

**AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 7359-CSTKLK  
Issue Date: January 31, 2024

Town & Country Communities Limited  
1 Richmond Street West, Suite 900  
Toronto, Ontario  
M5H 3W4

Site Location: Town and Country Mobile Home Park  
226 East Pike Creek Road  
Municipality of Lakeshore, County of Essex

*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:*

modification, upgrade, continued use and operation of an existing communal sewage Works with a Rated Capacity of 163,282 Litres per day (L/d) for treatment and amend the final disposal method from subsurface to surface water disposal (Webbwood Municipal Drain), servicing the existing 218 mobile home units, a community hall/recreation centre and a maintenance building, located at the existing Town and Country Mobile Home Park, legally described as Part of Lot 4 Concession East of River Peche, Maidstone as in R942566; subject to R1027025, R464311; Lakeshore, being all of the Property Identifier Number 75007-0047(LT), and as described below;

## **PROPOSED WORKS**

### **Modification to the Existing Lagoon**

#### **• Valve Chamber for the Existing Lagoon**

One new precast valve chamber with valves located near the Lagoon, receiving sanitary sewage from the collection system, and discharging raw sewage through duplex pumps, through a 100 mm forcemain, pumping raw sewage to the Existing Lagoon with a Lagoon bypass functionality;

#### **• Modification to the Existing Lagoon Outlet**

Modification of the Existing Lagoon Outlet Structure (previously discharging the effluent to the Leaching Bed), located North of the Lagoon, with a Stop Gate to prevent discharge of Lagoon effluent from this outlet;

**• Installation of a new Lagoon Outlet Structure** located on the west side of the lagoon, for gravity flow from the Lagoon to the Equalization Tanks in the Tertiary Treatment System;

## **PROPOSED TERTIARY TREATMENT SYSTEM (located West of the Existing Lagoon)**

#### **• Equalization Tanks**

two (2) 64,000 Litres equalization tanks, both connected hydraulically, having a total capacity of 128,000 Litres, receiving sewage from the Lagoon; the equalization tank 2 is equipped with duplex equalization pumps each rated at 3 L/s under a TDH of 3 m, and average daily discharge rate of 163,282 L/day, discharging to primary sludge storage tank as described below;

#### **• Primary Inline Primary Sludge Storage Tank**

One inline Primary Sludge Storage Tank 67,200 L, receiving flow from the Equalization Tanks, discharging to Primary Clarifier;

#### **• Secondary Offline Sludge Storage Tank**

One Secondary Sludge Storage Tank 42,000 L, receiving flow from the Secondary Clarifier and Filter Backwash waste;

#### **• Primary Clarifier Tank**

One Primary Clarifier Tank 29,000 L, receiving flow from the equalization tank, designed with a hydraulic retention time of 2 hours, discharging by gravity into Bioreactor Tank 1;

#### **• Moving Bed Bioreactor (MBBR) Bioreactor 1 and Bioreactor 2**

Two (2) Moving Bed Biofilm Reactor Tanks operating in series, each of 29,200 L and 28,400 L volume respectively, designed with an overall 4 hours retention time, containing a combined volume of 27 cubic metres of engineered plastic carrier media, equipped with fine bubble diffuser aeration system, air blowers, effluent recirculation pump recirculating effluent to primary Sludge Storage tank, discharging into a Floc Reactor Tank by gravity;

- **Phosphorus Removal System**

One Coagulant dosing system comprising of one (1) Floc reactor tank 3,800 L, receiving effluent from Bioreactor 2, dosing coagulant on the flow proportional basis, complete with (1) mixing pump and eductor assembly discharging to the Secondary Clarifier by gravity;

- **Secondary Clarifier Tank**

One Secondary Clarifier Tank with a working volume of 28,300 L, with three (3) sloped wall hoppers, three (3) sludge return pumps, and one (1) floating sludge (skimmer) pump to direct settled and floating sludge to the secondary sludge storage tank, receiving flow from Bioreactor 2, designed with a hydraulic retention time of 3 hours, discharging by gravity to the Secondary Effluent Tank;

