

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 5846-DPAKHB
Issue Date: February 23, 2026

Maple Leaf Marinas Holdings GP Inc.
727 Harbour Street
Innisfil, Ontario
L0L 1W0

Site Location: Lefroy Harbour Resorts
727 Harbour Street
Town of Innisfil, County of Simcoe

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:

replacement, alteration, usage and operation of sanitary Sewage Works, for sanitary sewage treatment and subsurface disposal, designed for an overall Maximum Daily Flow of 34,620 L/day to service Lefroy Harbour Resorts, located at 727 Harbour Street, Innisfil, Ontario, having following facilities;

- One Residence / Office
- Central, East, and North washroom facilities
- Two (2) boat storage buildings / maintenance garages
- Restaurant / gift shop building
- An indoor events building / activities space
- Swimming pool
- Marina basin with approximately 300 boat slips;

comprising;

PROPOSED WORKS

Sewage Works No. 1

Replacement Sewage System #1 serving a 130 seats restaurant and central washroom serving 120 occupants from the 300 boat slips comprising, located east of the existing storage building south of Killarney Beach Road, with a total Maximum Daily Flow of 24,000 L/day, comprising;

Pump Station for Restaurant Building

one (1) 7,500 litre Proposed single compartment Pump Station, receiving sanitary sewage flow from washrooms, and a Proposed Internal Grease Interceptor for the restaurant via gravity, located to the west of the existing restaurant, having two pumps configured in an alternating duplex pumping arrangement with demand dosing, with pumps each rated at 2.9 L/s under a TDH of 8.8 m, discharging sewage flow to a Proposed Flow Equalization Tank (Tank No. 1) via a 124 m long 50 mm forcemain, complete with a liquid level float control system connected to an audible and visual high level alarm system;

Pump Station for Central Washroom

Conversion of an Existing 1,000 litre Septic Tank to a Proposed Central Washroom Pump Station, receiving sanitary sewage flow from existing washrooms via gravity, located towards south of the existing Central Washroom Building, having two pumps configured in an alternating duplex pumping arrangement with demand dosing, with pumps each rated at 1.75 L/s under a TDH of 5.8 m, discharging to a Proposed Flow Equalization Tank (Tank No. 1) via a 148 m long 50 mm forcemain, complete with a liquid level float control system connected to an audible and visual high level alarm system;

Flow Equalization Tank

One Flow Equalization Tank (Tank 1), having a working volume of 23,300 L designed for a Maximum Daily Flow of 24,000 L/day, receiving sanitary sewage flow from the two upstream Pumping Stations (Pump Station for Restaurant Building and Pump Station for Central Washroom), equipped one (1) carbon vent lid, duplex sewage pumps (BJM model SV400, 120 VAC, 0.5 HP or equivalent, c/w two (2) level floats, isolation and check valves), equipped with two (2) submersible sewage pumps, each rated at 2.5 L/s under at TDH of 4 m, discharging effluent at a Maximum Flow Rate of 1 m³/hour in to the Primary Sludge Storage Tank;

Primary Treatment

Sludge Storage Tank (Tank 2) and Primary Clarifier Tank (Tank 3);

One (1) Sludge Storage Tank (Tank 2) with a 30,200 L working volume, designed to provide settlement and storage of primary solids, and one (1) Primary Clarifier (Tank 3) with a 9,200 L working volume designed to provide additional settling and conditioning of the wastewater for process stabilization with a designed hydraulic retention time of 15.1 and 4.6 hours respectively, discharging by gravity for the secondary treatment to Bioreactor Tank 1;

Secondary Treatment

Bioreactor 1 (Moving Bed Bioreactor (MBBR) BR1) and Intermediate Clarifier (IC), both within Tank 4, and Bioreactor 2 and Secondary Clarifier (BR2 and SC), both within Tank 5;

one (1) 2-compartment tank (Tank 4) located downstream of Tank Primary Clarifier, comprising a Bioreactor 1 (iQ.MBBR anaerobic Bioreactor) with a working volume of 15,400 L, designed

