

**AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 1830-D27MU2  
 Issue Date: March 8, 2024

CAPREIT Apartments Inc.  
 11 Church St, No. 401  
 Toronto, Ontario  
 M5E 1W1

Site Location: Conestoga Estates  
 8773 Concession Road 9  
 Township of Wellington North  
 County of Wellington, Ontario  
 N0G 2K0

*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:*

use and operation of existing subsurface sewage disposal Works as summarized in the table below, including proposed modifications and expansion as described below under Proposed Works, to service a year-round mobile and modular home community of 125 residential units known as Conestoga Estates, as follows:

<b>Name of Works</b>	<b>Total Quantity of Units</b>	<b>Unit No.</b>	<b>Maximum Design Flow (Litres per Day)</b>
1995 Communal Subsurface Disposal Works	30	#3, #25 to #27, #52 to #57, #106 to #120, and #132 to #136	27,900
2008 Communal Subsurface Disposal Works	42	#29*, #42*, #46, #50, #68 to #105, and community centre	49,000**
Individual Subsurface Disposal Works	53	#1, #2, #4 to #24, #28, #30 to #41, #43 to #45, #47 to #49, #51, and #58 to #67	53,000 (1,000 per unit)

**Notes:**

\* As new connections (see Proposed Works below).

\*\*Including allowance for additional 7 future connections (7 units x 1,000 litres per day per unit) (see Proposed Works below and Condition 12).

## PROPOSED WORKS

- **Pump Chamber and Forcemain Servicing Unit #29**

Decommissioning of the existing individual subsurface disposal works servicing Unit #29 (except the existing septic tank) in accordance with Condition 9 and redirection of sewage to the expanded 2008 Communal Subsurface Disposal Works as described below via a proposed pump chamber and forcemain:

- one (1) 225 litre pump chamber located immediately downstream of the existing 3,600 litre septic tank servicing Unit #29, equipped with one (1) submersible pump, floats, a visual/audible high level alarm and a control panel, receiving the septic tank effluent and discharging to MH-1 via an approximately 286 metre long, 50 millimetre diameter forcemain;

- **Pump Chamber and Forcemain Servicing Unit #42**

Decommissioning of the existing individual subsurface disposal works servicing Unit #42 (except the existing septic tank) in accordance with Condition 9 and redirection of sewage to the expanded 2008 Communal Subsurface Disposal Works as described below via a proposed pump chamber and forcemain:

- one (1) 225 litre pump chamber located immediately downstream of the existing 3,600 litre septic tank servicing Unit #42, equipped with one (1) submersible pump, floats, a visual/audible high level alarm and a control panel, receiving the septic tank effluent and discharging to MH-1 via an approximately 196 metre long, 50 millimetre diameter forcemain;

- **Future Connections to the 2008 Communal Subsurface Disposal Works (up to a Maximum of 7 Units)**

Decommissioning of any failed existing individual subsurface disposal systems servicing existing units (up to a maximum of 7 units, as described under the Existing Works below) in accordance with Condition 9 and redirection of sewage to the expanded 2008 Communal Subsurface Disposal Works as described below via a proposed septic tank, pump chamber and forcemain:

- one (1) two-compartment septic tank having a capacity of approximately 3,600 litres fitted with an OBC approved effluent filter on the outlet pipe, collecting sewage from an individual unit and discharging effluent to an effluent pump chamber described immediately below, or to the proposed 105,000 litre septic tank or 11,250 litre pump chamber described further below under the section of Expansion of 2008 Communal Subsurface Disposal Works;
- one (1) 225 litre pump chamber located immediately downstream of an existing or proposed 3,600 litre septic tank servicing the unit, equipped with one (1) submersible pump, floats, a visual/audible high level alarm and a control panel, receiving the septic tank effluent and discharging to the proposed 105,000 litre septic tank or the proposed 11,250 litre pump chamber via a forcemain;

