ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2056-CNSQ6Z
Issue Date: September 13, 2023

Wander the Resort Inc.
15841 Loyalist Pky Bloomfield
Prince Edward, Ontario
K0K 1G0

Site Location: Wander the Resort
15841 Loyalist Pky Bloomfield
Prince Edward County, Ontario
K0K 1G0

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:

new and existing non-municipal Works for the treatment of sanitary sewage from onsite facilities at the above site location and subsurface disposal of treated effluent, rated at a combined Maximum Daily Flow of **26,000 litres per day**, consisting of the following:

PROPOSED WORKS

Upgrades of Existing Systems

- Installation of an effluent filter meeting the OBC requirements and access risers to grade for all existing septic tanks in Systems 1 through 6 as described below under Existing Works;

New Sewage Treatment & Disposal System Q_{MAX} = 12,000 litres per day

one (1) proposed sewage treatment and subsurface disposal system designed and operated at a Maximum Daily Flow of 12,000 litres per day, to service eight (8) proposed 2 bedroom cottages and a new basement of the existing Spa & Reception Building (to accommodate up to 80 persons), located towards the north end of the property along the east property boundary and consisting of the following:

- one (1) phosphorus removal system housed in a proposed operations and controls building, consisting of coagulant barrels, a wall mounted injector pump, an inline static mixer and a control panel, receiving recirculated inflow from the proposed flow equalization tank as described below, dosing coagulant (PASS-10 or equivalent) into the recirculation line via the

static in-line mixer and discharging coagulant-laden effluent into the inlet of the proposed septic tank as described below;

- one (1) proposed 27,650 litre capacity in-ground two-compartment septic tank equipped with an OBC approved effluent filter, located approximately 50 metres north of Cottage #6, receiving raw sewage from the proposed facilities as described above, discharging by gravity to the proposed flow equalization tank as described below;

- one (1) proposed 18,500 litre capacity in-ground flow equalization tank, located immediately north of the septic tank, equipped with two (2) submersible effluent pumps and an audio/visual high level alarm, discharging to the proposed anaerobic upflow filter as described below;

- one (1) proposed 6,000 litre capacity in-ground anaerobic upflow filter (AUF) for partial BOD_5 removal, located further north along the east property boundary (near the northeast corner of the site), consisting of wood chip reactive media in an upflow hydraulic configuration, receiving effluent from the flow equalization tank and, when needed, recycled final effluent from the proposed effluent recycle pump station as described below, discharging by gravity to the proposed 1st stage recirculation tank as described below;

- one (1) proposed 12,260 litre capacity in-ground 1st stage recirculation tank for influent wastewater dilution and partial denitrification, equipped with two (2) submersible effluent pumps, receiving AUF effluent, alkalinity addition and 1st stage Nitrex recirculating media filter (RMF) recirculated effluent, discharging to the proposed 1st stage Nitrex RMF units as described below;

- four (4) proposed in-ground Nitrex RMF units (Ecoflo coco biolfilter) to be installed in parallel for BOD_5 removal and nitrification, each to have a minimum treatment capacity of 3,407 litres per day and be equipped with an internal gravity fed distribution system consisting of a tipping bucket and distribution plates to uniformly distribute sewage flow onto the surface of a coco fibre filtration media (minimum 7.3 square metres in area), discharging via pumps to the proposed 1st stage RMF effluent tank as described below;

- one (1) proposed 3,600 litre capacity in-ground 1st stage RMF effluent tank, equipped with two (2) pump stations (each having two (2) submersible pumps), with one pump station to recirculate flow back to the 1st stage recirculation tank as described above and the other pump station to dose the proposed 1st stage Nitrex filters as described below;

- three (3) 23,000 litre capacity in-ground 1st stage Nitrex filter tanks for denitrification, filled with wood chip reactive media in an upflow hydraulic configuration, discharging by gravity to the proposed 2nd stage recirculation tank as described below;

- one (1) proposed 6,000 litre capacity in-ground 2nd stage recirculation tank, equipped with two (2) submersible effluent pumps, receiving 1st stage Nitrex filter effluent and 2nd stage Nitrex RMF

recirculated effluent, discharging to the proposed 2nd stage Nitrex RMF unit as described below;

