

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 5419-CZQMW2
Issue Date: February 12, 2024

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

Site Location: Joy Vista Estates
1 Circle Drive
City of Peterborough, County of Peterborough, Ontario
K9V 0H7

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 sanitary sewage and subsurface disposal of treated effluent, to service an existing year-round residential retirement community with one hundred (100) units located at the above site location, rated at a combined Maximum Daily Flow of **80,000 litres per day**, and consisting of the following:

PROPOSED WORKS

Communal Subsurface Sewage Disposal System

Q = 58,400 litres per day

Installation of a proposed communal subsurface sewage disposal system to replace the existing East and West Systems described below under Existing Works, to service the existing seventy-three (73) units within the central and east portions of the site, located south of Circle Drive along the south property boundary, having a Maximum Design Flow of 58,400 litres per day and consisting of the following:

- one (1) proposed two-compartment septic tank, having a capacity of 45,400 litres and equipped with four (4) OBC approved effluent filters, access risers and hatches to grade, receiving raw sanitary sewage from the existing units and discharging by gravity to a proposed Anaerobic Digester #1 as described below;
- three (3) proposed 36,000 litre two-compartment Anaerobic Digesters #1, #2 and #3 (AD1, AD2 and AD3), connected in series and equipped with four (4) Waterloo Biofilter EC-P units in the second compartment of Anaerobic Digester #3 to provide phosphorus removal, and equipped with four (4) effluent filters on the outlet of Anaerobic Digester #3, receiving effluent from the septic tank above, and

discharging by gravity to a proposed Pump Tank #1 as described below;

- one (1) proposed 50,000 litre single-compartment Pump Tank #1, equipped with duplex effluent pumps, a Waterloo Biofilter Basket with 12.1 cubic metres of Biofilter foam media and access risers and hatches to grade, receiving effluent from Anaerobic Digester #3, and discharging to a proposed Waterloo Biofilter tank as described below;
- two (2) proposed 50,000 litre single-compartment Waterloo Biofilter Tanks #1 and #2 connected with bottom drains, with each tank comprising spray units and being bulk filled with 50 cubic metres of Biofilter foam media for a total volume of 100 cubic metres, receiving effluent from Pump Tank #1, and discharging treated effluent by gravity to a proposed Pump Tank 2 as described below;
- one (1) proposed 27,500 litre single-compartment Pump Tank #2, equipped with one (1) basket containing 10.8 cubic metres of Biofilter foam media, access risers and hatches to grade, and four (4) submersible effluent pumps, including a simplex effluent pump to dose a portion of the effluent (up to 7,500 litres per day) to the basket within the tank, another simplex effluent pump to recirculate a portion of the effluent to the inlet of Anaerobic Digester #1, and a set of duplex effluent pumps rated at 3.6 litres per second at 27.8 metres of total dynamic head to dose a portion of the effluent to a proposed shallow buried trench leaching bed as described below;
- one (1) proposed chemical dosing system with secondary spill containment, located in the Control Building and consisting of two (2) metering pumps and two (2) chemical storage tanks, with provision for dosing a phosphorus removal agent to the inlets of Anaerobic Digesters #1 and #3 on an as-needed basis;
- one (1) proposed in-line flow meter on the discharge line from Pump Tank #2, located in the Control Building;
- one (1) proposed partially raised shallow buried trench leaching bed, consisting of a total of 1,176 metres of 38 millimetre diameter pressurized distribution piping constructed in six (6) cells, with each cell having seven (7) runs of 28.0 metre long distribution piping spaced 2.0 metres apart, complete with 3 millimetre diameter spray orifices drilled at 12 o'clock throughout the length of the run and spaced approximately 1.2 metres apart, as well as drain holes drilled at 6 o'clock throughout the length of the run spaced at 3.0 metres apart or less and covered with orifice shields; the distribution piping network in each cell is to be covered with Infiltrator Equalizer 36 chambers (or Equivalent Equipment), overlying a 200 millimetre thick layer of imported sand with a percolation rate (T) of 6 to 10 minutes per centimetre between the bottom of the chambers and the native soil, all to be overlain by a 200 millimetre thick sand layer with the same specifications and then 100 millimetre thick topsoil to the design finish grade elevation;

