

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 1160-DQCM8J
Issue Date: February 12, 2026

Innisfree, Limited
422 Simcoe St N
Oshawa, Ontario
L1G 4T6

Site Location: 423 Innisfree Place
423 Innisfree Pl
Innisfil Town, County of Simcoe
L9S 4K8

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 a proposed new three-bedroom cottage at the above site location, rated at 1,700 litres per day (L/d) Maximum Daily Flow. The current eighteen (18) seasonal or year-round residential dwellings on the property are serviced with 18 individual systems with total rated capacity of 44,500 L/d. The addition of sewage works serving the new cottage will increase the combined rated capacity to 46,200 L/d Maximum Daily Flow. The sewage systems consist of the following:

PROPOSED WORKS (to serve the new proposed cottage at Lot 19, 423 Innisfree Place, Q=1,700 Ld)

- Primary Treatment: One (1) anaerobic digester with internal pump chamber, Model ADIPC-5500, capacity 5,500 L, equipped with submersible effluent pump for dosing.
- Tertiary Treatment: One (1) Waterloo Biofilter System (WBS) basket tank, Model BT-5500, capacity 5,500 L, containing two (2) baskets with foam media (2.2 m³ each), duplex effluent pumps operating on alternating demand, with approximately 50% recirculation to the primary tank.
- One (1) Type A fully Raised Subsurface Dispersal Bed, rated for 1,700 L/day, comprised of:
 - Stone layer: 300 mm depth, area 36 m² (4 m × 9 m);
 - Sand layer: 600 mm depth, imported sand (T = 6–10 min/cm), extending ≥15 m downgradient;

- Four (4) perforated distribution pipes, each 8 m long (total 32 m), spaced at 1.0 m centres;
 - Geotextile fabric covering stone layer;
 - Side slopes at max 4:1;
 - Total footprint approx. 490 m² including mantle.
- Collection and Conveyance:
 - Gravity building sewer: ~10.35 m, 100 mm diameter at 2% slope;
 - Forcemain: ~26.75 m, 50 mm diameter from treatment unit to disposal bed.
 - Controls & Appurtenances:
 - Flow spreader at bed inlet;
 - Swales for surface water management;
 - Electrical controls for pumps and alarms per WBS specifications.

EXISTING WORKS

- One (1) existing subsurface sewage disposal system to service an existing 4-bedroom residential dwelling (to be expanded with a new washroom) at 465 Limerick St (Lot 21), rated at a Maximum Daily Flow of 2,250 litres per day, consisting of the following:
 - one (1) in-ground 2-compartment septic tank with a working capacity of 4,500 litres and equipped with an effluent filter meeting the OBC requirements, access risers and safety screens, located in front of the existing dwelling, receiving raw sanitary sewage from the dwelling and discharging effluent by gravity to a Eljen GSF system as described below;
 - one (1) partially raised Eljen GSF system having a minimum treatment capacity of 2,250 litres per day, consisting of three (3) rows of eight (8) Eljen GSF A42 modules (each module is 1200 millimetre long by 600 millimetre wide by 175 millimetre high), with a total of 24 modules, equipped with perforated distribution pipe centred over each row of modules and two (2) Eljen pan samplers centred lengthwise with modules (one placed under the first module and the other located near the end of the same row), evenly spaced at minimum 300 millimetres apart, constructed in specified system sand meeting the requirements of BMEC Authorization #20-03-395, as amended, with a minimum thickness of 150 millimetres below the modules, covering an area of 34.8 square metres (12.0 metres by 2.9 metres), overlying native soil with a percolation rate of 4 to 6 minutes per centimetre with the bottom of the specified system sand being 600 millimetres or more above the high ground water table;

