Ontario

Ministry of the Environment, Conservation and Parks

Ministère de l'Environnement, de la Protection de la nature et des Parcs

ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER A-500-6394590230
Version: 1.0
Issue Date: October 28, 2026

Pursuant to section 20.3 of the *Environmental Protection Act*, Revised Statutes of Ontario (R.S.O.) 1990, c. E. 19 and subject to all other applicable Acts or regulations this Environmental Compliance Approval is issued to:

LITTLE LAKE DEVELOPMENT COMPANY LIMITED

1050 LITTLE LAKE RD.
GRAVENHURST ONTARIO
P1P 1R2

For the following site:

Lot Number: B, Concession Number: 17, Geographic Township: WOOD,
Municipality: GRAVENHURST, County/District: MUSKOKA,
State/Province: Ontario, Postal/Zip Code: P1P 1R2

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s) 3517-6XGLDK, issued on January 18, 2007.

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:

replacement, upgrades, use and operation of the existing sewage Worksfor the property located at 1050 Little Lake Road, in the Town of Gravenhurst, for the subsurface disposal systems servicing ten cottages located on the property, each serviced by an individual onsite sewage system, consisting of the following Proposed Works:

- **Cottage # 1**
  - one (1) subsurface sewage disposal system servicing an existing 3-bedroom cottage, rated at a Maximum Daily Flow of 1,600 litres per day, consisting of one (1) proposed septic tank with minimum volume of 3,600 litres, and a proposed sewage disposal bed located south of the cottage, to be constructed as a filter bed having minimum filter area of 25 square metres,

minimum base area of 25 square metres and minimum loading area of 160 square metres;

- **Cottage # 2**
  - one (1) subsurface sewage disposal system servicing an existing 3-bedroom cottage, rated at a Maximum Daily Flow of 1,600 litres per day, consisting of one (1) proposed septic tank with minimum volume of 3,600 litres, one (1) proposed pump chamber providing 0.5 day retention volume (800 litres per day), and a proposed sewage disposal bed located southwest of the cottage, across the property access driveway, constructed as a filter bed having minimum filter area of 25 square metres, minimum base area of 25 square metres and minimum loading area of 160 square metres;

- **Cottage # 3**
  - one (1) subsurface sewage disposal system servicing an existing 3-bedroom cottage, rated at a Maximum Daily Flow of 1,600 litres per day, consisting of one (1) existing septic tank with minimum volume of 3,600 litres, and a proposed sewage disposal bed located northwest of the cottage constructed as a filter bed, consisting of a minimum filter area of 25 square metres, a base area of 42 square metres, and a loading area of 200 square metres;

- **Cottage # 4**
  - one (1) subsurface sewage disposal system servicing an existing 3-bedroom cottage, rated at a Maximum Daily Flow of 1,600 litres per day, consisting of one (1) proposed septic tank with minimum volume of 3,600 litres, and a proposed sewage disposal bed located northwest of the cottage constructed as a filter bed having a minimum filter area of 25 square metres, a minimum base area of 36 square metres, and a minimum loading area of 160 square metres;

- **Cottage # 6**
  - one (1) subsurface sewage disposal system servicing an existing 3-bedroom cottage, rated at a Maximum Daily Flow of 1,600 litres per day, consisting of one (1) proposed septic tank with minimum volume of 3,600 litres, a proposed sewage pump located in the basement of the cottage discharging to the sewage disposal bed, and a proposed sewage disposal bed located south of the cottage constructed as a filter bed having a minimum filter area of 25 square metres, a minimum base area of 49 square metres, and a minimum loading area of 200 square metres;

- **Cottage # 7**
  - one (1) subsurface sewage disposal system servicing an existing 3-bedroom cottage, rated at a Maximum Daily Flow of 1,600 litres per day, consisting of one (1) existing septic tank with a volume of 3,864 litres, and a proposed sewage disposal bed located southwest of the cottage constructed as a filter bed having a minimum filter area of 25 square metres, a minimum base area of 36 square metres, and a minimum loading area of 160 square

metres;

- **Cottage # 8**
  - one (1) subsurface sewage disposal system servicing an existing 3-bedroom cottage, rated at a Maximum Daily Flow of 1,600 litres per day, consisting of one (1) existing septic tank with a volume of 3,637 litres, and a proposed sewage disposal bed located south of the cottage, constructed as a filter bed having a minimum filter area of 25 square metres, a minimum base area of 56 square metres, and a minimum loading area of 200 square metres;

