



May 22, 2026
File: PE7535-LET.01

Urbandale Construction
2193 Arch Street
Ottawa, Ontario

Attention: **Mr. Vincent Denomme**

Subject: **Phase I-Environmental Site Assessment Update**
50 Flavescent Lane
Riverside South Town Centre Phase 7A
Ottawa, Ontario

Dear Sir,

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9
Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Temporary Shoring Design
Retaining Wall Design
Noise and Vibration Studies
Energy and Sustainability
Temporary Shoring Design
Pile Dynamic Analysis and Testing

patersongroup.ca

Further to your request, Paterson Group (Paterson) carried out a Phase I Environmental Site Assessment (ESA) Update for the above noted property. This report serves as an update to a previous Phase I ESA entitled, "*Phase I Environmental Site Assessment, Parts of 980 Earl Armstrong Road and 4700 Limebank Road, Ottawa, Ontario*," completed by Paterson, dated April 26, 2024. The original Phase I ESA was conducted for a larger tract of land.

This update report is intended to meet the requirements for an updated Phase I ESA, as per the MECP O.Reg. 153/04, as amended. This update report is to be read in conjunction with the 2024 Phase I ESA report.

Site Information

The Phase I Property is located on the southern side of Earl Armstrong Road, between Flavescent Lane and Portico Way, in the City of Ottawa. The subject site consists of undeveloped grassed land.

Previous Engineering Reports

Original Phase I ESA

- ☐ "*Phase I Environmental Site Assessment, Parts of 980 Earl Armstrong Road and 4700 Limebank Road, Ottawa, Ontario*," prepared by Paterson Group Inc. (Paterson), dated April 26, 2024.



The historical research completed as part of the original 2024 Phase I ESA indicated that the lands had been used for agricultural and residential purposes, up until circa 1976, when the farmsteads located on the Phase I Property were abandoned or demolished. No evidence of any alternative uses or formal development of the land was identified. Based on the site visit, the Phase I Study Area consisted primarily of vacant land and residential subdivisions. The report concluded that a Phase II ESA was not required.

Historical Records Update

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) database was conducted as part of this assessment. The Phase I Property was not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I Study Area.

Ministry of the Environment, Conservation and Parks (MECP) Instruments

As part of the 2024 Phase I ESA, a request was submitted to the MECP Freedom of Information office for information with respect to certificates of approval, permits to take water, certificates of property use, or any other similar MECP issued instruments for the Phase I Property. The response received from the MECP following issuance of the Phase I ESA report indicated that no pertinent records were identified for the Phase I Property. Several permits to take water and environmental compliance approvals were identified for work in and around the Thomas Gamble Municipal Drain.

MECP Submissions

As part of the 2024 Phase I ESA, a request was submitted to the MECP Freedom of Information office for information with respect to reports related to environmental conditions for the initially assessed lands. The response received from the MECP following issuance of the Phase I ESA report indicated that no pertinent records were identified for the Phase I Property.

MECP Incident Reports

As part of the 2024 Phase I ESA, a request was submitted to the MECP Freedom of Information office for information with respect to records concerning environmental incidents, order, offences, spills, discharges of contaminants, or inspections maintained by the MECP for the initially assessed lands. The response received from the MECP following issuance of the Phase I ESA report indicated that no pertinent records were identified for the Phase I Study Area.



MECP Waste Management

As part of the 2024 Phase I ESA, a request was submitted to the MECP Freedom of Information office for information with respect to waste management records for the initially assessed lands. The response received from the MECP following issuance of the Phase I ESA report indicated that no pertinent records were identified for the Phase I Property.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted for the Phase I Property and neighbouring properties within the Phase I Study Area. No Records of Site Condition (RSCs) were filed for the Phase I Property or any properties within the Phase I Study Area.

OMNRF Areas of Natural and Scientific Interest (ANSI)

A search for ANSI sites situated within the Phase I Study Area was conducted electronically via the Ontario Ministry of Natural Resources and Forestry (OMNRF) website as part of this assessment. A review of the available mapping information did not identify any ANSI sites situated on the Phase I Property or within the Phase I Study Area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto was contacted electronically as part of this assessment to inquire about current and former fuel storage tanks, spills, and historical incidents for the Phase I Property as well as the neighbouring properties within the Phase I Study Area. The response from the TSSA indicated that no records were identified associated with the Phase I Property, and no pertinent records were identified in the neighbouring addresses searched within the Phase I Study Area.

A copy of the correspondence with the TSSA has been appended to this report.

City of Ottawa Historical Land Use Inventory (HLUI)

As part of the 2024 Phase I ESA, an HLUI was requested for the Phase I Property, which encompassed a larger tract of land. The HLUI had not been received at the time of the original report. The HLUI search results were received on June 6, 2024. Based on our review of the HLUI, no PCAs that would result in APECs were identified. A copy of the HLUI response letter is appended to this report.



Aerial Photographs

The latest aerial photograph reviewed at the time of the 2024 Phase I ESA, was dated 2022 (City of Ottawa Website). An aerial image from 2025 was reviewed as part of this update. Based on the most recent aerial imagery, the Phase I Property remains undeveloped land. Early stages of site development are observed adjacent to the south, associated with the future roadway. A copy of the aerial photograph has been appended to this letter report.

Well Records

A search of the MECPs website for all drilled well records within a 250m radius of the Phase I Property was conducted as part of this assessment. One well record was identified on the Phase I Property, however, no well construction details or soil stratigraphy information was noted.

The search identified five (5) well records within the Phase I Study Area. These records pertain to wells installed in 2024 and were used for groundwater observation purposes. No details regarding the construction of the wells and/or the stratigraphy were noted within the records.

A copy of the water well records are appended to this report.

Site Reconnaissance

A site visit was conducted for the Phase I Property on April 20, 2026. Weather conditions were overcast, with a temperature of approximately -2°C. A representative from the Environmental Department of Paterson Group conducted the site assessment. In addition to the site, the uses of the neighbouring properties within the Phase I Study Area were also assessed at the time of the site visit.

Exterior Assessment

The Phase I Property currently consists of undeveloped grassed land. The Jessie Chenevert Walk roadway was present adjacent to the south of the Phase I Property.

The site topography is relatively flat and generally at grade with the surrounding properties and roadways. Regionally, the topography gently slopes gradually downward to the northwest toward the Rideau River. Surface water drainage on the Phase I Property occurs via infiltration. No ponded water, stressed vegetation, surficial staining, or any other indications of potential sub-surface contamination were observed on the Phase I Property at the time of the site inspection.



Neighbouring Properties

A visual inspection of the neighbouring properties was conducted from publicly accessible roadways at the time of the site inspection. Land use adjacent to the Phase I Property was recorded as follows:

North:	Earl Armstrong Road, followed by residential dwellings;
East:	Undeveloped land, followed by Town Square Place;
South:	Future Jessie Chenevert Walk roadway, followed by undeveloped land;
West:	Undeveloped land, followed by Portico Way.

No potentially contaminating activities were identified within the Phase I Study Area.

Conclusion

A review of more recent environmental records, in conjunction with a visual inspection of the property confirmed no new potential environmental concerns regarding the subject site since the 2024 Phase I ESA. Based on the results of this Phase I ESA Update, **in our opinion, a Phase II Environmental Site Assessment is not required for the Phase I Property.**

Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared under the supervision of a Qualified Person, in general accordance with Ontario Regulation 153/04, as amended. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program. The findings of the Phase I ESA Update are based on a review of readily available geological, historical, and regulatory information and a cursory review made at the time of the field assessment. Should any conditions be encountered at the site and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Urbandale Construction. Permission and notification from Urbandale Construction and Paterson Group will be required to release this report to any other party.



We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

Best Regards,

Paterson Group Inc.

Joshua Dempsey, B.Sc.

Mark D'Arcy, P.Eng., QP_{ESA}



Appendix:

- ☐ Figure 1 – Key Plan
- ☐ Aerial Photograph (c. 2025)
- ☐ Site Photographs (April 20, 2025)
- ☐ MECP Well Records
- ☐ MECP FOI
- ☐ TSSA Correspondence
- ☐ City of Ottawa HLUI

Report Distribution:

- ☐ Urbandale Construction
- ☐ Paterson Group Inc.



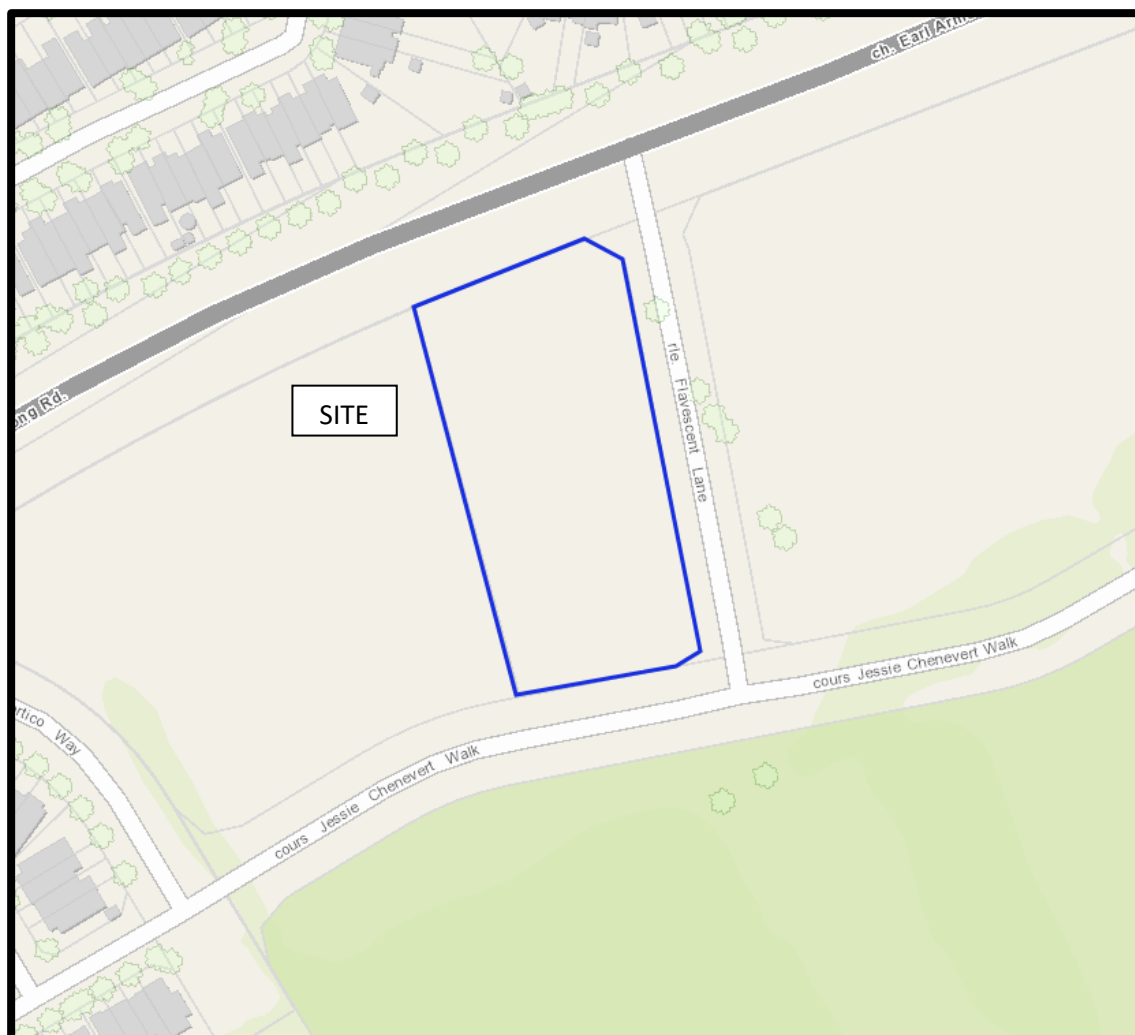


FIGURE 1
KEY PLAN



AERIAL PHOTOGRAPH
2025

Site Photographs

PE7535

50 Flavescent Lane, Ottawa ON

April 20, 2026



Photograph 1: View looking northeast, towards the subject site.



Photograph 2: View looking east, towards the subject site.

Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the Open Data catalogue (<https://data.ontario.ca/dataset/well-records>) .

[Go Back to Map](#)

Well ID

Well ID Number: 7477555

Well Audit Number: Z424375

Well Tag Number: A397546

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location		
Township	GLOUCESTER TOWNSHIP	
Lot		
Concession		
County/District/Municipality	OTTAWA-CARLETON	
City/Town/Village		
Province	ON	
Postal Code	n/a	
UTM Coordinates	NAD83 — Zone 18 Easting: 447341.00 Northing: 5013898.00	
Municipal Plan and Sublot Number		
Other		

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed	

Method of Construction & Well Use

Method of Construction	Well Use	

Status of Well

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To	

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To	

Well Contractor and Well Technician Information

Results of Well Yield Testing

After test of well yield, water was		
If pumping discontinued, give reason		
Pump intake set at		
Pumping Rate		
Duration of Pumping		
Final water level		
If flowing give rate		
Recommended pump depth		
Recommended pump rate		
Well Production		
Disinfected?		

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	

25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind	

Hole Diameter

Depth From	Depth To	Diameter	

Audit Number: Z424375

Date Well Completed: April 03, 2024

Date Well Record Received by MOE: May 15, 2024

Related

How to use a Ministry of the Environment map (<https://www.ontario.ca/page/how-use-ministry-environment-map#wells>)

Technical documentation: Metadata record (<https://data.ontario.ca/dataset/well-records/resource/3031344e-e3f2-48d5-888c-c1deadfd2f77>)

Map: Well records

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[Go Back to Map](#)

Well ID

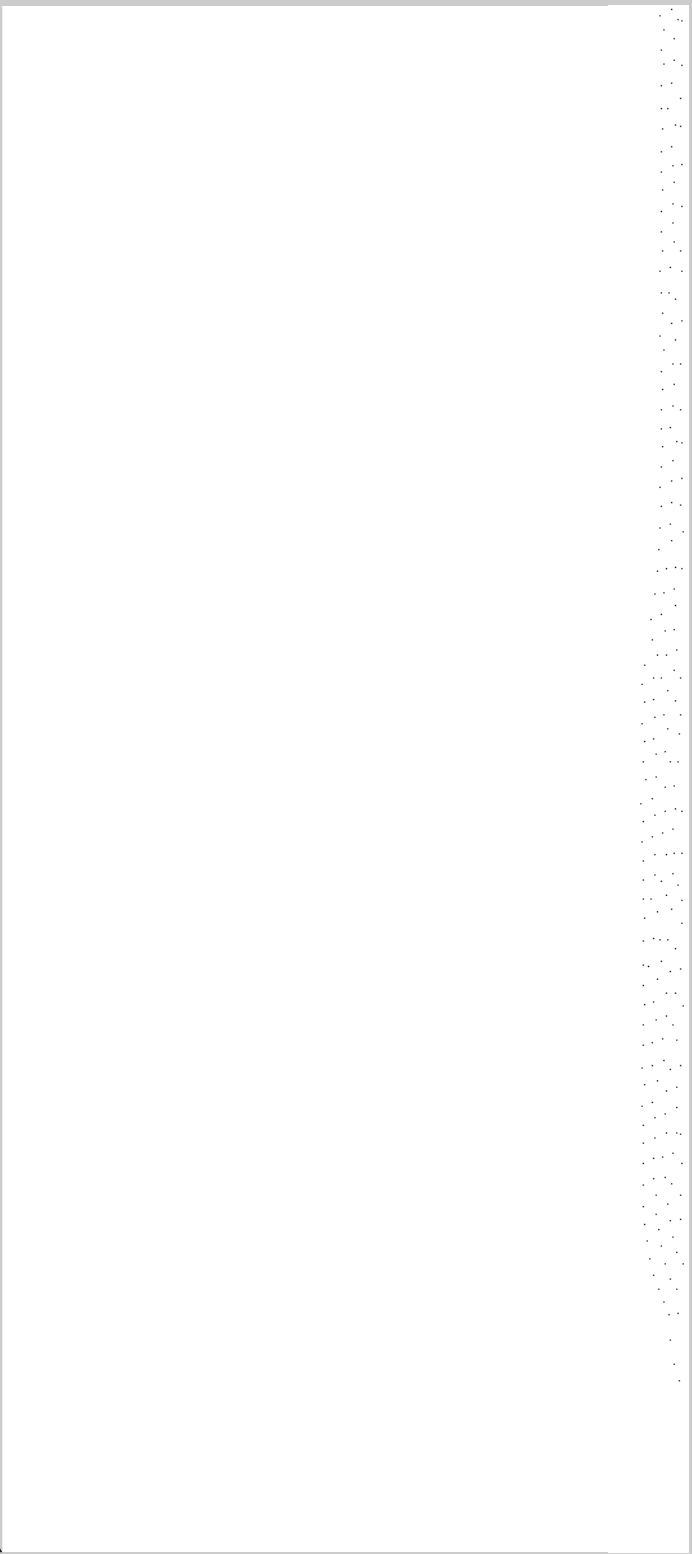
Well ID Number: 7477561

Well Audit Number: Z429683

Well Tag Number: A397548

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location		
Township	GLOUCESTER TOWNSHIP	
Lot		
Concession		
County/District/Municipality	OTTAWA-CARLETON	
City/Town/Village		
Province	ON	
Postal Code	n/a	
UTM Coordinates	NAD83 — Zone 18 Easting: 447350.00 Northing: 5014132.00	
Municipal Plan and Sublot Number		
Other		

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed	

Method of Construction & Well Use

Method of Construction	Well Use	

Status of Well

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To	

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To	

Well Contractor and Well Technician Information

Results of Well Yield Testing

After test of well yield, water was		
If pumping discontinued, give reason		
Pump intake set at		
Pumping Rate		
Duration of Pumping		
Final water level		
If flowing give rate		
Recommended pump depth		
Recommended pump rate		
Well Production		
Disinfected?		

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	

25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind	

Hole Diameter

Depth From	Depth To	Diameter	

Audit Number: Z429683

Date Well Completed: April 08, 2024

Date Well Record Received by MOE: May 15, 2024

Related

- How to use a Ministry of the Environment map (<https://www.ontario.ca/page/how-use-ministry-environment-map#wells>)
- Technical documentation: Metadata record (<https://data.ontario.ca/dataset/well-records/resource/3031344e-e3f2-48d5-888c-c1deadfd2f77>)

Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the Open Data catalogue (<https://data.ontario.ca/dataset/well-records>) .



[Go Back to Map](#)

Well ID

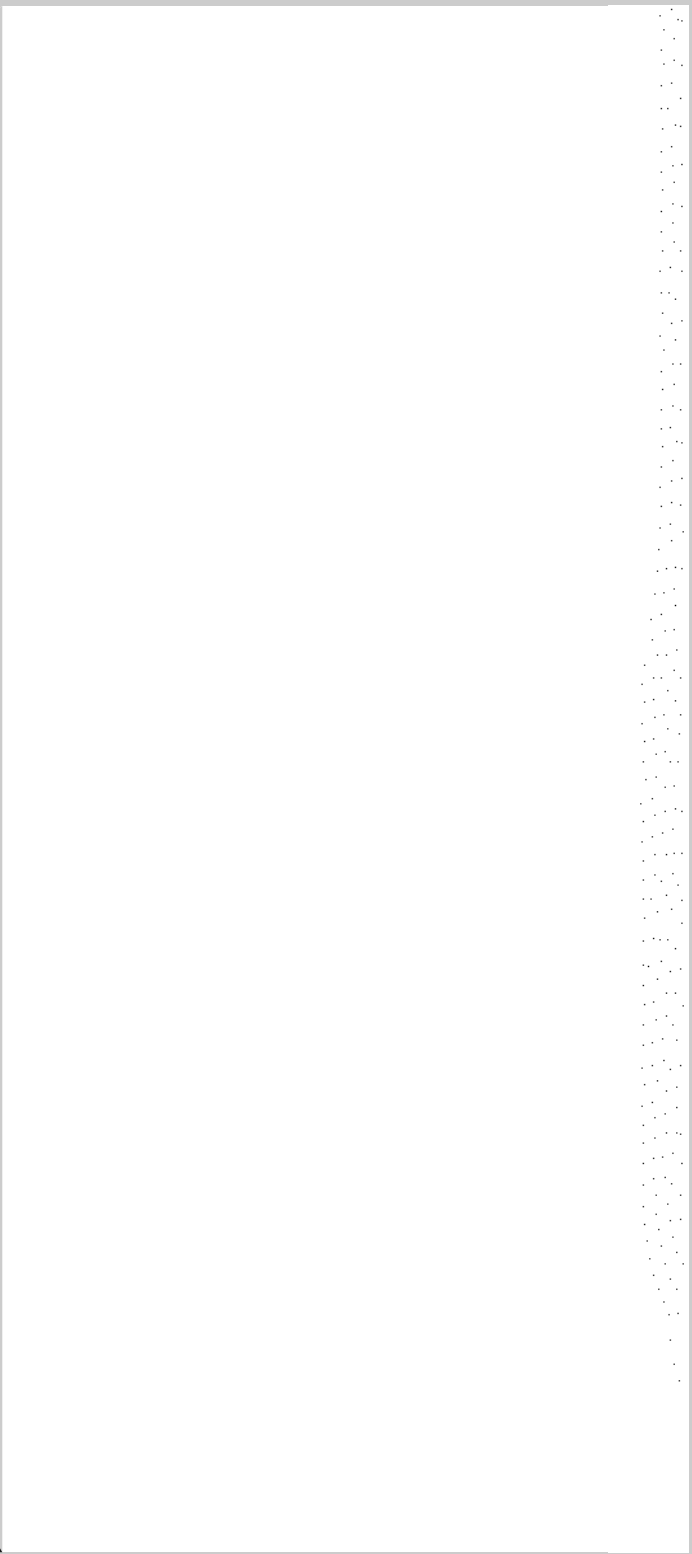
Well ID Number: 7484224

Well Audit Number: Z278645

Well Tag Number: A398316

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location		
Township	GLOUCESTER TOWNSHIP	
Lot		
Concession		
County/District/Municipality	OTTAWA-CARLETON	
City/Town/Village		
Province	ON	
Postal Code	n/a	
UTM Coordinates	NAD83 — Zone 18 Easting: 447059.00 Northing: 5013934.00	
Municipal Plan and Sublot Number		
Other		

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed	

Method of Construction & Well Use

Method of Construction	Well Use	

Status of Well

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To	

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To	

Well Contractor and Well Technician Information

Results of Well Yield Testing

After test of well yield, water was		
If pumping discontinued, give reason		
Pump intake set at		
Pumping Rate		
Duration of Pumping		
Final water level		
If flowing give rate		
Recommended pump depth		
Recommended pump rate		
Well Production		
Disinfected?		

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	

25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind	

Hole Diameter

Depth From	Depth To	Diameter	

Audit Number: Z278645

Date Well Completed: June 05, 2024

Date Well Record Received by MOE: August 14, 2024

Related

- How to use a Ministry of the Environment map (<https://www.ontario.ca/page/how-use-ministry-environment-map#wells>)
- Technical documentation: Metadata record (<https://data.ontario.ca/dataset/well-records/resource/3031344e-e3f2-48d5-888c-c1deadfd2f77>)

Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the Open Data catalogue (<https://data.ontario.ca/dataset/well-records>) .



[Go Back to Map](#)

Well ID

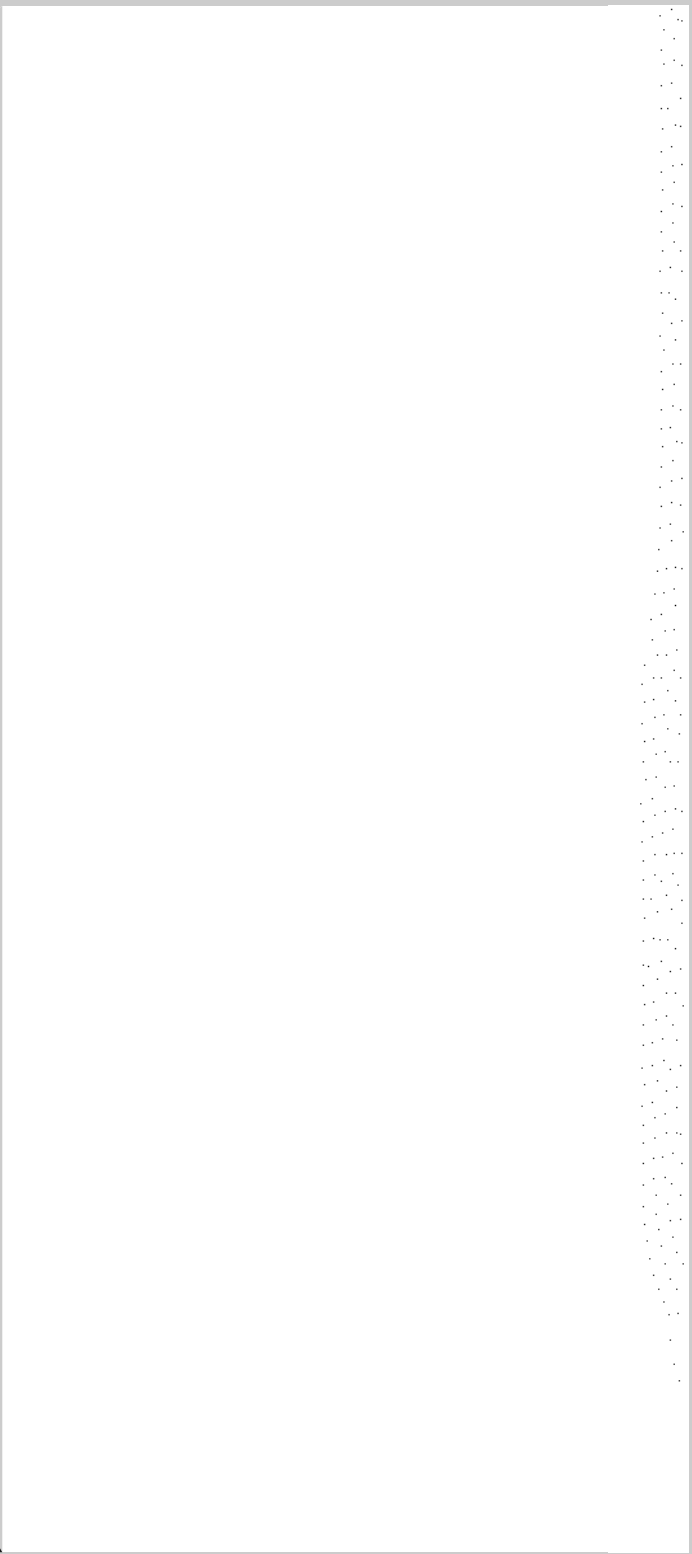
Well ID Number: 7484225

Well Audit Number: Z278644

Well Tag Number: A397475

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location		
Township	GLOUCESTER TOWNSHIP	
Lot		
Concession		
County/District/Municipality	OTTAWA-CARLETON	
City/Town/Village		
Province	ON	
Postal Code	n/a	
UTM Coordinates	NAD83 — Zone 18 Easting: 447127.00 Northing: 5013977.00	
Municipal Plan and Sublot Number		
Other		

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed	

Method of Construction & Well Use

Method of Construction	Well Use	

Status of Well

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To	

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To	

Well Contractor and Well Technician Information

Results of Well Yield Testing

After test of well yield, water was		
If pumping discontinued, give reason		
Pump intake set at		
Pumping Rate		
Duration of Pumping		
Final water level		
If flowing give rate		
Recommended pump depth		
Recommended pump rate		
Well Production		
Disinfected?		

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	

25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind	

Hole Diameter

Depth From	Depth To	Diameter	

Audit Number: Z278644

Date Well Completed: June 11, 2024

Date Well Record Received by MOE: August 14, 2024

Related

How to use a Ministry of the Environment map (<https://www.ontario.ca/page/how-use-ministry-environment-map#wells>)

Technical documentation: Metadata record (<https://data.ontario.ca/dataset/well-records/resource/3031344e-e3f2-48d5-888c-c1deadfd2f77>)

Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the Open Data catalogue (<https://data.ontario.ca/dataset/well-records>) .



[Go Back to Map](#)

Well ID

Well ID Number: 7484226

Well Audit Number: Z278643

Well Tag Number: A329812

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location		
Township	GLOUCESTER TOWNSHIP	
Lot		
Concession		
County/District/Municipality	OTTAWA-CARLETON	
City/Town/Village		
Province	ON	
Postal Code	n/a	
UTM Coordinates	NAD83 — Zone 18 Easting: 446969.00 Northing: 5014008.00	
Municipal Plan and Sublot Number		
Other		

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed	

Method of Construction & Well Use

Method of Construction	Well Use	

Status of Well

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To	

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To	

Well Contractor and Well Technician Information

Results of Well Yield Testing

After test of well yield, water was		
If pumping discontinued, give reason		
Pump intake set at		
Pumping Rate		
Duration of Pumping		
Final water level		
If flowing give rate		
Recommended pump depth		
Recommended pump rate		
Well Production		
Disinfected?		

Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	

25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth	Kind	

Hole Diameter

Depth From	Depth To	Diameter	

Audit Number: Z278643

Date Well Completed: June 05, 2024

Date Well Record Received by MOE: August 14, 2024

Related

How to use a Ministry of the Environment map (<https://www.ontario.ca/page/how-use-ministry-environment-map#wells>)

Technical documentation: Metadata record (<https://data.ontario.ca/dataset/well-records/resource/3031344e-e3f2-48d5-888c-c1deadfd2f77>)

Ministry of the Environment,
Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

Ministère de l'Environnement, de la
Protection de la nature et des Parcs

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



May 1, 2024

Grant Patterson
Paterson Group Inc.
9 Auriga Drive
Ottawa, Ontario K2E 7T9
gpaterson@patersongroup.ca

Dear Grant Patterson:

RE: MECP FOI A-2024-02027, Your Reference #: PE6399 – Record Release Letter

This letter is further to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to 980 Earl Armstrong Road and 4700 Limebank Road, Ottawa.

Your final fee payment was received by this office. If payment was not in Canadian dollars, please contact our office immediately.

Attached is a copy of the records.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

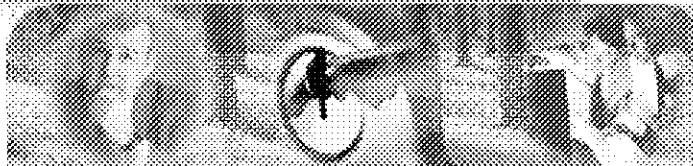
If you have any questions, please contact Amina Shah at 437-339-1251 or amina.shah@ontario.ca.

Yours truly,

A handwritten signature in black ink, appearing to read "A. Shah." with a stylized flourish at the end.

for
Josephine DeSouza
Manager, Access and Privacy Office

Attachment



Generator Details

Registration/Notification Number

ON4672915

Legal Company Name

Primary Name: SNC-Lavalin Constructors (Pacific) Inc. Division Name: NA

Company Operating Name

Primary Name: SNC-Lavalin Constructors (Pacific) Inc. Division Name: NA

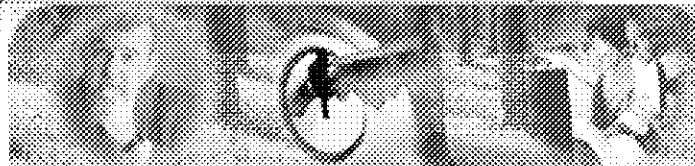
Mailing Address

Division Building: NA Post Box Number: NA
Address Line 1: 1145 Hunt Club Road, 2nd Floor Address Line 2: NA
Town/City: Ottawa Postal Code / Zip Code: K1V 0Y3
County: (if inside Ontario) OTTAWA CARLTON (RM) Province/State (If inside Canada/US) ONTARIO
County: (if outside Ontario) NA Province / State (If outside Canada / US) NA
Country: Canada

Site Location

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building: NA Post Box Number: NA
Address Line 1: 980 Earl Armstrong Road
Address Line 2: NA
Town/City: Ottawa Postal Code / Zip Code: K1V 1T1
County: (if inside Ontario) OTTAWA CARLTON (RM) Province / State (If inside Canada / US) ONTARIO
County: (if outside Ontario) NA Province / State (If outside Canada / US) NA
Country: Canada



Company Name: **SNC-Lavalin Constructors (Pacific) Inc.**

Company Number: **ON4672915 (Generator)**

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) | [Inactive waste classes](#)

Active Off-site Waste Classes

Waste Class	View Details	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status	UnRegister Waste Class
146 - L	View Details	N/A					Liquid	Off-Site	Active	☐
252 - L	View Details	N/A					Liquid	Off-Site	Active	☐



Ministry of the Environment, Conservation and
Parks
Ministère de l'Environnement, de la Protection de la
nature et des Parcs

PERMIT TO TAKE WATER

Reference No: 1613-7YANR8

Site Region: Eastern

Reference Number:	1613-7YANR8	File Storage Number:	P-5102-OTT
Module:	Permit To Take Water With Fees	Module Type:	Surface and Ground Water
Cross Reference:	(doc link)	Task Link:	1338-7YLMMS
Originating Document:		Created by:	Andre Papadimitriou
Date Created:	2009/11/30	Date Completed:	2010/01/08
Bring Forward Date:		Bring Forward Reason:	
Status:	Expired		
Program	Water - Ground & Surface	Activity:	Approvals - PTTW - Combined

Client(s)

Client Details

City of Ottawa
Mailing Address: 100 Constellation Cres, Ottawa, Ontario, Canada, K2G 6J8
Physical Address: 100 Constellation Cres 6th Floor, Ottawa, City, Ontario, Canada, K2G 6J8
Telephone: (613)580-2424, Extension: X.26708, FAX: (613)560-6064, email: patrick.leblanc@ottawa.ca
Client #: 9858-7BMTJM, Client Type: Municipal Government
Additional Address Info: 6th Floor

Site(s)

Site Details

980 Earl Armstrong Road
Address: 980 Earl Armstrong Rd Lot 19, 20, 21 Concession 1& 2, Geographic Township of Gloucester, Ottawa, City
District Office: Ottawa
GeoReference: Map Datum: NAD83, Zone: 18, Accuracy Estimate: 10 -100 metres eg. Topographic Map, Method: Map, UTM
Easting: 445010, UTM Northing: 5014410, UTM Location Description: pond,

Site #: 5194-7YAP3W

Application Related Documents / Information

Application Information

Application Type: New		Date Application Received: 2009/11/27	
Date Application Signed:	2009/11/20	Application Signed By:	Rock Fortier
Additional Information Attached to the Application:			
Issued Permit No:	Issued Permit Signed Date:	Issued Permit Expiry Date:	Link:
5102-7YLPHM	2010/01/08	2010/12/11	

Permit End Date:2010/12/11

Project Technical Contact Information

Contact Name:	Andrew Chevrier		
Contact Company Name:	Houle Chevrier Engineering Ltd.		
Address:	180 Wescar Lane, RR 2		
Unit ID:			
Delivery Designator:	☐ Rural Route ☐ Suburban Service ☐ Mobile Route ☐ General Delivery		
Delivery Identifier:			
Municipality:	Carp	Province / State:	Ontario
Postal Code:	K0A 1L0	Country:	Canada
Phone Number:	(613)836-1422	Extension:	222
Fax Number:	(613)836-9731	Email Address:	

Project Information

Project Name:	This is a new permit to take water for the purpose of construction dewatering from one (1) dugout pond and one (1) watercourse, Thomas Gamble Drain		
Description of Proposed Work:	This is a new permit to take water for the purpose of construction dewatering from one (1) dugout pond and one (1) watercourse, Thomas Gamble Drain		
Is Fee Required ?			

