

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 9361-DUWFPY
Issue Date: June 26, 2026

908232 Ontario Inc.
387 Baxter Loop Road
Post Office Box No. 310
Honey Harbour, Ontario
P0E 1E0

Site Location: Bayview Marine Resort
387 Baxter Loop Road
Township Georgian Bay, District Municipality of Muskoka
P0E 1E0

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 Existing sanitary Sewage Works at Bayview Marine Resort (recreational camping ground), operated seasonally, located at 387 Baxter Loop Road Township Georgian Bay, District Municipality of Muskoka, comprising an existing Class 4 disposal bed and 40 holding tanks serving existing 40 Trailer sites on the Resort, with an overall Maximum Daily Flow of 13,928 L/d, comprising;

EXISTING WORKS

Comfort Station Sewage Works, serving all 40 existing Trailer sites with a Maximum Daily Flow of 6,800 L/day, located southwest of the main car park area, comprising;

- One (1) Existing two compartment, 13,620 L precast concrete Septic Tank, collecting the sanitary sewage from the comfort station via gravity sewer, equipped with OBC approved filter, discharging by gravity to a siphon chamber and distribution box;
- one (1) Existing 34.4m x 25.6m Absorption Trench Leaching Bed, designed for a Maximum Daily Flow of 6,800 L/day, comprising of 365m of piping, 12 runs, each 30m long, constructed in imported fill material with a percolation rate of 10min/cm, receiving effluent from the above noted distribution box;

Onsite Holding Tanks, each serving one of the 40 existing Trailer Sites with a combined Maximum Daily Flow of 7,128 L/day, located on each Trailer site, comprising;

- Fourty (40) inground Holding Tanks (Model HT01-0250) each 1.8m x 91.2m, and 48cm deep, each of the tank is located at one of the 40 Trailer sites, each RV trailer equipped with a level sensor for monitoring sewage levels in the internal holding tank and each external tank equipped with an access riser with a watertight and accessible cover overlying clear sand overlying a granular base;

and all other controls, electrical equipment, instrumentation, piping, pumps, valves and appurtenances essential for the proper operation of the aforementioned sewage Works;

all in accordance with the 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. "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;
7. "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;
8. "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;
9. "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;

10. "Owner" means 908232 Ontario Inc., and its successors and assignees;
11. "OWRA" means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;
12. "Works" means the approved sewage works, and includes 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

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.

3. OPERATIONS, MAINTENANCE AND RECORDING

1. The Owner shall ensure that, at all times, the Works and the related equipment and appurtenances used to achieve compliance with this Approval are properly operated and maintained. Proper operation and maintenance shall include effective performance, adequate funding, adequate staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and regulations, adequate laboratory facilities, process controls and alarms and the use of process chemicals and other substances used in the Works.
2. The Owner shall ensure that the septic tank is pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filter is cleaned out at minimum once a year (or more often if required).
3. The Owner shall ensure that every Holding Tank is inspected at least once every week during the operating season, to ensure that the contents of the Holding Tank are hauled offsite prior to surcharge and any overflow from these Holding Tanks.
4. The Owner shall have a valid written agreement at all times during the operating season, with a hauler who is in possession of a Waste Management Systems Approval, to remove and dispose off contents of the Holding Tanks.
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 the subsurface disposal bed and or the holding tanks, the Owner shall do the following:
 1. sewage discharge to that subsurface disposal system shall be discontinued;
 2. the incident shall be **immediately** reported verbally to the Spills Action Centre (SAC) at (416) 325-3000 or 1-800-268-6060;
 3. submit a written report to the District Manager within **one (1) week** of the break-out;
 4. access to the break-out area shall be restricted until remedial actions are complete;

5. during the time remedial actions are taking place the sewage generated at the site shall not be allowed to discharge to the environment; and
6. 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.

4. 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.

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 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.
3. Condition 3 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected.
4. Condition 4 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

Schedule A

1. Application for Environmental Compliance Approval dated April 23, 2025 and received on June 26, 2025.

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

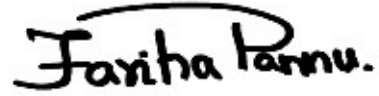
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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 26th day of June, 2026



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.

Jackie Coughlin P. Eng., Azimuth Environmental Consulting, Inc.