

F/13083



Ministry of the Environment and Climate Change  
Ministère de l'Environnement et de l'Action en  
matière de changement climatique

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 7413-9X3K7R

Issue Date: October 7, 2015

795144 Ontario Inc.  
1575 Diamondview Rd  
Ottawa, Ontario  
K0A 1L0

Site Location: 1575 Diamondview Rd  
Ottawa City, Ontario  
K0A 1L0

*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 a stormwater management system consisting of existing ditch systems, including existing and proposed CSPs along March Road and Diamondview Road, two proposed swales (one each along the east and west sides of the site to allow for flows to by-pass the site northerly from a total external catchment area of 8.2 ha to the south), and two hybrid dry ponds, each with a water quality storage component, with extended detention for up to the 25 mm rainfall event and a larger active storage component for water quantity for storm events up to and including the 100 year design storm; one pond located on the north-easterly corner of the site in area A4; and one located along the east side of the site in area A3; with the two ponds having a combined catchment area of 4.27 ha from areas A3 and A4; with combined uncontrolled flows from areas A1 and A2 of 0.38 ha, for the proposed 4.65 ha site zoned commercial for a heavy equipment dealership with a gravel parking lot, located at 1575 Diamondview Road (intersection of March Road and Diamondview Road), in the City of Ottawa, consisting of the following:

PREVIOUS WORKS

- existing ditches and corrugated steel pipes (CSPs) along Diamondview Road (east side) and March Road (north side) adjacent to the site;

PROPOSED WORKS

**Corrugated Steel Pipes (CSPs)**

- proposed ditches and CSPs along Diamondview Road (east side) and March Road (north side) adjacent to the

site;

### **Two Swale Systems**

- one (1) swale system, located on the west side of the site, along the joint access road with the adjacent property to the west, 'V' notch cross section, with a minimum depth of 1.0 metres, longitudinal slope of 0.5%, to accommodate a maximum flow rate of approximately 483.5 L/s from the 100 year post development design storm, to intercept flows from 5.8 ha of external undeveloped land to the south west of the site;
- one (1) swale system, located on the south east boundary of the site along Diamondview Road, with a 'V' notch cross section, with a minimum depth of 0.3 metres, longitudinal slope of 1.0%, to accommodate a maximum flow rate of approximately 200.1 L/s from the 100 year post development design storm, to intercept flows from 2.4 ha of external undeveloped land to the south east of the site;

### **Two Hybrid Dry Ponds**

two hybrid dry ponds, each with a slope of 1V:3H; a single cell consisting of two portions, a lower portion (with a pervious bottom) for water quality control and an upper portion for active storage of all storm events up to and including the 100 year storm event; one pond has a rectangular weir, the other pond has an circular orifice, each outlet structure is to promote infiltration below each of the outlet structure elevation and allow for active storage above the outlet structure; the two ponds consists of the following:

- one (1) hybrid dry pond, located in area A3, with a stormwater catchment area of 1.92 ha and an average imperviousness of 13.9%, with flows draining to the facility by sheet flow, lower portion designed to promote infiltration up to a maximum treatment storage volume of 32 m<sup>3</sup>, with a rectangular weir outlet structure (width of weir of 0.39 metres, an elevation head (and depth of weir notch) of 0.17 metres, with a maximum release flowrate of approximately 50.5 L/s) set at the 25 mm rainfall event at approximate elevation 114.33 metres, above this elevation is the upper larger portion of the dry pond cell providing an active storage volume of 185.2 m<sup>3</sup> with a total maximum storage volume of 217.2 m<sup>3</sup> for the entire pond for all storm events up to and including the 100 year design storm (at approximate elevation 114.50 metres), discharging to the roadside ditch on the east side of Diamondview Road via a spillway into the existing drain with flows discharging northerly towards March Road, ultimately discharging to the Carp River;
- one (1) hybrid dry pond, located in area A4, with a stormwater catchment area of 2.35 ha and an average imperviousness of 43.2%, with a combination of sheet flow and a CSP (diameter 300 mm and approximately 18 metres long), lower portion of pond designed to promote infiltration up to a maximum treatment storage volume of 89 m<sup>3</sup>, with an orifice outlet structure (with a diameter of 248 mm, an elevation head of 0.35 metres, with a maximum release flowrate of approximately 75.2 L/s, attached to the 400 mm diameter pond outlet CSP pipe), set at the 25 mm rainfall event elevation of approximately 131.23 metres, above this elevation is the upper larger portion of the pond, providing an active storage volume of 368.9 m<sup>3</sup> with a total maximum storage volume of 457.9 m<sup>3</sup> for the entire pond for all storm events up to and including the 100 year design storm (at approximate elevation 133.70 metres); discharging via a CSP (400 mm diameter, approximately 12 metres long) on Diamondview Road) just south of the intersection of March Road and Diamondview Road; ultimately discharging to the Carp River;