- one (1) proposed in-ground Nitrex RMF unit (Ecoflo coco biolfilter) for polishing and redundant treatment, having a minimum treatment capacity of 3,407 litres per day and equipped with an internal gravity fed distribution system consisting of a tipping bucket and distribution plates to uniformly distribute sewage flow onto the surface of a coco fibre filtration media (minimum 7.3 square metres in area), discharging by pump to the proposed 2nd stage RMF effluent tank as described below;

- one (1) proposed 3,600 litre capacity in-ground 2nd stage RMF effluent tank, equipped with two (2) pump stations (each having two (2) submersible pumps), with one pump station to recirculate flow back to the 2nd stage recirculation tank as described above and the other pump station to dose the proposed 2nd stage Nitrex filter as described below;

- one (1) 23,000 litre capacity in-ground 2nd stage Nitrex filter tank for further denitrification, filled with wood chip reactive media in an upflow hydraulic configuration, discharging by gravity to the proposed drainfield dosing tank as described below;

- one (1) 3,600 litre capacity in-ground drainfield dosing tank, equipped with two (2) pump stations (each having two (2) submersible pumps), with one pump station to recirculate flow back to the anaerobic upflow filter (AUF) as described above to enhance nitrogen removal and regenerate alkalinity, and the other pump station to dose the proposed Type A dispersal bed as described below via a forcemain and distribution box;

- one (1) partially raised Type A dispersal bed, designed and operated at a Maximum Daily Flow of 12,000 litres per day, consisting of a 300 millimetre deep stone layer having an area of approximately 247 square metres (19 metres by 13 metres) and covered by geotextile, complete with sixteen (16) runs of 12 metre long 100 millimetre diameter perforated piping, spaced 1.2 metres apart, centre to centre, overlying a 600 millimetre thick sand layer comprised of 300 millimetre thickness of Type A sand having a percolation time of 6 to 10 minutes per centimetre and less than 5% fines passing through a 0.074 millimetre sieve, with the remaining 300 millimetre thickness comprised of leaching sand fill with a percolation time of 8 to 15 minutes per centimetre, for a total sand area of approximately 1,513 square metres, extending minimum 15 metres beyond the outer distribution pipes in the direction that effluent entering soil will move horizontally, constructed on native soil with a percolation time of 50 minutes per centimetre or greater;

EXISTING WORKS

System No. 1 **Q_{MAX} = 3,000 litres per day**

one (1) existing subsurface sewage disposal system designed and operated at a Maximum Daily Flow of 3,000 litres per day, servicing the main floor of the Spa & Reception Building, located on the south side

of the building and consisting of the following:

- one (1) existing 3,650 litre capacity septic tank, located immediately south of the building, receiving raw sewage from the building and discharging by gravity to an existing leaching bed described below;

- one (1) existing in-ground conventional absorption trench leaching bed with six (6) runs of approximately 20 metre long perforated distribution piping spaced approximately 1.5 metres apart, located further southeast of the building;

System No. 2 **Q_{MAX} = 2,200 litres per day**

one (1) existing subsurface sewage disposal system designed and operated at a Maximum Daily Flow of 2,200 litres per day, servicing existing 2 bedroom Cottages #9 and #10, located to the east of Cottage #9 and consisting of the following:

- one (1) existing 4,720 litre capacity septic tank, located immediately east of Cottage #9, receiving raw sewage from both of the cottages and discharging by gravity to an existing leaching bed described below;

- one (1) existing in-ground conventional absorption trench leaching bed with eight (8) runs of approximately 15 metre long perforated distribution piping spaced approximately 1.5 metres apart, located further east of Cottage #9;

System No. 3 **Q_{MAX} = 2,200 litres per day**

one (1) existing subsurface sewage disposal system designed and operated at a Maximum Daily Flow of 2,200 litres per day, servicing existing 2 bedroom Cottages #7 and #8, located to the east of Cottage #8 and consisting of the following:

- one (1) existing 4,915 litre capacity septic tank, located immediately east of Cottage #8, receiving raw sewage from both of the cottages and discharging by gravity to an existing leaching bed described below;

- one (1) existing in-ground conventional absorption trench leaching bed with six (6) runs of approximately 15 metre long perforated distribution piping spaced approximately 1.5 metres apart, located further east of Cottage #8;

