



Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Studies

Phase I - Environmental Site Assessment

277 Florence Street
Almonte, Ontario

Prepared For

Cavanagh Developments

Paterson Group Inc.

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November 5, 2020

Report: PE4491-1

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EXECUTIVE SUMMARY

Assessment

Paterson Group conducted a Phase I-Environmental Site Assessment (ESA) of 277 Florence Street, in the Town of Almonte, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the subject site and neighbouring properties and to identify any environmental concerns with the potential to have impacted the subject site.

According to the historical research, the subject property was first developed circa 1945 with the current residential dwelling. The majority of the surrounding lands are either vacant forested areas or occupied by residential dwellings. No environmental concerns were identified with respect to the historical use of the subject site and surrounding lands.

Following the historical research, an inspection of the subject site was conducted. The subject site primarily consists of an open field with some treed areas as well as a single storey residential dwelling located on the southwestern portion. No environmental concerns were identified with respect to the current use of the subject site.

Surrounding properties were inspected from publicly accessible roadways and consist primarily of residential dwellings and vacant fields. No environmental concerns were identified with respect to the current use of the surrounding lands.

Based on the findings of the Phase I - ESA, in our opinion, **a Phase II – Environmental Site Assessment is not required for the subject property.**

Recommendations

Based on the age of the subject building, asbestos containing materials (ACMs) may be present within the structure. Potential ACMs identified include drywall joint compound, plaster and parging, and suspended ceiling tiles. These materials were noted to be in poor condition at the time of our inspection. An asbestos survey of the building should be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to demolition or renovation, if one has not already been conducted.

1.0 INTRODUCTION

At the request of Cavanagh Developments, Paterson conducted a Phase I - Environmental Site Assessment (ESA) on the property located at 277 Florence Street, in the Town of Almonte, Ontario. The purpose of this Phase I - ESA was to research the past and current use of the site and study area and to identify any environmental concerns with the potential to have impacted the subject property.

This report has been prepared specifically and solely for the above noted project which is described herein. It contains all our findings and results of the environmental conditions at this site.

2.0 SITE INFORMATION

Address: 277 Florence Street, Almonte, Ontario.

Location: The subject property is on the east side of Florence Street, approximately 80m northwest of the Adelaide Street and Florence Street intersection, in the Town of Almonte, Ontario. Refer to Figure 1 - Key Plan for the site location. For the purpose of this report, Florence Street is assumed to run in a north-south direction.

Latitude and Longitude: 45° 14' 08.3" N, 76° 11' 37.1" W

Site Description:

Configuration: Rectangular.

Site Area: 4 ha (approximate)

Current Use: The subject site consists primarily of a large treed and lightly vegetated vacant area aside from a residential dwelling located in the western portion fronting onto Florence Street.

Services: The subject site is serviced via a private well and septic system.

3.0 SCOPE OF WORK

The scope of work for this Phase I - Environmental Site Assessment was as follows:

- Investigate the existing conditions present at the subject site by carrying out a field study and historical review in general accordance with CSA Z768-01.
- Present the results of our findings in a comprehensive report.
- Provide a preliminary environmental site evaluation based on our findings.
- Provide preliminary remediation recommendations and further investigative work if contamination is encountered or suspected.

4.0 METHOD OF INVESTIGATION

4.1 Historical Research

The methodology for the Phase I - Environmental Site Assessment program was carried out in two segments. The first consisted of a historical review which included a brief research of the past use of the site. This portion of the program was carried out by Paterson personnel from the Environmental Division. The following is a list of the key information sources reviewed by our firm.

Federal Records

- Maps and photographs (Geological Survey of Canada surficial and subsurface mapping).
- Air photos at the Energy Mines and Resources Air Photo Library.
- National Archives.
- PCB Waste Storage Site Inventory.

Provincial Records

- MECP document titled "Waste Disposal Site Inventory in Ontario".
- MECP Brownfields Environmental Site Registry.
- Office of Technical Standards and Safety Authority, Fuels Safety Branch.

Municipal Records

- The Town of Almonte.

Local Information Sources

- Previous Engineering Reports.

4.2 Field Assessment

The second segment of the Phase I-ESA consisted of a site visit which included a walk-through inspection and detailed visual assessment of the environmental conditions of the subject property. The site visit was carried out on November 3, 2020 by personnel from our Environmental Division.

As part of the field assessment, the site was inspected for signs of the following:

- Evidence of previous or existing fuel storage tanks.
- On-site use or storage of hazardous materials.
- On-site handling or disposal of liquid or solid waste materials.
- Aboveground piping systems, including pumps, valves, and joints.
- Truck or rail loading or unloading areas.
- Electrical conduits abandoned pipelines or pumping stations.
- Remnants of old buildings.
- Signs of surficial contamination (i.e. staining, distressed vegetation).
- Unnaturally discoloured, ponded, or flowing waters.
- Surficial drainage, wetlands, natural waterways, or watercourses through the property (i.e. ditches, creeks, ponds, poor drainage).
- Any evidence of potable water supply wells or groundwater monitoring wells (such as leak detection monitoring wells for underground storage tank systems or abandoned systems).
- Any abnormal odours associated with the site, whether from on-site or off-site sources.
- The presence of any recent soil disturbances such as soil removal, filling, tilling, grading, etc.
- Asbestos containing materials (ACMs).
- Urea formaldehyde foam insulation (UFFI).
- Products containing Polychlorinated Biphenyls (PCBs).
- Ozone depleting substances (ODS).
- Lead-containing materials.
- Current use of neighbouring properties.

5.0 FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

5.1 Historical Review

Air Photo Research

Historical air photos from the National Air Photo Library were reviewed in approximate 10-year intervals. Based on the review, the following observations have been made:

- | | |
|------|---|
| 1946 | The subject site and surrounding properties appear to be vacant or used for agricultural purposes. Residential dwellings can be seen further southwest of the subject site and Florence Street appears to be in the early stages of development. |
| 1959 | The residential dwelling can now be seen on the western side of the property. Increased residential development can be seen south of the subject site and Florence Street as well as Adelaide Street can now be seen in their current configurations. |
| 1966 | No significant changes have been made to the subject site or surrounding properties. |
| 1978 | No significant changes have been made to the subject site or surrounding properties except for an increase in residential development to the southwest. |
| 1988 | No significant changes have been made to the subject site or surrounding properties. |
| 2005 | No significant changes have been made to the subject site or surrounding properties. |
| 2017 | No significant changes have been made to the subject site. The properties to the northwest of the subject site are being developed with a residential subdivision. |

Laser copies of selected aerial photographs reviewed are included in the Appendix.

National Archives

Fire Insurance Plans are not available for the area of the subject site.

City directories are not available for the area of the subject site.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted on October 26, 2020, to inquire about current and former underground/aboveground storage tanks, spills, and incidents for the subject and neighbouring properties. The TSSA response indicates that no records were identified on the subject site or nearby addresses.

Natural Resources Canada (NRCAN)

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, the bedrock in the area of the subject site consists of interbedded limestone and dolomite of the Gull River Formation. Based on the maps, the surficial geology consists of paleozoic bedrock with an overburden thickness ranging from 0 to 1 m.

PCB Inventory

A search of national PCB waste storage sites was conducted as part of our assessment. No PCB waste storage sites are located within 500 m of the subject site.

Ontario Ministry of Environment Climate Change

The Ontario Ministry of Environment and Climate Change document entitled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. No active waste disposal sites were identified within 1 km of the subject site.

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

A request was submitted to the MECP Freedom of Information (FOI) office for information with respect to environmental records for the subject site. The response included several Environmental Compliance Approvals (ECAs) for sewage works on the nearby properties. Several Permits to Take Water were identified for the subject and nearby properties, however they were not available for review. No potential environmental concerns were identified during a review of the information contained in the MECP FOI response.

Ontario Ministry of Environment, Conservation, and Parks (MECP)

The Ontario Ministry of Environment, Conservation, and Parks document entitled "Waste Disposal Site Inventory in Ontario, 1991" was reviewed as part of the historical research. This document includes all recorded active and closed waste disposal sites, industrial manufactured gas plants and coal tar distillation plants in the Province of Ontario. Based on this document, there are no active or closed waste disposal sites or above-mentioned industrial site within the vicinity of the subject property.

MECP Brownfields Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted for the subject and neighbouring properties, as well as the general area of the site. No Records of Site Condition (RSCs) were filed for the subject property or any properties within the vicinity of the subject property.

Previous Engineering Reports

The following reports for the subject site were reviewed prior to conducting this assessment:

- ❑ 'Environmental Summary, Evoy Lands – 277 Florence Street, Almonte', prepared by Paterson Group Inc., dated January 2019.

Paterson completed an environmental summary for the subject site in January of 2019. No environmental concerns were identified at the time of the report and no further work was recommended.

- ❑ 'Preliminary Geotechnical Investigation, Proposed Development – Evoy Lands – Florence Street at Adelaide Street, Almonte', prepared by Paterson Group Inc., dated January 2019.

Paterson also completed a preliminary geotechnical investigation on the subject site in January of 2019. The field program of the investigation involved advancing ten (10) test pits with a hydraulic shovel to a maximum depth of 1.6m. No environmental concerns were identified at the time of the investigation.

Personal Interviews

Mr. Archibald Evoy, the current property owner, was available to answer any questions pertaining to the subject property. Mr. Evoy informed Paterson that he was unaware of any previous or current environmental concerns regarding the subject property. Paterson was also informed that the residential dwelling located on the western portion of the subject site was built in the mid to late 1940s. Mr. Evoy informed Paterson that the dwelling was originally heated via coal before transitioning to a fuel oil furnace and the location of the previously existing aboveground storage tank (AST) was identified. The fuel oil furnace was used until circa 1960 when the home transitioned to the currently used wood pellet stove and propane heating sources.

5.2 Exterior Assessment

The Phase I - ESA site visit was conducted on November 3, 2020 by Paterson personnel from the environmental division. The site visit included a review of the subject site, the adjacent lands, and their current use.

Buildings

There is one (1) single-storey residential dwelling (built in the mid to late 1940s) with an unfinished basement located on the western portion of the subject site and three (3) sheds located immediately northeast of the residential dwelling. The single-storey home is finished with vinyl siding and a metal sloped roof and the storage sheds are clad in metal siding with slope tin roofs.

Site

The majority of the subject site is comprised of a large open field with light to dense vegetation and treed areas.

The subject site and surrounding lands slope gradually downwards to the southwest towards the Mississippi River. Water drainage on the subject property consists primarily of surface infiltration. No ponded water was observed on the subject site. No signs of staining or indications of potential sub-surface contamination were observed at the time of the site visit.

No staining or indications of surficial contamination were observed during the site visit.

Potential Environmental Concerns

Fuels and Chemical Storage

No fuels or chemicals are currently being stored on the subject site. The area of the previously existing AST was identified, and no staining or unusual odours were observed.

Polychlorinated Biphenyls (PCBs) and Transformer Oil

No concerns were identified with respect to PCBs on the subject site.

Wastewater Discharge

The residential dwelling utilizes a private septic and well system as the area is not municipally serviced.

Roof drainage from the subject building is discharged into the landscaped areas surrounding the building, which drains into the ground via infiltration. No environmental concerns were identified with respect to wastewater discharges on the subject property.

5.3 Interior Assessment

A general description of the interior of the subject building is as follows:

- The floors consist of carpet, ceramic, and parquet.
- The walls consist of drywall and plaster.
- The ceilings consist of drywall and suspended ceiling tiles.
- Lighting throughout the building consists of incandescent fixtures.

Potentially Hazardous Building Materials

Asbestos-Containing Materials (ACMs)

Based on the age of construction (circa 1945), asbestos containing materials may be present within the building. The drywall joint compound, plaster and parging, and suspended ceiling tiles are potential ACMs. All building materials were observed to be in good condition at the time of the site inspection.

Lead-Based Paint

Based on the age of the subject building, lead-based paints may be present on any of the original painted surfaces. The painted surfaces within the building were observed to be in good condition at the time of the assessment.

Polychlorinated Biphenyls (PCBs)

No concerns with respect to PCBs were identified at the time of the site inspection.

Urea Formaldehyde Foam Insulation (UFFI)

UFFI may be present within the residential dwelling based on its age of construction (circa 1945).

Other Potential Environmental Concerns

Fuels and Chemical Storage

No vent and fill pipes, or signs indicating the presence of an underground or above ground storage tank, were observed.

Chemicals being stored within the subject building are limited to household cleaning products that were properly stored.

No hazardous chemicals, spills, stains, or any unusual visual or olfactory observations were noted at the time of the site inspection.

No concerns with respect to fuels or chemical storage were identified during the site inspection.

Wastewater Discharges

The residential dwelling utilizes a private septic and well system as the area is not municipally serviced. No sump pits or floor drains were observed at the time of the site visit.

Ozone Depleting Substances (ODSs)

One (1) potential ODS was observed within the subject building in the form of a refrigerator. No concerns with respect to ODSs were identified at the time of the site inspection.

5.4 Adjacent Properties

Land use adjacent to the subject site was as follows:

- North – Vacant fields.
- South – Vacant and treed area.
- East – Forested area followed by residential dwellings.
- West – Florence Street followed by residential dwellings.

No concerns were identified with regards to the adjacent properties. Current land use adjacent to the subject site is illustrated on Drawing PE4491-1 – Site Plan in the Appendix.

6.0 CONCLUSION

6.1 Assessment

Paterson Group conducted a Phase I-Environmental Site Assessment (ESA) of 277 Florence Street, in the Town of Almonte, Ontario. The purpose of this Phase I-ESA was to research the past and current use of the subject site and neighbouring properties and to identify any environmental concerns with the potential to have impacted the subject site.

According to the historical research, the subject property was first developed circa 1945 with the current residential dwelling. The majority of the surrounding lands are either vacant forested areas or occupied by residential dwellings. No environmental concerns were identified with respect to the historical use of the subject site and surrounding lands.

Following the historical research, an inspection of the subject site was conducted. The subject site primarily consists of an open field with some treed areas as well as a single storey residential dwelling located on the southwestern portion. No environmental concerns were identified with respect to the current use of the subject site.

Surrounding properties were inspected from publicly accessible roadways and consist primarily of residential dwellings and vacant fields. No environmental concerns were identified with respect to the current use of the surrounding lands.

Based on the findings of the Phase I - ESA, in our opinion, **a Phase II – Environmental Site Assessment is not required for the subject property.**

6.2 Recommendations

Based on the age of the subject building, asbestos containing materials (ACMs) may be present within the structure. Potential ACMs identified include drywall joint compound, plaster and parging, and suspended ceiling tiles. These materials were noted to be in poor condition at the time of our inspection. An asbestos survey of the building should be conducted in accordance with Ontario Regulation 278/05, under the Occupational Health and Safety Act, prior to demolition or renovation, if one has not already been conducted.

Lead-based paint may be present on any remaining original surfaces within the building. It is recommended that paint be tested for lead content prior to its disturbance. Major work involving lead-based paint or other lead containing products must be done in accordance with Ontario Regulation 843, under the Occupational Health and Safety Act.

