

**AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 4308-CWCKVX  
Issue Date: January 30, 2024

Parkbridge Lifestyle Communities Inc.  
70 Huron Street West  
Collingwood, Ontario  
L9Y 4L4

Site Location: Tecumseth Pines  
8270 Highway 9  
Town of New Tecumseth, County of Simcoe  
L0G 1W0

*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 proposed and existing subsurface disposal works for the collection, transmission, treatment, disposal, and decommissioning of the existing 14 sewage systems and replacement/consolidation of sewage serving 14 existing sewage systems for the existing 185 units and recreation centre with an overall Maximum Daily Flow Rate of 151,780 L/day, into six (6) System O)) combined treatment and dispersal systems, servicing Tecumseth Pines property located at the Site Location, legally described as Part of Lot 7, Concession 1, former Township of Tecumseth, designated as Part 1 on Reference Plan 51R-22125, Subject to R0872299, Town of New Tecumseth, County of Simcoe, PIN 58939-0091 (LT), Municipally known 8270 Highway 9, Tottenham, Ontario, and comprising;

**PROPOSED SEWAGE WORKS**

**Sewage System A**

Combining existing Sewage system 2 and 20 to the Proposed Sewage System A, located North East of the property east of the site No. 3 on Tamarack Court, to service existing 38 units located on Tecumseth Drive and Tamarack Court, with a Maximum Daily Flow of 30,400 L/day. Comprising of;

- two 36,000 L single compartment precast concrete Septic Tanks installed in series, receiving the effluent from the collection system and discharging to a Dosing Tank by gravity, equipped with an effluent filter assembly day installed at the downstream septic tank rated for at least 30,400 L/day;

- one 36,000 L single compartment precast concrete Dosing Tank equipped with timer controlled duplex submersible effluent pumps (Liberty 290 or equivalent);
- One (1) in-ground Combined Treatment and Dispersal System O)), receiving sewage flow from the Dosing Tank, designed for a minimum treatment capacity of 30,400 Litres per day, in a 1534 m<sup>2</sup> (29.5m x 52m) in System O)) specified sand (BMEC #23-05-407) dispersal area complete with a total Enviro-septic pipe length of 756.8 m with individual 2.4 m pipe length, each evenly spaced at minimum 1.6 m apart, overlaid on native soil with a T-time of 20 minutes per centimetre, and bottom of the specified system sand is 600 millimetres or more above the high ground water table;

### **Sewage System B**

Combining existing Sewage system 19 and Recreation Centre Sewage System to the Proposed Sewage System B, located North East of the property east of the site No. 5 Juniper Court, to service existing Recreation Centre and 15 units located on Tecumseth Drive and Juniper Court, with a Maximum Daily Flow of 15,780 L/day. Comprising of;

- one 36,000 L single compartment precast concrete Septic Tank, receiving the effluent from the collection system and discharging to a Dosing Tank by gravity, equipped with an effluent filter assembly day installed at the downstream septic tank rated for at least 15,780 L/day;
- one 22,500 L single compartment precast concrete Dosing Tank equipped with timer controlled duplex submersible effluent pumps (Liberty 290 or equivalent);
- One (1) in-ground Combined Treatment and Dispersal System O)), receiving sewage flow from the Dosing Tank, designed for a minimum treatment capacity of 15,780 Litres per day, in a 800 m<sup>2</sup> (51.6m x 20m) in System O)) specified sand (BMEC #23-05-407) dispersal area complete with a total Enviro-septic pipe length of 402.6 with individual 16.8 m pipe length each evenly spaced at minimum 1.6 m apart, overlaid on native soil with a T-time of 20 minutes per centimetre, and bottom of the specified system sand is 600 millimetres or more above the high ground water table;

### **Sewage System C**

Combining existing Sewage system 13 and 16 to the Proposed Sewage System C, located North East of the property west of the site No. 45 on Tecumseth Drive, to service existing 40 units located on Tecumseth Drive and Tamarack Court, with a Maximum Daily Flow of 32,000 L/day. Comprising of;

- two 36,000 L single compartment precast concrete Septic Tanks installed in series, receiving the effluent from the collection system and discharging to a Dosing Tank by gravity, equipped with an effluent filter assembly day installed at the downstream septic tank rated for at least 32,000 L/day;
- one 36,000 L single compartment precast concrete Dosing Tank equipped with timer controlled duplex submersible effluent pumps (Liberty 290 or equivalent);
- One (1) in-ground Combined Treatment and Dispersal System O)), receiving sewage flow from the Dosing Tank, designed for a minimum treatment capacity of 32,000 Litres per day, in a 1600 m<sup>2</sup> (50m x 32m) in System O)) specified sand (BMEC #23-05-407) dispersal area complete with a total Enviro-septic pipe length of 823.5 with individual 22.9 m pipe length each evenly spaced at minimum 1.6 m apart, overlaid on native soil with a T-time of 20 minutes per centimetre, and bottom of the specified system sand is 600 millimetres or more above the high ground water table;