System No. 4 **Q_{MAX} = 2,200 litres per day**

one (1) existing subsurface sewage disposal system designed and operated at a Maximum Daily Flow of 2,200 litres per day, servicing existing 2 bedroom Cottages #5 and #6, located to the west of the cottages and consisting of the following:

- one (1) existing 4,815 litre capacity septic tank, located immediately west of Cottage #5, receiving raw sewage from both of the cottages and discharging by gravity to an existing leaching bed described below;

- one (1) existing in-ground conventional absorption trench leaching bed with six (6) runs of approximately 15 metre long perforated distribution piping spaced approximately 1.5 metres apart, located west of Cottage #6;

System No. 5 **Q_{MAX} = 2,200 litres per day**

one (1) existing subsurface sewage disposal system designed and operated at a Maximum Daily Flow of 2,200 litres per day, servicing existing 2 bedroom Cottages #3 and #4, located to the north of the cottages and consisting of the following:

- one (1) existing 5,115 litre capacity septic tank, located immediately north of the cottages, receiving raw sewage from both of the cottages and discharging by gravity to an existing leaching bed described below;

- one (1) existing in-ground conventional absorption trench leaching bed with six (6) runs of approximately 15 metre long perforated distribution piping spaced approximately 1.5 metres apart, located further north of the cottages;

System No. 6 **Q_{MAX} = 2,200 litres per day**

one (1) existing subsurface sewage disposal system designed and operated at a Maximum Daily Flow of 2,200 litres per day, servicing existing 2 bedroom Cottages #1 and #2, located to the north of Cottage #2 and consisting of the following:

- one (1) existing 5,115 litre capacity septic tank, located immediately north of Cottage #2, receiving raw sewage from both of the cottages and discharging by gravity to an existing leaching bed described below;

- one (1) existing in-ground conventional absorption trench leaching bed with six (6) runs of approximately 15 metre long perforated distribution piping spaced approximately 1.5 metres apart, located further north of Cottage #2;

System No. 7

- decommissioning/removal of existing subsurface sewage disposal System No. 7, located to the west of the Spa & Reception Building;

including 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;

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

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

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

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

6. "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;

7. "District Manager" means the District Manager of the Kingston District Office;

8. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;

9. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;

10. "Grab Sample" or "Grab" means an individual sample of at least 1000 millilitres collected in an appropriate container at a randomly selected time over a period of time not exceeding 15 minutes;

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. "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;

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. "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;

15. "Owner" means Wander the Resort Inc. and its successors and assignees;

16. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;

17. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;

18. "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;

19. "Works" means the approved sewage works, and includes Proposed Works and Existing Works.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. GENERAL PROVISIONS

1. The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the terms and conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

2. The Owner shall design, construct, operate and maintain the Works in accordance with the conditions of this Approval.

3. Where there is a conflict between a provision of any document referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence.

2. EXPIRY OF APPROVAL

1. This Approval will cease to apply to those parts of the Works which have not been constructed within **five (5) years** of the date of this Approval.

3. CHANGE OF OWNER

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within **thirty (30) days** of the change occurring:

    a. change of address of Owner;

    b. change of Owner, including address of new owner;

    c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the

most recent declaration filed under the *Business Names Act* , R.S.O. 1990, c.B17 shall be included in the notification;

d. change of name of the corporation and a copy of the most current information filed under the *Corporations Informations Act* , R.S.O. 1990, c. C39 shall be included in the notification.

2. In the event of any change in ownership of the Works, other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.

3. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

4. CONSTRUCTION

1. The Owner shall ensure that the construction of the Works is supervised by a Licensed Engineering Practitioner.

2. The Owner shall ensure that the Works are constructed such that minimum horizontal clearance distances as specified in the OBC are satisfied.

3. The Owner shall ensure that the Ecoflo and Nitrex treatment systems are installed in accordance with the manufacturer's installation manual.

4. The Owner shall ensure that an imported soil that is required for construction of any subsurface disposal bed as per this Approval is tested and verified by the Licensed Engineering Practitioner for the percolation time (T) prior to delivering to the site location and the written records are kept at the site.

5. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a statement, certified by a Licensed Engineering Practitioner, that the Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry staff.

6. Within **six (6) months** of the Works being Commissioned, the Owner shall prepare a set of as-built drawings showing the Works “as constructed”. "As-built" drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be retained at the site for the operational life of the Works and shall be made available for inspection by Ministry staff.