7.0 STATEMENT OF LIMITATIONS

This Phase I-Environmental Site Assessment report has been prepared in general accordance with the requirements of CSA Z768-01. The conclusions presented herein are based on information gathered from a limited historical review along with a field inspection program and testing program. The findings of the Phase I 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. The historical research relies on information supplied by others, such as, local, provincial, and federal agencies and was limited within the scope-of-work, time and budget of the project herein.

Should any conditions be encountered at the subject site and/or historical information that differ from our findings, we request that we be notified immediately to allow for a reassessment.

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

Paterson Group Inc.



Samuel Berube, B.Eng.



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

Report Distribution:

- Cavanagh Developments (2 copies)
- Paterson Group (1 copy)

APPENDIX

AERIAL PHOTOGRAPHS

MECP FREEDOM OF INFORMATION RESPONSE

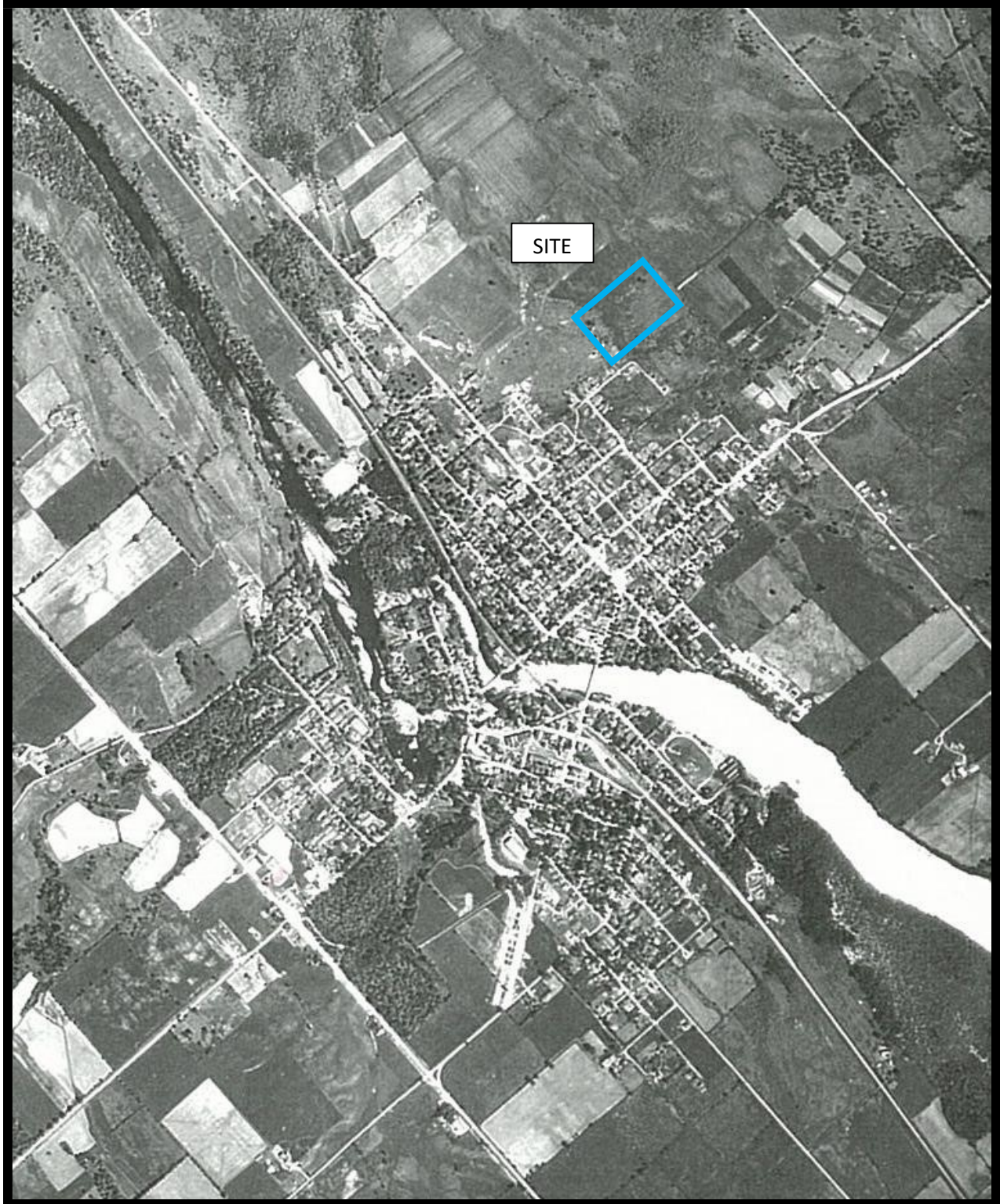
TSSA CORRESPONDENCE

FIGURE 1 – KEY PLAN

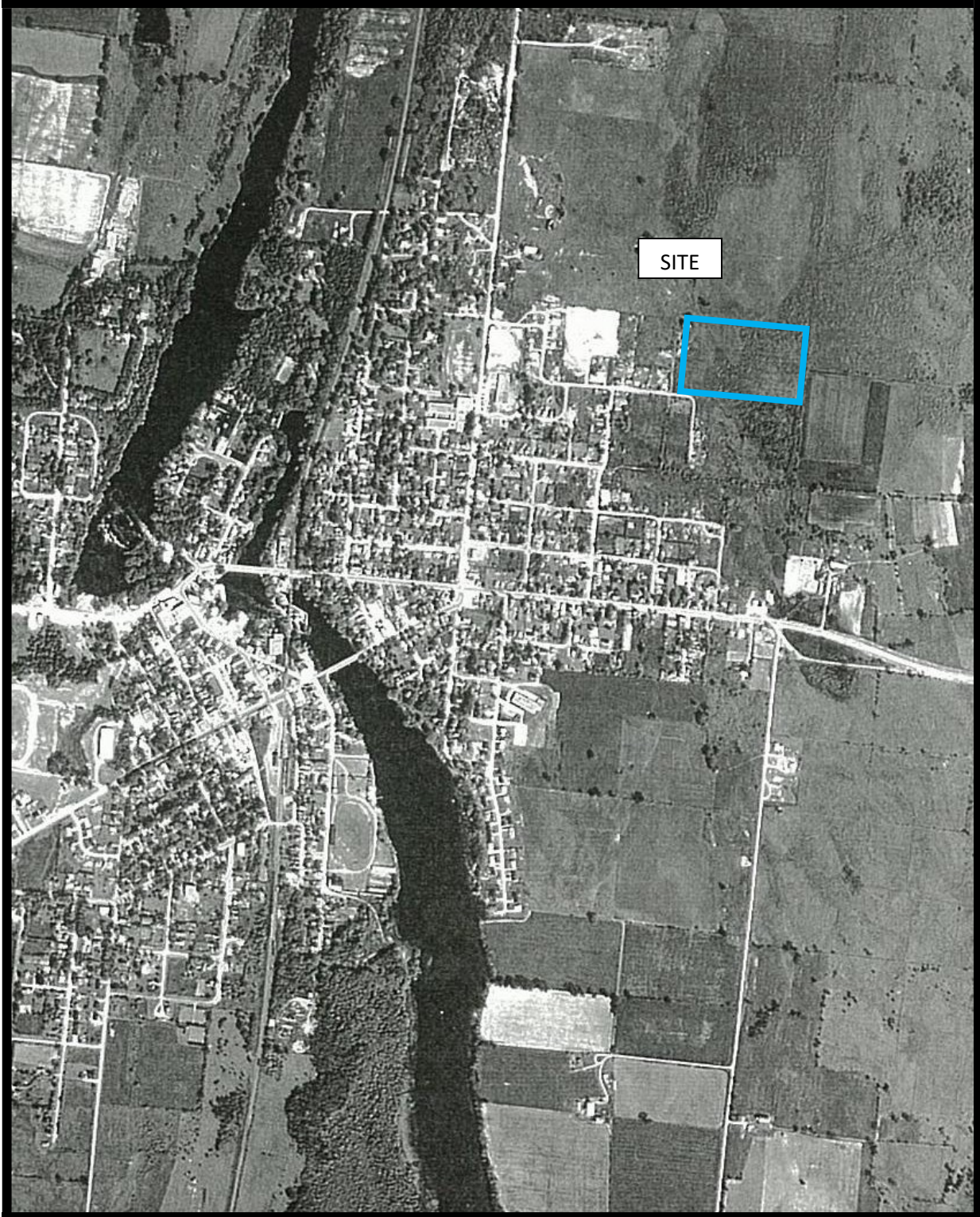
DRAWING: PE4491-1 – SITE PLAN



AERIAL PHOTOGRAPH
1946



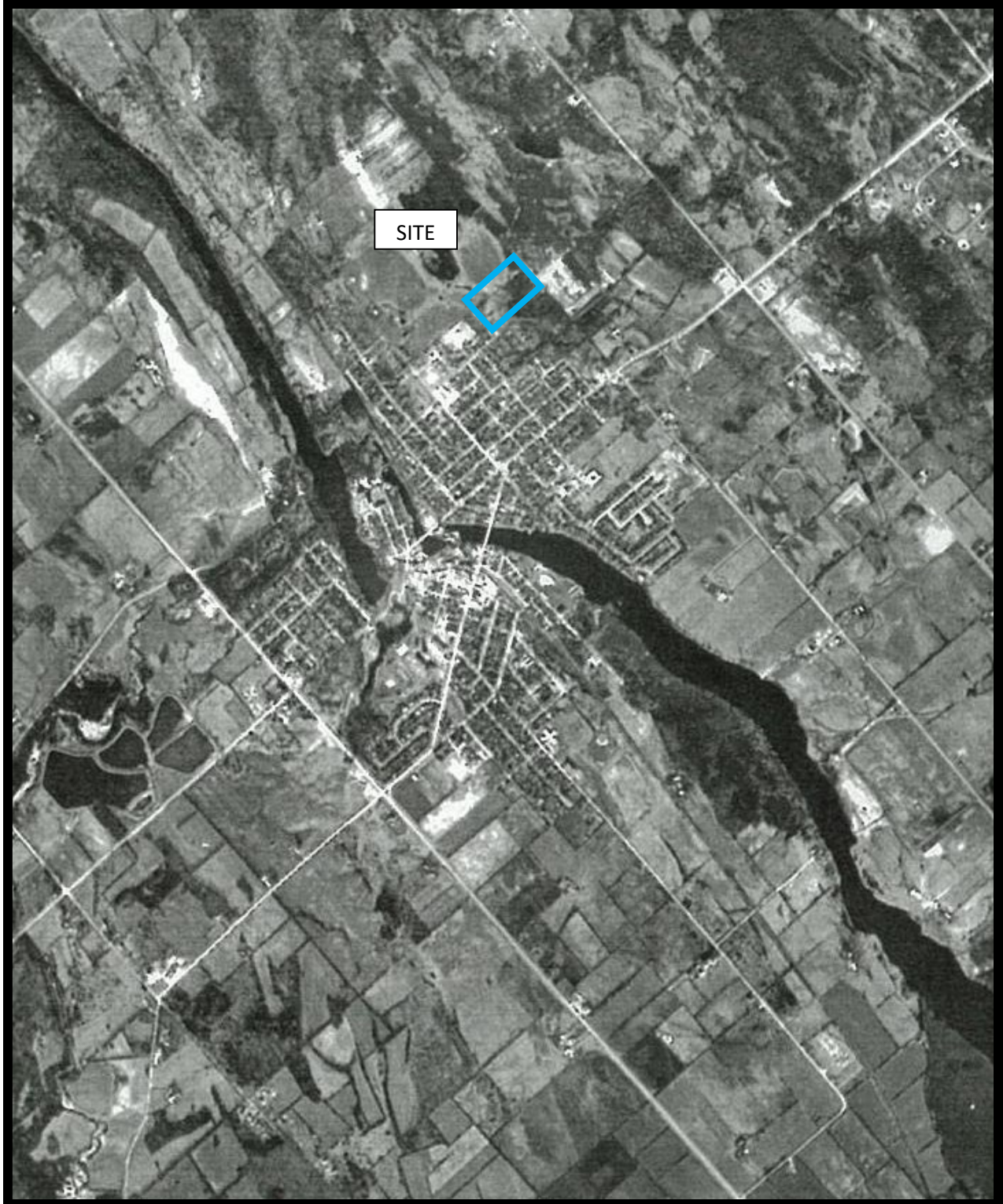
AERIAL PHOTOGRAPH
1959



AERIAL PHOTOGRAPH
1966



AERIAL PHOTOGRAPH
1978



AERIAL PHOTOGRAPH
1988



AERIAL PHOTOGRAPH
2005



AERIAL PHOTOGRAPH
2017

Ministry of the Environment,
Conservation and Parks

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



Access and Privacy Office
12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Bureau de l'accès à l'information et
de la protection de la vie privée
12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél.: (416) 314-4075

December 21, 2018

Mark St Pierre
Paterson Group Inc.
154 Colonnade Road
Ottawa, ON K2E 7J5

Dear Mark St Pierre:

**RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2018-07710, Your Reference #: PE4491**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 277 Florence Street, Almonte. (Note: Excluding PTTW records as per your discussion with Ottawa District Office)

After a thorough search of the Ministry's Ottawa District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 76 pages @ \$0.20/page	\$15.20
• Delivery	\$3.00
• Total	\$48.20
• Deposit Received	- \$30.00
• BALANCE WAIVED (NOT REQUIRED)	\$18.20

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Liz Mico at (416) 212-0559 or Liz.Mico@ontario.ca.

Yours truly,


Janet Dadufalza
Manager, Access and Privacy

Attachments

ENVIRONMENTAL COMPLIANCE APPROVALNUMBER 0038-8XVJ8J
Issue Date: October 9, 2012

Menzie Almonte Inc.
1737 Woodward Dr 2nd Floor
Ottawa, Ontario, K2C 0P9

Site Location: Mill Run At Almonte Subdivision
Lot 16, Concession 10, Geo. Twp. of Ramsay
Mississippi Mills Town, County of Lanark.