- One (1) existing year-round operated conventional septic system, servicing a Former Lodge at No. 584 Innisfree Place (a 4-bedroom residential dwelling), having a Maximum Daily Flow of 2,000 litres per day, consisting of,
 - one (1) existing 4,872 litre septic tank equipped with one (1) effluent filter, and
 - one (1) existing absorption trench leaching bed, with a total length of approximately 82.3 metres of distribution piping (9 runs of 9.14 metre long 75 millimetre diameter perforated pipe) and a total loading area of approximately 117 square metres (12.80 metres by 9.14 metres), positioned on native soil with an estimated percolation T-time of 8.1 minutes per centimetre.
- One (1) existing year-round operated septic system servicing Lot 1 at No. 567 Innisfree Place (a 6-bedroom residential dwelling), with a Maximum Daily Flow of 3,000 litres per day, consisting of one (1) 6,810 litre septic tank and one (1) standard filter bed, having a stone area of approximately 74 square metres and a total sand area of approximately 108 square metres (~6.1 metres by ~17.7 metres), positioned on native soil with an estimated percolation T-time of 30 minutes per centimetre.
- One (1) existing year-round operated septic system servicing Lot 2 at No. 559 Innisfree Place (a 3-bedroom residential dwelling), with a Maximum Daily Flow of 1,600 litres per day, consisting of one (1) 4,540 litre septic tank and one (1) standard absorption trench leaching bed, having six (6) runs of 15.2 metre long 75 millimetre diameter perforated distribution pipes for a total length of approximately 91 metres, spaced over a total loading area of approximately 122 square metres (~8 metres by ~15.2 metres), positioned on native soil with an estimated percolation T-time of 11.4 minutes per centimetre.
- One (1) existing seasonally operated septic system with a permit No. 01-0634 issued by Town of Innisfil, servicing Lot 3 at No. 551 Innisfree Place (a 6-bedroom residential dwelling), with a Maximum Daily Flow of 4,500 litres per day, consisting of one (1) 9,092 litre septic tank, one (1) pump chamber and one (1) fully raised filter bed, having a stone area of approximately 90 square metres and a total sand area (including mantle and/or extended filter base) of approximately 275 square metres (~14.3 metres by ~19.2 metres), positioned on native soil with an estimated percolation T-time of 30 minutes per centimetre.
- One (1) existing year-round operated septic system servicing Lot 4 at No. 543 Innisfree Place (a 4-bedroom residential dwelling), with a Maximum Daily Flow of 2,000 litres per day, consisting of one (1) 4,540 litre septic tank, one (1) 2,270 litre pump chamber and one (1) standard filter bed, having an estimated stone area of 27 square metres and a total sand area of approximately 70 square metres (~9.1 metres by ~7.6 metres), positioned on native soil with a percolation T-time of 29 minutes per centimetre.
- One (1) existing seasonally operated sewage tertiary treatment and proposed subsurface disposal system with a Maximum Daily Flow of 2,000 litres per day, servicing Lot 5 at No. 535 Innisfree Place (a 4-bedroom existing residential dwelling), consisting of,
 - one (1) 4,000 litre septic tank equipped with one (1) effluent filter,
 - one (1) 1,135 litre WBS Dosing Tank,

- one (1) WBS Treatment System (model 20 Shed) in which sewage is distributed via spray nozzles to WBS foam media for BOD5, TSS, and total nitrogen removal,

- one (1) WBS Dosing Pump rated at 68 litres per minute, and

- one (1) raised Type A dispersal bed having a minimum stone area of 27 square metres and a minimum total sand (including mantle and/or extended filter base) area of 250 square metres positioned on native soil with a percolation T-time of 50 minutes per centimetre.

- One (1) existing year-round operated septic system with a permit No. 98-1-15 issued by the Simco County District Health Unit, servicing Lot 6 at No. 527 Innisfree Place (a 3-bedroom residential dwelling), with a Maximum Daily Flow of 1,600 litres per day, consisting of one (1) 4,540 litre septic tank and one (1) raised absorption trench leaching bed, having ten (10) runs of approximately 12.2 metre long 75 millimetre diameter perforated distribution pipes for a total length of approximately 122 metres, spaced over a total loading area of approximately 175 square metres (~12.2 metres by ~14.4 metres), positioned on native soil with an estimated percolation T-time of 15.2 minutes per centimetre.
- One (1) existing seasonally operated sewage tertiary treatment and subsurface disposal system servicing Lot 7 at No. 519 Innisfree Place (a 4-bedroom residential dwelling), with a Maximum Daily Flow of 2,200 litres per day, consisting of,
 - one (1) 4,500 litre septic tank equipped with one (1) effluent filter,
 - one (1) EcoFlo pump chamber,
 - one (1) EcoFlo Biofilter (model ST650) in which sewage is distributed via a tipping bucket and distribution plates to peat moss media (Premier Tech - 150 Peat) for BOD5 and TSS removal, and
 - one (1) raised Area Bed (BMEC authorization No. 99-07-235) with a stone area of approximately 29 square metres and a total sand area (including mantle and/or extended filter base) of approximately 59 square metres (~13.7 metres by ~4.2 metres), positioned on native soil with a percolation T-time of 20 minutes per centimetre.
- One (1) existing seasonally operated sewage tertiary treatment and subsurface disposal system with a permit No. A03-0543 issued by the Town of Innisfil, servicing Lot 8 at No. 511 Innisfree Place (a 3-bedroom residential dwelling), with a Maximum Daily Flow of 1,600 litres per day, consisting of,
 - one (1) 4,500 litre septic tank equipped with one (1) effluent filter,
 - one (1) EcoFlo pump chamber,
 - one (1) EcoFlo Biofilter (model ST650) in which sewage is distributed via tipping bucket and distribution plates to peat moss media (Premier Tech - 150 Peat) for BOD5 and TSS removal, and
 - one (1) raised Area Bed (BMEC authorization No. 99-07-235) with a stone area of approximately 29

