ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 5261-DUXJSD
Issue Date: September 21, 2026

Turnbull's Grove Inc.
71361 Bluewater Hwy
Bluewater, Ontario
N0M 1T0

Site Location: Part Lot 29, Concession Lake Road West
Municipality of Bluewater, County of Huron
N0M 1T0

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, usage and operation of Works for the treatment of sanitary sewage and subsurface disposal of treated effluent from the property at the above site location, consisting of seasonal residences and permanent residences, rated at a Maximum Daily Flow of 140,000 litres per day with a balanced flow of 106,000 litres per day for phase 1 existing condition, and rated at a Maximum Daily Flow of 214,000 litres per day with a balanced flow of 160,000 litres per day for phase 2 future expansion, consisting of the following:

Details of Servicing Area

- Phase 1: 92 units of seasonal Park Model Units and 60 year-round units
- Phase 2: 152 units of year-round two-bedroom dwellings and 29 units of year-round three-bedroom dwellings

Proposed Works

Phase 1 (Maximum Daily Flow of 140,000 litres per day with a balanced flow of 106,000 litres per day)

Balancing Tank

- two (2) interconnected 100,000 litre (L) tanks, providing a total of 161,000 L active balancing storage, having one of the tanks equipped with duplex pumps capable of pumping 4.5 litres per second at Total Dynamic Head (TDH) of 9.6 metre (m), dosing a maximum of 106,000 litres per day to the treatment system;

Waterloo Biofilter Treatment System

Septic Tanks

- three (3) 105,000 L septic tanks connected in series, providing a total of 315,000 L capacity, with the second and the third septic tanks equipped with effluent filters, discharging to the Pump Tank;

Pump Tank

- two (2) 45,000 L interconnected tanks, each equipped with two (2) pairs of duplex submersible effluent pumps, dosing to the Waterloo Biofilter Treatment Tanks;

Waterloo Biofilter Treatment Tanks

- four (4) interconnected single compartment 50,000 L tanks, each filled with 50 cubic metres of Waterloo Biofilter foam treatment media for a total of 200 cubic metres;

Dosing Tank

- one (1) 50,000 L single compartment tank, equipped with a simplex pump for recirculating the effluent to the first septic tank and alternating duplex effluent pumps rated at 4.2 litres per second at TDH of 17.2 m discharging to the Type A Dispersal Bed;

Type A Dispersal Bed

- one (1) raised Type A Dispersal Bed, consisting of a stone layer having an area of approximately 3,200 square metres (183.5 m by 17.5 m) and a thickness of 300 millimetres, protected by permeable geo-textile fabric, overlying a sand layer having an area of 14,000 square metres (200 m by 70 m) and a minimum 300 millimetre thick sand mantle extending at minimum 15 m beyond the outermost edge of the stone layer;

Phase 2 (Maximum Daily Flow of 214,000 litres per day with a balanced flow of 160,000 litres per day)

All components described above as Phase 1 Works, plus the following:

Waterloo Biofilter Treatment Tanks

- two (2) additional interconnected single compartment 50,000 L tanks, each filled with 50 cubic metres of Waterloo Biofilter foam treatment media for a total of 300 cubic metres, to be interconnected with the Phase 1 Waterloo Biofilter Treatment Tanks;

Type A Dispersal Bed

- Expansion of the Phase 1 raised Type A Dispersal Bed, consisting of a stone layer having an area of approximately 3,200 square metres (183.5 m by 17.5 m) and a thickness of 300 millimetres, protected by permeable geo-textile fabric, overlying a sand layer having an area of 20,000 square metres (200 m by 100 m) and a minimum 300 millimetre thick sand mantle extending at minimum15 m beyond the outermost edge of the stone layer;

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. "BOD_5" (also known as $TBOD_5$) means five day biochemical oxygen demand measured in an unfiltered sample and includes carbonaceous and nitrogenous oxygen demand;

3. "$CBOD_5$" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;

4. "Commissioned" means the construction is complete and the system has been tested, inspected, and is ready for operation consistent with the design intent;

5. "Director" means a person appointed by the Minister pursuant to Section 5 of the EPA for the purposes of Part II.I of the EPA;

6. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;

7. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;

8. "Grab Sample" means an individual sample of at least 1000 millilitres collected in an appropriate container at a randomly selected time over a period of time not exceeding 15 minutes;

9. “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;

10. "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;

11. "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;

12. "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;

13. "Owner" means Turnbull's Grove Inc. and its successors and assignees;

14. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;

15. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;

16. "Works" means the approved sewage works, and includes Proposed 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 **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. 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. The Owner shall ensure that the Waterloo Biofilter treatment system is installed in accordance with the manufacturer's installation manual.