### **Sewage System D**

Combining existing Sewage system 9 and 10 to the Proposed Sewage System D, located South West of the North Pond, to service existing Recreation Centre and 19 units located on Tecumseth Drive, with a Maximum Daily Flow of 15,200 L/day. Comprising of;

- one 36,000 L single compartment precast concrete Septic Tank, receiving the effluent from the collection system and discharging to a Dosing Tank by gravity, equipped with an effluent filter assembly day installed at the downstream septic tank rated for at least 15,200 L/day;
- one 22,500 L single compartment precast concrete Dosing Tank equipped with timer controlled duplex submersible effluent pumps (Liberty 290 or equivalent);
- One (1) in-ground Combined Treatment and Dispersal System O)), receiving sewage flow from the Dosing Tank, designed for a minimum treatment capacity of 15,200 Litres per day, in a 776 m<sup>2</sup> (23.5 m x 33 m) in System O)) specified sand (BMEC #23-05-407) dispersal area complete with a total Enviro-septic pipe length of 374.3 with individual 27.5 m pipe length each evenly spaced at minimum 1.6 m apart, overlaid on native soil with a T-time of 20 minutes per centimetre, and bottom of the specified system sand is 600 millimetres or more above the high ground water table;

### **Sewage System E**

Combining existing Sewage system 5, 8, 12 and 12A to the Proposed Sewage System E, located South East of the North Pond, to service existing 48 units located on Balsam Court, Tecumseth Drive and Hickory Court, with a Maximum Daily Flow of 38,400 L/day. Comprising of;

- one 45,400 L and one 36,000 L single compartment precast concrete Septic Tanks installed in series, receiving the effluent from the collection system and discharging to a Dosing Tank by gravity, equipped with an effluent filter assembly day installed at the downstream septic tank rated for at least 45,400 L/day;
- one 36,000 L single compartment precast concrete Dosing Tank equipped with timer controlled duplex submersible effluent pumps (Liberty 290 or equivalent);
- One (1) in-ground Combined Treatment and Dispersal System O)), receiving sewage flow from the Dosing Tank, designed for a minimum treatment capacity of 38,400 Litres per day, in a 986 m<sup>2</sup> (two cells each 33.5 m x 29.5 m) in System O)) specified sand (BMEC #23-05-407) dispersal area complete with a total Enviro-septic pipe length of 986 with individual 29 m pipe length each evenly spaced at minimum 1.6 m apart, overlaid on native soil with a T-time of 20 minutes per centimetre, and bottom of the specified system sand is 600 millimetres or more above the high ground water table;

### **Sewage System F**

Combining existing Sewage system 15 and 4 to the Proposed Sewage System F, located North of Unit 100 Tecumseth Drive, to service 19 units located on Hickory Court and Tecumseth Drive, with a Maximum Daily Flow of 20,000 L/day. Comprising of;

- one 45,400 L single compartment precast concrete Septic Tank, receiving the effluent from the collection system and discharging to a Dosing Tank by gravity, equipped with an effluent filter assembly day installed at the downstream septic tank rated for at least 20,000 L/day;
- one 27,500 L single compartment precast concrete Dosing Tank equipped with timer controlled duplex submersible effluent pumps (Liberty 290 or equivalent);

- One (1) in-ground Combined Treatment and Dispersal System O)), receiving sewage flow from the Dosing Tank, designed for a minimum treatment capacity of 20,000 Litres per day, in a 1,005 m<sup>2</sup> (2.48 m x 21.1 m) in System O)) specified sand (BMEC #23-05-407) dispersal area complete with a total Enviro-septic pipe length of 512.4 with individual 21.4 m pipe length each evenly spaced at minimum 1.6 m apart, overlaid on native soil with a T-time of 20 minutes per centimetre, and bottom of the specified system sand is 600 millimetres or more above the high ground water table;

### **EXISTING SEWAGE WORKS (Currently all being decommissioned)**

#### Sewage System No. 4. (to service 17 sites, with a Maximum Daily Flow of 13,600 L/day)

Existing 200mm diameter sanitary sewers along Tecumsheth Pines Drive, discharging to a proposed flow balancing tank;

