

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER A-500-3125482268

Version: 1.0

Issue Date: November 30, 2021

*Pursuant to section 20.3 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 and subject to all other applicable Acts or regulations this Environmental Compliance Approval is issued to:*

MONARCH WATERVIEW  
DEVELOPMENT LIMITED

200 - 1962 YONGE ST  
TORONTO ONTARIO  
M4S1Z4

*For the following site:*

70 ANNIE CRAIG Drive , ETOBICOKE, TORONTO, ONTARIO,  
CANADA, M8V 0G2

*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:*

Sewage works consisting of a long-term water treatment system located at 65 Annie Craig Drive, servicing proposed condominium building developments located at 65 and 70 Annie Craig Drive, in the City of Toronto, for the collection, treatment and discharge of groundwater collected within the building property, to provide water quality control and discharge for a maximum volume of 146,880 Liters per day, to an existing stormwater manhole, as follows:

- One (1) water holding tank with a maximum storage capacity of 5,678 liters, equipped with two (2) submersible pumps (one duty, one standby) to pump groundwater a skid mounted filtration system, identified below;
- a skid mounted filtration system, complete one ferric chloride dosing unit, one (1) duplex steel vessels filled with one (1) P4 Duplex Bag Filter Unit, having a designed, equipped with pressure differential monitoring for bag filter replacement, one (1) chlorine dosing unit, one (1) greensand filtration unit (2-pod), four (4) 500 pounds (lbs) granular activated caron filtration units, and one (1) 530 pounds (lbs) bayoxide filtration unit (2-pod), with final treated effluent directed to the existing stormwater manhole, located on Silver Moon Drive;

including all monitoring systems, electrical and electronic control systems, instrument, piping, valves and appurtenances essential for the proper monitor and operation of the aforementioned Works;

all in accordance with the submitted application and supporting documents listed in Schedule A forming part of this Approval.

## DEFINITIONS

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*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. "Grab Sample" 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;
6. "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;
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 Monarch Waterview Development Limited, including any successors and assignees
9. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40;
10. "Works" means the approved sewage works, described in the Owner's application, and this Approval

## TERMS AND CONDITIONS

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

### 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 referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence.
4. 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.
2. In the event that completion and commissioning of any portion of the Works is anticipated to be more than five (5) years, the Owner shall submit an application for extension at least twelve (12) months prior to the end of the five (5) years from the day of issuance of this Approval. The application shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

## **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. B.17 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. C.39, 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.
3. The Owner shall ensure that all communications made pursuant to this condition refer to the number at the top of this Approval.

## **4. CHANGES IN PROCESSES OR PROCESS MATERIALS**

1. The Owner shall give written notice to the Director of any plans to change the processes or process materials forming a part of the Works (and any plans to change the processes or process materials in the Owner's enterprise serviced by the Works) where the change may significantly alter the quantity or quality of the influent to or effluent from the Works, and no such change(s) shall be made unless and until the Owner applies for and receives the written approval of the Director pursuant to section 20.2 of the EPA for the purposes of Part II.1 of the EPA.

## **5. CONSTRUCTION OF THE WORKS**

1. Upon the construction of the Works, 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 personnel.
2. Within one (1) year of the construction of the sewage Works, a set of as-built drawings showing the works "as constructed" shall be prepared. These drawings shall be kept up to date through

revisions undertaken from time to time and a copy shall be retained at the Works for the operational life of the Works.