square metres and a total sand area (including mantle and/or extended filter base) of approximately 52 square metres (~12.2 metres by ~4.2 metres), positioned on native soil with a percolation T-time of 20 minutes per centimetre.

- One (1) existing seasonally operated sewage tertiary treatment and subsurface disposal system with a building permit No. 2011-0126 issued by the Town of Innisfil, servicing Lot 9 at No. 503 Innisfree Place (a 4-bedroom residential dwelling), with a Maximum Daily Flow of 2,100 litres per day, consisting of,
 - one (1) 4,540 litre septic tank equipped with one (1) effluent filter,
 - one(1) 1,135 litre WBS pump chamber,
 - one (1) WBS treatment systems (model FB-1000) in which sewage is distributed via spray nozzles to WBS foam media for BOD5, TSS, and total nitrogen removal, and
 - one (1) raised Area Bed with a stone area of approximately 30 square metres and a total sand area (including mantle and/or extended filter base) of approximately 160 square metres (~26.2 metres by ~6.1 metres), positioned on native soil with a percolation T-time of 50 minutes per centimetre.
- One (1) existing seasonally operated sewage tertiary treatment and subsurface disposal system, with a permit No. 05-0144 issued by Town of Innisfil, servicing Lot 10 at No. 495 Innisfree Place (a 4-bedroom residential dwelling), with a Maximum Daily Flow of 2,000 litres per day, consisting of,
 - one (1) 4,500 litre septic tank equipped with one (1) effluent filter,
 - one (1) EcoFlo pump chamber,
 - one (1) EcoFlo Biofilter System (model ST650) in which sewage is distributed via tipping bucket and distribution plates to peat moss media (Premier Tech - 150 Peat) for BOD5 and TSS removal, and
 - one (1) raised Area Bed (BMEC approved) with stone area of approximately 27 square metres and a total sand area (including mantle and/ or extended filter base) of 118 square metres (~17.6 metres by ~6.7 metres), positioned on native soil with a percolation T-time of 50 minutes per centimetre.
- One (1) existing seasonally operated existing sewage tertiary treatment and subsurface disposal system servicing Lot 11 at No. 487 Innisfree Place (a 5-bedroom residential dwelling), with a Maximum Daily Flow of 2,500 litres per day, receiving gravity sewage flow from the dwelling as well as pumped sewage from Bunkie on the lot via a 680 litre pump chamber, consisting of,
 - two (2) 3,630 litre septic tanks connected in series and equipped with one (1) effluent filter at the outlet of the second septic tank,
 - one (1) 1362 litre pump chamber,
 - one (1) Clearstream treatment system (model 1000) including an aeration chamber complete with fine

bubble diffusers and clarification chamber for BOD5 and TSS removal, and

- one (1) raised Area Bed with stone area of approximately 36 square metres and total sand area (including mantle and/ or extended filter base) of approximately 334 square metres (~30.5 metres by ~10.9 metres) positioned on native soil with a percolation T-time of 50 minutes per centimetre.

