

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2893-C7WGCR
Issue Date: October 29, 2021

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

Site Location: Meneset on the Lake
33809 Airport Road
Township of Ashfield-Colborne-Wawanosh, County of Huron
N7A 3Y2

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:

sewage Works for the treatment and subsurface disposal of domestic sewage, rated at a maximum design capacity of 180,000 Litres per day (L/day), to service the existing Meneset on the Lake year-round residential community consisting of two hundred sixty two (262) modular homes (Park Model Units), located at 33809 Airport Road, in the Township of Ashfield-Colborne-Wawanosh, consisting of the following:

- two (2) existing one-compartment precast concrete flow balancing tanks receiving/discharging raw sewage from the existing wet well, each tank having a minimum working capacity of 114,000 L and complete with two (2) access openings and one (1) 200 mm diameter gravity inlet/outlet pipe discharging to the existing wet well;
- one (1) existing 2.4 m diameter precast concrete wet well, receiving raw sewage from two hundred sixty two (262) modular homes (Park Model Units), housing two (2) submersible grinder pumps (Myers Model WG30-21 or Equivalent Equipment), each pump rated at 7.9 L/s at 11.4 m THD, complete with liquid level float switches, including a high liquid level audible and visual alarm system, discharging via the existing and proposed 75 mm diameter forcemain to the first 105,760 L septic tank;
- three (3) one-compartment precast concrete septic tanks (Wilkinson Newmarket Precast Model S105SS or Equivalent Equipment), installed in series, each septic tank having a minimum working capacity of 105,760 L and equipped with two (2) access risers to grade, the first septic tank receiving raw sewage from the existing wet well and the third septic tank equipped with an effluent filter assembly rated at the minimum treatment capacity of 180,000 L/day, discharging via a 100 mm diameter gravity sewer to the existing

sludge storage tank;

- one (1) existing sludge storage tank receiving effluent from the third 105,760 L septic tank, having a minimum working capacity of 36,000 L, discharging via a 100 mm diameter gravity sewer to a dosing tank;
- one (1) one-compartment precast concrete dosing tank, receiving effluent from the existing 36,000 L sludge storage tank, having a minimum working capacity of 50,000 L, housing three (3) sets of duplex time-controlled submersible effluent pumps (Liberty FL200 or Equivalent Equipment), each pair of the effluent pumps set in alternating arrangement rated at 6.2 L/s to 6.4 L/s at 9.3 m to 11.8 TDH, complete with access risers to grade, a ventilation system and liquid level control floats, including a high liquid level audible and visual alarm system, discharging via six (6) 75 mm diameter forcemains, each forcemain delivering approximately seven (7) cycles per day of an approximate volume of effluent of 4,435 L/dose/cycle to one (1) zone of an in-ground absorption trench leaching bed;
- one (1) 61 m by 260 m in-ground absorption trench leaching bed located approximately 120 m south-east of the existing park office and approximately 350 m from Lake Huron, rated at a maximum design capacity of 180,000 L/day, consisting of six (6) distribution boxes and six (6) independently dosed zones of distribution piping, each zone consisting of six (6) cells and each cell consisting of eight (8) runs of 28 m long absorption trenches for a total length of 224 m per cell, 1,344 m per zone and 8,064 m in the leaching bed of 75 mm diameter perforated distribution piping installed in 275 mm deep and minimum 600 mm and maximum 1,000 mm wide clear stone trenches, spaced 1.6 m apart from centre to centre, with the bottom of the absorption trenches at least 900 mm at all points above the high groundwater table, rock or soil with a percolation time more than 50 min/cm, all in accordance with the OBC requirements;
- 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 Supporting Documentation submitted to the Ministry as listed in the Schedule A in this Approval.

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. "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;
3. "District Manager" means the District Manager of the Owen Sound District Office;
4. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
5. "Equivalent Equipment" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of a named equipment;
6. "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;

7. "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;
8. "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;
9. "Owner" means Parkbridge Lifestyle Communities Inc. and its successors and assignees;
10. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
11. "Rated Capacity" means design daily sanitary sewage flow for which the Works are approved to handle;
12. "Works" means the sewage works described in the Owner's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval.

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. The approval issued by 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 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 to the District Manager;
 - d. change of name of the corporation where the Owner is or at any time becomes a 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 to the District Manager;
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.