with a minimum hydraulic retention time of 14.9 hours, and an Intermediate Clarifier with a working volume of 5,800 L with a minimum hydraulic retention time of 2.9 hours, connected in series with Tank No. 5, a 2-compartment tank comprising a Bioreactor 2 (iQ.MBBR anaerobic Bioreactor) with a working volume of 14,500 L and equipped with one (1) sloped wall double hopper, one (1) floating sludge (skimmer) pump and two (2) sludge return pumps; and a Secondary Clarifier having a working volume of 5,400 L, designed with a minimum hydraulic retention time of 5.4 hours; each Bioreactor Tank is complete with specially designed plastic media with a surface area of $500 \text{ m}^2/\text{m}^3$, with oxygen supplied by two (2) side-channel air compressors, each supplying oxygen at a minimum rate of $65 \text{ Nm}^3/\text{hour}$ at 245 mbar, and distributing through fine bubble diffusers, complete with a DO sensor integrated into the PLC control panel, and media retaining screens, returning a portion of the process mixed liquor to the Sludge Storage Tank for process stabilization;

Floc Reactor Phosphorous Reduction (Tank 6)

One (1) Proposed Floc Reactor (FR), with a volume of 700 L, located downstream of BR2, designed to mix coagulants for a sewage volume of 24,000 L/day, receiving wastewater via gravity from BR2, complete with a Coagulant/chemical storage tank equipped with a low-level alarm switch, and a coagulant dosing pump to dose a set amount of coagulant on a flow proportional basis and one (1) mixing pump and educator assembly to provide mixing during chemical dosing; the effluent from the FR flows by gravity to SC;

Effluent Pump Tank (Tank 7)

One (1) Proposed single compartment 7,000 L Effluent Pump Tank (EPT), receiving effluent from Tank 5 (SC), having two (2) 600mm access risers, complete with two (2) effluent dosing pumps, each rated at 206 L/min under a TDH of 5.8 m, designed to dose 1,550 L/dose of effluent on demand, on an alternating basis between pumps to the Type 'A' Dispersal Bed;

Subsurface Sewage Disposal System

Type A Dispersal Bed

One (1) Proposed 18.2m x 33.2 m, Type A Dispersal Bed, receiving treated effluent from the Effluent Pump Tank, designed for the percolation rate of native soil (T-time) of 12 min/cm, constructed in two pods of distribution pipe. each pod having 16 runs of 75 mm diameter perforated pipes with each pipe approximately 14 m long and equally spaced 1.0 m apart centre to centre, all installed in a 300 mm deep continuous stone layer covered with a permeable geo-textile fabric, with a total contact area of 505.4 m^2 laying on top of 700 mm of imported sand fill (T-time of approximately 6-10 min/cm) and having a sand layer and mantle area of 604.2 m^2 ;

Sewage Works No. 3

One Proposed Sewage Works No.3, serving East Washroom serving 120 occupants from the 300 boat slips comprising, located south of Degrassi Cove Pl, designed with a Maximum Daily Flow of 2,800 L/day, comprising;

Septic Tank No.1

one (1) Proposed two compartment, 7,000 L Septic Tank No. 1, located east of the East Washroom Building, receiving sewage effluent flow by gravity from the East Washroom Building, complete with one (1) Polylok PL-122 effluent filter and two (2) 600mm access risers (one for filter maintenance and the 2nd one for sewage pump outs), discharging by gravity to a Proposed Floc Reactor;

Floc Reactor (Phosphorous Reduction)

One (1) Proposed Floc Reactor, with a volume of 364 L, located adjacent to Septic Tank No. 1, designed to mix coagulant, receiving sewage effluent flows via gravity from Septic Tank No.1 complete with one (1) access riser, discharging the effluent via gravity to Septic Tank No. 2

Septic Tank No.2

one (1) Proposed two compartment, 3,600 L Septic Tank No. 2, located adjacent to the Floc Reactor, receiving sanitary sewage flow by gravity from the Proposed Floc Reactor, complete with one (1) Polylok PL-122 effluent filter and two (2) 600mm access risers (one for filter maintenance and the 2nd one for sewage pump outs), discharging by gravity to an effluent Pump Tank;

Effluent Pump Tank

One (1) Proposed single compartment 2,700 L Effluent Pump Tank, located adjacent to Septic Tank No. 2, receiving effluent from Septic Tank No. 2, having two (2) 600mm access risers, complete with one (1) Liberty FL30 series effluent pump or equivalent, rated at 69 L/min under a TDH of 3.2 m, pumping 175.0 L per dose on a timed dose basis, to the new Proposed Filter Bed;

