



# PATERSON GROUP

## Consulting Engineers

9 Auriga Drive  
Ottawa, Ontario  
K2E 7T9

Tel: (613) 26-7381

Geotechnical Engineering  
Environmental Engineering  
Hydrogeology  
Materials Testing  
Building Science  
Rural Development Design  
Temporary Shoring Design  
Retaining Wall Design  
Noise and Vibration Studies

April 11, 2025  
File: PE5176-LET.01

### **Mattamy Homes**

50 Homes Road, Suite 100  
Ottawa, Ontario  
K2K 2M5

Attention: **Ms. Annie Pham**

Subject: **Phase I-Environmental Site Assessment Update** [patersongroup.ca](http://patersongroup.ca)  
**4159 Obsidian Street (Part of former 3718 Greenbank Road)**  
**Half Moon Bay South – Phase 7**  
**Ottawa, Ontario**

Dear Madame,

Further to your request, Paterson Group (Paterson) carried out a Phase I ESA Update site visit to assess any potential changes in conditions of the aforementioned property located in the City of Ottawa, Ontario, from the time of the original Phase I ESA, dated February 23, 2021.

## INTRODUCTION

Paterson completed a Phase I – ESA report for the subject site in February of 2021. At the time of the original Phase I ESA, the subject property was vacant land that was addressed 3718 Greenbank Road (part of). The 2021 Phase I ESA also included the land to the north (Phase 8).

The subject property was historically vacant and used for agricultural purposes. The neighbouring properties were also vacant and used agricultural purposes, before residential development occurred to the east and west beginning in 2014 and expanding to the immediate area north of the Phase I Property in 2017. The historical review revealed that a former aggregate extraction pit at 3809 Borrisokane Road, immediately west, was not a potential environmental concern due to the recent work Paterson had completed and the recent acceptance of a Record of Site Condition (RSC) from the MECP for the aforementioned address. No potential environmental concerns were identified with the historical or current use of subject site and the neighbouring properties at the time of the





2021 Phase I ESA. The Phase I ESA report concluded that a Phase II ESA was not required.

## **Site Inspection**

On April 1, 2025, personnel from Paterson's Environmental Division conducted a site visit to assess the current condition of the subject site.

The recent site visit revealed that the property was being used as a temporary staging area for the surrounding development. Stockpiled native soil, storage trailer and some building materials were present on site. None of the items or activities observed were considered to pose a risk to the subject property. The neighboring lands to the north, east and south have been developed with residential dwellings since the 2021 Phase I ESA. No potential environmental concerns were identified with the use of subject site or the neighboring properties.

## **Updated Records Review**

### **Aerial Photographs**

The latest aerial photograph reviewed at the time of the 2021 Phase I ESA, was dated 2019 (Google Earth). An aerial image from 2024 was reviewed as part of this update. Based on the more recent aerial image, the subject site is being used as a temporary staging area for the surrounding residential development, as noted during the site visit. Neighbouring lands to the north have been developed with residential buildings since the 2019 aerial image.

### **Freedom of Information Request (FOI)**

A Freedom of Information (FOI) request was submitted as part of the 2021 Phase I ESA, however, a response had not been received at the time of issuance. Based on the results of the search, no records were identified for the subject property. A copy of the response has been attached to this report.

### **Historical Land Use Inventory (HLUI)**

A Historical Land Use Inventory (HLUI) Report was requested as part of the 2021 Phase I ESA, however, a response had not been received at the time of issuance. Based on the results of the search, no records were identified for the subject property. A copy of the response has been attached to this report.



## Update Conceptual Site Model

Based on the recent site visit, and the results of the HLUI and FOI search, no significant changes have been made to the subject site or neighbouring properties that would result in any potential environmental concerns to the subject site. It is our opinion that the conclusion of the original 2021 Phase I-ESA remains valid and as such, a Phase II-ESA is not required for the subject 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. 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 Mattamy Homes. Permission and notification from Mattamy Homes and Paterson 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.

### Paterson Group Inc.

Mark D'Arcy, P.Eng., QP<sub>ESA</sub>



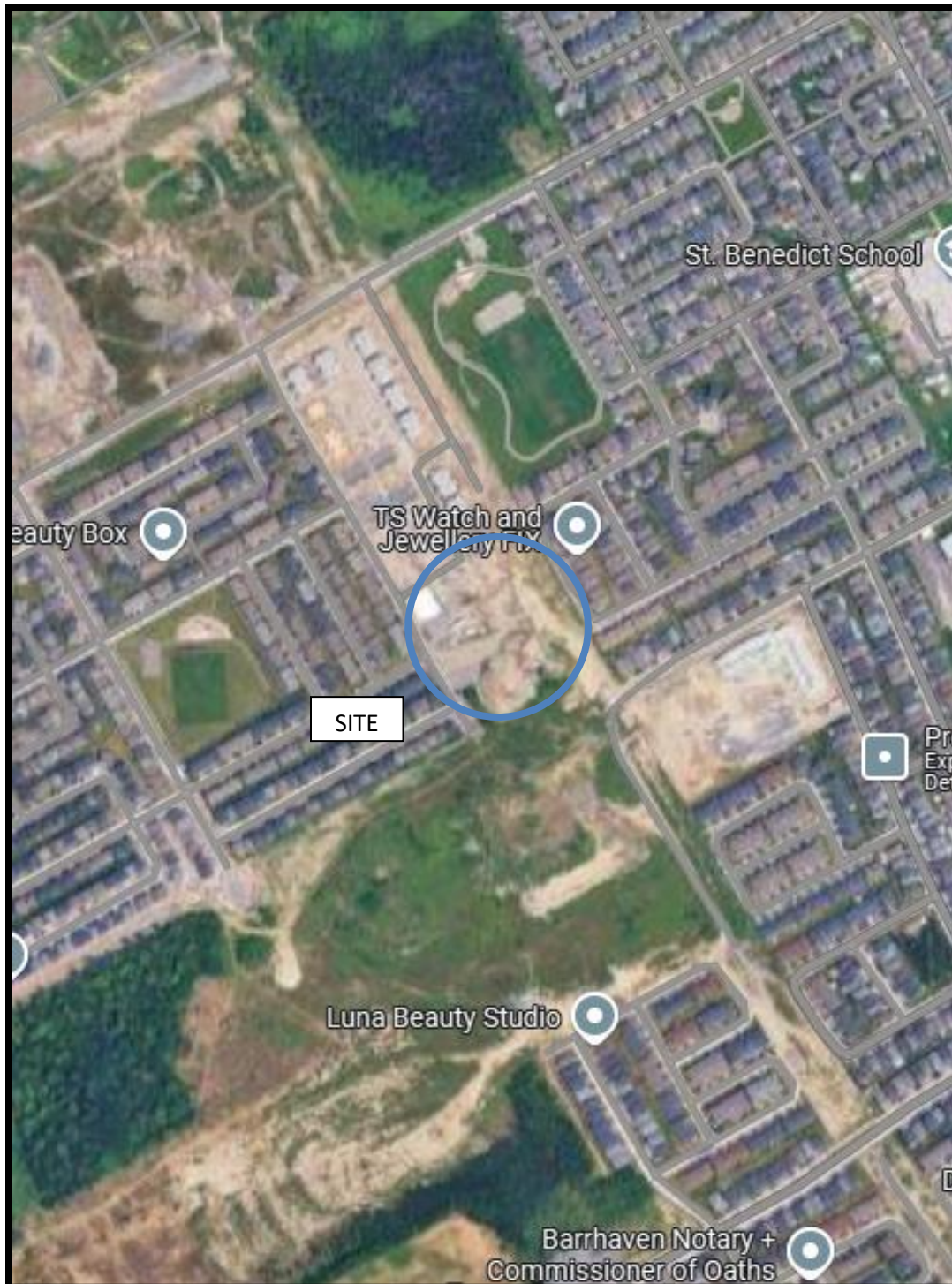
### Appendix:

- ☐ 2024 Aerial Image
- ☐ FOI Response Letter
- ☐ HLUI Response Letter
- ☐ Phase 7 Survey Plan

### Letter Distribution:

- ☐ Mattamy Homes
- ☐ Paterson Group Inc





AERIAL PHOTOGRAPH  
2024

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 1400-8Y3RNK

Issue Date: September 18, 2012

Mattamy ( Half Moon Bay 4 ) Limited  
123 Huntmar Dr  
Stittsville, Ontario  
K2S 1B9

Site Location: Half Moon Bay South Phases 2 and 3  
West of Greenbank Road, South of Cambrian Road  
Ottawa City, 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:*

**Storm sewers** to be constructed in the City of Ottawa in the Half Moon Bay South Subdivision (Phases 2 and 3) on **Andre Audet Avenue** from connection to existing storm sewers about 50 metres North West of North West intersection with Switch Grass Crescent (Sta.0+207.3) to South East intersection with SoldatsReindeau Street (Sta. 0+403.9), **Pondhawk Avenue** from about 35 metres South West of South East intersection with Andre Audet Avenue (Sta. 0+304.0) to North West intersection with Andre Audet Avenue (Sta. 0+007.6), **Switch Grass Crescent** from South East intersection with Andre Audet Avenue (Sta. 0+358.7) to North West intersection with Andre Audet Avenue (Sta. 0+000.9), **River Mist Road** from connection to existing storm sewers 40 metres South East of North West intersection with Dundonald Drive (Sta. 0+306.7) to connection to future storm sewers 45 metres South East of the South East intersection with SoldatsReindeau Avenue (Sta. 0+526.6), **SoldatsReindeau Avenue** from about 20metres North East of South West intersection with River Mist Road (Sta. -0+016.0) to North East intersection with Damsselfly Way (Sta. 0+273.7), **Sundragon Way** from North West intersection with Damsselfly Way (Sta.0+273.7) to about 85 metres North East of North West intersection with Damsselfly Way (Sta. 0+358.2), **Sundragon Way** from South West intersection with Damsselfly Way (Sta. 0+490.0) to about 70 metres North East of South West intersection with Damsselfly Way (Sta. 0+420.0), **Damsselfly Way** from connection to future storm sewers about 12 metres South East of South East intersection with Sundragon Way (Sta. 0+427.0) to North West intersection with SoldatsReindeau Avenue (Sta. 0+511.8), **Dundonald Drive** from connection to existing storm sewers about 30 metres North East of North East intersection with River Mist Road (Sta. 0+434.0) to South West intersection with Grand Canal Street (Sta. 0+613.2), **Song Sparrow Street** from connection to future storm sewers about 20 metres South West of South West intersection with Grand Canal Street (Sta.-0+0015.0) to



North East intersection with River Mist Road (Sta. 0+211.1), **Bluegill Street** from about 10 metres North East of South West intersection with Grand Canal Street (Sta. 0+013.2) to North West intersection with White Arctic Avenue (Sta. 0+221.8), **White Arctic Avenue** from connection to future storm sewers about 20 metres South West of South West intersection with Grand Canal Street (Sta. -0+010.5) to North East intersection with River Mist Road (Sta. 0+211.1), **Snow Goose Street** from about 10 metres North East of South West intersection with Grand Canal Street (Sta. 0+017.0) to North East intersection with Bluegill Street (Sta. 0+134.2) including stubs at future intersections, and

**Sanitary sewers** to be constructed in the City of Ottawa in the Half Moon Bay South Subdivision (Phases 2 and 3) on **Andre Audet Avenue** from connection to existing sanitary sewers about 55 metres North West of North West intersection with Switch Grass Crescent (Sta. 0+213.2) to South East intersection with SoldatsReindeau Street (Sta. 0+405.8), **Pondhawk Avenue** from about 40 metres South West of South East intersection with Andre Audet Avenue (Sta. 0+301.0) to North West intersection with Andre Audet Avenue (Sta. 0+004.3), **Switch Grass Crescent** from South East intersection with Andre Audet Avenue (Sta. 0+355.7) to North West intersection with Andre Audet Avenue (Sta. 0+004.2), **River Mist Road** from connection to existing sanitary sewers 45 metres South East of North West intersection with Dundonald Drive (Sta. 0+308) to connection to future sanitary sewers 45 metres South East of the South East intersection with SoldatsReindeau Avenue (Sta. 0+526.5), **SoldatsReindeau Avenue** from about 25 metres North East of South West intersection with River Mist Road (Sta. -0+018.0) to North East intersection with Damsel fly Way (Sta. 0+275.2), **Sundragon Way** from North West intersection with Damsel fly Way (Sta. 0+275.2) to about 85 metres North East of North West intersection with Damsel fly Way (Sta. 0+359.2), **Sundragon Way** from South West intersection with Damsel fly Way (Sta. 0+488.5) to about 70 metres North East of South West intersection with Damsel fly Way (Sta. 0+418.4), **Damsel fly Way** from connection to future sanitary sewers about 10 metres South East of South East intersection with Sundragon Way (Sta. 0+427.0) to North West intersection with SoldatsReindeau Avenue (Sta. 0+510.0), **Grand Canal Street** from South East intersection with Bluegill Street (Sta. 0+079.3) to North West intersection with White Arctic Avenue (Sta. 0+169.2), **Dundonald Drive** from connection to existing sanitary sewers about 35 metres North East of North East intersection with River Mist Road (Sta. 0+442.0) to South West intersection with Grand Canal Street (Sta. 0+611.7), **Song Sparrow Street** from connection to future sanitary sewers about 15 metres South West of South West intersection with Grand Canal Street (Sta. -0.012.0) to connection with existing sanitary sewers about 30 metres South West of the North East intersection with River Mist Road (Sta. 0+182.0), **Bluegill Street** from about 10 metres North East of South West intersection with Grand Canal Street (Sta. 0+014.7) to North West intersection with White Arctic Avenue (Sta. 0+220.3), **White Arctic Avenue** from connection to future sanitary sewers about 20 metres South West of South West intersection with Grand Canal Street (Sta. -0+011.0) to connection to existing sanitary sewers about 30 metres South West of North East intersection with River Mist Road (Sta. 0+182.0), **Snow Goose Street** from about 10 metres North East of South West intersection with Grand Canal Street (Sta. 0+015.8) to North East intersection with Bluegill Street (Sta. 0+132.7) including stubs at future intersections,

all in accordance with the application from Mattamy (Half Moon Bay 4) Limited dated August 16, 2012, including final plans and specifications prepared by Stantec Consulting Ltd.