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. Upon construction of the Works, 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.
4. Upon construction of the Works, 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 and existing sludge storage tank 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).

3. The Owner shall ensure that grass-cutting is maintained regularly over the absorption trench leaching bed, and that adequate steps are taken to ensure that the area of the underground works is protected from vehicle traffic.
4. The Owner shall visually inspect the general area where sewage Works are located for break-out once every month.
5. In the event a break-out is observed from the absorption trench leaching bed, the Owner shall do the following:
 - a. sewage discharge to the absorption trench leaching bed 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 employ measurement devices to accurately measure quantity of effluent being discharged to the absorption trench leaching 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 absorption trench leaching bed.
8. The Owner shall ensure that the flow of effluent discharged into the absorption trench leaching bed does not exceed 180,000 L/day.
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 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 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.

8. RESPONSIBILITY AGREEMENT

1. The Owner shall enter into a duly signed Responsibility Agreement with Township of Ashfield-Colborne-Wawanosh within six (6) months of the date of issuance of this Approval in accordance with the Ministry Procedure D-5-2 entitled "Application of Municipal Responsibility for Communal Water and Sewage Services".

9. CERTIFICATE OF REQUIREMENT

1. Pursuant to Section 197 of the EPA, no person having an interest in the Property, shall deal with the Property in any way without first giving a copy of this Approval to each person acquiring an interest in the Property as a result of the dealing.
2. The Owner shall:
 - a. within sixty (60) days of the date of the issuance of this Approval, submit to the Director for their review, two copies of a completed Certificate of Requirement and a registerable description of the Property; and
 - b. within ten (10) calendar days of receiving the Certificate of Requirement authorized by the Director, register the Certificate of Requirement in the appropriate Land Registry Office on

title to the Property and submit to the Director the duplicate registered copy immediately following registration.

3. For the purposes of this condition, Property shall mean the property located at 33809 Airport Road, Township of Ashfield-Colborne-Wawanosh, ON N7A 3Y2.

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 of 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 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.
7. Condition 7 is included to ensure that any components of un-used works are properly decommissioned.
8. Condition 8 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.
9. Condition 9 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.

Schedule A

1. Application for Environmental Compliance Approval submitted by Anne Egan, P.Eng., Onsite Wastewater Specialist, R.J. Burnside & Associates Limited, dated October 20, 2021 and received on September 28, 2021.
2. The design report titled: "Sewage System Design Brief, Application to Amend ECA 0432-BLRNR5, Meneset on the Lake, Goderich, Parkbridge Lifestyle Communities Inc., 70 Huron Street, Collingwood, ON L9Y 4L4" dated September 2021, including engineering drawings and specifications all prepared by R.J. Burnside & Associates Limited.
3. All additional documentation provided by R.J. Burnside & Associates Limited.
4. Application for Environmental Compliance Approval submitted by Andre Moura, P.Eng., of Tatham Engineering Limited, received on September 13, 2019 for the proposed alterations of the sewage works at Meneset on the Lake, including design brief, final plans and specifications.
5. All additional documentation provided by Tatham Engineering Limited.
6. Application for Environmental Compliance Approval submitted by Andre Moura, P.Eng., of C.C. Tatham & Associates Ltd., received on September 25, 2018 for the proposed alterations of the sewage works at Meneset on the Lake, including design brief, final plans and specifications.
7. Application for Environmental Compliance Approval submitted by Keith Shular of C.C. Tatham & Associates Ltd., received on April 27, 2017 for the proposed sewage works upgrades at Meneset on the Lake, including design brief, hydrogeological report, final plans and specifications and revised final plans submitted by Andre Moura on November 10, 2017.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 0432-BLRNR5 issued on February 25, 2020.

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:

- 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

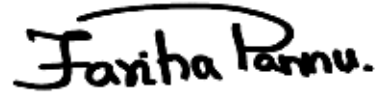
and

The 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**

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

DATED AT TORONTO this 29th day of October, 2021



Fariha Pannu, P.Eng.

Director

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

KC/

c: District Manager, MECP Owen Sound District Office

Anne Egan, P.Eng., Onsite Wastewater Specialist, R.J. Burnside & Associates Limited

Brett Pollock, Chief Building Official, Township of Ashfield-Colborne-Wawanosh