

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 6977-BR5T29

Issue Date: September 14, 2020

2253457 Ontario Inc.
7280 Dixie Road
Mississauga, Ontario
L5S 1E1

Site Location: 7280 Dixie Road
City of Mississauga, Regional Municipality of Peel
L5S 1E1

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

the existing sewage works for the collection, transmission, treatment and disposal of storm water runoff for a 0.81 hectare serving a commercial facility located at 7280 Dixie Road, City of Mississauga, Regional Municipality of Peel, consisting of the following:

- storm sewer located on site, receiving flow from existing catch basins and catch basin manholes on site, discharging to Oil Grit Separators and discharging to existing municipal storm sewer within the Drew Road right of way;
- oil and water separator: one (1) coalescing oil/water separator, located on the existing stormwater system, having a spill capacity of approximately 2,700 liters with an oil layer in the inlet portion of the separator of 1150mm, a total holding capacity of 5,000 liters, discharging into the existing CBMH1 which is further discharges into the existing oil and grit separator; and
- oil and grit separator (catchment area 0.812 hectares): one (1) oil and grit separator, Stormceptor STC 750 or Equivalent Equipment, located on-site, providing Enhanced Level of protection, having a sediment storage capacity of 2.20 cubic metres, an oil storage capacity of 915 liters, a total storage volume of approximately 3.92 cubic metres, and a maximum treatment rate of 18 litres per second, receiving inflow from CBMH1, discharging via a 625 millimetre diameter outlet pipe to the existing municipal storm sewer within the Drew Road right of way and ultimately discharging to Etobicoke Creek;

including 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 Environmental Compliance Approval and any Schedules attached to it;
2. "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;
3. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Works is geographically located;
4. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19;
5. "Equivalent Equipment" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of a named equipment;
6. "Licensed Engineering Practitioner" means a person who holds a licence, limited licence or temporary licence under the PEO;
7. "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;
8. "Owner" means any person that is responsible for the establishment or operation of the Works being approved by this Approval, and includes Owner's Legal Name and its successors and assigns;
9. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40;
10. "PEO" means *Professional Engineers Act*, R.S.O. 1990, c. P.28; and
11. "Works" means the sewage works described in the Owner's application, and this Approval.

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. Except as otherwise provided by these terms and conditions, the Owner shall design, build,

install, operate and maintain the Works in accordance with this Approval.

3. Where there is a conflict between a provision of this environmental compliance approval and any document submitted by the Owner, the conditions in this environmental compliance approval shall take precedence. Where there is a conflict between one or more of the documents submitted by the Owner, the Application shall take precedence unless it is clear that the purpose of the document was to amend the application.
4. Where there is a conflict between the documents listed in the Schedule A, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
5. The terms and conditions of this Approval are severable. If any term and condition of this environmental compliance approval, or the application of any requirement of this environmental compliance approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.
6. 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 sewage 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. 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 Owner;
 - b. change of address of the 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 to the District Manager;

- d. change of name of the corporation where the Owner is or at any time becomes a 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 to the District Manager.
2. In the event of any change in ownership of the Works, 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.
3. The Owner shall ensure that all communications made pursuant to this condition refer to the number at the top of this environmental compliance approval.

4. CONSTRUCTION

1. Within six (6) months of the construction of the Works, a set of as-built drawings showing the Works "as constructed" shall be prepared. These drawings shall be kept up to date through revision undertaken from time to time and a copy shall be retained for the operational life of the Works.
2. A set of record drawings of the Works 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. EFFLUENT OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Works with the objective that the concentrations of the materials named as effluent parameters in the effluent objectives table in **Schedule B** are not exceeded in the effluent from the Works.
2. In the event of an exceedance of one of the objectives set out in the effluent objectives table in **Schedule B**, the Owner shall:
 - a. notify the District Manager or designate orally, as soon as reasonably possible, and in writing within seven (7) days of the exceedance;
 - b. take immediate action to identify the source of contamination;
 - c. take immediate action to prevent further exceedance; and
 - d. resample the exceeded effluent parameter the following month.
3. Notwithstanding any other condition of this Approval, the Owner shall ensure that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film or sheen or foam in the receiving

water.

4. In the event of an exceedence of oil and grease set out in the effluent objectives table in **Schedule B**, the Owner shall have them analyzed for petroleum hydrocarbon (F1 to F4) and the analytical results be made available to the ministry upon request.

6. EFFLUENT LIMITS

1. The Owner shall design, construct and operate the Works such that the concentrations of the materials listed as effluent parameters in the effluent limits table in **Schedule B** are not exceeded in the effluent from the Works.
2. For the purposes of determining compliance with and enforcing subsection (1):
 - a. non-compliance with respect to a Concentration Limit is deemed to have occurred when any single (composite, grab) sample analyzed for a parameter named in Column 1 of the Effluent Limits Table listed in **Schedule B** is greater than the corresponding maximum concentration set out in Column 2 of the Effluent Limits Table listed in **Schedule B**;

7. EFFLUENT 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 purposes of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the effluent stream over the time period being monitored.
 - b. Samples shall be collected and analyzed at the sampling point(s), sampling frequencies and sample type specified for each parameter listed in the effluent monitoring table in **Schedule C**.
 - c. The methods and protocols for sampling, analysis and recording shall conform to the methods and protocols specified in the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02 and all analysis shall be conducted by a laboratory accredited to the ISO/IEC:17025 standard or as directed by the District Manager.
2. For the purposes of this condition, the following definitions apply:
 - a. Quarterly means one sample to be collected within a 3 month period.
3. The measurement frequencies specified in subsection (2) in respect of any parameter are minimum requirements which may, after 12 months of monitoring in accordance with this

Condition, be modified by the Director in writing from time to time.

