

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4294-BTZQPV
Issue Date: December 2, 2020

Unity (Ottawa) Holdings Limited
9 Gervin Street
Ottawa, Ontario
K2G 0J6

Site Location: 2610 Rideau Road
City of Ottawa,
K1X 1A1

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:

establishment, use and operation of new sewage works for the collection, treatment, transmission and disposal of stormwater runoff from a 2.0 hectare catchment area at the above mentioned Site Location, to provide Enhanced water quality level protection and to attenuate post-development peak flows to pre-development levels for all storm events up to and including the 100 year storm event, discharging to the existing Rideau Road roadside ditch, consisting of the following;

- one (1) new grassed swale along the northeast property line, with side slopes 3:1, depths ranging from 150 millimetres to 600 millimetres, and longitudinal grading of 0.5%, discharging to an extended detention swale in the north corner of the property described below;
- one (1) new grassed swale along the southwest property line, with 3:1 side slopes, depths ranging from 150 millimetres to 600 millimetres, and longitudinal grading of 0.5%, discharging to an extended detention swale in the west corner of the property described below;
- one (1) new grassed extended detention swale located in the north corner of the property, servicing a 1.19 hectare catchment area with 67.7 % imperviousness, with 3:1 side slopes, longitudinal grading of 0.5%, a minimum volume of 246.70 cubic metres, an outlet control structure consisting of a 300mm culvert equipped with an inlet control device consisting of a 193 millimetre diameter orifice at an elevation of 114.60 metres and a concrete broad crested weir with a 8.54 metre length and a 0.34 metre height at an elevation of 115.16 metres, discharging a maximum of 96.17 Litres per second to the Rideau Road roadside ditch during the 100 year storm event;
- one (1) new grassed extended detention swale located in the west corner of the property, servicing a 0.77

hectare catchment area with 67.8 % imperviousness, with 3:1 side slopes, longitudinal grading of 0.5%, a minimum volume of 122.30 cubic metres, and an outlet control structure consisting of a 300 mm culvert equipped with an inlet control device consisting of a 211 millimetre diameter orifice at an elevation of 114.71 metres and a concrete broad crested weir with a 4.72 metre length and a 0.33 metre height at an elevation of 115.12 metres, discharging a maximum of 96.17 Litres per second to the Rideau road ditch during the 100 year storm event;

- two (2) new infiltration trenches, each located within the proposed extended detention swales, described above, each with 50 millimetre clear stone wrapped in geotextile fabric, having the following dimensions;
 - the infiltration trench located in the west corner of the property has an area of 110 square meters, depth of 0.6 meters, and total volume of 66.0 cubic metres; and
 - the infiltration trench located in the north corner of the property has an area of 170 square meters, depth of 0.6 meters, and total volume of 102 cubic metres;
- two (2) new catchbasins located on the concrete ramps at the south side of the proposed building, each draining to a storm sump pump, located 0.3 metres above grade to the west of the concrete ramps, which discharges to a splash pad located at grade;

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 submitted supporting documents 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. "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 Ottawa District Office;
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. "Owner" means Unity (Ottawa) Holding Limited and its successors and assignees;
7. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;

8. "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. 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. 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.
4. This Approval is for the treatment and disposal of stormwater run-off from the proposed development of approximately 2.0 hectares. The Approval is based on an average imperviousness of approximately 49.5%. Any future development changes within the total drainage area that might increase the required storage volumes or increase the stormwater flows from the property will require an amendment to this Approval.
5. 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 address of Owner;
 - b. change of Owner, including address of 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.
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.

4. OPERATION AND MAINTENANCE.

1. The Owner shall undertake an inspection of the condition of the Works, at least once a year, and undertake any necessary cleaning and maintenance to ensure that sediment, debris and excessive decaying vegetation are removed from the Works to prevent the excessive build-up of sediment, oil/grit, debris and/or decaying vegetation, to avoid reduction of the capacity and/or permeability of the Works, as applicable. The Owner shall also regularly inspect and clean out the inlet to and outlet from the Works to ensure that these are not obstructed.
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 Owner's office for inspection by the Ministry. The logbook shall include the following:
 - a. the name of the Works; and
 - b. the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed.
3. Upon commencement of operation of the sewage works, the Owner shall conduct the required monitoring program according to Condition 5 (3) and compare monitoring results obtained from the Works with the selected trigger parameters listed below to identify any

potential leachate impact to stormwater discharged from the Works.

