ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4320-DS28E8
Issue Date: March 19, 2026

Halls-Lake Ridge GP Inc.
16766 Transcanadienne Rte, No. 500
Kirkland, Quebec
H9H 4M7

Site Location: 1650 Halls Road North
Whitby Town, Regional Municipality of Durham
L1P 1Y9

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:

establishment, usage and operation of new non-municipal Works, for the treatment of sanitary sewage from warehouse and office building located at the above-mentioned Site Location and onsite subsurface disposal of treated effluent as follows:

Classification of Sewage Treatment Plant: Secondary with nitrogen removal

Details of Service Area:

- **Type of Occupancy**: Industrial
- **Type and Number of Units:** mixed warehouse and office use (a four-unit industrial building with 5,200 m^2 of floor area).

Design Capacity of Sewage Treatment Plant:

Design Capacity with All Treatment Trains in Operation	Proposed Works
Maximum Daily Flow	59 m^3/day (59,000 L/day)

PROPOSED WORKS:

The proposed works consists of a BNA iQ.MBBR™ treatment system, include the followings:

Flow Balancing (Tank 1)

- One (1) 45,000 L Equalization Tank, providing a working volume of 43,500 L, equipped with a BJM pump model SV400, 0.5 HP duplex pump setup will provide flow balancing / equalization over the daily design sewage flow of 59,000 L/day. Wastewater is pumped from the Equalization Tank at a time dose rate of 2,500 L/hr into the primary treatment stage.

Primary Treatment (Tanks 2, 3, and 4)

- Dosed wastewater from the Equalization Tank undergoes primary treatment using two (2) 30,000 L Sludge Storage tanks connected in series (60,000 L total) followed by one (1) 22,750 L Primary Clarifier Tank. The Sludge Storage tanks provide settling and storage of primary and secondary solids. The Primary Clarifier chamber provides additional settling and conditioning of the wastewater including preanoxic denitrification with carbon supplementation.

Secondary Treatment (Tanks 5, 6, and 7)

- Secondary treatment is provided through the iQ.MBBR™ system which utilizes a moving bed biofilm reactor (MBBR) process. The biological stage consists of two (2) 18,000 L aerobic bioreactors connected in series containing specially designed plastic carrier media having a specific surface area of 500 m^2/m^3. Microorganisms attach to the carrier media and consume the organic material in the wastewater. Oxygen needed for the aerobic treatment process is supplied by two (2) regenerative air blowers and distributed in the biological reactors stage by fine bubble diffusers. The blowers are controlled using dissolved oxygen (DO) sensors to run only when required. Media retaining screens are installed in each bioreactor to keep the carrier media in place while allowing the process wastewater and excess biosolids (sludge) to pass through.

- In Bioreactor 2, one (1) recirculation pump returns part of the process mixed liquor at up to 2 x design flow to the Sludge Storage tank to facilitate pre-anoxic denitrification in the secondary process for a maximum of 70% total nitrogen reduction subject to available soluble reactive carbon in the influent (no additional supplemental carbon provided).

- From Bioreactor 2, wastewater flows by gravity into one (1) 22,750 L Secondary Clarifier equipped with three (3) sloped wall hoppers, one (1) floating sludge (skimmer) pump and three (3) sludge return pumps. Sludge settles to the bottom of the hoppers and is returned to the Sludge Storage tank along with any floating sludge removed by the skimmer pump.

Tertiary Denitrification (Tank 8 compartment 1, 2/3 of the tank volume)

- Tertiary denitrification is provided using one (1) Anoxic Bioreactor (2/3 of a 22,750 L tank) to remove any residual nitrate nitrogen to the TIN and TN objective levels. The Anoxic Bioreactor is an MBBR containing specially designed plastic carrier media having a specific surface area of 500 m^2/m^3. Denitrifying bacteria attach to the carrier media and consume the nitrate and nitrite in the secondary

effluent using supplemental carbon as an energy source under low oxygen conditions. The Anoxic Bioreactor sized to remove up to 20.3 mg/L of residual nitrate at design flow (1.22 kgNO3/day) based on a recommended loading rate of 0.5 gNO3/m^2-day. Supplemental carbon dosing is flow paced based on the influent Equalization Pump operation and proportioned to limit residual nitrate. The carbon supplement is intermittently mixed with the influent to the reactor via mixing pump. The Anoxic Bioreactor is fully mixed periodically using coarse bubble diffusers and one (1) dedicated regenerative air blower to remove any excess biomass while limiting the oxygen added.