	☒ Yes ☐ No		
Classification:	Category 2: <-- Click here to Add/Modify		
Fee Required:	\$750.00 <-- Click here to show Financial Summary		
Missing Info Checklist:	no missing information (complete application)		
GeoReference Map Datum: NAD83	GeoReferencing Method: Map	GeoReference Accuracy Estimate: 10 -100 metres eg. Topographic Map	
Construction Date:		Installation Date:	
Project Start Date:		Project End Date:	
WTRS Reporting Phase:	2		
Estimated start of taking:	2009/12/01	Period of Water Taking:	1 years
Is Proposal a Section 5.5 use, as defined in Regulation?		No	
a) Is water taking located in a summer low flow high use watershed?		No	
b) Is water taking located in a summer low flow medium use watershed?		Yes	
c) Is it located in an annual average high use watershed?		No	
d) Is it located in an annual average medium use watershed?		No	
Bulk Extraction:	No	Location of Water Bottling Plant:	
Seasonal Water Taking:	No		
Site Region:	Eastern	IDS Cross Reference:	
Is this Proposal in Oak Ridges Moraine:	No	Is this Proposal in Niagara Escarpment Development Area:	No
Is municipality and conservation authority notice required?	No		

Public Consultation / Notification

Classification Change History				
Date	Person	Classification Changed From	Classification Changed To	Reason

Table A

Source Information and Water Taking Amount Applied For

	Source Name / Description:	Source Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing:
1.	Excavated Trenches	Pond Dugout	Construction	Dewatering Construction	900.00	7.40	399600.00	30.00	18 446405 5013650
2.	Thomas Gamble Drain	Pond Dugout	Construction	Dewatering Construction	3785.00	24.00	5450400.00	30.00	18 446730 5012910
						Total Taking:	5850000.00		

Source Information and Water Taking Amount Approved

	Source Name / Desc.	Source Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing:
1.	Excavated Trenches	Pond Dugout	Construction	Dewatering Construction	900.00	7.40	399600.00	30.00	18 446405 5013650
2.	Thomas Gamble Drain	Stream	Construction	Dewatering Construction	3785.00	24.00	5450400.00	30.00	18 446730 5012910
3.									
						Total Taking:	5850000.00		

EBR Requirements

Is this a proposal for a Prescribed Instrument under EBR?	If "Yes", is it excepted from public participation?	If excepted from public participation, provide reason:
Yes	Yes	EAA or Tribunal Decision

Exception rationale comments:
ESR - Notices of Completion provided

Date Created:	2009/11/30		
Appl Receive Date:	2009/11/27	Total EAAB Stop Time:	0.0
Date Sent to Region:	2009/11/30	Total Region Stop Time:	0.0
Date Signed:	2010/01/08	Total Stop Time:	0.0
EAAB Turnaround Time:	3.0	Region Turnaround Time:	244.0
Total Turnaround Time:	247.0	Clock Status:	Off
Current Stage:	REGION		
Clock History			
Date / Time:	Person:	Details:	
2010/01/08 11:41 AM	Peter Taylor	File closed	

Ministry of the Environment
Environmental Assessment and
Approvals Branch
Floor 12A
2 St Clair Ave W
Toronto ON M4V 1L5
Fax: (416)314-8452
Telephone: (416) 314-2378

Ministère de l'Environnement
Direction des évaluations et des
autorisations environnementales
Étage 12A
2 av St Clair O
Toronto ON M4V 1L5
Télécopieur : (416)314-8452
Téléphone : (416) 314-2378



November 30, 2009

Rock Fortier
City of Ottawa
100 Constellation Cres
Ottawa, Ontario
K2G 6J8

Dear Sir:

Re: Application for Approval of Permit To Take Water
This is a new permit to take water for the purpose of construction dewatering
from one (1) dugout pond and one (1) watercourse, Thomas Gamble Drain.
Ottawa City
MOE Reference Number 1613-7YANR8

We acknowledge receipt of your application for a Permit to Take Water for a New Permit and the fee in the amount of \$750.00, received on November 27, 2009, for the taking of water from a source located at:

Site Location: 980 Earl Armstrong Rd, Lot 19, 20, 21 Concession 1,2
Ottawa City

The Ministry's reference number for your application is 1613-7YANR8. Please quote this number in any correspondence or enquiries regarding this application.

The Region handling your application is Eastern Region. If you have any questions regarding your Permit to Take Water application please contact the Permit to Take Water Coordinator at 613-540-6868. Should any further information be required, they will contact you or your identified Project Technical Information Contact. Information regarding Permits to Take Water is also available at www.ene.gov.on.ca.

Sincerely,



Andre Papadimitriou
Application Assessment Officer
Environmental Assessment and Approvals Branch

c: Andrew Chevrier, Houle Chevrier Engineering Ltd.



Ministry of the Environment
Ministère de l'Environnement

PERMIT TO TAKE WATER Regional Screening - Category 2 Checklist

Reference No: 1613-7YANR8
Created by: Nicholas Murphy

Client: City of Ottawa Client Number: 9858-7BMTJM 100 Constellation Cres Ottawa, Ontario, K2G 6J8 Canada	Site: 980 Earl Armstrong Road 980 Earl Armstrong Rd Lot 19, 20, 21 Concession 1,2 Ottawa NA Concession: NA Plan: NA
--	--

REGIONAL CATEGORY 2 APPLICATIONS SCREENING				
PTTW Type	Required Information	Screening Criteria	Action	Screening Comments
All	Identify and verify location of water taking	Bring up water taking location on GIS using coordinates provided by applicant.	If the location indicated by the applicant is not correct (wrong lot or concession), contact applicant and verify location.	Confirmed
All	Does the application contain a complete schedule signed by a qualified person?	All applications must be accompanied by a schedule signed by a qualified person. For groundwater application, the	If a signed schedule is attached, proceed. If no schedule is attached or it is not signed, return the	Yes Schedules 2 & 3 November 17, 2009

		schedule must be signed by a P.Eng or a P.Geo. For Surface water applications, the letter must be signed by a biologist/ecologist or an engineer.	application.	Andrew Chevrier, M. Eng., P. Eng.
All	Is this a renewal or an amendment to an existing PTTW?	If this is an amendment or a renewal, the applicant should have self identified. Comparing the existing PTTW with the application confirms this fact. Obtain the existing file and attach to application.		No
GW	Is this application for a short term-non recurring taking <7 days (eg a pumping test or hydrostatic test?)	Is taking less than 7 days and application accompanied by plan prepared by QP outlining monitoring, taking configuration (e.g. trenches, wellpoints), geotech assessment, steps to ensure no negative impacts.	If yes, proceed. If no, application is misclassified, return application with letter to applicant and initiate refund through IDS.	N/A
GW	Is this application for a short term non-recurring takings 8 to 30 days (e.g. construction dewatering or dust suppression)	Is taking > 8 and < 30 days and for <400,000L/day, and application accompanied by plan prepared by QP outlining monitoring, taking configuration (e.g. trenches, wellpoints), geotech assessment, steps to ensure no negative impacts	If yes, proceed. If no, application is misclassified, return application with letter to applicant and initiate refund through IDS.	Yes
SW/GW	GW takings which do not affect sw	QP signoff that gw taking does not impact sw	If yes, proceed. If no, application is	Schedules completed

			misclassified, return application with letter to applicant and initiate refund through IDS.	
SW	SW taking is not new reservoir/impoundment/pool and behind dam	SW taking is not for on-stream storage created by restricting flow or deepening/widening channel, taking may also fall under Land & Rivers Improvement Act	If yes, proceed. If no, application is misclassified, return application with letter to applicant and initiate refund through IDS.	NA
SW	Is this an application for an 'interim' PTTW	a) Permit for an existing water taking where the Director had previously required upgrades/modifications to water taking facility and the short term PTTW would allow the applicant to continue to operate while improvements/studies are finalized. b) short term takings that remove water for a short time only and water is returned to a nearby point unchanged (no quality/quantity changes), i.e. cooling, hydrostatic testing, hydraulic lake dredging	If yes, proceed – Note that workplan timelines will be incorporated into PTTW conditions If no, application is misclassified, return application with letter to applicant and initiate refund through IDS	Yes - Taking & Return
SW	Is this taking from the Great Lakes or connecting channel below the Great Lakes Charter Threshold	Is taking from Great Lakes or connecting channel <19,000,000L/day	If yes, proceed. If no, application is misclassified, return application with letter to applicant and initiate refund through IDS	NA
SW	Ponds/Small Lakes	Ponds that are not on-stream.	If yes, proceed.	NA

		not forming the headwaters of any watercourse >10ha in size - taking <1,000,000L/day no more than twice a week or if >twice a week, reference a supporting study	If no, application is misclassified, return application with letter to applicant and initiate refund through IDS	
SW	SW takings from flowing systems with necessary assessments already completed	Takings proposed further too previous studies which may implement previously established controls (i.e. minimum instream flows)	If yes, proceed. Note that Application may include specific conditions to add to PTTW. If no, application is misclassified, return application with letter to applicant and initiate refund through IDS	N/A
SW	Takings NOT from intermittent, or 1st or 2nd order watercourses, or wetlands	Taking (extraction, or on-stream storage) is not from an intermittent or 1st or 2nd order watercourse or a wetland (confirm with GIS)	If yes, proceed. If no, application is misclassified, return application with letter to applicant and initiate refund through IDS	Taking & Return
SW	Takings from 3rd (or higher) order watercourses <5% of the 7Q20	Is the taking from a 3rd or higher order water course (check GIS), has QP confirmed taking <5% of 7Q20	If yes, proceed. If no, application is misclassified, return application with letter to applicant and initiate refund through IDS	N/A
All	High Use or Medium Use Watershed (S. 4)	On GIS, bring up high use watershed layer. Confirm location of taking with respect to High Use and Medium Use watershed for both summer low and average low flow.	Flag to the Director for special conditions.	Rideau Valley CA - Medium Use
All	Consumptive Use (S. 5)	Is this application for: Beverage manufacturing	It is exempt if - a renewal or less	Non-Consumptive

		Fruit or vegetable canning or pickling (but not washing) Ready-mix concrete (not portable) Aggregate processing (to form a slurry) Manufactured product where water is incorporated into product (not pulp and paper nor ethanol plants)	· application from a municipality · taking from a Great Lake, interconnecting channel, St. Lawrence R., Ottawa R. or Welland Canal If not exempt, is it in a high use watershed for average annual conditions? Reject – see draft letter. If not exempt, is it in a high use watershed for summer low flow? Proceed with restricting conditions ie. no taking in the summer (Aug 1 to Sept 11 of each year).	
All	Check for complaints	Look on IDS for complaints about this water taking location. Contact the EO or Water Inspector for the area and ask about reported complaints about the site.	Record and summarize any complaints for the Director's consideration.	New - Not Possible
All	Check for compliance with PTTW	Get the file and obtain the old permit. Check for conditions which require information to be collected and submitted.	If the applicant has complied with the conditions of the PTTW, proceed unless a report was required. If the applicant has not complied with the conditions of the	N/A

			PTTW, flag for the Director and refer to abatement by email. The Director will consider further action per SOP. If a study was required and submitted: if agricultural, send study for review; if not agricultural, return application with letter to applicant and initiate refund through IDS.	
All	Has the Qualified Person contacted any other agencies?	Check whether the Qualified Person has consulted with other agencies about the evaluation of the impact of this water taking on fisheries, biology of ecology.	Indicate this consultation for the Director to review.	ESR
All	Water Conservation	Is the taking a new taking or an increased taking? For new, increased or existing takings, is the taking: - in a high or medium use watershed and/or - in a watershed or parts of a watershed declared as a Level I, II or III, under the Ontario Low Water Response, for at least 2 years during the 5 years prior to when the water taking is to commence low water conditions (according ?	If yes to any one of the screening criteria, applicant is encouraged to submit information on water conservation practices undertaken or that to be undertaken for the duration of the permit according to the best management practices for their sector. PTTW Manual and Applicants' Guide list the information applicant should include and examples for where information is available. If none of the screening criteria apply, refer applicant to PTTW	Discharge to Ground Surface to promote infiltration.

	Does the water taking trigger the great Lakes Charter?	Manual and Applicant's Guide for information that could be submitted with application in response to question on water conservation.	
	Is the taking for a large municipal residential supply?		

Attachments:



Ministry of the Environment
Ministère de l'Environnement

PERMIT TO TAKE WATER

Surface and Ground Water
NUMBER 5102-7YLPHM

Pursuant to Section 34 of the Ontario Water Resources Act, R.S.O. 1990 this Permit To Take Water is hereby issued to:

City of Ottawa
100 Constellation Crescent
Ottawa, Ontario
K2G 6J8
Canada

For the water taking from: Excavated Trenches, Thomas Gamble Drain

Located at: 980 Earl Armstrong Rd Lot 19, 20, 21 Concession 1& 2, Geographic Township of Gloucester
Ottawa

For the purposes of this Permit, and the terms and conditions specified below, the following definitions apply:

DEFINITIONS

- (a) "Director" means any person appointed in writing as a Director pursuant to section 5 of the OWRA for the purposes of section 34, OWRA.
- (b) "Provincial Officer" means any person designated in writing by the Minister as a Provincial

Officer pursuant to section 5 of the OWRA.

- (c) "Ministry" means Ontario Ministry of the Environment.
- (d) "District Office" means the Ottawa District Office.
- (e) "Permit" means this Permit to Take Water No. 5102-7YLPHM including its Schedules, if any, issued in accordance with Section 34 of the OWRA.
- (f) "Permit Holder" means City of Ottawa.
- (g) "OWRA " means the *Ontario Water Resources Act*, R.S.O. 1990, c. O. 40, as amended.

You are hereby notified that this Permit is issued subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. Compliance with Permit

- 1.1 Except where modified by this Permit, the water taking shall be in accordance with the application for this Permit To Take Water, dated November 20, 2009 and signed by Rock Fortier, and all Schedules included in this Permit.
- 1.2 The Permit Holder shall ensure that any person authorized by the Permit Holder to take water under this Permit is provided with a copy of this Permit and shall take all reasonable measures to ensure that any such person complies with the conditions of this Permit.
- 1.3 Any person authorized by the Permit Holder to take water under this Permit shall comply with the conditions of this Permit.
- 1.4 This Permit is not transferable to another person.
- 1.5 This Permit provides the Permit Holder with permission to take water in accordance with the conditions of this Permit, up to the date of the expiry of this Permit. This Permit does not constitute a legal right, vested or otherwise, to a water allocation, and the issuance of this Permit does not guarantee that, upon its expiry, it will be renewed.
- 1.6 The Permit Holder shall keep this Permit available at all times at or near the site of the taking, and shall produce this Permit immediately for inspection by a Provincial Officer upon his or her request.
- 1.7 The Permit Holder shall report any changes of address to the Director within thirty days of any such change. The Permit Holder shall report any change of ownership of the property for which this Permit is issued within thirty days of any such change. A change in ownership in the property shall cause this Permit to be cancelled.

2. General Conditions and Interpretation

2.1 Inspections

The Permit Holder must forthwith, upon presentation of credentials, permit a Provincial Officer to carry out any and all inspections authorized by the OWRA, the *Environmental Protection Act*, R.S.O. 1990, the *Pesticides Act*, R.S.O. 1990, or the *Safe Drinking Water Act*, S. O. 2002.

2.2 Other Approvals

The issuance of, and compliance with this Permit, does not:

- (a) relieve the Permit Holder or any other person from any obligation to comply with any other applicable legal requirements, including the provisions of the *Ontario Water Resources Act* , and the *Environmental Protection Act* , and any regulations made thereunder; or
- (b) limit in any way any authority of the Ministry, a Director, or a Provincial Officer, including the authority to require certain steps be taken or to require the Permit Holder to furnish any further information related to this Permit.

2.3 Information

The receipt of any information by the Ministry, the failure of the Ministry to take any action or require any person to take any action in relation to the information, or the failure of a Provincial Officer to prosecute any person in relation to the information, shall not be construed as:

- (a) an approval, waiver or justification by the Ministry of any act or omission of any person that contravenes this Permit or other legal requirement; or
- (b) acceptance by the Ministry of the information's completeness or accuracy.

2.4 Rights of Action

The issuance of, and compliance with this Permit shall not be construed as precluding or limiting any legal claims or rights of action that any person, including the Crown in right of Ontario or any agency thereof, has or may have against the Permit Holder, its officers, employees, agents, and contractors.

2.5 Severability

The requirements of this Permit are severable. If any requirements of this Permit, or the application of any requirements of this Permit to any circumstance, is held invalid or unenforceable, the application of such requirements to other circumstances and the remainder of this Permit shall not be affected thereby.

2.6 Conflicts

Where there is a conflict between a provision of any submitted document referred to in this Permit, including its Schedules, and the conditions of this Permit, the conditions in this Permit shall take precedence.

3. Water Takings Authorized by This Permit

3.1 **Expiry**

This Permit expires on **December 11, 2010**. No water shall be taken under authority of this Permit after the expiry date.

3.2 Amounts of Taking Permitted

The Permit Holder shall only take water from the source, during the periods and at the rates and amounts of taking specified in Table A. Water takings are authorized only for the purposes specified in Table A.

Table A

	Source Name / Description:	Source: Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing:
1	Excavated Trenches	Pond Dugout	Construction	Dewatering Construction	900	7	399,600	30	18 446405 5013650
2	Thomas Gamble Drain	Stream	Construction	Dewatering Construction	3,785	24	5,450,400	30	18 446730 5012910
Total Taking:							5,850,000		

4. Monitoring

- 4.1 The Permit Holder shall maintain a record of all water takings. This record shall include the dates and times of water takings, the rates of pumping, and an estimated calculation of the total amounts of water pumped per day for each day that water is taken under the authorization of this Permit. A separate record shall be maintained for each source. The Permit Holder shall keep all required records up to date and available at or near the site of the taking and shall produce the records immediately for inspection by a Provincial Officer upon his or her request.

5. Impacts of the Water Taking

- 5.1 Notification

The Permit Holder shall immediately notify the local District Office of any complaint arising from the taking of water authorized under this Permit and shall report any action which has been taken or is proposed with regard to such complaint. The Permit Holder shall immediately notify the local District Office if the taking of water is observed to have any significant impact on the surrounding waters. After hours, calls shall be directed to the Ministry's Spills Action Centre at 1-800-268-6060.

5.2 For Surface-Water Takings

The taking of water (including the taking of water into storage and the subsequent or simultaneous withdrawal from storage) shall be carried out in such a manner that streamflow is not stopped and is not reduced to a rate that will cause interference with downstream uses of water or with the natural functions of the stream.

For Groundwater Takings

If the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to initial issuance of a Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their reasonable costs of doing so.

If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.

- 5.3 The Permit Holder shall ensure that the water pumped from the base of the excavations are directed through a dewatering pit or similar sediment control feature. Discharge from the sediment control features shall be to a well vegetated area to promote infiltration prior to re-entering the stream.
- 5.4 The discharge of water shall be controlled in such a way as to avoid erosion and sedimentation in the discharge area or downstream watercourse. Flow volumes resulting from the combination of the discharge and any existing stream flow shall not physically alter stream channels or banks. A discharge diffuser shall be used if required to achieve these results.
- 5.5 Siltation control measures shall be installed at the discharge site(s) and shall be sufficient to control the volumes. Continuous care shall be taken to properly maintain the siltation control devices.
- 5.6 The Permit Holder shall ensure that there is no discharge of turbid water to any watercourse.

- 5.7 For all discharges of water to the ground surface and/or a watercourse, the Permit Holder shall regulate the rate of discharge such that there is no scouring, erosion or flooding in the receiving area or water body, downstream water bodies, ditches or properties.
- 5.8 The Permit Holder shall ensure that any discharge facilities installed at or downstream of the discharge point(s) such as settlement ponds, silt bags, flow checks or filters are designed, constructed, and maintained to capture and treat the discharge water for suspended solids prior to release to any watercourse.

6. Director May Amend Permit

The Director may amend this Permit by letter requiring the Permit Holder to suspend or reduce the taking to an amount or threshold specified by the Director in the letter. The suspension or reduction in taking shall be effective immediately and may be revoked at any time upon notification by the Director. This condition does not affect your right to appeal the suspension or reduction in taking to the Environmental Review Tribunal under the *Ontario Water Resources Act*, Section 100 (4).

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

1. Condition 1 is included to ensure that the conditions in this Permit are complied with and can be enforced.
2. Condition 2 is included to clarify the legal interpretation of aspects of this Permit.
3. Conditions 3 through 6 are included to protect the quality of the natural environment so as to safeguard the ecosystem and human health and foster efficient use and conservation of waters. These conditions allow for the beneficial use of waters while ensuring the fair sharing, conservation and sustainable use of the waters of Ontario. The conditions also specify the water takings that are authorized by this Permit and the scope of this Permit.

*In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, you may by written notice served upon me, the Environmental Review Tribunal and the Environmental Commissioner, **Environmental Bill of Rights**, R.S.O. 1993, Chapter 28, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 101 of the Ontario Water Resources Act, as amended provides that the Notice requiring a hearing shall state:*

1. The portions of the Permit or each term or condition in the Permit in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Permit to Take Water number;
6. The date of the Permit to Take Water;
7. The name of the Director;
8. The municipality within which the works are located;

This notice must be served upon:

*The Secretary
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto ON
MSG 1E5*

AND

*The Environmental Commissioner
1075 Bay Street
6th Floor, Suite 605
Toronto, Ontario M5S 2W5*

AND

*The Director, Section 34
Ministry of the Environment
14th Floor
135 St Clair Ave W
Toronto ON M4V 1P5
Fax: (416)314-6396*

Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal:

by telephone at (416) 314-4600

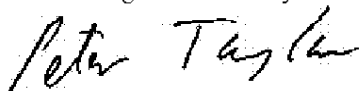
by fax at (416) 314-4506

by e-mail at www.ert.gov.on.ca

*This instrument is subject to Section 38 of the **Environmental Bill of Rights** that allows residents of*

Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek to appeal for 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry, you can determine when the leave to appeal period ends.

Dated at Kingston this 8th day of January, 2010.

A handwritten signature in black ink, reading "Peter Taylor". The signature is written in a cursive, flowing style.

Peter Taylor

Director, Section 34

Ontario Water Resources Act, R.S.O. 1990

Schedule A

This Schedule "A" forms part of Permit To Take Water 5102-7YLPHM, dated January 8, 2010.

Ministry of the Environment

Operations Division
Assistant Deputy Minister's Office
1259 Gardiners Rd, PO Box 22032
Kingston, ON
K7P 3J6
Tel: (613) 549-4000

Ministère de l'Environnement

Division des opérations
Secteur du Soutien Technique
Ressource en eau
1259 Chemin Gardiners, CP 22032
Kingston, ON
K7P 3J6
Tél: (613) 549-4000



January 8, 2010

City of Ottawa
100 Constellation Crescent
Ottawa, Ontario
K2G 6J8
Canada

Dear Mr. Fortier:

RE: Permit To Take Water 5102-7YLPHM
980 Earl Armstrong Road
Lot 19, 20, 21, Concession 1 & 2
Geographic Township of Gloucester
Ottawa
Reference Number 1613-7YANR8

Please find attached Permit To Take Water 5102-7YLPHM which authorizes the withdrawal of water in accordance with the application for this Permit To Take Water, dated November 20, 2009 and signed by Rock Fortier.

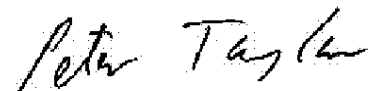
Please note the attached Permit expires on December 11, 2010.

The Water Taking and Transfer Regulation, O. Reg. 387/04 came into effect on January 1, 2005. It requires that permit holders track the volume of water they take daily and report these volumes to the Ministry the following year. Please ensure that you inform yourself of the monitoring and reporting requirements related to your permit. You can find additional

information on the MOE web site at www.ene.gov.on.ca or by calling the nearest MOE office.

Take notice that in issuing this Permit To Take Water, terms and conditions pertaining to the taking of water and to the results of the taking have been imposed. The terms and conditions have been designed to allow for the development of water resources, while providing reasonable protection to existing water uses and users.

Yours truly,

A handwritten signature in black ink, appearing to read "Peter Taylor". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Peter Taylor
Director, Section 34, Ontario Water Resources Act, R.S.O. 1990
Operations Division

File Storage Number: P 5102 OTT

c: Andrew Chevrier, Houle Chevrier Engineering Ltd., Via Facsimile: (613) 836-9731

bc: Ottawa District Office



Ministry of the Environment
Ministère de l'Environnement

PERMIT TO TAKE WATER TECHNICAL REVIEW

Reference No: 1613-7YANR8
Created by: Shawn Kinney

Client: City of Ottawa Client Number: 9858-7BMTJM 100 Constellation Cres Ottawa, Ontario, K2G 6J8 Canada	Site: 980 Earl Armstrong Road 980 Earl Armstrong Rd Lot 19, 20, 21 Concession 1& 2, Geographic Township of Gloucester Ottawa NA Concession: NA Plan: NA
--	---

Application Technically Complete? ☒ Yes ☐ No

More Technical Information Requested?: ☐ Yes ☒ No

Information Reviewed (list all):

- PTTW File No.new file
- Water Resources Section File No.
- Application and Supporting Information (describe):
"Description of Water Taking Activities, Permit To Take Water, Earl Armstrong Road
Widening, Ottawa Ontario" Houle Chevrier Engineering, November 17 2009
-

Related Review Issues:	
Other Relevant Approvals:	
Is Proposal subject to <i>Environmental Assessment Act</i> ?	☒ Yes ☐ No If yes, is EA process completed? ☒ Yes ☐ No Are relevant EA recommendations incorporated into PTTW conditions? ☐ Yes ☐ No
Is Application for Bottled Water?	☐ Yes ☒ No If yes, was ADM briefing note sent? ☐ Yes ☐ No
Bulk Water Taking?	☐ Yes ☒ No If greater than 20L container transfer out of watershed, reject application (O. Reg 387/04).

Reviewer Consultation:	
with Municipality?	☐ Yes ☒ No
with First Nations?	☐ Yes ☒ No
with Conservation Authority?	☐ Yes ☒ No
with DFO?	☐ Yes ☒ No
with MOE District Office (complaints)	☐ Yes ☒ No
with MNR?	☐ Yes ☒ No
Consultation Details: EA and public presentations	

Permit Technical Evaluation

--

Assess ComplexityEvaluate Risk for Impact:

negligible

Boundary Assessment:Extent of Impacts Anticipated:

localized to excavation

Assess Potential Effects on other Users (Interference):Indications of past interference from this taking? ☐ Yes ☒ No

Potential effects assessed as negligible

Assess Potential Effects on the Environment:Surface Water:

Taking from Thomas Gable drain of maximum 5, 450, 400 litres per day is proposed. Review by a surface water reviewer is recommended.

Groundwater:

Negligible

Review and Consider EBR Comments:

None Received

General Comments:

No groundwater concerns. Larger surface water taking may be a concern and should be evaluated.

☒ Recommend Approval with Conditions☐ Recommend Application be Denied

Attachments:

Application for Certificate of Approval of Municipal and Private Sewage Works

Revoked and Replaced

Client Information
Site Information
Project Technical Info Contact
Project Information

Instrument Information/Tracking
Supporting Information Checklist
Application Fees
Fees Tracking

EBR Requirements
EBR Tracking
EAA Requirements
Signatures

FA Document
Approved Certificate
Related Documents

APPLICATION SUMMARY

Work Unit: Registration/Application Assessment

Status	Revoked and/or Replaced	Assigned				
IDS Reference #	3244-A6CPHG	File # 0035				
C of A #	0166-ACPSEZ					
Application Type	New Certificate of Approval					
Client Name	Riverside South Development Corp.	Client # 8501-6MWRSN				
Client Aliases						
Site Name	Part of 980 Earl Armstrong Road	Site # 3397-A6CPFN				
NAICS Code	-					
Project Name	SWM on Lot 21, Concession 1 (Part of 980 Earl Armstrong Road)					
Technical Reviewer	Livia Wei					
Assigned	2016/07/22					
Last Action	Revoked and/or Replaced	By Gregory Zimmer				
<table border="1"> <tr> <td>Document Links and Comments:</td> <td>Insert Comments Here</td> </tr> <tr> <td>Attachment Names:</td> <td></td> </tr> </table>			Document Links and Comments:	Insert Comments Here	Attachment Names:	
Document Links and Comments:	Insert Comments Here					
Attachment Names:						
Information Requests	Please click button--->	Initiated by Client				
Supplementary Reviews	Please click button--->					
Age	217 days					



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August 11, 2016

MEMORANDUM

To:

From: Livia Wei
Review Engineer Air/Water
Environmental Assessment and Approvals Branch

RE: SWM on Lot 21, Concession 1 (Part of 980 Earl Armstrong Road)
Riverside South Development Corp.
3244-A6CPHG
Ottawa

This review gives due consideration to the principles of environmental protection, as outlined in the Ministry of the Environment Statement of Environmental Values (SEV), listed below, taking into account the specific guiding principles directly related to the scope of the proposed project and the regulatory responsibility of the Ministry under section 20.2 of Part II.1 EPA and section 53 OWRA policies, requirements and best management practices.

Principles of Environmental Management

The Ministry of the Environment and Climate Change has developed its water quality programs with the goal of ensuring that the waters of the province are protected and are of a quality that sustains aquatic life, supports ongoing recreational activities and protects drinking water sources for current and future generations.

The amount and quality of surface water are closely related and both important to a healthy ecosystem. The amount of water and what's in it are important to the overall health of our water systems. Groundwater is not only an important source of drinking water for many communities; it also acts as an essential source of streamflow in our waterways.

The protection of our ecosystem is the overarching goal of the Provincial Water Quality Objectives (PWQO). These criteria describe what the water quality needs to be to support a healthy population of aquatic life and protect human uses of surface water in the province. These criteria are what the ministry considers when reviewing applications for discharge of effluent into the environment in Ontario.

The PWQO represent good water quality for surface water such as lakes, rivers and streams which are the bodies that receive effluent from wastewater facilities. The PWQO criteria are set to be protective of all of the aquatic life throughout their lives. The PWQO also considers other users of surface water bodies such as recreational uses and has criteria based on public health and aesthetic considerations.

Before the effluent requirements are specified in an Environmental Compliance Approval, ministry staff used a science-based approach to review the impact of the proposed treatment technology and the effluent that will result from the use of the proposed technology on the receiving water body.

This application provided information on the facility, treatment levels and the sewage quantity and quality which met ministry requirements. The ministry has also considered the impacts of the work described in this application on ecosystem components such as the air, land and living organisms (including interactions) during the course of its review and considers this undertaking to be acceptable.

Stormwater

Stormwater management is required to mitigate the effects of urbanization on the water system. Impacts from stormwater include increased runoff and decreased infiltration to groundwater of rain and snowmelt. Reduced baseflow for surface waters, degradation of water quality, increased flooding and erosion can occur if stormwater is not managed properly. These impacts can have a harmful effect on aquatic life, modify how we can use of waterways (e.g. as drinking water sources, recreational uses) and cause loss of property and human life.

There are a range of tools that can be used to maintain the water cycle, protect water quality, prevent erosion and prevent flooding from stormwater. Some of the tools or systems that may be used include lot level, conveyance, and end-of-pipe stormwater management practices.

The ministry review for stormwater management works includes a review of information in the application such as the range of flows expected from the site, target flow rates, land use restrictions, the infiltration rates and the general make-up of the site and its surrounding environment. The application will describe how the proponent proposes to mitigate stormwater impact. The ministry's review considers how the resulting effluent after mitigation will impact the receiving waterbody including impacts to the waterbody's users and aquatic life.

The stormwater assessment provided in the application considered the impacts from a 100-year or regional storm providing adequate assurance of the ability of these works to meet ministry performance requirements. Technologies have been put in place to meet the water quality objectives determined for the development to protect the environment in concert with the municipal authority and/or the conservation authority and others having responsibility for the development under the Planning Act.

Source Water Protection

Source Protection Plans include policies designed to minimize the impact that human and natural activities may have on the quality and quantity of drinking water. The Environmental Compliance Approval is part of a multi-barrier approach to protect drinking water sources.

This ECA application has been reviewed to determine whether a source protection plan prescribed instrument policy applies to the activities proposed in the application.

A source protection prescribed instrument policy may prohibit an activity or require MOECC to ensure that the instrument contains terms and conditions which would ensure that any threat activities would not become significant drinking water threats.

Conditions

The conditions imposed through the Environmental Compliance Approval will further safeguard Ontario's environment by requiring that the owner/operator maintain their operations, report any non-compliance and take immediate action to safeguard the environment should it be required. The conditions also include testing, monitoring and reporting requirements to maintain transparency to members of the public.

Principles of Pollution Reduction / Environmental Restoration

The terms and conditions of all Environmental Compliance Approvals are designed to prevent pollution and minimize the creation of pollutants that adversely affect the environment. Where spills or inadvertent release of contaminants occurs the ministry is committed to the polluter pays principle. The ministry has a number of tools in order to ensure the cost of cleanup and rehabilitation of the environment is borne by the perpetrator in these instances.

The ECA sets out legally enforceable rules of operation. These rules are designed to protect the environment from emissions of contaminants, discharges and wastes produced by operations in Ontario. The review of this application includes an assessment of how the proposed works and operations have been built to prevent spills and environmental harm.

This project, if completed as proposed in this application, has been assessed to adequately safeguard the environment and has a low risk of causing environmental harm.

The ministry's environmental compliance and abatement programs have a range of tools for the remediation of any adverse effects in the event of a spill.

Principles of Strategic Management

The facility and its operations are required to meet all the requirements of the ministry's regulations and the conditions of this approval. The conditions for this Environmental Compliance Approval were selected for this project based on site-specific impacts expected from these works. The Ministry of the Environment and Climate Change reviews its requirements to ensure they remain protective of the environment.

The ministry has used a range of tools to encourage environmental protection and sustainability through its many programs that are reflected in this Environmental Compliance Approval.

Municipalities

The Ministry of Municipal Affairs and Housing has a Statement of Environmental Values that it applies to decisions it makes that significantly affect the environment and as it develops acts, regulations and policies. The Ministry of Municipal Affairs and Housing's Statement of Environmental Values includes building safe and strong communities that protects greenspace. The planning framework that formed the decisions made at the local government were developed with consideration to these principles.

The process to develop new infrastructure also goes through municipal planning processes. During the planning phase, the municipality considers the impacts of proposed works to surrounding users against the needs of the community for increased capacity. The municipality also considers the location or siting of facilities that discharge into the natural environment during its processes.

Opportunities for Consultation

The ministry is committed to transparency and ongoing engagement with the public during its environmental decision-making process. The proposal for this project underwent public and agency consultation under the Planning Act.

Conservation Authority

Due to the area of discharge, the applicant was not required to consult with the local Conservation Authority and receive clearance for their works.

Livia Wei
Review Engineer Air/Water

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August 9, 2016

Mary Jarvis, VP, Land Development
Riverside South Development Corp.
2193 Arch St
Ottawa, Ontario
K1G 2H5

Dear Sir/Madam:

**Re: Application for Approval of Municipal and Private Sewage Works
SWM on Lot 21, Concession 1 (Part of 980 Earl Armstrong Road)
Ottawa City
Reference Number 3244-A6CPHG**

I have undertaken a detailed technical review of your above-noted application dated November 25, 2015 for the approval of:

This proposal is for a new Environmental Compliance Approval from Riverside South Development Corp., for Stormwater Management (SWM) Works including catchbasin inlet control devices, roadway sags storage, three (3) dry ponds, discharging to the existing sewers with restricted release rates. located on Lot 21, Concession 1 (Part of 980 Earl Armstrong Road) in the City of Ottawa.

In the process of review, I have determined that the following additional information is necessary for me to be able to complete my assessment of your proposal:

- Please identify the level of stormwater quality control required for phase 8 of Riverside South Community development and demonstrate how the water quality control and erosion protection criteria will be achieved.

Please be advised that should we not receive the above information/documentation by August 24, 2016, we will consider your application to be withdrawn, and close your file accordingly. The submitted fee would then be refunded in the amount reduced by any applicable non-refundable fee and any additional cost incurred by the Ministry in the review of your application to date which would be determined at that time.

If you have any further questions, please contact me at the above phone number.

Yours truly,

Livia Wei
Review Engineer Air/Water

c: District Manager, MOECC Ottawa
Lucie Dalrymple, J. L. Richards & Associates Limited, ldalrymple@jlrichards.ca

ENGINEERING ASSESSMENT

Reference No.:	3244-A6CPHG
Company Name:	Riverside South Development Corp.
Reviewer:	Livia Wei

Technical Evaluation

Proponent: Riverside South Development Corp.

Proposal

A private sewage works serving Phase 8 and part of Phase 13 of the Riverside South Community, and temporary off-site ditch/swale, located south of Earl Armstrong Road, east of Spratt Road, within Rideau River watershed, in the City of Ottawa.

The site will have on-site stormwater quantity control which includes roadway sags ponding, and three dry ponds, for attenuating 100-year storm return to the allowable release rates, and temporary off-site ditch/swale to intercept and convey run-off from the undeveloped land south of Phase 8.

The stormwater will discharge to the city's storm system on Spratt Road with discharge rate of 4366 L/s, and on Shoreline Drive with with a discharge rate of 1021 L/s.

Two private ponds: one on-site storage of 333 m³ in Block 211 with inlet capture rate of 79 L/s and one on-site storage of 420 m³ in Block 212 with inlet capture rate of 70 L/s will be proposed in the Site Plan stage.

The run-off from Woodlot is to be conveyed overland to the municipal drain and park and ride area is to be self-contained.