## 6. OPERATION AND MAINTENANCE

1. The Owner shall make all necessary investigations, take all necessary steps and obtain all necessary approvals so as to ensure that the physical structure, siting and operations of the Works do not constitute a safety, health or flooding hazard to the general public.
2. The Owner shall ensure that at all times, the Works and related equipment and appurtenances which are installed or used to achieve compliance with this Approval are properly operated and maintained in accordance with manufacturer's specifications.
3. In furtherance of, but without limiting the generality of, the obligation imposed by Condition 6.2, the Owner shall ensure that:
  - a. funding, staffing, training of staff, laboratory and process controls, quality assurance and quality control procedures of or in relation to the Works are adequate to achieve compliance with this Approval; and
  - b. equipment and material are kept on hand and in good repair for immediate use in the event of:
    - i. upset;
    - ii. bypass;
    - iii. abnormal loss of any product, by-product, intermediate product, oil, solvent, waste material or any other polluting substance into the environment or interior of any building; or
    - iv. spill within the meaning of Part X of the EPA.
    - v. and staff are trained in the use of said equipment and material, and in the methods and procedures to be employed upon the occurrence of such an event.
4. The Owner shall ensure the immediate clean-out of the Works after a fuel or oil spill capture.
5. The Owner shall construct, operate and maintain the Works with the objective 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, sheen, foam or discoloration on the receiving waters.
6. The Owner shall prepare an operations manual prior to the commencement of operation of the sewage Works, that includes, but 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 spill, bypasses 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.

7. 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.
8. The Owner shall undertake an inspection of the condition of the filters after and undertaking any necessary cleaning and maintenance and/or replacement of the filters (if required) to ensure that hydrocarbons, sediment and debris are removed from the above noted filters to prevent the excessive build-up of hydrocarbons, sediment and debris to avoid reduction of treatment efficiency of filters.
9. The Owner shall replace the filters at least annually or as indicated by pressure gauge readings and/or analytical results whichever occur first to ensure that hydrocarbons, sediment and debris are removed from the above noted filters to prevent the excessive build-up of hydrocarbons, sediment and debris to avoid reduction of treatment efficiency of the filters.
10. The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken and any part of the treatment system replacement, 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 name of the person who conducted each inspection; and
  - c. the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed and method of clean-out of the Works.

## **7. MONITORING AND RECORDING**

1. The Owner shall, upon commencement of operation of the sewage works, carry out a monitoring program, and 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.
2. 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 in the effluent monitoring table in Schedule 2.
3. The methods and protocols for sampling, analysis, toxicity testing, 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" (January 1999), 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;
  - c. for any parameters not mentioned in the documents referenced in Paragraphs 3.a and 3.b, the written approval of the District Manager shall be obtained prior to sampling.
4. A continuous flow measuring device(s) shall be installed and maintained to measure the flow rate of the effluent from the sewage works, with an accuracy to within plus or minus fifteen (15%) percent of the actual flow rate for the entire design range of the flow measuring device and the Owner shall measure, record and calculate the flow rate for each effluent stream on each day of sampling.

5. The measurement frequencies specified in Schedule 2 in respect of any parameter are minimum requirements which may, after five (5) years of monitoring in accordance with this Condition, be modified by the Director in writing from time to time.

## 8. REPORTING

1. One week prior to the start up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start up date.
2. The Owner shall, upon request, make all reports, manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
3. 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.
4. The Owner shall prepare a performance report on or before March 31 of every year and submit to the District Manager when requested. The first such report shall cover the first annual period following the commencement of operation of the Works 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 interpretation of all monitoring data and an overview of the success and adequacy of the sewage 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, including an estimate of the quantity of any materials removed from the Works;
  - d. a summary of any effluent quality assurance or control measures undertaken in the reporting period;
  - e. a summary of the calibration and maintenance carried out on all effluent monitoring equipment;
  - f. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
  - g. a summary of all spill or abnormal discharge events; and
  - h. any other information the District Manager requires from time to time.

## 9. 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, maintenance and monitoring activities required by this Approval.

