

**AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 4125-DSYLLW  
Issue Date: April 17, 2026

2572306 Ontario Inc. DBA "The Meadows"  
11981 Plank Rd  
Bayham, Ontario  
N4G 4G9

Site Location: The Meadows Homes  
11981 Plank Rd  
Bayham Municipality, County of Elgin  
N4G 4G9

*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:*

proposed and existing sewage Works for the treatment of sanitary sewage and subsurface disposal of treated effluent at a total Maximum Daily Flow of 72,598 litres per day to service 53 existing and 15 new mobile home lots located at the above site, consisting of the following:

**PROPOSED WORKS :**

Fifteen (15) on-site sewage systems with a total combined Maximum Daily Flow of 16,500 litres per day; consisting of:

- Fifteen (15) new individual sewage systems, each with a Maximum Daily Flow of 1,100 litres per day each servicing one (1) mobile home; consisting of one (1) 3,600 L septic tank and one (1) in-ground filter bed having 30 square metres of effective area, with six (6) 4.8 m long runs of 75 mm diameter perforated PVC piping spaced 0.75m on-centre; with an extended contact area of 30 m<sup>2</sup>.

**EXISTING WORKS:**

Forty seven (47) existing on-site sewage systems with a total combined Maximum Daily Flow of 56,098 litres per day as described in **Schedule B**:

- Eleven (11) on-site subsurface sewage disposal systems, each designed and operated at a Maximum Daily Flow of 1,100 litres per day for a total combined capacity of 12,100 litres per day to service eleven (11)

mobile/modular homes previously approved by the Environmental Compliance Approval (ECA) No. 5575-8URL94 issued on May 29, 2012.

- Thirty-six (36) existing, currently unapproved sewage systems- one (1) servicing a recreation hall building, six (6) servicing two (2) mobile homes per sewage system, and the remaining twenty-nine (29) servicing one (1) mobile home per system. Each existing sewage systems consist of one (1) existing septic tank and one (1) existing in-ground leaching bed or one (1) existing in-ground filter bed with a total combined capacity of 43,998 litres per day.

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. "Commissioned" means the construction is complete and the system has been tested, inspected, and is ready for operation consistent with the design intent;
3. "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;
4. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;
5. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
6. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
7. "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;
8. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
9. "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;
10. "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;
11. "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;

12. "Owner" means 2572306 Ontario Inc. and its successors and assignees;
13. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
14. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
15. "Works" means the approved sewage works, and includes Proposed Works and Existing Works;
16. "Supporting Documentation" means the documents listed in Schedule A of this Approval;

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

## **TERMS AND CONDITIONS**

### **1. GENERAL PROVISIONS**

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

### **2. EXPIRY OF APPROVAL**

1. This Approval will cease to apply to those parts of the Works which have not been constructed within **five (5) years** of the date of this Approval.
2. In the event that completion and commissioning of any portion of the Works is anticipated to be more than five (5) years, the Owner shall submit an application for extension at least **twelve (12) months** prior to the end of the five (5) years from the day of issuance of this Approval. The application shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

### **3. CHANGE OF OWNER**

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes **within 30 days** of the change occurring:
  - a. change of address of Owner;
  - b. change of Owner, including address of new owner;
  - c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act* , R.S.O. 1990, c.B17 shall be included in the notification;
  - d. change of name of the corporation and a copy of the most current information filed under the *Corporations Information Act* , R.S.O. 1990, c. C39 shall be included in the notification.
2. In the event of any change in ownership of the Works, other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.
3. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

#### 4. CONSTRUCTION

1. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
2. 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.
3. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a statement, certified by a Licensed Engineering Practitioner, that the Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry staff.
4. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a set of as-built drawings showing the Works "as constructed". "As-built" drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be retained at the site for the operational life of the Works and shall be made available for inspection by Ministry staff.