- Effluent from the Anoxic Bioreactor may contain residual CBOD5 and TSS. To ensure the effluent meets the required criteria, further aerobic treatment and clarification is provided as discussed below.

Tertiary Effluent Polishing (Tank 8 compartment 2 (1/3 of tank volume), Tank 9 compartment 1 (1/3 of tank volume))

- Tertiary effluent polishing is provided using one (1) Bioreactor 3 (1/3 of a 22,750 L tank) followed by one (1) Tertiary Clarifier (1/3 of a 30,000 L tank, with a 6,600 L working volume). Bioreactor 3 acts as an aerobic MBBR polisher to consume any excess carbon from the tertiary process, working on the same treatment principles as the two main bioreactors, and includes three (3) linear air blowers to supply air to the process.

- From Bioreactor 3, wastewater flows by gravity into the Tertiary Clarifier equipped with one (1) sloped wall hopper, one (1) floating sludge (skimmer) pump, and one (1) sludge return pump. Sludge settles to the bottom of the hopper and is returned to the Sludge Storage tank.

Effluent Pump tank (Tank 9 compartment 2 (2/3 of tank volume))

- From the Tertiary Clarifier, treated wastewater gravity flows into the second compartment (working volume of 19,600 L) of a 30,000 L tank complete with (2) effluent pumps (FL100-series 1 HP). The duplex effluent pump arrangement includes the Liberty model FL100 HP, 115V, single phase [minimum 67 L/min @ 8.2 m TDH] and demand dosed treated effluent of 4,050 L in 15 minutes, with alternating doses between pumps discharging to Type 'A' Dispersal Beds via four (4) forcemains, split from a Valve Distribution System housed in the BNA controls building. A BNA control panel provides the dosing requirements through the valve distribution system.

Controls & Flow Loggings

- Three (3) control panels are provided in the control building to control the treatment plant, equalization, and effluent pump tank, which include GPRS (General Packet Radio Service) remote monitoring with current sensing on each output.

- Flow data logging is available on the equalization and effluent pumps based on pump run time, and a flow meter (Keyence Clamp on Flow Sensor FD-Q Series or approved equivalent) with digital reading capability is to be provided ahead of the valve distribution system for the final effluent.

- The control building also houses blowers, chemical dosing containers and valve distribution system to

control sewage flow to four leaching beds.

Type A Dispersal Beds (Q=59,000 L/day)

- Four (4) Type A dispersal beds are proposed in the southern portion of the property, located just outside the conservation area boundary, to accommodate the peak daily design sewage flow of Q = 59,000 L/day. All four beds will be constructed as raised systems, extending a minimum of 0.6 m above finished grade.

- Each of the four (4) beds will provide an individual contact area of 1,860 m² (46.5 m × 40.0 m), resulting in a total combined area of 7,440 m². The beds will be constructed using OBC-grade imported sand with a minimum thickness of 300 mm placed over the native clay soil, which has a T-time of ≥50 min/cm.

- Each dispersal bed will include two (2) OBC-grade stone layers, each providing a footprint of 171.6 m² (33.0 m × 5.2 m), for a total of eight stone layers with a combined area of 1,372.8 m². Each stone layer contains five runs of perforated distribution pipes, with each pipe measuring 14.7 m in length and 75 mm in diameter. This results in 294 m of piping per bed and a total of 1,176 m of piping across the four beds. Each pipe will be installed with a uniform downward slope of not less than 30 mm (0.3%) and not more than 50 mm (0.5%) per 10 m of distribution piping over the 14.7 m length. The stone layers will be 300 mm thick, consisting of a minimum of 150 mm of stone below the piping and at least 50 mm of stone above.

- The minimum horizontal separation between adjacent pipes is 1.0 m centre-to-centre. All pipes are set 0.6 m in from the sides and ends of each stone layer. The stone surface will be fully covered with geotextile fabric prior to backfilling with 200–300 mm of topsoil and sod, ensuring that the finished grade is at least 300 mm above existing ground elevations.

- Each bed is equipped with a Polylok distribution box (D-box) that provides four outlet connections to the split headers. A velocity reducer is installed on the upstream side of the distribution box, consisting of a 3.0 m long PVC pipe with a diameter of 100 mm.

including all other mechanical system, electrical system, instrumentation and control system, piping, pumps, valves and appurtenances essential for the proper, safe and reliable operation of the Works in accordance with this Approval, in the context of process performance and general principles of wastewater engineering only;

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. "Annual Average Effluent Concentration" is the mean of all Single Sample Results of the concentration of a contaminant in the Final Effluent sampled or measured during a calendar year.