- **Secondary Effluent Tank**

One secondary effluent tank, with a capacity of 30,800 L, equipped with 2 submersible effluent pumps rated at 3 L/s at 30m TDH, receiving effluent from the Secondary Clarifier by gravity, and delivering pressure flow to tertiary filters and UV disinfection equipment located in the Control Building;

- **Tertiary Filtration and Disinfection**

One (1) Nextsand™ pressurized Tertiary filtration system having a nominal 5 µm filtration efficiency to reduce total suspended solids and total phosphorus, located in the Control Building, receiving the effluent from Secondary Effluent Tank, comprising of (4) tertiary filter units arranged in parallel, complete with (1) static mixer, (1) chemical dosing pump, (2) backwash pumps located in the Effluent Pump Tank, and (1) differential pressure switch to automatically initiate backwash based on maximum differential pressure or maximum elapsed time, discharging the treated effluent to the Effluent Pump Tank;

- **Effluent Pump Tank**

One (1) Effluent Pump Tank with a working volume of 15,400 L, receiving and disposing of the Final Effluent from Tertiary Filtration/Disinfection equipment located in the Control Building, equipped with two (2) effluent pumps, two (2) backwash pumps, and three (3) level floats to pump the Final Effluent to the Webbwood Municipal Drain at the existing manhole CBMH 25, located north of the property, via a 75 mm forcemain, at a maximum flow rate of 2.5 L/s;

- **Control Building**

Control building for electrical panels, control panels, chemical feed equipment, tertiary filters, and UV equipment;

## **EXISTING WORKS**

- Existing Sewage Pump Station

an existing pump station (2.4 m x 2.4 m), (considered plumbing under Ontario Building Code), receiving sanitary sewage from existing collection system connected with each mobile home on the site, equipped with two (2) alternating submersible sewage pumps operated on demand, each rated at 3.2 Litres per second (L/sec) at 13.4 m TDH, equipped with a high level audible/visual alarm system, discharging sewage via a 150 mm dia existing forcemain to an existing sewage lagoon, as described below;

- Existing Sewage Lagoon (**Now being Proposed to be used for pre-treatment and equalization year round**)

an existing single cell sewage lagoon receiving sewage flow from the mobile homes through the Central Sewage Pump Station, having a surface area of approximately 3 acres and estimated total capacity of 20,400 cubic metres, discharging partially treated effluent via gravity to the Proposed Tertiary Treatment system, as described above;

- Existing Leaching Bed (**Now being Decommissioned**)

an existing raised absorption type leaching bed located within an area measuring approximately 75 m x 255 m, having an approximate length of 100 mm dia clay distribution piping of approximately 5,400 m (approximately 90 runs at 60 m in separate pods);

including all other mechanical system, electrical system, instrumentation and control system, piping, pumps, valves and appurtenances essential for the proper, safe and reliable operation of the aforementioned sewage works in accordance with this Approval, in the context of process performance and general principles of wastewater engineering only;

all in accordance with the **Schedule A**.

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

1. "Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;
2. "Annual Average Daily Influent Flow" means the cumulative total sewage flow of Influent to the Sewage Treatment Plant during a calendar year divided by the number of days during which sewage was flowing to the Sewage Treatment Plant that year;
3. "Bypass" means diversion of sewage around one or more treatment processes, excluding Preliminary Treatment System, within the Sewage Treatment Plant with the diverted sewage flows being returned to the Sewage Treatment Plant treatment train upstream of the Final Effluent sampling point(s) and discharged via the approved effluent disposal facilities;
4. "CBOD<sub>5</sub>" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;
5. "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;
6. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Works is geographically located;

7. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19;
8. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
9. "Final Effluent" means effluent that is discharged to the environment through the approved effluent disposal facilities, that are required to meet the compliance limits at the Final Effluent sampling point(s);
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. "Influent" means flows to the Sewage Works from the collection system;
12. "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;
13. "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;
14. "Monthly 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 month;
15. "Normal Operating Condition" means the condition when all unit process(es), in a treatment train is operating within its Design Capacity;
16. "Operating Agency" means the Owner, person or the entity that is authorized by the Owner for the management, operation, maintenance, or alteration of the Works in accordance with this Approval;
17. "Overflow" means a discharge to the environment from the Works at designated location(s) other than the approved effluent disposal facilities or via the effluent disposal facilities downstream of the Final Effluent sampling point;
18. "Owner" means Town & Country Communities Limited, including any successors and assignees;
19. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40;
20. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
21. "Rated Capacity" or Design Capacity means the Annual Average Daily Influent Flow for which the Sewage Treatment Plant is designed to handle;