- One (1) 14,000 Litre flow balancing tank equipped with secured access latches, 100mm diameter PVC vent, duplex submersible sewage pumps (duty/standby), post-mounted exterior pump controller with visible/audible alarm beacon, complete with one (1), 50 mm forcemain discharging to a proposed septic tank;
- One (1) 18,200 Litres septic tank equipped with secured access hatches, discharging by gravity to a conventional tile bed with 320m of perforated distribution piping;

#### Sewage system No.2 (to service 16 sites with a Maximum Daily Flow of 12,800 L/day)

One (1) 3,000 L septic tank servicing each site (16 total), discharging to a 5,678 L pumping chamber equipped with two (2) alternating submersible sewage pumps, high level alarm float, visible/audible alarm beacon, and a 25 mm forcemain discharging to a conventional tile bed with 975 m of perforated distribution piping;

#### Rec centre (to service the recreation centre with a Maximum Daily Flow of 3,780 L/day)

one (1) 15,000 L septic tank equipped with secured access hatches discharging to a pumping chamber equipped with a submersible sewage pump visible/audible alarm beacon, and a 25 mm forcemain discharging to a conventional tile bed with 785 m of perforated distribution piping;

#### Sewage system No. 5 (to service 14 sites with a Maximum Daily Flow of 11,200 L/day)

One (1) 18,000 L septic tank equipped with secured access hatches discharging by gravity to a siphon chamber discharging to a conventional tile bed with 610 m of perforated distribution piping;

#### Sewage system No.8 (to service 15 sites with a Maximum Daily Flow of 12,000 L/day)

One (1) 18,000 L septic tank equipped with secured access hatches discharging to a pumping chamber equipped with a submersible sewage pump visible/audible alarm beacon, and a 25 mm forcemain discharging to a conventional tile bed with 975 m of perforated distribution piping;

Sewage System No. 9 (to service 10 sites with a Maximum Daily Flow of 8,000 L/day)

One (1) 9,000 L septic tank equipped with secured access hatches discharging by gravity to a siphon chamber discharging to a conventional tile bed with 731 m of perforated distribution piping;

Sewage system No. 10 (to service 9 sites, with a Maximum Daily Flow of 7,200 L/day)

One (1) pumping chamber equipped with a submersible sewage pumps, visible/audible alarm beacon, and a forcemain discharging to a 11,300 L septic tank equipped with secured access hatches, discharging by gravity to a conventional tile bed with 450 m of perforated distribution piping;

Sewage System No. 12 (to service 10 sites, with a Maximum Daily Flow of 7,200 L/day)

One (1) 13,500 L septic tank equipped with secured access hatches discharging to a pumping chamber equipped with one (1) submersible sewage pump, visible/audible alarm beacon, and a 25 mm forcemain discharging to a conventional tile bed with 488 m of perforated distribution piping;

Sewage System No. 12A (to service 9 sites, with a Maximum Daily Flow of 8,000 L/day)

One (1) 9,000 L septic tank equipped with secured access hatches discharging to a pumping chamber equipped with a submersible sewage pump, visible/audible alarm beacon, and a 25 mm forcemain discharging to a conventional tile bed with 488 m of perforated distribution piping;

Sewage System No. 13 (to service 17 sites, with a Maximum Daily Flow of 13,600 L/day)

One (1) pumping chamber equipped with one (1) submersible sewage pump, visible/audible alarm beacon, and a forcemain discharging to one (1) 18,000 L septic tank equipped with secured access hatches discharging by gravity to a siphon chamber discharging to a conventional tile bed with 600 m of perforated distribution piping;

Sewage System No. 15 (to service I sites, with a Maximum Daily Flow of 6,400 L/day)

One (1) pumping chamber equipped with one (1) submersible sewage pump, visible/audible alarm beacon, and a forcemain discharging to a 18,000 L septic tank equipped with secured access hatches discharging by gravity to a siphon chamber discharging to a conventional tile bed with 450 m of perforated distribution piping,

Sewage System No. 16 (to service 23 sites, with a Maximum Daily Flow of 18,400 L/day)

One (1) 19,000 L septic tank equipped with secured access hatches discharging by gravity to a siphon chamber discharging to a conventional tile bed with 1,050 m of perforated distribution piping;

Sewage System No. 19 (to service 15 sites, with a Maximum Daily Flow of 12,000 L/day)

