

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4399-DTMHU5
Issue Date: August 14, 2026

The Cottages at Port Stanton Inc.
1500 Port Stanton Pky R.R. 1
Severn, Ontario
P0E 1N0

Site Location: 1441 Wild Echo Lodge Lane
Severn Township, County of Simcoe

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:

the establishment of Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from The Cottages at Port Stanton at the above site location, rated at a Maximum Daily Flow of 24,100 litres per day, and servicing a total of eighteen (18) cottage units, consisting of two (2) one-bedroom units, six (6) two-bedroom units, and ten (10) three-bedroom units, comprising the following:

PROPOSED WORKS (Sewage Works #1)

On-site sewage treatment system, consisting of:

- Two (2) two-compartment septic tanks, equipped with effluent filters and access risers for maintenance and inspection, each with an effective working capacity of 27,500 L, for a total septic tank working capacity of 55,000 L, sized at approximately three (3) times the daily design sewage flow.
- One (1) pump chamber with an effective working volume of approximately 18,000 L, providing equalized dosing to downstream treatment units.
- Two (2) Waterloo Biofilter (WBF) treatment units, consisting of tank-based biofilter treatment systems, consisting of two (2) 22,000 L basket Biofilter tanks, each housing two (2) baskets each with 8.4 m³ Biofilter foam medium (33.6 m³ Biofilter foam medium total), designed and sized in accordance with the manufacturer's specifications, with a combined rated treatment capacity of approximately 17,700 L/day, and with Treatment Tank #1 equipped with two (2) submersible pumps operating on alternating demand. A portion of each dose is recirculated back to Septic Tank #2, with the remaining treated effluent

conveyed to the subsurface disposal system.

- One (1) raised Type A Dispersal Bed, to replace Existing Bed #1, consisting of:
 - Ten (10) distribution trenches, each approximately 29.5 m in length.
 - Perforated 100 mm diameter distribution pipes, each approximately 28.3 m long, for a total distribution pipe length of approximately 283 m.
 - Trench spacing of approximately 1.2 m on-centre.
 - Distribution via a distribution box complete with header piping.
 - An associated sand mantle and bed footprint area of approximately 885 m².
- The replacement system is designed to accommodate the combined design flows of Bed #1 and Bed #2 (17,700 L/day), however, only Bed #1 flows (13,900 L/day) will be directed to the replacement system under the current configuration.
- Existing Bed #2, Bed #3, and the Unit 401 area bed shall remain in service with no change to their approved design flows.

REPAIRS to Sewage Works #3 as Originally Approved Under CofA #8580-5RWN6S

Repairs completed under the direction of, and accepted by, the MECP Barrie District Office in 2025, to existing approved sewage works, including:

- Resealing of septic tanks to address groundwater infiltration;
- Removal and replacement of non-compliant sand mantle material, associated with the raised filter bed system (Bed #3), that was installed in 2003/2004 when Sewage Works was originally constructed. This original mantle material had a assessed percolation rate of 20-30 min/cm;
- Installation of replacement mantle material achieving a percolation rate of approximately 8 min/cm; and,
- Restoration of proper filtration conditions to eliminate surface breakout and ponding.

EXISTING WORKS

Three (3) on-site sewage treatment and dispersal systems to remain in service, consisting of:

- Existing Bed #2, originally installed under Certificate of Approval No. F-74-OT-81, consisting of a septic tank with an approximate working capacity of 4,660 L and associated conveyance components discharging to a sand-based area bed having an approximate area of 115 m², with a rated design capacity of 3,800 L/day, servicing Cottages 402, 403, and 404;
- Existing Bed #3, originally approved under Certificate of Approval No. 8580-5RWN6S, consisting of a septic tank, pump chamber, and raised filter bed system, with a rated design capacity of 4,800 L/day,

servicing Cottages 416, 417, and 418;

- Unit 401 area bed, consisting of a septic tank and subsurface disposal system installed without formal approval, with an approximate septic tank working capacity of 4,400 L and a sand-based area bed, having a rated design capacity of 1,600 L/day, servicing Cottage Unit 401;

DECOMMISSIONING WORKS

- Existing Bed #1 to be decommissioned to allow for the construction of the replacement system. Decommissioning activities include:
 - Removal of existing septic tanks and associated piping.
 - Relocation of existing leaching bed materials within the greater Bayview Wildwood/The Cottages property.
 - Burial, capping with native soil, spent soils and drain rock materials from the original leaching bed, stabilization, and restoration.
 - Seeding, fencing, and restricted access controls.
- The relocated materials may be reused for lagoon berm widening, consistent with previously approved Bed #3 repair works.

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 The Cottages at Port Stanton 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.

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 Installer or 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. 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 or Licensed Installer for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.

4. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a statement, certified by a Licensed Installer or 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.
5. 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 establish and maintain a service agreement with the manufacturer of the treatment system (Waterloo Biofilter) for as long as the system is in use. The agreement shall include routine inspection, maintenance, and performance verification activities and shall be retained at the site and made available for inspection by Ministry staff.
3. 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, whichever occur sooner, and the effluent filter is cleaned out at minimum once a year (or more often if required).
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. Records of these inspections shall be maintained and included in the records required under Condition 5.7 of this ECA.
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 upon request.
 8. The Owner shall employ measurement devices to accurately measure quantity of effluent being discharged to each individual subsurface disposal bed of the Proposed Works (Sewage Works #1), including but not limited to water/wastewater flow meters, event counters, running time clocks, or electronically controlled dosing, and shall record the daily disposal bed.
 9. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal beds associated with the Proposed Works (Sewage Works #1), does not exceed 13,900 litres per day.
 10. The Owner shall ensure that treated effluent discharged from the Waterloo Biofilter (WBF) treatment system is designed to achieve an effluent quality of 10 mg/L or less for cBOD5 and Total Suspended Solids (TSS).
 11. 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 Proposed Works (WBF and Bed #1), 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 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, or removed and suitably disposed of;
- 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 and disposed off site at an approved waste disposal site; or as described at Condition 7 and the decommissioning plan as required by Condition 8, 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.

8. Special Condition

1. The Owner shall prepare and submit a decommissioning plan to the Barrie District Office, following all directions given regarding decommissioning and disposal/spend soils re-use. The decommissioning plan shall also include items to be decommissioned, components to be disposed off or reused at the site, and any other related decommissioning activities at the site.

Schedule A

1. Application for Environmental Compliance Approval submitted by by Port Stanton Group of Companies Inc., owner of Bayview Wildwood Resort and the Cottages at Port Stanton, received on January 22, 2026 for the continued use, repair, modification, and replacement of existing on-site sewage works servicing the Cottages at Port Stanton, including Environmental Study Report, design report, final plans and specifications.

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 Works are properly decommissioned.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 8580-5RWN6S issued on October 6, 2003, Health Unit Permit No. F 74 OT 152, issued on June 5, 1975, and Health Unit Permit No. F 89 OT 6 issued on January 31, 1989.

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

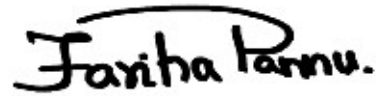
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* **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 14th day of August, 2026



Fariha Pannu, P.Eng.

Director

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

OM/

c: District Manager, MECP Barrie
Jamie Borrelli, MTE Consultants Inc.