## REASONS

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*The reasons for the imposition of these terms and conditions are as follows:*

1. Condition 1 is imposed to ensure that the Works are constructed and operated in the manner in which they were described 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. Condition 1.4 is included to emphasize that the issuance of this Approval does not diminish any other statutory and regulatory obligations to which the Owner is subject in the construction, maintenance and operation of the Works. The Condition specifically highlights the need to obtain any necessary conservation authority approvals. The Condition also emphasizes the fact that this Approval doesn't limit the authority of the Ministry to require further information.
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 is operated in accordance with the information submitted by the Owner relating to the process and materials which are served by the Works, and to ensure that any contemplated changes in them which could potentially affect the characteristics of effluent from the Works will be properly reviewed and approved.
5. Condition 5 is included to ensure that the Works are constructed in accordance with the approval and that record drawings of the Works "as constructed" are maintained for future references.
6. Condition 6 is included to require that the Works be properly operated, maintained, funded, staffed and equipped such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented. As well, the inclusion of a comprehensive operations manual 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 a manual is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training, in proper plant operation and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a benchmark for Ministry staff when reviewing the Owner's operation of the Works.
7. Condition 7 is included to require the Owner to demonstrate on a continual basis that the quality and quantity of the effluent from the approved works is consistent with the (design objectives and) effluent limits specified in the Approval and that the approved works does not cause any impairment to the receiving watercourse.
8. Condition 8 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.
9. Condition 9 is included to require that all records are retained for a sufficient time period to adequately evaluate the long-term operation and maintenance of the Works.

## **APPEAL PROVISIONS**

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In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me and the Ontario Land Tribunal, within 15 days after the service of this notice, require a hearing by the Tribunal. You must also provide notice to, the Minister of the Environment, Conservation and Parks in accordance with Section 47 of the *Environmental Bill of Rights, 1993* who will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Notice") shall state:

- I. 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;
- II. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

- I. The name of the appellant;
- II. The address of the appellant;
- III. The environmental compliance approval number;
- IV. The date of the environmental compliance approval;
- V. The name of the Director, and;
- VI. 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 <a href="mailto:OLT.Registrar@ontario.ca">OLT.Registrar@ontario.ca</a>	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 <i>Environmental          Protection Act</i> Ministry of the Environment, Conservation and Parks 135 St. Clair Avenue West, 1st Floor Toronto, Ontario M4V 1P5
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**\* Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or [www.olt.gov.on.ca](http://www.olt.gov.on.ca)**

This instrument is subject to Section 38 of the *Environmental Bill of Rights, 1993*, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at [ero.ontario.ca](http://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 30th day of November, 2021



Aziz Ahmed

Director

appointed for the purposes of Part II.1 of the Environmental Protection Act

c: Nick Naderi, MONARCH WATERVIEW DEVELOPMENT LIMITED  
 Laura Maharaj, GEMS



Laura Maharaj, M.Sc., P.Geo., Hydrogeologist, Groundwater Environmental Management Services Inc.  
(GEMS)

The following schedules are a part of this environmental compliance approval:

## **SCHEDULE 1**

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1. Application for a new Environmental Compliance Approval, received on August 12, 2021, submitted by Monarch Waterview Development Limited, along with all other supporting information including submitted engineering drawings, and other supporting details, prepared by GEM Services Inc.
2. Operation and Maintenance Manual, Long-Term Water Treatment System, dated May 31, 2021, prepared by Aquatech.
3. Long-Term Water Treatment System Design Brief, dated June 21, 2021, prepared by Aquatech;
4. A set of Engineering Drawings, stamped and dated on March 18, 2019, prepared by Venneri Consulting Engineers.
5. Engineering Drawings stamped and dated May 21, 2020, for the Vita on the Lake, prepared by Schaeffers Consulting Engineers.

## SCHEDULE 2

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### Influent Monitoring Table

<b>Sampling Location</b>	Sampling Port before the treatment system
<b>Frequency</b>	Monthly for the first nine months of operation then Annually thereafter.
<b>Sample Type</b>	Grab Sample
<b>Parameters</b>	Total Suspended Solids, Manganese, Zinc, Phosphorous, Nonylphenols, and Chloroform

### Effluent Monitoring Table

<b>Sampling Location</b>	Sampling Port after the treatment system
<b>Frequency</b>	Monthly for the first nine months of operation then Annually thereafter.
<b>Sample Type</b>	Grab Sample
<b>Parameters</b>	Total Suspended Solids, Manganese, Zinc, Phosphorous, Nonylphenols, and Chloroform