- **Expansion of 2008 Communal Subsurface Disposal Works** **Q = 49,000 litres per day**

Expansion of the existing 2008 communal subsurface disposal works to allow for redirection of sewage

from Units #29 and #42 and future connections from 7 other units as (and if) their individual subsurface disposal systems fail, consisting of the following:

- one (1) proposed 105,000 litre two-compartment septic tank (replacing the existing 4 septic tanks described under the Existing Works below), equipped with an OBC approved effluent filter, access risers and hatches to grade, receiving raw sanitary sewage from the existing units and future connections (as required) and discharging by gravity to a proposed pump chamber as described below;
- one (1) proposed 11,250 litre capacity pump chamber (replacing the existing 6,800 litre pump chamber), located immediately downstream of the proposed septic tank, equipped with two (2) submersible effluent pumps each rated at 318 litres per minute against 27 metres of total dynamic head (TDH), and equipped with floats, a visual/audible high level alarm and a control panel, receiving septic tank effluent and discharging to the expanded absorption trench leaching bed as described below via existing forcemains;
- expansion of the existing "north communal bed" as described under the Existing Works below, consisting of sixteen (16) additional runs of 30 metre long 75 millimetre diameter perforated piping for a total additional distribution pipe length 480 of metres, spaced at 1.60 metres from centre to centre, installed within a 375 millimetre deep OBC approved clear stone layer protected with permeable geo-textile fabric, underlain by a minimum 900 millimetre deep sand layer with a design percolation time (T) of 10 minutes per centimetre, and backfilled with a 250 millimetre deep sand layer of same material and finally a 75 millimetre deep topsoil cover with sod, complete with an approximately 6,962 square metre (117 metres long by 59.5 metres wide), 250 millimetre deep mantle made of imported sand (T = 10 minutes per centimetre) between the leaching bed and native soil;
- expansion of the existing "south communal bed" as described under the Existing Works below, consisting of sixteen (16) additional runs of 30 metre long 75 millimetre diameter perforated piping for a total additional distribution pipe length 480 of metres, spaced at 1.60 metres from centre to centre, installed within a 375 millimetre deep OBC approved clear stone layer protected with permeable geo-textile fabric, underlain by a minimum 900 millimetre deep sand layer with a design percolation time (T) of 10 minutes per centimetre, and backfilled with a 250 millimetre deep sand layer of same material and finally a 75 millimetre deep topsoil cover with sod, complete with an approximately 6,962 square metre (117 metres long by 59.5 metres wide), 250 millimetre deep mantle made of imported sand (T = 10 minutes per centimetre) between the leaching bed and native soil;

## **EXISTING WORKS**

- **Existing 1995 Communal Subsurface Disposal Works** **Q = 27,900 litres per day**  
(originally approved by the Wellington-Dufferin-Guelph Health Unit in 1995)

Existing on-site communal subsurface sewage disposal system, designed for a Maximum Design Flow of 27,900 litres per day, servicing 30 existing units (#3, #25 to #27, #52 to #57, #106 to #120, and #132 to

#136), as follows:

- **Existing Septic Tanks**

two (2) existing septic tanks installed in series as follows: the first tank with a capacity of approximately 22,000 litres followed by the second tank with a capacity of approximately 10,000 litres, collecting sewage from the above listed existing residential units;

- **Existing Dosing Pump Chamber**

one (1) existing precast concrete, one-compartment dosing pump chamber with a total capacity of approximately 12,500 litres equipped with two (2) existing effluent submersible alternating pumps (one pump in operation at a time), each pump rated at approximately 474 litres per minute and discharging a dosing volume of approximately 7,100 litres within a maximum of 15 minutes to an existing leaching bed as described below; the pumping chamber to be vented, equipped with a weatherproof lockable access cover and a high level visual/audible alarm system;