- One (1) existing seasonally operated sewage treatment and new subsurface disposal system with a Maximum Daily Flow of 3,500 litres per day, servicing an existing Lot 12 at No. 479 Innisfree Place (a 4-bedroom residential dwelling), consisting of,
 - one (1) septic tank with a working volume of minimum 7,000 litres, equipped with one (1) effluent filter,
 - one (1) 1135 litre WBS dosing tank, one (1) WBS treatment system (Model 35 Shed) in which sewage is distributed via spray nozzles to WBS foam media for BOD5, TSS, and total nitrogen removal,
 - one (1) WBS dosing pump rated at 180 - 200 litres per minute, located in the WBS dosing tank, and
 - one (1) raised Type A dispersal bed having a stone area of approximately 70 square metres and a total sand area (including mantle and/ or extended filter base) of approximately 438 square metres positioned on native soil with a percolation T-time of 50 minutes per centimetre.
- One (1) existing year-round operated septic system servicing Lot 13 at No. 471 Innisfree Place (a 5-bedroom residential dwelling), with a Maximum Daily Flow of 2,500 litres per day, consisting of one (1) 4,500 litre septic tank, one 1090 litre pump chamber and one (1) partially raised absorption trench leaching bed, having eight (8) runs of 15.2 metre long 75 millimetre diameter perforated distribution pipe for a total length of approximately 122 metres, spaced over a total loading area of approximately 130 square metres (~15.2 metres by ~8.5 metres), positioned on native soil with an estimated percolation T-time of 9.7 minutes per centimetre.
- One (1) existing year-round operated sewage treatment with a Maximum Daily Flow of 3,400 litres per day, servicing Lot 14 at No. 463 Innisfree Place (6-bedroom residential dwelling), consisting of,
 - one (1) 6,819 litre septic tank equipped with one (1) existing effluent filter,
 - one (1) WBS dosing tank,
 - one (1) WBS treatment system (model 35 Shed) in which sewage is distributed via spray nozzles to WBS foam media for BOD5, TSS, and total nitrogen removal,
 - one (1) 1,136 litre pump chamber dosing treated sewage to an area bed described below, and
 - one (1) raised area bed having with a stone area of 70 square metres and a total sand area (include including mantle and/or extended filter base) of 160 square metres (35.1 metres by 9.1 metres), positioned on native soil with a percolation T-time of 20 minutes per centimetre.

- One (1) existing year-round operated septic system with a permit No. 2004-0441 issued by Town of Innisfil, servicing Lot 15 at No. 455 Innisfree Place (a 5-bedroom residential dwelling), with a Maximum Daily Flow of 2,800 litres per day, consisting of one (1) 6,810 litre septic tank, one (1) pump chamber (no information on the pump) and one (1) raised filter bed with a stone area of approximately 39 square metres and a total sand area (including sand mantle and/or extended filter base) of approximately 279 square metres (~22.9 metres by ~12.2 metres), positioned on native soil with an estimated percolation T-time of 20 minutes per centimetre.
- One (1) existing year-round operated septic system with a permit No. A02-05-7 issued by Town of Innisfil, servicing Lot 19 at No. 423 Innisfree Place (a 5-bedroom residential dwelling), with a Maximum Daily Flow of 2,950 litres per day, consisting of one (1) 6,819 litre septic tank, one (1) 2,270 litre pump chamber and one (1) raised filter bed with a stone area of approximately 40.1 square metres and a total sand area of approximately 142 square metres (including mantle and/or extended filter based), positioned on native soil with a percolation T-time of 20 minutes per centimetre.

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. "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. "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. "E. coli" refers to coliform bacteria that possess the enzyme beta-glucuronidase and are capable of cleaving a fluorogenic or chromogenic substrate with the corresponding release of a fluorogen or chromogen, that produces fluorescence under long wavelength (366 nm) UV light, or color

development, respectively. Enumeration methods include tube, membrane filter, or multi-well procedures. Depending on the method selected, incubation temperatures include 35.5 + 0.5 °C or 44.5 + 0.2 °C (to enumerate thermotolerant species). Depending on the procedure used, data are reported as either colony forming units (CFU) per 100 mL (for membrane filtration methods) or as most probable number (MPN) per 100 mL (for tube or multi-well methods);

8. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
9. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
10. "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;
11. "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;
12. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
13. "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;
14. "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;
15. "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;
16. "Owner" means Innisfree Limited and its successors and assignees;
17. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
18. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
19. "WBS" means Waterloo Biofilter Systems Inc.;
20. "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 the 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 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.
5. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a statement, certified by a Licensed Installer or a Licensed Engineering Practitioner, that the Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry staff.
6. 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 monitoring program:

1. All samples and measurements taken for the purpose 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.
2. 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**.
3. 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**.

4. 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**.
5. Prior to the startup of the Proposed 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**.
6. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal beds does not exceed 46,200 litres per day.
7. 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.
8. 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. EFFLUENT OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Proposed 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**.