One (1) 3,000 L septic tank servicing each site (15 total), discharging to a 5,678 L pumping chamber equipped with two (2) alternating submersible sewage pumps, visible/audible alarm beacon, and one (1) 25 mm forcemain discharging to a conventional tile bed with 975 m of perforated distribution piping;

Sewage system No.20 (to service 22 sites, with a Maximum Daily Flow of 17,600 L/day)

One (1) 3,000 L septic tank servicing each site (22 total), discharging to a 5,678 L pumping chamber equipped with two (2) alternating submersible sewage pumps, visible/audible alarm beacon, and one (1)

25 mm forcemain discharging to a conventional tile bed with 975 m of perforated distribution piping;

all other controls, electrical equipment, instrumentation, piping, pumps, valves and appurtenances essential for the proper operation of the aforementioned sewage works, all in accordance with the 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<sub>5</sub>" (also known as TBOD<sub>5</sub>) means five day biochemical oxygen demand measured in an unfiltered sample and includes carbonaceous and nitrogenous oxygen demand;
3. "CBOD<sub>5</sub>" 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 Barrie District;
7. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
8. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
9. "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;
10. "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;
11. "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;
12. "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;
13. "OBC" means the Ontario Building Code, Ontario Regulation 332/12 (Building Code) as amended to January 1, 2015, made under the *Building Code Act*, 1992, S.O. 1992, c. 23;

14. "Owner" means Parkbridge Lifestyle Communities Inc., and its successors and assignees;
15. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;
16. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
17. "Site" means the properties listed in the Site Location section of this Approval;
18. "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.

### **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 Informations 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 all System O)) treatment systems are 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 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

1. The Owner shall, upon commencement of operation of the Works, carry out a scheduled monitoring program of collecting samples at the required sampling points, at the frequency specified or higher, by means of the specified sample type and analyzed for each parameter listed in the tables under the



monitoring program included in Schedule B and record all results, as follows:

- a. all samples and measurements are to be taken at a time and in a location characteristic of the quality and quantity of the sewage stream over the time period being monitored.
  - b. definitions and preparation requirements for each sample type are included in document referenced in Paragraph 2.b.
  - c. definitions for frequency:
    - i. Monthly means once every month;
    - ii. Annually means once every year;
  - d. a schedule of the day of the week/month for the scheduled sampling shall be created. The sampling schedule shall be revised and updated every year through rotation of the day of the week for the scheduled sampling program, except when the actual scheduled monitoring frequency is three (3) or more times per week.
  - e. The measurement frequencies specified in Schedule B in respect to any parameter may, after three (1) year of monitoring in accordance with this Condition, be modified by the Director in writing.
2. 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;
  - b. the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02, as amended;
  - c. the publication "Standard Methods for the Examination of Water and Wastewater", as amended; and
  - d. for any parameters not mentioned in the documents referenced in Paragraphs 2.a, 2.b and 2.c, the written approval of the District Manager shall be obtained prior to sampling.
3. The Owner shall ensure that the flow of treated effluent discharged into each of the subsurface disposal bed does not exceed their respective Maximum Daily Flow.
4. The Owner shall monitor and record the flow rate and daily quantity using flow measuring devices or other methods of measurement as approved below calibrated to an accuracy within plus or minus 15 per cent (+/- 15%) of the actual flowrate of the following:

- a. Influent flow to each of the Sewage Works by continuous flow measuring devices and instrumentations/pumping rates, or in lieu of an actual installation of equipment, adopt the flow measurements of the Final Effluent for the purpose of estimating Influent flows if the Influent and Final Effluent streams are considered not significantly different in flow rates and quantities;
  - b. Final Effluent discharged from each of the Sewage Works by continuous flow measuring devices and instrumentations/pumping rates, or in lieu of an actual installation of equipment, adopt the flow measurements of the Influent for the purpose of estimating Final Effluent flows if the Influent and Final Effluent streams are considered not significantly different in flow rates and quantities;
5. 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 CBOD<sub>5</sub> 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. EFFLUENT LIMITS

1. The Owner shall design, construct, operate and maintain the Works such that the concentrations of the materials named as effluent parameters in the Effluent Limits Table in **Schedule B** are not exceeded in the effluent from the Works:
2. For the purposes of determining compliance with and enforcing subsection (1):
  - a. The monthly average concentration of CBOD<sub>5</sub> & TSS named in Column 1 of the Effluent Limits Table listed in **Schedule B** shall not exceed the corresponding maximum concentration set out in Column 2 of the Effluent Limits Table listed in **Schedule B**.