22. "Site" means the properties listed in the Site Location section of this Approval;
23. "Responsibility Agreement" means a legal agreement between a municipality and developer which stipulate the conditions under which communal services will be constructed, operated and maintained, as well as, the action to be undertaken by the municipality in the event of default;
24. "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.
4. The issuance of, and compliance with the conditions of this Approval does not:
  - a. relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority necessary to construct or operate the Works; or
  - b. limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

### **2. CHANGE OF OWNER AND OPERATING AGENCY**

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within **thirty (30) days** of the change occurring:
  - a. change of address of Owner;
  - b. change of Owner, including address of new owner;

- c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act, R.S.O. 1990, c. B.17* shall be included in the notification;
  - d. change of name of the corporation and a copy of the most current information filed under the *Corporations Information Act, R.S.O. 1990, c. C.39* shall be included in the notification.
2. The Owner shall notify the District Manager, in writing, of any of the following changes within **thirty (30) days** of the change occurring:
    - a. change of address of the Operating Agency;
    - b. change of the Operating Agency, including address of the new Operating Agency.
  3. In the event of any change in ownership of the Works, the Owner shall notify the succeeding owner in writing, of the existence of this Approval, and forward a copy of the notice to the District Manager.
  4. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

### **3. CONSTRUCTION OF PROPOSED WORKS**

1. All Proposed Works in this Approval shall be constructed and installed and must commence operation within **five (5) years** of issuance of this Approval, after which time the Approval ceases to apply in respect of any portions of the Works not in operation. In the event that the construction, installation and/or operation of any portion of the Proposed Works is anticipated to be delayed beyond the time period stipulated, the Owner shall submit to the Director an application to amend the Approval to extend this time period, at least six (6) months prior to the end of the period. The amendment application shall include the reason(s) for the delay and whether there is any design change(s).
2. Upon completion of construction of the Proposed Works, the Owner shall prepare and submit a written statement to the District Manager, certified by a Licensed Engineering Practitioner, that the Proposed Works is constructed in accordance with this Approval.
3. **One (1) week** prior to the commencement of the operation of the Proposed Works, the Owner shall notify the District Manager (in writing) of the pending start-up date.
4. Within **one (1) year** of completion of construction of the Proposed Works, a set of record drawings for all of the Proposed Works and Existing Works shall be prepared or updated. These drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be readily accessible for reference at the Works.

5. The Owner shall ensure that the treatment technologies are installed in accordance with the manufacturer's installation manual.

#### 4. BYPASSES

1. Any Bypass is prohibited, except:
  - a. an emergency Bypass when a structural, mechanical or electrical failure causes a temporary reduction in the capacity of a treatment process or when an unforeseen flow condition exceeds the Design Capacity of a treatment process that is likely to result in personal injury, loss of life, health hazard, basement flooding, severe property damage, equipment damage or treatment process upset, if a portion of the flow is not bypassed;
2. Notwithstanding the exceptions given in Paragraph 1, the Operating Agency shall undertake everything practicable to maximize the flow through the downstream treatment process(es) prior to bypassing.
3. At the beginning of a Bypass Event, the Owner shall immediately notify the District Manager and Spills Action Centre (SAC). This notice shall include, at a minimum, the following information:
  - a. the type of the Bypass as indicated in Paragraph 1 and the reason(s) for the Bypass;
  - b. the date and time of the beginning of the Bypass;
  - c. the treatment process(es) gone through prior to the Bypass and the treatment process(es) bypassed;
  - d. the effort(s) done to maximize the flow through the downstream treatment process(es) and the reason(s) why the Bypass was not avoided.
4. Upon confirmation of the end of a Bypass Event, the Owner shall immediately notify the SAC. This notice shall include, at a minimum, the following information:
  - a. the date and time of the end of the Bypass;
  - b. the estimated or measured volume of Bypass.