Forty-three (44) roadway sags with catchbasin inlet control devices, having a total available storage volume of approximately 1,520 m³ with ponding depths ranging from 0.15 m and 0.3 m before spill to next road section;

Three dry ponds: one dry pond 4-P at Block 178 (inlet capture rate of 27 L/s), one dry pond 1-P (inlet capture rate of 12 L/s) at Block 230, one dry pond 2-P (inlet capture rate of 15 L/s) at Block 217

an outlet control device to be installed on the existing roadside ditch, along east side of Spratt Road, south of Cambie Road, having a maximum depth of approximately 1.35 m, discharging to the existing

storm sewer system located on Spratt Road, allowing a maximum release rate of 1255 L/s under the 100-year storm event

530 m temporary swale along north side of future residential site , south of Phase 8 boundary, having a total available storage of approximately 1750 m³, a maximum depth of approximately 1 m, equipped with five (5) outlet control devices, discharging to the on-site storm sewer system located on Serenade Crescent, Dreamcatcher Place and Cambie Road, allowing a total maximum release rate of 1767 L/s under the 100-year storm event;

An existing 2400 mm diameter storm sewer stub located on Spratt Road and an existing 1350 mm diameter storm sewer stub on Ralph Hennessy Avenue (Shoreline Drive extension). Both storm sewer systems ultimately outlet to the existing Stormwater Management Facility (Pond1) which will provide quality control.

The assessment was based on the following information:

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated November 25, 2015 and received on January 19, 2016,
2. Site Servicing Report, Riverside South Development Corporation, Riverside South Phase 9, Part of 980 Earl Armstrong Road, City of Ottawa, dated February, 2015, revised August 2015, revised October 2015, revised November 2015, prepared by J.L. Richards & Associates Limited.
3. Engineering Drawings: Engineering Drawings, stamped and dated November 27, 2015, prepared by J.L. Richards & Associates Limited.
4. Emails from Ivan Dzeperoski, J.L. Richards & Associates Limited, dated August 9 and August 11, 2016, including all supporting information.
5. Emails from Natasha Baird, City of Ottawa, dated August 18, 2016, including all supporting information.
6. Emails from Julie White, J.L. Richards & Associates Limited, dated August 22 and 23, 2016, including all supporting information

Supplementary Review Comments

Charlie Primeau from the Ottawa office CP - proposed SWM notes that some of runoff:

- to be conveyed overland to municipal drain: has a review been completed by municipal drain engineer confirming that municipal drain can accept additional flow? will work on municipal drain be required ? who will pay for the work?
- the Master Drainage Plan Update (currently underway?????) will investigate options for meeting water quality control criteria: should we not know what are the criterias first?, are they only going to investigate options? will the force preferred options to proponents? under who's authority will these options be enforced?

The consultant confirmed that a catchment area of 0.24 ha beside tributary 10 will be conveyed to tributary 10, a catchment area 0.09 ha at northeast corner of the phase 8 site will be conveyed to Earl Armstrong road, a catchment area of 0.39 ha will be conveyed existing Woodlot. An email from consultant indicated that City of Ottawa Municipal Drain Works department (David Ryan) have no major concerns regarding the proposed Phase 8 subdivision design.

An email from City of Ottawa confirmed that the pond 1 should be able to handle the increased average imperviousness for TSS removal criterion of 80%

Engineering Assessment

Based on the application documents and the additional information submitted by the applicant and technical contact, the following assessment and verification was completed:

- Fees: Application fees submitted for the works (\$2,200).
- Priority File: No
- Receiving Water Body: existing storm sewers on Spratt Road and Shoreline Drive
- Municipality Sign-off: by Charles Warnock, Program Manager, City of Ottawa
- Environmental Bill of Rights (EBR) – Not a prescribed instrument under the EBR
- Environmental Assessment Act: Listed as Municipal Class EA Schedule A+
- Conservation Authority Comments:n/a, discharge to the existing storm sewers
- Engineering Design Responsibility: J.L. Ricahrds & Associates Limited
- Responsibility for Operation: Applicant (Riverside South Development Corp.)

Design Criteria

Allowable release rates are 6000 L/s at Spratt Road and 1,037 L/s at Shoreline Drive based on the maximum 1:5 year allowable release rate that was development as part of the 2015 Interim Memos for both phase 8 and phase 13.

3 hour 1:100 year Chicago storm event was used to calculate the stormwater runoff.

Quality Control

The consultant indicated that water quality control from phase 8 water quality control will be provided by a pond (Pond 1) which was designed predates the Ministry SWMD manual. 2015 Interim Memos indicated that Riverside Pond 1 was designed and constructed prior to MOE's manual, if the 2003 MOE manual quedeline are applied, then the facility does not appear to be suitably sized. however, water quality data obtained from the City of ottawa demonstrates that the effective TSS removal achieved by the existing facility has been exceeding 90% in recent years.

an email from City of Ottawa confirmed that the pond should be able to handle the increased average imperviousness for TSS removal criterion of 80%

Quantity Control

The total allowable minor system capture rates from phase 8 are to be Control post-development flows from the entire site to the equivalent maximum allowable 1:5 year and 1:100 year pre-development release rates.

3 hour 1:100 year Chicago storm event was used to calculate the stormwater runoff.

quantity control criteria:

Phase	Spratt Road Outlet		Shoreline Drive Outlet	
	Contributing Drainage Area (ha)	Inlet Capture Rate (L/s)	Contributing Drainage Area (ha)	Inlet Capture Rate (L/s)
Phase 8	14.27	1,317	11.68	994
Phase 13	43.25	4,486	N.A	N.A
Dry Pond 1-P	N.A	N.A	0.25	12
Dry Pond 2-P	N.A	N.A	0.28	15
Dry Pond 3-P	0.29	31	N.A	N.A
Dry Pond 4-P	0.44	27	N.A	N.A
Total	58.25	5,861	12.21	1,021

Post-development flow:

Spratt Road Maximum Release Rate (Interim Condition – Prior to development of Phase 13):

Area	Inlet Capture Rate (L/s)
Phase 8	1,317
Dry Pond 4-P	27
Undeveloped Lands (Future Phase 13)	3,022
Total	4,366 L/s

Shoreline Drive Maximum Release Rate (Interim Condition – Prior to Development of Phase 13):

Area	Inlet Capture Rate (L/s)
Phase 8	994
Dry Pond 1-P	12
Dry Pond 2-P	15
Total	1,021 L/s

roadway sag storage is proposed in 44 areas of the sites, controlled by inlet control devices in the catchbasins of the on-site storm sewer network.

The following table demonstrates the proposed surface storage meets applicable minimum MOE design criteria

MOE Stormwater Management Guidance 2003	Guidance	Design
Ponding Depth	Max 350 mm.	300 mm static, 350 mm static + dynamic except 360 mm at street 1
Grading	0.5% to 5%	2%
Emergency Overflow	Sewers, swales or roadway system	goes to next roadway downstream
Ponding Locations	Away from buildings within site	Yes

on-site storage of 333 m3 in Block 211 with inlet capture rate of 79 L/s and on-site storage of 420 m3 in Block 212 with inlet capture rate of 70 L/s. these two private ponds will be designed at the Site Plan stage for the approval

the proposed three (3) dry ponds will be used for attenuation, not for any quality control. therefore, the MOE design criteria does not apply.

Dry Pond No.	drainage area (ha)	storage volume (m3)	Maximum release rate (L/s)
1-P	2.95	1030	15
2-P	13.84	927	21
4-P	22.44	2864	27

Ponds will overflow to the street for storms exceeding the available storage.

In the interim and before build-out conditions are reached, the simulated 1:100 year peak flow of 3,022 L/s generated from the lands south of Phase 8 (future Phase 13 lands) will be captured by the temporary swale/roadside ditch which has been designed to intercept and convey runoff from the undeveloped lands to six ditch inlet catch basins, These DICBs are equipped with individual inlet control devices to ensure the captured flows do not exceed the inlet capture rate generated by Phase 13 under build-out conditions (4,486 L/s + 31 L/s = 4,517 L/s) as stated in the above table.

Erosion/Sedimentation Control

The standard Condition regarding temporary erosion and sediment control has been included in this Approval.

Source Protection

This application has been screened using the Source Protection Information and Policy Search Tool and it was determined that the activity is not considered a significant drinking water threat and no source protection policies apply.

Recommendations

Based on the above assessment and the documentation submitted by the client, the proposed project is recommended for approval.

The purpose of the preceding review is to provide advice to the Ministry of the Environment regarding section 20.2 of Part II.1 EPA and section 53 OWRA policies, requirements and best management practices for the proposed project based on the information provided in the above referenced documents. The conclusions, opinions and recommendations of the reviewer are based on information provided by others, except where otherwise specifically noted. The Ministry cannot guarantee that the information that has been provided by others is accurate or complete.

This review also gives due consideration to the principles of environmental protection, as outlined in the Ministry of the Environment Statement of Environmental Values (SEV), taking into account the specific guiding principles directly related to the scope of the proposed project and the regulatory responsibility of the Ministry under section 20.2 of Part II.1 EPA and section 53 OWRA policies, requirements and best management practices.

Document Links and Comments:	Insert Comments Here
Attachment Names:	ATTAH02C.msg; FW MOE request for information - Municipal Drain (Reference Number 3244-A6CPHG).msg; FW MOR Reference Number 3244-A6CPHG.msg

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January 26, 2016

Mary Jarvis, VP, Land Development
Riverside South Development Corp.
2193 Arch St
Ottawa, Ontario
K1G 2H5

Dear Sir/Madam:

**Re: Application for Approval of Municipal and Private Sewage Works
SWM on Part of 980 Earl Armstrong Road (Part of Lot 21, Concession 1)
City of Ottawa, Ontario
Reference Number 3244-A6CPHG**

We acknowledge receipt of your application for approval dated November 25, 2015 and received on January 19, 2016, and an application fee in the amount of \$2200.00 for the following:

Approval Type: Municipal and Private Sewage Works

Project Description: This proposal is for a new Environmental Compliance Approval from Riverside South Development Corp., for Stormwater Management (SWM) Works on Part of 980 Earl Armstrong Road (Part of Lot 21, Concession 1) in the City of Ottawa.

Site Location: Part of 980 Earl Armstrong Road
Part of Lot 21, Concession 1
City of Ottawa

The Ministry's reference number for your application is 3244-A6CPHG. Please quote this number in any correspondence or enquiries regarding this application.

Please note that your submission has only been screened with respect to the presence of the supporting documentation normally required for this type of application, and did not include any technical analysis of the documentation, and therefore you may still be requested to provide some additional information during our detailed technical review of the application. In such a case, the Reviewer will contact you and/or your identified Project Technical Information Contact at this time.

Also, please note that a duplicate copy of the application and all supporting information should have been sent to the local District Office of the Ministry. If this has not been done, please do so as soon as possible.

Should you have any questions related to your application, please contact me at the above phone number.

Sincerely,

Ali Fayyaz Karim
Application Assessment Officer

c: District Manager, MOECC Ottawa
Lucie Dalrymple, J. L. Richards & Associates Limited



Dynamic Completeness Assessment Tool: Version 5.11b

Results

					10th	50th	90th
General	175 out of 175 = 100%				10%	50%	90%
Air	0 out of 0 =				10%	50%	90%
Noise	0 out of 0 =				10%	50%	90%
Waste							
Wastewater	143 out of 143 = 100%				10%	50%	90%

Please print this page and put it in the physical file.



RED: Return the application



YELLOW: Flag for reviewer, request additional info and pass the file

Sign-Off

Signed by: *Ali Fayyaz Karim*

Complete moderate quality application, passed to Queue

Date: 26 January, 2016

COMMENTS:

General Section

175 out of 175 100%

ECA Reference Number:	3244-A6CPHG
Company:	Riverside South Development Corp.
Date Received:	January 19, 2016
Date Screening Started:	January 25, 2016
Time for Screening:	4 hours

382	175	175
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Required Documentation	
Type of application:	New

Media Types (check all that apply)

- ☐ Air (Technical Information Part A)
- ☐ Noise and/or Vibration (Technical Information Part B)
- ☒ Wastewater (Technical Information Part C)
- ☐ Waste Disposal Site (Technical Information Part D)
- ☐ Mobile Waste Processing (Technical Information Part E)
- ☐ Waste Management System (Technical Information Part F)
- ☐ Cleanup of Contaminated Sites (Technical Information Part G)

Required Documentation	Quality	Yes, No, N/A	Comments
Was an application form submitted?	40	Yes	
Is the application form signed and dated?	10	Yes	
Is the Technical contact identified and signed?	10	Yes	
If this application relates to an Order, has it been attached?	10	N/A	
Was an electronic copy of the submission received?	5	Yes	
Proof of Legal Name and Type of Applicant			
Type of applicant:			
Was the appropriate proof of legal name submitted?	10	Yes	
Fee			
Yes Is a fee required?			
Was a fee submitted?	40	Yes	
Is the submitted fee correct?	20	Yes	
Project Information			
Executive Summary, as per Reg. 255	20	Yes	
Detailed Project Description, as per Reg. 255 (General)			
1 A general description of the undertaking.	10	Yes	
2 A description of all processes including any waste treatment, sewage treatment or emission control processes that the activity will be part of and a process flow diagram or schematic diagram showing those processes. (process flow/schematic diagram N/A for wastewater)	10	Yes	
3 A description of the activity, including, in the case of an activity that is the use or operation of something. (N/A for wastewater)	5	N/A	
i a description of the days and hours that the activity will be engaged in, and	5	N/A	
ii a description of operational parameters related to the activity, such as maximum rates of production, process limits, performance limits and parameters relating to equipment and infrastructure.	5	N/A	

40	40	40
10	10	10
10	10	10
10	0	0
5	5	5

10	10	10
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40	40	40
20	20	20

20	20	20
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10	10	10
10	10	10
5	0	0
5	0	0
5	0	0

Environmental Assessment Act			
Yes	Is it subject to EA?		
Has the applicant considered its Environmental Assessment Act (EAA) requirements?			
1	For a completed Individual EA, has a copy of the Notice of Approval been included	20	N/A
2	For a completed Class EA process (Schedule B and C only), has a copy of the Notice of Completion been included	20	N/A
3	If Part II Order request(s) were received for the undertaking, has a copy of the Director's or Minister's decision been included together with the name of the requestor and date of the request?	10	N/A
4	For a completed Environmental Screening Process, has a copy of the proof of completion been included	20	N/A
5	If Elevation request(s) were received for the undertaking, has a copy of the Director's decision been included	10	N/A
EBR			
No	Is the proposal subject to EBR?		
If exempt, has the reason and supporting information been provided		10	N/A
Consultation / Notification			
No	Was there preconsultation with Ministry Staff?		
No	Was there consultation with the public? (N/A for wastewater)		
No	Was there consultation with First Nations & Métis?		
Site Information			
No	Does the NEPDA or the ORMCA apply to the Site?		
Land Owner, contact information and signed letter of consent to install and operate		10	N/A
Operating Authority name, contact information		10	N/A
Source Protection			
No	Is the proposed activity located in vulnerable area identified in the source protection interactive mapping tool?		
Financial Assurance (FA) Calculation			
No	Is the application subject to Financial Assurance requirements? (N/A for air, noise & wastewater)		

20	0	0
20	0	0
10	0	0
20	0	0
10	0	0

10	0	0
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10	0	0
10	0	0

Air Section

0 out of 0

Required Documentation	Quality	Yes, No, N/A	Comments
EASR Eligibility			
☐ Is the activity or activities EASR eligible			
☐ Was a request for a 20(18) submitted			
District Office Concerns			
Have any concerns, comments or recommendations been provided?		☐	
Regulation 419 Compliance Requirements			
Enter North American Industry Classification (NAIC) Code			
Is this a schedule 4 or Schedule 5?			
Which Reg. 419 instruments have been identified in the application (as referred to in section 5.1.3 of the ECA application form)			
☐ Speed up Request			
☐ Modelling Request 7(1)			
☐ Met Data Request 13(1)			
☐ Technical Standard for some contaminants			
☐ Technical Standard for ALL Contaminants			
☐ Site Specific Standard			
☐ Is same structure contamination applicable and addressed			
☐ Other			
Applicable Compliance Point			
This application is eligible for Schedule 3 Standards Only			
Applicable Dispersion Modelling			
Must use AERMOD or Screen 3 to assess offsite PDI impacts			
Must use standard modelling data set			
ESDM Report			
ESDM Checklist, signed & dated by applicant & technical contact	20	☐	
Introduction and Facility Description			
The Facility Description should be provided in adequate detail to select and justify appropriate facility operating conditions	1	☐	
Facility Production Limit, Limited Operational Flexibility approvals only	1	☐	
Process flow diagram in accordance with facility description and process flow diagram	1	☐	
Operating schedule provided	1	☐	
Executive Summary			
Overview of the ESDM report and Emissions Summary Table	2	☐	

Initial Identification of Sources and Contaminants & Assessment of the Significance of Sources & Contaminants				
Has a Sources & Contaminants Identification Table been provided?			Concerns about odour and no technical information on odour	
1	Source Description or Title	4		
2	General Location	4		
3	Contaminants	4		
4	Significant (Yes or No)	4		
Has the applicant considered if the project is subject to:				
1	an odour assessment	4		
2	Fugitive dust assessment in accordance with Guideline A-10	4		
Details of proposed air pollution control equipment:				
1	pollution control equipment	4		
2	description of emission sources controlled	4		
3	technical specification of pollution control equipment	4		
4	equipment performance (e.g. supplier guarantee, control efficiency, etc.)	4		
Operating Conditions, Emission rate estimating and Data Quality				
For each contaminant, description of the facility operating condition(s)		4		
Detailed sample calculations provided		4		
Source Summary Table				
Source summary table provided in accordance with section 26(1) of O. Reg. 419				
1	Source Identifier	2		
1	Source Description	2		
2	Stack Volumetric Flow Rate (m³/s)	2		
3	Stack Exit Gas Temperature (°C)	2		
4	Stack Inner Diameter (m)	2		
	Stack Height Above Grade (m)	2		
1	Stack Height Above Roof (m)	2		
2	Source Coordinates (x,y) (m)	2		
3	Contaminant	2		
4	Contaminant CAS (Chemical Abstracts Service) #	2		
5	Maximum Emission Rate (g/s)	2		
6	Averaging Period (hours)	2		
7	Emission Estimating Technique	2		
8	Emissions Data Quality	2		
9	% of Overall Emissions	2		
Minimum Site Plan requirements provided in accordance with section 26(1) of O. Reg. 419 and as per Reg. 265:				
Boundary of the site of the activity, including geographic coordinates		2		
Locations of buildings, structures, roads, railway tracks, utility corridors, paved areas, bermed areas, site fencing and pollution control devices.		2		
Boundary of Lake Simcoe watershed, Niagara Escarpment Planning Area, Oak Ridges Moraine Area or Protected Countryside that is within 125 metres of the site		2		
North Arrow		2		
Drawing to Scale with Scale noted		2		
Drawing is big enough to read		10		
Legend		2		
Fully labelled, measurements/dimensions expressed in metric value		5		
Additional site plan details: location of any plant, structure, equipment, apparatus, mechanism or thing that may discharge or from which may be discharged a contaminant into the natural environment (other than water)		20		
Description of the local land use conditions if MOE approved regional meteorological data has been refined to reflect local land use				

Emission Summary Table			
This application is eligible for Schedule 3 Standards Only			
Was the correct POI limit schedule used for assessment?		40	
1	Contaminant Name	2	
2	Contaminant CAS #	2	
3	Total Facility Emission Rate (g/s)	2	
4	Air Dispersion Model Used	2	
5	Maximum POI Concentration (µg/m³)	2	
6	Averaging Period (hours)	2	
7	MOE POI Limit (µg/m³)	2	
8	Limiting Effect	2	
9	Percentage of MOE POI Limit	2	
10	Do all the POI concentrations meet MOE criterion?	40	
11	Do all of the contaminants listed have a MOE POI Limit?		
12	Has the applicant completed <i>Supporting Information for a Maximum Ground Level Concentration Acceptability Request for Compounds with no Ministry POI Limit</i> .	30	
Description of the way the approved model was used			
Must use AERMOD or Screen 3 to assess offsite POI impacts			
Must use standard modelling data set			
	Has AERMOD been selected as the correct dispersion model?		
	Did it specify "non-regulatory" option use for AERMOD?		
	Has the applicant provided appropriate rationale?		
	Does the application include the MOE approval for the use of the non-regulatory option?		
	Is the AERMOD Regulatory Option situation all good (based on rows 115-118)?	10	
Has the correct dispersion modelling been used for assessment?		40	
	Is the Dispersion Modelling Input Summary Table provided	2	
	Dispersion Modelling printout of input/output sheet	2	
	Digital input/output files for dispersion modelling	2	
Other Ministry Air Compliance Requirements			
Does the proposed activity or activities trigger and comply with other MOE policies or guidelines (e.g. A-series Guidelines, Wood Combustor Guideline, Emission Limits for Internal Combustion Engines used for Non-Emergency Power Generation, Guideline A-1 Biomedical Waste Incinerators, Guideline A-5 Stationary Combustion Turbines, Guideline A-7 New Municipal Waste Incinerators, Guideline A-8 CWS for Hg & D/F (HazWaste Incinerators, iron & steel), Guideline A-9 NOx Emissions from Boilers and Heaters, CEMS, Opacity, Source testing, Tire Burning, Waste Derived Fuel Heaters, Wood Fired Combustors, etc).			
	Emission Limits for Internal Combustion Engines used for Non-Emergency Power Generation,		
	Guideline A-1 Biomedical Waste Incinerators,		
	Guideline A-5 Stationary Combustion Turbines,		
	Guideline A-7 New Municipal Waste Incinerators,		
	Guideline A-8 CWS for Hg & D/F (HazWaste Incinerators, iron & steel),		
	Guideline A-9 NOx Emissions from Boilers and Heaters,		
	CEMS,		
	Opacity, Source testing,		
	Tire Burning,		
	Waste Derived Fuel Heaters,		
	Wood Fired Combustors		
	Other.		
Have they provided supporting documentation related to the OTHER MINISTRY AIR COMPLIANCE REQUIREMENTS		10	

Noise Section

0 out of 0

Required Documentation		Quality	Yes, No, N/A	Comments
☐	Is the activity or activities EASR eligible			
☐	Was a request for a 20(18) submitted			
☐	Are they more than 1 km from a receptor?			
☐	Limited Operational Flexibility			
☐				
What kind of noise documentation was provided?				
Did they provide Vibration Documentation?				
☐	Is there any information to suggest that vibration is an issue (ex. complaints have been logged for this site) or are there significant vibration sources, such as stamping presses or forging hammers present at the facility?			

976	8	8
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Can we allow LOF with PNS and SNS? think yes

Wastewater Section

Stage 1 Quality Score 143 out of 143

Zoning:	Other
	Development Reserve
Adjacent Zoning:	Other
	Residential, Institutional, General Mixed Use

Type(s) of Works (check all that apply)

Branch	
Stormwater Management (SWM)	Yes
Sewage Pumping Station	
Subsurface Sewage Disposal Works	
Treatment of Industrial Process Wastewater	
Sewer / Conveyance ditch / Forcemain	
Sewage Treatment Plant or Lagoon	
Mining	
Groundwater Remediation Wastewater Stream	
Mobile	
Other	

Required Documentation		Stage 1		Comments
		Quality	Yes, No, N/A	
Has statement of municipality in the application form been completed? (only for municipal applicants)		10	Yes	
Site Plan / Engineering Drawings:				
1	Engineering drawings, signed and stamped by P.Eng.	40	Yes	
2	Boundary of the site of the activity	2	Yes	
6	North Arrow	2	Yes	
7	Drawing to Scale with Scale noted	2	Yes	
8	Drawing is big enough to read	10	Yes	
9	Legend	2	Yes	
10	Fully labelled, measurements/dimensions expressed in metric value	5	Yes	
Sewers / conveyance ditches / forcemains				
Stormwater Management (SWM)				
Type of stormwater management				
SWM Report:				
1	Is there a stormwater report?	40	Yes	
2	Is report signed and stamped by a Professional Engineer?	10	Yes	
1	Description of project area	10	Yes	
	A reference to quality & quantity controls and criteria	10	Yes	
2	Description of all industrial processes/activities (for industrial sewage applications only)	10	N/A	
Additional Information:				
	Conservation Authority (CA) or Ministry of Natural Resources (MNR) or MOE clearance	20	N/A	
Oil / Grit Separator only:				
	Design Brief, calculations and manufacturers specifications	40	N/A	

Sewage Pumping Station
Subsurface Sewage Disposal Works

|

Application for Certificate of Approval of Municipal and Private Sewage Works

Approved

Client Information
Site Information
Project Technical Info Contact
Project Information

Instrument Information/Tracking
Supporting Information Checklist
Application Fees
Fees Tracking

EBR Requirements
EBR Tracking
EAA Requirements
Signatures

FA Document
Approved Certificate
Related Documents

APPLICATION SUMMARY

Work Unit: Streamlined Review Unit

Status	Approved	Assigned					
IDS Reference #	8055-AGCJ44	File #	1184				
C of A #	5179-AGEHMM	Existing C of A #'s	1233-A63ST8				
Application Type	Amended CofA						
Client Name	Riverside South Development Corp.	Client #	8501-6MWRSN				
Client Aliases							
Site Name	980 Earl Armstrong Road	Site #	5194-7YAP3W				
NAICS Code	-						
Project Name	ToR - Amendment to ECA No. 1233-A63ST8 for Addition of 5 Townhouse Units						
Technical Reviewer	Dylan Goldman						
Assigned	2016/12/07						
Last Action	Approved	By	Gregory Zimmer				
<table border="1"> <tr> <td>Document Links and Comments:</td> <td>Insert Comments Here</td> </tr> <tr> <td>Attachment Names:</td> <td></td> </tr> </table>				Document Links and Comments:	Insert Comments Here	Attachment Names:	
Document Links and Comments:	Insert Comments Here						
Attachment Names:							
Information Requests	Please click button--->	Initiated by	Client				
Supplementary Reviews	Please click button--->						
Age	15 days						





AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 5179-AGEHMM
Issue Date: December 20, 2016

Riverside South Development Corp.
2193 Arch Street
Ottawa, Ontario
K1G 2H5

Site Location: Part of 980 Earl Armstrong Road
City of Ottawa

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:

sanitary and storm sewers to be constructed in the City of Ottawa as follows;

- sanitary sewers on Cambie Road (from Station 1+040 to Station 1+729), Serenade Crescent (from Station 2+040 to Station 2+110, and from Station 5+193 to Station 5+227), Dreamcatcher Place (from Station 3+039 to Station 3+110), Amulet Grove (from Station 5+052 to Station 5+193), Carnelian Crescent (from Station 6+040 to Station 6+744), Taurus Place (from Station 0+040 to Station 0+109), Ralph Hennessy Avenue (from Station 8+070 to Station 8+464), Dolce Place (from Station 11+040 to Station 11+540), Larimar Circle (from Station 12+011 to Station 12+423), Portico Way (from Station 13+046 to Station 13+189), Markdale Terrace (from Station 9+040 to Station 9+610), Guardian Grove (from Station 10+040 to Station 10+175), Tributary Easement (from Station 14+019 to Station 14+124), Spratt Road (from Station 0+256 to Station 0+400); and
- storm sewers on Cambie Road (from Station 1+040 to Station 1+729), Serenade Crescent (from Station 2+040 to Station 2+110, and from Station 5+193 to Station 5+227), Dreamcatcher Place (from Station 3+039 to Station 3+110), Amulet Grove (from Station 5+052 to Station 5+193), Carnelian Crescent (from Station 6+040 to Station 6+744), Taurus Place (from Station 0+040 to Station 0+109), Ralph Hennessy Avenue (from Station 8+070 to Station 8+464), Dolce Place (from Station 11+040 to Station 11+540), Larimar Circle (from Station 12+011 to Station 12+423), Portico Way (from Station 13+046 to Station 13+189), Markdale Terrace (from Station 9+040 to Station 9+610), Guardian Grove (from Station 10+040 to Station 10+175), Tributary Easement (from Station 14+019 to Station 14+124), Spratt Road (from Station 0+256 to Station 0+400);

all in accordance with the application from Riverside South Development Corporation, dated October 20, 2016, including final plans and specifications prepared by J.L. Rochards & Associates Limited.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 1233-A63ST8 issued on January 19, 2016

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. 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;
2. 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 required 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:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. 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 Director appointed for the purposes of Part II.1 of
the Environmental Protection Act
Ministry of the Environment and Climate Change
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**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 20th day of December, 2016



Gregory Zimmer, P.Eng.

Director

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

DG/

c: District Manager, MOECC Ottawa

Charles Warnock, Delegated Authority, City of Ottawa (File No. D07-16-13-0027)

Natasha Baird, Project Manager, City of Ottawa

Linda Carkner, Program Manager, City of Ottawa, Infrastructure Services

M. Rick O'Connor, City Clerk, City of Ottawa

Karla Ferrey, J.L. Richards & Associates Limited

Ministry of the Environment and
Climate Change
Operations Division
1st Floor
135 St Clair Ave W
Toronto ON M4V 1P5
Fax: (416) 314-8452
Telephone: (416) 212-3680

Ministère de l'Environnement et de
l'Action en matière de changement
climatique
Division des Opérations
1er étage
135 av St Clair O
Toronto ON M4V 1P5
Télécopieur : (416) 314-8452
Téléphone : (416) 212-3680



December 6, 2016

Mary Jarvis, MCIP, RPP, VP of Land Development
Riverside South Development Corp.
2193 Arch Street
Ottawa, Ontario
K1G 2H5

Dear Madam:

**Re: Application for Approval of Municipal and Private Sewage Works
ToR - Amendment to ECA No. 1233-A63ST8 for Addition of 5 Townhouse Units
City of Ottawa
Reference Number 8055-AGCJ44**

We acknowledge receipt of your application for approval dated October 20, 2016 and received on December 2, 2016 for the following:

Approval Type: Municipal and Private Sewage Works
Project Description: Amendment to ECA No. 1233-A63ST8 Storm and Sanitary Sewers to Serve Riverside South Subdivision.
Site Location: 980 Earl Armstrong Road
Lot 21, Concession 1
City of Ottawa,

The Ministry's reference number for your application is 8055-AGCJ44. Please quote this number in any correspondence or enquiries regarding this application.

Please note that your submission has only been screened with respect to the presence of the supporting documentation normally required for this type of application, and did not include any technical analysis of the documentation, and therefore you may still be requested to provide some additional information during our detailed technical review of the application. In such a case, the Reviewer will contact you and/or your identified Project Technical Information Contact at this time.

Also, please note that a duplicate copy of the application and all supporting information should have been sent to the local District Office of the Ministry. If this has not been done, please do so as soon as possible.

Should you have any questions related to your application, please contact me at the above phone number.

Sincerely,

Dylan Goldman
Environmental Assistant

c: District Manager, MOECC Ottawa
Lucie, J.L. Richards & Associates Limited

Application for Certificate of Approval of Municipal and Private Sewage Works

Approved

Client Information	Instrument Information/Tracking	EBR Requirements	FA Document
Site Information	Supporting Information Checklist	EBR Tracking	Approved Certificate
Project Technical Info Contact	Application Fees	EAA Requirements	Related Documents
Project Information	Fees Tracking	Signatures	

APPLICATION SUMMARY

Work Unit: Registration/Application Assessment

Status	Approved	Assigned	
IDS Reference #	6686-AGCJP3	File #	0035
C of A #	5465-AL5J8H	Existing C of A #'s	0166-ACPSEZ
Application Type	Amended CofA		
Client Name	Riverside South Development Corp.	Client #	8501-6MWRSN
Client Aliases			
Site Name	Part of 980 Earl Armstrong Road	Site #	3397-A6CPFN
NAICS Code	-		
Project Name	Amendment to ECA No. 0166-ACPSEZ- Change of Outlet Location for Dry Storm Pond		
Technical Reviewer	Livia Wei		
Assigned	2017/01/25		
Last Action	Approved	By	Gregory Zimmer
Document Links and Comments:	Insert Comments Here		
Attachment Names:			
Information Requests	Please click button--->	Initiated by	Client
Supplementary Reviews	Please click button--->		
Age	127 days		



**Ministry of the Environment and
Climate Change**
Operations Division
1st Floor
135 St Clair Ave W
Toronto ON M4V 1P5
Fax: (416) 314-8452
Telephone:

**Ministère de l'Environnement et de
l'Action en matière de changement
climatique**
Division des Opérations
1er étage
135 av St Clair O
Toronto ON M4V 1P5
Télécopieur : (416) 314-8452
Téléphone :



April 6, 2017

MEMORANDUM

To:

From: Livia Wei
Review Engineer Air/Water
Environmental Assessment and Approvals Branch

RE: Amendment to ECA No. 0166-ACPSEZ- Change of Outlet Location for Dry Storm
Pond
Riverside South Development Corp.
6686-AGCJP3
Ottawa

This review gives due consideration to the principles of environmental protection, as outlined in the Ministry of the Environment Statement of Environmental Values (SEV), listed below, taking into account the specific guiding principles directly related to the scope of the proposed project and the regulatory responsibility of the Ministry under section 20.2 of Part II.1 EPA and section 53 OWRA policies, requirements and best management practices.

Principles of Environmental Management

The Ministry of the Environment and Climate Change has developed its water quality programs with the goal of ensuring that the waters of the province are protected and are of a quality that sustains aquatic life, supports ongoing recreational activities and protects drinking water sources for current and future generations.

The amount and quality of surface water are closely related and both important to a healthy ecosystem. The amount of water and what's in it are important to the overall health of our water systems. Groundwater is not only an important source of drinking water for many communities; it also acts as an essential source of streamflow in our waterways.

The protection of our ecosystem is the overarching goal of the Provincial Water Quality Objectives (PWQO). These criteria describe what the water quality needs to be to support a healthy population of aquatic life and protect human uses of surface water in the province. These criteria are what the ministry considers when reviewing applications for discharge of effluent into the environment in

Ontario.

The PWQO represent good water quality for surface water such as lakes, rivers and streams which are the bodies that receive effluent from wastewater facilities. The PWQO criteria are set to be protective of all of the aquatic life throughout their lives. The PWQO also considers other users of surface water bodies such as recreational uses and has criteria based on public health and aesthetic considerations.

Before the effluent requirements are specified in an Environmental Compliance Approval, ministry staff used a science-based approach to review the impact of the proposed treatment technology and the effluent that will result from the use of the proposed technology on the receiving water body.

This application provided information on the facility, treatment levels and the sewage quantity and quality which met ministry requirements. The impacts of the work described in this application on ecosystem components not directly related to the discharge of effluent into the environment have not been identified as a concern.

Stormwater

Stormwater management is required to mitigate the effects of urbanization on the water system. Impacts from stormwater include increased runoff and decreased infiltration to groundwater of rain and snowmelt. Reduced baseflow for surface waters, degradation of water quality, increased flooding and erosion can occur if stormwater is not managed properly. These impacts can have a harmful effect on aquatic life, modify how we can use of waterways (e.g. as drinking water sources, recreational uses) and cause loss of property and human life.

There are a range of tools that can be used to maintain the water cycle, protect water quality, prevent erosion and prevent flooding from stormwater. Some of the tools or systems that may be used include lot level, conveyance, and end-of-pipe stormwater management practices.

The ministry review for stormwater management works includes a review of information in the application such as the range of flows expected from the site, target flow rates, land use restrictions, the infiltration rates and the general make-up of the site and its surrounding environment. The application will describe how the proponent proposes to mitigate stormwater impact. The ministry's review considers how the resulting effluent after mitigation will impact the receiving waterbody including impacts to the waterbody's users and aquatic life.

The stormwater assessment provided in the application considered the impacts from a 100-year or regional storm providing adequate assurance of the ability of these works to meet ministry performance requirements. Technologies have been put in place to meet the water quality objectives determined for the development to protect the environment in concert with the municipal authority and/or the conservation authority and others having responsibility for the development under the Planning Act..

Source Water Protection

Source Protection Plans include policies designed to minimize the impact that human and natural activities may have on the quality and quantity of drinking water. The Environmental Compliance Approval is part of a multi-barrier approach to protect drinking water sources.

A source protection prescribed instrument policy may prohibit an activity or require MOECC to ensure that the instrument contains terms and conditions which would ensure that any threat activities would not become significant drinking water threats.

Conditions

The conditions imposed through the Environmental Compliance Approval will further safeguard Ontario's environment by requiring that the owner/operator maintain their operations, report any non-compliance and take immediate action to safeguard the environment should it be required. The conditions also include testing, monitoring and reporting requirements to maintain transparency to members of the public, where warranted.

Principles of Pollution Reduction / Environmental Restoration

The terms and conditions of all Environmental Compliance Approvals are designed to prevent pollution and minimize the creation of pollutants that adversely affect the environment. Where spills or inadvertent release of contaminants occurs the ministry is committed to the polluter pays principle. The ministry has a number of tools in order to ensure the cost of cleanup and rehabilitation of the environment is borne by the perpetrator in these instances.

The ECA sets out legally enforceable rules of operation. These rules are designed to protect the environment from emissions of contaminants, discharges and wastes produced by operations in Ontario. The review of this application includes an assessment of how the proposed works and operations have been built to prevent spills and environmental harm.

The project, if completed as proposed in this application, has been assessed to adequately safeguard the environment and has a low risk of causing environmental harm.

