ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2989-CSAMHW
Issue Date: June 20, 2023

Mono Hills Corporation
388326 Side Road 20 Rd
Mono, Ontario
L9W 2Z2

Site Location: Mono Hills Country Club
388326 Side Road 20
Town of Mono, County of Dufferin, Ontario
L9W 2Z2

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

the establishment, usage and operation of proposed and existing subsurface sewage disposal Works for the treatment of domestic sewage and subsurface disposal of treated sewage effluent, to service the proposed and existing on-site residences/facility at Mono Hills Country Club located at the above site location, including

- proposed Residential Unit #5,
- proposed Residential Unit #10,
- proposed Halfway House, and
- existing Residential Units #1, 2, 6, 7, 8, 9, 11, 12 and 13,

rated at a combined Maximum Daily Flow of 31,915 litres per day, consisting of the following:

PROPOSED WORKS

Residential Unit #5 **Q_{MAX} = 3,150 litres per day**

one (1) proposed subsurface sewage disposal system designed and operated at a Maximum Daily Flow of 3,150 litres per day to service proposed 4-bedroom Residential Unit #5, consisting of the following:

- **Anaerobic Digester**

    - one (1) proposed 11,250 litre precast concrete single compartment Waterloo Biofilter anaerobic digester, located approximately 15 metres southeast of the proposed dwelling, equipped with an InnerTube with a minimum volume of 700 litres, and an internal pump chamber with a capacity of minimum 1,750 litres and complete with float control, a high level alarm and an inline filter, receiving raw sewage from the proposed residence identified above and discharging effluent to a Waterloo Biofilter basket biofilter tank as described below;

- **Basket Biofilter Tank**

    - one (1) proposed 9,000 litre single compartment Waterloo Biofilter basket biofilter tank, located immediately downstream of the anaerobic digester, housing two (2) wire baskets filled with a minimum total of 4.9 cubic metres of biofilter foam cube medium and equipped with one (1) submersible effluent pump, float control and a high level alarm, discharging treated effluent to a Type A dispersal bed as described below via a forcemain;

- **Type A Dispersal Bed**

    - one (1) proposed partially raised Type A dispersal bed, located immediately southeast of the anaerobic digester, having a 300 millimetre thick stone layer with an area of 63 square metres (9 metres by 7 metres), protected by permeable geo-textile fabric, and complete with six (6) runs of 8 metre long 75 millimetre diameter perforated distribution piping spaced 1.2 metres apart, centre to centre, in the stone layer (48 metres in total); overlying a sand layer being minimum 600 millimetre thick directly underneath the stone layer and minimum 300 millimetre thick elsewhere, having an area of approximately 350 square metres (25 metres by 14 metres) and a percolation time (T) of 6 to 10 minutes per centimetres with less than 5% fine material, including a sand mantle extending minimum 15 metres beyond the outermost edge of the stone layer in the direction in which the effluent from the bed will move laterally;

Residential Unit #10 **Q_{MAX} = 5,175 litres per day**

one (1) proposed subsurface sewage disposal system designed and operated at a Maximum Daily Flow of 5,175 litres per day to service proposed 7-bedroom Residential Unit #10, consisting of the following:

- **Anaerobic Digester**

    - one (1) proposed minimum 10,384 litre precast concrete single compartment Waterloo Biofilter anaerobic digester, located approximately 3 metres south of the proposed dwelling, equipped with an InnerTube with a minimum volume of 1,100 litres, and an internal pump chamber with a minimum capacity of 2,750 litres and complete with float control, a high level alarm and an inline filter, receiving raw sewage from the proposed residence identified above and discharging effluent to a Waterloo Biofilter basket biofilter tank as described below;

- **Basket Biofilter Tank**

    - one (1) proposed minimum 11,250 litre single compartment Waterloo Biofilter basket biofilter tank, located immediately downstream of the anaerobic digester, housing two (2) wire baskets filled with a minimum total of 7.7 cubic metres of biofilter foam cube medium and equipped with one (1) submersible effluent pump, float control and a high level alarm, discharging treated effluent to two (2) filter beds as described below via a forcemain;