4. 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 a Licensed Engineering Practitioner for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.

5. 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.

6. 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. MONITORING AND RECORDING

The Owner shall, upon commencement of operation of the Works, carry out the following monitoring program:

1. All samples and measurements taken for the purpose of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the effluent stream over the time period being monitored.

2. 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 Influent Monitoring Table included in **Schedule B**.

3. 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 Effluent Monitoring Table included in **Schedule B**.

4. 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.

5. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed does not exceed 106,000 litres per day under Phase 1 condition.

6. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed does not exceed 160,000 litres per day under Phase 2 condition.

7. The methods and protocols for sampling, analysis and recording shall conform, in order of precedence, to the methods and protocols specified in the following documents and all analysis shall be conducted by a laboratory accredited to the ISO/IEC:17025 standard or as directed by the District Manager:

    a. the Ministry's Procedure F-10-1, “Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only), as amended from time to time by more recently published editions;

    b. the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02, as amended; and

    c. the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition), as amended from time to time by more recently published editions.

8. 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 monitoring activities required by this Approval.

6. EFFLUENT OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Works in accordance with the Final Effluent parameters design objectives listed in the table(s) included in **Schedule B**.

2. For the purposes of subsection 1:

    a. The concentrations of CBOD5 and TSS named in Column 1 of Effluent Objectives Table listed in **Schedule B**, as measured at each monitoring event, should be compared to the corresponding concentration set out in Column 2 of Effluent Objectives Table listed in **Schedule B**.

7. OPERATIONS AND MAINTENANCE

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 prepare an operations manual within **six (6) months** of the introduction of sewage to the Works, that includes, but not necessarily limited to, the following information:

    a. operating procedures for routine operation of all the Works;

    b. inspection programs, including frequency of inspection, for all the Works and the methods or tests employed to detect when maintenance is necessary;

    c. repair and maintenance programs, including the frequency of repair and maintenance for all the Works; copies of maintenance contracts for any routine inspections and pump-outs should be included for all the tanks and treatment units;

    d. procedures for the inspection and calibration of monitoring equipment;

    e. a spill prevention control and countermeasures plan, consisting of contingency plans and procedures for dealing with equipment breakdowns, potential spills and any other abnormal situations, including notification of the Spills Action Centre (SAC) and District Manager; and

    f. procedures for receiving, responding and recording public complaints, including recording any follow-up actions taken.

3. The Owner shall maintain an up to date operations manual and make the manual readily accessible for reference at the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

4. The Owner shall, upon completion of construction, prepare and make available for inspection by Ministry staff, a maintenance agreement with the manufacturer for the treatment process/technology or its authorized agent. The maintenance agreement must be retained at the site and kept current for the operational life of the Works.

5. The Owner shall ensure that all septic tanks are pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filters are cleaned out at minimum once a year or more often if required.

6. 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.

7. The Owner shall visually inspect the general area where Works are located for break-out once every month during the operating season.

8. 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.

9. The Owner shall employ for the overall operation of the Works a person who possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.

10. 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 operations and maintenance activities required by this Approval.

8. 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.

3. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

4. The Owner shall prepare, and submit a performance report upon request, on an annual basis, within **ninety (90) days** following the end of each operational season to the District Manager. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:

    a. a summary and description of efforts made and results achieved in meeting the effluent objectives of Condition 6;

    b. a review and assessment of the performance of the Works, including all treatment units and subsurface disposal bed;

    c. a description of any operating problems encountered and corrective actions taken for all Works located at the property;

    d. a record of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of all Works located at the property including but not limited to: records of maintenance inspections for the treatment system, records of septic tank effluent filters cleaning, records of septic tank pump-outs, records of sludge pump-outs accumulated from the treatment system, records of visual inspections of all subsurface disposal systems;

    e. a summary of any effluent quality assurance or control measures undertaken in the reporting period;

    f. a summary and interpretation of all daily flow data and results achieved in not exceeding the maximum balanced flow discharged into each one of the subsurface disposal system;

g. a summary of any complaints received during the reporting period and any steps taken to address the complaints;

h. a summary of all spill or abnormal discharge events;

i. any other information the District Manager requires from time to time;