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

- (1) "Approval" means this Environmental Compliance Approval, including the application and supporting information;
- (2) "District Manager" means the District Manager, Ottawa District Office of the Ministry;
- (3) "Ministry" means the Ontario Ministry of Environment;
- (4) "Owner" means Mattamy (Half Moon Bay 4) Limited and includes its successors and assignees;
- (5) "Source Protection Plan" means a drinking water source protection plan prepared under the Clean Water Act, 2006;
- (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.

## **2. EXPIRY OF APPROVAL**

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

## **3. SOURCE WATER PROTECTION**

- 3.1 The Owner shall, within sixty (60) calendar days of the Minister of the Environment posting approval of a Source Protection Plan on the environmental registry established under the Environmental Bill of Rights, 1993 for the area in which this Approval is applicable, apply to the Director for an amendment to this Approval that includes the necessary measures to conform with all applicable policies in the approved Source Protection Plan.

*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. The condition also advises the Owners their responsibility to notify any person they authorized to carry out work pursuant to this Approval of the existence of this Approval.
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 works covered by this Approval will conform to the significant threat policies and designated Great Lakes policies in the Source 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:*

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

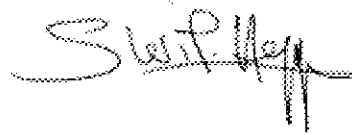
AND

The Director appointed for the purposes of  
Part II.1 of the Environmental Protection Act  
Ministry of the Environment  
2 St. Clair Avenue West, Floor 12A  
Toronto, Ontario  
M4V 1L5

**\* 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) 314-4506 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 18th day of September, 2012



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

RS/

c: District Manager, MOE Ottawa District Office

Peter Moroz, Stantec Consulting Ltd

Jacek Taracha, Sr. Infrastructures Approvals Engineer, City of Ottawa

Linda Carkner, Program Manager, City of Ottawa (D07-16-10-0003 PH2)

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 1648-ADBLF9

Issue Date: September 19, 2016

Mattamy (Half Moon Bay) Limited  
50 Hines Road, Suite 100  
Kanata, Ontario  
K2K 2M5

Site Location: Part of Lot 10, 11 and 12, Concession 3 (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:*

establishment of stormwater management Works serving Phase 4 and Phase 7 of Half Moon Bay residential subdivision development and external lands, located south of the future Greenbank Road, west of the existing Greenbank Road and Jock River, north of River Run Avenue, east of the future Greenbank Road and future development, for the collection, treatment and disposal of stormwater run-off from a total catchment area of approximately 16 hectares, within Jock River watershed, in the City of Ottawa, providing Enhanced Level water quality control and erosion protection and conveyance post-development flows for all storm events up to and including the 100-year storm event, consisting of the following

**stormwater management facility (catchment area 16 hectares):** - one (1) wet pond (Interim Greenbank SWM Pond) with a sediment forebay, located at north-east corner of the subdivision, within Block 205, having a permanent pool volume of 2,444 m<sup>3</sup>, an extended detention volume of 846 m<sup>3</sup>, and a total storage volume of approximately 6,537 m<sup>3</sup> during the 100-year storm event, including the permanent pool volume, at a total depth of approximately 4 m, complete with:

- an inlet structure consisting of a 1500 mm diameter inlet pipe, headwall and plunge pool with rip-rap over Terrafix filter fabric or equivalent, receiving inflow from on-site storm sewers located on the south side of the pond to the sediment forebay;
- an overland flow route with erosion control mat, having bottom width of 3 m, receiving stormwater run-off overland flow from Pearl Dace Crescent located on west side of the pond to the sediment forebay;
- a 450 mm diameter inlet pipe with headwall and rip-rap protection, located north side of the pond, receiving inflow from external undeveloped catchment area, discharging to the main cell;

- a 300 mm diameter conveyance pipe through the sediment forebay berm including all maintenance structures, connecting the sediment forebay to the main cell;
- a 100 mm diameter orifice plate on a 400 mm by 400 mm opening located at the 2.4 m by 2.4 m outlet control manhole, allowing a maximum release rate of 17 L/s at the extended detention level, discharging via a 750 mm diameter outlet pipe to an outlet channel;
- a 0.7 m wide weir with grate located at the 2.4 m by 2.4 m outlet control manhole identified above, combined with a 100 mm diameter orifice plate identified above and a 20 m wide broad-crested weir, allowing a maximum release rate of 2218 L/s during the 100-year storm event, discharging to an outlet channel;
- a 20 m wide broad-crested weir identified above from the main cell to the outlet channel for emergency overflow;

**an outlet channel:** an approximately 38 m long outlet channel with a plunge pool, having bottom width of 8 m, located at east side of the pond, within Block 207, complete with rip-rap wrapped all sides with Terrafix filter fabric or equivalent, receiving inflow from a 750 mm diameter inlet pipe and a 20 m wide broad-crested weir identified above, and from Half Moon Bay Road via an overland flow route, having bottom width of 3 m, discharging via a 3000 mm by 2400 mm box culvert with rip-rap protection under existing Greenbank Road to Jock River;

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

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

1. "Approval" means this Environmental Compliance Approval and any Schedules 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 Ottawa office of the Ministry;
4. "Ministry" means the Ontario Ministry of the Environment and Climate Change;
5. "Owner" means Mattamy (Half Moon Bay) Limited, and includes its successors and assignees;
6. "Water Supervisor" means the Water Supervisor of the Ottawa office of the Ministry;

7. "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 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.
- 1.7 This Approval includes the treatment and disposal of stormwater run-off from approximately 16 hectares of catchment area draining to the stormwater management facility (Interim Greenbank SWM Pond) in the City of Ottawa, based on an average imperviousness of approximately 46%. Any changes within the drainage areas that might increase the required storage volumes or increase the flows to or from the stormwater management facility or any structural/physical changes to the stormwater management

facility including the inlets or outlets will require an amendment to this Approval.

2. EXPIRY OF APPROVAL

This 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.

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.

3.2 In the event of any change in ownership of the Works, other than a change in ownership to the municipal, i.e. assumption of the Works, the Owner shall notify the succeeding owner in writing of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.

