

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2420-CZAL5F

Issue Date: January 29, 2024

530 Speers Road Inc.
27 Nixon Rd
Bolton, Ontario
L7E 1J7

Site Location: 530 Speers Road
Town of Oakville, Regional Municipality of Halton

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:

alterations to existing sewage Works for the collection, transmission, treatment and disposal of groundwater through the use of a pump and treat extraction system, at a maximum flow rate of 49,000 litres per day and discharging to the municipal storm sewer, consisting of the following:

Groundwater Pump and Treat System

- a series of twenty-one (21) existing groundwater extraction wells located within the Site, spaced approximately 10 m apart, each well equipped with an eductor;
- one (1) existing 5,770 litre priming tank located within the onsite building, complete with two (2) 7.5 HP pumps, with excess water stored in a proposed 3,000 litre holding tank and pumped into the air stripper identified below;
- one (1) proposed vertical stacked air stripper with an air design flow rate of 1 cubic metre per minute, volatilizing water into the air phase;
- one (1) proposed water phase carbon filter vessel containing a minimum of 100 lbs of granulated activated carbon filter material;
- one (1) proposed 300 litre scale control tank dosing the priming tank to prevent scale build up;
- a high/low liquid level alarm system;
- discharge of treated effluent via a small diameter forcemain to an existing on-site manhole and discharging into the existing storm sewer system on Speers Road;
- including all other controls, electrical equipment, instrumentation, piping, pumps, valves, and appurtenances essential for the proper operation of the aforementioned sewage Works.

Stormwater Management Works

establishment of stormwater management Works for the collection, transmission, treatment and disposal of stormwater runoff from the 1.42 hectare commercial development, to provide Enhanced Level quality control and to attenuate post-development peak flows to allowable release rates for all storm events up to and including the 100-year storm event, consisting of the following:

Proposed Works:

- rooftop storage, having a total available storage volume of 334 cubic metres for the 100-year storm event with a maximum ponding depth of 0.15 metres, discharging via twelve (12) controlled roof drains to onsite storm sewers;
- underground pipe storage and parking lot surface ponding, providing a total storage volume of 232 cubic metres at a maximum surface ponding depth of 0.3 metres, complete with a 280 mm orifice plate located downstream of MH3, discharging to the oil/grit separator identified below;
- oil/grit separator, Imbrium Stormceptor EF8, providing Enhanced level quality control, having a sediment storage capacity of 8,780 litres, an oil storage capacity of 1,070 litres, a total holding capacity of 12,090 litres, and a maximum treatment flow rate of 88.3 litres per second, discharging to the existing storm sewers on Speers Road;
- including all other controls 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 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.
4. "District Manager" means the District Manager of the appropriate local District Office of the Ministry, where the Works are geographically located;
5. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;

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 530 Speers Road Inc., and its successors and assignees;
9. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
10. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;
11. "Works" means the approved sewage works, and includes Proposed 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 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.
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 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; or
 - d. change of name of the 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.
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 and the Director.
3. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

4.

5. CONSTRUCTION OF PROPOSED 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 Proposed 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 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.
3. 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.
4. The Owner shall carry out and maintain an inspection and maintenance program on the operation of the manhole oil/grit separator in accordance with the manufacturer's recommendation.
5. The Owner shall ensure that the manhole for the oil/grit separator remains accessible year-round to facilitate maintenance access and spill response measures.
6. The Owner shall ensure the immediate clean-out of the Works after a fuel or oil spill capture.
7. The Owner shall ensure that equipment and material for the containment, clean-up and disposal of fuel and oil and materials contaminated with such, is on hand and in good repair for immediate use in the event of:

- a. loss of fuel or oil to the Works; or

- b. a spill within the meaning of Part X of the EPA.
8. 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 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.
9. 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.
10. 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 Works 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 method of clean-out of the Works; and
 - c. the date of each spill within the catchment area, including follow-up actions and remedial measures undertaken.
11. 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.

7. EFFLUENT OBJECTIVES

1. The Owner shall design and undertake everything practicable to operate the Works in accordance with the following objectives:
 - a. Effluent parameters design objectives listed in the table(s) included in **Schedule B**.
 - b. 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 or discolouration on the receiving waters.

8. EFFLUENT MONITORING

1. The Owner shall, upon commencement of operation of the Works, carry out a monitoring program for the Groundwater Pump & Treat System, 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 C**.
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 Version 2.0" (January 2016), PIBS 2724e02, as amended;
 - 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 (Groundwater Pump & Treat System), 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 C** 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.
6. 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 monitoring activities required by this Approval.