- **Filter Beds**

    - two (2) proposed in-ground filter beds to be installed in parallel and spaced minimum 5 metres apart, located approximately 8 metres south of the proposed dwelling, with each bed having an effective area of 50 square metres (7.2 metres by 7 metres) and consisting of six (6) runs of 6 metre long 75 millimetre diameter perforated distribution piping spaced at maximum 1.2 metres apart, centre to centre, within a minimum 275 millimetre thick stone layer conforming to OBC Sentences 8.7.3.3.(2) & (5), overlying a minimum 750 millimetre deep filter sand layer meeting the grading requirements as per OBC Sentence 8.7.5.3.(3), and having a base contact area of 50 square metres (7.2 metres by 7 metres) between the filter medium and the underlying soil, as well as a native soil loading area of approximately 517.5 square metres (23.0 metres by 22.5 metres);

Halfway House **Q_{MAX} = 1,440 litres per day**

one (1) proposed subsurface sewage disposal system designed and operated at a Maximum Daily Flow of 1,440 litres per day to service proposed Halfway House, consisting of the following:

- **Septic Tank**

    - one (1) proposed in-ground two-compartment septic tank having a capacity of 5,400 litres, located approximately 3 metres south of the proposed building and equipped with an OBC approved effluent filter at the outlet, risers and access lids at finish grade, receiving raw sewage from the kitchen and washrooms within the building and discharging by gravity to the proposed filter bed via a sanitary sewer;

- **Filter Bed**

    - one (1) proposed partially raised filter bed located approximately 5 metres southwest of the proposed building, having an effective area of 22.5 square metres (7.5 metres by 3 metres) and consisting of three (3) runs of 6.5 metre long 75 millimetre diameter perforated distribution piping spaced at maximum 1.0 metre apart, centre to centre, within a 300 millimetre thick stone layer covered with geo-textile and conforming to OBC Sentence 8.7.3.3.(5), overlying a filter sand layer meeting the grading requirements as per OBC Sentence 8.7.5.3.(3) and being minimum 750 millimetre deep directly underneath the stone layer and 250 millimetre deep elsewhere, and having a base contact area of 75 square metres (10 metres by 7.5 metres) between the filter medium and the underlying soil, as well as a sand fill loading area of approximately 218.5 square metres (19.0 metres by 11.5

metres) with a percolation time (T) of 6 to 10 minutes per centimetres;

Septic Tank Effluent Filters for Existing Works

- retrofitting existing septic tanks with an effluent filter meeting the OBC requirements for all applicable Existing Works described below, where an effluent filter is currently not provided;

EXISTING WORKS

Residential Unit #1 **Q_{MAX} = 2,500 litres per day**

one (1) existing subsurface sewage disposal system previously approved under Permit #1082/92, designed and operated at a Maximum Daily Flow of 2,500 litres per day to service existing 4-bedroom Residential Unit #1, consisting of the following:

- **Septic Tank**
  - one (1) existing in-ground septic tank having a capacity of approximately 9,092 litres without an effluent filter at the outlet, located to the east of the above dwelling, receiving raw sewage from the dwelling and discharging to the existing conventional absorption trench leaching bed described below via an existing siphon;
- **Leaching Bed**
  - one (1) existing raised conventional absorption trench leaching bed constructed in sand fill, located further east of the dwelling and consisting of twelve (12) runs of 15.2 metre long perforated piping, for a total length of approximately 183 metres;

Residential Unit #2 **Q_{MAX} = 2,500 litres per day**

one (1) existing subsurface sewage disposal system previously approved under Permit #1081/92 and designed and operated at a Maximum Daily Flow of 2,500 litres per day to service existing 4-bedroom Residential Unit #2, consisting of the following:

- **Septic Tank**
  - one (1) existing in-ground septic tank having a capacity of approximately 9,092 litres without an effluent filter at the outlet, located southeast of the above dwelling, receiving raw sewage from the dwelling and discharging to the existing capproximately onventional absorption trench leaching bed described below via a 2,273 litre (500 imperial gallon) siphon chamber;
- **Leaching Bed**
  - one (1) raised conventional absorption trench leaching bed constructed in sand fill, located further

east of the dwelling and consisting of ten (10) runs of 18.3 metre long perforated piping, for a total length of approximately 183 metres;

Residential Unit #6 **Q_{MAX} = 2,500 litres per day**

one (1) existing subsurface sewage disposal system previously approved under Permit #B-086-02-03475, designed and operated at a Maximum Daily Flow of 2,500 litres per day to service existing 4-bedroom Residential Unit #6, consisting of the following:

- **Septic Tank**
  - one (1) existing in-ground septic tank having a capacity of approximately 11,365 litres without an effluent filter at the outlet, located adjacent to the above dwelling to the east, receiving raw sewage from the dwelling and discharging to the existing conventional absorption trench leaching bed described below via an existing pump chamber;
- **Leaching Bed**
  - one (1) existing raised conventional absorption trench leaching bed constructed in sand fill, located southeast of the dwelling and consisting of eleven (11) runs of 24.4 metre long perforated piping, for a total length of approximately 268 metres;

Residential Unit #7 **Q_{MAX} = 3,000 litres per day**

one (1) existing subsurface sewage disposal system designed and operated at a Maximum Daily Flow of 3,000 litres per day to service existing 5-bedroom Residential Unit #7, consisting of the following:

- **Septic Tank**
  - one (1) existing in-ground septic tank having a capacity of approximately 13,638 litres without an effluent filter at the outlet, located to the northwest of the above dwelling, receiving raw sewage from the dwelling and discharging to the existing conventional absorption trench leaching bed described below via an existing pump chamber;
- **Leaching Bed**
  - one (1) existing raised conventional absorption trench leaching bed constructed in sand fill, located further northwest of the dwelling and consisting of thirteen (13) runs of 24.4 metre long perforated piping, for a total length of approximately 317 metres;

Residential Unit #8 **Q_{MAX} = 2,100 litres per day**

one (1) existing subsurface sewage disposal system previously approved under Permit #1128/93, designed and operated at a Maximum Daily Flow of 2,100 litres per day to service existing 3-bedroom Residential Unit #8,

consisting of the following:

- **Septic Tank**

    - one (1) existing in-ground septic tank having a capacity of approximately 6,819 litres without an effluent filter at the outlet, located to the north of the above dwelling, receiving raw sewage from the dwelling and discharging to the existing conventional absorption trench leaching bed described below by gravity;

- **Leaching Bed**

    - one (1) existing raised conventional absorption trench leaching bed constructed in sand fill, located adjacent to the septic tank and consisting of five (5) runs of 30.5 metre long perforated piping, for a total length of approximately 152 metres;

Residential Unit #9 **Q_{MAX} = 2,050 litres per day**

one (1) existing subsurface sewage disposal system previously approved under Permit #1081/92, designed and operated at a Maximum Daily Flow of 2,050 litres per day to service existing 3-bedroom Residential Unit #9, consisting of the following:

- **Septic Tank**

    - one (1) existing in-ground septic tank having a capacity of approximately 6,819 litres and equipped with an effluent filter at the outlet, located adjacent to the above dwelling to the east, receiving raw sewage from the dwelling and discharging to the existing conventional absorption trench leaching bed described below via a pump chamber;

- **Leaching Bed**

    - one (1) existing raised conventional absorption trench leaching bed constructed in sand fill, located to the northeast of the dwelling and consisting of four (4) runs of 15.5 metre long perforated piping, for a total length of approximately 62 metres;

Residential Unit #11 **Q_{MAX} = 2,500 litres per day**

one (1) existing subsurface sewage disposal system previously approved under Permit #1082/92, designed and operated at a Maximum Daily Flow of 2,500 litres per day to service existing 3-bedroom Residential Unit #11, consisting of the following:

- **Septic Tank**

    - one (1) existing in-ground septic tank having a capacity of approximately 5,455 litres without an effluent filter at the outlet, located adjacent to the above dwelling to the southwest, receiving raw sewage from the dwelling and discharging to the existing conventional absorption trench leaching

bed described below via a 2,273 litre (500 imperial gallon) siphon chamber;

- **Leaching Bed**

    - one (1) existing raised conventional absorption trench leaching bed constructed in sand fill, located adjacent to the septic tank and consisting of five (5) runs of 30.5 metre long perforated piping, for a total length of approximately 152 metres;

Residential Unit #12 **Q_{MAX} = 2,500 litres per day**

one (1) existing subsurface sewage disposal system previously approved under Permit #1096/92, designed and operated at a Maximum Daily Flow of 2,500 litres per day to service existing 4-bedroom Residential Unit #12, consisting of the following:

- **Septic Tank**

    - one (1) existing in-ground septic tank having a capacity of approximately 6,819 litres without an effluent filter at the outlet, located adjacent to above dwelling to the south, receiving raw sewage from the dwelling and discharging to the existing conventional absorption trench leaching bed described below by gravity;