3.3 Notwithstanding any other requirements in this Approval, upon transfer of the ownership of the Works to a municipality, if applicable, any reference to the "District Manager" within the Terms and Conditions of this Approval shall be replaced with "Water Supervisor".

4. OPERATION AND MAINTENANCE

4.1 The Owner shall inspect the Works at least **once a year** and, if necessary, clean and maintain the Works to prevent the excessive build-up of sediments and/or vegetation.

4.2 The Owner shall maintain a record the results of these inspections and any cleaning and maintenance operations undertaken. The record 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.

## 5. MONITORING AND REPORTING

- 5.1 The Owner shall carry out a monitoring program and evaluate the performance of the stormwater management Works commencing at the initial completion of construction of the Works and continuing for a minimum of **two (2) years** after 90% of the homes in the Half Moon Bay Subdivision Phase 4 and Phase 7 have been occupied.
- 5.2 The monitoring program shall include obtaining grab samples at the outfall of the Interim Greenbank SWM Pond for at least three (3) rainfall wet events per year (a wet event is defined as a minimum of 15 mm of rain in the previous 24 hours). Two (2) of the events must occur within the May to September time period.
- 5.3 Samples should be tested for Total Suspended Solids (mg/L) and results recorded.
- 5.4 The methods and protocols for sampling, analysis and recording shall conform, in order of precedence, to the methods and protocols specified in the following:
  - (a) the Ministry's Procedure F-10-1, "Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only)", as amended from time to time by more recently published editions;
  - (b) the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" (January 1999), ISBN 0-7778-1880-9, as amended from time to time by more recently published editions;
  - (c) the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition), as amended from time to time by more recently published editions.
- 5.5 The Owner shall prepare a Performance Report, **every five (5) years**, a Performance Assessment Report, addressing the following:
  - (a) a description of any operating problems encountered and corrective actions taken during the reporting period and the need for further investigations in the following reporting period for system refinements or ways of improving the performance of the Works;
  - (b) measurement of the mass of accumulated sediment removed when undertaking maintenance of the Works as per the Operations and Maintenance Conditions, above;
- 5.6 The Owner shall maintain a record of all test results and all reports related to the sampling, monitoring and maintenance program for the Works, and shall make the information available to the Ministry, upon request.
- 5.7 The measurement frequency specified in this Condition 5, Subsections (1) and (2), above, and reporting



frequency specified in Subsection (5), above, may, **after five (5) years** of monitoring in accordance with this Condition, be modified by the District Manager/Water Supervisor of the Ottawa office in writing from time to time.

6. TEMPORARY EROSION AND SEDIMENT CONTROL

6.1 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.

6.2 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.

7. 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 July 28, 2016, and received on August 5, 2016, including final plans and specifications prepared by David Schaeffer Engineering Ltd.
2. Design Brief for the Interim Greenbank Stormwater Management Pond for Phases 4 and 7 of the Half Moon Bay Subdivision, City of Ottawa, December 2015, Revised July 2016, prepared by David Schaeffer Engineering Ltd. and J.F. Sabourin and Associates Inc.
3. Engineering Drawings, stamped and dated July 22, 2016 and August 26, 2016, prepared by David Schaeffer Engineering Ltd.
4. Emails dated August 31 and September 1, 2016, from Jennifer Ailey, P.Eng., David Schaeffer Engineering Ltd., including all supporting documents.

*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 to require that the Works be properly operated and maintained such that the environment is protected.
5. Condition 5 is included to enable the Owner to evaluate and demonstrate the performance of the Works on a continual basis, so that the Works are properly operated and maintained at a level which is consistent with the design objectives specified in the Approval and that the Works do not cause any impairment of the receiving watercourse.
6. Condition 6 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.
7. Condition 7 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](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 19th day of September, 2016



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

LW/

c: DWMD Supervisor, MOECC Ottawa  
District Manager, MOECC Ottawa Office  
Jennifer Ailey, P.Eng., David Schaeffer Engineering Ltd. (DSEL)

**ENVIRONMENTAL COMPLIANCE APPROVAL**NUMBER 2725-B5VKYF  
Issue Date: October 30, 2018

Mattamy (Half Moon Bay) Limited  
50 Hines Road, Suite 100  
Ottawa, Ontario  
K2K 2M5

Site Location: Half Moon Bay West – Phase 1  
Lots 10-12, Concession 3 (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:*

the establishment of wastewater infrastructure Works located in the City of Ottawa, consisting of the following:

- **storm sewers** on rue Apolune Street (from Station 0-021.13 to Station 0+466.68), croissant Aphelion Crescent (West Leg) (from Station 0-005.38 to Station 0+186.83), croissant Aphelion Crescent (South Leg) (from Station 0-005.74 to Station 0+171.59), croissant Aphelion Crescent (East Leg) (from Station 0-021.38 to Station 0+189.60), place Umbra Place (from Station 0+002.00 to Station 0+146.41), chemin Greenbank Road (from Station 4+976.10 to Station 5+387.68), cours Bellatrix Walk (from Station 0-001.99 to Station 0+175.00), voie Merak Way (from Station 0+002.00 to Station 0+104.49), voie Watercolours Way (from Station 0-011.89 to Station 0+386.39), bois Celestial Grove (from Station 0-001.99 to Station 0+235.66), terrasse Alcor Terrace (from Station 0-002.84 to Station 0+242.86), Cambrian Road (from Station 0+812.53 to Station 971.08), Stormwater Management Pond Inlet Headwall 2 and Servicing Block (from Station 0+000.00 to Station 0+221.12), and Stormwater Management Pond Inlet Headwall 1 (from Station 0-000.714 to Station 0+060.00), discharging to the Clarke Stormwater Management Pond, located in Half Moon Bay West;
- **sanitary sewers** on rue Apolune Street (from Station 0-004.67 to Station 0+356.20), croissant Aphelion Crescent (West Leg) (from Station 0-005.05 to Station 0+189.60), croissant Aphelion Crescent (South Leg) (from Station 0-005.74 to Station 0+171.59), croissant Aphelion Crescent (East Leg) (from Station 0-020.00 to Station 0+189.60), place Umbra Place (from Station 0+000.00 to Station 0+148.41), cours Bellatrix Walk (from Station 0+000.00 to Station 0+177.03), voie Merak Way (from Station 0+000.00 to Station 0+106.51), voie Watercolours Way (from Station 0-011.89 to Station 0+388.55), bois Celestial Grove (from Station 0+000.00 to Station 0+214.79), terrasse Alcor Terrace (from Station 0-000.57 to Station 0+242.86), and Cambrian Road (from Station 0+556.66 to Station 950.81), discharging to existing sanitary sewers, located on Cambrian Road;

- **temporary diversion ditch** in Half Moon Bay West – Phase 1, discharging to the Clarke Stormwater Management Pond located in Half Moon Bay West: Leg 1 – approximately 413.0 metres long at 0.32% average bottom slope, 3:1 side slopes, approximately 2.0 metres bottom width; Leg 2 – approximately 32.0 metres long at 0.79% average bottom slope, 2.5:1 side slopes, approximately 4.0 metres bottom width; Leg 3 – approximately 136.7 metres long at 1.80% average bottom slope, 3:1 side slopes, approximately 4.0 metres bottom width; and
- **temporary culvert** in Half Moon Bay West – Phase 1, 1600 millimetre diameter, approximately 39.0 metres long at 0.50% slope, discharging to the temporary diversion ditch and Clarke Stormwater Management Pond, located in Half Moon Bay West;

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 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 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 Mattamy (Half Moon Bay) Limited, and includes its successors and assignees;
8. "OWRA" means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;
9. "Works" means the sewage Works described in the Owner's application, and this Approval.