- **Cottage # 9**
  - one (1) subsurface sewage disposal system servicing an existing 3-bedroom cottage, rated at a Maximum Daily Flow of 3,600 litres per day, consisting of one (1) proposed septic tank with minimum volume of 3,600 litres, and a proposed sewage disposal bed located adjacent to the cottage, away from access roads or parking areas, constructed as a filter bed having a minimum filter area of 25 square metres, a minimum base area of 100 square metres, and a minimum loading area of 267 square metres;

Existing Works:

- **Cottage # 5**
  - The replacement of the existing sewage works serving Part 5 of Lot B, Concession 17, Wood Ward in the Town of Gravenhurst with a non-municipal subsurface disposal works for the collection, transmission, treatment and disposal of domestic sewage with a Rated Capacity of 2,000 litres per day, consisting of the following:
    - one (1) 4,500 litres capacity dual chamber precast concrete septic tank, discharging by gravity via a 75 millimeter diameter pipe to the subsurface disposal bed described below:
    - a subsurface disposal bed system made up of a filter bed with an area of 27 square metres;

- **Cottage # 10**
  - one (1) subsurface sewage disposal system servicing an existing 1-bedroom cottage, rated at a Maximum Daily Flow of 750 litres per day, consisting of one (1) existing septic tank with a volume of 3,864 litres, and an existing sewage disposal bed located west of the cottage constructed as a leaching bed consisting of 48 metres of distribution piping;

all other appurtenances essential for the proper operation of the aforementioned sewage works;

all in accordance with the submitted supporting documents, listed in Schedule 1.

DEFINITIONS

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;
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;
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 are 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. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40;
13. “Owner” means Little Lake Development Company Ltd., including any successors and assignees;
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.

TERMS AND CONDITIONS

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

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 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. B.17 shall be included in the notification; or

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. 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.
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 each 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 grass-cutting is maintained regularly over the subsurface disposal bed(s), and that adequate steps are taken to ensure that the area(s) of the underground Works is protected from vehicle traffic.
4. The Owner shall visually inspect the general area where Works are located for break-out once every month during the operating season.
5. 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.
6. 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.
7. 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 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), the Owner shall, within fifteen (15) days of the occurrence of any reportable spill as provided in Part X of the EPA and Ontario Regulation 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 WORKS

1. The Owner shall properly abandon any portion of unused existing sewage 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 sewage Works 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 sewage disposal 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 sewage disposal bed may be abandoned in place after disconnecting, if there are no other plans to use the area for other purposes;

REASONS

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.

APPEAL PROVISIONS

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me and the Ontario Land Tribunal, within 15 days after the service of this notice, require a hearing by the Tribunal. You must also provide notice to, the Minister of the Environment, Conservation and Parks in accordance with Section 47 of the *Environmental Bill of Rights*, 1993 who 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:

1. 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;
2. 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	and	The Director appointed for the purposes of Part II.1 of the *Environmental Protection Act* Ministry of the Environment, Conservation and Parks 40 St. Clair Avenue West, 2nd

	Toronto, Ontario M7A 2J3	Floor Toronto, Ontario M4V 1M2

*** 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 Ontario Land Tribunal's**

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 Environmental Registry of Ontario, 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 28th day of October, 2026



Fariha Pannu

Director

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

c: Julia Dwyer, LITTLE LAKE DEVELOPMENT COMPANY LIMITED
Matt Bertram, Skelton Brumwell & Associates

The following schedules are a part of this environmental compliance approval:

SCHEDULE 1

1. Application for an amendment of the Environmental Compliance Approval (ECA) # 3517-6XGLDK, submitted by Julia Dwyer of Little Lake Development Company Ltd., received on January 08, 2026, to include all onsite private sewage disposal systems, including design reports, final plans and specifications prepared by Skelton, Brumwell & Associates Inc. (SBA & Associates).
2. Onsite Sewage System Assessment Report, dated October 17, 2025 (revised on October 13, 2026), for Little Lake Development Company Ltd., prepared by Skelton, Brumwell & Associates Inc. (SBA & Associates), signed by Matt Bertram, P.Eng.
3. Previous application and documentation :
    a. Application for Approval of Municipal and Private Sewage Works submitted by Wayne Moore of Cottage Country Environmental Services dated May 21, 2006 together with a covering letter dated September 18, 2006.
    b. Report entitled 'Sub-Surface Sewage System Design, Part 5 Plan BR-1444, Lot B, Concession 17, Wood Ward, Town of Gravenhurst, District of Muskoka, 1050-5 Southwood Drive, #5 Little Lake Road (pvt.)' dated September 12, 2006 prepared for Anneli and Gregory Andre-Barrett, Little Lake Development Company Limited by Cottage Country Environmental Services.