

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 7143-DPFLEV  
Issue Date: February 9, 2026

Mailing Addresses for Owners

Sid-Oak Development Limited  
11 Sidoaks Lane,  
Stirling, ON K0K 3E0

The Individual Works Owner as listed in Schedule B

Site Location: Individual Lots including:  
23 Sidoaks Lane  
City of Quinte West,  
County of Hastings,  
K0K 3E0

*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, servicing the cottages located on the site consisting of the Individual Works described in Schedule B of this Approval;

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

all in accordance with Supporting Documentation submitted to the Ministry as listed in Schedule A in this Approval.

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

1. "Approval" means this entire document and any schedules attached to it, and the application;
2. "CBOD<sub>5</sub>" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;

3. "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;
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. "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;
7. "Individual Works" means the sewage works specific to an Individual Works Owner as described in Schedule B of this Approval who has entered into an agreement with Sid-Oak Development regarding the use of Leased Parcel of Land and the establishment and use of the Individual Works;
8. "Individual Works Owner" as identified in Schedule B, means an individual who has entered into an agreement whether by way of license or other legal arrangement with Sid-Oak Development regarding the use of Leased Parcel of Land for the establishment and use of the Individual Works;
9. "Leased Parcel of Land" means an area of land within the Site used for the construction of a single family seasonal residence;
10. "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;
11. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
12. "Maximum Daily Flow" means the largest volume of flow to be received during a one-day period for which the Individual Works is designed to handle;
13. "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;
14. "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;
15. "Owners" means Sid-Oak Development and the Individual Works Owner;
16. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
17. "Proposed Works" means those portions of the Individual Works included in the Approval that are under construction or to be constructed;

18. "Sid-Oak Development" means the Sid-Oak Development Limited, the owner of the site, and its successors and assignees;
19. "Site" means the property located at the above noted Site Location;
20. "Supporting Documentation" means the documents listed in Schedule A of this Approval;
21. "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. Where there is a conflict between the documents listed in a schedule submitted document, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
2. The Conditions of this Approval are severable. If any Condition of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.
3. In respect of each Individual Works, Sid-Oak Development and the Individual Works Owner shall jointly and severally, ensure that the following conditions are fulfilled:
  - a. Any person authorized to carry out work on or operate any aspect of the Individual Works shall be notified of this Approval and the conditions herein, and that any such complies with this Approval.
  - b. The Individual Works shall be designed, built, installed, operated and maintained in accordance with the description given in this Approval.

### **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.

### 3. CHANGE OF OWNER

1. The Owners 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 the owner of the Site;
  - b. change of mailing address of the owner of the Site;
  - c. change of ownership of any Individual Works;
  - d. change of any mailing address of any Individual Works Owner;
  - e. change of partners where Sid-Oak Development 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;
  - f. change of partners where an Individual Works 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;
  - g. change of name of the corporation where Sid-Oak Development changes its name at any time 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 to the District Manager.
  - h. change of name of the corporation where an Individual Works Owner is or at any time becomes a 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 to the District Manager.
2. In the event of any change in ownership of the Site, Sid-Oak Development shall notify in writing the succeeding owner of the Site of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.
3. In the event of any change of the Individual Works Owner, the former Individual Works Owner shall notify in writing the succeeding Individual Works Owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.
4. The Owners shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

#### **4. CONSTRUCTION**

In respect of each Individual Works, the Owners shall, jointly and severally, ensure that the following conditions are fulfilled:

1. The construction of the Individual Works shall be supervised by a Licensed Installer or a Licensed Engineering Practitioner.
2. The Owners shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
3. Upon construction of the Individual Works, a statement certified by a Licensed Installer or a Licensed Engineering Practitioner shall be prepared, that the Individual Works are constructed in accordance with this Approval, and a copy shall be retained at the Site for the operational life of the Individual Works and shall be made available for inspection by Ministry staff.
4. Upon construction of the Individual Works, 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. OPERATIONS, MAINTENANCE, MONITORING AND RECORDING**

1. The Owners shall ensure that, at all times, the Individual Works and related equipment and appurtenances which are installed or used to achieve compliance with this Approval are properly operated and maintained.
2. The Owners shall sign a service and maintenance agreement with the manufacturer or approved agent of the sewage treatment system. The maintenance agreement must be retained at the site for as long as the Works are in operation, kept current and made available for inspection by the Ministry staff.
3. The Owners shall receive from the manufacturer or distributor of the sewage treatment system printed literature that describes the unit in detail and provides complete instructions regarding the operation, servicing, and maintenance requirements of the unit and its related components necessary to ensure the continued proper operation in accordance with the original design and specifications.
4. The Owners shall ensure that the septic tank(s) is pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filter(s) is cleaned out at minimum once a year (or more often if required).
5. The Owners 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.

6. The Owners shall visually inspect the general area where Works are located for break-out once every month during the operating season.
7. In the event a break-out is observed from a subsurface disposal bed, the Owners 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.
8. The Owners shall maintain a logbook to record the results of operation and maintenance activities specified in the above subclauses, and shall keep the logbook at the site and make it available for inspection by the Ministry staff.
9. The Owners 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. EFFLUENT OBJECTIVES**

1. The Owners shall design and undertake everything practicable to operate the Individual Works in accordance with the final effluent parameters design objectives listed in the table(s) included in **Schedule C**.
2. For the purposes of subsection 1:
  - a. The concentrations of CBOD<sub>5</sub> and TSS named in Column 1 of Effluent Objectives Table listed in **Schedule C**, 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 C**.