Replacement Individual System

Q = 800 litres per day

Installation of a replacement individual system upon failure of an existing individual subsurface sewage disposal system described below under Existing Works in accordance with Condition 13, having a Maximum Daily Flow

of 800 litres per day, consisting of the following:

- one (1) proposed in-ground two-compartment septic tank meeting all OBC clearance distance requirements, having a minimum capacity of 3,600 litres and equipped with an OBC approved effluent filter, access risers and hatches to grade, receiving raw sanitary sewage from the existing unit and discharging by gravity to a proposed pump tank as described below;
- one (1) proposed in-ground 600 litre single-compartment pump tank, equipped with a submersible sewage pump and complete with a high level audible and visual alarm, access riser and hatch to grade, discharging septic tank effluent via a forcemain to a proposed filter bed as described below;
- one (1) proposed partially raised filter bed, having an effective area of 12.0 square metres (4.0 metres by 3.0 metres) and consisting of three (3) runs of 4 metre long 75 millimetre diameter perforated distribution pipe spaced at 1.0 metre apart, centre to centre, within a minimum 275 millimetre thick stone layer conforming to OBC Sentence 8.7.3.3.(5) and protected by geotextile fabric, overlying a 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 30.0 square metres (6.0 metres by 5.0 metres) between the filter medium and the underlying native soil, as well as a sand fill loading area of 114.0 square metres (19.0 metres by 6.0 metres) with a percolation time (T) of 6 to 10 minutes per centimetre, extending minimum 15 metres down-gradient of the centreline of the outer distribution pipe in the direction in which the effluent will move horizontally;

EXISTING WORKS

Individual Subsurface Sewage Disposal Systems

Total Q = 21,600 litres per day

Twenty-seven (27) existing individual subsurface sewage disposal systems each having a Maximum Daily Flow of 800 litres per day (total of 21,600 litres per day), servicing twenty-seven (27) individual residential units on Vista Drive (within the west portion of the site), consisting of the following and to be assessed in accordance with subsection 1 of Condition 13 and repaired or replaced as necessary:

- **7 Vista Drive:** one (1) 3,600 litre septic tank and one (1) partially raised absorpotion trench leaching bed constructed using leaching chambers, consisting of four (4) runs of 12 metre long perforated distribution pipe (for a total length of 48 metres);
- **10 Vista Drive:** one (1) 3,600 litre septic tank and one (1) in-ground filter bed with a stone area of 29.7 square metres;
- **22 Vista Drive:** one (1) 3,600 litre septic tank and one (1) partially raised absorpotion trench leaching bed constructed using leaching chambers, consisting of four (4) runs of 12 metre long perforated distribution pipe (for a total length of 48 metres);
- **Each of remaining 24 units (1, 2, 4-6, 8, 9, 11, 12, 14, 16-21, 24-26, 28, 30-33 Vista Drive):** one (1) septic tank of unknown size and one (1) in-ground absorption trench leaching bed with unknown length

of distribution pipe;

East and West Systems (to be Decommissioned)

- Existing East System (Permit #F-45-75) and West System (Permit #F-46-86) located along the south property boundary to be decommissioned in accordance with Condition 11 prior to the installation of the proposed new communal system under Proposed Works;

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. "Annual Average Effluent Concentration" is the mean of all Single Sample Results of the concentration of a contaminant in the final effluent sampled or measured during a calendar year,
1. "Approval" means this entire document and any schedules attached to it, and the application;
2. "BOD₅" (also known as TBOD₅) means five day biochemical oxygen demand measured in an unfiltered sample and includes carbonaceous and nitrogenous oxygen demand;
3. "CBOD₅" 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 Peterborough District Office;
7. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
8. "Equivalent Equipment" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of a named equipment;
9. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
10. "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;

11. "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;
12. "Licensed Installer" means a person who is registered under the OBC to construct, install, repair, service, clean or empty on-site sewage systems;
13. "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;
14. "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;
15. "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;
16. "Owner" means Parkbridge Lifestyle Communities Inc. and its successors and assignees;
17. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
18. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
19. "Single Sample Result" means the test result of a parameter in the effluent discharged on any day, as measured by a probe, analyzer or in a composite or grab sample, as required;
20. "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, with the exception of the replacement individual system as described under Proposed Works.