The ministry's environmental compliance and abatement programs have a range of tools for the remediation of any adverse effects in the event of a spill.

Principles of Strategic Management

The facility and its operations are required to meet all the requirements of the ministry's regulations and the conditions of this approval. The conditions for this Environmental Compliance Approval were selected for this project based on site-specific impacts expected from these works. The Ministry of the Environment and Climate Change reviews its requirements to ensure they remain protective of the environment.

The ministry has used a range of tools to encourage environmental protection and sustainability through its many programs that are reflected in this Environmental Compliance Approval.

Municipalities

The Ministry of Municipal Affairs and Housing has a Statement of Environmental Values that it applies to decisions it makes that significantly affect the environment and as it develops acts, regulations and policies. The Ministry of Municipal Affairs and Housing's Statement of

Environmental Values includes building safe and strong communities that protects greenspace . The planning framework that formed the decisions made at the local government were developed with consideration to these principles.

The process to develop new infrastructure also goes through municipal planning processes. During the planning phase, the municipality considers the impacts of proposed works to surrounding users against the needs of the community for increased capacity. The municipality also considers the location or siting of facilities that discharge into the natural environment during its processes.

Opportunities for Consultation

The ministry is committed to transparency and ongoing engagement with the public during its environmental decision-making process. The proposal for this project undertook public consultation under Planning Act.

Conservation Authority

Due to the area of discharge, the applicant was not required to consult with the local Conservation Authority and final clearance is not required.

Livia Wei
Review Engineer Air/Water



AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 5465-AL5J8H
Issue Date: April 10, 2017

Riverside South Development Corp.
2193 Arch Street
Ottawa, Ontario
K1G 2H5

Site Location: Part of 980 Earl Armstrong Road
Lot 21, Concession 1
City of Ottawa, Ontario

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:

an amendment of the stormwater management Works to relocate the outlet pipe of Pond 2-P and renumber Block number of Pond 2-P to accommodate the Markdale Terrace redesign as follows:

Proposed Works:

modification of the previously approved stormwater management facility (Pond 2-P - catchment area 13.84 hectares) identified under previous works below, located south of Earl Armstrong Road, west of Thomas Gamble Municipal Drain, within Block 223, having a total available storage volume of approximately 927 m³ and a maximum depth of approximately 1.5 m, receiving stormwater run-off from Markdale Terrace, discharging via a 200 mm diameter outlet pipe complete with an inlet control device to the on-site storm sewer system located on Dolce Place, allowing a maximum release rate of 15 L/s under the 100-year storm event;

Previous Works:

establishment of stormwater management Works for the collection, transmission and disposal of stormwater run-off from a catchment area of approximately 24.08 hectares of Phase 8 and 15.15 hectares of Phase 13 Riverside South Community development site, and an off-site catchment area of approximately 107.06 hectares, located south of Earl Armstrong Road, east of Spratt Road, within Rideau River watershed, in the City of Ottawa, attenuating post-development peak flows to allowable release rates for all above 5-year storm events up to and including the 100-year storm event, discharging to the existing storm sewer system located on Spratt Road

with a maximum release rate of 4366 L/s and on Shoreline Drive with a maximum release rate of 1021 L/s, consisting of the following:

on-site storages: approximately forty-four (44) roadway sags within Phase 8 Riverside South Community development site, equipped with inlet control devices, having a total available storage volume of approximately 1,520 m³, a maximum ponding depth of 0.3 m, before cascading to next road section;

stormwater management facility (Pond 4-P - catchment area 22.44 hectares): one (1) dry pond located east of Spratt Road, within Block 178, having a total available storage volume of approximately 2,864 m³ and a maximum depth of approximately 1.48 m, receiving stormwater run-off from Cambie Road, discharging via a 200 mm diameter outlet pipe complete with an inlet control device to the on-site storm sewer system located on Cambie Road, allowing a maximum release rate of 27 L/s under the 100-year storm event;

stormwater management facility (Pond 2-P - catchment area 13.84 hectares): one (1) dry pond located south of Earl Armstrong Road, west of Thomas Gamble Municipal Drain, within Block 217, having a total available storage volume of approximately 927 m³ and a maximum depth of approximately 1.5 m, receiving stormwater run-off from Markdale Terrace, discharging via a 200 mm diameter outlet pipe complete with an inlet control device to the on-site storm sewer system located on Markdale Terrace, allowing a maximum release rate of 15 L/s under the 100-year storm event;

stormwater management facility (Pond 1-P - catchment area 2.95 hectares): one (1) dry pond located south of Earl Armstrong Road, east of Thomas Gamble Municipal Drain, within Block 230, having a total available storage volume of approximately 1,030 m³ and a maximum depth of approximately 1.35 m, receiving stormwater run-off from Larimar Circle, discharging via a 200 mm diameter outlet pipe complete with an inlet control device to the on-site storm sewer system located within Block 244, allowing a maximum release rate of 12 L/s under the 100-year storm event;

temporary off-site ditch system (Interim Works - catchment area 35.97 hectares): add an outlet control device to the existing roadside ditch along east side of Spratt Road, south of Cambie Road, having a maximum depth of approximately 1.35 m, discharging to the existing storm sewer system located on Spratt Road, allowing a maximum release rate of 1255 L/s under the 100-year storm event;

temporary off-site swale system (Interim Works - catchment area 71.09 hectares): approximately 530 m temporary swale along north side of future residential site, south of Phase 8 boundary, having a total available storage volume of approximately 1750 m³, a maximum depth of approximately 1.0 m, equipped with five (5) outlet control devices, discharging to the on-site storm sewer system located on Serenade Crescent west, Dreamcatcher Place, Serenade Crescent east, Ralph Hennessy Avenue and Cambie Road, allowing a total maximum release rate of 1767 L/s under the 100-year storm event;

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 listed in Schedule "A" forming part of this Approval.

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

"Approval" means this entire document and any schedules attached to it, and the application;

"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;

"District Manager" means the District Manager of the appropriate local District Office of the Ministry, where the Works are geographically located;

"EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;

"Interim Works" means the interim stormwater management works, described in this Approval and that are to be used for short-term purposes only in accordance with this Approval, until otherwise approval for an extension of this period has been granted;

"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;

"Owner" means Riverside South Development Corp., and includes its successors and assignees;

"OWRA" means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;

"Significant Threat Policy(ies)" has the same meaning as in the Clean Water Act, 2006;

"Source Protection Plan" means a drinking water source protection plan prepared under the Clean Water Act, 2006;

"Water Supervisor" means the Water Supervisor of the appropriate local office of the Safe Drinking Water Branch of the Ministry, where the Works are geographically located;

"Previous Works" means those portions of the sewage Works previously approved under an Approval;

"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 Work 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) This Approval to the Interim Works shall expire and become null and void upon approval and commissioning of the permanent stormwater management facility and will be required to service subsequent phases of the Riverside South Community development site.

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) Notwithstanding any other requirements in this Approval, upon transfer of the ownership or assumption of the Works to a municipality if applicable, any reference to the District Manager shall be replaced with the Water Supervisor.

4. 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 or health hazard to the general public.
- (2) The Owner shall inspect and ensure that the design minimum liquid retention volume is maintained in the Works at all times, except when maintenance is required.
- (3) 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.

- (4) The Owner shall design, construct and operate 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.
- (5) 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 administration 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 and method of clean-out of the Works.
- (6) 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.
- (7) The Owner shall maintain the operations manual current and retain a copy at the location of the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

5. TEMPORARY EROSION AND SEDIMENT CONTROL

- (1) The Owner shall install and maintain temporary sediment and erosion control measures during construction and conduct inspections once every two (2) weeks and after each significant storm event (a significant storm event is defined as a minimum of 25 mm of rain in any 24 hours period). The inspections and maintenance of the temporary sediment and erosion control measures shall continue until they are no longer required and at which time they shall be removed and all disturbed areas reinstated properly.

- (2) The Owner shall maintain records of inspections and maintenance which shall be made available for inspection by the Ministry, upon request. The record shall include the name of the inspector, date of inspection, and the remedial measures, if any, undertaken to maintain the temporary sediment and erosion control measures.

6. 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 manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

7. SOURCE WATER PROTECTION

- (1) The Owner shall ensure, if applicable, that the design, construction and operation of the Works conforms to any Significant Threat Policies in any Source Protection Plan that applies to the location of the Works.

Schedule "A"

1. Application for Environmental Compliance Approval, dated October 20, 2016, and received on December 2, 2016, including final plans and specifications prepared by J.L. Richards & Associates Limited.
2. Site Servicing Report, Riverside South Development Corporation, Riverside South Phase 8, Part of 980 Earl Armstrong Road, City of Ottawa, February 2015 (Revised August 2015, October 2015, November 2015, June 2016 - Markdale Redesign, October 2016 - Markdale Redesign), prepared by J.L. Richards & Associates Limited.
3. Engineering Drawings, stamped and dated October 20, 2016, prepared by J.L. Richards & Associates Limited.
4. Email dated April 5, 2017, from Julie White, J.L. Richards & Associates Limited, including Memorandum dated October 20, 2016, prepared by J.L. Richards & Associates Limited.
5. Application for Environmental Compliance Approval, dated November 25, 2015, and received on January 19, 2016, including final plans and specifications prepared by J.L. Richards & Associates Limited.
6. Site Servicing Report, Riverside South Development Corporation, Riverside South Phase 8, Part of 980 Earl Armstrong Road, City of Ottawa, February 2015 (Revised August 2015, October 2015, November 2015), prepared by J.L. Richards & Associates Limited.
7. Engineering Drawings, stamped and dated November 27, 2015, prepared by J.L. Richards & Associates Limited.
8. Emails from Ivan Dzeparoski, J.L. Richards & Associates Limited, dated August 9 and August 11, 2016, including all supporting information.
9. Email from Natasha Baird, City of Ottawa, dated August 18, 2016, including all supporting information.
10. Emails from Julie white, J.L. Richards & Associates Limited, dated August 22 and August 23, 2016, including all supporting information.

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 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 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.
5. Condition 5 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.
6. Condition 6 is included to 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.
7. Condition 7 is included to ensure that the Works conform to the policies of the local Source Protection Plan.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).
0166-ACPSEZ issued on August 23, 2016.**

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required 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:

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

AND

The Director appointed for the purposes of Part II.1 of
the Environmental Protection Act
Ministry of the Environment and Climate Change
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**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 10th day of April, 2017



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

LW/

c: District Manager, MOECC Ottawa
Lucie Dalrymple, P.Eng., J.L. Richards & Associates Limited

ENGINEERING ASSESSMENT

Reference No.:	6686-AGCJP3
Company Name:	Riverside South Development Corp.
Reviewer:	Livia Wei

Technical Evaluation

Proponent: Riverside South Development Corp.

Proposal

An amendment to stormwater management Works to relocate the outlet pipe of Pond 2-P and renumber Block number of Pond 2-P to accommodate the Markdale Street redesign.

on-site sanitary and storm sewers was submitted under Transfer of Review as indicated by the consultant.

The assessment was based on the following information:

1. Application for Environmental Compliance Approval, dated October 20, 2016, and received on December 2, 2016, including final plans and specifications prepared by J.L. Richards & Associates Limited.
2. Site Servicing Report, Riverside South Development Corporation, Riverside South Phase 8, Part of 980 Earl Armstrong Road, City of Ottawa, February 2015 (Revised August 2015, October 2015, November 2015, June 2016 - Markdale Redesign, October 2016 - Markdale Redesign), prepared by J.L. Richards & Associates Limited.
3. Engineering Drawings, stamped and dated October 20, 2016, prepared by J.L. Richards & Associates Limited.
4. Email dated April 5, 2017, from Julie White, J.L. Richards & Associates Limited, including Memorandum dated October 20, 2016, prepared by J.L. Richards & Associates Limited.

Supplementary Review Comments: no comments were received as of due day of March 1, 2017 from local district office.

Engineering Assessment

Based on the application documents and the additional information submitted by the applicant and technical contact, the following assessment and verification was completed:

- Fees: Application fees submitted for the works (\$800).

- Priority File: No
- Receiving Water Body: existing storm sewers on Spratt Road and Shoreline Drive
- Municipality Sign-off: by Charles Warnock, Program Manager, City of Ottawa
- Environmental Bill of Rights (EBR) – Not a prescribed instrument under the EBR
- Environmental Assessment Act: Listed as Municipal Class EA Schedule A+
- Conservation Authority Comments: n/a, discharge to the existing storm sewers
- Engineering Design Responsibility: J.L. Ricahrds & Associates Limited
- Responsibility for Operation: Applicant (Riverside South Development Corp.)

Design Criteria

1. This amendment is to relocate the outlet pipe of Pond 2-P and renumber Block number of Pond 2-P.
2. The allowable release rates are the same as the previous criteria: 6000 L/s at Spratt Road and 1,037 L/s at Shoreline Drive based on the maximum 1:5 year allowable release rate that was development as part of the 2015 Interim Memos for both phase 8 and phase 13.
3. 3 hour 1:100 year Chicago storm event was used to calculate the stormwater runoff.

Quality Control

As confirmed by the consultant in the previous submission and this submission that water quality control from phase 8 water quality control will be provided by a pond (Pond 1).

Quantity Control

1. The previous approved stormwater management Works provide stormwater attenuation to restrict post-development flow rates to the allowable release rates for all above 5-year storm events up to and including the 100-year storm event, discharging to the existing storm sewer system located on Spratt Road with a maximum release rate of 4366 L/s and on Shoreline Drive with a maximum release rate of 1021 L/s.
2. This proposed amendment is to accommodate a street layout redesign for a portion of the Phase 8 subdivision (Markdale Street Design). An email dated April 4, 2017, from Julie White indicated that:

In the process of remodeling the Markdale redesign area, there was a hydrograph allocation error that was found and corrected. This hydrograph correction resulted in having some additional minor system residual capacity, which was then optimized in accordance with allowable maximum peak flows. As of result of this correction, the minor flow was slightly increased and major surface flows decreased, thus resulting in less overland flow to Dry Pond No. 2 and therefore no extra storage was required within the pond. Please note that the major system peak inflow into Dry Pond No. 2 increased from 317 L/s to 372 L/s due to the increased hard surface area due to the additional 5 units. However, the overall major system inflow into Dry Pond No. 2 was less than the previous submission, hence the water level in the pond decreased from 91.88m to 91.87m, while the pond geometry remained the same.

Erosion/Sedimentation Control

The standard Condition regarding temporary erosion and sediment control has been included in this Approval.

Source Protection

This application has been screened using the Source Protection Information and Policy Search Tool and it was determined that the activity is not considered a significant drinking water threat and no source protection policies apply.

Additional Comments: A draft ECA was reviewed by the consultant, no further comments were received.

Recommendations

Based on the above assessment and the documentation submitted by the client, the proposed project is recommended for approval.

The purpose of the preceding review is to provide advice to the Ministry of the Environment regarding section 20.2 of Part II.1 EPA and section 53 OWRA policies, requirements and best management practices for the proposed project based on the information provided in the above referenced documents. The conclusions, opinions and recommendations of the reviewer are based on information provided by others, except where otherwise specifically noted. The Ministry cannot guarantee that the information that has been provided by others is accurate or complete.

This review also gives due consideration to the principles of environmental protection, as outlined in the Ministry of the Environment Statement of Environmental Values (SEV), taking into account the specific guiding principles directly related to the scope of the proposed project and the regulatory responsibility of the Ministry under section 20.2 of Part II.1 EPA and section 53 OWRA policies, requirements and best management practices

Document Links and Comments:	Insert Comments Here
Attachment Names:	

From: [Baird, Natasha](#)
To: [Shah, Miten \(MOECC\)](#); [Julie White](#)
Cc: [Karla Ferrey](#); [Christa Jones](#); [Chisholm, Matthew \(MOECC\)](#)
Subject: RE: Acknowledgement Letter, MOE Ref # 6686-AGCJP3
Date: January 10, 2017 11:22:40 AM
Attachments: [image002.gif](#)
[image003.png](#)
[MFP3855720170110110301.pdf](#)

Good Morning Miten,

Please find page 7 signed by the City of Ottawa. Do not hesitate to contact me if you have any further comments or questions.

Thank you,

Please note I will be away on vacation January 13, 2017.

Natasha Baird, P.Eng. ing., LEED Green Associate

Project Manager | Gestionnaire de projets

Development Review, Suburban Services | *Examen des projets d'aménagement, Services suburbains*

Planning, Infrastructure and Economic Development Department | Services de la planification, de l'infrastructure et du développement économique

City of Ottawa | Ville d'Ottawa

 613.580.2424 ext./poste 27995

ottawa.ca/planning / ottawa.ca/urbanisme

*Please consider your environmental responsibility before printing this e-mail

From: Shah, Miten (MOECC) [<mailto:Miten.Shah@ontario.ca>]

Sent: Friday, December 23, 2016 9:39 AM

To: Julie White

Cc: Karla Ferrey; Christa Jones; Chisholm, Matthew (MOECC); Baird, Natasha

Subject: RE: Acknowledgement Letter, MOE Ref # 6686-AGCJP3

Good Morning Julie,

Further to my voicemail yesterday, Please note that the requirement for Municipal signature on ECA applications has been recently changed and now Municipality must have to sign on all "Municipal and Private Sewage Works ECA applications" under section 1.5 – Statement of Municipality. Please ensure to complete in all your future ECA application submissions to avoid delay in processing.

As per our earlier discussion, you confirmed that the current amendment application is to change outlet location of the dry pond # 2 and no additional changes proposed in previous approval. As per this proposal, previous ECA will be revoked with current amended ECA for Riverside South Development Corp. (as they are current Owner of that ECA).

After looking at Natasha's comments, I need further clarifications for Pond # 4 ownership

change and appreciate call from you or Natasha to discuss further requirements.

Thanks

Miten Shah
Application Assessment Officer

Environmental Approvals Access & Service Integration Branch,
Ministry of the Environment and Climate Change
135 St. Clair Ave. W., 2nd Floor,
Toronto, ON, Canada, M4V 1P5
Tel: (416) 212-3679 | Fax: (416) 314-8452

From: Julie White [mailto:jwhite@jrichards.ca]
Sent: December-21-16 4:16 PM
To: Chisholm, Matthew (MOECC); Shah, Miten (MOECC)
Cc: Karla Ferrey; Baird, Natasha; Christa Jones
Subject: FW: Acknowledgement Letter, MOE Ref # 6686-AGCJP3

Hi Miten,

Please see the City of Ottawa's comment below in regards to the 'Statement of the Municipality' within section 1.5 of the MOE ECA Amendment for Stormwater Management. Natasha at the City of Ottawa had spoken with Matthew Chisholm at the MOE who had recommended that she did not sign the direct submission.

"When I spoke to the MOECC, they recommended not to get the City to sign the direct submission. Since the subdivision has been registered and one pond is on City lands and the other two are still on Urbandale's lands, there should have been two submissions. My question to the MOECC is if they are going to revoke the previous ECA and create new ones with the different owners. Please ask why they require a signature from the City since we are the operating authority for the pond outlets."

Matthew,

Could you please provide further comments on this topic? Is the City of Ottawa now required to sign section 1.5 of the MOE ECA Amendment for Stormwater Management?

In addition, Miten could you advise as to when you will require a response from the City. The Letter of Acknowledgement states that we have two weeks to provide the documentation, however, given that we are approaching the holiday break, I would like to confirm what date you will need the City's response.

Thank you both for your attention to this matter.

Julie

Julie White, EIT
Civil Engineering Intern

J.L. Richards & Associates Limited
864 Lady Ellen Place, Ottawa, ON K1Z 5M2
Tel: 613-728-3571 Fax: 613-728-6012



From: Baird, Natasha [<mailto:Natasha.Baird@ottawa.ca>]
Sent: December 21, 2016 3:45 PM
To: Julie White
Cc: Karla Ferrey; Christa Jones
Subject: RE: Acknowledgement Letter, MOE Ref # 6686-AGCJP3

Hi Julie,

When I spoke to the MOECC, they recommended not to get the City to sign the direct submission. Since the subdivision has been registered and one pond is on City lands and the other two are still on Urbandale's lands, there should have been two submissions. My question to the MOECC is if they are going to revoke the previous ECA and create new ones with the different owners. Please ask why they require a signature from the City since we are the operating authority for the pond outlets.

I am working from home this afternoon. We should be contacting Matthew Chisholm who helped us before.

Please feel free to contact me for any further questions,

Natasha

From: Julie White [jwhite@jlrichards.ca]
Sent: Wednesday, December 21, 2016 1:41 PM
To: Baird, Natasha
Cc: Karla Ferrey; Christa Jones
Subject: FW: Acknowledgement Letter, MOE Ref # 6686-AGCJP3

Hi Natasha,

It appears that a signature was missed on the MOECC ECA Amendment for Stormwater Management for the Markdale redesign area that was submitted to the MOE in Toronto.

Miten requires a signature from a representative at the City of Ottawa on Page 7, Section 1.5. Could you please provide us with a signature and email a PDF copy of Page 7 to Miten at your earliest convenience.

I appreciate your attention to this matter and please call with any questions.

Julie

Julie White, EIT
Civil Engineering Intern

J.L. Richards & Associates Limited
864 Lady Ellen Place, Ottawa, ON K1Z 5M2
Tel: 613-728-3571 Fax: 613-728-6012

From: Shah, Miten (MOECC) [<mailto:Miten.Shah@ontario.ca>]
Sent: December 21, 2016 10:47 AM
To: mjarvis@urbandale.com; Julie White
Cc: Lucie Dalrymple
Subject: Acknowledgement Letter, MOE Ref # 6686-AGCJP3

Good Morning Mary/Julie,

Please see attached acknowledgement letter for your amendment of ECA application, for Riverside South Development Corp., to include proposed changes in outlet location for dry pond # 2, for Riverside South Phase 8 development, located in the City of Ottawa, having above mentioned reference number.

Please provide requested information as soon as possible or by the timeline mentioned in the letter.

Should you have any questions, contact me.

Thanks,

Miten Shah
Application Assessment Officer

Environmental Approvals Access & Service Integration Branch,
Ministry of the Environment and Climate Change
135 St. Clair Ave. W., 2nd Floor,
Toronto, ON, Canada, M4V 1P5
Tel: (416) 212-3679 | Fax: (416) 314-8452

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Page 96
is not relevant
est non pertinente

From: [Baird, Natasha](#)
To: [Shah, Miten \(MOECC\)](#); [Julie White](#)
Cc: [Karla Ferrey](#); [Christa Jones](#); [Chisholm, Matthew \(MOECC\)](#)
Subject: RE: Acknowledgement Letter, MOE Ref # 6686-AGCJP3
Date: December 23, 2016 11:45:46 AM
Attachments: [image002.gif](#)
[image003.png](#)

Good Morning Miten,

I spoke to the senior engineer and he will sign off the form during the week of January 9 to 13.

Thank you,

Please note I will be away on vacation December 23, 2016 to January 9, 2017.

Natasha Baird, P.Eng. ing., LEED Green Associate

Project Manager | Gestionnaire de projets

Development Review, Suburban Services | *Examen des projets d'aménagement, Services suburbains*

Planning, Infrastructure and Economic Development Department | Services de la planification, de l'infrastructure et du développement économique

City of Ottawa | Ville d'Ottawa

 613.580.2424 ext./poste 27995

ottawa.ca/planning / ottawa.ca/urbanisme

*Please consider your environmental responsibility before printing this e-mail

From: Shah, Miten (MOECC) [<mailto:Miten.Shah@ontario.ca>]
Sent: Friday, December 23, 2016 9:39 AM
To: Julie White
Cc: Karla Ferrey; Christa Jones; Chisholm, Matthew (MOECC); Baird, Natasha
Subject: RE: Acknowledgement Letter, MOE Ref # 6686-AGCJP3

Good Morning Julie,

Further to my voicemail yesterday, Please note that the requirement for Municipal signature on ECA applications has been recently changed and now Municipality must have to sign on all "Municipal and Private Sewage Works ECA applications" under section 1.5 – Statement of Municipality. Please ensure to complete in all your future ECA application submissions to avoid delay in processing.

As per our earlier discussion, you confirmed that the current amendment application is to change outlet location of the dry pond # 2 and no additional changes proposed in previous approval. As per this proposal, previous ECA will be revoked with current amended ECA for Riverside South Development Corp. (as they are current Owner of that ECA).

After looking at Natasha's comments, I need further clarifications for Pond # 4 ownership change and appreciate call from you or Natasha to discuss further requirements.

Thanks

Miten Shah
Application Assessment Officer

Environmental Approvals Access & Service Integration Branch,
Ministry of the Environment and Climate Change
135 St. Clair Ave. W., 2nd Floor,
Toronto, ON, Canada, M4V 1P5
Tel: (416) 212-3679 | Fax: (416) 314-8452

From: Julie White [<mailto:jwhite@jrichards.ca>]
Sent: December-21-16 4:16 PM
To: Chisholm, Matthew (MOECC); Shah, Miten (MOECC)
Cc: Karla Ferrey; Baird, Natasha; Christa Jones
Subject: FW: Acknowledgement Letter, MOE Ref # 6686-AGCJP3

Hi Miten,

Please see the City of Ottawa's comment below in regards to the 'Statement of the Municipality' within section 1.5 of the MOE ECA Amendment for Stormwater Management. Natasha at the City of Ottawa had spoken with Matthew Chisholm at the MOE who had recommended that she did not sign the direct submission.

"When I spoke to the MOECC, they recommended not to get the City to sign the direct submission. Since the subdivision has been registered and one pond is on City lands and the other two are still on Urbandale's lands, there should have been two submissions. My question to the MOECC is if they are going to revoke the previous ECA and create new ones with the different owners. Please ask why they require a signature from the City since we are the operating authority for the pond outlets."

Matthew,

Could you please provide further comments on this topic? Is the City of Ottawa now required to sign section 1.5 of the MOE ECA Amendment for Stormwater Management?

In addition, Miten could you advise as to when you will require a response from the City. The Letter of Acknowledgement states that we have two weeks to provide the documentation, however, given that we are approaching the holiday break, I would like to confirm what date you will need the City's response.

Thank you both for your attention to this matter.

Julie

Julie White, EIT
Civil Engineering Intern

J.L. Richards & Associates Limited
864 Lady Ellen Place, Ottawa, ON K1Z 5M2

Tel: 613-728-3571 Fax: 613-728-6012



From: Baird, Natasha [<mailto:Natasha.Baird@ottawa.ca>]
Sent: December 21, 2016 3:45 PM
To: Julie White
Cc: Karla Ferrey; Christa Jones
Subject: RE: Acknowledgement Letter, MOE Ref # 6686-AGCJP3

Hi Julie,

When I spoke to the MOECC, they recommended not to get the City to sign the direct submission. Since the subdivision has been registered and one pond is on City lands and the other two are still on Urbandale's lands, there should have been two submissions. My question to the MOECC is if they are going to revoke the previous ECA and create new ones with the different owners. Please ask why they require a signature from the City since we are the operating authority for the pond outlets.

I am working from home this afternoon. We should be contacting Matthew Chisholm who helped us before.

Please feel free to contact me for any further questions,

Natasha

From: Julie White [jwhite@jlrichards.ca]
Sent: Wednesday, December 21, 2016 1:41 PM
To: Baird, Natasha
Cc: Karla Ferrey; Christa Jones
Subject: FW: Acknowledgement Letter, MOE Ref # 6686-AGCJP3

Hi Natasha,

It appears that a signature was missed on the MOECC ECA Amendment for Stormwater Management for the Markdale redesign area that was submitted to the MOE in Toronto.

Miten requires a signature from a representative at the City of Ottawa on Page 7, Section 1.5. Could you please provide us with a signature and email a PDF copy of Page 7 to Miten at your earliest convenience.

I appreciate your attention to this matter and please call with any questions.

Julie

Julie White, EIT
Civil Engineering Intern

J.L. Richards & Associates Limited
864 Lady Ellen Place, Ottawa, ON K1Z 5M2
Tel: 613-728-3571 Fax: 613-728-6012



From: Shah, Miten (MOECC) [<mailto:Miten.Shah@ontario.ca>]
Sent: December 21, 2016 10:47 AM
To: mjarvis@urbandale.com; Julie White
Cc: Lucie Dalrymple
Subject: Acknowledgement Letter, MOE Ref # 6686-AGCJP3

Good Morning Mary/Julie,

Please see attached acknowledgement letter for your amendment of ECA application, for Riverside South Development Corp., to include proposed changes in outlet location for dry pond # 2, for Riverside South Phase 8 development, located in the City of Ottawa, having above mentioned reference number.

Please provide requested information as soon as possible or by the timeline mentioned in the letter.

Should you have any questions, contact me.

Thanks,

Miten Shah
Application Assessment Officer

Environmental Approvals Access & Service Integration Branch,
Ministry of the Environment and Climate Change
135 St. Clair Ave. W., 2nd Floor,
Toronto, ON, Canada, M4V 1P5
Tel: (416) 212-3679 | Fax: (416) 314-8452

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Dynamic Completeness Assessment Tool: Version 6.5b

Results

				10th	50th	90th
General	175 out of 175 = 100%			10%	50%	90%
Air	0 out of 0 =			10%	50%	90%
Noise	0 out of 0 =			10%	50%	90%
Waste						
Wastewater	153 out of 163 = 94%			10%	50%	90%

Please print this page and put it
in the physical file.

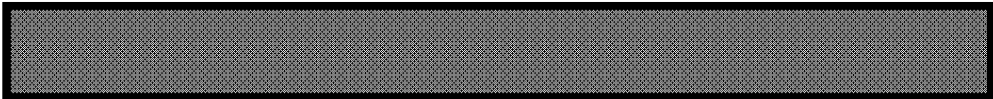


RED: Return the application



YELLOW: Flag for reviewer, request additional info and pass the file

Sign-Off

Signed by: <i>Miten Shah</i>	
	
Date: 12/21/2016	Reference #: 6686-AGCJP3

COMMENTS:

General Section

175 out of 175 100%

ECA Reference Number:	6686-AGCJP3
Company:	Riverside South Development Corp.
Date Received:	December 2, 2016
Date Screening Started:	December 20, 2016
Time for Screening:	

382	175	175
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Required Documentation

Type of application:

Media Types (check all that apply)

- ☐ Air (Technical Information Part A)
- ☐ Noise and/or Vibration (Technical Information Part B)
- ☒ Wastewater (Technical Information Part C)
- ☐ Waste Disposal Site (Technical Information Part D)
- ☐ Mobile Waste Processing (Technical Information Part E)
- ☐ Waste Management System (Technical Information Part F)
- ☐ Cleanup of Contaminated Sites (Technical Information Part G)

Required Documentation	Quality	Yes, No, N/A	Comments
Was an application form submitted?	40	Yes	
Is the application form signed and dated?	10	Yes	
Is the Technical contact identified and signed?	10	Yes	
If this application relates to an Order, has it been attached?	10	N/A	
Was an electronic copy of the submission received?	5	Yes	
Proof of Legal Name and Type of Applicant			
Type of applicant:	Corporation – Corporation Profile Report; articles of Incorporation		
Was the appropriate proof of legal name submitted?	10	Yes	
Fee			
Yes Is a fee required?			
Was a fee submitted?	40	Yes	
Is the submitted fee correct?	20	Yes	
Project Information			
Executive Summary, as per Reg. 255	20	Yes	
Detailed Project Description, as per Reg. 255 (General)			
1 A general description of the undertaking.	10	Yes	
2 A description of all processes including any waste treatment, sewage treatment or emission control processes that the activity will be part of and a process flow diagram or schematic diagram showing those processes. (process flow/schematic diagram N/A for wastewater)	10	N/A	
3 A description of the activity, including, in the case of an activity that is the use or operation of something. (N/A for wastewater)	5	N/A	
i a description of the days and hours that the activity will be engaged in, and	5	N/A	
ii a description of operational parameters related to the activity, such as maximum rates of production, process limits, performance limits and parameters relating to equipment and infrastructure.	5	N/A	

40	40	40
10	10	10
10	10	10
10	0	0
5	5	5

10	10	10
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40	40	40
20	20	20

20	20	20
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10	10	10
10	0	0
5	0	0
5	0	0
5	0	0

Environmental Assessment Act			
Yes	Is it subject to EA?		
Has the applicant considered its Environmental Assessment Act (EAA) requirements?			
1	For a completed Individual EA, has a copy of the Notice of Approval been included	20	N/A
2	For a completed Class EA process (Schedule B and C only), has a copy of the Notice of Completion been included	20	N/A
3	If Part II Order request(s) were received for the undertaking, has a copy of the Director's or Minister's decision been included together with the name of the requestor and date of the request?	10	N/A
4	For a completed Environmental Screening Process, has a copy of the proof of completion been included	20	N/A
5	If Elevation request(s) were received for the undertaking, has a copy of the Director's decision been included	10	N/A
EBR			
No	Is the proposal subject to EBR?		
If exempt, has the reason and supporting information been provided		10	N/A
Consultation / Notification			
Yes	Was there preconsultation with Ministry Staff?		
Was supporting information provided describing when the meeting took place and who from the MOECC attended		10	Yes
No	Was there consultation with the public? (N/A for wastewater)		
No	Was there consultation with First Nations & Métis?		
Site Information			
No	Does the NEPDA or the ORMCA apply to the Site?		
Land Owner, contact information and signed letter of consent to install and operate		10	N/A
Operating Authority name, contact information		10	N/A
Source Protection			
Yes	Is the proposed activity located in vulnerable area identified in the source protection interactive mapping tool?		
Enter vulnerability score:		6	
Has the secondary screening been completed by SPPB?		N/A	
Financial Assurance (FA) Calculation			
No	Is the application subject to Financial Assurance requirements? (N/A for air, noise & wastewater)		

20	0	0
20	0	0
10	0	0
20	0	0
10	0	0

10	0	0
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10	10	10
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10	0	0
10	0	0

Air Section

0 out of 0

Required Documentation	Quality	Yes, No, N/A	Comments
EASR Eligibility			
☐ Is the activity or activities EASR eligible?			
Regulation 419 Compliance Requirements			
Was a North American Industry Classification System (NAICS) code submitted?	20	☐	
Is this a schedule 4 or Schedule 5?			
☐ Is same structure contamination applicable and addressed?			
Which Reg. 419 instruments have been identified in the application (as referred to in section 5.1.3 of the ECA application form)			
☐ Speed up Request (section 20(4))			
☐ Modelling Request 7(1)			
☐ Met Data Request 13(1)			
☐ Technical Standard for some contaminants			
☐ Technical Standard for ALL Contaminants			
☐ Site Specific Standard			
☐ Section 4(2) adjacent property			
☐ Other			
Applicable Compliance Point			
This application is eligible for Schedule 3 Standards Only			
Applicable Dispersion Modelling			
Must use AERMOD v. 14.134 or Screen 3 to assess offsite POI impacts			
Must use standard modelling data set			
ESDM Report			
Was the ESDM report submitted?	40	☐	
ESDM Checklist, signed & dated by applicant & technical contact	20	☐	
Introduction and Facility Description			
The Facility Description should be provided in adequate detail to select and justify appropriate facility operating conditions	1	☐	
Facility Production Limit, Limited Operational Flexibility approvals only	1	☐	
Process flow diagram in accordance with facility description and process flow diagram	1	☐	
Operating schedule provided	1	☐	
Details of proposed air pollution control equipment:			
1 Pollution control equipment	4	☐	
2 Description of emission sources controlled	4	☐	
Executive Summary			
Overview of the ESDM report and Emissions Summary Table	2	☐	

Initial Identification of Sources and Contaminants & Assessment of the Significance of Sources & Contaminants			
Sources & Contaminants Identification Table			
1	Source Description or Title	4	
2	General Location	4	
3	Contaminants	4	
4	Significant (Yes or No)	4	
4a	Was justification for non-significant sources provided (N/A for significant sources)?	4	
Operating Conditions, Emission rate estimating and Data Quality			
For each contaminant, description of the facility operating condition(s)		4	
Detailed sample calculations provided		4	
Source Summary Table			
Source summary table provided in accordance with section 26(1) of O. Reg. 419			
1	Source Identifier	2	
1	Source Description	2	
2	Stack Volumetric Flow Rate (m³/s)	2	
3	Stack Exit Gas Temperature (°C)	2	
4	Stack Inner Diameter (m)	2	
	Stack Height Above Grade (m)	2	
1	Stack Height Above Roof (m)	2	
2	Source Coordinates (x,y) (m)	2	
3	Contaminant	2	
4	Contaminant CAS (Chemical Abstracts Service) #	2	
5	Maximum Emission Rate (g/s)	2	
6	Averaging Period (hours)	2	
7	Emission Estimating Technique	2	
8	Emissions Data Quality	2	
Minimum Site Plan requirements provided in accordance with section 26(1) of O. Reg. 419 and as per Reg. 265:			
Was the Site Plan submitted?		40	
Location of all air sources		20	
Property boundary of the site of the activity, including geographic coordinates		2	
Locations of buildings, structures, roads, railway tracks, paved areas, site fencing and pollution control devices (roof plan)		2	
Boundary of Lake Simcoe watershed, Niagara Escarpment Planning Area, Oak Ridges Moraine Area or Protected Countryside that is within 125 metres of the site		2	
Site zoning (for type of activity)		2	
North Arrow		2	
Drawing to Scale with Scale noted		2	
Drawing is big enough to read		10	
Legend		2	
Fully labelled, measurements/dimensions expressed in metric value		5	

Emission Summary Table			
This application is eligible for Schedule 3 Standards Only			
Was the correct POI limit schedule used for assessment?		40	
1	Contaminant Name	2	
2	Contaminant CAS #	2	
3	Total Facility Emission Rate (g/s)	2	
4	Air Dispersion Model Used	2	
5	Maximum POI Concentration (µg/m³)	2	
6	Averaging Period (hours)	2	
7	MOE POI Limit (µg/m³)	2	
8	Limiting Effect	2	
9	Percentage of MOE POI Limit	2	
10	Do all the POI concentrations meet MOE criterion?	40	
11	Do all of the contaminants listed have a MOE POI Limit?		
12	Has the applicant completed <i>Supporting Information for a Maximum Ground Level Concentration Acceptability Request for Compounds with no Ministry POI Limit</i> ?	30	
July 2016 Phased-in Contaminants			
	Does the emission summary table include any of the following contaminants? Benzene; 1, 3-Butadiene; Chromium (0,II,III); Chromium (VI); Dioxins, furans and dioxin-like PCBs; Manganese & manganese compounds; Nickel and nickel compounds; Benzo-a-pyrene; Uranium and uranium compounds (PM10 fraction) (Applies only for Schedule 3 standards)		
1	Was the annual average provided?	2	
2	Was the annual assessment value (AAV) provided?	2	
3	Was the URT provided?	2	
4	Do these contaminants meet the AAV, annual average, and URT criteria?	20	
Description of the way the approved model was used			
Must use AERMOD v. 14134 or Screen 3 to assess offsite POI impacts			
Must use standard modelling data set			
Has the correct version of dispersion modelling been used for assessment?		40	
	Is the Dispersion Modelling Input Summary Table provided	2	
	Dispersion Modelling printout of input/output sheet	2	
	Digital input/output files for dispersion modelling	2	
Other Ministry Air Compliance Requirements			
Was any of the following included in the application?			
	Emission Limits for Internal Combustion Engines used for Non-Emergency Power Generation		
	Guideline A-1 Biomedical Waste Incinerators		
	Guideline A-5 Stationary Combustion Turbines		
	Guideline A-7 New Municipal Waste Incinerators		
	Guideline A-8 CWS for Hg & D/F (HazWaste Incinerators, iron & steel)		
	Guideline A-9 NOx Emissions from Boilers and Heaters		
	CEMS		
	Opacity, Source testing		
	Tire Burning		
	Waste Derived Fuel Heaters		
	Guideline A-13 (Control of air emissions from large wood fire combustors/larger than 3 mW)		
	Other		
Have they provided supporting documentation related to the OTHER MINISTRY AIR COMPLIANCE REQUIREMENTS		10	

Noise Section

0 out of 0

Required Documentation		Quality	Yes, No, N/A	Comments
	Stationary or mobile?			
	Is the activity or activities EASR eligible?			
	Are they more than 1 km from a receptor?			
What kind of noise documentation was provided?				
Did they provide Vibration Documentation?				
	Is there any information to suggest that vibration is an issue (ex. complaints have been logged for this site) or are there significant vibration sources, such as stamping presses or forging hammers present at the facility?			