Parameter	Trigger Levels
Oil and Grease	25.0 mg/L
BOD5	25.0 mg/L

4. In the event that a monitoring result for any of the parameters listed in Table 1 exceeds its corresponding Trigger level, the Owner shall;
 - a. report the exceedence to the District Manager orally within 24 hours and in writing within seven (7) days of the exceedence;
 - b. within 2 days, a second round of sampling shall be conducted by collecting samples from the contents of the extended detention swales to confirm the exceedence noted previously.
5. The sampling frequencies and parameters specified in Section 5 (1) and (3) are minimum requirements which may, after twelve (12) months of monitoring in accordance with this Condition, be modified by the District Manager in writing from time to time.
6. In the event of an exceedance of the concentration values of the trigger parameters listed in Table 1 - Trigger Parameters, during the prescribed monitoring events listed in Table 2 - Sampling and Monitoring for the Works, the Owner shall develop a contingency plan within three (3) months of such an occurrence evaluating the root cause for the exceedance, and recommending actions/measures to be taken to prevent future occurrences of such events, and submit the plan to the Director for review and approval.
7. Once accepted by the Director, as per Condition 4 (6), the Owner shall implement the contingency plan within three (3) months of receiving approval.
8. The Owner shall ensure that stormwater does not contact any materials, products or waste at any time.
9. The Owner shall ensure that the all discharges 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, sheen or foam on the receiving waters. The Owner shall ensure regular maintenance of equipment is undertaken and all spills are addressed appropriately.
10. 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 and maintenance procedures for routine operation of the 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. contingency plans and procedures for dealing with potential spills and any other abnormal situations and for notifying the District Manager; and
- e. procedures for receiving, responding and recording public complaints, including recording any follow-up actions taken.

5. MONITORING AND RECORDING

1. The Owner shall, upon commencement of operation of the Works, carry out a scheduled monitoring program of collecting samples at the required sampling points, at the frequency specified or higher, by means of the specified sample type and analyzed for each parameter listed in Table 2 - Sampling and Monitoring for the Works.
2. 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.
3. Samples shall be collected and analyzed at the following sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed:

Table 2 - Sampling and Monitoring for the Works	
Locations	Extended Detention Swales (north and west property corners)
Frequency	Quarterly
Sample Type	Grab
Parameters	BOD5, Oil and Grease

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:
 - a. the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" (August 1994), ISBN 0-7778-1880-9, as amended from time to time by more recently published editions;
 - b. the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition) as amended from time to time by more recently published editions; and,
 - c. in respect of any parameters not mentioned in (a) or (b), the written approval of the District Manager, which approval shall be obtained prior to sampling.
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 operation and maintenance and monitoring activities required by this Approval.

6. 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.

7. REPORTING

1. 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), the Owner shall, within fifteen (15) days of the occurrence of any reportable spill as provided in Part X of the EPA and Ontario Regulation 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.
2. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to the Ministry staff.
3. The Owner shall prepare, and submit to the District Manager upon request, a performance report, on an annual basis, by November 1 for the previous calendar year. The report shall contain, but shall not be limited to, the following information:
 - a. a summary and interpretation of all monitoring data, including an overview of the success and adequacy of the sewage works;
 - b. comparison of all stormwater monitoring results to the trigger levels outlined in condition 4, and outline of any remedial measures to address any exceedences;
 - c. a description of any operating problems encountered and corrective actions taken;
 - d. a summary of all inspection, maintenance and clean-out carried out on the sewage works;
 - e. a summary of all spill or abnormal discharge events; and,

- f. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- g. any other information the District Manager requires from time to time.

8. SPILL CONTINGENCY PLAN

1. Before the commencement of operation of the Works, the Owner shall prepare a Spill Contingency and Pollution Prevention Plan that outlines procedures as to how to mitigate the impacts of a spill within the area serviced by the Works and prevent pollution incidents. The said plan shall include as a minimum, but not limited to:
 - a. the name, job title and 24-hour telephone number of the person(s) responsible for activating the Spill Contingency and Pollution Prevention Plan;
 - b. a site plan drawn to scale showing the types of business, streets, catch basins & manholes, drainage patterns (including direction(s) of flow in storm sewers) and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);
 - c. steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
 - d. a listing of telephone numbers for: local clean-up companies who may be called upon to assist in responding to spills; local emergency responders including health institution(s); and Ministry's Spills Action Centre 1-800-268-6060;
 - e. Materials Safety Data Sheets (MSDS) for each and every hazardous material which may be transported or stored within the area serviced by the Works;
 - f. a description of the spill response and pollution prevention training provided to employees assigned to work in the area serviced by the Works, the date(s) on which the training was provided and to whom;
 - g. an inventory of response and clean-up equipment available to implement the Spill Contingency and Pollution Prevention Plan, location and date of maintenance/replacement if warranted, including testing and calibration of the equipment; and
 - h. the date on which the Spill Contingency and Pollution Prevention Plan was prepared and subsequently, amended.
2. The Spill Contingency and Pollution Prevention Plan shall be kept in a conspicuous place near the

reception area on site.

3. The Spill Contingency and Pollution Prevention Plan will be amended from time to time as needed by changes in the operation of the facility or to reflect updates in the Municipal By-Laws, or improved Best Management Practices by the Owner.

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 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 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 do not cause any impairment to the receiving watercourse.
6. Condition 6 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.
7. Condition 7 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.
8. Condition 8 is included to ensure that the Ministry is immediately informed of the occurrence of an emergency or otherwise abnormal situation so that appropriate steps are taken to address the immediate concerns regarding the protection of public health and minimizing environmental damage and to be able to devise an overall abatement strategy to prevent long term degradation and the re-occurrence of the situation.

Schedule A

1. Environmental Compliance Approval Application for Industrial Sewage Works, submitted by Brian Vlaming of LTR Industries, dated June 1, 2020, and received June 12, 2020; and all supporting documentation and information.

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

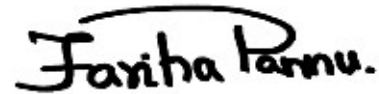
The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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 2nd day of December, 2020



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

EG/

c: District Manager, MECP Ottawa
Douglas B. Gray, P.Eng., D.B. Gray Engineering Inc.