

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4727-BRXHFQ

Issue Date: July 29, 2020

Metro Ontario Real Estate Limited
5559 Dundas St W
Toronto, Ontario
M9B 1B9

Site Location: 17 Vickers Road
17 Vickers Rd 25 Vickers Road and 75 Vickers Road
Toronto City,
M9B 1C1

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

the establishment of stormwater management Works for the collection, transmission, treatment and disposal of stormwater run-off from a catchment area of 11.82 hectares slated for Metro Ontario commercial development, to provide *enhanced level of* water quality protection and to attenuate post-development 100-year peak flows to 2-year pre-development levels, discharging to *existing municipal sewers* , for all storm events up to and including the 100- year return storm, consisting of the following:

Stormwater Management System:

Quantity Control:

1. Roof Top storage : 1400 cu.m. over a roof area of 47,900 sq.m with a depth of 100 mm to be controlled via Murphco Ultra Plus Copper Roof Drains with Procast Weirs (Dome Strainer) and adjustable flow control cylinders (or approved equivalent) which discharge into site stormsewers;
2. Parking Lot Storage: 240 cu.m. on the south-west parking area of 873 sq.m. with a maximum depth of 300mm and to be intercepted by catchbasins connected to the site storm sewer networks of oversized pipes as follows:
3. Site Stormsewers Storage: a network storage in oversized site storm sewers diameter ranging from 450 mm to 1050 mm and 900 mm x 1800 mm pipe culvert amounting to a volume of 583 cu.m. to discharge into off-line Oil and Grit Separator (OGS) Units and proprietary underground storage tanks as

described below:

4. Storage Tanks:

Tank 1: consists of network storage in oversized site storm sewers with a total storage volume of 285 cu.m., to discharge via a flow control orifice plate of 100 mm diameter in MH ST05, discharging into a 525 mm diameter municipal storm sewer on Vicker's Road;

Tanks 2: consists of a cultec recharger 902HD chamber, and network storage in oversized site storm sewers with a total storage volume of 1679 cu.m.; to discharge via a flow control orifice plate of 205 mm diameter in MH ST16, into a 525 mm diameter municipal storm sewer on Vicker's Road;

Tank 3: consists of a cultec recharger 360HD chamber tank with open bottom and a total storage volume of 2091 cu.m, including 1475 cu.m of detention storage and 616 cu.m of infiltration storage with additional network storage in over sized site storm sewers totaling 130 cu.m.; all to discharge via a flow control orifice tube of 450 mm diameter in MH ST18 and flow control orifice tube of 525mm diameter in MH ST25; into the 1950 mm municipal stormsewer within an easement on the east limit of the property;

Quality Control:

1. OGS 1: (with network 1) designed for 3.18 ha. parking lot and asphalted area drainage to an off-line Unit upstream of MH ST03 (Jelly Fish Model JF10-17-4 or approved equivalent) to discharge into a 525 mm municipal stormsewer on Vickers Road;

2. OGS 2: (with network 2) designed for 0.8 ha. parking lot and asphalted area drainage to an off-line Unit located upstream of MH ST23 (Jelly Fish Model JF6-5-1 or approved equivalent) to discharge into a 450 mm & 825 mm diameter private storm sewer into the 1950 mm municipal stormsewer within an easement on the east limit of the property;

3. OGS 3: (with network 3) designed for 2.88 ha. parking lot and asphalted area drainage to an off-line Unit located upstream of MH ST32 (Jelly Fish Model JF10-16-4 or approved equivalent) to discharge into a 450 mm & 825 mm diameter private storm sewer into the 1950 mm municipal stormsewer within an easement on the east limit of the property;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works;

all in accordance with the following submitted supporting documents:

1. Application for Approval of Industrial Sewage Works submitted by Amber Palmer, P.Eng. of Stantec Consulting dated December 12, 2019;

2. Functional Servicing and Stormwater Management Report, Metro – Vickers Road, 17, 25, 75 Vickers

Road, Toronto Ontario August 16, 2019, Prepared for: Metro Ontario Inc., Prepared by: Stantec Consulting Ltd.

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. "District Manager" means the District Manager of the Toronto District Office of the Ministry;
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. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
5. "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;
6. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
7. "Owner" means Metro Ontario Real Estate Limited and its successors and assignees;
8. "Works" means the sewage works described in the Owner's application, and this Approval, and includes both Proposed Works and Previous 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 conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
2. Except as otherwise provided by these conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, and the application for approval of the Works.
3. Where there is a conflict between a provision of any document in the schedule referred to in this Approval and the conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the documents in the schedule, the document bearing the most recent date shall prevail.

4. Where there is a conflict between the documents listed in the Schedule submitted documents, 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 Conditions of this Approval are severable. If any Condition of this Approval, or the application of any requirement of this 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 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;
7. This Approval includes the treatment and disposal of stormwater run-off from 11.82 hectares draining from the site, assuming an average imperviousness of approximately 950%. Any changes within the drainage areas that might increase the required storage volumes or increase the flows to or from the stormwater management facility or any structural/physical changes to the stormwater management facility including the inlets or outlets will require an amendment to this Approval.

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.

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; and
 - 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.

4. OPERATION AND MAINTENANCE.

1. The Owner shall inspect the Works at least once a year and clean and maintain the Works to prevent

the excessive build-up of sediments oil/grit, and/or vegetation.

2. 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 Corporate Office* 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.

5. TEMPORARY EROSION AND SEDIMENT CONTROL

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

6. RECORD KEEPING

1. 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.

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 the Works are constructed in a timely manner so that standards applicable at the time of Approval of the Works are still applicable at the time of construction, to ensure the

ongoing protection of the environment

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 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 require that the Works be properly operated and maintained such that the environment is protected .
5. Condition 5 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.
6. Condition 6 is included to require that all records are retained for a sufficient time period to adequately evaluate the long-term operation and maintenance of the Works.

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 29th day of July, 2020

A handwritten signature in black ink that reads "Aziz Ahmed". The signature is written in a cursive style and is positioned above a horizontal line.

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

MN/

c: District Manager, MECP Toronto - District
Amber Palmer, P.Eng. of Stantec Consulting