1326	0	0
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Wastewater Section

Stage 1 Quality Score 153 out of 163

Zoning:		<i>Other</i>	
Adjacent Zoning:		<i>Parks & Open Space</i>	
Other:		<i>Residential</i>	

Type(s) of Works (check all that apply)	Branch
Stormwater Management (SWM)	☒ EAASIB
Sewage Pumping Station	☐
Subsurface Sewage Disposal Works	☐
Treatment of Industrial Process Wastewater	☐
Sewer / Conveyance ditch / Forcemain	☐
Sewage Treatment Plant or Lagoon	☐
Mining	☐
Groundwater Remediation Wastewater Stream	☐
Mobile	☐
Renewal	☐
Other	☐

Required Documentation		Stage 1		Comments
	Quality	Yes, No, N/A		
Has statement of municipality in the application form been completed? (N/A for Industrial Wastewater applications)		10	No	Request municipality signature
Site Plan / Engineering Drawings				
1	Engineering drawings submitted?	40	Yes	
2	Are engineering drawings signed and stamped by P. Eng.?	20	Yes	
3	Boundary of the site of the activity	2	Yes	
4	North Arrow	2	Yes	
5	Drawing to Scale with Scale noted	2	Yes	
6	Drawing is big enough to read	10	Yes	
7	Legend	2	Yes	
8	Fully labelled, measurements/dimensions expressed in metric value	5	Yes	
Sewers / conveyance ditches / forcemains				
Stormwater Management (SWM)				
Type of stormwater management:				<i>Other</i>
SWM Report				
1	Is there a stormwater report?	40	Yes	
2	Is report signed and stamped by a Professional Engineer?	10	Yes	
1	Description of project area	10	Yes	
	A reference to quality & quantity controls and criteria	10	Yes	
2	Description of all industrial processes/activities (for industrial sewage applications only)	10	N/A	
Additional Information:				
Conservation Authority (CA) or Ministry of Natural Resources (MNR) or MOE clearance		20	N/A	
Oil / Grit Separator only				
Design Brief, calculations and manufacturers specifications		40	N/A	

Sewage Pumping Station
Subsurface Sewage Disposal Works

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Ministry of the Environment and
Climate Change
Operations Division
1st Floor
135 St Clair Ave W
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Fax: (416) 314-8452
Telephone: (416) 212-3679

Ministère de l'Environnement et de
l'Action en matière de changement
climatique
Division des Opérations
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135 av St Clair O
Toronto ON M4V 1P5
Télécopieur : (416) 314-8452
Téléphone : (416) 212-3679



December 21, 2016

Mary Jarvis, MCIP, RPP, VP of Land Development
Riverside South Development Corp.
2193 Arch Street
Ottawa, Ontario
K1G 2H5

Dear Mary Jarvis:

**Re: Application for Approval of Municipal and Private Sewage Works
Amendment to ECA # 0166-ACPSEZ - Change of Outlet Location for Dry Pond
City of Ottawa
Reference Number 6686-AGCJP3**

We acknowledge receipt of your application for approval dated October 20, 2016 and received on December 2, 2016, and an application fee in the amount of \$800.00 for the following:

Approval Type: Municipal and Private Sewage Works

Project Description: This proposal is for an amendment of Environmental Compliance Approval number 0166-ACPSEZ, for Riverside South Development Corp., to include proposed changes in outlet location of dry pond # 2, for the Riverside South Phase 8 development, located on part of 980 Earl Armstrong Road, in the City of Ottawa, Ontario.

Site Location: Part of 980 Earl Armstrong Road
Lot 21, Concession 1
City of Ottawa, Ontario

The Ministry's reference number for your application is 6686-AGCJP3. Please quote this number in any correspondence or enquiries regarding this application.

We have screened your submission for completeness and find that the following additional information/documentation is necessary for us to process your application:

1. Please complete section 1.5 (page 7) - "Statement of the Municipality" on the ECA form and re-submit revised page.

Please be advised that should we not receive the above information/documentation or a response with explanations within two weeks of the date of this letter, we will consider your application withdrawn, and close your file accordingly. The submitted fee would then be refunded in the amount reduced by any applicable non-refundable fee.

Please note that your submission has only been screened with respect to the presence of the supporting documentation normally required for this type of application, and did not include any technical analysis of the documentation, and therefore you may still be requested to provide some additional information during our detailed technical review of the application. In such a case, the Reviewer will contact you and/or your identified Project Technical Information Contact at that time.

Also, please note that a duplicate copy of the application and all supporting information should have been sent to the local District Office of the Ministry. If this has not been done, please do so as soon as possible including the missing information/documentation identified above.

Should you have any questions related to your application, please contact me at the above phone number.

Sincerely,

Miten Shah
Application Assessment Officer

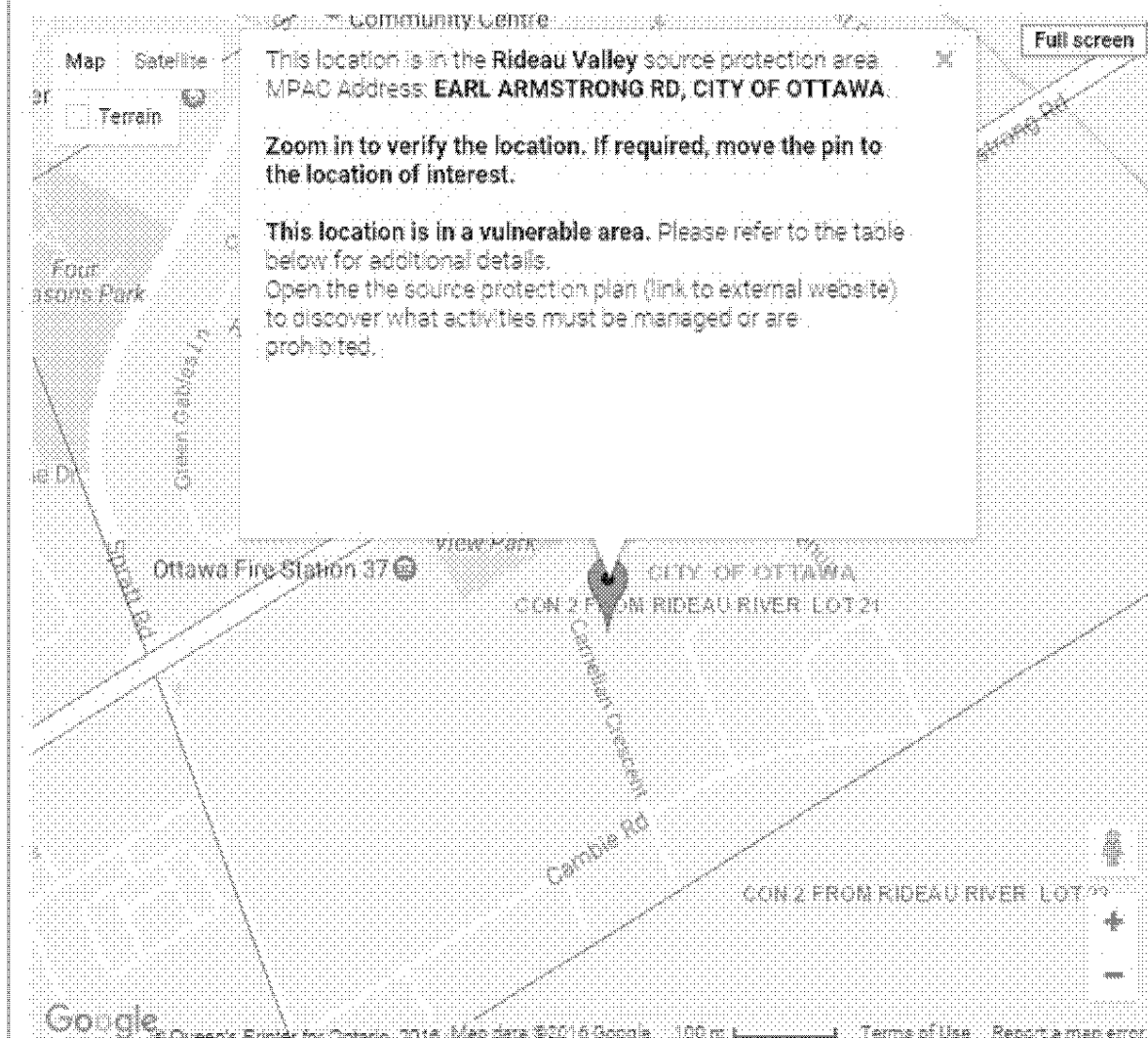
c: District Manager, MOECC Ottawa
Lucie Dalrymple, P.Eng., J.L. Richards & Associates Limited (ldalrymple@jlrichards.ca)

COMMENT / MEMORANDUM TO FILE

Document Author:	Miten Shah
Created On:	2016/12/21
C of A:	M&P Sewage CofA
Client:	Riverside South Development Corp.
Project Description:	
Reference Number:	6686-AGCJP3
Subject:	Source Protection: Screened Out

Notes:

This application has been screened using the Source Protection Information and Policy Search Tool and it was determined that the activity is not considered a significant drinking water threat and no source protection policies apply.



Search Results

Location Information

Latitude: 45.272425 Longitude: -75.684246
UTM Zone: 18 Easting: 446327 Northing: 5013442
Upper Tier Municipality Name: N/A
Single and/or Lower Tier Municipality Name: CITY OF OTTAWA
Township, Concession and Lot: GLOUCESTER CON 2 FROM RIDEAU RIVER, LOT 21
Assessment Roll Number: 06146000252350000000
MPAC Street Address: EARL ARMSTRONG RD, CITY OF OTTAWA

Source Water Protection Details for Location

Source Protection Area: Rideau Valley
Intake Protection Zone: No
Wellhead Protection Area: No
WHPA E (GUDI): No
Issue Contributing Area: No
Significant Groundwater Recharge Area: No
Highly Vulnerable Aquifer: Yes: score is 6
Event Based Area: No
To see if any land activities are restricted, check the policies in the source protection plan (links to external web page).
Information is current as of: 09-08-2016

**Document Links and
Comments:**

Insert Comments Here

Attachment Names:

Application for Certificate of Approval of Municipal and Private Sewage Works

Approved

Client Information	Instrument Information/Tracking	EBR Requirements	FA Document
Site Information	Supporting Information Checklist	EBR Tracking	Approved Certificate
Project Technical Info Contact	Application Fees	EAA Requirements	Related Documents
Project Information	Fees Tracking	Signatures	

APPLICATION SUMMARY

Work Unit: Application Assessment Unit

Status	Approved	Assigned					
IDS Reference #	6616-A79RGP	File #	0866				
C of A #	0965-A7HJ9E						
Application Type	New Certificate of Approval						
Client Name	Riverside South Development Corp.	Client #	8501-6MWRSN				
Client Aliases							
Site Name	Riverside South Phase 6	Site #	0219-A79RE8				
NAICS Code	-						
Project Name	ToR - Storm and Sanitary Sewers on Riverside South Phase 6						
Technical Reviewer	Shehani Serasinghe						
Assigned	2016/02/26						
Last Action	Approved	By	Gregory Zimmer				
<table border="1"> <tr> <td>Document Links and Comments:</td><td>Insert Comments Here</td></tr> <tr> <td>Attachment Names:</td><td></td></tr> </table>				Document Links and Comments:	Insert Comments Here	Attachment Names:	
Document Links and Comments:	Insert Comments Here						
Attachment Names:							
Information Requests	Please click button--->	Initiated by	Client				
Supplementary Reviews	Please click button--->						
Age	25 days						



From: [Elliott, Gord](#)
To: [Serasinghe, Shehani \(MOECC\)](#)
Cc: [ldalrymple@jrichards.ca](#); [Curtiss Scarlett](#); "Mary Jarvis"
Subject: RE: Riverside South Development Corporation
Date: March 7, 2016 10:58:12 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)

Good morning Shehani,

The proposed works are shown in the set of engineering plans submitted with the ECA application(see Drawing# G3) & involves intercepting an existing ditch described as Tributary # 14 (undeveloped land) to a new proposed DICB .

The "drainage works" could be described as *a 5.0 metre wide ditch (swale) approximately 290 metres in length from Limebank Road to Ceremonial Road, over part of Part 1, Plan 4R-10009.*

Please do not hesitate to contact me if you have any additional questions,
Thank you,

Gordon Elliott, C.E.T.

Project Manager, Infrastructure Approvals
Development Review - Suburban Services - East Unit
Gestionnaire de projet, Approbation des demandes d'infrastructure
Examen des demandes d'aménagement (Services suburbains est)



City of Ottawa | Ville d'Ottawa

613.580.2424 ext./poste 27804
ottawa.ca/planning / ottawa.ca/urbanisme

From: Serasinghe, Shehani (MOECC) [<mailto:Shehani.Serasinghe@ontario.ca>]
Sent: Monday, March 07, 2016 9:27 AM
To: Elliott, Gord
Cc: [ldalrymple@jrichards.ca](#)
Subject: ToR: Riverside South Development Corporation

Good Morning Gord,

I will be drafting the ECA for the above client for the site located at 980 and 1420 Earl Armstrong Road in Ottawa.

The third bullet on your draft certificate is:

“offsite drainage works on Part of Part 1, Plan 4R-10009 (from Limebank Road to Ceremonial Road (Tributary 14- approximately 300 m)”

Could you kindly revise the this sentence to elaborate on the word “drainage works”?

Thank you.

Regards,

Shehani Serasinghe

Application Assessment Officer | Application Assessment Unit
Environmental Approvals Access and Service Integration Branch
135 St. Clair Avenue West, Floor 2| Toronto ON M4V 1P5
☎ (416) 314-8216 | 📠 (416) 314-8452



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ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 0965-A7HJ9E
Issue Date: March 13, 2016

Riverside South Development Corp.
2193 Arch Street
Ottawa, Ontario
K1G 2H5

Site Location: Riverside South Phase 6
Part of 980 and 1420 Earl Armstrong Road
Part of Lot 21, Concession 2 (Rideau Front)
City of Ottawa, Ontario

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:

sanitary and storm sewers and offsite drainage works to be constructed in the City of Ottawa, as follows:

- sanitary sewers on Ceremonial Road ((Collector D, from Station 1 + 074 (north) to Station 1 + 390 (south)), Driftcurrent Avenue ((Collector E) from Station 2 + 239 (north) to Station 2 + 352 (south)), Piccolo Court (from Station 3 + 035 (west) to Station 3 + 198 (east)), and Town Square Boulevard (Rapid Transit Corridor) (from Station 0 + 337 (east) to Station 0 + 624 (west));
- storm sewers on Ceremonial Road ((Collector D) from Station 1 + 074 (north) to Station 1 + 405 (south)), Driftcurrent Avenue ((Collector E) from Station 2 + 053 (north) to Station 2 + 320 (south)), and Piccolo Court (from Station 3 + 032 (west) to Station 3 + 200 (east)); and
- offsite drainage ditch on Part of Part 1, Plan 4R-10009 (from Limebank Road to Ceremonial Road (Tributary 14- approximately 300 m))

all in accordance with the application from Riverside South Development Corp. dated January 14, 2016, including final plans and specifications prepared by J. L. Richards and Associates Ltd., Consulting Engineers.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. 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;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. 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 Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment and
Climate Change
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**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 13th day of March, 2016



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

SS/

c: District Manager, MOECC Ottawa

Lucie Dalrymple, J.L. Richards and Associates Limited

Charles Warnock, P.Eng., City of Ottawa

Linda Carkner, Program Manager, City of Ottawa, Infrastructure Services

M. Rick O'Connor, City Clerk, City of Ottawa (File No. D07-16-10-0002)

Ministry of the Environment and
Climate Change
Operations Division
1st Floor
135 St Clair Ave W
Toronto ON M4V 1P5
Fax: (416) 314-8452
Telephone: (416) 314-8216

Ministère de l'Environnement et de
l'Action en matière de changement
climatique
Division des Opérations
1er étage
135 av St Clair O
Toronto ON M4V 1P5
Télécopieur : (416) 314-8452
Téléphone : (416) 314-8216



February 25, 2016

TOR: LETTER NOT REQUIRED

Dear Madam:

**Re: Application for Approval of Municipal and Private Sewage Works
ToR - Storm and Sanitary Sewers on Riverside South Phase 6
City of Ottawa
Reference Number 6616-A79RGP**

We acknowledge receipt of your application for approval dated January 14, 2016 and received on February 16, 2016 for the following:

Approval Type: Municipal and Private Sewage Works

Project Description: This proposal is for an Environmental Compliance Approval from Riverside South Development Corp. for the installation of Sanitary and Storm Sewers to be constructed on Earl Armstrong Road in the Municipality of Ottawa.

Site Location: Riverside South Phase 6
980 Earl Armstrong Rd Part of and 1420 Earl Armstrong Road
City of Ottawa

The Ministry's reference number for your application is 6616-A79RGP. Please quote this number in any correspondence or enquiries regarding this application.

Please note that your submission has only been screened with respect to the presence of the supporting documentation normally required for this type of application, and did not include any technical analysis of the documentation, and therefore you may still be requested to provide some additional information during our detailed technical review of the application. In such a case, the Reviewer will contact you and/or your identified Project Technical Information Contact at this time.

Also, please note that a duplicate copy of the application and all supporting information should have been sent to the local District Office of the Ministry. If this has not been done, please do so as soon as possible.

Should you have any questions related to your application, please contact me at the above phone number.

Sincerely,

Shehani Serasinghe
Application Assessment Officer

c: District Manager, MOECC Ottawa
Lucie Dalrymple, J.L. Richards and Associates Limited

Application for Certificate of Approval of Municipal and Private Sewage Works

Revoked and Replaced

Client Information
Site Information
Project Technical Info Contact
Project Information

Instrument Information/Tracking
Supporting Information Checklist
Application Fees
Fees Tracking

EBR Requirements
EBR Tracking
EAA Requirements
Signatures

FA Document
Approved Certificate
Related Documents

APPLICATION SUMMARY

Work Unit: Application Verification Unit

Status	Revoked and/or Replaced	Assigned	
IDS Reference #	9367-A58MLZ	File #	1184
C of A #	1233-A63ST8		
Application Type	New Certificate of Approval		
Client Name	Riverside South Development Corp.	Client #	8501-6MWRSN
Client Aliases			
Site Name	980 Earl Armstrong Road	Site #	5194-7YAP3W
NAICS Code	-		
Project Name	ToR - Sanitary and Storm Sewer on Earl Armstrong Road		
Technical Reviewer	Yue Hu		
Assigned	2016/01/11		
Last Action	Revoked and/or Replaced	By	Gregory Zimmer
Document Links and Comments:	Insert Comments Here		
Attachment Names:			
Information Requests	Please click button--->	Initiated by	Client
Supplementary Reviews	Please click button--->		
Age	36 days		





ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 1233-A63ST8
Issue Date: January 19, 2016

Riverside South Development Corp.
2193 Arch Street
Ottawa, Ontario
K1G 2H5

Site Location: Riverside South Phase 8
Part of 980 Earl Armstrong Road
City of Ottawa, Ontario

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:

sanitary and storm sewers to be constructed in the City of Ottawa, as follows:

- sanitary sewers on Cambie Road (from Station 1+040 to Station 1+729), Sarenade Crescent (from Station 2+040 to 2+110 and from Station 5+193 to Station 5+227), Dreamcatcher Place (from Station 3+039 to Station 3+110), Amulet Grove (from Station 5+052 to Station 5+193), Carnelian Crescent (from Station 6+040 to Station 6+744), Taurus Place (from Station 0+040 to Station 0+109), Ralph Hennessy Avenue (from Station 8+070 to Station 8+464), Dolce Place (from Station 11+040 to Station 11+161), Larimar Circle (from Station 12+011 to Station 12+423), Portico Way (from Station 13+046 to Station 13+189), Markdale Terrace (from Station 9+040 to Station 9+890), Guardian Grove (from Station 10+040 to Station 10+160), Tributary Easement (from Station 14+019 to Station 14+124) and Spratt Road (from Station 0+256 to Station 0+400); and
- storm sewers on Cambie Road (from Station 1+040 to Station 1+729), Sarenade Crescent (from Station 2+040 to 2+110 and from Station 5+193 to Station 5+227), Amulet Grove (from Station 5+052 to Station 5+193), Carnelian Crescent (from Station 6+040 to Station 6+744), Taurus Place (from Station 0+040 to Station 0+109), Ralph Hennessy Avenue (from Station 8+070 to Station 8+464), Dolce Place (from Station 11+040 to Station 11+161), Larimar Circle (from Station 12+011 to Station 12+423), Portico Way (from Station 13+079 to Station 13+187), Markdale Terrace (from Station 9+040 to Station 9+890), Guardian Grove (from Station 10+040 to Station 10+160), Tributary Easement (from Station 14+019 to Station 14+124) and Spratt Road (from Station 0+256 to Station 0+400);

all in accordance with the application from Riverside South Development Corp., dated November 25, 2015, including final plans and specifications prepared by J.L. Richards & Associates Limited.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. 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;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. 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 Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment and
Climate Change
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**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 19th day of January, 2016



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

YH/

c: District Manager, MOECC Ottawa District Office

M. Rick O'Connor, Clerk, City of Ottawa

Charles Warnock, P.Eng., City of Ottawa (File No. D07-16-13-0027)

Linda Carkner, Program Manager, Infrastructure Services, City of Ottawa

Lucie Dairymple, P.Eng., J.L. Richards & Associates Limited

Ministry of the Environment and
Climate Change
Operations Division
1st Floor
135 St Clair Ave W
Toronto ON M4V 1P5
Fax: (416) 314-8452
Telephone: (416) 212-3680

Ministère de l'Environnement et de
l'Action en matière de changement
climatique
Division des Opérations
1er étage
135 av St Clair O
Toronto ON M4V 1P5
Télécopieur : (416) 314-8452
Téléphone : (416) 212-3680



January 7, 2016

ToR – Letter not Required.

Dear Sir/Madam:

**Re: Application for Approval of Municipal and Private Sewage Works
ToR - Sanitary and Storm Sewer on Earl Armstrong Road
City of Ottawa
Reference Number 9367-A58MLZ**

We acknowledge receipt of your application for approval dated November 25, 2015 and received on December 11, 2015 for the following:

Approval Type: Municipal and Private Sewage Works

Project Description: The proposal is for a new Environmental Compliance Approval from Riverside South Development Corp. for the installation of Sanitary and Storm Sewers to be constructed on Cambie Road, Sarenade Crescent, Dreamcatcher Place, Amulet Grove, Carnelian Crescent, Taurus Place, Ralph Hennessy Avenue, Dolce Place, Larimar Circle, Portico Way, Markdale Terrace, Guardian Grove, Tributary Easement and Spratt Road in the City of Ottawa.

Site Location: 980 Earl Armstrong Road
Part of Lot 21, Concession 1
City of Ottawa

The Ministry's reference number for your application is 9367-A58MLZ. Please quote this number in any correspondence or enquiries regarding this application.

We have screened your submission for completeness and find that the following additional information/documentation is necessary for us to process your application:

1. ToR checklist
2. Final Plans stamped, signed and dated by P.Eng.

Please be advised that should we not receive the above information/documentation or a response with explanations within two weeks of the date of this letter, we will consider your application withdrawn, and close your file accordingly.

Please note that your submission has only been screened with respect to the presence of the supporting documentation normally required for this type of application, and did not include any technical analysis of the documentation, and therefore you may still be requested to provide some additional information during our detailed technical review of the application. In such a case, the Reviewer will contact you and/or your identified Project Technical Information Contact at that time.

Also, please note that a duplicate copy of the application and all supporting information should have been sent to the local District Office of the Ministry. If this has not been done, please do so as soon as possible including the missing information/documentation identified above.

Should you have any questions related to your application, please contact me at the above phone number.

Sincerely,

Yue Hu
Environmental Assistant

c: District Manager, MOECC Ottawa District Office
Lucie Dalrymple, P.Eng., J.L. Richards & Associates Limited

Application for Certificate of Approval of Municipal and Private Sewage Works

Approved

Client Information	Instrument Information/Tracking	EBR Requirements	FA Document
Site Information	Supporting Information Checklist	EBR Tracking	Approved Certificate
Project Technical Info Contact	Application Fees	EAA Requirements	Related Documents
Project Information	Fees Tracking	Signatures	

APPLICATION SUMMARY

Work Unit: Application Evaluation Section

Status	Approved	Assigned	
IDS Reference #	1505-APTQBG	File #	1019
C of A #	4644-AQBJRW		
Application Type	New Certificate of Approval		
Client Name	Urbandale Corporation	Client #	2486-APESKH
Client Aliases			
Site Name	Riverside South Phase 13	Site #	1370-APKLCV
NAICS Code	23711 - Water and Sewer Line and Related Structures Construction		
Project Name	ToR - SWM Dry Pond servicing Riverside South Phase 13 Subdivision		
Technical Reviewer	Miten Shah		
Assigned	2017/08/17		
Last Action	Approved	By	Christina Labarge
Document Links and Comments:	Insert Comments Here		
Attachment Names:			
Information Requests	Please click button--->	Initiated by	Client
Supplementary Reviews	Please click button--->		
Overall Ministry Turnaround Time	14	Age [Calendar Days]	21

[Business Days]

Approvals-only Turnaround Time [Business Days]	14
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Ministry of the Environment and
Climate Change
Operations Division
1st Floor
135 St Clair Ave W
Toronto ON M4V 1P5
Fax: (416) 314-8452
Telephone: (416) 212-3679

Ministère de l'Environnement et de
l'Action en matière de changement
climatique
Division des Opérations
1er étage
135 av St Clair O
Toronto ON M4V 1P5
Télécopieur : (416) 314-8452
Téléphone : (416) 212-3679



August 16, 2017

---- DO NOT SEND ---- Transfer of Review (ToR)

Marcel Denomme, Director - Planning and Land Development
Urbandale Corporation
2192 Arch St
Ottawa, Ontario
K1G 2H5

Dear Sir/Madam:

**Re: Application for Approval of Municipal and Private Sewage Works
ToR - SWM Dry Pond servicing Riverside South Phase 13 Subdivision
Ottawa City
Reference Number 1505-APTQBG**

We acknowledge receipt of your application for approval dated May 25, 2017 and received on July 31, 2017 for the following:

Approval Type: Municipal and Private Sewage Works

Project Description: This proposal is for a new Environmental Compliance Approval for Urbandale Corporation, for the establishment of stormwater management Works to service Riverdale South Phase 13 development, located at 4623, 4721 Spratt and 980 Earl Armstrong in the City of Ottawa, Ontario.

Site Location: Riverside South Phase 13
4623 and 4721 Spratt Road, 980 Earl Armstrong Road
Lot Part of Lots 21, 22, and 23, Concession 1
City of Ottawa, Ontario

The Ministry's reference number for your application is 1505-APTQBG. Please quote this number in any correspondence or enquiries regarding this application.

Please note that your submission has only been screened with respect to the presence of the supporting documentation normally required for this type of application, and did not include any technical analysis of the documentation, and therefore you may still be requested to provide some additional information during our detailed technical review of the application. In such a case, the Reviewer will contact you and/or your identified Project Technical Information Contact at this time.

Also, please note that a duplicate copy of the application and all supporting information should have been sent to the local District Office of the Ministry. If this has not been done, please do so as soon as possible.

Should you have any questions related to your application, please contact me at the above phone number.

Sincerely,

Miten Shah
Application Assessment Officer

c: District Manager, MOECC Ottawa
Karin Smadella, P.Eng., Stantec Consulting Ltd.

From: [Smadella, Karin](#)
To: [Shah, Miten \(MOECC\)](#); [Sevigny, John](#)
Cc: [Warnock, Charles](#); [Moroz, Peter](#)
Subject: RE: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation
Date: August 22, 2017 9:46:44 AM

Thanks Miten,

We recommend that the expiry date for the Approval of Interim Works be set at **AUGUST 30, 2029**.

Thank you,

Karin

From: Shah, Miten (MOECC) [<mailto:Miten.Shah@ontario.ca>]
Sent: Tuesday, August 22, 2017 9:39 AM
To: Smadella, Karin <Karin.Smadella@stantec.com>; Sevigny, John <John.Sevigny@ottawa.ca>
Cc: Warnock, Charles <Charles.Warnock@ottawa.ca>; Moroz, Peter <peter.moroz@stantec.com>
Subject: RE: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

Good Morning,

Specific date is usually required for "Interim Works" which can be extended through an amendment of ECA application considering "Minor Amendment (if there is no other changes to currently approved Works)" for change of expiry date.

Thanks
Miten

From: Smadella, Karin [<mailto:Karin.Smadella@stantec.com>]
Sent: August-21-17 1:42 PM
To: Sevigny, John; Shah, Miten (MOECC)
Cc: Warnock, Charles; Moroz, Peter
Subject: RE: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

Good Afternoon Miten,

The City originally suggested that the ECA for the interim works will expire after 5 years. However, the interim works shall remain in place until lands outside of this plan of subdivision develop. The timing of these works is unknown at this time but development is expected to be more than 5 years from now and could be up to 15 years down the road. For this reason, the wording that was provided in the draft ECA forwarded by the City of Ottawa allowed some flexibility.

If a specific date must be included in the ECA, can you please advise of the process required to extend the approval of the interim works?

I have no other comments on the draft ECA.

Thank you,

Karin

Karin Smadella, P.Eng.

Project Manager, Community Development
Stantec
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4
Phone: (613) 724-4371
Fax: (613) 722-2799
Karin.Smadella@stantec.com

From: Sevigny, John [<mailto:John.Sevigny@ottawa.ca>]
Sent: Friday, August 18, 2017 11:11 AM
To: 'Shah, Miten (MOECC)' <Miten.Shah@ontario.ca>
Cc: Warnock, Charles <Charles.Warnock@ottawa.ca>; Smadella, Karin <Karin.Smadella@stantec.com>; Moroz, Peter <peter.moroz@stantec.com>
Subject: RE: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

Hi Miten.

Please find attached the MOE Certificate of Approval for Pond 1. Also, the City is the owner of the pond and provides clearance for the proposed works.

Sincerely,

***** Absence alert: Please note that I will be out of the office as of August 28th, 2017 and will be returning to the office on September 5th, 2017*****

John Sevigny, C.E.T.

Project Manager, Infrastructure Approvals
Development Review, Suburban Services | *Examen des projets d'aménagement, Services suburbains*
Planning, Infrastructure and Economic Development Department | Services de la planification, de l'infrastructure et du développement économique
City of Ottawa | Ville d'Ottawa
110 Laurier Avenue West, Ottawa, ON | 110, avenue Laurier Ouest, Ottawa (Ontario) K1P 1J1
613.580.2424 ext./poste **14388**, fax/téléc: 613-580-2576, john.sevigny@ottawa.ca

From: Shah, Miten (MOECC) [<mailto:Miten.Shah@ontario.ca>]
Sent: Friday, August 18, 2017 9:51 AM
To: Sevigny, John <John.Sevigny@ottawa.ca>
Cc: Warnock, Charles <Charles.Warnock@ottawa.ca>; Smadella, Karin <Karin.Smadella@stantec.com>; Moroz, Peter <peter.moroz@stantec.com>
Subject: RE: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

Good Morning John,

Thanks for quick response. Can you please clarify/provide following:

1. Provide copy of the ECA # 3-0263-96-0006.
2. Name of the ECA owner for Pond 1. If different from Urbandale Corporation, provide

clearance letter from current owner of Pond # 1.

Please contact me if you have any questions.

Thanks,

Miten Shah
Application Assessment Officer

Environmental Approvals Access & Service Integration Branch,
Ministry of the Environment and Climate Change
135 St. Clair Ave. W., 2nd Floor,
Toronto, ON, Canada, M4V 1P5
Tel: (416) 212-3679 | Fax: (416) 314-8452

From: Sevigny, John [<mailto:John.Sevigny@ottawa.ca>]
Sent: August-17-17 3:05 PM
To: Shah, Miten (MOECC)
Cc: Warnock, Charles; Smadella, Karin; Moroz, Peter
Subject: RE: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

Hi Miten,
Please see below in RED. The City does not have any comments on the draft ECA.
On behalf of the owner of the works, Peter Moroz or Karin Smadella will confirm if they have comments.

NOTE: Karin Smadella is away until August 21st.

Sincerely,

John Sevigny, C.E.T.
Project Manager, Infrastructure Approvals
Development Review, Suburban Services | *Examen des projets d'aménagement, Services suburbains*
Planning, Infrastructure and Economic Development Department | *Services de la planification, de l'infrastructure et du développement économique*
City of Ottawa | Ville d'Ottawa
110 Laurier Avenue West. Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1
613.580.2424 ext./poste **14388**, fax/téléc:613-580-2576, john.sevigny@ottawa.ca

From: Shah, Miten (MOECC) [<mailto:Miten.Shah@ontario.ca>]
Sent: Thursday, August 17, 2017 2:29 PM
To: Warnock, Charles <Charles.Warnock@ottawa.ca>; Sevigny, John <John.Sevigny@ottawa.ca>; Smadella, Karin <Karin.Smadella@stantec.com>
Subject: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

Good Afternoon,

I have attached **draft ECA** for the Transfer of Review (ToR) application, for Urbandale Corporation, having above mentioned reference.

Please provide following:

1. Condition - 2.3 requires to include "**DATE**" as per standard condition mentioned in Schedule "D" of the agreement.

AUGUST 30, 2022

2. Provide existing ECA number for downstream Pond # 1, which is to be used for stormwater quality control.

SEWAGE #3-0263-96-0006

Please review this draft and respond with any additional comments you may have. However, this draft has not been reviewed by my supervisor yet and there may be some changes in later stage.