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:

Construction of sanitary, storm sewers and a stormwater management facility to service approximately 29.9ha. residential developments of Mill Run at Almonte Subdivision (formerly Sadler Estates) in the Township of Mississippi Mills (formerly Ramsay) for the collection, conveyance and quality control of storm water run-off to normal (level 2) level and quantity control of post development 5 and 100-year flows to predevelopment levels as follows:

Sanitary Sewer lines on:

- 200mm diameter line on Honeyborne Street (Horton Street to Sadler Drive),
- 200mm diameter line on Horton Street (Honeyborne to Sadler Drive),
- 200mm diameter line on Edmonds Street (Honeyborne to Horton Street),
- 200mm diameter line on Street 9 to Sadler Drive
- 200mm diameter line on Street 8 to Sadler Drive,
- 200mm diameter line on Street 10 Honeybone Street
- 200mm diameter line on Horton Street to Honeybone Street,
- 200mm diameter line on Streets 6 & 7 to Honeybone Street,
- 200mm diameter line on Street 10 to Street 9 sanitary line,
- 200mm diameter line on Street 11 to Street 10 and Honeybone Street,
- 250mm and 300mm diameter lines on Sadler Drive, from Horton Street to 300mm diameter existing sanitary sewer on Sadler Drive to join with 300mm diameter existing sewer on Ottawa Street,

Storm Sewer lines on:

- 375mm & 450mm diameter lines on Honeyborne Street from MH #112 to Horton Street,
- 375mm & 525mm diameter lines on Edmonds Street to MH on Hortons Street,
- 300mm ranging to 900mm diameter lines on Honeyborne Street to Sadler Street,
- 300mm & 450mm diameter lines on Street 11 to Street 10 and Honeybone Street,

- 300mm to 525mm diameter lines on Street 10 to MH on Street 8;
- 450mm diameter line on Streets 6, 7 and Horton to MH on Horton Street;
- 300mm and 975mm diameter lines on Sadler Drive to Horton Street;
- 600mm and 750mm diameter and 975mm X 1535mm HE lines on Horton Street.
- 975mmX1535mm HE line in the Park to the SWM Pond;
- 300mm & 855mm X 1345mm HE lines on SROWs at the east and north of the Park 10 MH on a 975mm X1535mm HE line to SWM pond;
- 375mm diameter line on Street 8 to MH on Street 9;
- 300mm ranging to 850mm diameter lines on Street 9 to MH on Sadler Street,

Stormwater Management Facility:

- consisting of a wet pond with a 975mm X1535mm HE inlet into a forebay, approximately 4,214cu.m. in permanent volume, 1,297cu.m. extended detention volume and 19,468cu.m. total volume,
- (2) two 144mm diameter vertical orifices set at permanent water level to control outlet discharge via (1) one 300mm diameter reverse slope outlet pipe from pond bottom for low flow,
- one (1) 525mm diameter outlet pipe from a double inlet catchbasin (DICB) at the pond berm to discharge high flow pond effluent in the outlet control manhole to discharge via a spillway weir set at extended detention level; all to discharge via a 525mm diameter outfall into the existing Almonte Municipal Drain to the Mississippi River;
- emergency discharge from the pond is designed via a 16m long 300mm deep spillway set at 900mm above the permanent water level;

including appurtenances, temporary erosion / sedimentation control measures and maintenance during and after the construction to minimize the effects on external lands and to reduce the amount of silt carried to the existing Almonte Municipal Drain and the Mississippi River ;as per the final plans, specifications and Stormwater Management Report prepared by Melanie Riddell, P.Eng., Novatech Engineering Consultants Limited all in accordance with the **Application for Approval of Environmental Compliance, Municipal and Private Sewage Works, Stormwater Management Facility**, dated June 28, 2012, Design Services & Stormwater Management Report, dated October 2010, revised (2nd) April , 2012.

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

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

"Director" means a person appointed by the Minister pursuant to section 5 of the *EPA* for the purposes of Part II.1 of the *EPA*;

"District Manager" means the District Manager of the Ottawa District office;

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

"Ministry" means the ministry of the government of Ontario responsible for the *EPA* and *OWRA* and includes all officials, employees or other persons acting on its behalf;

"Owner" means Menzie Almonte Inc. and its successors and assignees;

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

"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 PROVISIONS

(1) The *Owner* shall ensure that any person authorized to carry out work on or operate any aspect of the *Works* is notified of this *Approval* and the 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 the Schedulesubmitted documents, 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

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

3. CHANGE OF OWNER

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*; an
- (d) change of name of the corporation where the *Owner* is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the *District Manager*.

4. OPERATION AND MAINTENANCE.

(1) The *Owner* shall ensure that the design minimum liquid retention volume(s) is maintained in the pond at all times.

(2) The *Owner* shall inspect the *Works* at least once a year and, if necessary, clean and maintain the *Works* to prevent the excessive buildup of sediments and/or vegetation.

(3) 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 *Corporate Office* for inspection by the *Ministry*. The logbook shall include the following:

- (a) the name of the *Works*; and
- (b) the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed.

5. 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*.

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 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 require that the *Works* be properly operated and maintained such that the

environment is protected .

5. Condition 5 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

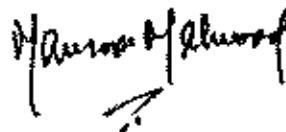
AND

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

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, 2012



Mansoor Mahmood, P.Eng.
Director

appointed for the purposes of Part III of the
Environmental Protection Act

MN/

c: District Manager, MOE Ottawa
Clerk the Township of Mississippi Mills
Melanie Riddell, P.Eng., Novatech Engineering Consultants Limited



AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 0535-ANHPTX
Issue Date: July 27, 2017

Menzie Almonte Inc.
1737 Woodward Dr
Ottawa, ON K1C 0P9

Site Location: Mill Run At Almonte Subdivision
Lot 16, Concession 10, Geo. Twp. of Ramsay
Mississippi Mills Town, County of Lanark

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:

construction of sanitary, storm sewers and a stormwater management facility to service approximately 29.9 ha. residential developments of Mill Run at Almonte Subdivision (formerly Sadler Estates) in the Township of Mississippi Mills (formerly Ramsay) for the collection, conveyance and quality control of storm water run-off to normal (level 2) level and quantity control of post development 5 and 100-year flows to pre-development levels as follows:

Proposed Works:

Sanitary Sewer lines on:

- 200 mm diameter line on Honeyborne Street (Horton Street to Concession Road 11A)
- 200 mm diameter line on Horton Street (Honeyborne Street to McCabe Street)
- 250 mm diameter line on Menzie Street (Maude Street to Ottawa Street)

Storm Sewer lines on:

- 525 mm diameter line on Honeyborne Street (Horton Street to Concession Road 11A)
- 450 mm & 525 mm diameter line on Horton Street (Honeyborne Street to McCabe Street)
- 900 mm diameter culvert under Menzie Street approximately 48 meters north of Ottawa Street

Previous Works:

Sanitary Sewer lines on:

- 200 mm diameter line on Honeyborne Street (Horton Street to Sadler Drive),
- 200 mm diameter line on Horton Street (McCabe Street to Sadler Drive),
- 200 mm diameter line on McCabe Street (Horton Street to approximately 140 metres southeast),
- 200 mm diameter line on McKenny Street (Horton Street to approximately 176 metres southeast),
- 200 mm diameter line on Horton Street (Honeyborne to Sadler Drive),
- 200 mm diameter line on Edmonds Street (Honeyborne to Horton Street),
- 200 mm diameter line on Street 9 to Sadler Drive
- 200 mm diameter line on Street 8 to Sadler Drive,
- 200 mm diameter line on Street 10 Honeybone Street
- 200 mm diameter line on Horton Street to Honeybone Street,
- 200 mm diameter line on Streets 6 & 7 to Honeybone Street,
- 200 mm diameter line on Street 10 to Street 9 sanitary line,
- 200 mm diameter line on Street 11 to Street 10 and Honeybone Street,
- 250 mm and 300 mm diameter lines on Sadler Drive, from Horton Street to 300 mm diameter existing sanitary sewer on Sadler Drive to join with 300 mm diameter existing sewer on Ottawa Street,
- 200 mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest);

Storm Sewer lines on:

- 525 mm & 750 mm & 900 mm diameter line on Honeyborne Street (Horton Street to Sadler Drive),
- 525 mm & 900 mm diameter line on Horton Street (McCabe Street to Sadler Drive),
- 450 mm & 525 mm diameter line on McCabe Street (Horton Street to approximately 150 metres southeast),
- 450 mm & 525 mm diameter line on McKenny Street (Horton Street to approximately 180 metres southeast),
- 375 mm & 450 mm diameter lines on Honeyborne Street from MH #112 to Horton Street,
- 375 mm & 525 mm diameter lines on Edmonds Street to MH on Hortons Street,
- 300 mm ranging to 900 mm diameter lines on Honeyborne Street to Sadler Street,
- 300 mm & 450 mm diameter lines on Street 11 to Street 10 and Honeybone Street,
- 300 mm to 525 mm diameter lines on Street 10 to MH on Street 8;
- 450 mm diameter line on Streets 6, 7 and Horton to MH on Horton Street;
- 300 mm and 975 mm diameter lines on Sadler Drive to Horton Street;
- 600 mm and 750 mm diameter and 975 mm x 1535 mm HE lines on Horton Street,
- 975 mm x 1535 mm HE line in the Park to the SWM Pond;
- 300 mm & 855 mm x 1345 mm HE lines on SROWs at the east and north of the Park 10 MH on a 975 mm x 1535 mm HE line to SWM pond;
- 375 mm diameter line on Street 8 to MH on Street 9;
- 300 mm ranging to 850 mm diameter lines on Street 9 to MH on Sadler Street,
- 300 mm and 600 mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest);

Stormwater Management Facility:

- consisting of a wet pond with a 975 mm x 1535 mm HE inlet into a forebay, approximately 4,214 m³ in permanent volume, 1,297 m³ extended detention volume and 19,468 m³ total volume,
- (2) two 144 mm diameter vertical orifices set at permanent water level to control outlet discharge via (1) one 300 mm diameter reverse slope outlet pipe from pond bottom for low flow,
- one (1) 525 mm diameter outlet pipe from a double inlet catchbasin (DICB) at the pond berm to discharge high flow pond effluent in the outlet control manhole to discharge via a spillway weir set at extended detention level; all to discharge via a 525 mm diameter outfall into the existing Almonte Municipal Drain to the Mississippi River;
- emergency discharge from the pond is designed via a 16 m long 300 mm deep spillway set at 900 mm above the permanent water level;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works and to minimize the effects on external lands and to reduce the amount of silt carried to the existing Almonte Municipal Drain and the Mississippi River;

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:

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

"Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;

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

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

"Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;

"Owner" means Menzie Almonte Inc., and includes its successors and assignees;

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

"Wet Event" means a rainfall event with a minimum of 15 millimetres of rain in a 24 hour period;

"Works" means the sewage works described in the Owner's application, and this Approval.

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

TERMS AND CONDITIONS

1. GENERAL CONDITIONS

- (1) The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
- (2) Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, and the application for approval of the Works.
- (3) Where there is a conflict between a provision of any document in the schedule referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence, and where there is a conflict between the documents in the schedule, the document bearing the most recent date shall prevail.
- (4) Where there is a conflict between the documents listed in Schedule 'A' and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- (5) The conditions of this Approval are severable. If any condition of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.
- (6) The issuance of, and compliance with the conditions of, this Approval does not:
 - (a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority/MNR necessary to construct or operate the sewage works; or
 - (b) limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

2. EXPIRY OF APPROVAL

- (1) This Approval will cease to apply to those parts of the Work which have not been constructed within five (5) years of the date of this Approval.
- (2) In the event that completion and commissioning of any portion of the Works is anticipated to

be delayed beyond the specified expiry period, the Owner shall submit an application of extension to the expiry period, at least twelve (12) months prior to the end of the period. The application for extension shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

3. CHANGE OF OWNER

- (1) The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:
 - (a) change of Owner;
 - (b) change of address of the Owner;
 - (c) change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; or
 - (d) change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.
- (2) In the event of any change in ownership of the Works, other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.
- (3) The Owner shall ensure that all communications made pursuant to this condition refer to the number at the top of this Approval.
- (4) Notwithstanding any other requirements in this Approval, upon transfer of the ownership or assumption of the Works to a municipality if applicable, any reference to the District Manager shall be replaced with the Water Supervisor.

4. OPERATION AND MAINTENANCE

- (1) If applicable, any proposed storm sewers or other stormwater conveyance in this Approval can be constructed but not operated until the proposed stormwater management facilities in this Approval or any other Approval that are designed to service the storm sewers or other stormwater conveyance are in operation.
- (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 inspect and ensure that the design minimum liquid retention volume is maintained in the Works at all times, except when maintenance is required.
- (4) 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.
- (5) The Owner shall design, construct and operate the Works with the objective that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen, foam or discoloration on the receiving waters.
- (6) The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall keep the logbook at the Owner's administration office for inspection by the Ministry. The logbook shall include the following:
 - (a) the name of the Works; and
 - (b) the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed and method of clean-out of the Works.
- (7) 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.
- (8) The Owner shall maintain the operations manual current and retain a copy at the location of

the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

5. TEMPORARY EROSION AND SEDIMENT CONTROL

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

6. MONITORING AND RECORDING

The Owner shall carry out the following monitoring program:

- (1) All samples and measurements taken for the purposes of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the effluent stream over the time period being monitored.
- (2) Samples shall be collected at the following sampling points, at the frequency specified, by means of the specified sample type and analyzed for each parameter listed and all results recorded:

Table 1 – Effluent Monitoring (Samples to be collected from the influent and effluent streams of the Stormwater Management Pond)	
Sample Type	Grab
Frequency	Three (3) rainfall Wet Events per year, with two (2) of the events occurring between May and September
Parameters	Total Suspended Solids, Phosphorus and Temperature

- (3) 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; and

- (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.

7. REPORTING

- (1) One (1) week prior to the start-up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start-up date.
- (2) The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
- (3) The Owner shall prepare and submit a performance report to the District Manager on an annual basis, within ninety (90) days following the end of the period being reported upon. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall be submitted to cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:
 - (a) a summary and interpretation of all monitoring data and an overview of the success and adequacy of the Works, including demonstration using the monitoring data that the appropriate level of quality control has been achieved;
 - (b) a description of any operating problems encountered and corrective actions taken;
 - (c) a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works, including an estimate of the quantity of any materials removed from the Works;
 - (d) a summary of the calibration and maintenance carried out on all monitoring equipment;
 - (e) a summary of any complaints received during the reporting period and any steps taken to address the complaints;
 - (f) a summary of all spill or abnormal discharge events; and
 - (g) any other information the District Manager requires from time to time.

Schedule "A"

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated January 23, 2015 and received on March 31, 2015, submitted by Menzie Almonte Inc.
2. Mill Run at Almonte Phase 1 C. Town of Mississippi Mills, Servicing and Stormwater Brief, dated March 19, 2015 prepared by Novatech Engineering Consultants Limited.
3. Pipe Data Form prepared by Novatech Engineering Consultants Limited.
4. Engineering Drawings: Mill Run at Almonte, Phase 1C, Grading Plan, Drawing No.: 110046, GR3, GP3 and P7, dated March 2015 prepared by Novatech Engineering Consultants Limited.
5. Final plans, specifications and Stormwater Management Report prepared by Melanie Riddell, P.Eng., Novatech Engineering Consultants Limited all in accordance with the Application for Approval of Environmental Compliance, Municipal and Private Sewage Works, Stormwater Management Facility, dated June 28, 2012, Design Services & Stormwater Management Report, dated October 2010, revised (2nd) April, 2012.
6. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated February 16, 2016 and received on March 15, 2016, submitted by Menzie Almonte Inc.
7. Mill Run Subdivision, Phase 2, Municipality of Mississippi Mills, Servicing & Stormwater Management Report, dated March 11, 2016 prepared by Novatech Engineering Consultants Limited.
8. Pipe Data Form prepared by Novatech Engineering Consultants Limited.
9. Engineering Drawings: Mill Run at Almonte, Phase 2 prepared by Novatech Engineering Consultants Limited.
10. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated May 04, 2017 and received on May 10, 2017, submitted by Menzie Almonte Inc.;
11. Mill Run Subdivision Phase 3, Municipality of Mississippi Mills, Servicing and Stormwater Management Report, dated April 27, 2017 prepared by Novatech Engineering Consultants Limited;
12. Pipe Data Form prepared by Novatech Engineering Consultants Limited;
13. Engineering Drawings: Mill Run at Almonte, Phase 3 - Roads, Sewers and Watermains, dated May 2017 prepared by Novatech Engineering Consultants Limited, and
14. Emails from Novatech Engineering Consultants Limited, dated June 28, 2017, July 24, 2017 and July 25, 2017.