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

## **TERMS AND CONDITIONS**

### **1. GENERAL CONDITIONS**

1. The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
2. Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, and the application for approval of the Works.
3. Where there is a conflict between a provision of any document in the schedule referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence, and where there is a conflict between the documents in the schedule, the document bearing the most recent date shall prevail.
4. Where there is a conflict between the documents listed in Schedule "A" and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
5. The conditions of this Approval are severable. If any condition of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.

### **2. EXPIRY OF APPROVAL**

1. This Approval will cease to apply to those parts of the Works which have not been constructed within five (5) years of the date of this Approval.
2. In the event that completion and commissioning of any portion of the Works is anticipated to be delayed beyond the specified expiry period, the Owner shall submit an application of extension to the expiry period, at least twelve (12) months prior to the end of the period. The application for extension shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.
3. This Approval to the Interim Works shall expire and become null and void on October 26, 2023.

### **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. 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, dated October 4, 2018, received on October 11, 2018, submitted by Mattamy (Half Moon Bay) Limited;
2. Transfer of Review Letter of Recommendation, dated October 9, 2018 and signed by Jeff Shillington, P.Eng., Project Manager, Development Review, Planning, Infrastructure and Economic Development Department, City of Ottawa;
  - a. Final Plans and Specifications prepared by David Schaeffer Engineering Ltd.
  - b. Pipe Data Form - Watermain, Storm Sewer, Sanitary Sewer, and Forcemain Design Supplement to Application for Approval for Water and Sewage Works.
  - c. Hydraulic Design Sheets prepared by David Schaeffer Engineering Ltd.
3. Emails dated October 24, 2018 and October 25, 2018 from Jeff Shillington, P.Eng., Project Manager, Development Review, Planning, Infrastructure and Economic Development Department, City of Ottawa to Florence Poon, MECP.

*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 the approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included to 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

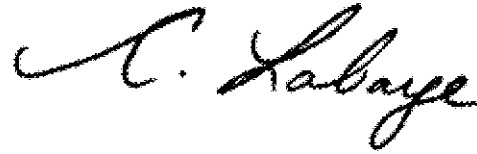
AND

The Director appointed for the purposes of  
Part II.1 of the Environmental Protection Act  
Ministry of the Environment,  
Conservation and Parks  
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](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 30th day of October, 2018



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

FP/

c: District Manager, MECP Ottawa  
Clerk, City of Ottawa (File No. D07-16-16-0023)  
Jeff Shillington, P.Eng., Project Manager, City of Ottawa  
Peter McKay, Infrastructure Renewal Program Manager, Infrastructure Assessment - Water Resources, City of Ottawa  
Jennifer Ailey, P.Eng., David Schaeffer Engineering Ltd.

**ENVIRONMENTAL COMPLIANCE APPROVAL**NUMBER 3029-ACNJPT  
Issue Date: August 12, 2016

Mattamy (Half Moon Bay) Limited  
50 Hines Road, Unit 100  
Kanata, Ontario  
K2K 2M5

Site Location: Half Moon Bay North Phases 4 and 7  
Part of Lots 10, 11 and 12, Concession 3 (Rideau Front)  
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:*

storm and sanitary sewers to be constructed in the City of Ottawa, on River Run Avenue (from 0+031.6 to 0+167.9), Burbot Street (from 0-001.6 to 0+351.5), Brassy Minnow Crescent (from 0+004.2 to 0+292.7), Pumpkinseed Crescent (from 0+002.1 to 0+175.4), Riverboat Heights (from 0+023.8 to 0+138.7), Logperch Circle (from 0+001.2 to 0+421.9), Pearl Dave Crescent (from 0-002.0 to 0+370.9), Finescale Way (from 0+000.0 to 132.1), Millars Sound Way (from 0-000.6 to 0+287.3), River Landing Avenue (from 0+011.7 to 0+160.0), Block 203 (from 0-002.3 to 0+070.9), Block 204 (from 0+015.5 to 0+090.5), Block 205 (from 0+000.0 to 0+156.3), Half Moon Bay Road (from 0+014.7 to 0+234.4), Greenbank Storm Pond Inlet (0-000.4 to 0+013.4), Greenbank Storm Pond Outlet (from 0+000.0 to 0+030.0);

all in accordance with the application from Mattamy (Half Moon Bay) Limited, dated July 28, 2016, including final plans and specifications prepared by David Schaeffer Engineering Ltd..

*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](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 12th day of August, 2016



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

AF/

c: District Manager, MOECC Ottawa  
M. Rick O'Connor, City Clerk, City of Ottawa  
Jeff Shillington, Project Manger, Development Review City of Ottawa (File No. D07-16-13-0019)  
Linda Carkner, Program Manager, Infrastructure Services, City of Ottawa  
Jennifer Ailey, P. Eng., David Schaeffer Engineering Limited (DSEL)



**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 4191-A2WP9Y  
Issue Date: October 9, 2015

Mattamy (Half Moon Bay 3) Limited  
50 Hines Rd, Unit 100  
Ottawa, Ontario  
K2K 2M5

Site Location: Half Moon Bay South Development, Phase 4  
3718- 3772 Greenbank 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:*

storm and sanitary sewers to be constructed in the City of Ottawa, on Dundonald Drive (from Station 0+746.8 to Station 0+974.3), Flameflower Street (from Station 0+009.0 to Station 0+267.3), Enstina Crescent (from Station 0+006.0 to Station 0+239.8), Devario Crescent (from Station 0+006.5 to Station 0+407.0), Rue des Soldats Riendeau (from Station 0+012.1 to Station 0+213.4), Remora Way (from Station 0+012.1 to Station 0+164.3), Buffalograss Crescent (from Station 0+007.5 to Station 0+252.3), Alex Polowin Avenue (from Station 0+007.5 to Station 0+244.0), River Mist Road (from Station 0+524.7 to Station 0+726.0), Damsely Way (from Station 0+009.1 to Station 0+229.8), and Broad Cove Crescent (from Station 0+005.9 to Station 0+196.6);

all in accordance with the application from Mattamy (Half Moon Bay 3) Limited, dated August 25, 2015, including final plans and specifications prepared by Stantec Consulting Inc.