Try to provide your response as soon as possible or by **August 21, 2017**, to continue review of this application.

Should you have any questions, please contact me.

Thank you.

Miten Shah
Application Assessment Officer

Environmental Approvals Access & Service Integration Branch,
Ministry of the Environment and Climate Change
135 St. Clair Ave. W., 2nd Floor,
Toronto, ON, Canada, M4V 1P5
Tel: (416) 212-3679 | Fax: (416) 314-8452

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From: Warnock, Charles
To: Shah, Miten (MOECC)
Cc: Sevigny, John; Smadella, Karin
Subject: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation
Date: August 17, 2017 4:01:43 PM

Hi Miten, could you please copy Cody Oram at the end of the ECA:

Cody Oram, P.Eng., Senior Engineer, Development Review, City of Ottawa

Thanks.

Charles

From: Shah, Miten (MOECC) [mailto:Miten.Shah@ontario.ca]
Sent: August 17, 2017 2:29 PM
To: Warnock, Charles <Charles.Warnock@ottawa.ca>; Sevigny, John <John.Sevigny@ottawa.ca>; Smadella, Karin <Karin.Smadella@stantec.com>
Subject: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

Good Afternoon,

I have attached **draft ECA** for the Transfer of Review (ToR) application, for Urbandale Corporation, having above mentioned reference.

Please provide following:

1. Condition - 2.3 requires to include **"DATE"** as per standard condition mentioned in Schedule "D" of the agreement.
2. Provide existing ECA number for downstream Pond # 1, which is to be used for stormwater quality control.

Please review this draft and respond with any additional comments you may have. However, this draft has not been reviewed by my supervisor yet and there may be some changes in later stage.

Try to provide your response as soon as possible or by **August 21, 2017**, to continue review of this application.

Should you have any questions, please contact me.

Thank you.

Miten Shah
Application Assessment Officer

Environmental Approvals Access & Service Integration Branch,
Ministry of the Environment and Climate Change
135 St. Clair Ave. W., 2nd Floor,
Toronto, ON, Canada, M4V 1P5
Tel: (416) 212-3679 | Fax: (416) 314-8452

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From: [Sevigny, John](#)
To: [Shah, Miten \(MOECC\)](#)
Cc: [Warnock, Charles](#); [Smadella, Karin](#); [Moroz, Peter](#)
Subject: RE: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation
Date: August 17, 2017 3:04:56 PM

Hi Miten,

Please see below in RED. The City does not have any comments on the draft ECA. On behalf of the owner of the works, Peter Moroz or Karin Smadella will confirm if they have comments.

NOTE: Karin Smadella is away until August 21st.

Sincerely,

John Sevigny, C.E.T.

Project Manager, Infrastructure Approvals

Development Review, Suburban Services | *Examen des projets d'aménagement, Services suburbains*

Planning, Infrastructure and Economic Development Department | Services de la planification, de l'infrastructure et du développement économique

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West, Ottawa, ON | 110, avenue, Laurier Ouest, Ottawa (Ontario) K1P 1J1

613.580.2424 ext./poste **14388**, fax/télec:613-580-2576, john.sevigny@ottawa.ca

From: Shah, Miten (MOECC) [<mailto:Miten.Shah@ontario.ca>]

Sent: Thursday, August 17, 2017 2:29 PM

To: Warnock, Charles <Charles.Warnock@ottawa.ca>; Sevigny, John <John.Sevigny@ottawa.ca>; Smadella, Karin <Karin.Smadella@stantec.com>

Subject: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

Good Afternoon,

I have attached **draft ECA** for the Transfer of Review (ToR) application, for Urbandale Corporation, having above mentioned reference.

Please provide following:

1. Condition - 2.3 requires to include "**DATE**" as per standard condition mentioned in Schedule "D" of the agreement.

AUGUST 30, 2022

2. Provide existing ECA number for downstream Pond # 1, which is to be used for stormwater quality control.

SEWAGE #3-0263-96-0006

Please review this draft and respond with any additional comments you may have. However, this draft has not been reviewed by my supervisor yet and there may be some changes in later stage.

Try to provide your response as soon as possible or by **August 21, 2017**, to continue review of this application.

Should you have any questions, please contact me.

Thank you.

Miten Shah
Application Assessment Officer

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Tel: (416) 212-3679 | Fax: (416) 314-8452

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From: [Sevigny, John](#)
To: [Shah, Miten \(MOECC\)](#)
Cc: [Warnock, Charles](#); [Smadella, Karin](#); [Moroz, Peter](#)
Subject: RE: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation
Date: August 18, 2017 11:11:38 AM
Attachments: [SWF-1703 - 3-0263-96-006.pdf](#)

Hi Miten.

Please find attached the MOE Certificate of Approval for Pond 1. Also, the City is the owner of the pond and provides clearance for the proposed works.

Sincerely,

***** Absence alert: Please note that I will be out of the office as of August 28th, 2017 and will be returning to the office on September 5th, 2017*****

John Sevigny, C.E.T.

Project Manager, Infrastructure Approvals

Development Review, Suburban Services | *Examen des projets d'aménagement, Services suburbains*

Planning, Infrastructure and Economic Development Department | Services de la planification, de l'infrastructure et du développement économique

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West, Ottawa, ON | 110, avenue, Laurier Ouest, Ottawa (Ontario) K1P 1J1

613.580.2424 ext./poste **14388**, fax/téléc: 613-580-2576, john.sevigny@ottawa.ca

From: Shah, Miten (MOECC) [<mailto:Miten.Shah@ontario.ca>]

Sent: Friday, August 18, 2017 9:51 AM

To: Sevigny, John <John.Sevigny@ottawa.ca>

Cc: Warnock, Charles <Charles.Warnock@ottawa.ca>; Smadella, Karin <Karin.Smadella@stantec.com>; Moroz, Peter <peter.moroz@stantec.com>

Subject: RE: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

Good Morning John,

Thanks for quick response. Can you please clarify/provide following:

1. Provide copy of the ECA # 3-0263-96-0006.
2. Name of the ECA owner for Pond 1. If different from Urbandale Corporation, provide clearance letter from current owner of Pond # 1.

Please contact me if you have any questions.

Thanks,

Miten Shah

Application Assessment Officer

Environmental Approvals Access & Service Integration Branch,

Ministry of the Environment and Climate Change
135 St. Clair Ave. W., 2nd Floor,
Toronto, ON, Canada, M4V 1P5
Tel: (416) 212-3679 | Fax: (416) 314-8452

From: Sevigny, John [<mailto:John.Sevigny@ottawa.ca>]
Sent: August-17-17 3:05 PM
To: Shah, Miten (MOECC)
Cc: Warnock, Charles; Smadella, Karin; Moroz, Peter
Subject: RE: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

Hi Miten,
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On behalf of the owner of the works, Peter Moroz or Karin Smadella will confirm if they have comments.

NOTE: Karin Smadella is away until August 21st.

Sincerely,

John Sevigny, C.E.T.
Project Manager, Infrastructure Approvals
Development Review, Suburban Services | *Examen des projets d'aménagement, Services suburbains*
Planning, Infrastructure and Economic Development Department | Services de la planification, de l'infrastructure et du développement économique
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From: Shah, Miten (MOECC) [<mailto:Miten.Shah@ontario.ca>]
Sent: Thursday, August 17, 2017 2:29 PM
To: Warnock, Charles <Charles.Warnock@ottawa.ca>; Sevigny, John <John.Sevigny@ottawa.ca>; Smadella, Karin <Karin.Smadella@stantec.com>
Subject: Draft ECA for ToR Ref # 1505-APTQBG - Urbandale Corporation

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AUGUST 30, 2022

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SEWAGE #3-0263-96-0006

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Should you have any questions, please contact me.

Thank you.

Miten Shah
Application Assessment Officer

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RIVERSIDE SOUTH POND-1

Gloucester SUC Pond #1

Operating Authority: City of Gloucester
 Location: On Mosquito Creek, East of River Road and south of Ottawa airport, Gloucester

C of A No.: 3-0263-96-006

Conditions:

- Sampling
 - each of the three facility inlets, facility outlet, low flow outlet
 - volume proportional composite samples except low flow outlet (weekly grab)
 - SS, e-coli & TP
- Reporting
 - annual performance submitted to DO by Dec. 31
 - all anticipated bypasses ten days prior and unanticipated bypasses forthwith
- O & M
 - contingency plan and notification procedures, as constructed drawings
 - batch mode with automatic discharge
- Effluent Criteria
 - none

Drainage Area: 680 ha

Design & Operation

The facility consists of three cells in series (1, 3 & 5), two sediment forebays (2 & 4) an outlet control structure and a low flow outlet. The facility was designed to operate as a wet pond with batch treatment of up to a one in 100 year storm event. The total active storage capacity is 199,625 m³ with a permanent pool volume of 43,350 m³.

Runoff from the drainage area enters the facility through one of the three inlet pipes in the sediment forebays and cell #1. Water entering sediment forebay #2 is retained by an impoundment structure then discharges into the east side of the lower half of cell #1. Water entering sediment forebay #4 discharges is also retained by an impoundment structure then discharges into the east side of cell #5 at approximately the midpoint. Water entering cell #1 flows into cell #3 which, in turn, flows into cell #5. Water is discharged from the facility through the outlet control structure. This structure consists of a flap gate designed to maintain a constant discharge rate for the future construction and operation of a UV treatment unit. As the water in cell #5 rises the flap gate closes to maintain the constant discharge rate. A perforated pipe is also located at the outlet structure and allows a constant low flow to discharge from the facility to maintain the a flow in the receiving water course. All water is discharged into the downstream reach of Mosquito which discharges into the Rideau River.



Ministry of
Environment
and Energy

Ministère de
l'Environnement
et de l'Énergie

CERTIFICATE OF APPROVAL

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Corporation of the City of Gloucester
P.P. Box 8333, 1400 Blair Place
Gloucester Ontario
K1G 3V5

You have applied in accordance with Section 53 of the Ontario Water Resources Act for approval of:

stormwater management facilities, storm sewers and appurtenances to service the South Urban Community on west part of Lots 17, 18 and 19, Gloucester Concession Rideau Front 1, in the City of Gloucester as follows:

Detention Pond

stormwater detention pond consisting of five (5) cells (namely Cell Nos. 1, 3, 5 and forebays Nos. 2 and 4) located on the east side and parallel to River Road, with permanent pool storage volume of approximately 43,350 m³ and total active storage volume of approximately 199,625 m³, to collect and attenuate post development stormwater runoff from a one in 100 year design storm over a total drainage area of approximately 680 ha (510 ha urban and 170 ha rural) via three (3) inlets (one located at southern end of Cell No.1 and the other two inlets located on eastern side of forebay Cells No. 2 and 4) and to discharge to the River Road tributary which leads to the Mosquito Creek at 380 L/s via an outlet control structure as follows:

Cell No.1

approximately 420 m long pond located on the eastern side of River Road with a permanent pool volume of 13,150 m³, sub-divided into two cells (namely forebay No.1 and cell No.1) by a gabion basket flow diffuser, complete with an inlet structure, a flow control/monitoring shed, one draw down/low flow channel and an outlet (impoundment) structure;

the inlet structure consisting of a 1,200 mm diameter manhole located on a 12.5 m of 3000 mm diameter inlet concrete sewer, together with wing walls with aluminum gratings and a draw down/low flow channel connecting the outlet structure;

the outlet impoundment structure located between Cells No. 1 and No.3, consisting of a 20.5 m wide sharp crested weir with four (4) 300 mm diameter orifices, retaining walls and a pedestrian bridge above and across the retaining walls and complete with one draw down manhole having dimensions 1200 mm x 1200 mm fitted with a 457 mm diameter sluice gate, one 20 m of 450 mm diameter inlet sewer from Cell No 1 and one 20 m of 450 mm diameter outlet sewer discharging to Cell No. 3.

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Forebay Cell No.2

the Sediment Forebay approximately 2,000 m² area, having a permanent storage of approximately 1,950 m³, located north of Cell No. 1 and east of Cell No. 3 to collect run off generated from an area east of cell No. 2 via an inlet structure and discharging to Cell No. 3 via an outlet structure;

the outlet structure located between Cells No. 2 and 3, having dimensions 3.55 m x 4.7 m, equipped with a sharp crested weir 7.5 m long, one 300 mm sluice gate, 16 m of 2130 mm x 1400 mm outlet sewer and a 20 m x 5 m spill way at 84.5 m elevation.

Cell No. 3

approximately 300 m long pond located on the eastern side of River Road and north of Cell No. 1 with a permanent pool volume of 14,750 m³, receiving water from Cell No. 1 and forebay cell No. 2, complete with a flow control/monitoring structure, one drawdown / low flow channel and an outlet (impoundment) structure discharging to Cell No. 5;

the outlet impoundment structure located between Cells No. 3 and No.5, consisting of a 20 m wide sharp crested weir at 83.1 m elevation with four (4) 300 mm diameter orifice, one drawdown manhole having dimensions 1220 mm x 1220 mm fitted with a 457 mm diameter sluice gate, one 450 mm diameter inlet sewer from Cell No 3 and one 450 mm diameter outlet sewer discharging to Cell No. 5.

Forebay Cell No.4

the Sediment Forebay approximately 1,500 m² area, having a permanent storage of approximately 1,400 m³, located north of Cell No. 3 and east of Cell No. 5 to collect run off generated from an area east of Cell No. 4 via an inlet structure and discharging to Cell No. 5 via an outlet structure;

the outlet structure located between Cells No. 4 and 5, having dimensions 2.6 m x 3.7 m, equipped with an a sharp crested weir 5 m long, one 300 mm sluice gate, 23.5 m of 1,600 mm outlet sewer and a 20 m x 5 m spill way at 84.5 m elevation.

Cell No. 5

approximately 300 m long pond located on the eastern side of River Road and north of Cell No. 3 with a permanent pool volume of 12,100 m³, receiving water from Cell No. 3 and forebay Cell No. 4, complete with a flow control/monitoring structure, one drawdown/low flow channel, an outlet control structure and an impoundment structure discharging to the River Road tributary;

the outlet control structure having overall dimensions 6 m x 3 m x 6m high, consisting of two compartments, equipped with one (1) 3048 mm x 3962 mm overshoot gate, one (1) automated 760 mm x 760 mm sluice gate, one (1) manual draw down gate 510 mm diameter, one (1) manual base flow control/shut off gate, 900 mm diameter outlet pipe, one 200 mm diameter base flow pipe complete with two perforated riser pipes embedded inside layers of coarse sand, filter media sand and clear stone and one 200 mm diameter pipe to stilling well;

the outlet impoundment structure located at the northern end of Cell No.5, consisting of a 7 m wide spillway and a stilling basin;

including temporary and permanent erosion and sediment control facilities, provision for a future disinfection facility, pedestrian bridge, pathways, maintenance access roads, concrete head walls, rip raps and associated appurtenances.

Storm Sewers

Installation of approximately 12.5 m of inlet storm sewers into Cell No.1 and approximately 45 m of 900 mm diameter outlet sewer,

Sampling Stations

Influent Flow Monitoring

three (3) permanent sampling stations, one located on the eastern side of Cell No. 1 inlet structure and the other two located near inlets to forebay Cells No. 2 and 4, equipped with a flow measurement monitoring system, a refrigerated sampling (discrete and composite) system, electrical and mechanical control systems and associated appurtenances;

Effluent Flow Monitoring

one (1) sampling station located on the western side of Cell No.5 outlet control structure, equipped with a flow measurement monitoring system, a refrigerated sampling (discrete and composite) system, electrical and mechanical control systems and associated appurtenances;

all in accordance with the supporting information described in Schedule "A" of this certificate.

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

TERMS AND CONDITIONS

1. For the purpose of this Certificate of Approval:

- a) "Ministry" means the Ontario Ministry of Environment and Energy;
- b) "Director" means any Ministry employee within the Ministry appointed by the Minister pursuant to section 5 of the Ontario Water Resources Act as a Director;

- c) "Regional Director" means the Regional Director of the Eastern Region of the Ministry;
- d) "District Manager" means the District Manager of the Ottawa District Office of the Ministry's Eastern Region;
- e) "Owner" and "operating authority" means the City of Gloucester and includes its successors and assignees;
- f) "facility" means the stormwater treatment facility described in the Owner's application, this certificate and in the supporting documentation referred to herein, to the extent approved by the Director;
- g) "Certificate" means this Certificate of Approval issued under Section 53 of the Ontario Water Resources Act;
- i) "m/L" means milligrams per litre;
- j) "m³/s" means cubic metres per second;
- k) "m³" means cubic metres;
- l) "ml" means millilitre;
- m) "mm" means millimetre;
- n) "e-coli" means escherichia coli;
- o) "SS" means suspended solids;
- p) "L/s" means Litres per second;
- q) "daily volume proportional composite sample" means a sample composed of a number of discrete equal volume samples collected on a fixed flow volume basis during a 24 hour period;
- r) "swimming season" means the period between May 15 and September 15 of any calendar year;
- s) "seasonal average concentration" means the volumetric average concentration of a water quality parameter for a swimming season as calculated by the following equation:

$$C_{avg} = \frac{(C_1 \times V_1) + (C_2 \times V_2) + \dots + (C_n \times V_n)}{(V_1 + V_2 + \dots + V_n)}$$

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where:

C_{avg} is the seasonal average concentration expressed in m/L for SS;
 C_n is the daily effluent or influent concentration measured in m/L for SS;
 V_n is the storm event volume recorded in m³ during a treatment period;
 n is the total number of effluent or influent composite samples taken during the swimming season;

- t) "base flow" is the flow rate into the facility during dry weather periods;
- u) "Storm Event" means the period of time during which the influent flow (as recorded by an inlet flow meter) is greater than the base flow;
- u) "Treatment Event" means the period of time during which the water level at the outlet of the facility is higher than 81.46 m.

2. The requirements of this certificate are imposed pursuant to section 53 of the Ontario Water Resources Act. The issuance of this certificate in no way abrogates the Owner's legal obligations to take all reasonable steps to avoid violating other applicable provisions of this legislation and other legislation and regulations.
3.
 - a) The approval granted by this certificate permits the Owner to proceed with the proposed establishment of the facility subject to the conditions imposed herein, and is based upon a review of the proposed facility in the context of its effect on the environment, its process performance and principles of sanitary engineering.
 - b) The review did not include a consideration of the structural components of the facility except to the extent necessary to review the facility as set out in Subsection (a).
4.
 - a) The requirements of this Certificate are severable. If any requirement of this Certificate or the application of any requirement of this Certificate to any circumstance is held invalid, the application of such requirement to other circumstances and the remainder of this Certificate shall not be affected thereby.
 - b) Should there be discrepancies between the documents listed in Schedule "A" and the terms and conditions of this Certificate, the terms and conditions shall take precedence.
5. The Owner must ensure compliance with all the terms and conditions of this Certificate. Non-compliance constitutes a violation of the Ontario Water Resources Act and is grounds for enforcement.

6. Upon the request of the Director, the Regional Director or the District Manager, the Owner shall furnish any information concerning compliance with this Certificate including any records required to be kept by this Certificate.
7. The Owner shall notify the District Manager in writing of any of the following changes within thirty (30) days of the change occurring:
 - a) change of Owner or Operator or both,
 - b) change of address of address of new Owner.
8. The Owner shall take all reasonable steps to minimize any adverse impact on surface or ground waters resulting from non-compliance with the effluent requirements specified in this Certificate including, but not limited to, such additional monitoring that may be necessary to determine the nature of the impact of the discharge in non-compliance.

Operation and Maintenance Conditions

9. In order to assure continuous compliance with all conditions of this Certificate, the Owner shall ensure compliance with the following conditions:
 - a) At all times, the Owner shall ensure that the facility and all additional equipment and appurtenances installed or used to achieve compliance with the terms and conditions of this Certificate are properly operated and maintained. Proper operation and maintenance includes effective performance, adequate funding, adequate operator staffing and training and adequate laboratory and process controls.
 - b) The Owner shall ensure that contingency plans and procedures are established and adequate equipment and material are available for dealing with emergency and upset conditions and equipment breakdowns at the facility, flooding, overflows of raw and partly treated stormwater and spills of sludge or chemicals into or out of the facility in order to prevent or minimize any unacceptable liquid discharges and gas and odour emissions into the natural environment.
 - c) The Owner shall establish notification procedures to be used to contact the Regional Director, and other authorities that may be concerned, in case of an emergency situation.
 - d) The Owner shall:
 - i) prepare and make available for inspection by Ministry employees upon request, a complete set of drawings within one year of substantial completion of the works which drawings shall show the works as constructed at that time;

- ii) keep a complete set of the constructed drawings, incorporating any amendments made from time to time, at the administrative buildings of the works as long as the works are kept in operation.

Performance

- 10. The Owner shall install, maintain and operate a sufficient number of flow measuring devices, calibrated at regular intervals not exceeding one year to ensure their accuracy to within plus or minus 15 per cent of the actual stormwater flow rate for the entire design range of the devices, in order to measure the quantity of stormwater influent and effluent to and from the facility.
- 11. a) Any bypass of storm flow from any portion of the facility is prohibited, except:
 - i) where it is indispensable in preventing loss of life or personal injury or severe property damage, or
 - ii) where it is necessary for the purpose of essential maintenance of the facility to ensure its efficient operation, provided that the effluent requirements set out in Condition No. 12 will not be exceeded and the District Manager has given prior written approval for the bypass, or
 - iii) where the District Manager has specifically approved it in writing, or
 - iv) where it can be shown that it has occurred as one of the permissible four "overflows" per swimming season as described in Subsection (d) (that were considered originally in the quality pond volume design calculations).
- b) The Owner shall notify the District Manager of:
 - i) all anticipated bypasses, at least (10) days prior to the date of the bypass or otherwise on the earliest date possible, and
 - ii) all unanticipated bypasses, forthwith, and

the notice in either case shall include information with respect to the anticipated adverse effects on the natural environment and the duration of the bypass.
- c) The Owner shall record the time, duration and estimated quantity of each bypass event along with the reasons for the event.
- d) The "overflow" described in Subsection a.(iv) above, is a flow which occurs, when the water level rises over and above the quality pond storage elevation (84.2 m) one or more times during a treatment event.

- e) Any bypass during a swimming season that is not covered under Subsection (a) of this condition, constitutes non-compliance with the Certificate.

Effluent Requirements

12. The Owner shall ensure that the effluent is essentially free of floating material and does not contain any oil or other substance in amounts sufficient to create a visible film or sheen on the surface of the receiving waters.

Monitoring and Reporting

13. The Operating Authority shall ensure that the following monitoring program is carried out:
- a) Sampling locations shall be established to the satisfaction of the District Manager prior to the commencement of operations of the facility. Any sampling locations may be added or deleted following commencement of operation if, in the opinion of the District Manager, it is necessary to do so to ensure representative samples are being collected.
 - b) Subject to Subsection (a), samples shall be collected at:
 - i) the three (3) inlet locations (Cell No.1, Forebay Cells No.2 and No.4)
 - ii) the outlet of the facility (Cell No.5)
 - iii) the outlet of the low flow outlet
 - c) All samples noted in Subsection b) shall be collected as follows:
 - i) the samples shall be refrigerated at 4°C throughout the collection period and until analyzed in the laboratory;
 - ii) samples from each sampling location shall be sent as soon as practicable to a reputable laboratory, as acceptable to the District Manager;
 - iii) the samples from each sampling location shall be analyzed for suspended solids, e-coli and total phosphorous using analytical procedures described in "Standard Methods for the Examination of Water and Waste Water, 18th. Edition", 1992, as amended from time to time.
 - d) All samples taken from locations noted in Subsection b) i. shall be daily volume proportional composite samples and shall be collected throughout every "storm event" during the swimming season.

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- e) All samples taken from locations noted in Subsection b) ii. shall be daily volume proportional composite samples and shall be collected throughout every "treatment event" during the swimming season.
- f) All samples taken from locations noted in Subsection b) iii. shall be weekly grab samples and shall be collected during the swimming season.
- 14. a) The Owner shall submit to the District Manager, annual reports on performance of the facility, in accordance with Subsections b) and c) of this condition:
- b) The first annual report shall cover the period from the commencement of operation of the works to the end of the swimming season in the calendar year and shall be submitted before December 31, following the end of such reporting period. Each subsequent annual report shall be submitted before December 31 of the calendar year being reported upon.
- c) Each annual report shall contain at least the following information:
 - i) executive summary;
 - ii) tabulation of all sample results obtained during the reporting period, including sampling location, date and type of sample;
 - iii) all rainfall information together with a tabulation of daily inflow and outflow volume through the facility;
 - iv) tabulation and description of all bypasses and emergency and upset conditions that occurred during the reporting period;
 - v) description and evaluation of the adequacy of calibration and maintenance procedures used to ensure accuracy of collected data;
 - vi) a comprehensive interpretation of the overall performance of the facility with regards to suspended solids removal efficiency;
 - vii) a comprehensive interpretation of the overall performance of the facility with regards to e-coli kill efficiency, supported with data on e-coli counts and suspended solids concentrations at the inlets and outlet of the facility;
 - viii) information related to sediment accumulation in each storage cell and including proposed method of maintenance and disposal;
 - ix) calculation of base flow;

- x) the recommended monitoring program and anticipated base flow for the following year.
- d) The Owner shall submit to the District Manager, a manual describing the operation, maintenance and monitoring of the works at the end of the first year of operation. This manual shall be updated/revised annually, to the satisfaction of the District Manager.

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

1. Condition No. 1 is included to define terms used in this Certificate of Approval.
2. Condition No. 2 is included to emphasize that the issuance of the certificate does not diminish any other statutory and regulatory obligations to which the Owner is subject in the construction, maintenance and operation of the works.
3. Condition No. 3 is included to make the Owner, subsequent Owners, successors, assignees, and any third parties relying upon the certificate, aware that the review conducted by this Ministry and the approval granted as a result is limited in scope and should not be relied upon as an approval of the stipulated design aspects of the works.
4. Condition No. 4 is included to clarify how the Certificate is to be legally interpreted and specifically, to clarify that the requirements of the Certificate are severable and that they prevail over supporting documentation.
5. Condition No. 5 is included to emphasize that the Owner is under a statutory obligation to ensure compliance with the Certificate.
6. Condition No. 6 is included to ensure that Ministry personnel, when acting in the course of their duties, will be given unobstructed access to the facilities, information and records related to the facility which is subject to this Certificate, to enable the Ministry to be assured of the Owner's compliance with the terms and conditions of this Certificate.
7. Condition No. 7 is included to ensure that the Ministry records are kept accurate and current with respect to the approved facility and to ensure that subsequent Owners of the facility are made aware of the Certificate and continue to operate the facility in compliance with the terms and conditions of this Certificate.
8. Condition No. 8 is included to emphasize that the Owner has an ongoing duty to mitigate any adverse impacts resulting from non-compliance with the Certificate.

CERTIFICATE OF APPROVAL

SEWAGE

NUMBER 3-0263-96-006

Page 11 of 12

9. Condition No. 9, Subsections (a), (b) and (c) are included to ensure that the facility will be operated, maintained, funded, staffed and equipped in a manner enabling compliance with the terms and conditions of this Certificate, such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.
- Condition No. 9, Subsection (d) is included to ensure that a complete set of drawings is available to facilitate operation of the facility and for inspection by Ministry personnel.
10. Condition No. 10 is included to ensure that the measured flow through the facility is within a reasonable accuracy as this has an effect when calculating the performance of the facility.
11. Condition No. 11 is included to indicate that bypasses of untreated stormwater to the receiving watercourse is prohibited, save in certain limited circumstances where the failure to bypass could result in greater injury to the public interest than the bypass itself, where a bypass will not violate the approved effluent requirements or where the bypass can be limited or otherwise mitigated by handling it in accordance with an approved contingency plan. The notification and documentation requirements allow the Ministry to take timely abatement and enforcement action in an informed manner and will allow the Owner to be aware of the extent and frequency of bypass events.
12. Condition Nos. 12 is imposed to ensure that adverse impacts do not occur on the receiving waters.
13. Condition Nos. 13 and 14 are imposed to ensure that all pertinent information is available for the evaluation of the performance of the stormwater treatment facility.

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, Chapter O.40, as amended, you may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice, require a hearing by the Board. Section 101 of the Ontario Water Resources Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the sewage works are located;

CERTIFICATE OF APPROVAL
SEWAGE
NUMBER 3-0263-96-006
Page 12 of 12

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary,
Environmental Appeal Board,
112 St. Clair Avenue West,
Suite 502,
Toronto, Ontario.
M4V 1N3

AND

The Director,
Section 53, Ontario Water Resources Act,
Ministry of Environment and Energy,
250 Davisville Avenue, 3rd Floor,
Toronto, Ontario.
M4S 1H2

The above noted works are approved under Section 53 of the Ontario Water Resources Act

DATED AT TORONTO this 10th day of May, 1996

THIS IS A TRUE COPY OF
THE ORIGINAL CERTIFICATE
SIGNED BY
D.F. CARR, P. ENG.

MAILED ON MAY 13 1996

BY *Jn*

RM/fn

Attn: -M. Giroux, Clerk, City of Gloucester
cc: -Ms. M.J. Woollam, Clerk, R.M. of Ottawa-Carleton
-District Manager, MOEE Ottawa District Office ✓
-S. D'Aoust, P. Eng., Gore & Storrie Limited
-T. Ho, MOEE Science & Technology Branch

SCHEDULE "A"

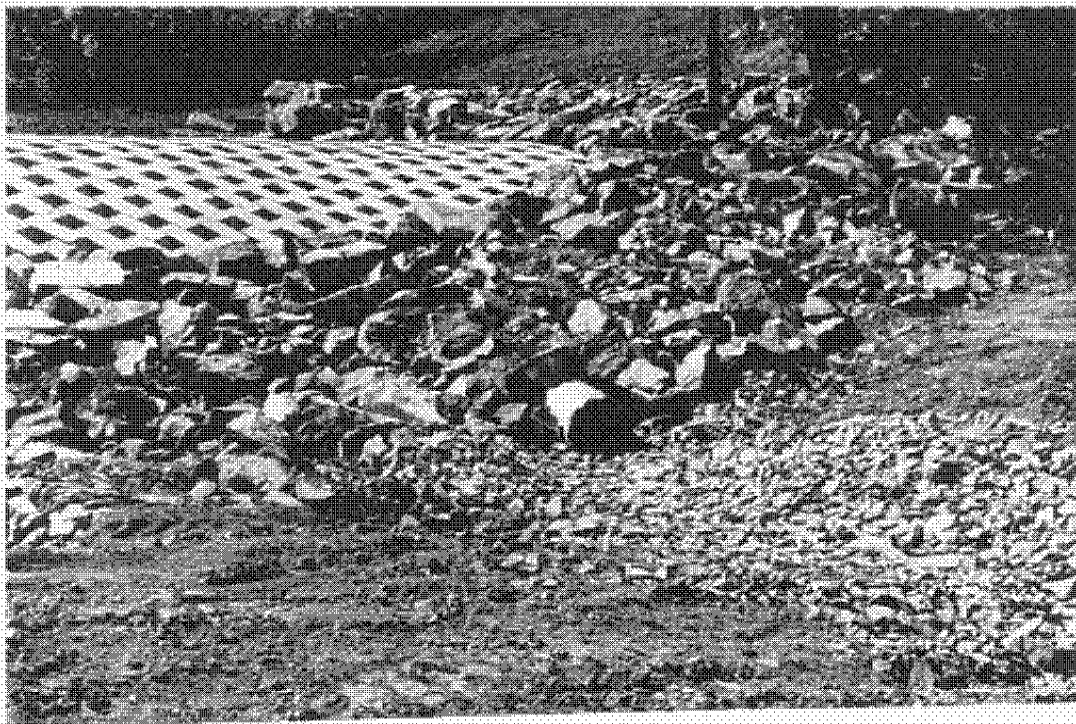
The documentation identified in this Schedule "A" formed part of the information describing the sewage work approved in the Conditional Certificate of Approval No. 3-0263-96-006

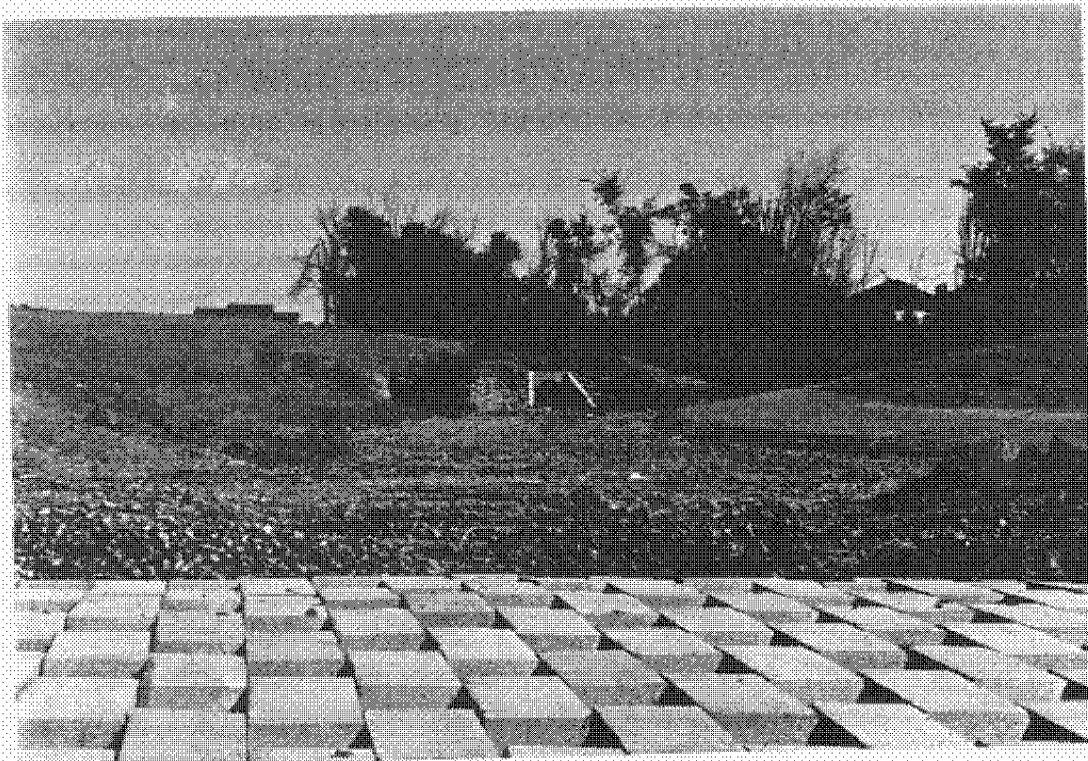
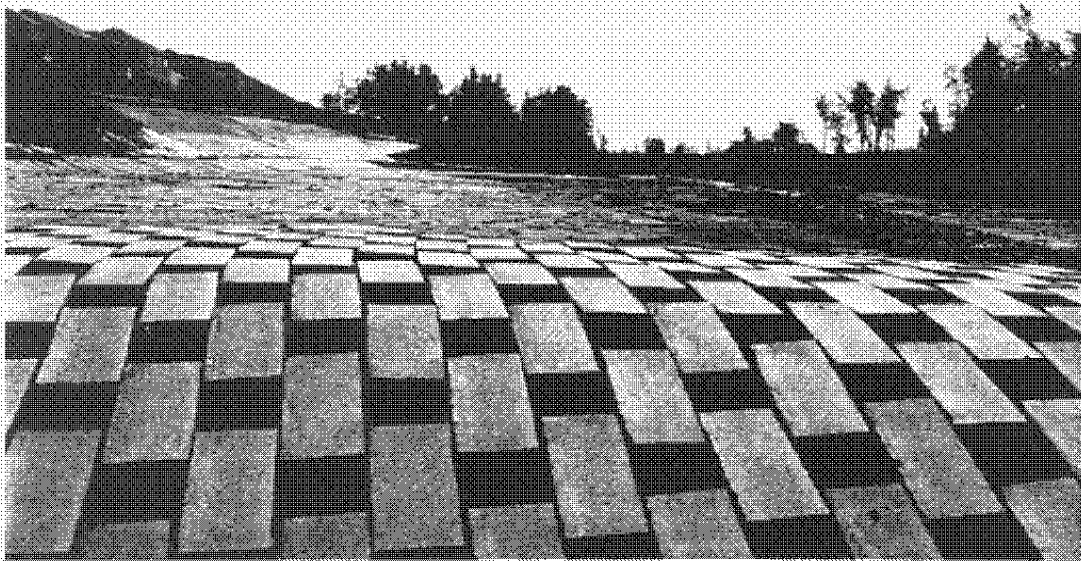
1. Application for Approval of Water and Sewage Works dated December 13, 1995
2. Report entitled "The Corporation of the City of Gloucester South Urban Community Stormwater Management Pond No.1 Environmental Study Report" dated June 1994 prepared by Gore and Storrie Limited;
3. Report entitled "City of Gloucester South Urban Community Stormwater Management Pond No.1 Design Brief" dated May 1995 prepared by Gore and Storrie Limited;
4. Report entitled "City of Gloucester and Regional Municipality of Ottawa-Carleton Gloucester South Urban Community Environmental Screening of Trunk Services Screening Report" dated August 1995 prepared by Gore and Storrie Limited;
5. Report entitled "City of Gloucester South Urban Community Stormwater Management Pond No.1 Operations, Maintenance and Monitoring Manual Draft" dated November 1995 prepared by Gore and Storrie Limited;
6. Engineering drawings all prepared by Gore and Storrie Limited Consulting Engineers.

