

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 5005-CAYSKC
Issue Date: March 2, 2022

Masseto Homes Inc.
150 Ferrand Drive, Suite 901
Toronto, Ontario
M3C 3E5

Site Location: 831 to 837 Glencairn Avenue and 278 to 282 Hillmount
Avenue
City of Toronto
M6B 3J4

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 of sewage works located at the above-mentioned Site Location, for the collection, transmission, treatment, and discharge of groundwater, collected within the property, discharging to existing municipal storm sewers as follows:

- **sediment pit**, located outside of the groundwater filter room at the northwest corner of parking level P2, having a diameter of 1,200 millimetres and a depth of 2,700 millimetres, receiving groundwater from the building foundation drain and underground weeper drains, discharging to the proposed sump pit;
- **sump pit**, located outside of the groundwater filter room at the northwest corner of parking level P2, having a diameter of 1,800 millimetres and a depth of 2,700 millimetres, equipped with two (2) submersible pumps (one duty, one standby) each rated at 1.26 litres per second at 9.1 metres total dynamic head (TDH), with flow restriction to 0.5 litres per second, discharging to the proposed groundwater treatment system;
- **influent sampling point**, located within the groundwater filter room, consisting of a sampling port on the influent line to the bag filter modules;
- **groundwater treatment system**, located within the groundwater filter room at the northwest corner of parking level P2, for the removal of total suspended solids (TSS) and manganese, having a treatment capacity of 42 cubic metres per day, consisting of the following:
 - two (2) bag filter modules, operating in parallel, each equipped with a 5 micron filter bag,

discharging to the MAG-50 filtration unit;

- o one (1) sodium hypochlorite solution chemical dosing system, including a 454 litre chemical storage tank within secondary containment, and a chemical metering pump rated at 1 litre per hour at 500 kPa, dosing chemical to the discharge line from the bag filters;
 - o one (1) ferric chloride chemical dosing system, including a 454 litre chemical storage tank within secondary containment, and a chemical metering pump rated at 1 litre per hour at 500 kPa, dosing chemical to the discharge line from the bag filters;
 - o one (1) MAG-50 Multi-Media Filtration unit, with a diameter 0.36 metres, with 0.091 cubic metres of MAG-50 filter media, discharging to the granular activated carbon filters, equipped with an automatic backwash system discharging effluent to the sanitary sewer on Marlee Avenue;
 - o one (1) flowmeter on the backwash water supply line;
 - o two (2) granular activated carbon filtration tanks, each with approximately 227 kilograms of granulated activated carbon, operating in series, discharging to the existing storm sewers on Glencairn Avenue;
- **effluent flow measurement and sampling point**, located at the northwest corner of parking level P1, consisting of a flowmeter and a sampling port;

including electrical equipment, instrumentation, piping, pumps, valves, and appurtenances essential for the proper operation of the aforementioned Works;

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

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this environmental compliance approval 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 appropriate local District Office of the Ministry, where the Works are geographically located;
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. "MNR" means the Ministry of Natural Resources and Forestry of the government of Ontario and includes all officials, employees or other persons acting on its behalf;
7. "Owner" means Masseto Homes Inc. and includes its successors and assignees;
8. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
9. "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 CONDITIONS

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 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 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:
 - 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/MNR 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 delayed beyond the specified expiry period, the Owner shall submit an application of extension to the expiry period, at least twelve (12) months prior to the end of the period. The application for extension 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 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; or
 - 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.
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. OPERATION AND MAINTENANCE

1. 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.
2. In furtherance of, but without limiting the generality of, the obligation imposed by Condition 5.1, 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.
3. 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 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. complaint procedures for receiving and responding to public complaints.
4. 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 sewage works. Upon request, the Owner shall make the manual available for inspection and copying by Ministry personnel.
 5. 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.
 6. 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.
 7. 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.

6. MONITORING AND RECORDING

1. The Owner shall, upon commencement of operation of the sewage 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 following sampling point(s), at the sampling

- frequencies and using the sample type specified for each parameter listed in Schedule B.
- c. 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:
 - i. 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;
 - ii. 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,
 - iii. in respect of any parameters not mentioned in (i) - (ii), the written approval of the District Manager, which approval shall be obtained prior to sampling.
 - d. 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.
 - e. The measurement frequencies specified in Schedule B 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.

7. 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 prepare and submit a performance report to the District Manager on or before March 31 of every year. 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 sewage 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. any other information required by the District Manager.

8. 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.

Schedule A

1. Application for Environmental Compliance Approval dated February 18, 2021 and received on February 18, 2021, prepared by Continental Carbon Group Inc. on behalf of Masseto Homes Inc.;
2. Functional Servicing Report: Marlee - Glencairn Residential Development, dated August 2019, prepared by Schaffers Consulting Engineers;
3. Hydrogeological Investigation: 831 to 837 Glencairn Avenue and 278 to 282 Hillmount Avenue, Toronto, Ontario, dated August 13, 2019, prepared by Exp Services Inc.;
4. Engineering Drawings, a set of 47 engineering drawings, signed, stamped and dated on January 11, 2022, prepared by M. V. Shore Associates (1993) Limited;
5. Treatment system schematic, dated February 28, 2022, prepared by Continental Carbon Group Inc.;
6. Email correspondence from Continental Carbon Group Inc., addressed to the Ministry, dated January 22, 24, 26, and 30, 2022, and February 5, 14, 19, 23, and 28, 2022 including supporting documentation.

Schedule B

Table 1 - Influent Monitoring - Sampling Port upstream of the filtration system

Frequency	Monthly for the first quarter of operation then Quarterly thereafter.
Sample Type	Grab
Parameters	Manganese, Total Suspended Solids

Table 2 - Effluent Monitoring - Sampling Port downstream of the filtration system

Frequency	Weekly for the first quarter of operation then Quarterly thereafter.
Sample Type	Grab
Parameters	Manganese, Total Suspended Solids, Total Residual Chlorine

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 1.6 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 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.
6. Condition 6 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.
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 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 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 2nd day of March, 2022

A handwritten signature in black ink that reads "A. Ahmed". The signature is written in a cursive style and is underlined with a single horizontal line.

Aziz Ahmed, P.Eng.

Director

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

JW/

c: District Manager, MECP Toronto District Office
Andy Lombardi, Continental Carbon Group