- **Existing Leaching Bed**

one (1) existing conventional absorption trench leaching bed with a total length of 100 millimetre diameter distribution piping of approximately 1,260 metres, consisting of forty two (42) runs of 30 metre long perforated pipes, installed within clear stone surround and native soils with a percolation time of 8 minutes per centimetre;

- **Existing 2008 Communal Subsurface Disposal Works** **Q = 38,000 litres per day**  
(originally approved under ECA No. 1025-7DXJNG, April 30, 2008)

Existing on-site 2008 communal subsurface sewage disposal system, designed for a Maximum Design Flow of 38,000 litres per day and **to be expanded to 49,000 litres per day per the Proposed Works described above**, servicing 40 existing units (#46, #50, #68 to #105) and the existing community centre, and consisting of the following:

- **Septic Tanks (to be Decommissioned and Replaced)**

four (4) existing septic tanks installed as follows: the first two (2) septic tanks installed in parallel, each a two-compartment tank with a capacity of approximately 11,365 litres, each followed by another septic tank (5,455 litres) installed in series, to be decommissioned per Condition 9 and replaced by the proposed 105,000 litre septic tank as described above under the Proposed Works;

- **Pump Chamber (to be Decommissioned and Replaced)**

one (1) existing precast concrete, one-compartment pump chamber with a total capacity of approximately 6,800 litres equipped with two (2) effluent submersible alternating pumps (one pump in operation at a time), to be decommissioned per Condition 9 and replaced by the proposed 11,250 litre

pump chamber as described above under the Proposed Works;

- **Existing Forcemains**

two (2) existing 75 millimetre diameter forcemains with an approximate length of 380 metres and 497 metres respectively, receiving effluent from the proposed 11,250 litre pump chamber and discharging to the expanded north and south communal leaching beds as described above and below;

- **Existing Leaching Beds**

two (2) existing conventional absorption trench leaching beds, known as the "north communal bed" and "south communal bed", each consisting of two (2) cells with a total length of distribution piping of approximately 1,920 metres (480 metres per cell), and each cell consisting of sixteen (16) runs of 75 millimetre diameter 30 metre long perforated pipes installed within clear stone surround and overlying an imported soil with a percolation time of 10 minutes per centimetre and having a 250 millimetre thick sand mantle made of imported soil (T = 10 minutes per centimetre), extending a minimum of 15 metres beyond the outermost distribution pipes in any direction which the effluent will move laterally in the soil away from each leaching bed cell;

- **Existing Individual Subsurface Sewage Disposal Systems**

Existing individual subsurface sewage disposal sewage systems, as summarized in the table below:

No.	Unit No.	Permit No.	Maximum Design Flow [litres/day]	Septic tank Capacity [litres]	Discharge to Bed	Leaching Bed Total Length [metres (m)]
1.	Unit 1	Permit 73/98, June 19, 1998	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
2.	Unit 2	Not available	1,000	3,600	via gravity	7 runs @ 13 m L = 91 m
3.	Unit 4	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
4.	Unit 5	Not available	1,000	3,600	via gravity	7 runs @ 15.29 m L = 107 m
5.	Unit 6	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
6.	Unit 7	Not available	1,000	3,600	via gravity	5 runs @ 14 m L = 70 m
7.	Unit 8	Not available	1,000	3,600	via gravity	6 runs @ 16.67 m L = 100 m
8.	Unit 9	Not available	1,000	3,600	via gravity	6 runs @ 14.5 m L = 87 m
9.	Unit 10	Not available	1,000	3,600	via gravity	6 runs @ 13.67 m L = 82 m