5. For any Bypass Event, the Owner shall collect daily sample(s) of the Final Effluent, inclusive of the Event and analyze for all effluent parameters outlined in Compliance Limits condition that require composite samples, following the same protocol specified in the Monitoring and Recording condition for the regular samples. The sample(s) shall be in addition to the regular Final Effluent samples required under the monitoring and recording condition. If the Event occurs on a scheduled monitoring day, the regular sampling requirements prevail. If representative sample for the effluent parameter(s) that require grab sample cannot be obtained, they shall be collected after the Event at the earliest time when situation returns to normal.

## 5. OVERFLOWS

1. Any Overflow is prohibited, except:
  - a. an emergency Overflow in an emergency situation when a structural, mechanical or electrical failure causes a temporary reduction in the capacity of the Works or when an unforeseen flow condition exceeds the Design Capacity of the Works that is likely to result in personal injury, loss of life, health hazard, basement flooding, severe property damage, equipment damage or treatment process upset, if a portion of the flow is not overflowed;
2. Notwithstanding the exceptions given in Paragraph 1, the Operating Agency shall undertake everything practicable to maximize the flow through the downstream treatment process(es) and Bypass(es) prior to overflowing.
3. At the beginning of an Overflow Event, the Owner shall immediately notify the District Manager and SAC. This notice shall include, at a minimum, the following information:
  - a. the type of the Overflow as indicated in Paragraph 1 and the reason(s) for the Overflow;
  - b. the date and time of the beginning of the Overflow;
  - c. the point of the Overflow from the Works, the treatment process(es) gone through prior to the Overflow, the disinfection status of the Overflow and whether the Overflow is discharged through the effluent disposal facilities or an alternate location;
  - d. the effort(s) done to maximize the flow through the downstream treatment process(es) and Bypass(es) and the reason(s) why the Overflow was not avoided.
4. Upon confirmation of the end of an Overflow Event, the Owner shall immediately notify the District Manager and SAC. This notice shall include, at a minimum, the following information:
  - a. the date and time of the end of the Overflow;

b. the estimated or measured volume of the Overflow.

5. For any Overflow Event

a. in the Sewage Treatment Plant, the Owner shall collect one grab sample of the Overflow during the Event and have that analyzed at least for CBOD<sub>5</sub>, total suspended solids, total phosphorus, total ammonia nitrogen, nitrate as N, Nitrite as N, Total Kjeldahl Nitrogen, E. coli., Hydrogen Sulphide except that raw sewage and primary treated effluent Overflow shall be analyzed for BOD<sub>5</sub>, total suspended solids, total phosphorus and Total Kjeldahl Nitrogen only.

b. at a sewage pumping station in the collection system, the Owner shall collect at least one (1) grab sample representative of the Overflow Event and have it analyzed for BOD<sub>5</sub>, total suspended solids, total phosphorus and Total Kjeldahl Nitrogen.

**6. DESIGN OBJECTIVES**

1. The Owner shall design and undertake everything practicable to operate the Existing and Proposed Sewage Works in accordance with the following objectives:

a. Final Effluent parameters design objectives listed in the table included in **Schedule B**.

b. Annual Average Daily Influent Flow is within the Design Capacity of the Sewage Treatment Plant

**7. COMPLIANCE LIMITS**

1. The Owner shall operate and maintain the Existing and Proposed Sewage Works such that compliance limits for the Final Effluent parameters listed in the table included in **Schedule C** are met.

**8. OPERATION 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 staffing and training, including training in all procedures and other requirements of this Approval and the OWRA and relevant regulations made under the OWRA, process controls and alarms and the use of process chemicals and other substances used in the Works.