## 5. OPERATIONS, MAINTENANCE, MONITORING AND RECORDING

1. The owner shall initiate a Groundwater Monitoring Protocol by no later than three (3) months after the issuance of this Approval.
  - a. Samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Groundwater Monitoring Table included in **Schedule B**.
2. The Owner shall employ measurement devices to accurately measure quantity of water flowing to the site. Considering the large number of gravity sewage systems installed at the Site, it is understood that water meters are installed on the two water supply wells. Daily readings should be recorded to ensure the total rated sewage capacity for the Site is not exceeded.
3. The Owner shall ensure that, at all times, the Works and the related equipment and appurtenances used to achieve compliance with this Approval are properly operated and maintained. Proper operation and maintenance shall include effective performance, adequate funding, adequate staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and regulations, adequate laboratory facilities, process controls and alarms and the use of process chemicals and other substances used in the Works.
4. The Owner shall ensure that the septic tanks are pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filters is cleaned out at minimum once a year (or more often if required).
5. The Owner shall ensure that grass-cutting is maintained regularly over the subsurface disposal bed(s), and that adequate steps are taken to ensure that the area of the underground Works is protected from vehicle traffic.
6. The Owner shall visually inspect the general area where Works are located for break-out once every month during the operating season.
7. In the event a break-out is observed from a subsurface disposal bed, the Owner shall do the following:
  - a. sewage discharge to that subsurface disposal system shall be discontinued;
  - b. the incident shall be **immediately** reported verbally to the Spills Action Centre (SAC) at (416) 325-3000 or 1-800-268-6060;
  - c. submit a written report to the District Manager within **one (1) week** of the break-out;
  - d. access to the break-out area shall be restricted until remedial actions are complete;
  - e. during the time remedial actions are taking place the sewage generated at the site shall not be

allowed to discharge to the environment; and

- f. sewage generated at the site shall be safely collected and disposed of through a licensed waste hauler to an approved sewage disposal site.
8. 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.
9. 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.

## 6. REPORTING

1. **One (1) week** prior to the start up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start up date.
2. 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.)

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

1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review and upon which approval was granted. This condition is also included to emphasize the precedence of Conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. The condition also advises the Owners their responsibility to notify any person they authorized to carry out work pursuant to this Approval the existence of this Approval.
2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to the approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included to ensure that the Works are constructed, and may be operated and maintained such that the environment is protected and deterioration, loss, injury or damage to any

person or property is prevented.

5. Condition 5 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected.
6. Condition 6 is included to ensure the Ministry is given prior notice of the pending start up date of the Works and all reportable spills are properly dealt with, documented and reported.

## Schedule A

1. Application for Approval of Municipal and Private Sewage Works, dated September 8, 2010.
2. Design Brief: Highway Meadows Community Fourteen - Lot Expansion Wastewater Treatment Systems, dated August 30, 2010 prepared by BOS Engineering and Environmental Services Inc.
3. Letter dated November 4, 2011 from Highway Meadows Inc. to modify description of facility type ("mobile/modular home" instead of "mobile home") for amendment to the Approval of Approval No. 7016-8GKQWT dated June 23, 2011.
4. ECA No. 5575-8URL94 issued on May 29, 2012.
5. Hydrogeological Assessment Report prepared by MTE dated July 4, 2024.
6. Environmental Compliance Approval Application for a Municipal and Private Sewage Works submitted and signed by Greg Skotnicki, Director, received April 30, 2025, and all supporting documentation and information.
7. Design Brief, dated April 30, 2025, including calculations and engineering drawings, prepared by Cambium inc.
8. Updated Design Brief, dated April 10, 2026, including calculations and engineering drawings, prepared by Cambium inc.
9. Other supporting drawing, technical documentation and correspondence submitted together with this application and during application review process.