*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](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 9th 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*

RV/

c: District Manager, MOECC Ottawa District Office  
M. Rick O'Connor, Clerk, City of Ottawa (File No. D07-16-14-0021)  
Damien Whittaker, P. Eng., Senior Engineer, Development Review Process, City of Ottawa  
Linda Carkner, Program Manager, Infrastructure Services, City of Ottawa  
Dustin Thiffault, P.Eng., Stantec

## ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4354-BYKNE6  
Issue Date: March 4, 2021

Mattamy (Half Moon Bay 3) Limited  
50 Hines Road, Unit 100  
Ottawa, Ontario  
K2K 2M5

Site Location: Half Moon Bay South Phase 5 Subdivision  
3718 Greenbank 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:*

the establishment of wastewater infrastructure Works located in the City of Ottawa, consisting of the following:

- **sanitary sewers** on Fameflower Street (from Grass Way south to approximately 38 metres north of Grass Way north), Grass Way (from Alex Polowin Avenue to the end of the street), Racemose Street (from approximately 10 metres north of Grass Way south to Grass Way north) and Lentago Avenue (from approximately 10 metres east of Fameflower Street to Alex Polowin Avenue), discharging to existing sewers located on Fame Flower Street and Alex Polowin Avenue; and
- **storm sewers** on Fameflower Street (from Grass Way south to approximately 38 metres north of Grass Way north), Grass Way (from Alex Polowin Avenue to the end of the street), Racemose Street (from approximately 10 metres north of Grass Way south to Grass Way north) and Lentago Avenue (from approximately 12 metres east of Fameflower Street to Alex Polowin Avenue), discharging to existing sewers located on Fame Flower Street and Alex Polowin Avenue;

the establishment of stormwater management Works to serve Half Moon Bay South Phase 5 Subdivision, located in the City of Ottawa, for the collection, transmission, treatment and disposal of stormwater runoff from a total catchment area of 5.6 hectares, to provide Enhanced Level water quality protection and erosion control, and to attenuate post-development peak flows to allowable peak flows for all storm events up to and including the 22 millimetre year storm event, discharging to the local groundwater aquifer, consisting of the following:

- **Etobicoke Exfiltration System (EES) (catchment area 5.6 hectares)**, located on Fameflower

Street (from Grass Way south to approximately 22 metres north of Grass Way north), Grass Way (from Alex Polowin Avenue to approximately 32 metres east of Fameflower Street), Racemose Street (from approximately 10 metres north of Grass Way south to Grass Way north) and Lentago Avenue (from approximately 12 metres east of Fameflower Street to Alex Polowin Avenue), having a total length of 998 metres, a width varying from 1.2 to 1.43 metres, a base area of 1,295 metres, a maximum allowable storage depth of 1.2 metres and a maximum available storage volume of 742.7 cubic metres, comprised of a 1,200 millimetre deep clear stone layer, complete with a 250 millimetre diameter perforated storm sub-drain installed in the clear stone layer, non-woven filter fabric installed around the clear stone trench and an emergency overflow outlet discharging to conventional storm sewers; connected to the storm manholes above the proposed EES.

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

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

**Definitions:**

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 Mattamy (Half Moon Bay 3) Limited, and includes its 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.

*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 Works which have not been constructed within five (5) years of the date of this Approval.
2. In the event that completion and commissioning of any portion of the Works is anticipated to be delayed beyond the specified expiry period, the Owner shall submit an application of extension to the expiry period, at least twelve (12) months prior to the end of the period. The application for extension shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

### **3. CHANGE OF OWNER**

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:

- a. change of Owner;
  - b. change of address of the Owner;
  - c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act*, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; or
  - d. change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the *Corporations Information Act*, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.
2. In the event of any change in ownership of the Works, other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.
  3. The Owner shall ensure that all communications made pursuant to this condition refer to the number at the top of this Approval

#### **4. 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.
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 Works do not constitute a safety or health hazard to the general public.
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 construct, operate and maintain the Works with the objective that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen, foam or discoloration on the receiving waters.
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

administrative 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 Owner's administrative office 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 reports, manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
3. The Owner shall prepare a performance report within ninety (90) days following the end of the period being reported upon, and submit the report(s) to the District Manager when requested. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall be prepared 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. RECORD KEEPING**

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

### **Schedule "A"**

1. Application for Environmental Compliance Approval, dated January 20, 2021, received on February 3, 2021, submitted by Mattamy (Half Moon Bay 3) Limited;
2. Transfer of Review Letter of Recommendation, dated February 2, 2021 and signed by Jeff Shillington, P.Eng., Project Manager, Development Review South Branch, City of Ottawa, including the following supporting documents:
  - a. Final Plans and Specifications prepared by Stantec Consulting Ltd.
  - b. Pipe Data Form - Watermain, Storm Sewer, Sanitary Sewer, and Forcemain Design Supplement to Application for Approval for Water and Sewage Works.
  - c. Hydraulic Design Sheets prepared by Stantec Consulting Ltd.
  - d. Stormwater Management Report prepared by Stantec Consulting Ltd.
3. Email received on March 02, 2021, from Dustin Thiffault, Stantec Consulting Ltd.

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

**Reasons:**

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 the approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included 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 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:*

- 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,  
Conservation and Parks  
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](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 4th day of March, 2021



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

SG/

c: District Manager, MECP Ottawa  
City Clerk, City of Ottawa  
Jeff Shillington, City of Ottawa  
Dustin Thiffault, Stantec Consulting Ltd.

**ENVIRONMENTAL COMPLIANCE APPROVAL**NUMBER 9081-9NEH6Y  
Issue Date: August 29, 2014

Mattamy (Half Moon Bay 3) Limited  
123 Huntmar Drive  
Stittsville, Ontario  
K2S 1B9

Site Location: Half Moon Bay South Subdivision - Draft Plan 2  
West of Greenbank Road, 500 m south of Cambrian 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:*

storm and sanitary sewers to be constructed in the City of Ottawa, on Damselfly Way (from Station 0+223 to Station 0+430), Whimbrel Way (from Station 0+040 to Station 0+300), Rue Des Soldats Riendeau (from Station 0+243 to Station 0+397), Lamprey Street (from Station 0+018 to Station 0+213), Bristling Crescent (from Station 0+025 to Station 0+193), Dundonald Drive (from Station 0+614 to Station 0+749), Mayfly Crescent (from Station 0+015 to Station 0+338), Snow Goose Street (from Station 0+003 to Station 0+093), and White Arctic Avenue (from Station 0+013 to Station 0+091);

all in accordance with the application from Mattamy (Half Moon Bay 3) Limited, dated July 18, 2014, including final plans and specifications prepared by Stantec Consulting Ltd.