all in accordance with:

1. the application dated September 15, 2014 and received on October 7, 2014,
2. the stormwater management design brief, titled, "Proposed Reis Equipment Dealership, 1575 Diamondview

- Road, Ottawa, Ontario; Servicing and Stormwater Management Report"; Consultant Project No. 13083, dated June 24, 2014, prepared by Robinson Land Development; and
3. Oct 6, 2015 e-mail with one pdf attachment, titled, "25 mm Storm Calculations', prepared by Angela Jonkman, P.Eng., Robinson Land Development; and
  4. final drawings and specifications provided by Angela Jonkman, P.Eng., Robinson Land Development

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

1. "Approval" means this Environmental Compliance Approval and any Schedules to it, including the application and supporting documentation;
2. "Director" means any Ministry employee appointed by the Minister pursuant to section 5 of the Part II.1 of the Environmental Protection Act;
3. "District Manager" means the District Manager of the appropriate local District Office of the Ministry, where the Works are geographically located;
4. "Ministry" means the Ontario Ministry of the Environment and Climate Change;
5. "Owner" means 795144 Ontario Inc., and includes its successors and assignees;
6. "Works" means the sewage works described in the Owner's application, this Approval and in the supporting documentation referred to herein, to the extent approved by 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

- 1.1 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, the application for approval of the works and the submitted supporting documents and plans and specifications as listed in this Approval.
- 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 requirements of this Approval are severable. If any requirement of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such requirement 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/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**

- 2.1 The approval issued by this Approval will cease to apply to those parts of the Works which have not been constructed within five (5) years of the date of this Approval.

## **3. CHANGE OF OWNER**

- 3.1 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; 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. TEMPORARY EROSION AND SEDIMENT CONTROL**

- (a) 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.

- (b) 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.

## **5. OPERATION AND MAINTENANCE - FOR STORMWATER MANAGEMENT WORKS**

- 5.1. The proposed storm sewers approved under this Approval can be constructed but not operated until the Stormwater Management facility designed to service these storm sewers is in operation.
- 5.2 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 works do not constitute a safety or health hazard to the general public.
- 5.3 The Owner shall undertake an inspection of the condition of the stormwater management system, 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 stormwater management 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.
- 5.4 The Owner shall ensure that the design storage volumes are maintained at all times.
- 5.5 The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall make the logbook available for inspection by the Ministry upon request. The logbook shall include, but not necessarily be limited to, the following information:
  - (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.

## **6. RECORD KEEPING**

- 6.1 The Owner shall retain for a minimum of five (5) years from the date of their creation, all records and information related to or resulting from the operation and maintenance of the stormwater management works activities required by this Approval.

*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 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.
5. Condition 5 is included to require that the Works be properly operated and maintained such that the environment is protected.
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) 314-3717 or [www.ert.gov.on.ca](http://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 7th day of October, 2015



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

RS/

c: District Manager, MOECC Ottawa  
Angela Jonkman, Robinson Land Development ✓