## 8. 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 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.

## 9. 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. The Owner shall report to the District Manager orally **as soon as possible** any non-compliance with the compliance limits specified in subsection 2 of Condition 7, and in writing within **seven (7) days** of non-compliance.
3. 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.
4. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
5. The Owner shall prepare and submit a performance report, 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 summary and interpretation of all monitoring data and a comparison to the effluent limits (Condition 7) including an overview of the success and adequacy of the Works, and a Contingency Plan in the event of non-compliance with the effluent limits.
- c. a review and assessment of the performance of the Works, including all treatment units and subsurface disposal beds;
- d. a description of any operating problems encountered and corrective actions taken at all Works located at the property;
- e. 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;
- f. a summary of any effluent quality assurance or control measures undertaken in the reporting period;
- g. a summary and interpretation of all daily flow data and results achieved in not exceeding the Maximum Daily Flow discharged into each one of the subsurface disposal system;
- h. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- i. a summary of all spill or abnormal discharge events;
- j. any other information the District Manager requires from time to time;

## **10. 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:
  1. any sewage pipes leading from building structures to unused 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.

## 11. RESPONSIBILITY AGREEMENT

1. The Owner shall revise the existing Responsibility Agreement dated January 7, 2022 and enter into a duly signed revised Responsibility Agreement with the Corporation of the Town of New Tecumseth within six (6) months of the issuance of this Approval 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 within six (6) months of the issuance of this Approval, that the revised Responsibility Agreement was entered into, including the effective date of the Responsibility Agreement, to the Director and the District Manager.

## 12. 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 every person who will acquire an interest in the property as a result of the dealing.
2. Within **one hundred and twenty (120) calendar days** of the issuance of this Approval, including any amendments thereto, 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 issued under subsection 197(2) of the Act, the Owner shall:

- a. register the certificate of requirement title to each property comprising the Site, in the appropriate land registry office, on the title to each property comprising the Site; and
- b. within five (5) days after registering the certificate of requirement, provide to the Director a copy of the registered certificate and a copy of the parcel register(s) for the Property confirming that registration has been completed.

*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 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 imposed to ensure that the effluent discharged from the Works meets the Ministry's effluent quality requirements thus minimizing environmental impact on the receiver.
8. Condition 8 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.



9. Condition 9 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.
10. Condition 10 is included to ensure that any components of un-used Works are properly decommissioned.
11. Condition 11 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.
12. Condition 12 is included to ensure that there is a Responsibility Agreement in place between the Owner and the Municipality 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

## **Schedule A**

1. Application for Environmental Compliance Approval dated September 21, 2023 and received on September 25, 2023.

## Schedule B

### Influent Monitoring Table

<b>Sampling Location</b>	First Septic Tank of each of the Sewage System A, B, C, D, E and F
<b>Frequency</b>	Once per Year during July or August
<b>Sample Type</b>	Grab
<b>Parameters</b>	BOD5 Total Suspended Solids (TSS)

### Effluent Monitoring Table

<b>Sampling Location</b>	System O)) sampling ports for each of the Sewage System A, B, C, D, E and F
<b>Frequency</b>	Once a month
<b>Sample Type</b>	Grab
<b>Parameters</b>	CBOD <sub>5</sub> , Total Suspended Solids (TSS)

### Effluent Objectives Table

**Effluent Objectives upon completion of construction of all Proposed Works for each of the Sewage System A, B, C, D, E and F**

<b>Final Effluent Parameter</b>	<b>Averaging Calculator</b>	<b>Objective</b> (milligrams per litre unless otherwise indicated)
CBOD5	Annual Average Effluent Concentration	10 mg/L
Total Suspended Solids	Annual Average Effluent Concentration	10 mg/L

## Effluent Limits Table

### Effluent Limits upon completion of construction of all Proposed Works for each of the Sewage System A, B, C, D, E and F

Final Effluent Parameter	Averaging Calculator	Objective (milligrams per litre unless otherwise indicated)
CBOD5	Annual Average Effluent Concentration	15 mg/L
Total Suspended Solids	Annual Average Effluent Concentration	15 mg/L

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s) 3036-AAVMBV issued on July 15, 2016.**

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

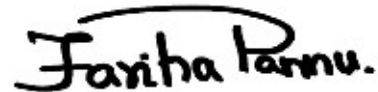
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

\* **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](http://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 30th day of January, 2024



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Fariha Pannu, P.Eng.

Director

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

KH/

c: District Manager, MECP Barrie District.  
Anne Egan/Jazmyne Woolley, R.J. Burnside & Associates