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

1. Condition 1 is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted. This condition is also included to emphasize the precedence of conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. Condition 1.6 is included to emphasize that the issuance of this Approval does not diminish any other statutory and regulatory obligations to which the Owner is subject in the construction, maintenance and operation of the Works. The Condition specifically highlights the need to obtain any necessary conservation authority approvals. The Condition also emphasizes the fact that this Approval doesn't limit the authority of the Ministry to require further information.
2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from the Works are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the Works. The Condition also ensures that adequate storage is maintained in the Works at all times as required by the design. Furthermore, this Condition is included to ensure that the Works are operated and maintained to function as designed.
5. Condition 5 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.
6. Condition 6 is included to 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 to the receiving watercourse or the environment.
7. Condition 7 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).
6012-ABTN3V issued on July 19, 2016**

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

shall state:

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

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

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

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

AND

The Director appointed for the purposes of Part II.1 of
the Environmental Protection Act
Ministry of the Environment and Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

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

DATED AT TORONTO this 27th day of July, 2017



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

MS/

c: DWMD Supervisor, MOECC Ottawa
Melanie Riddell, Novatech

AMENDED ENVIRONMENTAL COMPLIANCE APPROVALNUMBER 6012-ABTN3V
Issue Date: July 19, 2016

Menzie Almonte Inc.
1737 Woodward Drive
Ottawa, Ontario
K1C 0P9

Site Location: Mill Run At Almonte Subdivision, Phase 2
Lot 16, Concession 10, Geo. Twp. of Ramsay
Town of Mississippi Mills, County of Lanark

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:

construction of sanitary, storm sewers and a stormwater management facility to service approximately 29.9ha. residential developments of Mill Run at Almonte Subdivision (formerly Sadler Estates) in the Township of Mississippi Mills (formerly Ramsay) for the collection, conveyance and quality control of storm water run-off to normal (level 2) level and quantity control of post development 5 and 100-year flows to pre-development levels as follows:

Proposed Works:Sanitary Sewer lines on:

- 200mm diameter line on Honeyborne Street (Horton Street to Sadler Drive);
- 200mm diameter line on Horton Street (McCabe Street to Sadler Drive);
- 200mm diameter line on McCabe Street (Horton Street to approximately 140 metres southeast);
- 200mm diameter line on McKenny Street (Horton Street to approximately 176 metres southeast);

Storm Sewer lines on:

- 525mm & 750mm & 900mm diameter line on Honeyborne Street (Horton Street to Sadler Drive);
- 525mm & 900mm diameter line on Horton Street (McCabe Street to Sadler Drive);
- 450mm & 525mm diameter line on McCabe Street (Horton Street to approximately 150 metres southeast);
- 450mm & 525mm diameter line on McKenny Street (Horton Street to approximately 180 metres southeast);

Previous Works:Sanitary Sewer lines on:

- 200mm diameter line on Honeyborne Street (Horton Street to Sadler Drive),
- 200mm diameter line on Horton Street (Honeyborne to Sadler Drive),
- 200mm diameter line on Edmonds Street (Honeyborne to Horton Street),
- 200mm diameter line on Street 9 to Sadler Drive
- 200mm diameter line on Street 8 to Sadler Drive,
- 200mm diameter line on Street 10 Honeybone Street
- 200mm diameter line on Horton Street to Honeybone Street,
- 200mm diameter line on Streets 6 & 7 to Honeybone Street,
- 200mm diameter line on Street 10 to Street 9 sanitary line,
- 200mm diameter line on Street 11 to Street 10 and Honeybone Street,
- 250mm and 300mm diameter lines on Sadler Drive, from Horton Street to 300mm diameter existing sanitary sewer on Sadler Drive to join with 300mm diameter existing sewer on Ottawa Street,
- 200mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest);

Storm Sewer lines on:

- 375mm & 450mm diameter lines on Honeyborne Street from MH #112 to Horton Street,
- 375mm & 525mm diameter lines on Edmonds Street to MH on Hortons Street,
- 300mm ranging to 900mm diameter lines on Honeyborne Street to Sadler Street,
- 300mm & 450mm diameter lines on Street 11 to Street 10 and Honeybone Street,
- 300mm to 525mm diameter lines on Street 10 to MH on Street 8;
- 450mm diameter line on Streets 6, 7 and Horton to MH on Horton Street;
- 300mm and 975mm diameter lines on Sadler Drive to Horton Street;
- 600mm and 750mm diameter and 975mm X 1535mm HE lines on Horton Street.
- 975mmX1535mm HE line in the Park to the SWM Pond;
- 300mm & 855mm X 1345mm HE lines on SROWs at the east and north of the Park 10 MH on a 975mm X1535mm HE line to SWM pond;
- 375mm diameter line on Street 8 to MH on Street 9;
- 300mm ranging to 850mm diameter lines on Street 9 to MH on Sadler Street,
- 300mm and 600mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest);

Stormwater Management Facility:

- consisting of a wet pond with a 975mm X1535mm HE inlet into a forebay, approximately 4,214cu.m. in permanent volume, 1,297cu.m. extended detention volume and 19,468cu.m. total volume,
- (2) two 144mm diameter vertical orifices set at permanent water level to control outlet discharge via (1) one 300mm diameter reverse slope outlet pipe from pond bottom for low flow,
- one (1) 525mm diameter outlet pipe from a double inlet catchbasin (DICB) at the pond berm to discharge high flow pond effluent in the outlet control manhole to discharge via a spillway weir set at extended detention level; all to discharge via a 525mm diameter outfall into the existing Almonte Municipal Drain to the Mississippi River;
- emergency discharge from the pond is designed via a 16m long 300mm deep spillway set at 900mm above the permanent water level;

including erosion/sedimentation control measures during construction and all other controls and

appurtenances essential for the proper operation of the aforementioned Works and to minimize the effects on external lands and to reduce the amount of silt carried to the existing Almonte Municipal Drain and the Mississippi River;

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:

"Approval" means this entire document including the application and any supporting documents listed in any schedules of this Approval;

"Director" means a person appointed by the Minister pursuant to section 5 of the Environmental Protection Act for the purposes of Part II.1 of the Environmental Protection Act;

"Ministry" means the ministry of the government of Ontario responsible for the Environmental Protection Act and the Ontario Water Resources Act and includes all officials, employees or other persons acting on its behalf;

"Owner" means Menzie Almonte Inc. and includes their successors and assignees; and

"Works" means the sewage works described in the Owner's application(s) and this Approval.

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

TERMS AND CONDITIONS

1. GENERAL PROVISIONS

(1) 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) The designation of the Corporation of the Town of Mississippi Mills as the operating authority of the site on the application for approval of the Works does not relieve the Owner from the responsibility of complying with any and all of the Conditions of this Approval.

(3) 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.

(4) 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.

(5) 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.

(6) 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.

(7) The issuance of, and compliance with the Conditions of this Approval does not:

(a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority necessary to construct or operate the sewage Works; or

(b) limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

2. EXPIRY OF APPROVAL

(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. CHANGE OF OWNER

(1) The Owner shall notify 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 Director;

(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 Director.

4. OPERATION AND MAINTENANCE

(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.

(2) 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 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.

5. MONITORING AND REPORTING

(1) The Owner shall carry out a monitoring program as noted in 5(2) and 5(3) continuing for a minimum of **two (2) years** after 90% of the homes in the residential subdivision have been occupied.

(2) The monitoring program shall include obtaining grab samples 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.

(3) Samples should be tested for Total Suspended Solids (mg/L) and Temperature (°C) and the results recorded.

(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) The Owner shall prepare a Performance Assessment Report, **every five (5) years**, 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;

(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.

(7) The measurement frequency specified in this Condition, 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 of the MOECC Ottawa Office.

6. 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 hour 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.

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 and maintenance activities required by this Approval.

Schedule "A"

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated January 23, 2015 and received on March 31, 2015, submitted by Menzie Almonte Inc.
2. Mill Run at Almonte Phase 1 C, Town of Mississippi Mills, Servicing and Stormwater Brief, dated March 19, 2015 prepared by Novatech Engineering Consultants Limited.
3. Pipe Data Form prepared by Novatech Engineering Consultants Limited.
4. Engineering Drawings: Mill Run at Almonte, Phase 1C, Grading Plan, Drawing No.: 110046, GR3, GP3 and P7, dated March 2015 prepared by Novatech Engineering Consultants Limited.
5. Final plans, specifications and Stormwater Management Report prepared by Melanie Riddell, P.Eng., Novatech Engineering Consultants Limited all in accordance with the Application for Approval of Environmental Compliance, Municipal and Private Sewage Works, Stormwater Management Facility, dated June 28, 2012, Design Services & Stormwater Management Report, dated October 2010, revised (2nd) April, 2012.
6. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated February 16, 2016 and received on March 15, 2016, submitted by Menzie Almonte Inc.
7. Mill Run Subdivision, Phase 2, Municipality of Mississippi Mills, Servicing & Stormwater Management Report, dated March 11, 2016 prepared by Novatech Engineering Consultants Limited.
8. Pipe Data Form prepared by Novatech Engineering Consultants Limited.
9. Engineering Drawings: Mill Run at Almonte, Phase 2 prepared by Novatech Engineering Consultants Limited.

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.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).
6486-9ZKPL8 Issued on August 24, 2015**

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

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

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

respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

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

AND

The Director appointed for the purposes of Part II.1 of
the Environmental Protection Act
Ministry of the Environment and Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

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

DATED AT TORONTO this 19th day of July, 2016



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

MR/

c: District Manager, MOECC Ottawa District Office
DWMD Supervisor, MOECC Ottawa Office
Cara Ruddle, P. Eng., Novatech Engineering Consultants Limited

AMENDED ENVIRONMENTAL COMPLIANCE APPROVALNUMBER 6486-9ZKPL8
Issue Date: August 24, 2015

Menzie Almonte Inc.
1737 Woodward Dr 2nd Floor
Ottawa, Ontario
K2C 0P9

Site Location: Mill Run At Almonte Subdivision, Phase 1C
Lot 16, Concession 10, Geo. Twp. of Ramsay
Town of Mississippi Mills, County of Lanark

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:

Construction of sanitary, storm sewers and a stormwater management facility to service approximately 29.9ha. residential developments of Mill Run at Almonte Subdivision (formerly Sadler Estates) in the Township of Mississippi Mills (formerly Ramsay) for the collection, conveyance and quality control of storm water run-off to normal (level 2) level and quantity control of post development 5 and 100-year flows to pre-development levels as follows:

Proposed Works:**Storm sewer lines on:**

- 300mm and 600mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest)

Sanitary sewer lines on:

- 200mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest)

Previous Works:**Sanitary Sewer lines on:**

- 200mm diameter line on Honeyborne Street (Horton Street to Sadler Drive),
- 200mm diameter line on Horton Street (Honeyborne to Sadler Drive),
- 200mm diameter line on Edmonds Street (Honeyborne to Horton Street),
- 200mm diameter line on Street 9 to Sadler Drive
- 200mm diameter line on Street 8 to Sadler Drive,
- 200mm diameter line on Street 10 Honeybone Street

- 200mm diameter line on Horton Street to Honeybone Street,
- 200mm diameter line on Streets 6 & 7 to Honeybone Street,
- 200mm diameter line on Street 10 to Street 9 sanitary line,
- 200mm diameter line on Street 11 to Street 10 and Honeybone Street,
- 250mm and 300mm diameter lines on Sadler Drive, from Horton Street to 300mm diameter existing sanitary sewer on Sadler Drive to join with 300mm diameter existing sewer on Ottawa Street,

Storm Sewer lines on:

- 375mm & 450mm diameter lines on Honeybone Street from MH #112 to Horton Street,
- 375mm & 525mm diameter lines on Edmonds Street to MH on Hortons Street,
- 300mm ranging to 900mm diameter lines on Honeybone Street to Sadler Street,
- 300mm & 450mm diameter lines on Street 11 to Street 10 and Honeybone Street,
- 300mm to 525mm diameter lines on Street 10 to MH on Street 8;
- 450mm diameter line on Streets 6, 7 and Horton to MH on Horton Street;
- 300mm and 975mm diameter lines on Sadler Drive to Horton Street;
- 600mm and 750mm diameter and 975mm X 1535mm HE lines on Horton Street.
- 975mmX1535mm HE line in the Park to the SWM Pond;
- 300mm & 855mm X 1345mm HE lines on SROWS at the east and north of the Park 10 MH on a 975mm X1535mm HE line to SWM pond;
- 375mm diameter line on Street 8 to MH on Street 9;
- 300mm ranging to 850mm diameter lines on Street 9 to MH on Sadler Street,

Stormwater Management Facility:

- consisting of a wet pond with a 975mm X1535mm HE inlet into a forebay, approximately 4,214cu.m. in permanent volume, 1,297cu.m. extended detention volume and 19,468cu.m. total volume,
- (2) two 144mm diameter vertical orifices set at permanent water level to control outlet discharge via (1) one 300mm diameter reverse slope outlet pipe from pond bottom for low flow,
- one (1) 525mm diameter outlet pipe from a double inlet catchbasin (DICB) at the pond berm to discharge high flow pond effluent in the outlet control manhole to discharge via a spillway weir set at extended detention level; all to discharge via a 525mm diameter outfall into the existing Almonte Municipal Drain to the Mississippi River;
- emergency discharge from the pond is designed via a 16m long 300mm deep spillway set at 900mm above the permanent water level;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works and to minimize the effects on external lands and to reduce the amount of silt carried to the existing Almonte Municipal Drain and the Mississippi River;

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 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 Menzie Almonte Inc., and includes its successors and assignees;
7. "OWRA" means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;
8. "Previous Works" means those portions of the sewage works previously constructed and approved under an Approval;
9. "Proposed Works" means the sewage works described in the Owner's application, this Approval, to the extent approved by this Approval;
10. "Water Supervisor" means the Water Supervisor of the appropriate local office of the Safe Drinking Water Branch of the Ministry, where the Works are geographically located;
11. "Works" means the sewage works described in the Owner's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval.