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11. **REPORTING**

1. **One (1) 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) made under the EPA, the Owner shall, within **fifteen (15) days** of the occurrence of any reportable spill as provided in Part X of the EPA and O. Reg. 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 performance reports on a calendar year basis and submit to the District Manager by March 31 of the calendar year following the period being reported upon. The reports shall contain, but shall not be limited to, the following information pertaining to the reporting period:
 - a. a summary and interpretation of all monitoring data, 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, including an estimate of the

- quantity of any materials removed from the Works;
- d. a summary of the calibration and maintenance carried out on all effluent monitoring equipment;
- e. a summary of any effluent quality assurance or control measures undertaken in the reporting period;
- f. a description of efforts made and results achieved in meeting the Effluent Objectives of Condition 6;
- g. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- h. a summary of all spill or abnormal discharge events; and
- i. any other information the District Manager requires from time to time.

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 are constructed in accordance with the approval and that record drawings of the Works "as constructed" are maintained for future references.

5. Condition 5 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from the Works are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the Works. The Condition also ensures that adequate storage is maintained in the Works at all times as required by the design. Furthermore, this Condition is included to ensure that the Works are operated and maintained to function as designed.
6. Condition 6 is imposed to establish non-enforceable effluent quality objectives which the Owner is obligated to use best efforts to meet on an ongoing basis. Also imposed are procedures to be followed to minimize environmental impact in the event the objectives are exceeded.
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 and effluent objectives specified in the Approval and that the approved Works does not cause any impairment to the receiving watercourse.
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- 9.
10. 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.

Schedule A

1. Environmental Compliance Approval Application for Industrial Sewage Works dated January 9, 2023 prepared by Peritus Environmental Compliance Inc., including Sewage Works Report, Stormwater Management Report, and all other supporting documentation.
2. Application for an Environmental Compliance Approval dated August 13, 2014 and signed by Mitchell Fasken, and submitted under report entitled 'Environmental Compliance Approvals Application, 530 Speers Road, Oakville ON' dated August 1, 2014 prepared by Peritus Environmental Consultants Inc. and submitted together with supporting documentation.

Schedule B

Effluent Concentration Objectives

(Effluent from the Groundwater Pump and Treat System)

Effluent Parameter	Averaging Calculator	Concentration Objective
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		(microgram per litre unless otherwise indicated)
Trichloroethylene	Single Sample Result	7.6
Benzene	Single Sample Result	2
1,1-Dichloroethane	Single Sample Result	200
1,1-Dichloroethylene	Single Sample Result	40
Cis-1,2-Dichloroethylene	Single Sample Result	5.6
Trans-1,2-Dichloroethylene	Single Sample Result	200
1,1,1-Trichloroethane	Single Sample Result	10
Vinyl Chloride	Single Sample Result	600

Schedule C

Influent Monitoring Table

Sampling Point - Inlet to the Groundwater Pump & Treat System

Frequency	Monthly for the first quarter of operations and quarterly thereafter.
Sample Type	Grab
Parameters	Trichloroethylene, Benzene, 1,1-Dichloroethane, 1,1-Dichloroethylene, Cis-1,2-Dichloroethylene, Trans-1,2-Dichloroethylene, 1,1,1-Trichloroethane, Vinyl Chloride

Effluent Monitoring Table

Sampling Point - Discharge Outlet of the Groundwater Pump & Treat System

Frequency	Weekly for the first month of operations, monthly for the first year and quarterly thereafter.
Sample Type	Grab
Parameters	Trichloroethylene, Benzene, 1,1-Dichloroethane, 1,1-Dichloroethylene, Cis-1,2-Dichloroethylene, Trans-1,2-Dichloroethylene, 1,1,1-Trichloroethane, Vinyl Chloride

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 8279-9R6KPU issued on January 13, 2015.

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 Notice") 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.

Pursuant to subsection 139(3) of the *Environmental Protection Act*, a hearing may not be available with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

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

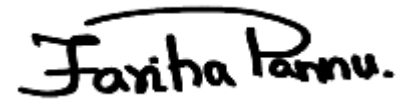
*** Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or www.olt.gov.on.ca**

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 29th day of January,

2024

A handwritten signature in black ink that reads "Fariha Pannu." The signature is written in a cursive style with a prominent arch over the first few letters.

Fariha Pannu, P.Eng.

Director

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

JY/

c: District Manager, MECP Halton-Peel

Naz Ritchie, Peritus Environmental Consultants Inc.