10.	Unit 11	Not available	1,000	3,600	via gravity	7 runs @ 14 m L = 98 m
11.	Unit 12	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
12.	Unit 13	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
13.	Unit 14	Not available	1,000	3,600	via gravity	6 runs @ 13.67 m L = 82 m
14.	Unit 15	Not available	1,000	3,600	via gravity	6 runs @ 13 m L = 78 m
15.	Unit 16	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
16.	Unit 17	Not available	1,000	3,600	via gravity	4 runs @ 15.25 m L = 61 m
17.	Unit 18	Not available	1,000	3,600	via gravity	5 runs @ 15.2 m L = 76 m
18.	Unit 19	Not available	1,000	3,600	via gravity	6 runs @ 18.33 m L = 110 m
19.	Unit 20	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
20.	Unit 21	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
21.	Unit 22	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
22.	Unit 23	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
23.	Unit 24	Not available	1,000	3,600	via gravity	6 runs @ 13.67 m L = 82 m
24.	Unit 28	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
25.	Unit 29*	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
26.	Unit 30	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
27.	Unit 31	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
28.	Unit 32	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
29.	Unit 33	Not available	1,000	3,600	via gravity	7 runs @ 15.29 m L = 107 m
30.	Unit 34	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m

31.	Unit 35	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
32.	Unit 36	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
33.	Unit 37	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
34.	Unit 38	Permit 57/96, July 10, 1996	1,000	3,600	via pump tank	8 runs @ 9.12 m L = 73 m
35.	Unit 39	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
36.	Unit 40	Not available	1,000	3,600	via pump tank	5 runs @ 12.2 m L = 61 m
37.	Unit 41	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
38.	Unit 42*	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
39.	Unit 43	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
40.	Unit 44	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
41.	Unit 45	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
42.	Unit 47	Permit 102/83, June 21, 1983	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
43.	Unit 48	Permit 103/83, June 21, 1983	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
44.	Unit 49	Permit 104/83, June 21, 1983	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
45.	Unit 51	Permit 106/83, July 8, 1983	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
46.	Unit 58	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
47.	Unit 59	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
48.	Unit 60	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
49.	Unit 61	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
50.	Unit 62	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
51.	Unit 63	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m

52.	Unit 64	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
53.	Unit 65	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
54.	Unit 66	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m
55.	Unit 67	Not available	1,000	3,600	via gravity	6 runs @ 15.17 m L = 91 m

**Note\*:** Works servicing the unit to be decommissioned and the unit to be connected to the 2008 Communal Subsurface Disposal Works in accordance with the Proposed Works described above.

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 document and any schedules attached to it, and the application;
2. "Commissioned" means the construction is complete and the system has been tested, inspected, and is ready for operation consistent with the design intent;
3. "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;
4. "District Manager" means the District Manager of the Guelph District Office;
5. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
6. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
7. "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;
8. "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;
9. "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;
10. "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;

11. "Owner" means CAPREIT Apartments Inc. and its successors and assignees;
12. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
13. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
14. "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. The approval issued by this Approval will cease to apply to those parts of the Works which have not been constructed within **five (5) years** of the date of this Approval, except the Proposed Works described under the section of "Future Connections to the 2008 Communal Subsurface Disposal Works (up to a Maximum of 7 Units)", to which this Approval cease to apply after ten (10) years from the date of this Approval.

### **3. CHANGE OF OWNER**

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

- b. change of Owner, including address of new owner;
  - c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act* , R.S.O. 1990, c.B17 shall be included in the notification;
  - 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. 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 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.
4. 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.
5. 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. 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/update 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 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.
5. The Owner shall ensure that the septic tank for each on-site subsurface disposal bed is pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filter is 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 year.
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 maintain a logbook to record the results of operation and maintenance activities specified in the above sub-clauses, and shall keep the logbook at the site and make it available for inspection by the Ministry staff.
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 operation and maintenance activities required by this Approval.

## 6. MONITORING AND RECORDING

1. The Owner shall, upon commencement of operation of the Works, carry out the following monitoring program:
  - a. 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.
  - b. 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 Groundwater Monitoring Table included in **Schedule B**.
  - c. For the purposes of this condition, quarterly means once every three months.
2. The Owner shall employ measurement devices to accurately measure the quantity of effluent being discharged to the **1995 and 2008 Communal Subsurface Disposal Works**, 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.
3. The Owner shall ensure that the flow of treated effluent discharged into the 1995 and 2008

Communal Subsurface Disposal Works does not exceed the Maximum Design Flow of **27,900 litres per day** and **49,000 litres per day**, respectively.