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

TERMS AND CONDITIONS

1. GENERAL CONDITIONS

- 1.1 The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
- 1.2 Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, the application for approval of the works and the submitted supporting documents and plans and specifications as listed in this Approval.

- 1.3 Where there is a conflict between a provision of any submitted document referred to in this Approval and the Conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.
- 1.4 Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- 1.5 The requirements of this Approval are severable. If any requirement of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this Approval shall not be affected thereby.
- 1.6 The issuance of, and compliance with the conditions of, this Approval does not:
- (a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority/MNR necessary to construct or operate the sewage works; or
 - (b) limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

2. EXPIRY OF APPROVAL

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

3. CHANGE OF OWNER

- 3.1 The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:
- (a) change of Owner;
 - (b) change of address of the Owner;
 - (c) change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; and
 - (d) change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.

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

4. OPERATION AND MAINTENANCE

- 4.1 The Owner shall ensure that the design minimum liquid retention volume(s) is maintained in the pond at all times.
- 4.2 The Owner shall inspect the Works at least once a year and, if necessary, clean and maintain the Works to prevent the excessive buildup of sediments and/or vegetation.
- 4.3 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 Corporate Office for inspection by the Ministry. The logbook shall include the following::
- (a) the name of the Works; and
 - (b) the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed.

5. RECORD KEEPING

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

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.

Schedule "A"

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated January 23, 2015 and received on March 31, 2015, submitted by Menzie Almonte Inc.
2. Mill Run at Almonte Phase 1 C, Town of Mississippi Mills, Servicing and Stormwater Brief dated March 19, 2015 prepared by Novatech Engineering Consultants Limited.
3. Pipe Data Form prepared by Novatech Engineering Consultants Limited.
4. Engineering Drawings: Mill Run at Almonte, Phase 1C, Grading Plan, Drawing No.: 110046, GR3, GP3 and P7, dated March 2015 prepared by Novatech Engineering Consultants Limited.
5. Final plans, specifications and Stormwater Management Report prepared by Melanie Riddell, P.Eng., Novatech Engineering Consultants Limited all in accordance with the Application for Approval of Environmental Compliance, Municipal and Private Sewage Works, Stormwater Management Facility, dated June 28, 2012, Design Services & Stormwater Management Report, dated October 2010, revised (2nd) April , 2012.

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 the existence of this Approval. Condition 1.6 is included to emphasize that the issuance of the Approval does not diminish any other statutory and regulatory obligations to which the owner is subject in the construction, maintenance and operation of the works. The condition specifically highlights the need to obtain any necessary conservation authority approvals. The condition also emphasizes the fact that this Approval doesn't limit the authority of the Ministry to require further information.
2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to approved works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included to require that the Works be properly operated and maintained such that the environment is protected.
5. Condition 5 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.
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.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 0038-8XV.B.1 issued on October 9, 2012

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

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

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

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

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

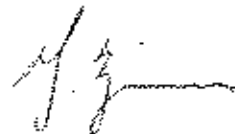
AND

The Director appointed for the purposes of Part II.1 of
the Environmental Protection Act
Ministry of the Environment and Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

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

DATED AT TORONTO this 24th day of August, 2015



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

NS/

c: District Manager, MOECC Ottawa Office
DWMD Supervisor, MOECC Ottawa Office
Cara Ruddle, P.Eng., Novatech Engineering Consultants Limited

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 6495-A8AJZX

Issue Date: March 31, 2016

Menzie Almonte Inc.
1737 Woodward Dr 2nd Floor
Ottawa, Ontario
K2C 0P9

Site Location: Mill Run at Almonte Subdivision, Phase 1C
Lot 16, Concession 10, Geographic Township of Ramsay
Town of Mississippi Mills, County of Lanark

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:

construction of stormwater infrastructure on Sadler Drive, in the Town of Mississippi Mills within Mississippi River watershed consisting of the following:

grassed swale on the west side of Sadler Drive near Ottawa Street draining through a proposed ditch inlet catch basin to existing storm sewers located on the west side of Sadler Drive approximately 20 m north of Ottawa Street;

storm sewer on the west side of Sadler Drive connecting to the existing storm sewer on the west side of Sadler Drive at approximately 20 m north of Ottawa Street;

including erosion/ sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned works;

all in accordance with the submitted supporting documents forming part of this approval.

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

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

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

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

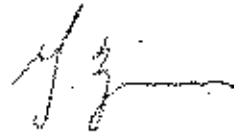
AND

The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment and
Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

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

DATED AT TORONTO this 31st day of March, 2016



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

JW/

c: District Manager, MOECC Ottawa Office
DWMD Supervisor, MOECC Ottawa Office
Cara Ruddle, Novatech

USE PERMIT
FOR CLASS 4, 5, 6 SEWAGE SYSTEMS

APPLICATION NO.
5F386-97

INSPECTION DETAILS	TIME 2:45 PM	DATE Oct 30/97	WEATHER Clear
	THE OWNER S Houchaimi	THE INSTALLER	

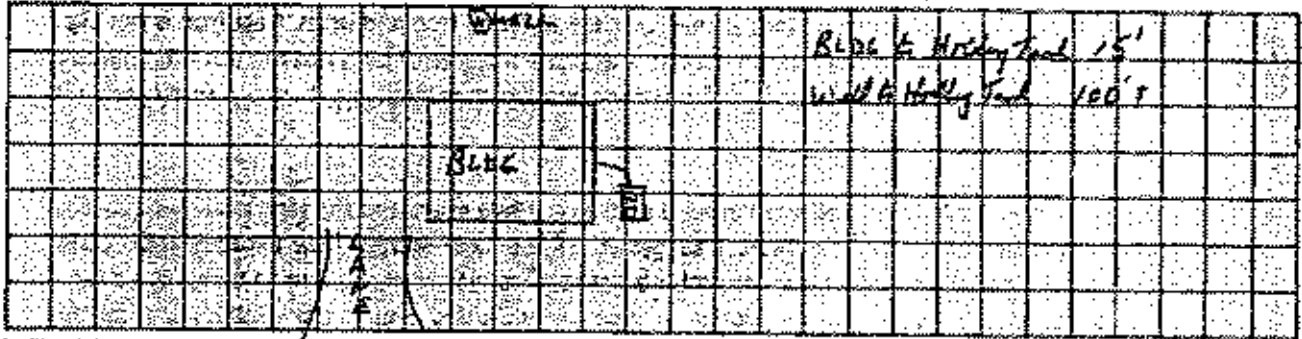
1. Work authorized by the Certificate of Approval has been satisfactorily completed and includes:
 a) ~~Septic tank/holding tank~~ of working capacity of 18,000 litres constructed of steel concrete fibreglass
 on site or prefabricated to serve 1 (no. of bedrooms or units).
COMMERCIAL BLDG

MAKE AND MODEL
 IF PREFABRICATED TANK HL-CASTE

b) Leaching bed of total _____ metres of _____ mm (millimetres) diameter distribution pipe of _____
 _____ type and product description e.g. manufacturer(s) and material of which pipe is made) laid
 in _____ runs and fed by N/A (gravity, siphon, pump).
 c) Proprietary Aerobic System: (Manufacturer) _____ (Model) _____
 d) Other details _____

2. Location

a) System components installed as shown on application supporting Certificate of Approval
 b) If located other than in (a) use space below for sketch and dimensions from permanent points of reference sufficient
 to facilitate future location of tank and leaching bed including orientation of pipe runs.



3. The following work remains to be completed:-
 Backfill System and Complete Finish Grading to Shed Run-off and Divert Water Around Leaching Bed
 Stabilize All Sloped Surfaces Other _____

USE PERMIT

Under Section 78 of the Environmental Protection Act, and subject to the provisions of the Act and Regulations a Permit is hereby issued to (Owner) MIKE Houchaimi for the use and operation of the Class 5 sewage system constructed/installed/enlarged/extended/alterd pursuant to the Certificate of Approval issued under the above application number in accordance with the application and Certificate of Approval with any changes indicated above and located on Lot 16 Concession 10 Ward/Township/Municipality Ramsay Region/District/County LAMBTON Plan No. _____ Sub Lot No. _____

INSPECTED AND RECOMMENDED BY <i>[Signature]</i>	PERMIT ISSUED BY <i>[Signature]</i> DIRECTOR	DATE ISSUED Nov. 4/97
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Note: Section 78(a) of the Act provides that no change can be made to any building(s) or structure(s) in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will or is likely to be affected by the change, unless a new Certificate of Approval is obtained.
 Section 139 of the Act provides that an applicant for a permit may appeal a decision to refuse to issue a permit. Written notice of appeal must be forwarded to the Director (who refused to issue the permit) and to the Environmental Appeal Board, 112 St. Clair Avenue West, Suite 502, Toronto, Ontario M4V 1N3 within 15 days of receipt of a permit.

WARNING: UNDER NO CIRCUMSTANCES SHOULD A HOMEOWNER ENTER A SEPTIC TANK. NOXIOUS GASES WHICH ARE HEAVIER THAN AIR REMAIN IN THE TANK AFTER THE TOP IS REMOVED, AND HAVE CAUSED DEATH BOTH TO THE ORIGINAL VICTIM AND TO THOSE WHO ATTEMPT TO RESCUE HIM FROM THE TANK.

Application Form And Certificate Of Approval
For A Class 2 - 6 Sewage System

Do not complete shaded areas

Application No.	SP386-97
Fee Received No.	5686
Date Received	Sept 9/97

Personal information contained on this form is collected under the authority of the Environmental Protection Act, Part VII. It is used to facilitate the issuance of a Certificate of Approval as prescribed in Section 77 of the Act. Questions should be directed to the Ministry's District Office in your area.

1. Name and mailing address (number, street, city, town, etc.) of owner MIRG Houschaint 2243 ALMONTE KOA 1A8 Tel. no. 468 256-1271 Alternate Tel. no. _____	2. Name and address (number, street, city, town, etc.) of installer Tel. no. _____
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3. Propose to REPLACEMENT a Class 5 sewage system to serve Commercial BLDG
(Industrial, hotel, etc., school, village) (Factory, e.g. single family dwelling, school, etc.)

4. Property location <u>Lanark</u>	Region/County/District <u>Lanark</u>	Town/Township/Town <u>Lanark</u>	Lot No. <u>16</u>	Cond. No. <u>10</u>	Sub Lot No.	Plan No.	Area of lot (sq ft) <u>2 1/2 A</u>
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5. Date number of <u>125</u>	Backflow model tested <u>—</u>	People <u>3</u>	Flush toilets <u>3</u>	Urinals <u>—</u>	Washbasins <u>3</u>	Bathrooms & showers <u>—</u>	6. Water supply <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Dig or bored well <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Cased well <input type="checkbox"/> Municipal
Assessment Roll No.									

7. Attach completed sketch on Page 2. List other attachments.

8. Relationship to sewerage (if applicable) <input type="checkbox"/> Lot approval pending <input type="checkbox"/> Lot approved, under Severance Application No.	9. Directions to lot (highway No., secondary road, signs to follow, etc.) <u>High #44 E of Almonte to #5078 NW corner</u> <u>High 44 and Remying Lane 11</u>
--	--

10. I certify that the above information is complete and correct and that, if approved, the work will conform with Provincial requirements for sewage systems and local Municipal By-laws.

Name and address of agent (if agent is completing this form) - number, street, city, town, etc.
Signature of owner or agent (if agent is completing this form)
Date
Tel. no. () -

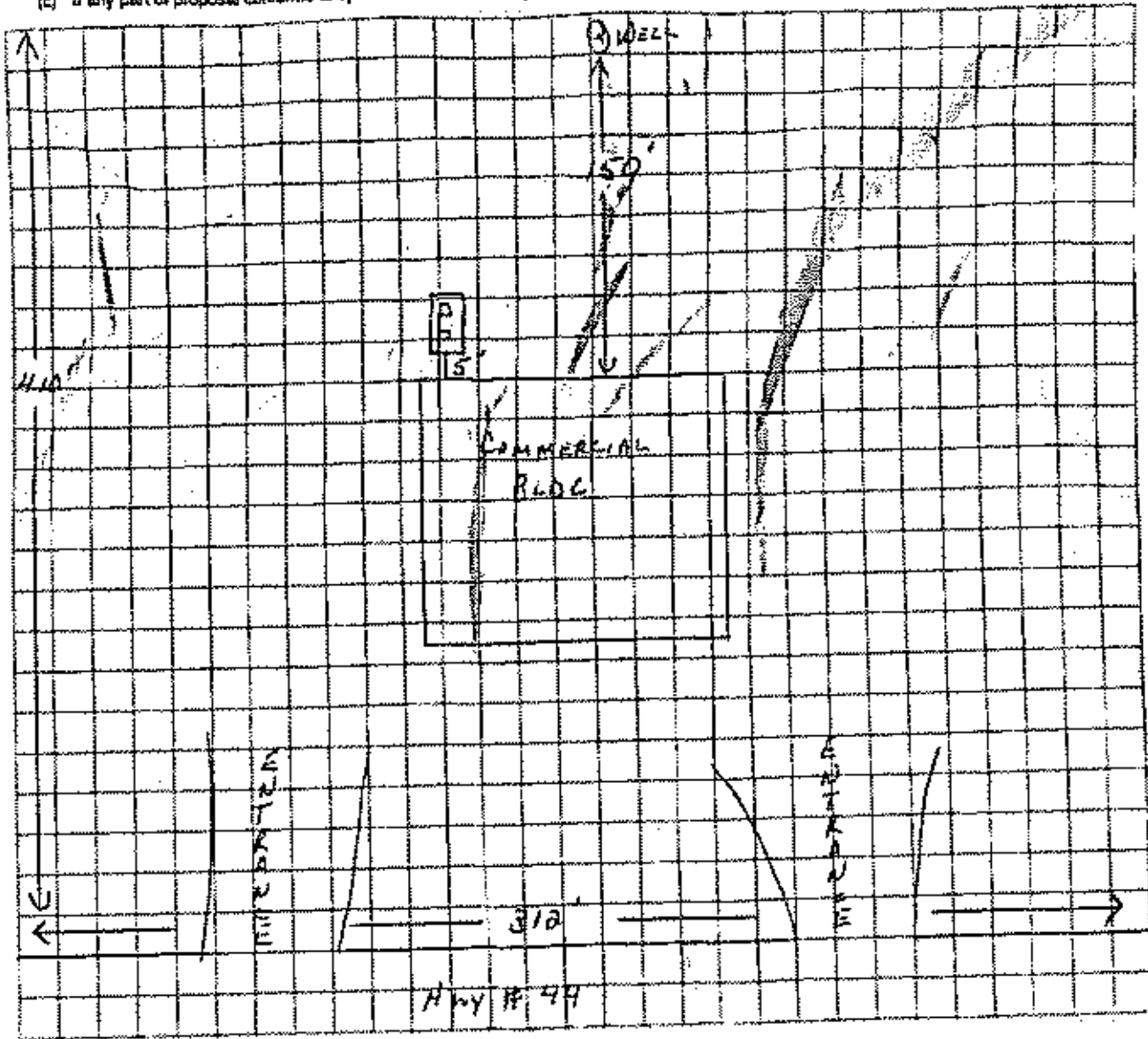
11. Inspector's Report

Inspection time and date <u>1:50</u> <input type="checkbox"/> A.M. <input checked="" type="checkbox"/> P.M. <u>Sept 19 1997</u>	Sub-surface conditions encountered Rock & G.W.I. _____ Depth (m) _____ Soil type <u>Sandy loam</u>
Inspector <u>Chen</u>	Representing owner <u>M Houschaint</u>
Length of distribution pipe <u>N/A</u> metres	Working capacity of waterholding tank <u>9000</u> litres
Loadings and design criteria Depth to tank <u>0.9</u> m Design H.W.T. <u>20.9</u> m	

or
 Conditions of approval and reasons (e.g. fill, grading, drainage improvements, design sewage flows)
 Reasons where proposal not acceptable (add additional pages, if required)

A warning device within available and/or visual and not to operate at 80% capacity as required for option

12. LOT DIAGRAM AND SEWAGE SYSTEM PLAN: Draw to scale indicating north point and showing:
- (a) Location of sewage system components (eg. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
 - (b) Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
 - (c) If any part of proposal conforms to specific standard drawing, give reference number(s).



