

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 5057-DUANDZ

Issue Date: July 15, 2026

Nobleton Lakes Golf Course Ltd.
125 Nobleton Lakes Dr
Nobleton, Ontario
L0G 1N0

Site Location: 125 Nobleton Lakes Drive
Lot 14, Concession 8
Township of King, Regional Municipality of York
L0G 1N0

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:

modification, use and operation of Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from the golf course property at the above site location, rated at a total Maximum Daily Flow of 26,575 litres per day (L/day), consisting of the following:

Details of Service Area

one (1) golf course clubhouse, one (1) maintenance building, and one (1) halfway house

Proposed Works

Serving one (1) Halfway House (with daily sewage flow of 2,075 L/day, balanced flow of 1,400 L/day):

1. Proposed Septic Tank

One (1) septic tank with a capacity of 6,800 litre (L), equipped with effluent filter, discharging to the balancing/dosing tank below;

2. Proposed Balancing/Dosing Tank

One (1) balancing/dosing tank with a capacity of 4,500 L, constructed with a pump rated at 1.2 litre per second (L/s), discharging to the filter bed at maximum 1,400 L/day;

3. Proposed Filter Bed

One (1) raised filter bed, with a design capacity of 1,400 L/day, consisting of a stone layer and a sand layer, having an effective area of approximately 21 square metres (3 metre (m) by 7 m), a filter sand area of 63 square metres (7 m by 9 m) and a total loading area of approximately 187 square metres (10 m by 18.7 m), complete with four (4) runs of 6 m long distribution pipes installed in the stone layer, evenly spaced at 0.65 m centre to centre;

Existing Works:

Serving one (1) Clubhouse (with daily sewage flow of 23,500 L/day):

1. Existing Septic Tank

One (1) septic tank with a capacity of 22,730 L;

2. Existing Grease Trap

One (1) grease trap with a capacity of 3,650 L;

3. Existing Effluent Filters

Two (2) effluent filters to provide 0.8 millimetre (mm) particle filtration prior to dosing of the soil absorption fields;

4. Existing Balancing Tank

One (1) balancing tank with a capacity of 13,650 L equipped with one (1) 0.30 kilowatt submersible sewage pump discharging the effluent from balancing tank to soil absorption Bed A, rated at 300 litres per minute (L/m) at a total dynamic head (TDH) of 2.0 m with timers and alarms;

5. Existing Pump Chamber

One (1) pump chamber equipped with one (1) submersible sewage pump discharging to soil absorption Bed B, rated at 60 L/m at a TDH of 8.5 m;

6. Existing Soil Absorption Field (Bed A)

One (1) soil absorption field with a total of 1,200 m of trenches, each trench 30 m long, a minimum of 750 mm deep and a minimum trench width of 760 mm with a centre line spacing of 1.5 m, and each trench equipped with a centrally placed 100 mm diameter perforated distribution pipe, distribution chamber and clean-out valves on the laterals;

7. Existing Soil Absorption Field (Bed B)

One (1) soil absorption field with a total of 475 m of trenches, 10 trenches each 17.5 m long and 10 trenches 30 m long, a minimum of 600 mm deep and a minimum trench width of 600 mm with centre line spacing of 1.5 m, and each trench equipped with a centrally placed 100 mm diameter perforated distribution pipe, distribution chamber and clean-out valves on the laterals;

Serving one (1) Maintenance Building (with daily sewage flow of 1,000 L/day):

1. Existing Septic Tank

One (1) septic tank with a minimum capacity of 3,600 L, discharging effluent to the pump chamber described below;

2. Existing Pump Chamber

One (1) single-compartment pump chamber rated approximately 2,250 L with one (1) submersible sewage pump discharging effluent from the septic tank to a forcemain, rated at 3.0 L/s at a TDH of 9.5 m, discharging effluent to the absorption trench leaching bed described below;

3. Existing Absorption Trench Leaching Bed

One (1) absorption trench leaching bed consisting of six (6) runs, each 16.7 m long with a total run length of 100 m, a minimum of 600 mm deep and a minimum trench width of 500 mm with centre line spacing of 1.6 m. Each trench is installed within a layer of stone with a minimum stone layer of 50 mm above and 150 mm below the distribution piping and a minimum stone layer width of 500 mm. Located so that the bottom of the absorption trench is not less than 900 mm above the higher ground water table;

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. "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;
9. "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;
10. "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;
11. "Owner" means Nobleton Lakes Golf Course Ltd. and its successors and assignees;
12. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
13. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
14. "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 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 construction of the Works is supervised by a Licensed Engineering Practitioner.
2. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
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 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 tanks are pumped out every 3-5 years or when the tanks are 1/3 full of solids and the effluent filters are cleaned out at minimum once a year (or more often if required).
3. The Owner shall ensure that the oil/grease interceptor is inspected and maintained on regular basis as required, and grease is disposed off site by a licensed hauler (e.g. at approved recycling sites).
4. 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.
5. The Owner shall visually inspect the general area where Works are located for break-out once every month during the operating season.
6. 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.
7. 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.
8. The Owner shall employ measurement devices to accurately measure quantity of effluent being discharged to each individual subsurface disposal bed, including but not limited to water/wastewater flow meters, event counters, running time clocks, or electronically controlled dosing, and shall record the daily volume of effluent being discharged to the subsurface disposal bed.
9. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed servicing Halfway House does not exceed 1,400 litres per day.
10. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed servicing Clubhouse does not exceed 23,500 litres per day.
11. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed servicing Maintenance Building does not exceed 1,000 litres per day.
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.

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.

7. DECOMMISSIONING OF UN-USED SEWAGE SYSTEM

1. The Owner shall properly abandon any portion of unused existing sewage system, 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 sewage 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, 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.
7. Condition 7 is included to ensure that any components of un-used sewage system are properly decommissioned.

Schedule A

1. Application for amendment of Environmental Compliance Approval # 8629-BGCMAD submitted by Chris Torkos, President of Nobleton Lakes Golf Course Ltd., received April 17, 2026 for the proposed addition of sewage system, including design report, final plans and specifications.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).
8629-BGCMAD issued on November 27, 2019**

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

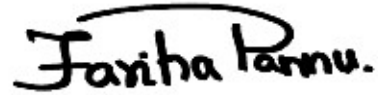
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* 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

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 15th day of July, 2026



Fariha Pannu, P.Eng.

Director

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

TT/

c: District Manager, MECP York-Durham District Office
Anne Egan, R.J. Burnside & Associates Limited