2. "Annual Maximum Daily Influent Flow" means the maximum Influent collected in a single day during a

calendar year;

3. "Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;

4. "BOD5" (also known as TBOD5) means five day biochemical oxygen demand measured in an unfiltered sample and includes carbonaceous and nitrogenous oxygen demands;

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. "Approved Equivalent" means alternate piece(s) of equipment that meets the design requirements and performance specifications of the piece(s) of equipment to be substituted;

10. "Final Effluent" means effluent that is discharged to the environment through the approved effluent disposal facilities, that are required to meet the compliance limits stipulated in the Approval for the Sewage Treatment Plant at the Final Effluent sampling point(s);

11. "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;

12. "Influent" means flows to the Sewage Treatment Plant from the collection system but excluding process return flows;

13. "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;

14. "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;

15. "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;

16. "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;

17. "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;

18. "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;

19. "Owner" means Halls-Lake Ridge GP Inc., including any successors and assignees;

20. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40;

21. "Primary Treatment" means all facilities in the Sewage Treatment Plant associated with the primary sedimentation unit process and includes chemically enhanced primary treatment;

22. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;

23. "Secondary Effluent" means the effluent from the Secondary Treatment System;

24. "Secondary Treatment" means all facilities in the Sewage Treatment Plant associated with biological treatment, and secondary sedimentation processes;

25. "Sewage Treatment Plant" means all the facilities related to sewage treatment within the sewage treatment plant site excluding the Final Effluent disposal facilities;

26. "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;

27. "Site" means the properties listed in the Site Location section of this Approval;

28. "Works" means the approved sewage works, and includes Proposed Works.

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

TERMS AND CONDITIONS

1. GENERAL PROVISIONS

1. The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the terms and conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

2. The Owner shall design, construct, operate and maintain the Works in accordance with the conditions of

this Approval.

3. Where there is a conflict between a provision of any document referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence.

4. The issuance of, and compliance with the conditions of this Approval does not:

   a. relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority necessary to construct or operate the Works; or

   b. limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

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 AND RECORD DRAWINGS

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 installation manual.

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 an imported soil that is required for construction of any subsurface disposal bed as per this Approval is tested and verified by the Licensed Engineering Practitioner for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.

4. DESIGN OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Sewage Treatment Plant in accordance with the following objectives:

   a. Final Effluent parameters design objectives listed in the table(s) included in **Schedule B**.

   b. Annual Maximum Daily Influent Flow is within the design capacity of the Sewage Treatment Plant.

5. COMPLIANCE LIMITS

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

6. 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;

    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 maintain a logbook to record the results of all inspections, repair and maintenance undertaken, calibrations, monitoring and spill response or contingency measures undertaken and shall make the logbook available for inspection by Ministry staff. The logbook shall include the following:

    a. the name of the operator making the entry; and

    b. the date and results of each inspection, repair, maintenance, calibration, monitoring, spill response

and contingency measure.

5. 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. The maintenance agreement must be retained at the site and kept current for the operational life of the Works.

6. The Owner shall ensure that grass-cutting is maintained regularly over the subsurface disposal beds, and that adequate steps are taken to ensure that the area of the underground Works is protected from vehicle traffic.

7. The Owner shall visually inspect the general area where Works are located for break-out **once every month** during the operating season.

8. In the event a break-out is observed from a subsurface disposal bed, the Owner shall do the following:

   a. sewage discharge to that subsurface disposal bed shall be discontinued;

   b. the incident shall be **immediately** reported verbally to the Spills Action Centre (SAC) at (416) 325-3000 or 1-800-268-6060;

   c. submit a written report to the District Manager within **one (1) week** of the break-out;

   d. access to the break-out area shall be restricted until remedial actions are complete;

   e. during the time remedial actions are taking place the sewage generated at the site shall not be allowed to discharge to the environment; and

   f. sewage generated at the site shall be safely collected and disposed of through a licensed waste hauler to an approved sewage disposal site.

9. The Owner shall ensure that the sludge tanks be inspected **at least twice per year**, and the sewage sludge accumulated in the sludge tanks be periodically withdrawn at the frequency required to maintain efficiency of the treatment system or as determined by the Operating Agency depending on the designer's/manufacturer's requirements.

10. The Owner shall ensure that the Operating Agency possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.

11. The Owner shall have a valid written agreement with a hauler who is in possession of a Waste Management Systems Approval, for the treatment and disposal of the sludge generated from the Works, at all times during operation of the Works.