A Certificate of Approval for this application is refused for the reasons given in Section 11 Page 1

Inspected and Recommendeded by	Refused	Date
	Director	

CERTIFICATE OF APPROVAL		
Application approved and this Certificate of Approval under Section 77 of the Environmental Protection Act is hereby issued for the proposal outlined on Pages 1 and 2 of the application and its attachments as amended by the requirements and conditions of Section 11 provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof or such extended period as the Director on application allows. DO NOT OPERATE THE SYSTEM UNTIL A USE PERMIT IS ISSUED.		
Inspected and Recommended by	Issued	Date
<i>[Signature]</i>	<i>[Signature]</i>	Sept. 23/97

Under Section 139 of the Environmental Protection Act, an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 112 St. Clair Avenue West, Suite 502, Toronto, Ontario, M4V 1N3 within 15 days of receipt of the decision.



ENVIRONMENTAL HEALTH DEPARTMENT

SOUTH DISTRICT OFFICE
458 Laurier Blvd.
Brockville, ON K6V 7A3
Telephone: (613) 345-3685
Fax: (613) 345-2879

NORTH DISTRICT OFFICE
60 Cornelia Street West
Smiths Falls, ON K7A 2H9
Telephone: (613) 283-2740
Fax: (613) 283-1679

RE: Certificate of Approval # SF 386-97

SUBJECT: HOLDING TANKS

Owner's Undertaking

DATE: Sept. 10/97

I, MIKE Houchaimi the undersigned hereby undertake to have the firm of Rons Pump Service empty the contents of the holding tank which serves my premises, located on Lot 16, Concession 10, Subdivision/Plan _____, Sub Lot _____, Township of Ramsay. This service is to be provided on a routine basis.

Mike Houchaimi
Signed: Owner of Property

Sewage Hauler's Certificate

DATE: Sept 10/97

I, Ron's Pumping the undersigned sewage hauler, hereby certify that MIKE Houchaimi has retained me to empty the contents of the holding tank which serves a premises owned by MIKE Houchaimi, located on Lot 16, Concession 10, Subdivision/Plan _____, Sub Lot _____, Township of Ramsay and dispose of same in accordance with the Ministry of the Environment Regulations.

Ron Lindsay
Signed: Sewage Hauler
10-4-142

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 0038-8XVJ8J

Issue Date: October 9, 2012

Menzie Almonte Inc.
1737 Woodward Dr 2nd Floor
Ottawa, Ontario, K2C 0P9

Site Location: Mill Run At Almonte Subdivision
Lot 16, Concession 10, Geo. Twp. of Ramsay
Mississippi Mills Town, County of Lanark.

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:

Construction of sanitary, storm sewers and a stormwater management facility to service approximately 29.9ha. residential developments of Mill Run at Almonte Subdivision (formerly Sadler Estates) in the Township of Mississippi Mills (formerly Ramsay) for the collection, conveyance and quality control of storm water run-off to normal (level 2) level and quantity control of post development 5 and 100-year flows to predevelopment levels as follows:

Sanitary Sewer lines on:

- 200mm diameter line on Honeyborne Street (Horton Street to Sadler Drive),
- 200mm diameter line on Horton Street (Honeyborne to Sadler Drive),
- 200mm diameter line on Edmonds Street (Honeyborne to Horton Street),
- 200mm diameter line on Street 9 to Sadler Drive
- 200mm diameter line on Street 8 to Sadler Drive,
- 200mm diameter line on Street 10 Honeybone Street
- 200mm diameter line on Horton Street to Honeybone Street,
- 200mm diameter line on Streets 6 & 7 to Honeybone Street,
- 200mm diameter line on Street 10 to Street 9 sanitary line,
- 200mm diameter line on Street 11 to Street 10 and Honeybone Street,
- 250mm and 300mm diameter lines on Sadler Drive, from Horton Street to 300mm diameter existing sanitary sewer on Sadler Drive to join with 300mm diameter existing sewer on Ottawa Street.

Storm Sewer lines on:

- 375mm & 450mm diameter lines on Honeyborne Street from MH #112 to Horton Street,
- 375mm & 525mm diameter lines on Edmonds Street to MH on Hortons Street,
- 300mm ranging to 900mm diameter lines on Honeyborne Street to Sadler Street,
- 300mm & 450mm diameter lines on Street 11 to Street 10 and Honeybone Street,

- 300mm to 525mm diameter lines on Street 10 to MH on Street 8;
- 450mm diameter line on Streets 6, 7 and Horton to MH on Horton Street;
- 300mm and 975mm diameter lines on Sadler Drive to Horton Street;
- 600mm and 750mm diameter and 975mm X 1535mm HE lines on Horton Street.
- 975mmX1535mm HE line in the Park to the SWM Pond;
- 300mm & 855mm X 1345mm HE lines on SROWs at the east and north of the Park 10 MH on a 975mm X1535mm HE line to SWM pond;
- 375mm diameter line on Street 8 to MH on Street 9;
- 300mm ranging to 850mm diameter lines on Street 9 to MH on Sadler Street,

Stormwater Management Facility:

- consisting of a wet pond with a 975mm X1535mm HE inlet into a forebay, approximately 4,214cu.m. in permanent volume, 1,297cu.m. extended detention volume and 19,468cu.m. total volume.
- (2) two 144mm diameter vertical orifices set at permanent water level to control outlet discharge via (1) one 300mm diameter reverse slope outlet pipe from pond bottom for low flow,
- one (1) 525mm diameter outlet pipe from a double inlet catchbasin (DICB) at the pond berm to discharge high flow pond effluent in the outlet control manhole to discharge via a spillway weir set at extended detention level; all to discharge via a 525mm diameter outfall into the existing Almonte Municipal Drain to the Mississippi River;
- emergency discharge from the pond is designed via a 16m long 300mm deep spillway set at 900mm above the permanent water level;

including appurtenances, temporary erosion / sedimentation control measures and maintenance during and after the construction to minimize the effects on external lands and to reduce the amount of silt carried to the existing Almonte Municipal Drain and the Mississippi River; as per the final plans, specifications and Stormwater Management Report prepared by Melanie Riddell, P.Eng., Novatech Engineering Consultants Limited all in accordance with the **Application for Approval of Environmental Compliance, Municipal and Private Sewage Works, Stormwater Management Facility**, dated June 28, 2012, Design Services & Stormwater Management Report, dated October 2010, revised (2nd) April , 2012.

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

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

"Director" means a person appointed by the Minister pursuant to section 5 of the *EPA* for the purposes of Part II.1 of the *EPA*;

"District Manager" means the District Manager of the Ottawa District office;

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

"Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;

"Owner" means Menzie Almonte Inc. and its successors and assignees;

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

"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 PROVISIONS

(1) The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the 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 the Schedulesubmitted documents, 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

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

3. CHANGE OF OWNER

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*; an
- (d) change of name of the corporation where the *Owner* is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the *District Manager*.

4. OPERATION AND MAINTENANCE.

(1) The *Owner* shall ensure that the design minimum liquid retention volume(s) is maintained in the pond at all times.

(2) The *Owner* shall inspect the *Works* at least once a year and, if necessary, clean and maintain the *Works* to prevent the excessive buildup of sediments and/or vegetation.

(3) 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 *Corporate Office* for inspection by the *Ministry*. The logbook shall include the following:

- (a) the name of the *Works*; and
- (b) the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed.

5. 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*.

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 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 require that the *Works* be properly operated and maintained such that the

environment is protected .

5. Condition 5 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

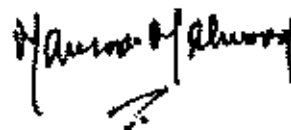
AND

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

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, 2012



Mansoor Mahmood, P.Eng.
Director

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

MN/

c: District Manager, MOE Ottawa
Clerk the Township of Mississippi Mills
Melanie Riddell, P.Eng., Novatech Engineering Consultants Limited



AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 0535-ANHPTX
Issue Date: July 27, 2017

Menzie Almonte Inc.
1737 Woodward Dr
Ottawa, ON K1C 0P9

Site Location: Mill Run At Almonte Subdivision
Lot 16, Concession 10, Geo. Twp. of Ramsay
Mississippi Mills Town, County of Lanark

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:

construction of sanitary, storm sewers and a stormwater management facility to service approximately 29.9 ha. residential developments of Mill Run at Almonte Subdivision (formerly Sadler Estates) in the Township of Mississippi Mills (formerly Ramsay) for the collection, conveyance and quality control of storm water run-off to normal (level 2) level and quantity control of post development 5 and 100-year flows to pre-development levels as follows:

Proposed Works:

Sanitary Sewer lines on:

- 200 mm diameter line on Honeyborne Street (Horton Street to Concession Road 11A)
- 200 mm diameter line on Horton Street (Honeyborne Street to McCabe Street)
- 250 mm diameter line on Menzie Street (Maude Street to Ottawa Street)

Storm Sewer lines on:

- 525 mm diameter line on Honeyborne Street (Horton Street to Concession Road 11A)
- 450 mm & 525 mm diameter line on Horton Street (Honeyborne Street to McCabe Street)
- 900 mm diameter culvert under Menzie Street approximately 48 meters north of Ottawa Street

Previous Works:

Sanitary Sewer lines on:

- 200 mm diameter line on Honeyborne Street (Horton Street to Sadler Drive),
- 200 mm diameter line on Horton Street (McCabe Street to Sadler Drive);
- 200 mm diameter line on McCabe Street (Horton Street to approximately 140 metres southeast);
- 200 mm diameter line on McKenny Street (Horton Street to approximately 176 metres southeast);
- 200 mm diameter line on Horton Street (Honeyborne to Sadler Drive),
- 200 mm diameter line on Edmonds Street (Honeyborne to Horton Street),
- 200 mm diameter line on Street 9 to Sadler Drive
- 200 mm diameter line on Street 8 to Sadler Drive,
- 200 mm diameter line on Street 10 Honeybone Street
- 200 mm diameter line on Horton Street to Honeybone Street,
- 200 mm diameter line on Streets 6 & 7 to Honeybone Street,
- 200 mm diameter line on Street 10 to Street 9 sanitary line,
- 200 mm diameter line on Street 11 to Street 10 and Honeybone Street,
- 250 mm and 300 mm diameter lines on Sadler Drive, from Horton Street to 300 mm diameter existing sanitary sewer on Sadler Drive to join with 300 mm diameter existing sewer on Ottawa Street,
- 200 mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest);

Storm Sewer lines on:

- 525 mm & 750 mm & 900 mm diameter line on Honeyborne Street (Horton Street to Sadler Drive);
- 525 mm & 900 mm diameter line on Horton Street (McCabe Street to Sadler Drive);
- 450 mm & 525 mm diameter line on McCabe Street (Horton Street to approximately 150 metres southeast);
- 450 mm & 525 mm diameter line on McKenny Street (Horton Street to approximately 180 metres southeast);
- 375 mm & 450 mm diameter lines on Honeyborne Street from MH #112 to Horton Street,
- 375 mm & 525 mm diameter lines on Edmonds Street to MH on Hortons Street,
- 300 mm ranging to 900 mm diameter lines on Honeyborne Street to Sadler Street,
- 300 mm & 450 mm diameter lines on Street 11 to Street 10 and Honeybone Street,
- 300 mm to 525 mm diameter lines on Street 10 to MH on Street 8;
- 450 mm diameter line on Streets 6, 7 and Horton to MH on Horton Street;
- 300 mm and 975 mm diameter lines on Sadler Drive to Horton Street;
- 600 mm and 750 mm diameter and 975 mm x 1535 mm HE lines on Horton Street.
- 975 mm x 1535 mm HE line in the Park to the SWM Pond;
- 300 mm & 855 mm x 1345 mm HE lines on SROWS at the east and north of the Park 10 MH on a 975 mm x 1535 mm HE line to SWM pond;
- 375 mm diameter line on Street 8 to MH on Street 9;
- 300 mm ranging to 850 mm diameter lines on Street 9 to MH on Sadler Street,
- 300 mm and 600 mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest);

Stormwater Management Facility:

- consisting of a wet pond with a 975 mm x 1535 mm HE inlet into a forebay, approximately 4,214 m³ in permanent volume, 1,297 m³ extended detention volume and 19,468 m³ total volume,

- (2) two 144 mm diameter vertical orifices set at permanent water level to control outlet discharge via (1) one 300 mm diameter reverse slope outlet pipe from pond bottom for low flow,

- one (1) 525 mm diameter outlet pipe from a double inlet catchbasin (DICB) at the pond berm to discharge high flow pond effluent in the outlet control manhole to discharge via a spillway weir set at extended detention level; all to discharge via a 525 mm diameter outfall into the existing Almonte Municipal Drain to the Mississippi River;

- emergency discharge from the pond is designed via a 16 m long 300 mm deep spillway set at 900 mm above the permanent water level;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works and to minimize the effects on external lands and to reduce the amount of silt carried to the existing Almonte Municipal Drain and the Mississippi River;

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:

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

"Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;

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

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

"Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;

"Owner" means Menzie Almonte Inc., and includes its successors and assignees;

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

"Wet Event" means a rainfall event with a minimum of 15 millimetres of rain in a 24 hour period;

"Works" means the sewage works described in the Owner's application, and this Approval.