*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

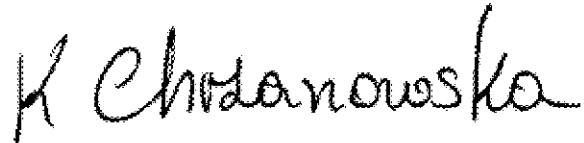
AND

The Director appointed for the purposes of  
Part II.1 of the Environmental Protection Act  
Ministry of the Environment  
2 St. Clair Avenue West, Floor 12A  
Toronto, Ontario  
M4V 1L5

**\* 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 29th day of August, 2014



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

HA/

c: District Manager, MOE Ottawa District Office

M. Rick O'Connor, Clerk, City of Ottawa (File No. D07-16-13-0017)

Damien Whittaker, P. Eng., Senior Engineer, Development Review Process, City of Ottawa

Patrick Lewis, Program Manager, Infrastructure Services, City of Ottawa

Peter Moroz, P. Eng., Stantec Consulting Ltd.

**ENVIRONMENTAL COMPLIANCE APPROVAL**NUMBER 9789-9XEJEL  
Issue Date: June 12, 2015

Mattamy (Half Moon Bay 3) Limited  
50 Hines Road, Unit 100  
Ottawa, Ontario  
K2K 2M5

Site Location: Half Moon Bay South - Draft Plan 1 and 2  
3718 - 3772 Greenbank 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 Dundonald Drive (from Station 0+556 to Station 0+749); and
- storm sewers on Rue Des Soldats Riendeau (from Station 0+242 to Station 0+419) and Dundonald Drive (from Station 0+405 to 0+746);

all in accordance with the application from Mattamy (Half Moon Bay 3) Limited, dated April 28, 2015, including final plans and specifications prepared by Stantec Consulting Ltd.

*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 12th day of June, 2015



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

DN/

c: District Manager, MOECC Ottawa District Office  
M. Rick O'Connor, Clerk, City of Ottawa (File No. D07-16-10-0003 PH2/ D07-16-13-0017)  
Damien Whittaker, P. Eng., Senior Engineer, Development Review Process, City of Ottawa  
Linda Carkner, Program Manager, Infrastructure Services, City of Ottawa  
Peter Moroz, P. Eng., Stantec Consulting Ltd.  
Dustin Thiffault, P. Eng., Stantec Consulting Ltd.



ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4354-BYKNE6  
Issue Date: March 4, 2021

Mattamy (Half Moon Bay 3) Limited  
50 Hines Road, Unit 100  
Ottawa, Ontario  
K2K 2M5

Site Location: Half Moon Bay South Phase 5 Subdivision  
3718 Greenbank 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:*

the establishment of wastewater infrastructure Works located in the City of Ottawa, consisting of the following:

- **sanitary sewers** on Fameflower Street (from Grass Way south to approximately 38 metres north of Grass Way north), Grass Way (from Alex Polowin Avenue to the end of the street), Racemose Street (from approximately 10 metres north of Grass Way south to Grass Way north) and Lentago Avenue (from approximately 10 metres east of Fameflower Street to Alex Polowin Avenue), discharging to existing sewers located on Fame Flower Street and Alex Polowin Avenue; and
- **storm sewers** on Fameflower Street (from Grass Way south to approximately 38 metres north of Grass Way north), Grass Way (from Alex Polowin Avenue to the end of the street), Racemose Street (from approximately 10 metres north of Grass Way south to Grass Way north) and Lentago Avenue (from approximately 12 metres east of Fameflower Street to Alex Polowin Avenue), discharging to existing sewers located on Fame Flower Street and Alex Polowin Avenue;

the establishment of stormwater management Works to serve Half Moon Bay South Phase 5 Subdivision, located in the City of Ottawa, for the collection, transmission, treatment and disposal of stormwater runoff from a total catchment area of 5.6 hectares, to provide Enhanced Level water quality protection and erosion control, and to attenuate post-development peak flows to allowable peak flows for all storm events up to and including the 22 millimetre year storm event, discharging to the local groundwater aquifer, consisting of the following:

- **Etobicoke Exfiltration System (EES) (catchment area 5.6 hectares)**, located on Fameflower

Street (from Grass Way south to approximately 22 metres north of Grass Way north), Grass Way (from Alex Polowin Avenue to approximately 32 metres east of Fameflower Street), Racemose Street (from approximately 10 metres north of Grass Way south to Grass Way north) and Lentago Avenue (from approximately 12 metres east of Fameflower Street to Alex Polowin Avenue), having a total length of 998 metres, a width varying from 1.2 to 1.43 metres, a base area of 1,295 metres, a maximum allowable storage depth of 1.2 metres and a maximum available storage volume of 742.7 cubic metres, comprised of a 1,200 millimetre deep clear stone layer, complete with a 250 millimetre diameter perforated storm sub-drain installed in the clear stone layer, non-woven filter fabric installed around the clear stone trench and an emergency overflow outlet discharging to conventional storm sewers; connected to the storm manholes above the proposed EES.

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

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

**Definitions:**

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 Mattamy (Half Moon Bay 3) Limited, and includes its 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.

*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 Works which have not been constructed within five (5) years of the date of this Approval.
2. In the event that completion and commissioning of any portion of the Works is anticipated to be delayed beyond the specified expiry period, the Owner shall submit an application of extension to the expiry period, at least twelve (12) months prior to the end of the period. The application for extension shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

### **3. CHANGE OF OWNER**

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:

- a. change of Owner;
  - b. change of address of the Owner;
  - c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act*, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; or
  - d. change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the *Corporations Information Act*, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.
2. In the event of any change in ownership of the Works, other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.
  3. The Owner shall ensure that all communications made pursuant to this condition refer to the number at the top of this Approval

#### **4. 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.
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 Works do not constitute a safety or health hazard to the general public.
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 construct, operate and maintain the Works with the objective that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen, foam or discoloration on the receiving waters.
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

administrative 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 Owner's administrative office 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 reports, manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
3. The Owner shall prepare a performance report within ninety (90) days following the end of the period being reported upon, and submit the report(s) to the District Manager when requested. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall be prepared 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. RECORD KEEPING**

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

### **Schedule "A"**

1. Application for Environmental Compliance Approval, dated January 20, 2021, received on February 3, 2021, submitted by Mattamy (Half Moon Bay 3) Limited;
2. Transfer of Review Letter of Recommendation, dated February 2, 2021 and signed by Jeff Shillington, P.Eng., Project Manager, Development Review South Branch, City of Ottawa, including the following supporting documents:
  - a. Final Plans and Specifications prepared by Stantec Consulting Ltd.
  - b. Pipe Data Form - Watermain, Storm Sewer, Sanitary Sewer, and Forcemain Design Supplement to Application for Approval for Water and Sewage Works.
  - c. Hydraulic Design Sheets prepared by Stantec Consulting Ltd.
  - d. Stormwater Management Report prepared by Stantec Consulting Ltd.
3. Email received on March 02, 2021, from Dustin Thiffault, Stantec Consulting Ltd.