2. The Owner shall prepare/update the operations manual for the Works within **six (6) months** of completion of construction of the Proposed Works, that includes, but not necessarily limited to, the following information:

a. operating procedures for the Works under Normal Operating Conditions;

- b. inspection programs, including frequency of inspection, for 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 the Works;
  - d. procedures for the inspection and calibration of monitoring equipment;
  - e. operating procedures for the Works to handle emergency situations such as a structural, mechanical or electrical failure, or an unforeseen flow condition;
  - f. 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 to the Spills Action Centre (SAC) and District Manager;
  - g. procedures for receiving, responding and recording public complaints, including recording any followup 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 ensure that the Operating Agency fulfills the requirements under O. Reg. 129/04, as amended for the Works, including the classification of facilities, licensing of operators and operating standards.
5. The Owner shall maintain a logbook to record the results of all inspections, repair and maintenance undertaken, calibrations, monitoring and spill response or contingency measures undertaken and shall make the logbook available for inspection by Ministry staff. The logbook shall include the following:
  - a. the name of the operator making the entry; and
  - b. the date and results of each inspection, repair, maintenance, calibration, monitoring, spill response and contingency measures taken.
6. 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.
7. 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.

8. The Owner shall ensure that the Operating Agency possesses the level of training and experience sufficient to allow safe and environmentally sound operation of the Works.
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.

## 9. MONITORING AND RECORDING

1. The Owner shall, upon commencement of operation of the Works, carry out a scheduled monitoring program of collecting samples at the required sampling points, at the frequency specified or higher, by means of the specified sample type and analyzed for each parameter listed in the tables under the monitoring program included in **Schedule D** and record all results, as follows:
  - a. all samples and measurements are to be taken at a time and in a location characteristic of the quality and quantity of the sewage stream over the time period being monitored.
  - b. definitions and preparation requirements for each sample type are included in document referenced in Paragraph 2.b.
2. The methods and protocols for sampling, analysis and recording shall conform, in order of precedence, to the methods and protocols specified in the following documents and all analysis shall be conducted by a laboratory accredited to the ISO/IEC:17025 standard or as directed by the District Manager:
  - a. the Ministry's Procedure F-10-1, "Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only), as amended;
  - b. the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02, as amended;
  - c. the publication "Standard Methods for the Examination of Water and Wastewater", as amended; and
  - d. for any parameters not mentioned in the documents referenced in Paragraphs 2.a, 2.b and 2.c, the written approval of the District Manager shall be obtained prior to sampling.
3. The Owner shall monitor and record the flow rate and daily quantity using flow measuring devices or other methods of measurement as approved below calibrated to an accuracy within plus or minus 15 per cent (+/- 15%) of the actual flow rate of the following:
  - a. Influent flow to the Sewage Treatment Plant received from the collection system shall be monitored continuously by a flow meter installed on the discharge forcemain leaving the existing sewage pump Station.
  - b. Final Effluent discharged from the Proposed Works by continuous flow measuring devices and instrumentations/pumping rates;

4. The Owner shall monitor the liquid level in the Lagoon as described in the Schedule D using a staff gauge installed at the Lagoon;

## 10. REPORTING

1. The Owner shall report to the District Manager orally **as soon as possible** any non-compliance with the compliance limits specified in Condition 5, and in writing within **seven (7) days** of non-compliance.
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 prepare performance reports on a calendar year basis and submit to the District Manager in an electronic format by **March 31** of the calendar year following the period being reported upon. The reports shall contain, but shall not be limited to, the following information pertaining to the reporting period:
  - a. a summary and interpretation of all Influent monitoring data, and a review of the historical trend of the sewage characteristics and flow rates;
  - b. a summary and interpretation of all flow data, Lagoon depth data, and results achieved in not exceeding the Effluent Objectives or the Design Capacity of the Sewage Treatment Plant;
  - c. a summary and interpretation of all Final Effluent monitoring data, including concentration, flow rates and a comparison to the design objectives and compliance limits in this Approval, including an overview of the success and adequacy of the Works;
  - d. a summary of all operating issues encountered and corrective actions taken;
  - e. a summary of all normal and emergency repairs and maintenance activities carried out on any major structure, equipment, apparatus or mechanism forming part of the Works;
  - f. a summary of any effluent quality assurance or control measures undertaken;
  - g. a summary of the calibration and maintenance carried out on all Final Effluent monitoring equipment to ensure that the accuracy is within the tolerance of that equipment as required in this Approval or recommended by the manufacturer;
  - h. a tabulation of the volume of sludge generated, an outline of anticipated volumes to be generated in the next reporting period and a summary of the locations to where the sludge was disposed;

- i. a summary of any complaints received and any steps taken to address the complaints;
- j. a summary of all spills within the meaning of Part X of EPA and abnormal discharge events;
- k. any changes or updates to the schedule for the completion of construction and commissioning operation of major process(es) / equipment groups in the Proposed Works;
- l. any other information the District Manager requires from time to time.