7. 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 ensure that the onsite treatment systems are at minimum inspected annually by the manufacturers' authorized personnel, and maintained according to the manufacturers' recommendations including minimal yearly effluent sampling for CBOD5 and Total Suspended Solids (TSS) to ensure that they meet effluent objectives of 10 mg/L for both CBOD5 and Total Suspended Solids in a grab effluent sample before discharge to the subsurface disposal beds. These onsite sewage treatment systems are: the existing WBS system (model 20 Shed) for Lot 5; the existing Ecoflo system (model ST 650) for Lot 7; the existing Ecoflo system (model ST 650) for Lot 8; the existing WBS system (model FB-10) for Lot 9; the existing Ecoflo system (model ST 650) for Lot 10; the existing Clearstream system (model 1000) for Lot 11; the existing WBS system (model 35) for Lot 12; the existing WBS system (model 35) for Lot 14; the existing Eljen GFS system for Lot 21, and the proposed WBS system (model BT-5500).
3. 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.
4. The Owner shall receive from the manufacturer(s) or distributor(s) of the onsite treatment systems printed literature that describes the treatment unit(s) in detail and provides complete instructions regarding the operation, servicing, and maintenance requirements of the treatment unit(s) and its

related components necessary to ensure that continued proper operation in accordance with the original design and specifications.

5. 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.
6. 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.
7. 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.
8. 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.
9. The Owner shall visually inspect the general area where Works are located for break-out once every month during the operating season.
10. 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.
11. 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.
12. 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.

8. 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. The Owner shall report to the District Manager orally as soon as possible any exceedance pursuant to Condition 5.4, and in writing within seven (7) days of becoming aware of the exceedance.
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 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.
4. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
5. 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 6);
 - b. a summary and interpretation of all monitoring data including an overview of the success and adequacy of the Works.
 - c. a summary and interpretation of groundwater monitoring data; including shallow groundwater flow direction, interpretation of analytical results;
 - 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 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;

Schedule A

1. Application for Environmental Compliance Approval, submitted and signed by Innisfree Limited and prepared by Azimuth Environmental Consulting Inc., dated September 2025, for the establishment of municipal and private sewage works, including all supporting documentation and associated submission materials.
2. Design Brief – Proposed Sewage System, 423 Innisfree Place, prepared by Azimuth Environmental Consulting Inc. and dated September 27, 2025, including site layout plans, sewage system design concepts, Waterloo Biofilter system specifications, soil analysis report, and descriptions of the proposed works for the ECA Amendment.
3. Authorization Letter – Signing Authority, issued by Innisfree Limited and signed by the President, dated September 8, 2025, granting Robert and Jennifer Bell authorization to act on behalf of Innisfree Limited for the purposes of submitting the ECA Amendment Application for the proposed sewage works.
4. MECP Pre-consultation Correspondence, consisting of email communications between Azimuth Environmental Consulting Inc. and MECP Barrie District Office and Regional Technical Support Section staff, dated February 2022 through June 2025, confirming no concerns with the proposed design approach, acknowledgment of site constraints (including tight soils and proximity to Lake Simcoe), and concurrence on proceeding with the ECA Amendment Application.

Schedule B

Influent Monitoring Table

Sampling Location	upstream of the Treatment Systems (as outlined in Condition 7.2)
Frequency	Annually
Sample Type	Grab
Parameters	BOD5 Total Suspended Solids (TSS)

Effluent Monitoring Table

Sampling Location	on discharge from the final Treatment System upstream from subsurface disposal bed of the treatment systems (as outlined in Condition 7.2)
Frequency	Annually
Sample Type	Grab
Parameters	CBOD ₅ Total Suspended Solids (TSS)

Groundwater Monitoring Table

Sampling Location	at monitoring wells identified as: Former Lodge Well and Well #3
Frequency	Semi-annually
Sample Type	Grab
Parameters	E. coli Total Coliform

Effluent Objectives Table for Treatment Systems (as outlined in Condition 7.2)

Effluent Parameter (tested on outlet from the final Treatment Units)	Concentration Objective (milligrams per litre unless otherwise indicated)
CBOD5	10
Total Suspended Solids	10

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 specified in the Approval and that the Works does not cause any impairment to the groundwater and/or receiving watercourse..
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 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.

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 Owner in resolving any problems in a timely manner.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).
4801-CSYQEF issued on August 14, 2023**

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

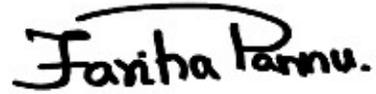
*** Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or www.olt.gov.on.ca**

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 12th day of February, 2026



Fariha Pannu, P.Eng.

Director

appointed for the purposes of Part II.1 of the
Environmental Protection Act

OM/

c: District Manager, MECP Barrie

Jackie Coughlin, Azimuth Environmental Consulting Inc.