5. EFFLUENT OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Proposed Works (i.e., New Sewage Treatment & Disposal System) in accordance with the objectives listed in the Final Effluent Design Objectives Table included in **Schedule B**.

6. GROUNDWATER TRIGGER CONCENTRATION

1. The Owner shall operate and maintain the Proposed Works (i.e., New Sewage Treatment & Disposal System) such that the concentration of the parameter named in Column 1 of the table included in **Schedule C** is not exceeded in the groundwater samples collected from the locations set out in Column 2 of the table.

2. For the purpose of determining compliance with and enforcing subsection 1, the concentration the parameter named in Column 1 of the table included in **Schedule C**, as measured at each monitoring event, shall not exceed the corresponding trigger concentration value set out in Column 3 of the table.

3. Within **one (1) week** of an exceedance of the trigger concentration set out in Column 3 of the table included in **Schedule C**, the Owner shall notify the District Manager of the results in writing and develop an action plan to deal with the exceedance in consultation with and per the timeline specified by the District Manager.

7. OPERATIONS AND MAINTENANCE

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

2. The Owner shall prepare an operations manual 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(s) for the treatment process/technology or its authorized agent. The maintenance agreement must be retained at the site and kept current for the operational life of the Works.

5. The Owner shall ensure that all septic tanks are pumped out every 3-5 years or when the tank is 1/3 full of solids and the effluent filters are cleaned out at minimum once a year or more often if required.

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

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

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

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

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

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

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

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

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

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

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

8. MONITORING AND RECORDING

The Owner shall, upon commencement of operation of the Proposed Works (i.e., New Sewage Treatment & Disposal System), 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 D**.

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 D**.

4. 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 D**.

5. Prior to the startup of the Works, background groundwater quality must be established by collecting groundwater samples and having them analyzed for the parameters listed in the Groundwater Monitoring Table included in **Schedule D**.

6. The Owner shall employ measurement devices to accurately measure the quantity of effluent being discharged to Type A dispersal 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.

7. The Owner shall ensure that the flow of treated effluent discharged into the Type A dispersal bed does not exceed **12,000 litres per day**.

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

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

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

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

9. The measurement frequencies specified in **Schedule D** in respect to any parameter may, after **three (3)**

years of monitoring in accordance with this condition, be modified by the Director in writing.

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 monitoring activities required by this Approval.

9. REPORTING

1. **One week** prior to the start up of the operation of the Proposed Works (i.e., New Sewage Treatment & Disposal System), the Owner shall notify the District Manager (in writing) of the pending start up date.

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

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

4. The Owner shall prepare and submit a performance report, on an annual basis, within **ninety (90) days** following the end of each operational year 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 5, including an overview of the success and adequacy of the Works.

    b. a summary and interpretation of groundwater monitoring data including shallow groundwater flow direction, interpretation of analytical results and comparison with the groundwater trigger concentration of 2.5 milligrams per litre for nitrate nitrogen in accordance with the Reasonable Use Policy;

    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 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 Type A dispersal bed;

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;

10. 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.

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 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.

6. Condition 6 regarding the groundwater trigger concentration is imposed to establish a specific groundwater quality trigger and to be used to develop and implement an action plan to deal with any exceedance of the trigger concentration for nitrate nitrogen in the groundwater.

7. Condition 7 is included to require that the Works be properly operated, maintained, and equipped such that the environment is protected. As well, the inclusion of an operations manual, maintenance agreement with the manufacturer for the treatment process/technology and a complete set of "as constructed" drawings governing all significant areas of operation, maintenance and repair is prepared, implemented and kept up-to-date by the owner and made available to the Ministry. Such information is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training, in proper plant operation and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a benchmark for Ministry staff when reviewing the Owner's operation of the work.

8. Condition 8 is included to 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.

9. Condition 9 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.

10. Condition 10 is included to ensure that any components of un-used Works are properly decommissioned.

Schedule A

1. Environmental Compliance Approval Application for Municipal and Private Sewage Works submitted by Wander the Resort Inc., dated March 16, 2022 and received on September 30, 2022, including the design report, final plans, specifications and all other supporting documentation.

2. Response Letter Re: ECA Reference No. 1517-CJRQRD - Request for Additional Information, dated March 17, 2023 and prepared by Groundwork Engineering Limited.