## **11. RESPONSIBILITY AGREEMENT**

- 1. The Owner shall take all reasonable steps to enter into a duly signed Responsibility Agreement with the Municipality of Lakeshore prior to the construction of the Works approved herein 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.

## **12. REGISTRATION ON TITLE REQUIREMENT**

- 1. Pursuant to Section 197 of the Environmental Protection Act, prior to dealing with any of the properties comprising the Site in any way, the Owner shall provide a copy of this Approval and any amendments, to every person who will acquire an interest in the property as a result of the dealing.
- 2. Within **sixty (60) calendar days** of the issuance of this Approval, including any amendments thereto, the Owner shall submit to the Director:
  - a. a plan of survey including each property comprising the Site indicating where the Works will be located;
  - b. a completed certificate of requirement and its supporting documents containing a registerable description of each property comprising the Site.
- 3. Within **fifteen (15) calendar days** of receiving a certificate of requirement issued under subsection 197(2) of the Act, the Owner shall:
  - a. register the certificate of requirement title to each property comprising the Site, in the appropriate land registry office, on the title to each property comprising the Site; and
  - b. within five (5) days after registering the certificate of requirement, provide to the Director a copy of the registered certificate and a copy of the parcel register(s) for the Property confirming that registration has been completed.

### **13. DECOMMISSIONING OF EXISTING WORKS**

1. The Owner shall properly decommission Existing works, if required, within 6 months of the issuance of the approval and /or prior to the operation of the newly Proposed Sewage Works.

*The reasons for the imposition of these terms and conditions are as follows:*

1. Condition 1 regarding general provisions is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted.
2. Condition 2 regarding change of Owner and Operating Agency is included to ensure that the Ministry records are kept accurate and current with respect to ownership and Operating Agency of the 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.
3. Condition 3 regarding construction of Proposed Works/record drawings is included to ensure that the Works are constructed in a timely manner so that standards applicable at the time of Approval of the Works are still applicable at the time of construction to ensure the ongoing protection of the environment, and that prior to the commencement of construction of the portion of the Works that are approved in principle only, the Director will have the opportunity to review detailed design drawings, specifications and an engineer's report containing detailed design calculations for that portion of the Works, to determine capability to comply with the Ministry's requirements stipulated in the terms and conditions of the Approval, and also ensure that the Works are constructed in accordance with the Approval and that record drawings of the Works "as constructed" are updated and maintained for future references.
4. Condition 4 regarding Bypasses is included to indicate that Bypass is prohibited, except in circumstances where the failure to Bypass could result in greater damage to the environment than the Bypass itself. The notification and documentation requirements allow the Ministry to take action in an informed manner and will ensure the Owner is aware of the extent and frequency of Bypass Events.
5. Condition 5 regarding Overflows is included to indicate that Overflow of untreated or partially treated sewage to the receiver is prohibited, except in circumstances where the failure to Overflow could result in greater damage to the environment than the Overflow itself. The notification and documentation requirements allow the Ministry to take action in an informed manner and will ensure the Owner is aware of the extent and frequency of Overflow Events.
6. Condition 6 regarding design objectives is imposed to establish non-enforceable design objectives to be used as a mechanism to trigger corrective action proactively and voluntarily before environmental impairment occurs.
7. Condition 7 regarding compliance limits is imposed to ensure that the Final Effluent discharged from the Works to the environment meets the Ministry's effluent quality requirements.



8. Condition 8 regarding the operation and maintenance of the sewage works are included to require that the Works be properly operated, maintained, funded, staffed and equipped such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented. As well, the inclusion of a comprehensive operations manual governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the Owner. Such a manual is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training, in proper 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 regarding monitoring and recording 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 and compliance limits.
10. Condition 10 regarding reporting 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 this Approval.
11. Conditions 11 and 12 are included to ensure that there is a Responsibility Agreement in place between the Owner and the Municipality prior to the commencement of the operation 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.
12. Condition 13 is included to ensure that any components of un-used Works are properly decommissioned.