9. RESPONSIBILITY AGREEMENT

1. The Owner shall take all reasonable steps to enter into a duly signed Responsibility Agreement with the Municipality of Bluewater when more than five units connected to this sewage works being approved as permanent year-round dwellings in accordance with municipal planning and zoning requirements, herein in accordance with the Ministry Procedure D-5-2 entitled "Application of Municipal Responsibility for Communal Water and Sewage Services".

2. The Owner shall provide written confirmation that the Responsibility Agreement was entered into, including the effective date of the Responsibility Agreement, to the Director and the District Manager.

10. REGISTRATION ON TITLE REQUIREMENT

1. Pursuant to Section 197 of the Environmental Protection Act, prior to dealing with any of the properties comprising the Site in any way, the Owner shall provide a copy of this Approval and any amendments, to any person who will acquire an interest in the property as a result of the dealing.

2. Within **sixty (60) calendar days** of the issuance of this Approval, the Owner shall submit to the Director:

   a. a plan of survey including each property comprising the Site indicating where the Works will be located;

   b. a completed Certificate of Requirement and its supporting documents containing a registerable description of each property comprising the Site.

3. Within **fifteen (15) calendar days** of receiving a Certificate of Requirement authorized by the Director, the Owner shall:

   a. register the Certificate of Requirement in the Land Titles Division of the Land Registry Office on the title to each property comprising the Site; and

   b. submit to the Director written verification that the Certificate of Requirement has been registered on title.

11. 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 enable the Owner to evaluate and demonstrate the performance of the Works, on a continual basis, so that the Works are properly operated and maintained at a level which is consistent with the design objectives specified in the Approval and that the Works does not cause any impairment to the groundwater and/or receiving watercourse.

6. Condition 6 is imposed to establish non-enforceable effluent quality objectives which the Owner is obligated to use best efforts to strive towards on an ongoing basis. These objectives are to be used as a mechanism to trigger corrective action proactively and voluntarily before environmental impairment occurs.

7. Condition 7 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected. As well, the inclusion of an operations manual, maintenance agreement with the manufacturer for the treatment process/technology and a complete set of "as constructed" drawings governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the owner and made available to the Ministry. Such information is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training, in proper plant operation and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a benchmark for Ministry staff when reviewing the Owner's operation of the Works.

8. Condition 8 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.

9. Condition 9 is included to ensure that there is a Responsibility Agreement in place between the Owner and the Municipality prior to construction of the Works so that, in the event that the Owner is unable to continue to provide sewage service, the Municipality may be able to assume ownership and operation of the Works.

10. Condition 10 is included in order to require the Owner to give notice of this Approval to potential future owners of the property before the property is dealt with.

11. Condition 11 is included to ensure that any components of un-used sewage system are properly decommissioned.

Schedule A

1. Application for Environmental Compliance Approval submitted and signed by Dana Parsons, President of Turnbull's Grove Inc., received April 23, 2026 for the proposed onsite sewage system, including Environmental Study Report, design report, final plans and specifications.

Schedule B

Influent Monitoring Table

Sampling Location	Balancing Tank
Frequency	Quarterly
Sample Type	Grab
Parameters	BOD5 Total Suspended Solids (TSS)

Effluent Monitoring Table

Sampling Location	Prior to discharge to the leaching bed, from Dosing Tank or Sample Tap in Control Building.
Frequency	Once a month during operating season
Sample Type	Grab
Parameters	$CBOD_5$ Total Suspended Solids (TSS)

Effluent Objectives Table

Effluent Parameter (Prior to discharge to the leaching bed, from Dosing Tank or Sample Tap in Control Building.)	**Concentration Objective** (milligrams per litre unless otherwise indicated)
$CBOD_5$	10
Total Suspended Solids	10

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

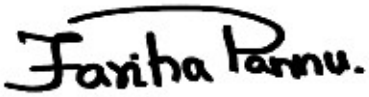
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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 21st day of September, 2026



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

RX/
c: District Manager, MECP Owen Sound District Office
Anne Egan, R.J. Burnside & Associates Limited