3. Design Brief - Wander the Resort, 15841 Loyalist Parkway Bloomfield, ON, K0K 1G0, originally dated March, 2023 and revised September 2023, prepared by Groundwork Engineering Limited.

4. Ontario Wander the Resort 12,000 lpd Nitrex™ Wastewater Treatment System Wastewater Plan Report, originally dated July 24, 2023 and revised through September 11, 2023, prepared by Lombardo Associates, Inc. and associated email correspondence dated August 16 & 17, 2023 from Pio Lombardo, P.E. of Lombardo Associates, Inc. to Scott Wei, P.Eng. of the Ministry.

5. Email correspondence (including attachments) dated August 15, 2023, from Jeremy Hein of Groundwork Engineering Limited to Scott Wei, P.Eng. of the Ministry.

Schedule B

Final Effluent Design Objectives Table

Final Effluent Parameter	**Averaging Calculator**	**Concentration Objective** (milligrams per litre unless otherwise indicated)
CBOD5	Annual Average Effluent Concentration	10
Total Suspended Solids	Annual Average Effluent Concentration	10
Total Inorganic Nitrogen (Nitrate Nitrogen, Nitrite Nitrogen and Ammonia Nitrogen)	Annual Average Effluent Concentration	3.23
Total Phosphorus	Annual Average Effluent Concentration	1
pH	Single Sample Result	6.5 - 8.5 inclusive

Schedule C

Groundwater Trigger Concentration

Parameter	Locations	Concentration Trigger (milligrams per litre)
Column 1	Column 2	Column 3
Nitrate Nitrogen	MW#3a & MW#3b *	2.5

Note* As illustrated in the Septic Plan C-101 (Rev 8), Appendix A of the revised Design Brief listed as Item 3 in **Schedule A**.

Schedule D

Monitoring Program

Influent
- Flow equalization tank

Parameters	Sample Type	Minimum Frequency
BOD5	Grab	Quarterly
Total Suspended Solids	Grab	Quarterly
Total Kjeldahl Nitrogen	Grab	Quarterly
Total Phosphorus	Grab	Quarterly

Final Effluent
- Drainfield dosing tank

Parameters	Sample Type	Minimum Frequency
CBOD5	Grab	Monthly**
Total Suspended Solids	Grab	Monthly**
Total Phosphorus	Grab	Monthly**
Total Ammonia Nitrogen	Grab	Monthly**
Nitrate Nitrogen	Grab	Monthly**
Nitrite Nitrogen	Grab	Monthly**
Total Kjeldahl Nitrogen	Grab	Monthly**
pH*	Grab/Probe/Analyzer	Monthly**
Temperature*	Grab/Probe/Analyzer	Monthly**

Note* pH and temperature of the final effluent samples shall be determined in the field.
Note** Sampling frequency may be modified after three (3) years of monitoring per Condition 8.9.

Schedule D (Cont'd)

Groundwater Monitoring

- Collected from MW#1, MW#2, MW#3a, MW#3b, MW#4 & MW#5 *

Parameters	Sample Type	Minimum Frequency
CBOD5	Grab	Quarterly
Total Suspended Solids	Grab	Quarterly
Total Phosphorus	Grab	Quarterly
Total Kjeldahl Nitrogen	Grab	Quarterly
Total Ammonia Nitrogen	Grab	Quarterly
Nitrate Nitrogen	Grab	Quarterly
Nitrite Nitrogen	Grab	Quarterly
Chlorides	Grab	Quarterly
Conductivity	Grab	Quarterly
pH**	Grab/Probe/Analyzer	Quarterly
Temperature**	Grab/Probe/Analyzer	Quarterly

Note* As illustrated in the Septic Plan (Rev 4), Appendix A of the revised Design Brief listed as Item 3 in **Schedule A**.

Note** pH and temperature of the groundwater samples shall be determined in the field.

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

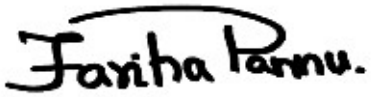
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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 13th day of September, 2023



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

SW/
c: Area Manager, MECP Belleville Area Office
c: District Manager, MECP Kingston District Office
Martin Burger, P.Eng., Groundwork Engineering Limited