4. 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.
5. The Owner shall retain for a minimum of **five (5) years** from the date of their creation, all records and information related to or resulting from the monitoring activities required by this Approval.

## 7. TRIGGER CONCENTRATION

1. In the event of exceeding the nitrate-nitrogen trigger concentration of 2.5 milligrams per litre measured in two consecutive samples in groundwater wells MW-11 to MW-15, or MW-7 to MW-9, the Owner shall contact the District Manager orally as soon as possible, and in writing within **seven (7) days** from the date of exceeding the trigger concentration in the second sample, in order to discuss proposed upgrades to the Works or implementation of alternate measures subject to approval by the Director for compliance with the Ministry's Reasonable Use Policy.

## 8. REPORTING

1. **One (1) 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, **by the end of January of each year** and shall submit this report to the District Manager upon request. The reports shall contain, but shall not be limited to, the following information:
  - a. an overview of the success and adequacy of the Works, including all septic tanks, pump chambers and subsurface disposal beds;
  - b. a summary and interpretation of all groundwater monitoring data and a comparison to the trigger concentration outlined in Condition 7;
  - c. a description of any operating problems encountered and corrective actions taken for 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 subsurface 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 Flow discharged into each one of the subsurface disposal system (subsection 3 of Condition 6);
  - g. a summary of all existing individual subsurface sewage disposal systems that were decommissioned and associated Works constructed to redirect sewage from the individual units to the 2008 Communal Subsurface Disposal Works during the reporting period;
  - h. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
  - i. a summary of all spill or abnormal discharge events;
  - j. any other information the District Manager requires from time to time;

## **9. 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.

## 10. FUTURE WORKS EXPANSION

1. In case of any future expansion of the Works approved herein, the Owner will be required to enter into a duly signed Responsibility Agreement with the Township of Wellington North prior to submitting an application for approval of future expansion, all in accordance with the Ministry Procedure D-5-2 entitled "Application of Municipal Responsibility for Communal Water and Sewage Services".

## 11. FINANCIAL ASSURANCE

1. The Owner shall maintain with the Ministry, Financial Assurance as defined in Section 131 of the EPA, in the amount of one hundred fifty six thousand two hundred and twenty seven (\$156,227). This Financial Assurance shall be in a form acceptable to the Director and shall provide sufficient funds to pay for analysis, monitoring, clean-up and decommissioning of the Works.
2. Commencing on **January 1, 2027**, and at intervals of **five (5) years** thereafter, the Owner shall submit to the Director, a re-evaluation of the amount of Financial Assurance to implement the actions required under Subsection 1. The re-evaluation shall include an assessment based on any new information relating to the environmental conditions of the Works and the costs of additional monitoring, clean-up and/or implementation of contingency plans required by the Director upon review of the annual reports.
3. The Financial Assurance must be submitted to the Director within **twenty (20) days** of written acceptance of the re-evaluation by the Director.
4. The amount of Financial Assurance is subject to review at any time by the Director and may be amended at his/her discretion.
5. If any Financial Assurance is scheduled to expire or notice is received, indicating Financial Assurance will not be renewed, and satisfactory methods have not been made to replace the Financial assurance at least **sixty (60) days** before the Financial Assurance terminates, the Financial Assurance

shall forthwith be replaced by cash.