Proposed Replacement Filter Bed

one (1) Proposed raised Filter Bed, located north of the East Washroom Building, designed for a Maximum Daily Flow of 2,800 L/day, receiving treated effluent from the Effluent Pump Tank, consisting of an extended contact filter area of minimum 175 m² (9.0 m x 19.5 m), with a total loading area of 487.5 m² (25.0 m x 19.5 m), complete with a 19 m long mantle, complete with and four (4) runs 11.5 m long (total length of 46 m) of 75 mm dia distribution pipes, evenly spaced 1.0 m on centre in a 300 mm deep stone layer with a permeable geo-textile fabric; the stone layer is to be placed over a minimum of 750 mm deep filter medium which shall be unsaturated for its entire depth, and the stone layer shall be installed at such the elevation that its bottom is not less than 900 mm above the high ground water table. Properties of the stone and filter sand shall meet OBC requirements;

Sewage Works No. 4

One Proposed Sewage Works No. 4, serving North Washroom serving 120 occupants from the 300 boat slips comprising, located north of the North Washroom Building, designed with a Maximum Daily Flow of 4,000 L/day, comprising;

Septic Tank No.1

one (1) Proposed two compartment, 9,000 L Septic Tank No. 1, located north of the North Washroom Building, receiving sanitary sewage flow by gravity from the North Washroom Building, complete with one (1) Polylok PL-122 effluent filter and two (2) 600 mm access risers (one for filter maintenance and one for sewage pump outs), discharging by gravity to a Proposed Floc Reactor;

Floc Reactor (Phosphorous Reduction)

One (1) Proposed Floc Reactor, with a volume of 364 L, located adjacent to Septic Tank No. 1 designed to mix coagulants, receiving sanitary effluent via gravity from Septic Tank No.1 complete with one (1) access riser, discharging the effluent via gravity to Septic Tank No. 2;

Septic Tank No.2

one (1) Proposed two compartment, 4,500 L Septic Tank No. 2, located adjacent to the Proposed Floc Reactor, receiving sewage effluent flows via gravity from the Proposed Floc Reactor, complete with one (1) Polylok PL-122 effluent filter and two (2) 600mm access risers (one for filter maintenance and the 2nd one for sewage pump outs), discharging by gravity to an effluent Pump Tank;

Effluent Pump Tank

One (1) Proposed single compartment 2,700 L Effluent Pump Tank, located adjacent to Septic Tank 2, receiving effluent from Septic Tank No. 2, having two (2) 600mm access risers, complete with one (1) Liberty FL30 series effluent pump or equivalent, rated at 92 L/min under a TDH of 3.4, pumping 250.0 L per dose on a timed dose basis, to the new Proposed Filter Bed;

Proposed Replacement Filter Bed

one (1) Proposed raised Filter Bed, located north of the North Washroom building, designed for a Maximum Daily Flow of 4,000 L/day, receiving treated effluent from the Effluent Pump Tank, consisting of an extended contact filter area of minimum 261 m² (9 m x 29 m), with a total loading area of 667 m² (23 m x 29 m), complete with a 17 m long mantle, complete with two filter bed pods, each with four (4) runs 9.0 m long (total length of 72.0 m) of 75 mm dia distribution pipes, evenly spaced 1.0 m on centre in a 300 mm deep stone layer with a permeable geo-textile fabric; the stone layer is to be placed over a minimum of 750 mm deep filter medium which shall be unsaturated for its entire depth, and the stone layer shall be installed at such the elevation that its bottom is not less than 900 mm above the high ground water table. Properties of the stone and filter sand shall meet OBC requirements;

EXISTING WORKS

Sewage System No.1 (serving the Restaurant & Central Washroom)

Sewage System No.1 was previously permitted by the Simcoe County Health Unit Approval Use Permit No. D-32-I-83, dated July 15, 1983). (To be Replaced as per the Proposed Works)

Sewage System No.2 (serving the Residence / Office)

Sewage System No.2, located south of the Existing Office Building north of the Killarney Beach Road, serving an existing office and a residence, with a Maximum Daily Flow of 1,540 L/day, comprising of a 4,500 L concrete two-compartment septic tank, an access riser, one (1) pump chamber with an alarm system/access riser, discharging to an existing inground absorption trench field with an approximately 7.2 m x18.3 m, consisting of seven (7) runs, each being 18.3 m in length for a total length of 128 m of absorption trench piping;