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 proposed **communal subsurface sewage disposal system** described under Proposed Works is supervised by a Licensed Engineering Practitioner.
2. The Owner shall ensure that the construction of any proposed **replacement individual system** described under Proposed Works is supervised by a Licensed Installer or a Licensed Engineering Practitioner.
3. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.
4. The Owner shall ensure that the Waterloo Biofilter treatment system is installed in accordance with the manufacturer's installation manual.

5. The Owner shall ensure that the imported soil that is required for construction of the proposed **communal subsurface sewage disposal system** described under Proposed Works 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.
6. The Owner shall ensure that the imported soil that is required for construction of any **replacement individual system** described under Proposed Works is tested and verified by a Licensed Installer or a Licensed Engineering Practitioner for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.
7. Within **six (6) months** of the proposed **communal subsurface sewage disposal system** described under Proposed 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.
8. Within **six (6) months** of any **replacement individual system** described under Proposed Works being Commissioned, the Owner shall prepare a statement, certified by a Licensed Installer or a Licensed Engineering Practitioner, that the Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry staff.
9. Within **six (6) months** of the proposed **communal subsurface sewage disposal system** described under Proposed 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. TEMPORARY EROSION AND SEDIMENT CONTROL

1. The Owner shall install and maintain temporary sediment and erosion control measures during construction of the proposed **communal subsurface sewage disposal system** described under Proposed Works, and conduct inspections **once every two (2) weeks** and after each significant storm event (a significant storm event is defined as a minimum of 25 millimetres of rain in any 24 hours period). The inspections and maintenance of the temporary sediment and erosion control measures shall continue until they are no longer required and at which time they shall be removed and all disturbed areas reinstated properly.
2. The Owner shall maintain records of inspections and maintenance which shall be made available for inspection by the Ministry, upon request. The record shall include the name of the inspector, date of inspection, and the remedial measures, if any, undertaken to maintain the temporary sediment and erosion control measures.

6. EFFLUENT OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the proposed **communal subsurface sewage disposal system** described under Proposed 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 annual average concentration of total phosphorus named in Column 1 of Effluent Objectives Table listed in **Schedule B**, should be compared to the corresponding concentration set out in Column 3 of Effluent Objectives Table listed in **Schedule B**.

7. EFFLUENT LIMITS

1. The Owner shall design, construct, operate and maintain the proposed **communal subsurface sewage disposal system** described under Proposed 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, the annual average concentration of CBOD₅ & 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 3 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. 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.

9. 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 purpose 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 C**.
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 C**.
4. The measurement frequencies specified in **Schedule C** 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 the proposed shallow buried 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 subsurface disposal bed.
6. The Owner shall ensure that the flow of treated effluent discharged into the proposed shallow buried trench leaching bed does not exceed **58,400 litres per day**.
7. 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.
8. 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.

10. 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 in Condition 6;
 - b. a summary and interpretation of all monitoring data and a comparison to the effluent limits in 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 the proposed shallow buried trench leaching bed;
- h. a summary of all existing individual subsurface sewage disposal systems that were replaced during the reporting period;
- i. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- j. a summary of all spill or abnormal discharge events;
- k. any other information the District Manager requires from time to time;

11. 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:
 - a. any sewage pipes leading from building structures to unused 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.

12. RESPONSIBILITY AGREEMENT

- 1. The Owner shall take all reasonable steps to enter into a duly signed Responsibility Agreement with The Corporation of the City of Kawartha Lakes within **one (1) year** from 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".
- 2. The Owner shall provide written confirmation that the Responsibility Agreement was entered into, including the effective date of the Responsibility Agreement, to the Director and the District Manager.

13. SPECIAL CONDITIONS

- 1. The Owner shall, within **one (1) year** from the date of issuance of this Approval, complete and submit

to the District Manager a condition assessment report for the existing individual subsurface sewage disposal systems described under Existing Works. The report shall contain, but shall not be limited to,