12. The Owner shall ensure that flow of effluent discharged into the subsurface disposal beds does not exceed the Maximum Daily Flow of 14,750 litres per day per bed and a combined Maximum Daily Flow

does not exceed 59,000 litres per day for all four beds.

13. The Owner shall retain a Licensed Engineering Practitioner to conduct an inspection of the Works every five (5) years after issuance of this Approval, and prepare an Inspection Report that shall provide at a minimum, the following information:.

    a. Details about general operational condition of the Works.

    b. Assessment of potential indications of failure of the Works, including but not limited to offensive odours, ponding on disposal beds or near underground tanks, sewage back-ups, etc.

14. Upon request, the Owner shall make the Inspection Reports available to Ministry staff.

15. The Owner shall maintain a minimum 7,440 square metre vacant reserve area free from any structure, stockpile of materials or underground utilities, located at the Site, as a contingency measure for future design, approval and construction of an additional or replacement subsurface disposal bed.

16. 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.

7. 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. a schedule of the day of the 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 month for the scheduled sampling program.

    c. The measurement frequencies specified in **Schedule D** in respect to any parameter may, after **3 years** of monitoring in accordance with this condition, be modified by the Director in writing.

2. The methods and protocols for sampling, analysis and recording shall conform, in order of precedence, to the methods and protocols specified in the following documents and all analysis shall be conducted by a laboratory accredited to the ISO/IEC:17025 standard or as directed by the District Manager:

    a. the Ministry's 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 or other methods of measurement as approved below calibrated to an accuracy within plus or minus 10 per cent of the actual flowrate of the following:

   a. Influent flow to the Sewage Treatment Plant by continuous flow measuring devices and instrumentations as described under "Controls & Flow Loggings" **i**n the sewage works description section of this Approval.

   b. Final Effluent discharged from the Sewage Treatment Plant by continuous flow measuring devices and instrumentations as described under "Controls & Flow Loggings" in the sewage works description section of this Approval.

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.

8. 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 5, 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 discharged into the subsurface disposal system;

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 tabulation of the volume of sludge generated, an outline of anticipated volumes to be generated in the next reporting period and a summary of the locations to where the sludge was disposed;

k. a summary of any complaints received and any steps taken to address the complaints;

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.

Schedule A

1. Application for Environmental Compliance Approval submitted by Shawn Bardell, Senior Director, Real Estate Development of Broccolini Real Estate Group Inc. received on August 25, 2025 for the Proposed Works, including environmental impact assessment, design report, final plans and specifications.

Schedule B

Final Effluent Design Objectives

Final Effluent Parameter	**Averaging Calculator**	**Objective** (maximum concentration)
CBOD5	Single Sample Result	10 mg/L
Total Suspended Solids	Single Sample Result	10 mg/L
Total Inorganic Nitrogen	Single Sample Result	2.7 mg/L
Total Nitrogen	Single Sample Result	4.7 mg/L

Schedule C

Final Effluent Compliance Limits

Final Effluent Parameter	**Averaging Calculator**	**Limit** (maximum concentration)
CBOD5	Annual Average Effluent Concentration	15 mg/L
Total Suspended Solids	Annual Average Effluent Concentration	15 mg/L
Total Inorganic Nitrogen	Annual Average Effluent Concentration	5 mg/L
Total Nitrogen	Annual Average Effluent Concentration	7 mg/L

Schedule D

Monitoring Program

Influent - sampling point in the Equalization Tank

Parameters	Sample Type	Minimum Frequency
BOD5	Grab	Monthly
Total Suspended Solids	Grab	Monthly
Total Kjeldahl Nitrogen	Grab	Monthly
Total Nitrogen	Grab	Monthly
Total Inorganic Nitrogen	Grab	Monthly

Final Effluent - sampling point in the Final Effluent Pump Tank

Parameters	Sample Type	Minimum Frequency
CBOD5	Grab	Monthly
Total Suspended Solids	Grab	Monthly
Total Nitrogen	Grab	Monthly
Total Inorganic Nitrogen	Grab	Monthly

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 and 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 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 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.

5. Condition 5 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.

6. Condition 6 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.

7. Condition 7 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.

8. Condition 8 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.

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

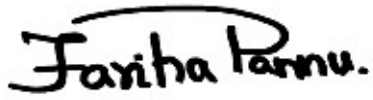
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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 19th day of March, 2026



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

MK/

c: District Manager, MECP York-Durham
Eric Gunnell, Gunnell Engineering Ltd.