Sewage System No.3 (serving the East Washroom)

Sewage System No.3 was previously permitted by the Simcoe County District Health Unit Approval, dated July 7, 1960. (to be replaced as per the Proposed Works)

Sewage System No.4 (serving the North Washroom)

Sewage System No.4 was previously permitted by the Simcoe County District Health Unit Approval, dated July 29, 1960. (to be replaced as per the Proposed Works)

Sewage System No.5 (Canadian Yacht Tops [CYT] – North Sewage Holding Tank)

Existing Sewage System No.5, located north of the Canadian Yacht Tops Building, comprising of one (1) Holding Tank, having a volume of 4,500 L, complete with one high level alarm and one access riser, designed for a Maximum Daily Flow of 400 L/day, receiving sanitary sewage from the Canadian Yacht Top Building, and periodically being emptied through a licensed sewage hauler on an ‘as required’ basis;

Sewage System No.6 (Canadian Yacht Tops [CYT] – South Sewage Holding Tank)

Existing Sewage System No.6, located west of the Canadian Yacht Tops Building, comprising of one (1) Holding Tank, having a volume of 4,500 L, complete with one high level alarm and one access riser, designed for a Maximum Daily Flow of 400 L/day, receiving sanitary sewage from the Canadian Yacht Top Building, and periodically being emptied through a licensed sewage hauler on an ‘as required’ basis;

Sewage System No.7 (Boat Slips Sewage Holding Tank)

Existing Sewage System No.7, located adjacent to the Main Office Building, comprising of one (1) Holding Tank, having a volume of 9,000 L, complete with one high level alarm and one access riser, designed for a Maximum Daily Flow of 500 L/day, receiving sanitary sewage from boats via a Marine Vacuum Pump Out Unit, and periodically being emptied through a licensed sewage hauler on an ‘as required’ basis;

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 Schedule A.

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

1. "Annual Average Daily Influent Flow" means the cumulative total sewage flow of Influent to the Sewage Treatment Plant during a calendar year divided by the number of days during which sewage was flowing to the Sewage Treatment Plant that year;
2. "Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;
3. "BOD5" (also known as TBOD5) means five day biochemical oxygen demand measured in an unfiltered sample and includes carbonaceous and nitrogenous oxygen demands;
4. "Bypass" means diversion of sewage around one or more treatment processes, excluding Preliminary Treatment System, within the Sewage Treatment Plant with the diverted sewage flows being returned to the Sewage Treatment Plant treatment train upstream of the Final Effluent sampling point(s) and discharged via the approved effluent disposal facilities;
5. "CBOD5" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;
6. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;
7. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;
8. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19;
9. "Event" means an action or occurrence, at a given location within the Works that causes a Bypass or Overflow. An Event ends when there is no recurrence of Bypass or Overflow in the 12-hour period following the last Bypass or Overflow. Overflows and Bypasses are separate Events even when they occur concurrently;
10. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
11. "Final Effluent" means effluent that is discharged to the environment through the approved effluent disposal facilities, including all Bypasses, that are required to meet the compliance limits stipulated in the Approval for the Sewage Treatment Plant at the Final Effluent sampling point(s);
12. "Grab Sample" or "Grab" 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;

13. "Influent" means flows to the Sewage Treatment Plant from the collection system.
14. "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;
15. "Maximum Daily Flow" (also referred to as Peak Daily Flow Rate or Maximum Day Flow) means the largest volume of flow to be received during a one-day period for which the sewage treatment process unit or equipment is designed to handle;
16. "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;
17. "Monthly 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 month;
18. "Normal Operating Condition" means the condition when all unit process(es), excluding Preliminary Treatment System, in a treatment train is operating within its design capacity;
19. "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;
20. "Operating Agency" means the Owner, person or the entity that is authorized by the Owner for the management, operation, maintenance, or alteration of the Works in accordance with this Approval;
21. "Owner" means Maple Leaf Marinas Holdings GP Inc., including any successors and assignees;
22. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40;
23. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
24. "Sewage Treatment Plant" or "Sewage Treatment Works" means all the facilities related to sewage treatment within the sewage treatment plant site excluding the Final Effluent disposal facilities;
25. "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;
26. "Works" means the approved sewage works, and includes Proposed Works, and Existing Works.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. GENERAL PROVISIONS

1. The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the terms and conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
2. The Owner shall design, construct, operate and maintain the Works in accordance with the conditions of this Approval.
3. Where there is a conflict between a provision of any document referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence.

