

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 7910-DS5NP3
Issue Date: April 20, 2026

1000421099 Ontario Inc.
operating as The Commercial Roadhouse
3752 Netherby Rd
Stevensville, ON L0S 1S0

Site Location: 3752 Netherby Rd Stevensville
Town of Fort Erie,
Regional Municipality of Niagara
ON L0S 1S0

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:

usage and operation of the Works for the temporary storage and disposal of sanitary sewage from the commercial building located at the above address, rated at a Maximum Daily Flow of 11,129 litres per day, consisting of the following Works:

Proposed Works

- conversion of a 29,000 litre concrete septic tank and a pump chamber into a temporary holding tank, equipped with a vent, a high liquid level alarm with audible and visual alerts and an access riser to surface, servicing the commercial building;

Existing Works

- one (1) 29,000 litre concrete septic tank and a pump chamber, equipped with a vent, a high liquid level alarm with audible and visual alerts and an access riser to surface, servicing the commercial building (to be converted as described above);
- an existing Class 4 septic system consisting of a raised leaching bed (to be decommissioned according to Condition 6).

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. "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;
3. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;
4. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19, as amended;
5. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
6. "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;
7. "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;
8. "Owner" means 1000421099 Ontario Inc. and its successors and assignees;
9. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;
10. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
11. "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 shall expire and become null and void **two (2) years** from the date of this approval.

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. OPERATIONS, MAINTENANCE AND RECORDING

1. The Owner shall ensure that, at all times, the Works and related equipment and appurtenances which are installed or used to achieve compliance with this Approval are properly operated and maintained.
2. The Owner shall have a valid agreement with a hauler who is in possession of a Waste Management Systems Approval at all times during operation of the holding tanks;
3. The Owner shall ensure that appropriate mitigative measures are taken should any objectionable odour be generated from any holding tank.

4. A visual inspection shall be conducted and recorded by the hauler prior to sewage removal for any valves and hoses used for the conveyance of sewage that may leak.
5. An operator shall be present and available during any transfer of sewage.
6. The holding tanks shall be locked and secured at all times except during the transfer of sewage to a Ministry certified waste management system for the purposes of approved disposal.
7. The Owner shall ensure that the holding tanks are equipped with audible or other adequate warning device signifying when the holding tanks are seventy-five percent (75%) full.
8. The Owner shall ensure that the following monitoring program is carried out upon commencement of operation of the Works:
 - a. record and maintain a record of emptying the holding tanks;
 - b. record and maintain a record of the date and quantity of sewage being pumped out of the holding tanks; and
 - c. record and maintain a record of all inspections and maintenance performed;
9. The Owner shall visually inspect the general area where the Works are located for break-out **once every month**.
10. In the event a break-out is observed from the Works, the Owner shall do the following:
 - a. sewage discharge to the specific holding tank where a break-out is observed 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. 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 maintain a logbook to record the results of operation and maintenance activities specified in the above sub-clauses, and shall keep the logbook at the site and make it available for inspection by the Ministry staff.

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 operation and maintenance activities required by this Approval.

5. REPORTING

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

6. DECOMMISSIONING OF UN-USED WORKS

1. The Owner shall properly abandon any portion of unused Existing Works, as directed below, and upon completion of decommissioning, report in writing to the District Manager:
 - a. any sewage pipes leading from building structures to unused Works components shall be disconnected and capped;
 - b. any unused septic tanks, holding tanks and pump chambers shall be completely emptied of its content by a licensed hauler and either be removed, crushed and backfilled, or be filled with granular material;
 - c. if the area of the existing leaching bed is going to be used for the purposes of construction of a replacement bed or other structure, all distribution pipes and surrounding material must be removed by a licensed hauler and disposed off site at an approved waste disposal site; otherwise the existing leaching bed may be abandoned in place after disconnecting, if there are no other plans to use the area for other purposes.

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

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 the Owner takes the necessary steps to provide a permanent solution for disposal of sewage generated at the site.

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 require that the Works be properly operated, maintained, and equipped such that the environment is protected.
5. Condition 5 is included to ensure all reportable spills are properly dealt with, documented and reported.
6. Condition 6 is included to ensure that any components of un-used Works are properly decommissioned.

Schedule A

1. Application for Environmental Compliance Approval submitted by Paul Saxton, Director of The Commercial Roadhouse, on January 16, 2026 and received January 29, 2026, serving a commercial building, including design reports, final plans and specifications.

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me and the Ontario Land Tribunal within 15 days after receipt of this notice, require a hearing by the Tribunal. 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.

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

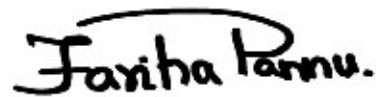
and

The 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

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

DATED AT TORONTO this 20th day of April, 2026



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

SA/
c: District Manager, MECP Niagara District Office
Jim Halucha, Hallex Engineering Ltd.