- a. a visual inspection of the existing individual subsurface sewage disposal systems including the septic tank, pump tank (if applicable) and leaching bed of each system;
 - b. checking for presence of an effluent filter;
 - c. checking for soft, spongy areas within the leaching bed area;
 - d. checking for integrity and blockages of districtation piping via a camera/probe; and
 - e. if any, recommended remedial actions and associated implementation schedule, etc.
2. Further to subsection 1, the Owner shall follow the implementation schedule approved by the District Manager for any remedial actions required for the existing individual subsurface sewage disposal systems.
 3. The Owner shall, upon failure of any of the existing individual subsurface sewage disposal systems described under Existing Works, notify the District Manager, in writing within **seven (7) days**, of the failed system and the planned installation schedule of a replacement individual system.
 4. The Owner shall design the replacement individual system in accordance with this Approval, i.e., the replacement individual system described under Proposed Works.
 5. The Owner shall ensure that any proposed replacement individual system is constructed in accordance with Condition 4.
 6. The Owner shall include in each annual performance report, as outlined in subsection 4 of Condition 10, a summary of all existing individual subsurface sewage disposal systems that were replaced during the reporting period.
 7. The Owner shall, within **five (5) years** from the date of issuance of this Approval, submit an application to amend this Approval to incorporate all new replacement individual systems that were constructed to replace failed existing systems. The application shall include, but shall not be limited to, the following:
 - a. as-built drawings for the constructed replacement individual systems certified by a Licensed Installer or a Licensed Engineering Practitioner;
 - b. an updated site plan showing the exact location of all components of the replacement individual systems in relation to each residential unit they service.
 8. In the event that no existing system was replaced within the initial five-year period specified in subsection 7, the Owner shall submit an application to amend this Approval in accordance with a new

timeline specified by the District Manager.

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 as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.
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 to the groundwater 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 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.

10. Condition 10 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.
11. Condition 11 is included to ensure that any components of un-used Works are properly decommissioned.
12. Condition 12 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.
13. Condition 13 is included to ensure that the condition of all existing individual subsurface sewage disposal systems is assessed in a timely manner and all required repairs and replacements are appropriately implemented and reported to the Ministry such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.

Schedule A

1. Application for Environmental Compliance Approval dated September 29, 2023 and received on October 13, 2023, submitted by Parkbridge Lifestyle Communities Inc. for the proposed and existing subsurface sewage disposal systems servicing the on-site facilities, including the design report, final plans, specifications and other supporting information.

Schedule B

Effluent Objectives Table
(Proposed Waterloo Biofilter Treatment System)

Final Effluent Parameter	Averaging Calculator	Objective (milligrams per litre unless otherwise indicated)
Total Phosphorus	Annual Average Effluent Concentration	1

Final Effluent Limits Table
(Proposed Waterloo Biofilter Treatment System)

Final Effluent Parameter	Averaging Calculator	Limit (milligrams per litre unless otherwise indicated)
CBOD ₅	Annual Average Effluent Concentration	10
Total Suspended Solids	Annual Average Effluent Concentration	10

Schedule C

Monitoring Program

Influent

- Outlet of the septic tank

Parameters	Sample Type	Minimum Frequency
BOD5	Grab	Quarterly
Total Suspended Solids	Grab	Quarterly
Total Kjeldahl Nitrogen	Grab	Quarterly
Total Ammonia Nitrogen	Grab	Quarterly
Nitrate as Nitrogen	Grab	Quarterly
Nitrite as Nitrogen	Grab	Quarterly
Total Phosphorus	Grab	Quarterly
pH	Grab/Probe/Analyzer	Quarterly
Temperature	Grab/Probe/Analyzer	Quarterly
Dissolved Oxygen	Grab/Probe/Analyzer	Quarterly

Final Effluent

- At the flow meter in the Control Building

Parameters	Sample Type	Minimum Frequency
CBOD5	Grab	Monthly*
Total Suspended Solids	Grab	Monthly*
Total Phosphorus	Grab	Monthly*
Total Ammonia Nitrogen	Grab	Quarterly
Nitrate as Nitrogen	Grab	Quarterly
Nitrite as Nitrogen	Grab	Quarterly
Chloride	Grab	Quarterly
pH	Grab/Probe/Analyzer	Monthly*
Temperature	Grab/Probe/Analyzer	Monthly*
Dissolved Oxygen	Grab/Probe/Analyzer	Monthly*

*May be reduced after three (3) years of monitoring per section 4 of Condition 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

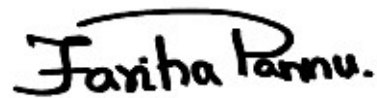
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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 12th day of February, 2024

Handwritten signature of Fariha Pannu in black ink, featuring a stylized, cursive script with a prominent arch over the first few letters.

Fariha Pannu, P.Eng.

Director

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

SW/

c: District Manager, MECP Peterborough District Office
Jazmyne Woolley, R.J. Burnside & Associates Limited