2. CHANGE OF OWNER 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. Within **one (1) year** of completion of construction of the Proposed Works, a set of record drawings of the Works shall be prepared or updated. These drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be readily accessible for reference at the Works.
5. The Owner shall ensure that the treatment technologies are installed in accordance with the manufacturer's drawings and documentation.
6. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
7. The Owner shall ensure that any imported soil that is required for construction of any subsurface disposal bed as per this Approval is tested and verified by the Licensed Engineering Practitioner for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.

4. BYPASSES

1. Any Bypass is prohibited, except:

- a. an emergency Bypass when a structural, mechanical or electrical failure causes a temporary reduction in the capacity of a treatment process or when an unforeseen flow condition exceeds the design capacity of a treatment process that is likely to result in personal injury, loss of life, health hazard, basement flooding, severe property damage, equipment damage or treatment process upset, if a portion of the flow is not bypassed;
 - b. a planned Bypass that is a direct and unavoidable result of a planned repair and maintenance procedure or other circumstance(s), the Owner having notified the District Manager in writing at least fifteen (15) days prior to the occurrence of Bypass, including an estimated quantity and duration of the Bypass, an assessment of the impact on the quality of the Final Effluent and the mitigation measures if necessary, and the District Manager has given written consent of the Bypass.
2. Notwithstanding the exceptions given in Paragraph 1, the Operating Agency shall undertake everything practicable to maximize the flow through the downstream treatment process(es) prior to bypassing.
3. At the beginning of a Bypass Event, the Owner shall immediately notify the District Manager. This notice shall include, at a minimum, the following information:
 - a. the type of the Bypass as indicated in Paragraph 1 and the reason(s) for the Bypass;
 - b. the date and time of the beginning of the Bypass;
 - c. the treatment process(es) gone through prior to the Bypass and the treatment process(es) bypassed;
 - d. the effort(s) done to maximize the flow through the downstream treatment process(es) and the reason(s) why the Bypass was not avoided.
4. Upon confirmation of the end of a Bypass Event, the Owner shall immediately notify the District Manager. This notice shall include, at a minimum, the following information:
 - a. the date and time of the end of the Bypass;
 - b. the estimated or measured volume of Bypass.
5. For any Bypass Event, the Owner shall collect daily sample(s) of the Final Effluent, inclusive of the Event and analyze for all effluent parameters outlined in Compliance Limits condition that require composite samples, following the same protocol specified in the Monitoring and Recording condition for the regular samples. The sample(s) shall be in addition to the regular Final Effluent samples required under the monitoring and recording condition. If the Event occurs on a scheduled monitoring day, the regular sampling requirements prevail. If representative sample for the effluent parameter(s) that require grab sample cannot be obtained, they shall be collected after the Event at the earliest time when situation returns to normal.

5. DESIGN OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Works in accordance with the following objectives:
 - a. Final Effluent parameters design objectives listed in the table(s) included in **Schedule B**.
 - b. Annual Average Daily Influent Flow is within the design capacity of each of the Works.

6. COMPLIANCE LIMITS

1. The Owner shall operate and maintain the Works such that compliance limits for the Final Effluent parameters listed in the table(s) included in the **Schedule C** are met.

7. 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/update the operations manual for the Works within **six (6) months** of completion of construction of the Proposed Works, that includes, but not necessarily limited to, the following information:
 - a. operating procedures for the Works under Normal Operating Conditions;
 - b. inspection programs, including frequency of inspection, for 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 the Works;
 - d. procedures for the inspection and calibration of monitoring equipment;
 - e. operating procedures for the Works to handle situations outside Normal Operating Conditions and emergency situations such as a structural, mechanical or electrical failure, or an unforeseen flow condition, including procedures to minimize Bypasses.

- f. 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;
 - g. procedures for receiving, responding and recording public complaints, including recording any followup 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 retain for a minimum of **five (5) years** from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this Approval.

8. 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 D** 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 document referenced in Paragraph 2.b.
 - c. definitions for frequency:
 - i. Daily means once every day;
 - ii. Bi-weekly means once every two weeks;
 - iii. Quarterly means once every three months;
 - d. a schedule of the day of the week/month for the scheduled sampling shall be created. The sampling schedule shall be revised and updated every year through rotation of the day of the week for the scheduled sampling program, except when the actual scheduled monitoring frequency is three (3) or more times per week.

