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-500-6398576417
Version: 1.0
Issue Date: November 10, 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:

JFL REALTY INC.

623 KING AVENUE (AVE) EAST
NEWCASTLE ONTARIO
L1B 1K7

For the following site:

623 King Avenue (AV) East, Newcastle, CLARINGTON, ONTARIO,
CANADA, L1B 1K7

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 Newcastle Trailer Park at the above site location, rated at a Maximum Daily Flow of 11,100 litres per day, consisting of the following:

Proposed Works:

- One (1) 4,500 L septic tank receiving sanitary sewage from Lots #4, 5, 6, 7, and 8, equipped with an effluent filter, discharging by gravity to a 680 L pump chamber equipped with one (1) duty pump, level control floats and high level alarm, discharging to the pre-treatment/balancing tank;
- One (1) 4,500 L septic tank receiving sanitary sewage from Lots #9, 10, 11, 12, and 13, equipped with an effluent filter, discharging by gravity to a 680 L pump chamber equipped with one (1) duty pump, level control floats and high level alarm, discharging to the pre-treatment/balancing tank;
- One (1) 4,500 L septic tank receiving sanitary sewage from Lots #14, 15, 16, 17, and 18, equipped with an effluent filter, discharging by gravity to a 680 L pump chamber

equipped with one (1) duty pump, level control floats and high level alarm, discharging to the pre-treatment/balancing tank;

- One (1) 3,600 L septic tank receiving sanitary sewage from Lots #20, 21, 22 and the Office Building, equipped with an effluent filter, discharging by gravity to a 680 L pump chamber equipped with one (1) duty pump, level control floats and high level alarm, discharging to the pre-treatment/balancing tank;
- One (1) 22,500 L pre-treatment/balancing tank, discharging by gravity to a 4,500 L Pump Chamber equipped with duplex pumps, level control floats and high level alarm, discharging effluent to the System O)) disposal bed;
- One (1) partially raised System O)) combined treatment and dispersal system rated for 8,075 L/day, having a minimum contact area of 606.4 m^2 (18.95 m by 32.0 m), consisting of 9 rows of 300 mm diameter Advanced Enviro-Septic pipes, spaced 2.0 m apart, each run 24.4 m long, and a minimum of 600 mm between the bottom of specified system sand to high groundwater table, bedrock or soil with a percolation time less than or equal to 1 min/cm or greater than 50 min/cm.

Existing Works:

- One (1) existing raised Class 4 sewage system having a Maximum Daily Flow of 3,025 L/day, servicing a 3-unit dwelling and Lot #3, consisting of 4,500 L septic tank discharging by gravity to a 680 L pump chamber, discharging to an existing leaching bed having 5 runs of 75 mm diameter piping, each 9.1 m long.

including 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.

DEFINITIONS

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; (use if needed otherwise delete this definition)
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 JFL Realty 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.

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. The Owner shall ensure that all System O)) combined treatment and dispersal 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 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.
5. 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.
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. **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 filter is cleaned out at minimum once a year (or more often if required).
    3. The Owner shall sign a Service and Maintenance Agreement with the manufacturer or approved agent of the System O)) combined treatment and dispersal system. The maintenance agreement must be retained at the site for as long as the Works are in operation, kept current and made available for inspection by the Ministry staff.
    4. The Owner shall receive from the manufacturer or distributor of printed literature that describes the unit in detail and provides complete instructions regarding the operation, servicing, and maintenance requirements of the treatment units and their related components necessary to ensure the continued proper operation in accordance with the original design and specifications.
    5. The Owner shall ensure that the System O)) treatment and dispersal system is at minimum inspected annually by authorized personnel, and maintained according to the manufacturer's recommendations including minimal yearly effluent sampling at the System O)) sampling port for CBOD5 and Total Suspended Solids to ensure that it

meets design objectives of 10 mg/L for both CBOD5 and Total Suspended Solids.

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 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.
10. 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.
11. The Owner shall ensure that the flow of treated effluent discharged into the Proposed Works (System O dispersal bed) does not exceed 8,075 litres per day.
12. The Owner shall ensure that the flow of treated effluent discharged into the Existing Works (existing subsurface disposal bed) does not exceed 3,025 litres per day.
13. 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), 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.
        1. any sewage pipes leading from building structures to unused sewage Works components shall be disconnected and capped;
        2. 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;
        3. 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.

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 receipt of this notice, require a hearing by the Tribunal. 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.

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 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 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**

The above noted activity is approved under s.20.3 of Part II.1 of the *Environmental Protection Act*.

Dated at Toronto this 10th day of November, 2026



Fariha Pannu

Director

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

c: JEFF FLEISCHMANN, JFL REALTY INC.
Thomas Grace, Grace & Associates Inc.

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

SCHEDULE 1

1. Environmental Compliance Application for submitted on September 23, 2026, including all documentation and supporting information.