## **Schedule A**

1. Application for Environmental Compliance Approval dated March 13, 2023 and received on March 17, 2023.

## Schedule B

### Final Effluent Design Objectives

Concentration Objectives upon completion of construction of all Proposed Works

<b>Final Effluent Parameter</b>	<b>Averaging Calculator</b>	<b>Objective</b> (maximum unless otherwise indicated)
CBOD <sub>5</sub>	Monthly Average Effluent Concentration	8 mg/L
Total Suspended Solids	Monthly Average Effluent Concentration	8 mg/L
Total Phosphorus	Monthly Average Effluent Concentration	0.1 mg/L
Total Ammonia Nitrogen	Monthly Average Effluent Concentration	1.0 mg/L
E. Coli	Monthly Average Effluent Concentration	100 CFU/100 mL

## Schedule C

### Final Effluent Compliance Limits

Concentration Limits upon completion of construction of all Proposed Works

<b>Final Effluent Parameter</b>	<b>Averaging Calculator</b>	<b>Limit</b> (maximum unless otherwise indicated)
CBOD <sub>5</sub>	Monthly Average Effluent Concentration	10 mg/L
Total Suspended Solids	Monthly Average Effluent Concentration	10 mg/L
Total Phosphorus	Monthly Average Effluent Concentration	0.3 mg/L
Total Ammonia Nitrogen	Monthly Average Effluent Concentration	1.0 mg/L (May 01 to October 31st) 3.0 mg/L (November 01 to April 30th)
E. Coli	Monthly Average Effluent Concentration	200 CFU/100 mL

## Schedule D

### Monitoring Program

#### Influent/Raw Sewage Monitoring

<b>Sampling Location</b>	upstream of the Lagoon and Tertiary Treatment system at Sewage Pumping Station
<b>Frequency</b>	quarterly*
<b>Sample Type</b>	Grab
<b>Parameters</b>	BOD <sub>5</sub> , Total Suspended Solids (TSS), Total Kjeldahl Nitrogen (TKN), Total Phosphorus (TP), Temperature (ambient and wastewater), pH

\*once every three (3) months

### Effluent Monitoring Table

#### Final Effluent sampling point: Effluent Pump Tank

Parameters	Sample Type	Minimum Frequency
CBOD <sub>5</sub>	Composite	Bi-monthly*
Total Suspended Solids	Composite	Bi-monthly*
Total Ammonia Nitrogen (TAN)	Composite	Bi-monthly*
Nitrate Nitrogen	Composite	Bi-monthly*
Nitrite Nitrogen	Composite	Bi-monthly*
Total Kjeldahl Nitrogen (TKN)	Composite	Bi-monthly*
Total Phosphorus (TP)	Composite	Bi-monthly*
Temperature	Grab	Bi-monthly*
E. Coli	Grab	Bi-monthly*
pH	Grab	Bi-monthly*
Lagoon liquid level Depth**	-	Bi-monthly*

\*Twice every month

\*\*Lagoon liquid level to be monitored using a staff gauge installed in the Lagoon.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 7531-B5MHU3 issued on November 29, 2018.**

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

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

Pursuant to subsection 139(3) of the *Environmental Protection Act*, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

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

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

This Notice must be served upon:

Registrar\*  
Ontario Land Tribunal  
655 Bay Street, Suite 1500  
Toronto, Ontario  
M5G 1E5  
OLT.Registrar@ontario.ca

and

The Minister of the Environment,  
Conservation and Parks  
777 Bay Street, 5th.Floor  
Toronto, Ontario  
M7A 2J3

and

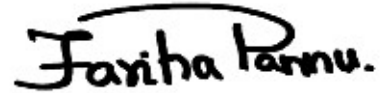
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

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

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

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

DATED AT TORONTO this 31st day of January, 2024



---

Fariha Pannu, P.Eng.

Director

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

KH/

c: Area Manager, MECP Windsor Area Office.

c: District Manager, MECP Sarnia District.

Grant Parkinson, GM Blueplan Engineering.