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

TERMS AND CONDITIONS

1. GENERAL CONDITIONS

- (1) The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
- (2) Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, and the application for approval of the Works.
- (3) Where there is a conflict between a provision of any document in the schedule referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence, and where there is a conflict between the documents in the schedule, the document bearing the most recent date shall prevail.
- (4) Where there is a conflict between the documents listed in Schedule 'A' and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- (5) The conditions of this Approval are severable. If any condition of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.
- (6) The issuance of, and compliance with the conditions of, this Approval does not:
 - (a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority/MNR necessary to construct or operate the sewage works; or
 - (b) limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

2. EXPIRY OF APPROVAL

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

- (2) In the event that completion and commissioning of any portion of the Works is anticipated to be delayed beyond the specified expiry period, the Owner shall submit an application of extension to the expiry period, at least twelve (12) months prior to the end of the period. The application for extension shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

3. CHANGE OF OWNER

- (1) The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:
 - (a) change of Owner;
 - (b) change of address of the Owner;
 - (c) change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; or
 - (d) change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.
- (2) In the event of any change in ownership of the Works, other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.
- (3) The Owner shall ensure that all communications made pursuant to this condition refer to the number at the top of this Approval.
- (4) Notwithstanding any other requirements in this Approval, upon transfer of the ownership or assumption of the Works to a municipality if applicable, any reference to the District Manager shall be replaced with the Water Supervisor.

4. OPERATION AND MAINTENANCE

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

- (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 inspect and ensure that the design minimum liquid retention volume is maintained in the Works at all times, except when maintenance is required.
- (4) 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.
- (5) The Owner shall design, construct and operate the Works with the objective that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen, foam or discoloration on the receiving waters.
- (6) The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall keep the logbook at the Owner's administration office for inspection by the Ministry. The logbook shall include the following:
 - (a) the name of the Works; and
 - (b) the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed and method of clean-out of the Works.
- (7) 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.

- (8) The Owner shall maintain the operations manual current and retain a copy at the location of the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

5. TEMPORARY EROSION AND SEDIMENT CONTROL

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

6. MONITORING AND RECORDING

The Owner shall carry out the following monitoring program:

- (1) All samples and measurements taken for the purposes of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the effluent stream over the time period being monitored.
- (2) Samples shall be collected at the following sampling points, at the frequency specified, by means of the specified sample type and analyzed for each parameter listed and all results recorded:

Table 1 – Effluent Monitoring (Samples to be collected from the influent and effluent streams of the Stormwater Management Pond)	
Sample Type	Grab
Frequency	Three (3) rainfall Wet Events per year, with two (2) of the events occurring between May and September
Parameters	Total Suspended Solids, Phosphorus and Temperature

- (3) 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; and
- (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.

7. REPORTING

- (1) One (1) week prior to the start-up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start-up date.
- (2) The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
- (3) The Owner shall prepare and submit a performance report to the District Manager on an annual basis, within ninety (90) days following the end of the period being reported upon. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall be submitted to cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:
 - (a) a summary and interpretation of all monitoring data and an overview of the success and adequacy of the Works, including demonstration using the monitoring data that the appropriate level of quality control has been achieved;
 - (b) a description of any operating problems encountered and corrective actions taken;
 - (c) a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works, including an estimate of the quantity of any materials removed from the Works;
 - (d) a summary of the calibration and maintenance carried out on all monitoring equipment;
 - (e) a summary of any complaints received during the reporting period and any steps taken to address the complaints;
 - (f) a summary of all spill or abnormal discharge events; and
 - (g) any other information the District Manager requires from time to time.

Schedule "A"

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated January 23, 2015 and received on March 31, 2015, submitted by Menzie Almonte Inc.
2. Mill Run at Almonte Phase 1 C, Town of Mississippi Mills, Servicing and Stormwater Brief, dated March 19, 2015 prepared by Novatech Engineering Consultants Limited.
3. Pipe Data Form prepared by Novatech Engineering Consultants Limited.
4. Engineering Drawings: Mill Run at Almonte, Phase 1C, Grading Plan, Drawing No.: 110046, GR3, GP3 and P7, dated March 2015 prepared by Novatech Engineering Consultants Limited.
5. Final plans, specifications and Stormwater Management Report prepared by Melanie Riddell, P.Eng., Novatech Engineering Consultants Limited all in accordance with the Application for Approval of Environmental Compliance, Municipal and Private Sewage Works, Stormwater Management Facility, dated June 28, 2012, Design Services & Stormwater Management Report, dated October 2010, revised (2nd) April, 2012.
6. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated February 16, 2016 and received on March 15, 2016, submitted by Menzie Almonte Inc.
7. Mill Run Subdivision, Phase 2, Municipality of Mississippi Mills, Servicing & Stormwater Management Report, dated March 11, 2016 prepared by Novatech Engineering Consultants Limited.
8. Pipe Data Form prepared by Novatech Engineering Consultants Limited.
9. Engineering Drawings: Mill Run at Almonte, Phase 2 prepared by Novatech Engineering Consultants Limited.
10. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated May 04, 2017 and received on May 10, 2017, submitted by Menzie Almonte Inc.;
11. Mill Run Subdivision Phase 3, Municipality of Mississippi Mills, Servicing and Stormwater Management Report, dated April 27, 2017 prepared by Novatech Engineering Consultants Limited;
12. Pipe Data Form prepared by Novatech Engineering Consultants Limited;
13. Engineering Drawings: Mill Run at Almonte, Phase 3 - Roads, Sewers and Watermains, dated May 2017 prepared by Novatech Engineering Consultants Limited, and
14. Emails from Novatech Engineering Consultants Limited, dated June 28, 2017, July 24, 2017 and July 25, 2017.

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

1. Condition 1 is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted. This condition is also included to emphasize the precedence of conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. Condition 1.6 is included to emphasize that the issuance of this Approval does not diminish any other statutory and regulatory obligations to which the Owner is subject in the construction, maintenance and operation of the Works. The Condition specifically highlights the need to obtain any necessary conservation authority approvals. The Condition also emphasizes the fact that this Approval doesn't limit the authority of the Ministry to require further information.
2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from the Works are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the Works. The Condition also ensures that adequate storage is maintained in the Works at all times as required by the design. Furthermore, this Condition is included to ensure that the Works are operated and maintained to function as designed.
5. Condition 5 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.
6. Condition 6 is included to 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 to the receiving watercourse or the environment.
7. Condition 7 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).
6012-ABTN3V issued on July 19, 2016**

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

Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

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

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

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

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

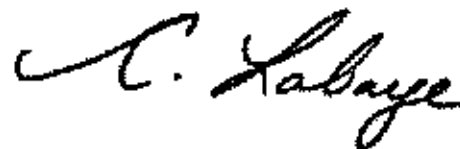
AND

The Director appointed for the purposes of Part II.1 of
the Environmental Protection Act
Ministry of the Environment and Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P3

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

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

DATED AT TORONTO this 27th day of July, 2017



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

MS/

c: DWMD Supervisor, MOECC Ottawa
Melanie Riddell, Novatech

AMENDED ENVIRONMENTAL COMPLIANCE APPROVALNUMBER 6012-ABTN3V
Issue Date: July 19, 2016

Menzie Almonte Inc.
1737 Woodward Drive
Ottawa, Ontario
K1C 0P9

Site Location: Mill Run At Almonte Subdivision, Phase 2
Lot 16, Concession 10, Geo. Twp. of Ramsay
Town of Mississippi Mills, County of Lanark

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:

construction of sanitary, storm sewers and a stormwater management facility to service approximately 29.9ha, residential developments of Mill Run at Almonte Subdivision (formerly Sadler Estates) in the Township of Mississippi Mills (formerly Ramsay) for the collection, conveyance and quality control of storm water run-off to normal (level 2) level and quantity control of post development 5 and 100-year flows to pre-development levels as follows:

Proposed Works:Sanitary Sewer lines on:

- 200mm diameter line on Honeyborne Street (Horton Street to Sadler Drive);
- 200mm diameter line on Horton Street (McCabe Street to Sadler Drive);
- 200mm diameter line on McCabe Street (Horton Street to approximately 140 metres southeast);
- 200mm diameter line on McKenny Street (Horton Street to approximately 176 metres southeast);

Storm Sewer lines on:

- 525mm & 750mm & 900mm diameter line on Honeyborne Street (Horton Street to Sadler Drive);
- 525mm & 900mm diameter line on Horton Street (McCabe Street to Sadler Drive);
- 450mm & 525mm diameter line on McCabe Street (Horton Street to approximately 150 metres southeast);
- 450mm & 525mm diameter line on McKenny Street (Horton Street to approximately 180 metres southeast);

Previous Works:

Sanitary Sewer lines on:

- 200mm diameter line on Honeyborne Street (Horton Street to Sadler Drive),
- 200mm diameter line on Horton Street (Honeyborne to Sadler Drive),
- 200mm diameter line on Edmonds Street (Honeyborne to Horton Street),
- 200mm diameter line on Street 9 to Sadler Drive
- 200mm diameter line on Street 8 to Sadler Drive,
- 200mm diameter line on Street 10 Honeybone Street
- 200mm diameter line on Horton Street to Honeybone Street,
- 200mm diameter line on Streets 6 & 7 to Honeybone Street,
- 200mm diameter line on Street 10 to Street 9 sanitary line,
- 200mm diameter line on Street 11 to Street 10 and Honeybone Street,
- 250mm and 300mm diameter lines on Sadler Drive, from Horton Street to 300mm diameter existing sanitary sewer on Sadler Drive to join with 300mm diameter existing sewer on Ottawa Street,
- 200mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest);

Storm Sewer lines on:

- 375mm & 450mm diameter lines on Honeyborne Street from MH #112 to Horton Street,
- 375mm & 525mm diameter lines on Edmonds Street to MH on Hortons Street,
- 300mm ranging to 900mm diameter lines on Honeyborne Street to Sadler Street,
- 300mm & 450mm diameter lines on Street 11 to Street 10 and Honeybone Street,
- 300mm to 525mm diameter lines on Street 10 to MH on Street 8;
- 450mm diameter line on Streets 6, 7 and Horton to MH on Horton Street;
- 300mm and 975mm diameter lines on Sadler Drive to Horton Street;
- 600mm and 750mm diameter and 975mm X 1535mm HE lines on Horton Street.
- 975mmX1535mm HE line in the Park to the SWM Pond;
- 300mm & 855mm X 1345mm HE lines on SROWs at the east and north of the Park 10 MH on a 975mm X 1535mm HE line to SWM pond;
- 375mm diameter line on Street 8 to MH on Street 9;
- 300mm ranging to 850mm diameter lines on Street 9 to MH on Sadler Street,
- 300mm and 600mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest);

Stormwater Management Facility:

- consisting of a wet pond with a 975mm X 1535mm HE inlet into a forebay, approximately 4,214cu.m. in permanent volume, 1,297cu.m. extended detention volume and 19,468cu.m. total volume,
- (2) two 144mm diameter vertical orifices set at permanent water level to control outlet discharge via (1) one 300mm diameter reverse slope outlet pipe from pond bottom for low flow,
- one (1) 525mm diameter outlet pipe from a double inlet catchbasin (DICB) at the pond berm to discharge high flow pond effluent in the outlet control manhole to discharge via a spillway weir set at extended detention level; all to discharge via a 525mm diameter outfall into the existing Almonte Municipal Drain to the Mississippi River;
- emergency discharge from the pond is designed via a 16m long 300mm deep spillway set at 900mm above the permanent water level;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works and to minimize the effects on external lands and to reduce the amount of silt carried to the existing Almonte Municipal Drain and the Mississippi River;

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:

"Approval" means this entire document including the application and any supporting documents listed in any schedules of this Approval;

"Director" means a person appointed by the Minister pursuant to section 5 of the Environmental Protection Act for the purposes of Part II.1 of the Environmental Protection Act;

"Ministry" means the ministry of the government of Ontario responsible for the Environmental Protection Act and the Ontario Water Resources Act and includes all officials, employees or other persons acting on its behalf;

"Owner" means Menzie Almonte Inc. and includes their successors and assignees; and

"Works" means the sewage works described in the Owner's application(s) and this Approval.

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

TERMS AND CONDITIONS

1. GENERAL PROVISIONS

(1) 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) The designation of the Corporation of the Town of Mississippi Mills as the operating authority of the site on the application for approval of the Works does not relieve the Owner from the responsibility of complying with any and all of the Conditions of this Approval.

(3) 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.

(4) 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.

(5) 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.

(6) 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.

(7) The issuance of, and compliance with the Conditions of this Approval does not:

(a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority necessary to construct or operate the sewage Works; or

(b) limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

2. EXPIRY OF APPROVAL

(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. CHANGE OF OWNER

(1) The Owner shall notify 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 Director;

(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 Director.

4. OPERATION AND MAINTENANCE

(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.

(2) 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 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.

5. MONITORING AND REPORTING

(1) The Owner shall carry out a monitoring program as noted in 5(2) and 5(3) continuing for a minimum of **two (2) years** after 90% of the homes in the residential subdivision have been occupied.

(2) The monitoring program shall include obtaining grab samples 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.

(3) Samples should be tested for Total Suspended Solids (mg/L) and Temperature (°C) and the results recorded.

(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) The Owner shall prepare a Performance Assessment Report, **every five (5) years**, 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;

(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.

(7) The measurement frequency specified in this Condition, 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 of the MOECC Ottawa Office.

6. 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 hour 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.

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 and maintenance activities required by this Approval.

Schedule "A"

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated January 23, 2015 and received on March 31, 2015, submitted by Menzie Almonte Inc.
2. Mill Run at Almonte Phase 1 C, Town of Mississippi Mills, Servicing and Stormwater Brief, dated March 19, 2015 prepared by Novatech Engineering Consultants Limited.
3. Pipe Data Form prepared by Novatech Engineering Consultants Limited.
4. Engineering Drawings: Mill Run at Almonte, Phase 1C, Grading Plan, Drawing No.: 110046, GR3, GP3 and P7, dated March 2015 prepared by Novatech Engineering Consultants Limited.
5. Final plans, specifications and Stormwater Management Report prepared by Melanie Riddell, P.Eng., Novatech Engineering Consultants Limited all in accordance with the Application for Approval of Environmental Compliance, Municipal and Private Sewage Works, Stormwater Management Facility, dated June 28, 2012, Design Services & Stormwater Management Report, dated October 2010, revised (2nd) April, 2012.
6. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated February 16, 2016 and received on March 15, 2016, submitted by Menzie Almonte Inc.
7. Mill Run Subdivision, Phase 2, Municipality of Mississippi Mills, Servicing & Stormwater Management Report, dated March 11, 2016 prepared by Novatech Engineering Consultants Limited.
8. Pipe Data Form prepared by Novatech Engineering Consultants Limited.
9. Engineering Drawings: Mill Run at Almonte, Phase 2 prepared by Novatech Engineering Consultants Limited.