## Schedule B

### Description of the Existing Sewage Works

No. of Sewage works.	Servicing	Septic Tank Capacity (L)	Total Length of Pipe (m)	Rated Capacity (L/day)
11	91–95 Beech Street 101–103 Pine Street 186–188 Cedar Street (ECA # 5575-8URL98)	3,600	Filter Bed – 4m x 7m (28m <sup>2</sup> )	1,100
1	1 Linden Boulevard (Rec. Hall)	3,785	75.2	1,003
1	2 Linden Boulevard	3,785	87.8	1,170
1	3 Linden Boulevard	3,785	80.4	1,072
1	4 Maple Avenue 5 Maple Avenue	3,785	78.4	1,045
1	6 Maple Avenue 7 Maple Avenue	3,785	76.5	1,020
1	8 Maple Avenue	3,785	91.1	1,219
1	9 Maple Avenue	3,600	41.2 (leaching chambers)	1,100
1	10 Maple Avenue 11 Maple Avenue	3,785	91.5	1,220
1	12 Maple Avenue	3,785	48.8	651
1	13 Maple Avenue	3,785	76.8	1,024
1	14 Maple Avenue	3,785	62.8	837
1	15 Maple Avenue	3,785	92.4	1,232
1	16 Linden Boulevard 17 Linden Boulevard	3,785	72.6	968
1	18 Linden Boulevard 19 Linden Boulevard	3,785	109.9	1,465
1	20 Linden Boulevard	3,785	62.8	837
1	21 Linden Boulevard 22 Linden Boulevard	3,785	90.6	1,208
1	23 Cedar Street	3,785	102.4	1,365
1	24 Cedar Street	3,785	91.2	1,216

1	25 Cedar Street	3,785	127.0	1,693
1	31 Oak Street	3,600	65.2	869
1	32 Oak Street	3,600	76.0	1,013
1	33 Oak Street	3,600	109.8	1,464
1	34 Oak Street	3,600	109.8	1,464
1	57 Oak Street	3,600	91.2	1,216
1	58 Oak Street	3,600	60.4	805
1	59 Oak Street	3,600	76.0	1,013
1	60 Oak Street	3,600	91.8	1,224
1	61 Walnut Avenue	3,600	125.6	1,675
1	62 Walnut Avenue	3,600	71.6	955
1	63 Walnut Avenue	3,600	151.2	1,800
1	64 Walnut Avenue	3,600	109.8	1,464
1	86 Walnut Avenue	3,600	115.8	1,544
1	87 Walnut Avenue	3,600	125.4	1,672
1	88 Walnut Avenue	3,600	109.8	1,464
1	89 Walnut Avenue	3,600	112.8	1,504
1	90 Walnut Avenue	3,600	112.8	1,504

## Schedule B

### Groundwater Monitoring Table

<b>Sampling Location</b>	Down-gradient Monitoring Well MW107-24 (northwest of the existing sewage systems and identified in Design Brief as Fig. 1)
<b>Frequency</b>	Semi-annually (once every six months)*
<b>Sample Type</b>	Grab
<b>Parameters</b>	Nitrate - Nitrogen, Total Ammonia Nitrogen (TAN), Total Suspended Solids (TSS), Total Phosphorus (TP), Dissolved Phosphorus  Field parameter: Water Level
<p>*Minimum of sixty (60) months from the commencement of operation of the Works, The Owner may request further modifications to this groundwater monitoring program by submitting a report to the District Manager.</p>	

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 5575-8URL94 issued on May 29, 2012.**

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

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

Pursuant to subsection 139(3) of the *Environmental Protection Act*, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

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

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

This Notice must be served upon:

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

and

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

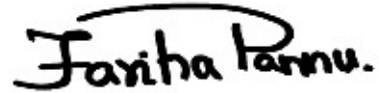
and

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

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

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

The above noted activity is approved under s.20.3 of Part II.1 of the *Environmental Protection Act*.  
DATED AT TORONTO this 17th day of April, 2026



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

LB/  
c: District Manager, MECP London - District  
Jeremy Tracey, Jeremy Cambium Inc.