Total Phosphorus (TP)

**Table C-2 Groundwater and Surface Water Monitoring Table**

<b>Groundwater Monitoring</b>	
<b>Sample Location</b>	One (1) groundwater monitoring well: MWA
<b>Minimum Frequency</b>	Three times annually (spring, summer and fall)
<b>Sample Type</b>	Grab
<b>Parameters</b>	pH (field), Temperature (field), Nitrate Nitrogen, Nitrite Nitrogen, Total Ammonia Nitrogen (TAN), Total Kjeldahl Nitrogen (TKN), Phosphorus (total), and Phosphorus (dissolved)
<b>Surface Water Monitoring</b>	
<b>Sample Location</b>	Two (2) surface water monitoring points: SW1 and SW2
<b>Minimum Frequency</b>	Three times annually (spring, summer and fall)
<b>Sample Type</b>	Grab
<b>Parameters</b>	pH (field), Temperature (field), Nitrate Nitrogen, Nitrite Nitrogen, Total Ammonia Nitrogen (TAN), Total Kjeldahl Nitrogen (TKN), Phosphorus (total)

**Note:**

1. The groundwater and surface water monitoring program specified in Table C-2 may, after five (5) years of monitoring in accordance with this program, be stopped or modified by the District Manager in writing.

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

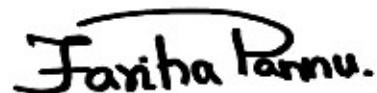
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

\* **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](http://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 9th day of January, 2026



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

SA/

c: District Manager, MECP York-Durham District Office  
Bob Garner P. Eng., R.J. Burnside & Associates Limited