- **Leaching Bed**

    - one (1) existing raised conventional absorption trench leaching bed constructed in sand fill, located adjacent to the septic tank and consisting of five (5) runs of 30.5 metre long perforated piping, for a total length of approximately 152 metres;

Residential Unit #13 **Q_{MAX} = 2,500 litres per day**

one (1) existing subsurface sewage disposal system previously approved under Permit #1023/96, designed and operated at a Maximum Daily Flow of 2,500 litres per day to service existing 4-bedroom Residential Unit #13, consisting of the following:

- **Septic Tank**

    - one (1) existing in-ground septic tank having a capacity of approximately 6,819 litres without an effluent filter at the outlet, located adjacent to above dwelling to the east, receiving raw sewage from the dwelling and discharging to the existing conventional absorption trench leaching bed described below via a pump chamber;

- **Leaching Bed**

    - one (1) existing raised conventional absorption trench leaching bed constructed in sand fill, located further east of the dwelling and consisting of eleven (11) runs of 21.3 metre long perforated piping,

for a total length of approximately 235 metres;

all other controls, electrical equipment, instrumentation, piping, pumps, valves and appurtenances essential for the proper operation of the aforementioned Works;

all in accordance with the submitted supporting documents listed in **Schedule A**.

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

1. "Approval" means this entire Approval document and any Schedules to it, including the application and Supporting Documentation;

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

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

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

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

6. "District Manager" means the District Manager of the Guelph District Office;

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" or "Grab" 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 Mono Hills Corporation 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. "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 the proposed Waterloo Biofilter 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

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

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

being monitored.

2. Samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Influent Monitoring Table included in **Schedule B**.

3. Samples shall be collected at the sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed in the Effluent Monitoring Table included in **Schedule B**.

4. The measurement frequencies specified in **Schedule B** in respect to any parameter may, after three (3) years of monitoring in accordance with this condition, be modified by the Director in writing.

5. 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.

6. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed for Residential Unit #5 does not exceed **3,150 litres per day**.

7. The Owner shall ensure that the flow of treated effluent discharged into the subsurface disposal bed for Residential Unit #10 does not exceed **5,175 litres per day**.

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

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

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

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

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 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, the concentrations of $CBOD_5$ and TSS named in Column 1 of Effluent Objectives Table listed in **Schedule B**, as measured at each monitoring event, should be compared to the corresponding concentration set out in Column 2 of Effluent Objectives Table listed in **Schedule B**.

7. OPERATIONS AND MAINTENANCE

1. The Owner shall ensure that, at all times, the Works and the related equipment and appurtenances used to achieve compliance with this Approval are properly operated and maintained. Proper operation and maintenance shall include effective performance, adequate funding, adequate staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and regulations, adequate laboratory facilities, process controls and alarms and the use of process chemicals and other substances used in the Works.

2. The Owner shall prepare an operations manual(s) 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 & 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(s) and make the manual(s) 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 the construction, prepare and make available for inspection by Ministry staff, a maintenance agreement with the manufacturer for the treatment process/technology. The maintenance agreement must be retained at the site and kept current for the operational life of the Works.

5. The Owner shall ensure that all septic tanks are pumped out every 3-5 years or when the tank is 1/3

full of solids and the effluent filters are cleaned out at minimum once a year or more often if required.

6. The Owner shall ensure that grass-cutting is maintained regularly over the subsurface disposal bed(s), and that adequate steps are taken to ensure that the area of the underground Works is protected from vehicle traffic.

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

8. In the event a break-out is observed from a subsurface disposal bed, the Owner shall do the following:

    a. sewage discharge to that subsurface disposal system shall be discontinued;

    b. the incident shall be **immediately** reported verbally to the Spills Action Centre (SAC) at (416) 325-3000 or 1-800-268-6060;

    c. submit a written report to the District Manager within **one (1) week** of the break-out;

    d. access to the break-out area shall be restricted until remedial actions are complete;

    e. during the time remedial actions are taking place the sewage generated at the site shall not be allowed to discharge to the environment; and

    f. sewage generated at the site shall be safely collected and disposed of through a licensed waste hauler to an approved sewage disposal site.