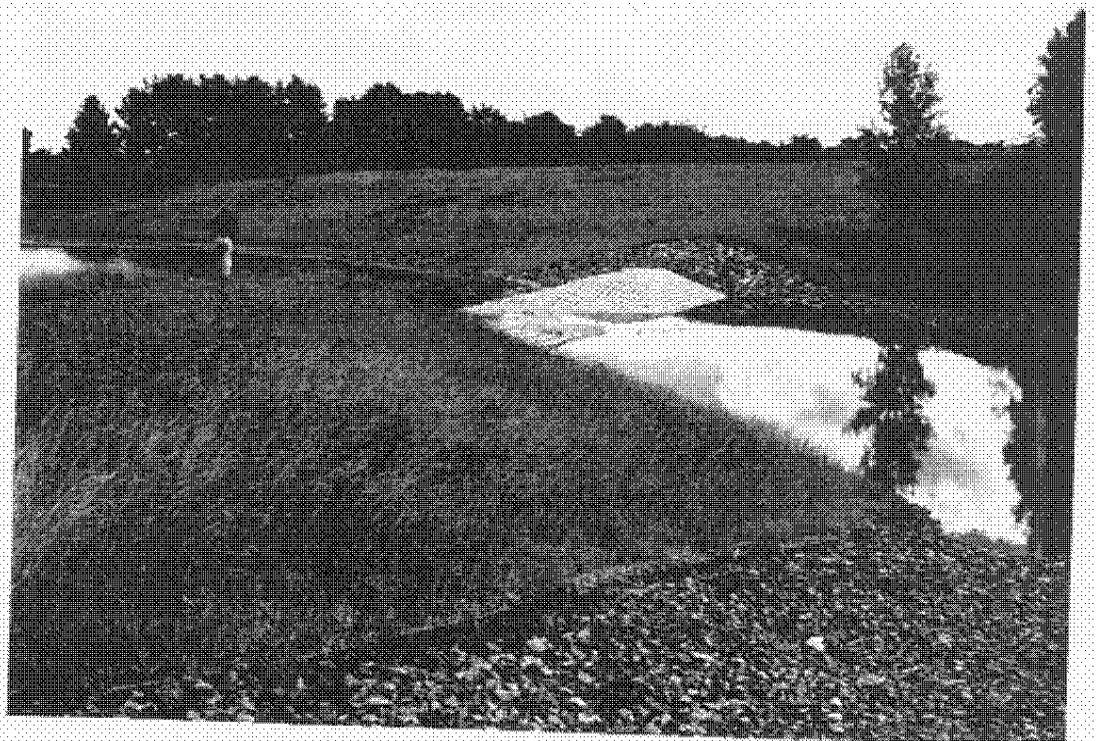
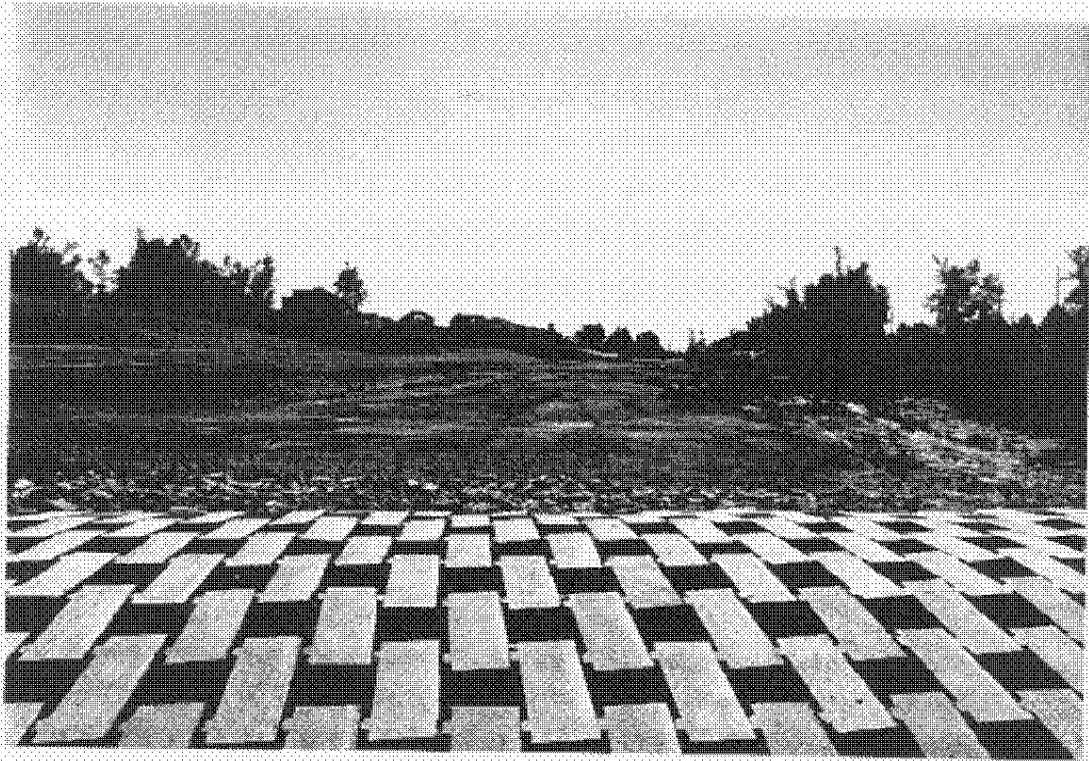
**Pages 162 to / à 184
are withheld pursuant to section
sont retenues en vertu de l'article**

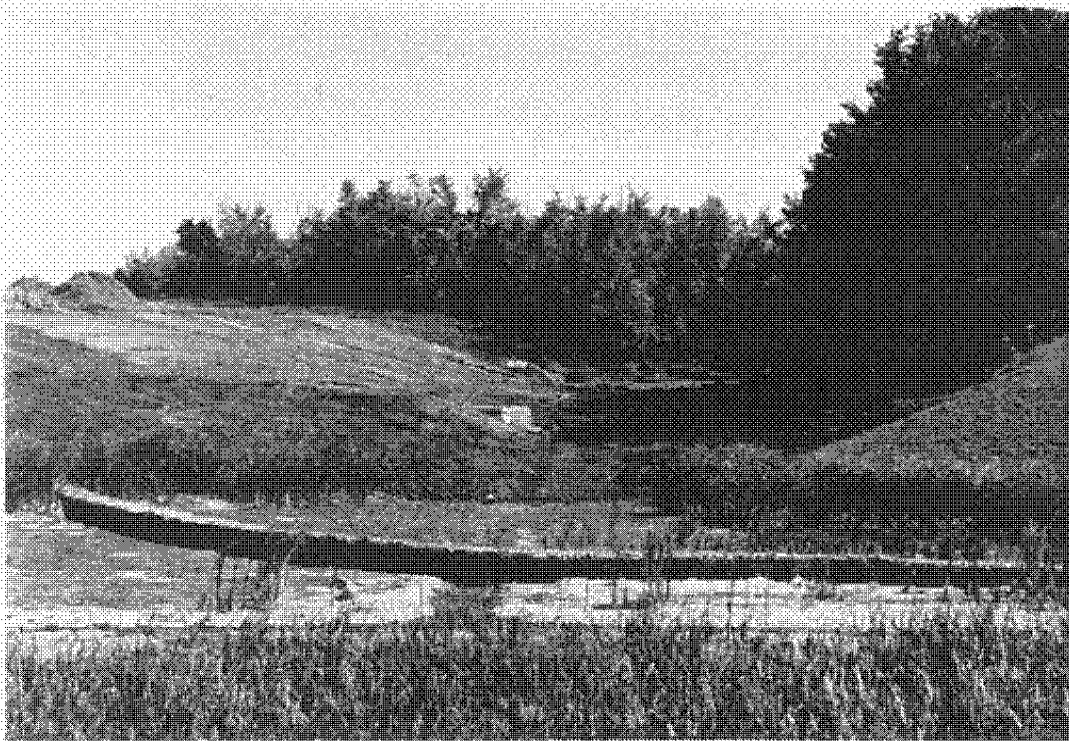
22

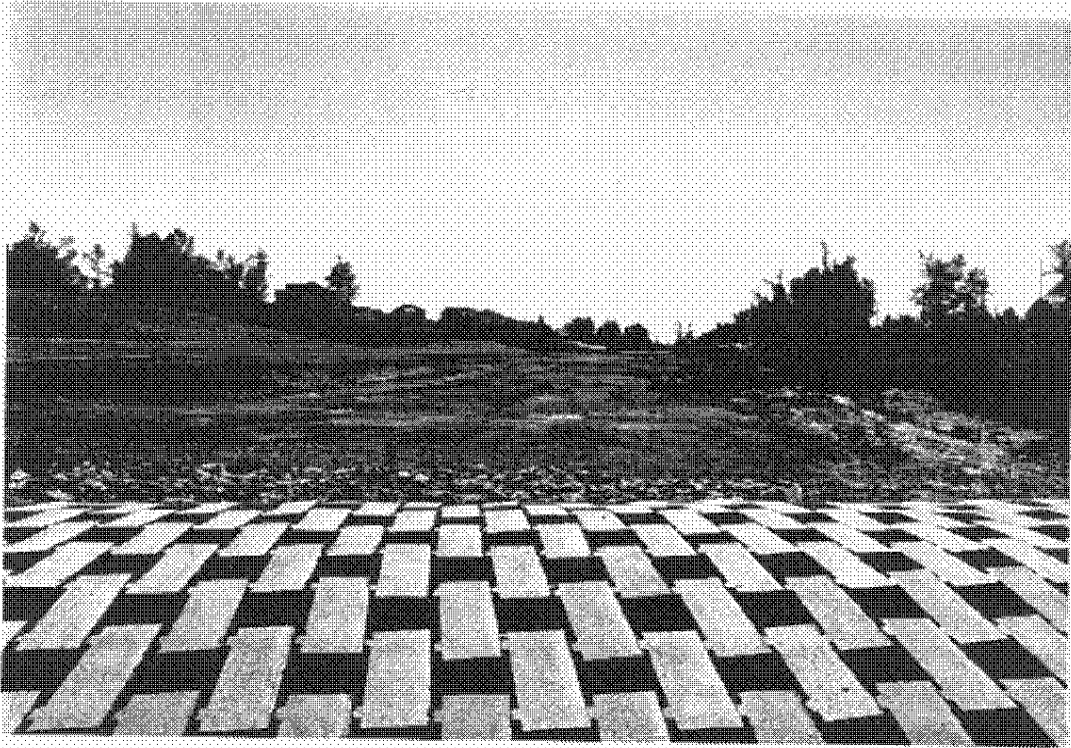
**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**

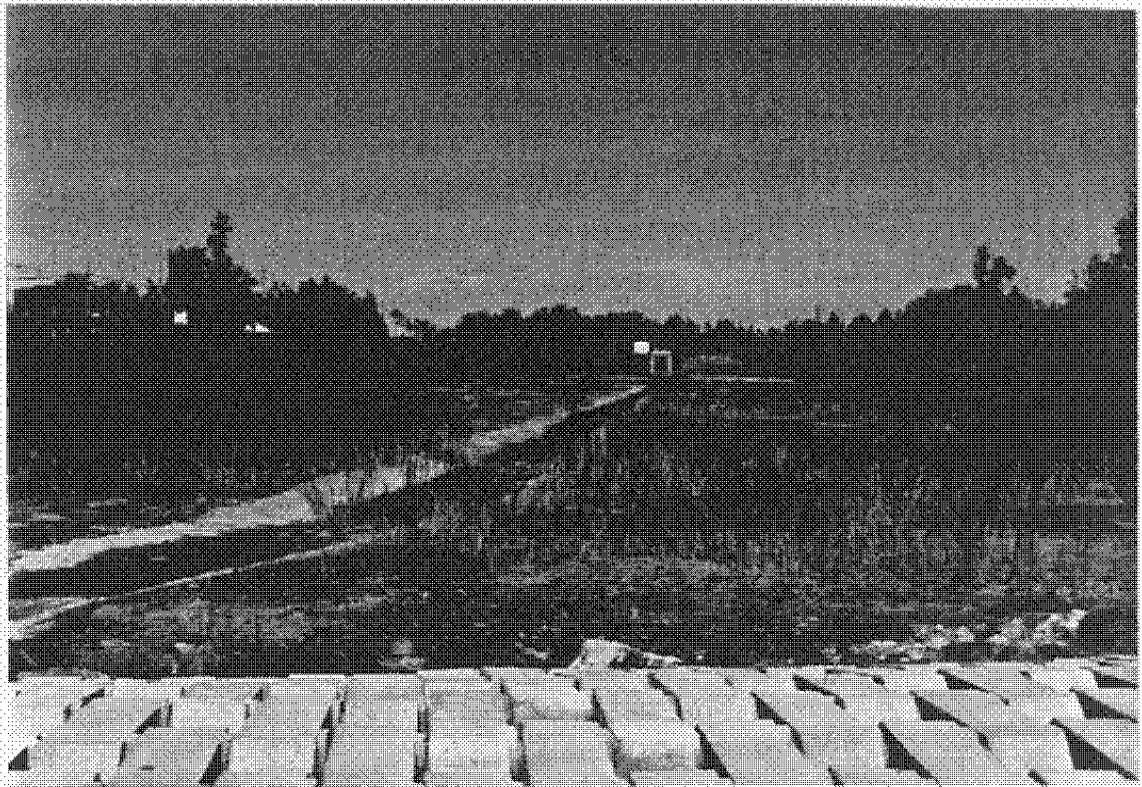


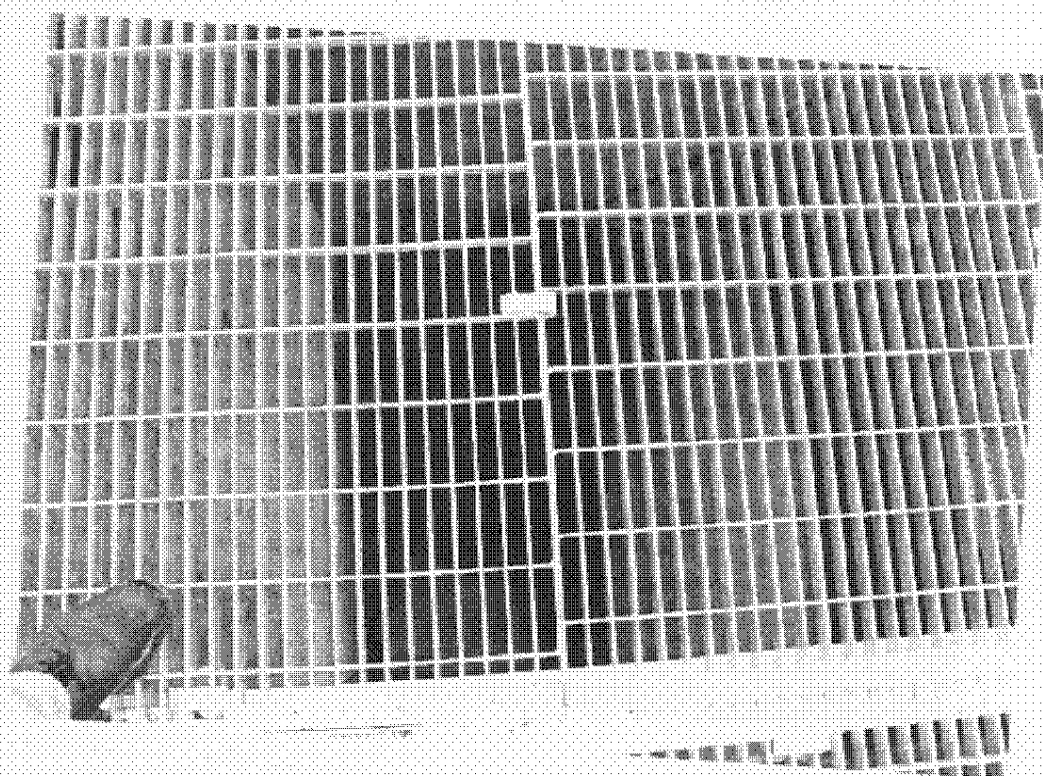
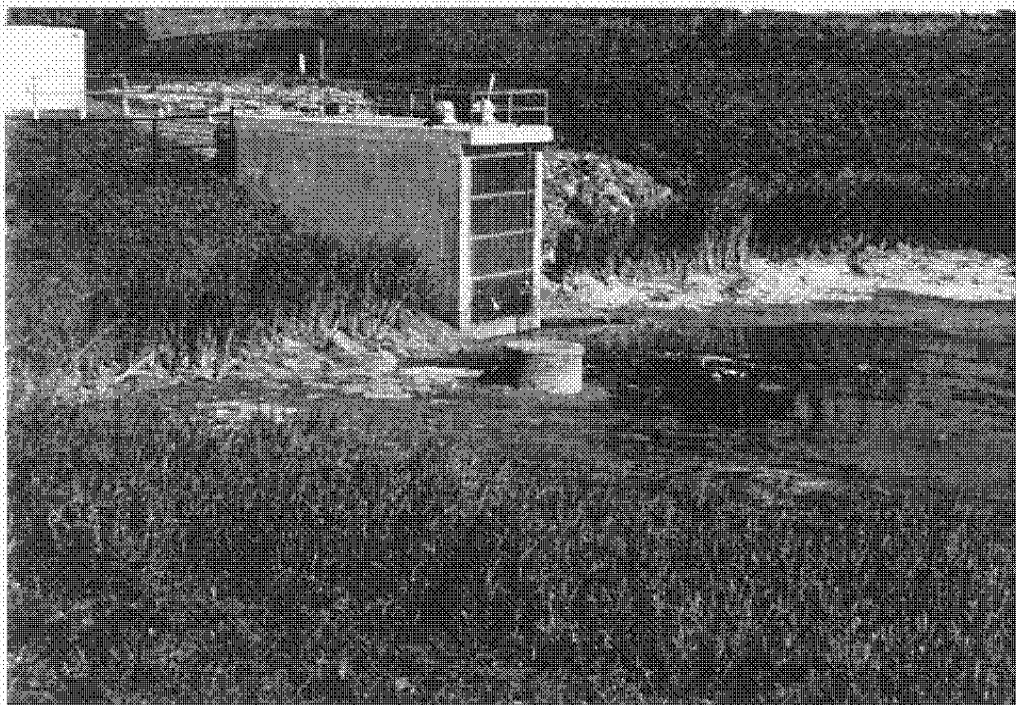


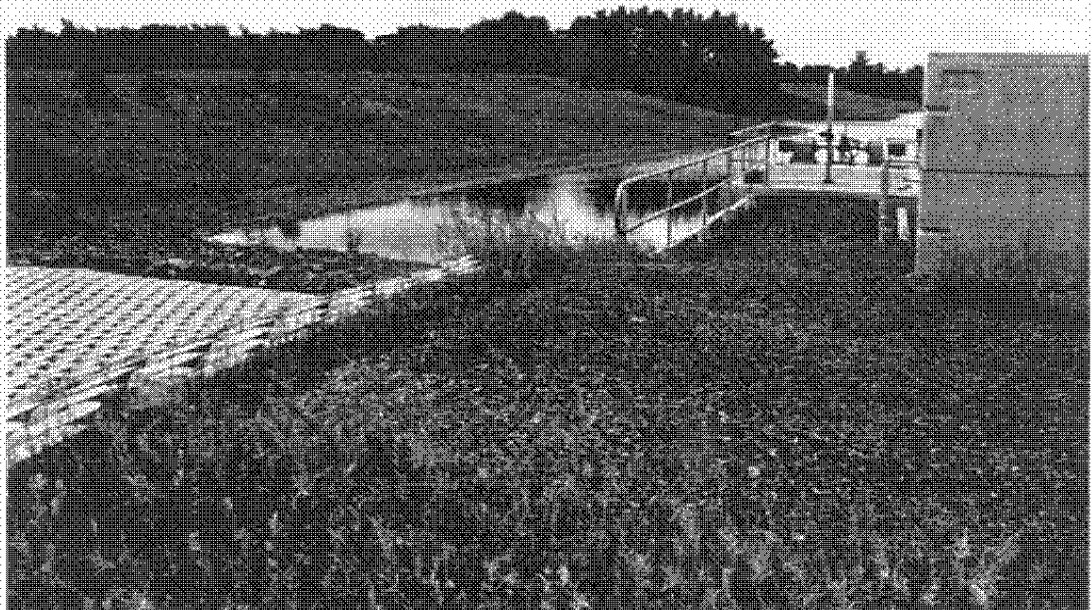
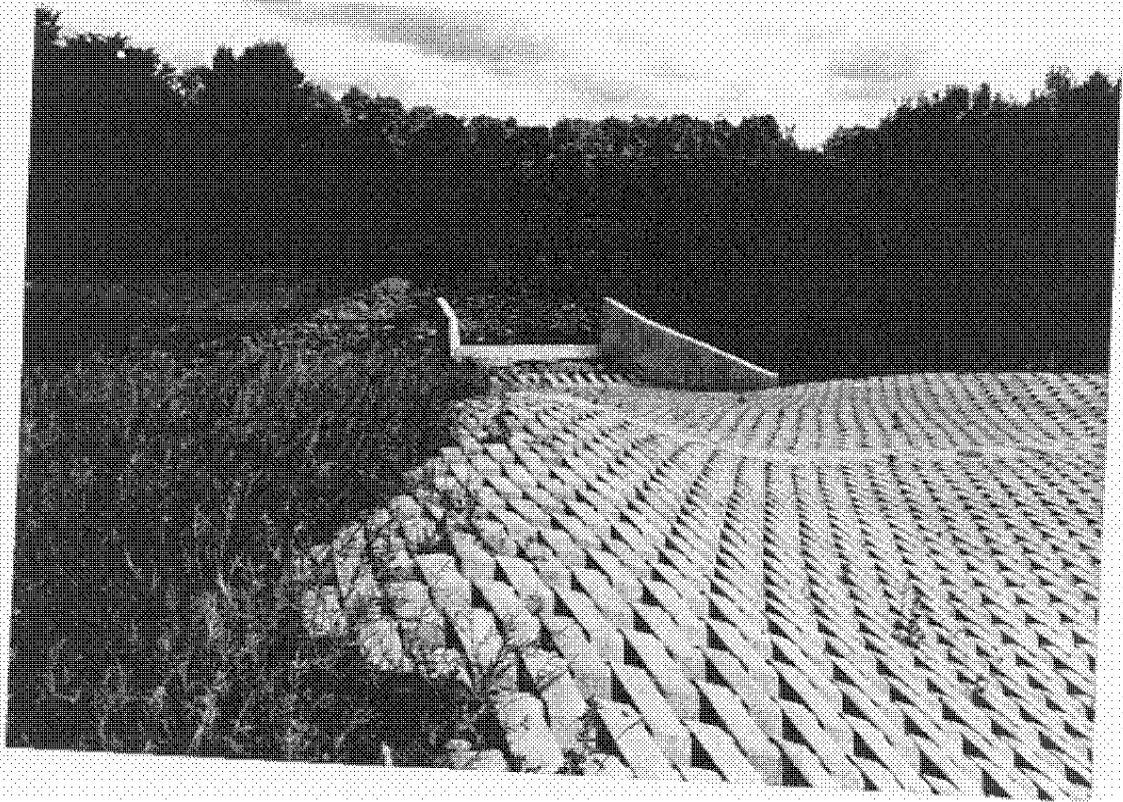


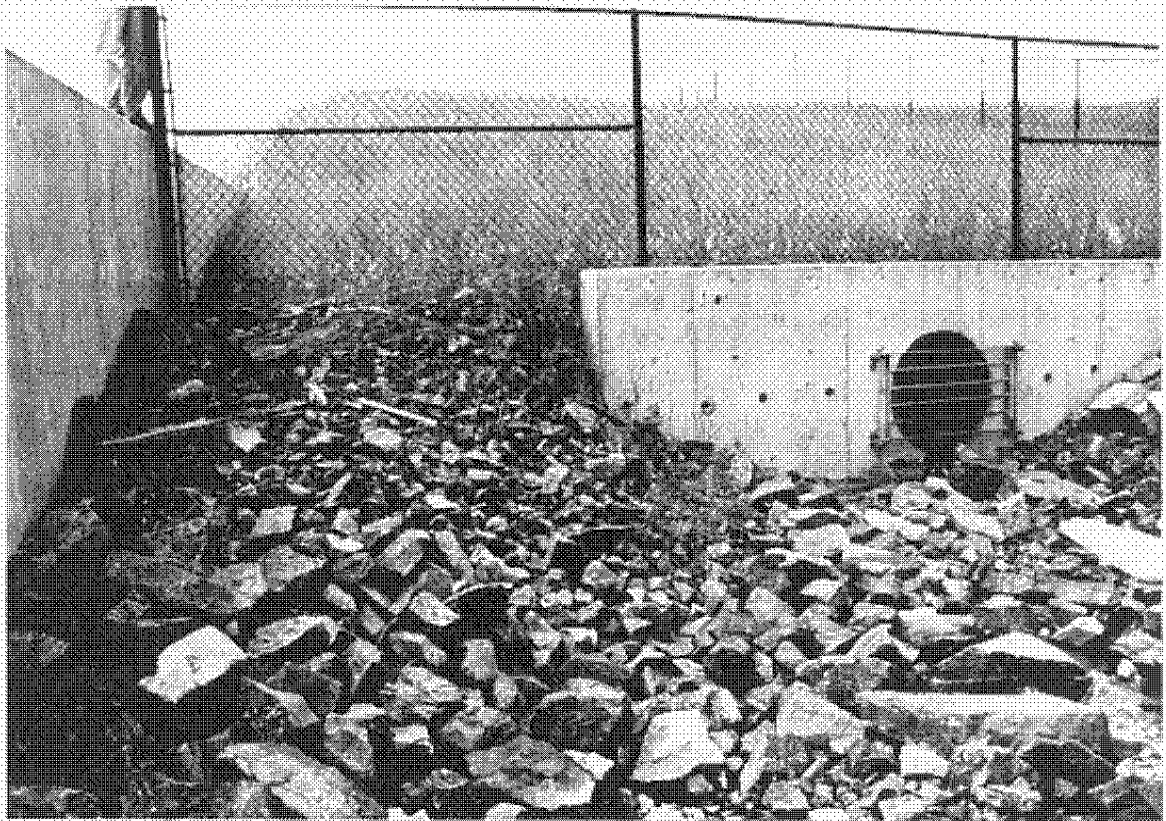














ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4644-AQBJRW
Issue Date: August 22, 2017

Urbandale Corporation
2192 Arch Street
Ottawa, Ontario
K1G 2H5

Site Location: Riverside South Phase 13
4623 and 4721 Spratt Road, 980 Earl Armstrong Road
Part of Lots 21, 22, and 23, Concession 1
City of Ottawa, Ontario

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

the establishment of stormwater management Works to serve the Riverside Phase 13 subdivision in the City of Ottawa, to attenuate post-development peak flows to allowable peak flows for a total catchment area of approximately 43 hectares, for all storm events up to and including the 100-year storm event, discharging to storm sewers, comprising of:

one (1) dry pond, located on Mount Nebo Way adjacent to the Thomas Gamble Municipal Drain serving a total drainage area of 15.23 hectares, having a maximum available storage volume of 420 cubic metres and a maximum depth of 0.65 metre, one (1) outlet structure, consisting of a 200 mm diameter storm outlet pipe equipped with an 83 mm diameter orifice, allowing a maximum discharge of 12.4 litres per second under the 100-year storm event to storm sewers on Mount Nebo Way;

Interim Works:

one (1) temporary dry pond, located south of Ralph Hennessey Avenue serving a total drainage area of 19.6 hectares, having a maximum available storage volume of 4900 cubic metres and a maximum depth of 1.5 metre, one (1) outlet structure, consisting of a 300 mm diameter storm outlet pipe equipped with a 109 mm diameter orifice, allowing a maximum discharge of 40 litres per second under the 100-year storm event to storm sewers on Ralph Hennessey Avenue;

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 application and all 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 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 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. "Interim Works " means the interim stormwater management works, described in this Approval and that are to be used for short-term purposes only in accordance with this Approval, until otherwise approval for an extension of this period has been granted;
6. "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;
7. "Owner " means Urbandale Corporation, and includes its successors and assignees;
8. "OWRA " means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;
9. "Source Protection Plan" means a drinking water source protection plan prepared under the Clean Water Act, 2006;
10. "Water Supervisor " means the *Water Supervisor* of the appropriate local office of the Safe Drinking Water Branch of the *Ministry*, where the *Works* are geographically located;
11. "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.

2. EXPIRY OF APPROVAL

1. This *Approval* will cease to apply to those parts of the *Work* 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. This *Approval* to the Interim Works shall expire and become null and void on **August 30, 2022**.

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. Notwithstanding any other requirements in this *Approval* , upon transfer of the ownership or assumption of the *Works* to a municipality if applicable, any reference to the *District Manager* shall be replaced with the *Water Supervisor*.

4. 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 or health hazard to the general public.
2. The *Owner* shall inspect and ensure that the design minimum liquid retention volume is maintained in the *Works* at all times, except when maintenance is required.
3. 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.
4. The *Owner* shall design, construct and operate 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.
5. 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* administration 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 and method of clean-out of the *Works*.
6. 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.
7. The *Owner* shall maintain the operations manual current and retain a copy at the location of the *Works* for the operational life of the *Works*. Upon request, the *Owner* shall make the manual available to *Ministry* staff.

5. TEMPORARY EROSION AND SEDIMENT CONTROL

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

6. 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 manuals, plans, records, data, procedures and

supporting documentation available to *Ministry* staff.

3. The *Owner* shall prepare and submit a performance report to the *District Manager* on an annual basis, within ninety (90) days following the end of the period being reported upon. 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 description of any operating problems encountered and corrective actions taken;
 - b. 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*;
 - c. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
 - d. a summary of all spill or abnormal discharge events; and
 - e. any other information the *District Manager* requires from time to time.

7. SOURCE WATER PROTECTION

1. The Owner shall ensure, if applicable, that the design, construction and operation of the Works conforms to any Significant Threat Policies in any Source Protection Plan that applies to the location of the Works.

Schedule "A"

1. Application for Environmental Compliance Approval, dated July 25, 2017, submitted by Marcel Denommé,, on behalf of Urbandale Corporation.;
2. Riverside South Development Corporation Phase 13 Site Servicing and Stormwater Management Report, Rev#3 dated July 7, 2017, prepared by Stantec Consulting Ltd.;
3. Design drawings, Riverside South Phase 13, Revision # 4 dated July 7, 2017, prepared by Stantec Consulting Ltd.;

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.
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 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.
5. Condition 5 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.
6. Condition 6 is included to 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.
7. Condition 7 is included to ensure that the *Works* conform to the policies of the local Source Water Protection Plan.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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

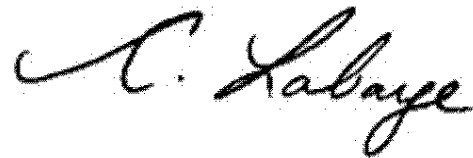
AND

The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment and
Climate Change
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**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 22nd day of August, 2017



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

MS/

c: District Manager, MOECC Ottawa
City Clerk, City of Ottawa
Cody Oram, P.Eng., Senior Engineer, Development Review, City of Ottawa
Karin Smadella, P.Eng., Stantec Consulting Ltd.

Application for Certificate of Approval of Municipal and Private Sewage Works

Approved

Client Information	Instrument Information/Tracking	EBR Requirements	FA Document
Site Information	Supporting Information Checklist	EBR Tracking	Approved Certificate
Project Technical Info Contact	Application Fees	EAA Requirements	Related Documents
Project Information	Fees Tracking	Signatures	

APPLICATION SUMMARY

Work Unit: Application Assessment Unit

Status	Approved	Assigned	
IDS Reference #	2027-APKL5T	File #	0878
C of A #	9695-APNR4V		
Application Type	New Certificate of Approval		
Client Name	Urbandale Corporation	Client #	0796-8HTPSX
Client Aliases			
Site Name	Riverside South Phase 13	Site #	1370-APKL5V
NAICS Code	236110 - Residential Building Construction		
Project Name	ToR - Storm and Sanitary Sewers servicing Riverside South Phase 13 Subdivision		
Technical Reviewer	Diana Nguyen		
Assigned	2017/07/27		
Last Action	Approved	By	Christina Labarge
Document Links and Comments:	Insert Comments Here		
Attachment Names:			
Information Requests	Please click button--->	Initiated by	Client
Supplementary Reviews	Please click button--->		
Overall Ministry Turnaround Time	10	Age [Calendar Days]	15

[Business Days]

Approvals-only Turnaround Time [Business Days]	10
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ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 9695-APNR4V
Issue Date: August 8, 2017

Urbandale Corporation
2193 Arch Street
Ottawa, Ontario
K1G 2H5

Site Location: Riverside Phase 13
Part of Lots 21, 22, and 23, Concession 1, Gloucester
City of Ottawa, Ontario

*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:*

sanitary and storm sewers to be constructed in the City of Ottawa, as follows:

- sanitary sewers on Libra Street (from Station 0+000.6 to Station 0+176.6), Serenade Crescent (from Station 0+001.5 to Station 0+678.2), Mistwell Lane (from Station 0+009.0 to Station 0+250.5), Dreamcatcher Place (from Station 0+001.0 to Station 0+187.5), Ralph Hennessey Avenue (from 0+024.5 to Station 0+406.1), Octave Grove (from Station 0+027.7 to Station 0+184.0), Rowers Way (from Station 0+009.0 to Station 0+587.9), Quartet Avenue (from Station 0+029.4 to Station 0+266.0), Mount Nebo Way (from Station 0+105.0 to Station 0+738.6), Memorial Grove (from Station 0+050.0 to Station 0+544.2), and Pathfinder Way (from 0+009.0 to Station 0+240.0), discharging to existing sanitary sewers located within the Riverside Phase 8 Subdivision; and
- storm sewers on Libra Street (from Station 0+000.6 to Station 0+174.6), Serenade Crescent (from 0+001.8 to Station 0+664.6), Mistwell Lane (from Station 0+007.5 to Station 0+252.2), Dreamcatcher Place (from 0+001.3 to Station 0+316.3), Ralph Hennessey Avenue (from Station 0+024.5 to Station 0+405.5), Octave Grove (from Station 0+031.3 to Station 0+182.4), Rowers Way (from Station 0+007.5 to Station 0+589.1), Quartet Avenue (from Station 0+011.5 to Station 0+264.5), Mount Nebo Way (from 0+063.9 to Station 0+740.1), Memorial Grove (from Station 0+048.5 to Station 0+542.7), and Pathfinder Way (from Station 0+011.8 to Station 0+178.5), discharging to existing storm sewers located within the Riverside Phase 8 Subdivision;

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 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 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. "Owner" means Urbandale Corporation, and includes their 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;
9. "Professional Engineer" means a person entitled to practice as a Professional Engineer in the Province of Ontario under a licence issued under the Professional Engineers Act;

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.

2. EXPIRY OF APPROVAL

1. This Approval will cease to apply to those parts of the Work 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. Notwithstanding any other requirements in this Approval, upon transfer of the ownership or assumption of the Works to a municipality if applicable, any reference to the District Manager shall be replaced with the Water Supervisor.

4. OPERATION AND MAINTENANCE

1. If applicable, any proposed storm sewers or other stormwater conveyance in this Approval can be constructed but not operated until the proposed stormwater management facilities in this Approval or any other Approval that are designed to service the storm sewers or other stormwater conveyance are in operation.

Schedule 'A'

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated May 25, 2017 and received on July 21, 2017, submitted by Marcel Denommé, Urbandale Corporation.
2. Transfer of Review Recommendation Letter, dated July 11, 2017, signed by Jeff Shillington, City of Ottawa.

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 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 prevent the operation of stormwater pipes and other conveyance until such time that their required associated stormwater management Works are also constructed.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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

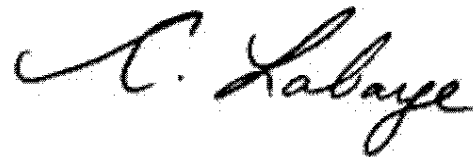
AND

The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment and
Climate Change
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**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 8th day of August, 2017



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

DN/
c: District Manager, MOECC Ottawa District Office
Linda Carkner, Program Manager, ROW Unit, City of Ottawa
M. Rick O'Connor, City Clerk, City of Ottawa
Jeff Shillington, P. Eng., Project Manager, Development Review, City of Ottawa (File No. D07-16-13-0034)
Karin Smadella, P. Eng., Stantec Consulting Ltd.