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 Procedure F-10-1, "Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only), as amended;
 - b. the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02, as amended;
 - c. the publication "Standard Methods for the Examination of Water and Wastewater", as amended; and
 - d. 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 monitor and record the flow rate and daily quantity using flow measuring devices, calibrated to an accuracy within plus or minus 15 per cent (+/- 15%) of the actual flowrate of the following:
 - a. Influent flow to the Sewage Treatment Works by pumping rates to be annually verified against flow measurements of the Final Effluent for the purpose of estimating Influent flows;
 - b. Final Effluent discharged from the Sewage Treatment Plant by continuous flow measuring devices and instrumentations;
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.

9. REPORTING

1. The Owner shall report to the District Manager orally **as soon as possible** any non-compliance with the compliance limits specified in Condition 6, and in writing within **seven (7) days** of non-compliance.
2. In addition to the obligations under Part X of the EPA and O. Reg. 675/98 (Classification and Exemption of Spills and Reporting of Discharges) made under the EPA, the Owner shall, within **fifteen (15) days** of the occurrence of any reportable spill as provided in Part X of the EPA and O. Reg. 675/98, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill, clean-up and recovery measures taken, preventative measures to be taken and a schedule of implementation.

3. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff;
4. The Owner shall prepare performance reports on a calendar year basis and submit to the District Manager in an electronic format by **March 31** of the calendar year following the period being reported upon. The reports shall contain, but shall not be limited to, the following information pertaining to the reporting period:
 - a. a summary and interpretation of all Influent monitoring data, and a review of the historical trend of the sewage characteristics and flow rates;
 - b. a summary and interpretation of all flow data and results achieved in not exceeding the Maximum Daily Flow or balanced flow discharged into each of the respective subsurface disposal bed;
 - c. a summary and interpretation of all Final Effluent monitoring data, including concentration, flow rates, and a comparison to the design objectives and compliance limits in this Approval, including an overview of the success and adequacy of the Works;
 - d. a summary of any deviation from the monitoring schedule and reasons for the current reporting year and a schedule for the next reporting year;
 - e. a summary of all operating issues encountered and corrective actions taken;
 - f. a summary of all normal and emergency repairs and maintenance activities carried out on any major structure, equipment, apparatus or mechanism forming part of the Works;
 - g. a summary of any effluent quality assurance or control measures undertaken;
 - h. a summary of the calibration and maintenance carried out on all Influent, and Final Effluent monitoring equipment to ensure that the accuracy is within the tolerance of that equipment as required in this Approval or recommended by the manufacturer;
 - i. a summary of efforts made to achieve the design objectives in this Approval, including an assessment of the issues and recommendations for pro-active actions when any of the design objectives is not achieved more than 50% of the time in a year or there is an increasing trend in deterioration of Final Effluent quality;
 - j. a summary of any complaints received and any steps taken to address the complaints;

- k. a summary of all Bypasses, other situations outside Normal Operating Conditions and spills within the meaning of Part X of EPA and abnormal discharge events;
- l. any changes or updates to the schedule for the completion of construction and commissioning operation of major process(es) / equipment groups in the Proposed Works;
- m. 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 regarding general provisions 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 regarding change of Owner and Operating Agency 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 regarding construction of Proposed Works/record drawings 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 that prior to the commencement of construction of the portion of the Works that are approved in principle only, the Director will have the opportunity to review detailed design drawings, specifications and an engineer's report containing detailed design calculations for that portion of the Works, to determine capability to comply with the Ministry's requirements stipulated in the terms and conditions of the Approval, 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 regarding Bypasses is included to indicate that Bypass is prohibited, except in circumstances where the failure to Bypass could result in greater damage to the environment than the Bypass itself. The notification and documentation requirements allow the Ministry to take action in an informed manner and will ensure the Owner is aware of the extent and frequency of Bypass Events.
5. Condition 5 regarding design objectives 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.
6. Condition 6 regarding compliance limits is imposed to ensure that the Final Effluent discharged from the Works to the environment meets the Ministry's effluent quality requirements.
7. Condition 7 regarding operation and maintenance 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. 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 regarding monitoring and recording 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.
9. Condition 9 regarding reporting 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 this Approval.