## 7. EFFLUENT LIMITS

1. The Owners shall design, construct, operate and maintain the Individual Works such that the concentrations of the materials named as effluent parameters in the Effluent Limits Table in **Schedule C** are not exceeded in the effluent from the Works.
2. For the purposes of determining compliance with and enforcing subsection (1):
  - a. The concentration of CBOD<sub>5</sub> & TSS named in Column 1 of the Effluent Limits Table listed in **Schedule C** shall not exceed the corresponding maximum concentration set out in Column 2 of the Effluent Limits Table listed in **Schedule C**.

## 8. REPORTING

1. **One (1) week** prior to the start up of the operation of the Individual Works, the Owners shall notify the District Manager (in writing) of the pending start up date.
2. The Owners shall report to the District Manager orally **as soon as possible** any non-compliance with the compliance limits specified in subsection 2 of Condition 7, and in writing within **seven (7) days** of non-compliance.
3. 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 Owners 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.
4. The Owners shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

## 9. DECOMMISSIONING OF UN-USED WORKS

1. The Owners 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.

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

The reason that the terms and conditions are imposed on both Sid-Oak Development and the Individual Works Owners is that Sid-Oak Development owns the Site, which under the OWRA and EPA requires that sewage works approvals be issued, and the Individual Works Owners are using, a sewage works on the Site. Sid-Oak Development has management and control of the approval process for activity on the Site, including but not limited to the approval for an Individual Works Owner to establish, operate and maintain Individual Works. Sid-Oak Development and the Individual Works Owners are in a contractual relationship whereby they are well placed to enter into such agreements as may be required to jointly and severally ensure that the terms and conditions of the Approval are met.

1. Condition 1 is imposed to ensure that the Individual 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 Individual Works are constructed, the Individual 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 Individual Works and to ensure that subsequent owners of the Individual Works are made aware of the Approval and continue to operate the Individual Works in compliance with it.
4. Condition 4 is included to ensure that the Individual Works are constructed, and may be operated and maintained such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.
5. Condition 5 is included to require that the Individual Works be properly operated, maintained, and equipped such that the environment is protected.
6. Condition 6 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 7 is imposed to ensure that the effluent discharged from the Works to the groundwater meets the Ministry's effluent quality requirements thus minimizing environmental impact on the groundwater and/or receiving watercourse.
8. Condition 8 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 Individual Works Owner in resolving any problems in a timely manner.
9. Condition 9 is included to ensure that any components of un-used Works are properly decommissioned.

## **Schedule A**

### **List of Supporting Documentation**

1. 23 Sidoaks Lane - Application for Environmental Compliance Approval submitted by Amy Terttaar, President of Sid-Oak Development Limited, dated June 6, 2025 and received June 23, 2025, for the installation subsurface disposal system serving a residential dwelling, including design reports, final plans and specifications.

## **Schedule B**

The following described the Individual Works that are the subject matter of this Approval.

Additional Individual Works shall be added from time to time by the Director by an amendment to this Approval.

### **List of Individual Works by Address of the Individual Works:**

*List of ECA Application Reference Numbers of Individual Works*

<b>Address of Works</b>	<b>ECA Application reference No.</b>
23 Sidoaks Lane	8068-DJ2664

## Schedule B - 23 Sidoaks Lane

To: Trevor and Christina Pugh  
23 Sidoaks Lane  
Quinte West City,  
County of Hastings,  
K0K 3E0

### Individual Works location:

23 Sidoaks Lane  
Sid-Oak Development

### Description of Individual Sewage Works:

the establishment of Works for the treatment of sanitary sewage and subsurface disposal of treated effluent, serving a four (4) bedroom dwelling at the above site location, rated at a Maximum Daily Flow of 2,100 litres per day, consisting of the following proposed Works:

- **Proposed Septic Tank:** one (1) two-compartment septic tank having a minimum total capacity of 4,200 litres, located northwest of the dwelling, complete with a high volume alarm and effluent filter, receiving raw sewage from the residential dwelling identified above and discharging effluent to a Eljen™ GSF Sand Filter system, described below;
- **Proposed Subsurface Disposal System (Eljen™ GSF system):** one (1) in-ground Eljen™ GSF system having a maximum design flow of 2,100 litres per day, consisting of five (5) rows of five (5) Eljen™ GSF A42 modules (each module is 1.2 metres long, 600 millimetres wide and 175 millimetres high), with a total of 25 modules, with perforated PVC pipe centred over the modules, evenly spaced at a minimum of 1 metre apart, constructed in specified system sand meeting the requirements of BMEC Authorization #25-07-425, with a minimum thickness of 150 millimetres below the modules, covering an area of 96 square metres (12.0 metres by 8.0 metres);

## Schedule C - 23 Sidoaks Lane

**Effluent Objectives Table**

<b>Effluent Parameter</b>	<b>Concentration Limit</b> (milligrams per litre unless otherwise indicated)
CBOD <sub>5</sub>	10
Total Suspended Solids (TSS)	10

**Effluent Limits Table**

<b>Effluent Parameter</b>	<b>Concentration Limit</b> (milligrams per litre unless otherwise indicated)
CBOD <sub>5</sub>	20
Total Suspended Solids (TSS)	20

**Effluent Monitoring Table**

<b>Sampling Location</b>	After the septic tank distribution box, one test pan under the closest GSF module and one under the furthest GSF module.
<b>Frequency</b>	Yearly
<b>Sample Type</b>	Grab Sample
<b>Parameters</b>	CBOD <sub>5</sub> Total Suspended Solids (TSS)

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

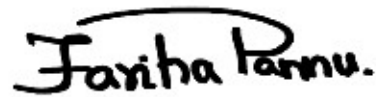
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

\* **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 February, 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 Peterborough District Office  
Steve Gagne, GHD Limited