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

**Reasons:**

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 the approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included 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 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:*

- 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,  
Conservation and Parks  
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](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 4th day of March, 2021



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

SG/

c: District Manager, MECP Ottawa  
City Clerk, City of Ottawa  
Jeff Shillington, City of Ottawa  
Dustin Thiffault, Stantec Consulting Ltd.



File Number: D06-03-21-0025

March 26, 2021

Mandy Witteman  
Paterson Group  
154 Colonnade Road

*Sent via email [mwitteman@patersongroup.ca]*

Dear Mr. Witteman,

**Re: Information Request  
Insert Address, 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:

- **Disposals and Environmental Remediation Unit:** The City's Environmental Remediation Unit has a Phase II and Geotechnical report on file pertaining to the subject property noted above either directly on or adjacent to the subject property. To submit requests for information under the Municipal Freedom of Information and Protection of Privacy Act, please visit <https://ottawa.ca/en/city-hall/accountabilityand-transparency/accountability-framework/freedom-information-and-protectionprivacy/access-information>

**Documents Provided:**

**Excel**

The Excel Spread Sheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided Map. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

Additional information may be obtained by contacting:

**Ontario's Environmental Registry**

The Environmental Registry found at <http://www.ebr.gov.on.ca/ERS-WEB-External/> 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

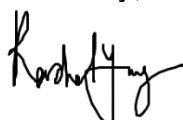
**Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, 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 Rachel Young at [HLUI@ottawa.ca](mailto:HLUI@ottawa.ca)

Sincerely,

A handwritten signature in black ink, appearing to read 'Rachel Young', is written below the word 'Sincerely,'.

Rachel Young

Per:

Michael Boughton, MCIP, RPP

Senior Planner

Development Review East

Planning Services

Planning, Infrastructure and Economic Development Department

MB / RY


Enclosures.

cc: File no. D06-03-21-0025

REALIGNED GREENBANK ROAD

HALF MOON BAY SOUTH  
Phase 7  
Suburban Stacks Concept  
City of Ottawa

ZONE: GM(2800) H(14.5)

DWELLING TYPE	UNIT COUNT
 Stacked Towns	93
Unit Total:	93

Site Area: 1.22 ha

Density: 76 UPH

**Stacks Parking:**  
Residential Parking: 93 @ 1.2/unit = 112  
Visitor: 93 @ 0.2/unit = 19  
Total Required: 131 spaces  
Total Provided: 123 spaces (approx 1.1+0.2 per unit)

**Communal Amenity Area:**  
Required: 270m<sup>2</sup> (50% of total required amenity area)  
Provided: TBD

**Bike Parking:**  
Residential: 90 @ 0.5/unit = 45  
Total Required: 45 Spots  
Total Provided: 48 Spots

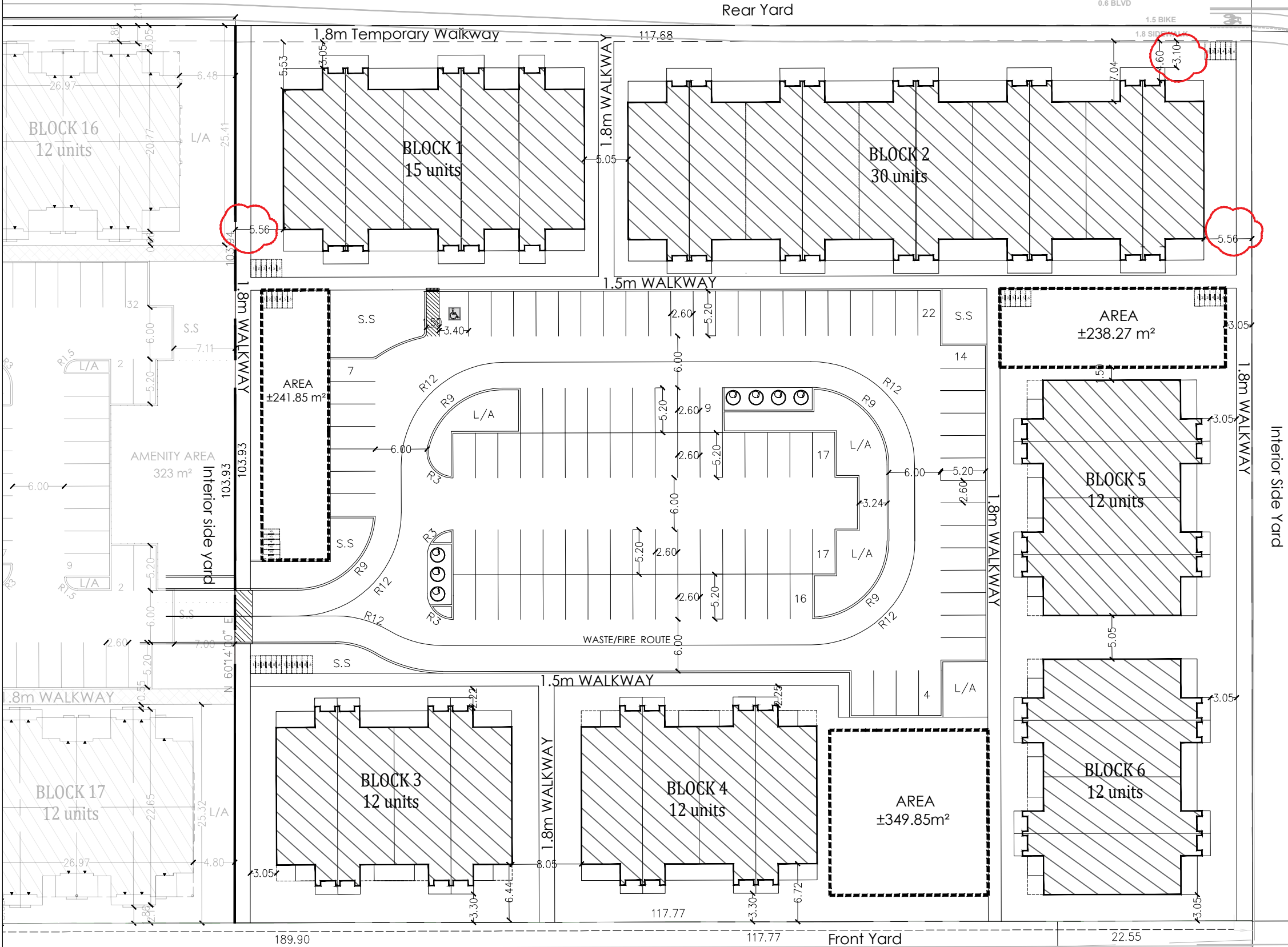


Scale: 1:500

March 27, 2025







OBSIDIAN STREET