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

10. The Owner shall retain for a minimum of **five (5) years** from the date of their creation, all records and information related to or resulting from the operations and maintenance activities required by this Approval.

8. REPORTING

1. **One week** prior to the start up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start up date.

2. In addition to the obligations under Part X of the EPA and O. Reg. 675/98 (Classification and Exemption of Spills and Reporting of Discharges) made under the EPA, the Owner shall, within **fifteen (15) days** of the occurrence of any reportable spill as provided in Part X of the EPA and O. Reg. 675/98, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill, clean-up and recovery measures taken, preventative measures to be

taken and a schedule of implementation.

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

4. The Owner shall prepare and submit a performance report, 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 in Condition 6, including an overview of the success and adequacy of the Works.

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

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

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

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

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

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

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

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

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 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 work.

8. Condition 8 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

Schedule A

1. Environmental Compliance Approval Application for Municipal and Private Sewage Works submitted by Mono Hills Corporation, dated March 27, 2023 and received on April 4, 2023, including the design report, final plans, specifications and all other supporting documentation.

2. Onsite Sewage System Design Brief (Revision 2), Mono Hills Corporation, 388326 Side Road 20, Town of Mono, Dufferin County, dated April 28, 2023 and prepared by C.F. Crozier & Associates Inc.

3. Memo re. ECA Application Reference Number 5982-CQLJ4Q, dated June 1, 2023 and prepared by C.F. Crozier & Associates Inc.

4. Memo re. Revised Sewage System Design, 388326 Sideroad 20, Unit 10, Mono Hills Country Club, Part of Lot 20, Concession 7, East of Hurontario Street, Town of Mono, Ontario dated June 5, 2023 and prepared by Van Harten Surveying Inc.

5. Revised Report re. Revised Sewage System Design, 388326 Sideroad 20, Unit 10, Mono Hills Country Club, Part of Lot 20, Concession 7, East of Hurontario Street, Town of Mono, Ontario dated June 14, 2023 and prepared by Van Harten Surveying Inc.

6. Revised Drawing Titled Lot Development Plan and Sewage System Design for: Proposed Dwelling, 388326 Sideroad 20, Unit 10, Mono Hills Country Club Vacant Land Condominium Plan, Part of Lot 20, Concession 7, East of Hurontario Street, Geographic Township of Mono, Town of Mono, County of Dufferin, dated June 14, 2023 and prepared by Van Harten Surveying Inc.

Schedule B

Influent Monitoring Table

Sampling Location	For both Works servicing Residential Units #5 & #10: Anaerobic digester of the Waterloo Biofilter treatment system
Frequency	Semi-annual (once every six months)
Sample Type	Grab
Parameters	BOD_5 Total Suspended Solids (TSS)

Effluent Monitoring Table

Sampling Location	For both Works servicing Residential Units #5 & #10: On discharge from the Waterloo Biofilter treatment system upstream from the subsurface disposal bed
Frequency	Semi-annual (once every six months)
Sample Type	Grab
Parameters	$CBOD_5$ Total Suspended Solids (TSS)

Effluent Objectives Table

(for Works Servicing Residential Units #5 & #10)

Effluent Parameter (tested on outlet from the final Waterloo Biofilter treatment system)	**Concentration Objective** (milligrams per litre unless otherwise indicated)
$CBOD_5$	10
Total Suspended Solids	10

In accordance with Section 139 of the *Environmental Protection Act,* you may by written notice served upon me, the Ontario Land Tribunal and in accordance with Section 47 of the *Environmental Bill of Rights,* 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Hearing") shall state:

a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

Registrar* Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5 OLT.Registrar@ontario.ca	and	The Minister of the Environment, Conservation and Parks 777 Bay Street, 5th Floor Toronto, Ontario M7A 2J3	and	The Director appointed for the purposes of Part II.1 of the *Environmental Protection Act* Ministry of the Environment, Conservation and Parks 135 St. Clair Avenue West, 1st Floor Toronto, Ontario M4V 1P5

*** Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or www.olt.gov.on.ca**

This instrument is subject to Section 38 of the *Environmental Bill of Rights,* 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at https://ero.ontario.ca/, you can determine when the leave to appeal period ends.

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

DATED AT TORONTO this 20th day of June, 2023

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

SW/

c: District Manager, MECP Guelph District Office
Katherine Rentsch, P.Eng., C.F. Crozier & Associates Inc.