COMMENT / MEMORANDUM TO FILE

Document Author:	Diana Nguyen
Created On:	2017/07/27
C of A:	M&P Sewage CofA
Client:	Urbandale Corporation
Project Description:	
Reference Number:	2027-APKL5T
Subject:	ICD Clarification
Notes:	

RE: Transfer of Review Ref #2027-APKL5T - Storm and Sanitary Sewers for Riverside South Phase 1

 Smadella, Karin <Karin.Smadella@stantec.com>

 Thu 07/27/2017 8:57 AM

 Nguyen, Diana (MOECC)

 john.sevigny@ottawa.ca

Good Morning Diana,

I have included responses to your questions below:

1. On the draft, it says that the site is within Concession 1. Based on the site plan, it looks like the site is within Concession 2. Can you please confirm whether it is Concession 1 or 2?
The subdivision is within Concession 1.
2. There are ICDs proposed in the project. Can you please confirm whether the ICDs are for stormwater management or to prevent surcharging of stormwater.
The ICDs are to prevent surcharging of the sewer and to protect basements.

If you have any further questions please do not hesitate to contact me.

Karin

Karin Smadella, P.Eng.

Project Manager, Community Development

Stantec

400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4

Phone: (613) 724-4371

Fax: (613) 722-2799

Karin.Smadella@stantec.com

From: Nguyen, Diana (MOECC) [<mailto:Diana.Nguyen@ontario.ca>]

Sent: Wednesday, July 26, 2017 2:57 PM

To: Smadella, Karin <Karin.Smadella@stantec.com>

Cc: john.sevigny@ottawa.ca

Subject: Transfer of Review Ref #2027-APKL5T - Storm and Sanitary Sewers for Riverside South Phase 13

Hi,

I am contacting you in regards to a Transfer of Review application from Urbandale Corporation for storm and sanitary sewers for Riverside South Phase 13.

I require some further clarification/confirmation for the following few items:

1. On the draft, it says that the site is within Concession 1. Based on the site plan, it looks like the site is within Concession 2. Can you please confirm whether it is Concession 1 or 2?
2. There are ICDs proposed in the project. Can you please confirm whether the ICDs are for stormwater management or to prevent surcharging of stormwater.

Thanks,

Diana Nguyen, B.Sc.

Application Assessment Unit
Environmental Approvals Access and Service Integration Branch
Ministry of the Environment and Climate Change
135 St. Clair Avenue West, 2nd Floor
Toronto, ON M4V 1P5
(416) 314-5859

Document Links and Comments:	Insert Comments Here
Attachment Names:	

COMMENT / MEMORANDUM TO FILE

Document Author:	Diana Nguyen
Created On:	2017/07/26
C of A:	M&P Sewage CofA
Client:	Urbandale Corporation
Project Description:	
Reference Number:	2027-APKL5T
Subject:	Source Protection: Screened Out

Notes:

This application has been screened using the Source Protection Information and Policy Search Tool and it w



Searched By:
Map location
Value:
User identified location



Location Policy Search

Location Information

Latitude: 45.274313 Longitude: -75.876188
UTM Zone: 18 Easting: 446960.97
Northing: 5013646.24
Upper Tier Municipality: N/A
Lower/Single Tier Municipality: CITY OF OTTAWA
Township Concession and Lot: GLOUCESTER
CON 2 FROM RIDEAU RIVER, LOT 21
Assessment Parcel Address: N/A
Assessment Roll #: 06146000252357900000

Source Water Protection Details for Location

Source Protection Area: Rideau Valley
Wellhead Protection Area: No
Wellhead Protection Area E (GUDI): No
Intake Protection Zone: No
Issue Contributing Area: No
Significant Groundwater Recharge Area: No
Highly Vulnerable Aquifer: Yes ; score is 6
Event Based Area: No
Wellhead Protection Area Q1: No
Wellhead Protection Area Q2: No
Intake Protection Zone Q1: No

Use the Policy search tab to see if any policies apply
– for more details see the [source protection plan](#)

Information is current as of: June 2, 2016



Map Legend



Document Links and
Comments:

Insert Comments Here

Attachment Names:



INCIDENT REPORT

Reference Number:	2573-AMNKJU	Module Type:	Pollution Incident Report (PIR)
Status:	Recommended	File Storage Number:	SI OT NE EA 100
Program:	Air	Activity:	General (No related specific activity)

Caller or PO Reporting/Receiving Information

s.21

Date Reported to MOE:	2017/05/23	Time Reported to MOE:	16:30
Date of Incident:	2017/05/24	Time of Incident:	
Incident Date Confirmation:	Actual		

Client(s)

Client Details

Site(s)

Site Details

980 Earl Armstrong Road<UNOFFICIAL>
Address: Lot: , Part: , Ottawa, City,
District Office: Ottawa

Incident Summary:

Dust impacts

Initial Incident Description (as reported):

Created: Emily Diamond (Eastern Region) - 2017/05/24 10:57:16 AM

Caller is reporting a topsoil business is operating behind their house (Limebank Rd and Earl Armstrong). It's the third year in a row that they have been operating and it is resulting in dust impacts. Caller states they have to keep windows closed and wipe down everything on their balcony and solarium prior to use because everything is covered in dust/dirt.

Caller said the name of the company is D&G.

Caller requested update.

SAC Action Class:

Non-Standard Procedure:

No

Incident Description:

Last update: Thandeka Ponalo (Ottawa District Office) - 2017/12/14 08:04 AM

June 7, 2017, 10:00: Set up meeting with operations Manager Ben Cready on Earl Armstrong Road. They have been operating for two years and will be done at the end of the year or spring 2018. He stated they have dust suppression when needed and they own water trucks for it. Employees know they should contact him if there is a lot of dust to bring water truck. They also water down site to help control dust generated from truck traffic. I asked if he had ever noticed dust leaving site as Ministry receiving complaints and he said he never really noticed it but trucks generate a lot of dust especially at the front of the site which they were directed to ensure is water down appropriately. Company instructed to be more diligent with measures to suppress dust or may be directed to have water truck on site at all times if the Ministry continues to receive complaints. Mr Cready stated that the screening of dust does also generate dust but as a barrier would be impractical they would move the screening to the further back on the property as there are no properties on the other side, which should help reduce dust. potentially reduce dust leaving site. No further actions will be required if Ministry receives no further reports.

No more reports received. no further action required. Recommend IR be closed.

Incident Description Continuation:

Incident Update:

Was there an MOE field response?

Yes

Site Visit (other than inspection or ERP Response):	Yes
Inspection:	No
ERP Response:	
Date of Arrival at Site:	2017/06/06
Time of Arrival at Site:	10:00
Were there samples collected / analyzed at any time?	No
Known or Suspected Health / Environmental Consequence at the Time of Incident	
Health / Environmental Consequence:	2 - Minor Environment

Has a Water Body been impacted?	No
Receiving Environment:	Air
Incident Event:	
Incident Reason:	
MOE/Other Agencies Involved:	Province - MOE-District Office
Was there a discharge / emission / spill of a contaminant to the environment?	
Yes	

Contaminants Table

Contaminant Name	Description	Code	UN#	Limit	Quantity	[units]	[freq]
DUST		32	n/a			other - see incident description	

Environmental Compliance Reporting (ECR)

Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report?
(legislation, certificate of approval, order, or guideline)
No

Voluntary / Mandatory Abatement

Was there Non-Compliance/Non-Conformance Identified?	☐ Yes ☒ No
--	---

Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
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Waste / EGR Information

Waste / EGR Information entries:

Document Related Information

Cross Reference:	(doc link)	Task Link:	3167-AMNL26 
Originating Document:		Created by:	Emily Diamond
Date Created:	2017/05/24	Date Completed:	
Office Receiving Incident Report:	Eastern Region	Incident Info Received By:	Emily Diamond
Bring Forward Date:		Bring Forward Reason:	

Signatures

Provincial Officer:

Name:	Thandeka Ponalo
Badge No:	1718
Work Unit:	Eastern Region
District/Area Office:	Ottawa District Office
Date:	2017/12/14
Signature:	

District/Area Supervisor:

Name:	
Work Unit:	
District/Area Office:	
Date:	
Signature:	



Ministry of the Environment, Conservation and Parks
Ministère de l'Environnement, de la Protection de la nature et des Parcs

INCIDENT REPORT

Reference Number:	5308-BXTMKZ	Module Type:	Spill
Status:	Closed	File Storage Number:	SI OT
Program:	Waste - Hazardous & Liquid industrial	Activity:	Spills

Caller or PO Reporting/Receiving Information

First Name:	Last Name:
Joseph	Adesina
Name of Company:	
SNC Lavalin	

MAILING ADDRESS

Civic Address:		Unit Identifier:	
1145 Hunt Club			
Delivery Designator:		Delivery Identifier:	
Municipality/ Unorganized Twp:	County/District:	Province/State:	Postal Code:
		Ontario	
Postal Station:		Country:	Canada
Telephone Number:	Extension:	Other Number:	Email Address:
613-297-8985			

Date Reported to MOE:	2021/02/01	Time Reported to MOE:	11:41
Date of Incident:	2021/02/01	Time of Incident:	08:00
Incident Date Confirmation:	Actual		

Client(s)

Client Details
SNC-Lavalin Constructors (Pacific) Inc., Business/Facility Name: OLRT Constructors Mailing Address: Suite 300 - 1600 Carling Ave, Ottawa, Ontario, Canada, K1Z 1G3 Physical Address: Suite 300 - 1600 Carling Ave, Ottawa, City, Ontario, Canada, K1Z 1G3

Telephone: (613)916-6700, email: jack.cembalisy@ottawa-lrt.ca
Client #: 1489-97AR8L, Client Type: Corporation, NAICS: 237990

Site(s)

Site Details

980 Earl Armstrong Road
Address: Lot: Lot 21, Concession: 1, Geographic Township: GLOUCESTER, Ottawa, City
District Office: Ottawa
GeoReference: Map Datum: NAD83, Zone: 18, Accuracy Estimate: 10 -100 metres eg. Topographic Map,
Method: Map, UTM Easting: 445010, UTM Northing: 5014410, UTM Location Description: pond,
LIO GeoReference: Zone: , UTM Easting: , UTM Northing: , Latitude: 45.2756, Longitude: -75.6961
Site #: 5194-7YAP3W

Incident Summary:

SNC Lavalin: hyd fluid to grd, ctnd clnd 0.5 L

Initial Incident Description (as reported):

Created: Brenda Capicciotti (Spills Action Centre) - 2021/02/01 11:41:35 AM

SNC Lavalin reports spill at 980 Earl Armstrong Rd Ottawa construction site
Spill of hydraulic fluid, 0.5 litres spilled to gravel ground pad
Spill occurred at 08:00 and has been cleaned up.
Spill pads and trays used until spill was complete.
Dug out impacted gravel and disposed of in Clean Water Works bin for removal.
The casue was line came loose due to cold weather overnight
Noticed right away and stopped and fixed line right away, contained spill as much as possible.
No waterbodies, catch basins or sewers impacted.

not in spiaz
ITT = 3

SAC Action Class:

Non-Standard Procedure:

No

Incident Description:

Last update: Erin Legue (Ottawa District Office) - 2021/02/02 12:50 PM

2 Feb 2021 Ottawa District

Minor spill at construction site, spill kit used and the impacted area was remediated. Contaminated materials is CWW bin for disposal. Source of spill due to mechanical error, has been repaired.

No further action required, recommend close file.

Incident Description Continuation:

Incident Update:

Was there an MOE field response?	No
Were there samples collected / analyzed at any time?	No
Known or Suspected Health / Environmental Consequence at the Time of Incident	
Health / Environmental Consequence:	2 - Minor Environment

Has a Water Body been impacted?	No
Receiving Environment:	Land
Incident Event:	Leak/Break
Incident Reason:	Material Failure - Poor Design/Substandard Material
Source Type:	Valve/Fitting/Piping
Sector Type:	Miscellaneous Communal
MOE/Other Agencies Involved:	Province - MOE-District Office
Was there a discharge / emission / spill of a contaminant to the environment?	
Yes	

Contaminants Table

Contaminant Name	Description	Code	UN#	Limit	Quantity	[units]	[freq]
HYDRAULIC OIL		15	n/a		0.5	L	

Environmental Compliance Reporting (ECR)

Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report? (legislation, certificate of approval, order, or guideline)
No

Voluntary / Mandatory Abatement

Was there Non-Compliance/Non-Conformance Identified?	☐ Yes ☒ No
--	---

Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
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Waste / EGR Information

Waste / EGR Information entries:

Document Related Information

Cross Reference:	(doc link)	Task Link:	6854-BXTMW8 
Originating Document:		Created by:	Brenda Capicciotti
Date Created:	2021/02/01	Date Completed:	2021/02/09
Office Receiving Incident Report:	Spills Action Centre	Incident Info Received By:	Brenda Capicciotti
Bring Forward Date:		Bring Forward Reason:	

Signatures

Provincial Officer:

Name:	Erin Legue
Badge No:	1956
Work Unit:	Ottawa District Office
District/Area Office:	Ottawa District Office
Date:	2021/02/02
Signature:	

Supervisor:

Name:	Charlie Primeau
Work Unit:	Eastern Region
District/Area Office:	DWMD Ottawa Office
Date:	2021/02/09
Signature:	

Responsive Event Report - File

Event Number: 1-DX4ND

Summary Information

Summary:	SNC Lavalin: spill of motor oil on LRT site
Type:	SPILLS
Report Method:	Phone
State:	Open
Status:	Compliance Review Underway
Date Created:	04/27/2021 16:27:36
Date Reported:	04/27/2021 16:26:46
Date Occurred:	04/23/2021 00:00:00
Created By:	Chris Mutton
Assigned To:	CAPPELLOAN
Program:	
Regulated Activity:	
Municipality:	OTTAWA
District Office:	Ottawa District Office
Response Type:	Desktop Response

Call Reports

Summary:	SNC Lavalin: spill of motor oil on LRT site		
Report Details:	Caller is report a spill that occurred on Friday but was not noticed until today. It is a spill of 0.5L motor oil from a welding machine to the gravel. They cleaned it up by removing the contaminated material.		
Location:	980 Armstrong Rd		
Created By:	MUTTONCH		
Reference #:	1-DX4LV	Municipality:	OTTAWA
Date Created:	04/27/2021 16:24:08	Date Reported:	04/27/2021 16:26:46
Report Method:	Phone	Date Occurred:	04/23/2021 00:00:00
Outcome:	Responsive Event Created	Name not Provided:	N

Properties

ID:	1-DX4N1
Property Name:	
Municipality/County:	OTTAWA
District Office:	Ottawa District Office
Property Description:	

More Information

**Was there a discharge/emission/spill of a
contaminant to the natural environment?** Yes

Meets Criteria to Refer to TSSA: No

Offsite Impacts: No

**Is this spill confirmed to be below the
threshold for spills reporting exemption?** Yes

Receiving Environment: Land

Has a Water Body been impacted? No

Impacted Water Body/Watercourse:

Initial Health & Environment Consequence: Low

Final Health & Environment Consequence: Not Anticipated

MOE/Other Agencies Involved:

Specify Agency Name:

Can NAICS Code be determined? Yes

NAICS Code: 237990

Spilled from Source: Motor Vehicle

Specify Other:

Activity During which Spill Occurred:

Specify Other:

Incident Preceding Spill:

Specify Other:

Contributing Causes:

Specify process/unit/cause:

Root Cause:

Specify process/unit/cause:

Cleanup Status: Completed

Owner:

Controller:

Cleanup Report Provided:

Additional Report Provided:

Notes:

Created Date: 04/27/2021 16:57:35

Locked Date: 04/28/2021 16:57:35

Created By: LARKINLA

Subject: No further action

Details: I briefed EO Capello by email. This appears to be related to a 1 litre spill of motor oil that was cleaned up as per a previous entry made under this event. No further action is required at this time.

Attachments

Name: DRAFT 1-DX4ND Responsive Event - File

Serial Number: 1-DX4ND-1

Date Modified: 04/27/2021 16:31:25

URL:

Summary:

Description:

Contaminants

Contaminant Name: MOTOR OIL

Description:

UN#:

CAS#:

Material Type:

Quantity: 1 litre (L)

**Number of
Exceedances:**

Min. Quantity:

Max. Quantity:

Frequency:

Other Frequency:

Start Date/Time:

End Date/Time:

**Non-Compliance
Type:**

**Approval# / Permit# /
Legislation:**

Method:

Limit:

Limit Type:

Limit Measurement:

Responsive Event Report - File

Event Number
1-1RPBDZ

Summary Information:

Summary:	SNC Lavalin: cup of coolant to ground, cleaned
Type:	SPILLS
Report Method:	Phone
State:	Closed
Status:	Ministry Review Completed
Date Created:	04/20/2022 13:22:05
Date Reported:	04/20/2022 13:16:52
Date Occurred:	
Created By:	Akiko Date (DATEAK)
Assigned To:	CAPPELLOAN
Program:	
Municipality:	OTTAWA
District Office:	Ottawa District Office
Response Type:	Desktop Response

Call Reports:

Summary:	SNC Lavelin: coolant to ground, cleaned
Report Details:	Sarah McFadden, SNC Lavelin, 343-574-2922
	Reports that there was crane idling on site at overheated and coolant spilled on the ground about a cup - it was cleaned with a spill kit 4700 Limebank Rd, Ottawa
Location:	4700 Limebank Rd, Ottawa
Created By:	DATEAK
Reference #:	1-1RPBDK
Date Created:	04/20/2022 13:16:47
Report Method:	Phone
Outcome:	Responsive Event Created
Municipality:	
Date Reported:	04/20/2022 13:16:52
Date Occurred:	
Anonymous:	N

Properties:

ID:	1-1068N9
Property Name:	
Municipality/County:	OTTAWA
District Office:	Ottawa District Office
Property Description:	Vacant residential/commercial/ industrial land owned by a non-farmer with a portion being farmed

More Information:

Was there a discharge/emission/spill of a contaminant to the natural environment?	Yes
Meets Criteria to Refer to TSSA:	No
Offsite Impacts:	No
Is this spill confirmed to be below the threshold for spills reporting exemption?	No
Receiving Environment:	Land
Has a Water Body been impacted?	No
Impacted Water Body/Watercourse:	
Initial Health and Environment Consequence:	Low
Final Health and Environment Consequence:	
MOE/Other Agencies Involved:	
Specify Agency Name:	
Can NAICS Code be determined?	Yes
NAICS Code:	532410
Spilled from Source:	Motor Vehicle
Specify Other:	
Activity During which Spill Occurred:	Normal operations
Specify Other:	
Incident Preceding Spill:	Leak/Break
Specify Other:	
Contributing Causes:	Unknown
Specify process/unit/cause:	

Root Cause: Unknown

Specify process/unit/cause:

Cleanup Status: Completed

Owner:

Controller:

Cleanup Report Provided:

Additional Report Provided:

Notes:

Created Date: 04/25/2022 17:59:15

Locked Date:

Created By: CAPPELLOAN

Subject: ODO review

Details: Minor spill that was cleaned up (less than 1 L). No further action required.

Attachments:

Name: DRAFT 1-1RPBDZ Responsive Event - File

Serial Number: 1-1RPBDZ-1

Date Modified: 04/20/2022 14:15:05

URL:

Summary:

Description:

Entities:

Organization Type: Private Business

ID: 1-1OGM56

Operating Name: SNC LAVALIN

Legal Name: SNC LAVALIN CONSTRUCTOR (PACIFIC) INC.

Address: 100-745 THURLOW STEET, VANCOUVER BC, V6E 0E5, OTTAWA, ON,

Contaminants:

Contaminant Name: COOLANT (N.O.S.)

Description:

UN#:	CAS#:
Material Type:	
Quantity:	250 millilitre (ml)

Signature:

Completed By: CAPPELLOAN

Badge Number: 1178

Date Completed: 04/25/2022 18:00:47



(Signature)

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 0166-ACPSEZ
Issue Date: August 23, 2016

Riverside South Development Corp.
2193 Arch Street
Ottawa, Ontario
K1G 2H5

Site Location: Part of 980 Earl Armstrong Road
Lot 21, Concession 1
City of Ottawa, Ontario

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 stormwater management Works for the collection, transmission and disposal of stormwater run-off from a catchment area of approximately 24.08 hectares of Phase 8 and 15.15 hectares of Phase 13 Riverside South Community development site, and an off-site catchment area of approximately 107.06 hectares, located south of Earl Armstrong Road, east of Spratt Road, within Rideau River watershed, in the City of Ottawa, attenuating post-development peak flows to allowable release rates for all above 5-year storm events up to and including the 100-year storm event, discharging to the existing storm sewer system located on Spratt Road with a maximum release rate of 4366 L/s and on Shoreline Drive with a maximum release rate of 1021 L/s, consisting of the following:

on-site storages: approximately forty-four (44) roadway sags within Phase 8 Riverside South Community development site, equipped with inlet control devices, having a total available storage volume of approximately 1,520 m³, a maximum ponding depth of 0.3 m, before cascading to next road section;

stormwater management facility (Pond 4-P - catchment area 22.44 hectares): one (1) dry pond located east of Spratt Road, within Block 178, having a total available storage volume of approximately 2,864 m³ and a maximum depth of approximately 1.48 m, receiving stormwater run-off from Cambie Road, discharging via a 200 mm diameter outlet pipe complete with an inlet control device to the on-site storm sewer system located on Cambie Road, allowing a maximum release rate of 27 L/s under the 100-year storm event;

stormwater management facility (Pond 2-P - catchment area 13.84 hectares): one (1) dry pond located south of Earl Armstrong Road, west of Thomas Gamble Municipal Drain, within Block 217, having a total available storage volume of approximately 927 m³ and a maximum depth of approximately 1.5 m, receiving

stormwater run-off from Markdale Terrace, discharging via a 200 mm diameter outlet pipe complete with an inlet control device to the on-site storm sewer system located on Markdale Terrace, allowing a maximum release rate of 15 L/s under the 100-year storm event;

stormwater management facility (Pond 1-P - catchment area 2.95 hectares): one (1) dry pond located south of Earl Armstrong Road, east of Thomas Gamble Municipal Drain, within Block 230, having a total available storage volume of approximately 1,030 m³ and a maximum depth of approximately 1.35 m, receiving stormwater run-off from Larimar Circle, discharging via a 200 mm diameter outlet pipe complete with an inlet control device to the on-site storm sewer system located within Block 244, allowing a maximum release rate of 12 L/s under the 100-year storm event;

temporary off-site ditch system (Interim Works - catchment area 35.97 hectares): add an outlet control device to the existing roadside ditch along east side of Spratt Road, south of Cambie Road, having a maximum depth of approximately 1.35 m, discharging to the existing storm sewer system located on Spratt Road, allowing a maximum release rate of 1255 L/s under the 100-year storm event;

temporary off-site swale system (Interim Works - catchment area 71.09 hectares): approximately 530 m temporary swale along north side of future residential site, south of Phase 8 boundary, having a total available storage volume of approximately 1750 m³, a maximum depth of approximately 1.0 m, equipped with five (5) outlet control devices, discharging to the on-site storm sewer system located on Serenade Crescent west, Dreamcatcher Place, Serenade Crescent east, Ralph Hennessy Avenue and Cambie Road, allowing a total maximum release rate of 1767 L/s under the 100-year storm event;

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 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 document including the application and any supporting documents listed in any schedules in this Approval;
2. "Director" means a person appointed by the Minister pursuant to section 5 of the Environmental Protection Act for the purposes of Part II.1 of the Environmental Protection Act;
3. "District Manager" means District Manager of the Ottawa District Office of the Ministry;
4. "Interim Works" means the interim stormwater management works, described in this Approval and that are to be used for short-term purposes only in accordance with this Approval, until otherwise approval for an extension of this period has been granted;

5. "Ministry" means the ministry of the government of Ontario responsible for the Environmental Protection Act and the Ontario Water Resources Act and includes all officials, employees or other persons acting on its behalf;
6. "Owner" means Riverside South Development Corp., and includes their successors and assignees;
7. "Works" means the sewage works described in the Owner's application(s) 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

- 1.1 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.
- 1.2 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.
- 1.3 Where there is a conflict between a provision of any submitted document 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 listed submitted documents, the document bearing the most recent date shall prevail.
- 1.4 Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- 1.5 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.
- 1.6 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 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

- 2.1 The Approval will cease to apply to those parts of the proposed Works which have not been constructed within **five (5) years** of the date of this Approval.
- 2.2 Approval under this Approval to the Interim Works shall expire and become null and void upon approval and commissioning of the permanent stormwater management facility that will be required to service subsequent phases of the Riverside South Community development site.

3. CHANGE OF OWNER

The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:

- (a) change of Owner;
- (b) change of address of the Owner;
- (c) change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; and
- (d) change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.

4. OPERATION AND MAINTENANCE

- 4.1 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 stormwater management Works do not constitute a safety or health hazard to the general public.
- 4.2 The Owner shall ensure that the design storage volumes are maintained at all times.
- 4.3 The Owner shall undertake an inspection of the condition of the stormwater management 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 above noted stormwater management Works to prevent the excessive build-up of sediment, debris and/or decaying vegetation to avoid reduction of capacity of the Works. The Owner shall also regularly inspect and clean out the inlet to and outlet from the Works to ensure that these are not obstructed.
- 4.4 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 corporate 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 and method of clean-out of the stormwater management Works.

5. TEMPORARY EROSION AND SEDIMENT CONTROL

- 5.1 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.
- 5.2 The Owner shall maintain records of inspections and maintenance which shall be made available for inspection by the Ministry, upon request. The record shall include the name of the inspector, date of inspection, and the remedial measures, if any, undertaken to maintain the temporary sediment and erosion control measures.

6. RECORD KEEPING

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.

Schedule "A"

1. Application for Environmental Compliance Approval, dated November 25, 2015, and received on January 19, 2016, including final plans and specifications prepared by J.L. Richards & Associates Limited.
2. Site Servicing Report, Riverside South Development Corporation, Riverside South Phase 8, Part of 980 Earl Armstrong Road, City of Ottawa, February 2015 (Revised August 2015, October 2015, November 2015), prepared by J.L. Richards & Associates Limited.
3. Engineering Drawings, stamped and dated November 27, 2015, prepared by J.L. Richards & Associates Limited.
4. Emails from Ivan Dzeparoski, J.L. Richards & Associates Limited, dated August 9 and August 11, 2016, including all supporting information.
5. Email from Natasha Baird, City of Ottawa, dated August 18, 2016, including all supporting information.
6. Emails from Julie white, J.L. Richards & Associates Limited, dated August 22 and August 23, 2016, including all supporting information.

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 any subsequent Owner of the Works is made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from this approved stormwater management Works are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the Works. Furthermore, Condition 4 is included to ensure that the stormwater management Works are operated and maintained to function as designed.
5. Condition 5 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction, until they are no longer required.
6. Condition 6 is included to require that all records are retained for a sufficient time period to adequately evaluate the long-term operation and maintenance of the Works.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. 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;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. 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 Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment and
Climate Change
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**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 23rd day of August, 2016



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

LW/

c: DWMD Supervisor, MOECC Ottawa
Lucie Dalrymple, P.Eng., J.L. Richards & Associates Limited

Joshua Dempsey

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: May 13, 2026 7:46 AM
To: Joshua Dempsey
Subject: RE: Search Records Request (PE7535)

External Email: Do not click on links or open attachments unless you trust the sender.

NO RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are no records in our current database of any fuel storage tanks at the subject address(es).

Accessing the applications

1. Click [Request a Public Record](#) - TSSA and click "need a copy of a document"
2. Select the appropriate application, download it, complete it in full and save it (Note: you will have to upload the application)
3. Proceed to page 3 of the application and click the "TSSA Service Prepayment Portal" link under payment options (the link will take you the secure site where you can pay for the request via credit card)

Accessing the Service Prepayment Portal

1. Select new or existing customer (*if you are an existing customer, you will need your account number & postal code to access your account)
2. Under "Program Area" select **Public Information** and click continue
3. Enter application form number (found on the bottom left corner of the application form) and click continue
4. Complete the primary contact information section
5. Complete the fee section
6. Upload your completed application
7. Upload supporting documents (if required) and click continue

Once all steps have been successfully completed you will receive your payment receipt via email. TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided. If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Kind regards,



Kimberly Gage | Public Information & Records Agent
Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3581 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org
www.tssa.org



From: Joshua Dempsey
<JDempsey@patersongroup.ca>
Sent: Tuesday, May 12, 2026 1:49 PM
To: Public Information Services



Winner of 2025 5-Star Safety Cultures Award

<publicinformationservices@tssa.org>

Subject: Search Records Request (PE7535)

⚠ External Email >

[⚠ CAUTION]: THIS EMAIL ORIGINATED OUTSIDE THE ORGANISATION.
DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU KNOW THE SENDER AND ARE EXPECTING THIS EMAIL. PLEASE
REPORT WITH THE PHISH REPORT BUTTON IF SUSPICIONS.

Good Afternoon,

Could you please complete a search of your records for **underground/aboveground storage tanks, historical spills, or other incidents/infractions** for the following addresses in Ottawa, Ontario:

Fluorescent Lane: 50
Earl Armstrong Road: 980
Jessie Chenevert Walk: 300, 400
Spratt Road: 4619
Larimar Circle: 106, 124, 220
Canyon Walk Drive: 3785
Town Square Place: 200

Cheers,



JOSHUA DEMPSEY, B.SC.

Environmental Scientist

OFFICE: (613) 226-7381 ext. 108

DIRECT: (343) 996-3150

9 AURIGA DRIVE
OTTAWA ON K2E 7T9

jdempsey@patersongroup.ca

www.patersongroup.ca

BUILDING TRUST THROUGH QUALITY ENGINEERING SINCE 1956

OTTAWA • GREATER TORONTO AREA • NORTHERN ONTARIO

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.



File Number: D06-03-24-0040

June 6, 2024

Grant Paterson
Paterson Group

Sent via email gpaterson@patersongroup.ca

Dear Grant Paterson,

**Re: Information Request
980 Earl Armstrong Road and 4700 Limebank Road, Ottawa, Ontario
("Subject Property")**

Internal Department Circulation:

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- **Environmental Remediation Unit:** The Environmental Remediation Unit has several Phase I/One Environmental Site Assessments (Golder, 2009, 2015 & 2017) that include portions of these properties. Please contact ERU-UAE@ottawa.ca to obtain copies of these reports if required.
- **Ottawa Public Health - Environmental Health:** all public inspection results are publicly available on the Ottawa Public Health website:
<https://www.ottawapublichealth.ca/en/public-health-services/public-health-inspections.aspx>
- **Sewer Use Program:** The City's Sewer Use Program has identified approvals, permits, and other environmental documentation related to the property located at 980 Earl Armstrong Road.
- **Solid Waste Services:** The subject property is not within 5 kilometers of any Solid Waste Services facilities.

Documents Provided:

HLUI Summary Report and HLUI Map

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

For more information on how to interpret the HLUI data identified in the attached excel sheet ('ADDRESS – HLUI Summary report.xlsx'), please refer to the [Overview and User Guide](#)."

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <https://ero.ontario.ca/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Ottawa Public Health

Ottawa Public Health inspects many different types of establishments. To view inspection results, please visit the Ottawa Public Health website: [Public Health Inspections - Ottawa Public Health](#)

Please note that Ottawa Public Health is not the lead agency on land use contamination in the City of Ottawa – contact the Ministry of Environment Conservation and Parks (MECP) for further information.

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the

HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact HLUI@ottawa.ca.

Sincerely,

Jonathan Chan

Student Planner

Development Review

Planning, Development and Building Services Department

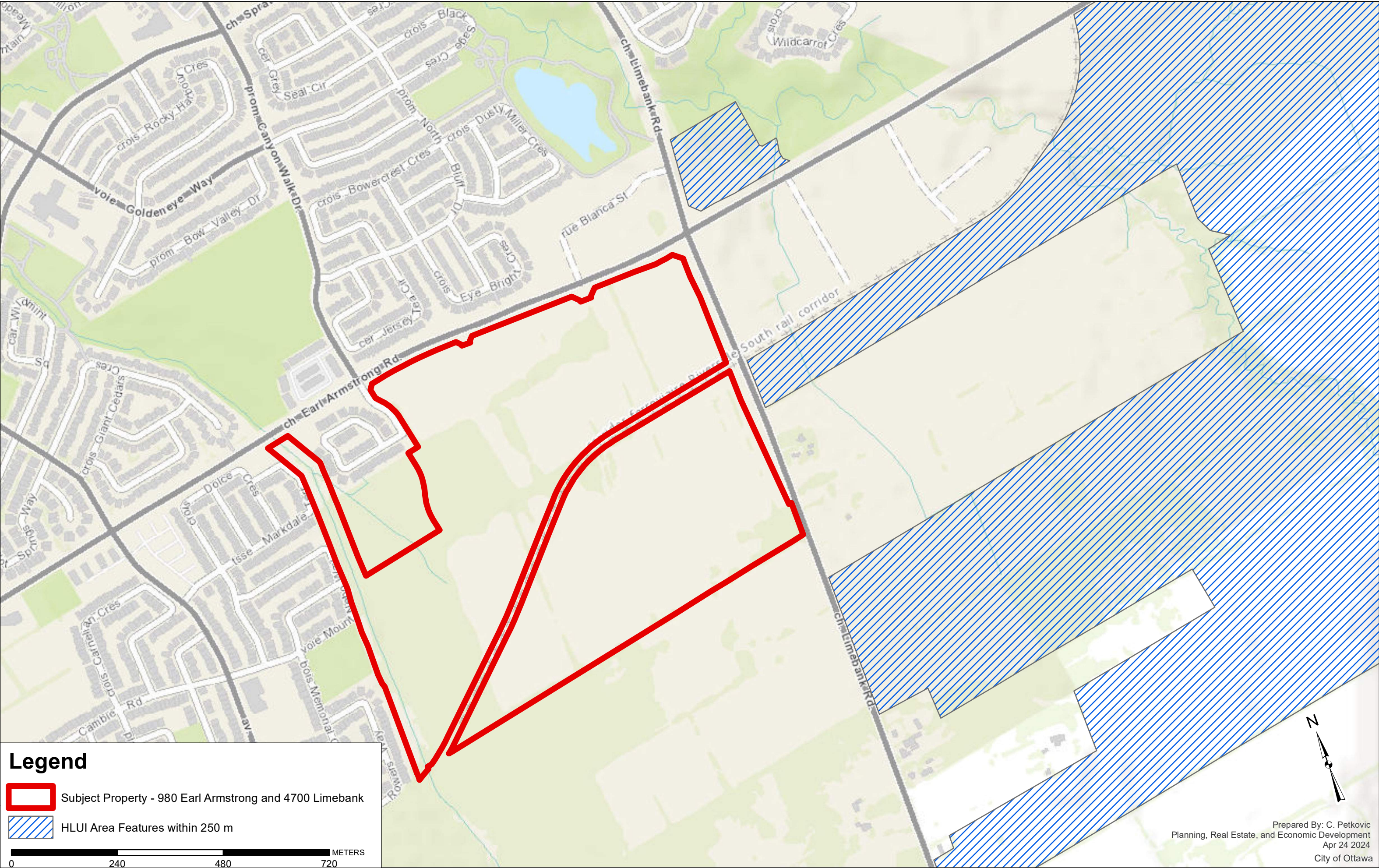
City of Ottawa

Enclosures: (2)

1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-24-0040

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



OBJECTID	ACTIVITY_NAME	FACILITY_TYPE	SOURCE_UPDATE_SORTED	QAQC	YEAR	YEAR_1	ST_NUM	ST_NAME	ST_SUFFIX	ST_DIR	MUNICIPALITY	ST_NUM2017	ST_NAME2017	ST_SUFFIX2017	ST_DIR2017	POSTAL_CODE2017	PIN2017	MUNICIPALITY2017	NAICS	SIC	COMMENTS	STORAGE_TANK	Shape_Length	Shape_Area
11856	AVALON HOME BUILD	Residential Building Const	2012-ES	1	2012	ES 2012	1423	EARL ARMSTRON RD				1423	EARL ARMSTRON RD			K1X1E5	43314584	GLOUCESTER	231210		scraping or filling in 2011		809.3954187	35769.20467
15850	MODERN FARM SUPPLI	Motor Vehicles, Wholesale	1953-AssessmentRole	2	1953	c. 1953	0				GLOUCES	1420	EARL ARMSTRON RD			K1X1E6	43290231	GLOUCESTER	415110; 415120	551; 571	agricultural land; Conn. 2,		13993.80537	3343675.968