8. OPERATIONS AND MAINTENANCE

1. The Owner shall prepare an operations manual prior to the commencement of operation of the Works, that includes, but is not necessarily limited to, the following information:
 - a. operating procedures for routine/periodic operation and self-monitoring of the Stormwater Management Works;
 - 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. a spill prevention, control and countermeasures plan including procedures for notifying the District Manager; and
 - e. procedures for responding to environmental concerns from the public.
2. The Owner shall maintain the operations manual up to date through revisions undertaken from time to time and retain a copy at the location of the Works for as long as they are in operation. Upon request, the Owner shall make the manual available for inspection and copying by Ministry personnel.
3. The Owner shall ensure the immediate clean-out of the Works after a fuel or oil spill capture.
4. The Owner shall inspect the contents of the oil/water separator and oil/grit separator on a monthly basis and, if necessary, clean and maintain the oil/water and oil/grit separators to prevent the excessive buildup of sediments and oil.
5. The Owner shall inspect the Works at least once a year and, if necessary, clean and maintain the Works to prevent the excessive buildup of sediments and vegetation.
6. The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall keep the logbook at the site for inspection by the Ministry. The logbook shall include the following:
 - a. the name of the Works;
 - b. the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed; and
 - c. the date of each spill within the catchment area, including follow-up actions / remedial

measures undertaken.

9. REPORTING

1. The Owner shall prepare and submit to the District Manager, a performance report, on an annual basis, within ninety (90) days following the end of the period being reported upon. The first such report shall cover the first annual period following the issuance of this Approval and subsequent reports shall be submitted to cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:
 - a. a summary and comprehensive interpretation of all monitoring data and analytical data collective relative to the Works during the reporting period, including an overview of the success and adequacy of the Works;
 - b. a description of any operating problems encountered and corrective actions taken;
 - c. a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works;
 - d. a summary of any effluent quality assurance or control measures undertaken in the reporting period;
 - e. a summary of the efforts made and results achieved in comparison to the effluent quality objectives in accordance with condition 5;
 - f. an evaluation of the calibration and maintenance procedures conducted on all monitoring equipment; and
 - g. any other information the District Manager requires from time to time.
2. In addition to the obligations under Part X of the EPA, the Owner shall, within ten (10) working days of the occurrence of any reportable spill as defined in *Ontario Regulation 675/98*, loss of any product, by-product, intermediate product, oil, solvent, waste material or any other polluting substance into the environment, or discovery thereof, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill or loss, clean-up and recovery measures taken, preventative measures to be taken and schedule of implementation. The District Manager may by written notice waive the requirement of a written report, on a case-by-case basis, when the respective oral report is made.
3. The Owner shall immediately notify the Ministry's Spills Action Centre of any Works failure or potential Works failure, including any spills.
4. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

5. Reporting in accordance with subsections 3 or 4 does not relieve the Owner of any other regulatory or statutory obligations, including its reporting obligations pursuant to Part X of the EPA, nor does it relieve the Owner of any other obligations imposed by this Approval.

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.
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 approved Works and to ensure that any subsequent Owner of the Works is made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 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 establish non-enforceable effluent quality objectives which the Owner is obligated to use best efforts to meet on an ongoing basis. It is also included to establish appropriate actions to be taken to minimize environmental impact in the event the objectives are exceeded.
6. Condition 6 is imposed to ensure that the effluent discharged from the Works meets the Ministry's effluent quality requirements thus minimizing environmental impact on the receiver.
7. Condition 7 is included to require the Owner to demonstrate on a continual basis that the quality of the effluent from the approved works is consistent with the design objectives specified in the Approval and that the approved works does not cause any impairment to the environment.
8. Condition 8 is included to ensure that an operations manual governing all significant areas of operation, maintenance and repair is prepared, implemented and kept current by the Owner and made available to the Ministry. Such a manual is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a bench-mark for Ministry staff when reviewing the Owner's operation of the Works.
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.

Schedule A

1. Application for Environmental Compliance Approval, dated May 14, 2019, received on May 16, 2019, Submitted by Exp Services Inc. on behalf of 2253457 Ontario Inc. and all supporting documentation and information.

Schedule B

Effluent Objectives Table

(measured at the discharge outlet from the Oil and Grit Separator Outlet)

Effluent Parameter	Concentration Objective (milligrams per litre unless otherwise indicated)
Oil and Grease	15
Total Suspended Solids	15
pH	between 6.0 - 9.5 inclusive
BTEX	Benzene - 0.002 Toulene - 0.002 Ethyl benzene - 0.002 Xylenes - 0.0044

Effluent Limits Table

(measured at the discharge outlet from the Oil and Grit Separator Outlet)

Effluent Parameter	Concentration Limits (milligrams per litre unless otherwise indicated)
Total Suspended Solids	25

Schedule C

Effluent Monitoring Table (measured at the discharge outlet from the Oil and Grit Separator Outlet)

Effluent Parameter	Frequency	Sample Type
Total Suspended Solids	Quarterly	Grab
Oil and Grease	Quarterly	Grab
pH	Quarterly	Grab
BTEX	Quarterly	Grab

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review 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 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:

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

AND

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

AND

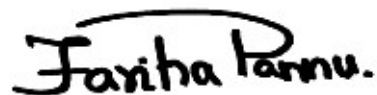
The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.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 14th day of September, 2020

A handwritten signature in black ink that reads "Fariha Pannu." The signature is written in a cursive style with a horizontal line above the name.

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

PP/
c: District Manager, MECP Halton-Peel District Office
Matt Stairs, P.Eng., MGM Consulting Inc.