## 12. SPECIAL CONDITIONS

1. The Owner shall, upon failure of any of the existing individual subsurface sewage disposal systems described under the Existing Works, notify the District Manager, in writing within **seven (7) days**, of the failed system and the planned installation schedule of the Proposed Works redirecting sewage from the individual unit to the 2008 Communal Subsurface Disposal Works (up to a maximum of 7 units).
2. The Owner shall design the Proposed Works described in subsection 1 in accordance with the section titled "Future Connections to the 2008 Communal Subsurface Disposal Works (up to a Maximum of 7 Units)" under the Proposed Works in this Approval.
3. The Owner shall ensure that the Proposed Works described in subsections 1 and 2 is constructed in accordance with the requirements of this Approval.
4. The Owner shall not construct the Proposed Works described in subsections 1 and 2 until all Proposed Works for the expansion of the 2008 Communal Subsurface Disposal Works has been constructed in accordance with this Approval.
5. The Owner shall include in each annual performance report, as specified in subsection 4 of Condition 8, a summary of all existing individual subsurface sewage disposal systems that were decommissioned and associated Works constructed to redirect sewage from the individual units to the 2008 Communal Subsurface Disposal Works during the reporting period.
6. 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 Works constructed to redirect sewage from the individual units to the 2008 Communal Subsurface Disposal Works. The application shall include, but shall not be limited to, the following:
  - a. as-built drawings for the Proposed Works described in subsections 1 and 2 certified by a Licensed Engineering Practitioner;
  - b. an updated site plan showing the exact locations of all components of the Proposed Works described in subsections 1 and 2 in relation to each unit being serviced and the 2008 Communal Subsurface Disposal Works.
7. In the event that no existing individual subsurface sewage disposal system was decommissioned with sewage being redirected to the 2008 Communal Subsurface Disposal Works within the five-year period specified in subsection 5, the Owner shall consult with the District Manager and 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 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.
6. Condition 6 is included to enable the Owner to confirm that the Maximum Design Flows of the subsurface disposal beds are not exceeded and that the nitrate in the sewage effluent is degraded adequately to meet the maximum acceptable nitrate concentration on an on-going basis.
7. Condition 7 is included to ensure that the Ministry is notified of any nitrate exceedances in a timely manner so that corrective measures can be implemented to meet the Ministry's Reasonable Use Policy.
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.
9. Condition 9 is included to ensure that any components of un-used Works are properly decommissioned.
10. Condition 10 is included to ensure that a Responsibility Agreement will be in place between the Owner and

the municipality prior to the expansion of the Works approved herein, so that, in the event that the Owner is unable to continue to provide sewage services, the municipality may be able to assume ownership and operation of the expanded Works.

11. Condition 11 is included to ensure that the Owner provides financial assurance on a timely basis, in an amount adequate to cover the capital and operating costs of the environmental measures for which it is provided and is in a form readily used by Ministry personnel.
12. Condition 12 is included to ensure that all required future diversion of sewage from individual units to the 2008 Communal Subsurface Disposal Works is 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 submitted by CAPREIT Apartments Inc. received on January 13, 2023 and received on March 9, 2023 for the proposed modifications to the existing subsurface sewage disposal systems, including the design report, final plans and specifications.
2. Revised Sewage Works Design Report, Conestoga Estates, 8773 Concession 9, Arthur, Ontario, dated February 29, 2024 and prepared by Pinchin Ltd.

## Schedule B

### Groundwater Monitoring Table

<b>Sampling Locations</b>	MW1 to MW 15 (fifteen monitoring wells)
<b>Frequency</b>	Quarterly
<b>Sample Type</b>	Grab
<b>Parameters</b>	Nitrate - Nitrogen Nitrite - Nitrogen pH Temperature Water level

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).  
8384-CH4LDQ issued on August 17, 2022.**

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

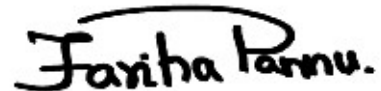
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* 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 8th day of March, 2024

A handwritten signature in black ink that reads "Fariha Pannu." The signature is written in a cursive style with a large, sweeping initial 'F'.

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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  
Ian Hutcheson, P.Eng., Pinchin Ltd.