Schedule A

1. Application for Environmental Compliance Approval dated August 12, 2024 and received on August 28, 2024 and all supporting documents.

Schedule B

Final Effluent Objectives - Sewage Works No. 1

Concentration Objectives prior to Final Disposal to Type A Dispersal Beds (Effluent Pump Tank)

Final Effluent Parameter	Averaging Calculator	Objective (milligrams per litre unless otherwise indicated)
CBOD5	Monthly Average Effluent Concentration	10 mg/L
Total Suspended Solids	Monthly Average Effluent Concentration	10 mg/L
Total Phosphorus	Monthly Average Effluent Concentration	1 mg/L
pH	Single Sample Result	6 - 9 inclusive

Final Effluent Objectives - Sewage Works No. 3 and 4

Concentration Objectives prior to Final Disposal to Subsurface Beds (Effluent Pump Tank)

Final Effluent Parameter	Averaging Calculator	Objective (milligrams per litre unless otherwise indicated)
Total Phosphorus	Monthly Average Effluent Concentration	2.6 mg/L

Schedule C

Final Effluent Compliance Limits - Sewage Works No. 1

Concentration Limits upon completion of construction of all Proposed Works (Effluent Pump Tank)

Final Effluent Parameter	Averaging Calculator	Final Effluent Limit (maximum unless otherwise indicated)
CBOD5	Monthly Average Effluent Concentration	15 mg/L
Total Suspended Solids	Monthly Average Effluent Concentration	15 mg/L
Total Phosphorus	Monthly Average Effluent Concentration	2 mg/L

Final Effluent Compliance Limits - Sewage Works No. 3 and 4

Concentration Limits upon completion of construction of all Proposed Works (Effluent Pump Tank)

Final Effluent Parameter	Averaging Calculator	Final Effluent Limit (maximum unless otherwise indicated)
Total Phosphorus	Monthly Average Effluent Concentration	3.5 mg/L

Schedule D

MONITORING PROGRAM

RAW SEWAGE/INFLUENT MONITORING - Sewage Works No. 1*

Raw Sewage Sampling Point: Equalization Tank 1

Parameters	Sample Type	Minimum Frequency
BOD5	Grab	Quarterly
Total Suspended Solids	Grab	Quarterly
Total Phosphorus	Grab	Quarterly

* Influent monitoring for a period of two years upon commencement of the operation of Sewage Works No. 1

FINAL EFFLUENT MONITORING - Sewage Works No. 1

Final Effluent Sampling Point: Effluent Pump Tank or Effluent Discharge Piping

Parameters	Sample Type	Minimum Frequency
CBOD5	Grab	Bi-Weekly
Total Suspended Solids	Grab	Bi-Weekly
Total Phosphorus	Grab	Bi-Weekly
pH*	Grab	Bi-Weekly

*pH of the Final Effluent shall be determined in the field

FINAL EFFLUENT MONITORING - Sewage Works No. 3 and 4

Final Effluent sampling point: Effluent Pump Tank or Effluent Discharge Piping

Parameter	Sample Type	Minimum Frequency
Total Phosphorus	Grab	Bi-Weekly*

*during the operating season

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me, the Ontario Land Tribunal and in accordance with Section 47 of the *Environmental Bill of Rights*, 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Hearing") shall state:

- a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

Registrar*
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5
OLT.Registrar@ontario.ca

and

The Minister of the Environment,
Conservation and Parks
777 Bay Street, 5th Floor
Toronto, Ontario
M7A 2J3

and

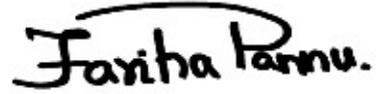
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

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

This instrument is subject to Section 38 of the *Environmental Bill of Rights*, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at <https://ero.ontario.ca/>, you can determine when the leave to appeal period ends.

The above noted activity is approved under s.20.3 of Part II.1 of the *Environmental Protection Act*.

DATED AT TORONTO this 23rd day of February, 2026

A handwritten signature in black ink that reads "Fariha Pannu." The signature is written in a cursive style with a large, sweeping flourish over the first part of the name.

Fariha Pannu, P.Eng.

Director

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

KH/

c: District Manager, MECP Barrie District.
Eric Gunnell, P. Eng., Gunnell Engineering Ltd.