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.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).
6486-9ZKPL8 issued on August 24, 2015**

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

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

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

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

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

AND

The Director appointed for the purposes of Part II.1 of
the Environmental Protection Act
Ministry of the Environment and Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

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

DATED AT TORONTO this 19th day of July, 2016



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

MR/

c: District Manager, MOECC Ottawa District Office
DWMD Supervisor, MOECC Ottawa Office
Cara Ruddle, P. Eng., Novatech Engineering Consultants Limited



AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 6486-9ZKPL8
Issue Date: August 24, 2015

Menzie Almonte Inc.
1737 Woodward Dr 2nd Floor
Ottawa, Ontario
K2C 0P9

Site Location: Mill Run At Almonte Subdivision, Phase 1C
Lot 16, Concession 10, Geo. Twp. of Ramsay
Town of Mississippi Mills, County of Lanark

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:

Construction of sanitary, storm sewers and a stormwater management facility to service approximately 29.9ha. residential developments of Mill Run at Almonte Subdivision (formerly Sadler Estates) in the Township of Mississippi Mills (formerly Ramsay) for the collection, conveyance and quality control of storm water run-off to normal (level 2) level and quantity control of post development 5 and 100-year flows to pre-development levels as follows:

Proposed Works:

Storm sewer lines on:

- 300mm and 600mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest)

Sanitary sewer lines on:

- 200mm diameter line on Honeyborne Street (Horton Street to approximately 130 metres northwest)

Previous Works:

Sanitary Sewer lines on:

- 200mm diameter line on Honeyborne Street (Horton Street to Sadler Drive),
- 200mm diameter line on Horton Street (Honeyborne to Sadler Drive),
- 200mm diameter line on Edmonds Street (Honeyborne to Horton Street),
- 200mm diameter line on Street 9 to Sadler Drive
- 200mm diameter line on Street 8 to Sadler Drive,

- 200mm diameter line on Street 10 Honeybone Street
- 200mm diameter line on Horton Street to Honeybone Street,
- 200mm diameter line on Streets 6 & 7 to Honeybone Street,
- 200mm diameter line on Street 10 to Street 9 sanitary line,
- 200mm diameter line on Street 11 to Street 10 and Honeybone Street,
- 250mm and 300mm diameter lines on Sadler Drive, from Horton Street to 300mm diameter existing sanitary sewer on Sadler Drive to join with 300mm diameter existing sewer on Ottawa Street,

Storm Sewer lines on:

- 375mm & 450mm diameter lines on Honeyborne Street from MH #112 to Horton Street,
- 375mm & 525mm diameter lines on Edmonds Street to MH on Hortons Street,
- 300mm ranging to 900mm diameter lines on Honeyborne Street to Sadler Street,
- 300mm & 450mm diameter lines on Street 11 to Street 10 and Honeybone Street,
- 300mm to 525mm diameter lines on Street 10 to MH on Street 8;
- 450mm diameter line on Streets 6, 7 and Horton to MH on Horton Street;
- 300mm and 975mm diameter lines on Sadler Drive to Horton Street;
- 600mm and 750mm diameter and 975mm X 1535mm HE lines on Horton Street.
- 975mmX1535mm HE line in the Park to the SWM Pond;
- 300mm & 855mm X 1345mm HE lines on SROWs at the east and north of the Park 10 MH on a 975mm X 1535mm HE line to SWM pond;
- 375mm diameter line on Street 8 to MH on Street 9;
- 300mm ranging to 850mm diameter lines on Street 9 to MH on Sadler Street,

Stormwater Management Facility:

- consisting of a wet pond with a 975mm X 1535mm HE inlet into a forebay, approximately 4,214cu.m. in permanent volume, 1,297cu.m. extended detention volume and 19,468cu.m. total volume,
- (2) two 144mm diameter vertical orifices set at permanent water level to control outlet discharge via (1) one 300mm diameter reverse slope outlet pipe from pond bottom for low flow,
- one (1) 525mm diameter outlet pipe from a double inlet catchbasin (DICB) at the pond berm to discharge high flow pond effluent in the outlet control manhole to discharge via a spillway weir set at extended detention level; all to discharge via a 525mm diameter outfall into the existing Almonte Municipal Drain to the Mississippi River;
- emergency discharge from the pond is designed via a 16m long 300mm deep spillway set at 900mm above the permanent water level;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works and to minimize the effects on external lands and to reduce the amount of silt carried to the existing Almonte Municipal Drain and the Mississippi River;

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 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 Menzie Almonte Inc., and includes its successors and assignees;
7. "OWRA" means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;
8. "Previous Works" means those portions of the sewage works previously constructed and approved under an Approval;
9. "Proposed Works" means the sewage works described in the Owner's application, this Approval, to the extent approved by this Approval;
10. "Water Supervisor" means the Water Supervisor of the appropriate local office of the Safe Drinking Water Branch of the Ministry, where the Works are geographically located;
11. "Works" means the sewage works described in the Owner's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval.

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

TERMS AND CONDITIONS

1. GENERAL CONDITIONS

- 1.1 The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
- 1.2 Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, the application for approval of the works and the submitted supporting documents and plans and

specifications as listed in this Approval.

- 1.3 Where there is a conflict between a provision of any submitted document referred to in this Approval and the Conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.
- 1.4 Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- 1.5 The requirements of this Approval are severable. If any requirement of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this Approval shall not be affected thereby.
- 1.6 The issuance of, and compliance with the conditions of, this Approval does not:
 - (a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including, but not limited to, the obligation to obtain approval from the local conservation authority/MNR necessary to construct or operate the sewage works; or
 - (b) limit in any way the authority of the Ministry to require certain steps be taken to require the Owner to furnish any further information related to compliance with this Approval.

2. EXPIRY OF APPROVAL

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

3. CHANGE OF OWNER

- 3.1 The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:
 - (a) change of Owner;
 - (b) change of address of the Owner;
 - (c) change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; and
 - (d) change of name of the corporation where the Owner is or at any time becomes a

corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.

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

4. OPERATION AND MAINTENANCE

4.1 The Owner shall ensure that the design minimum liquid retention volume(s) is maintained in the pond at all times.

4.2 The Owner shall inspect the Works at least once a year and, if necessary, clean and maintain the Works to prevent the excessive buildup of sediments and/or vegetation.

4.3 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 Corporate Office for inspection by the Ministry. The logbook shall include the following::

- (a) the name of the Works; and
- (b) the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed.

5. RECORD KEEPING

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

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.

Schedule "A"

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated January 23, 2015 and received on March 31, 2015, submitted by Menzie Almonte Inc.
2. Mill Run at Almonte Phase 1 C, Town of Mississippi Mills, Servicing and Stormwater Brief, dated March 19, 2015 prepared by Novatech Engineering Consultants Limited.
3. Pipe Data Form prepared by Novatech Engineering Consultants Limited.
4. Engineering Drawings: Mill Run at Almonte, Phase 1C, Grading Plan, Drawing No.: 110046, GR3, GP3 and P7, dated March 2015 prepared by Novatech Engineering Consultants Limited.
5. Final plans, specifications and Stormwater Management Report prepared by Melanie Riddell, P.Eng., Novatech Engineering Consultants Limited all in accordance with the Application for Approval of Environmental Compliance, Municipal and Private Sewage Works, Stormwater Management Facility, dated June 28, 2012, Design Services & Stormwater Management Report, dated October 2010, revised (2nd) April , 2012.

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 the existence of this Approval. Condition 1.6 is included to emphasize that the issuance of the Approval does not diminish any other statutory and regulatory obligations to which the owner is subject in the construction, maintenance and operation of the works. The condition specifically highlights the need to obtain any necessary conservation authority approvals. The condition also emphasizes the fact that this Approval doesn't limit the authority of the Ministry to require further information.
2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to approved works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included to require that the Works be properly operated and maintained such that the environment is protected.
5. Condition 5 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.
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.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 0038-8XVJ8J issued on October 9, 2012

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

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

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

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

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

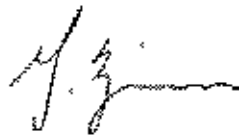
AND

The Director appointed for the purposes of Part II.1 of
the Environmental Protection Act
Ministry of the Environment and Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

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

DATED AT TORONTO this 24th day of August, 2015



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

NS/

c: District Manager, MOECC Ottawa Office
DWMD Supervisor, MOECC Ottawa Office
Cara Ruddle, P.Eng., Novatech Engineering Consultants Limited



ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 6495-A8AJZX
Issue Date: March 31, 2016

Menzie Almonte Inc.
1737 Woodward Dr 2nd Floor
Ottawa, Ontario
K2C 0P9

Site Location: Mill Run at Almonte Subdivision, Phase 1C
Lot 16, Concession 10, Geographic Township of Ramsay
Town of Mississippi Mills, County of Lanark

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:

construction of stormwater infrastructure on Sadler Drive, in the Town of Mississippi Mills within Mississippi River watershed consisting of the following:

grassed swale on the west side of Sadler Drive near Ottawa Street draining through a proposed ditch inlet catch basin to existing storm sewers located on the west side of Sadler Drive approximately 20 m north of Ottawa Street;

storm sewer on the west side of Sadler Drive connecting to the existing storm sewer on the west side of Sadler Drive at approximately 20 m north of Ottawa Street;

including erosion/ sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned works;

all in accordance with the submitted supporting documents forming part of this approval.

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

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

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

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

AND

The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment and
Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

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

DATED AT TORONTO this 31st day of March, 2016



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

JW/

c: District Manager, MOECC Ottawa Office
DWMD Supervisor, MOECC Ottawa Office
Cara Ruddle, Novatech

Samuel Berube

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: October 26, 2020 3:20 PM
To: Samuel Berube
Subject: RE: PE4491 - TSSA Request

Hello. Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to publicinformationsservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

Kind regards,

Roxana



Public Information Agent

Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3472 | Fax: +1-416-231-6183 | E-Mail: rmashtaler@tssa.org
www.tssa.org



From: Samuel Berube <SBerube@Patersongroup.ca>
Sent: October 26, 2020 12:01 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: PE4491 - TSSA Request

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Can you please search your records for the following addresses in the **Town of Almonte, Ontario**:

277– **Florence Street**;
177, 191, 207– **Adelaide Street**;

174 - **Teskey Street;**
121 - **Norton Street**
295 - **McDermott Street**
406 - **Honeyborne Street**
376 - **Ottawa Street**

Thank you,

Samuel Berube, B.Eng.

patersongroup
solution oriented engineering
over 60 years serving our clients

154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381
Cell: 613-558-0932

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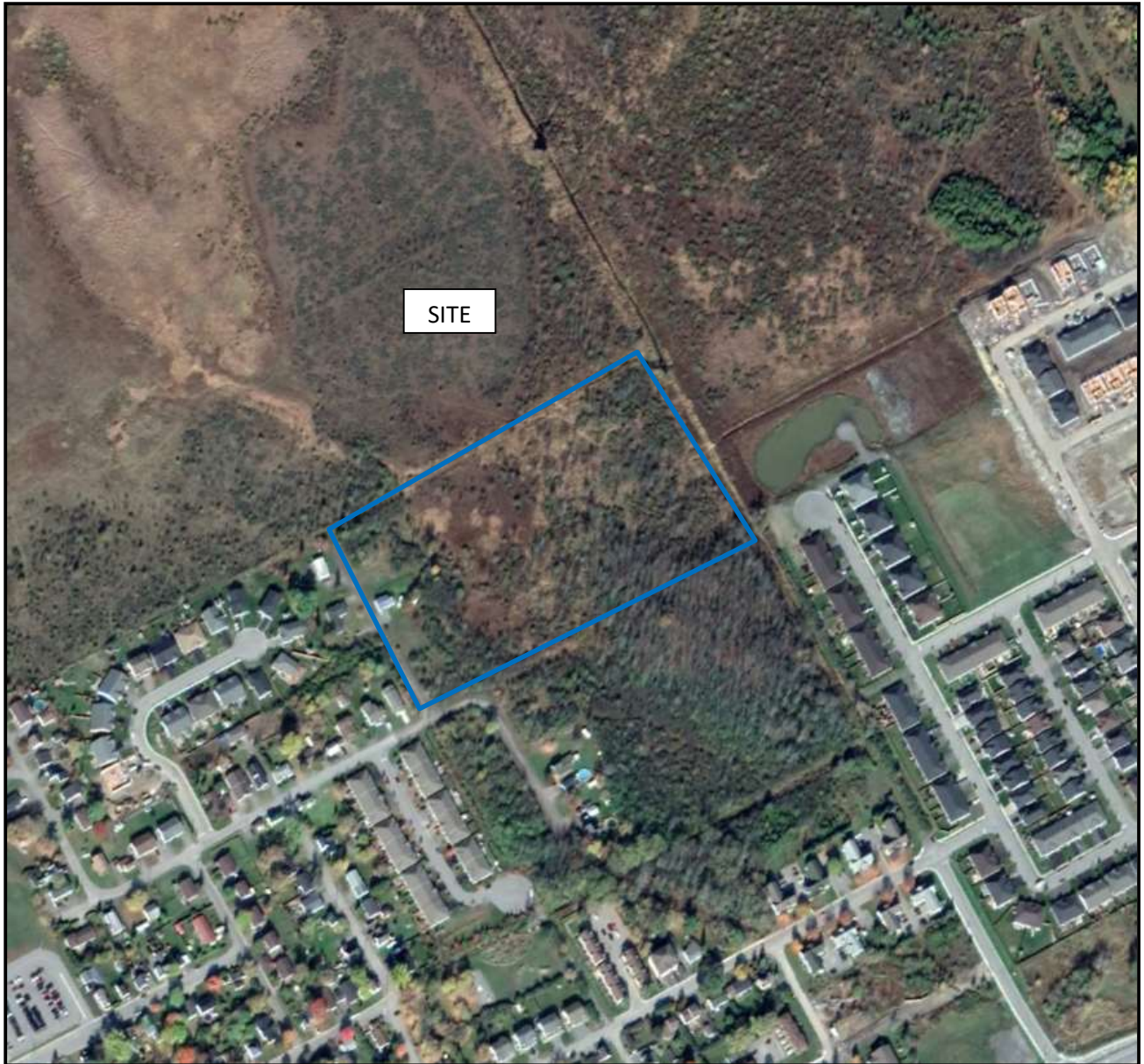


FIGURE 1
KEY PLAN

VACANT / TREED

VACANT / TREED

VACANT / TREED

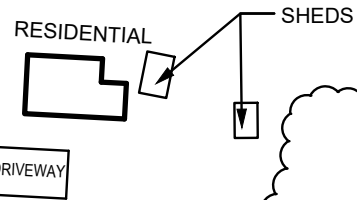
RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

FLORENCE STREET



**#277 FLORENCE STREET
VACANT
(LOW BRUSH / GRASS)**

ALMONTE MUNICIPAL DRAIN

STORMWATER MANAGEMENT
POND

ADELAIDE STREET

MCDERMOTT ST.

VACANT / TREED

RESIDENTIAL

Date: 11/2020

Report No.: PE4491-1

Dwg. No.:

PE4491-1

Revision No.:

Scale: 1:1000

Drawn by: MPG

Checked by: SB

Approved by: MSD

CAVANAGH DEVELOPMENTS

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
277 FLORENCE STREET

ALMONTE,
Title:

ONTARIO

SITE PLAN

patersongroup
consulting engineers

154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: (613) 226-7381 Fax: (613) 226-6344

NO.	REVISIONS	DATE	INITIAL