



CERTIFICATE OF APPROVAL
INDUSTRIAL SEWAGE WORKS
 NUMBER 7380-7JBMX7
 Issue Date: September 9, 2008

SREIT (Central No. 3) Ltd.
 6285 Northam Dr, No. 200
 Mississauga, Ontario
 L4V 1X5

Site Location: Ing Castleton Road Commercial Site
 4350 Castleton Rd Southeast Corner of Castleton Road and Roxburgh Road
 London City, County of Middlesex

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

The establishment of sewage works for the collection, transmission, treatment and disposal of stormwater runoff from a proposed industrial building located at 4350 Castleton Road, City of London, County of Middlesex, consisting of:

- An engineered storm drainage system collecting surface runoff from of 2.39 hectare drainage area. Catchbasins and catchbasin maintenance holes with 200mm, 250mm, 300mm and 375mm diameter storm sewers which outlet to existing private 375mm storm sewer on the east side of Castleton Road which ultimately outlets to the existing 600mm municipal storm sewer on Castleton Road.
- Discharge flow rates are controlled by a two (2) 75mm diameter orifice restrictors located over the outlet of the STM MH and the CBMH. The storm flows from the proposed roof are restricted by twelve (12) roof drains. The total discharge from the site is approximate 30.67 litres per second for the City of London 2 to 100 year design storms. Approximately 1067 cubic metres of storage is provided on the roof and as surface ponding in asphalt areas at a maximum depth of 300mm.
- Stormwater quality treatment of the surface runoff is to be addressed by the use of two (2) oil grit separator units. The first unit has a sediment capacity of approximately 3000 litres and an oil capacity of approximately 915 litres. The second unit has a sediment capacity of approximately 20940 litres and an oil capacity of approximately 3360 litres.
- All other appurtenances essential for the proper operation of the aforementioned sewage works.

All of the above is in accordance with the application dated August 1, 2008, signed by Anthony Fallone, Director, Development East, SWM Brief, Engineering Plan (dwg. 1) all prepared by Whitney Engineering Inc.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

1. "*Certificate*" means this entire Certificate of Approval document, issued in accordance with Section 53 of the *Ontario Water Resources Act*, and includes any schedules;
2. "*Director*" means any *Ministry* employee appointed by the Minister pursuant to section 5 of the *Act*;
3. "*Ministry*" means the Ontario Ministry of the Environment;
4. "*Owner*" means SREIT (Central No. 3) Ltd., and includes its successors and assignees; and
5. "*Works*" means the sewage works described in the *Owner's* application, this *Certificate* and in the supporting

documentation referred to herein, to the extent approved by this *Certificate*.

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

TERMS AND CONDITIONS

1. 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 *Certificate* 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 *Certificate*, the application for approval of the works and the submitted supporting documents and plans and specifications as listed in this *Certificate*.

1.3 Where there is a conflict between a provision of any submitted document referred to in this *Certificate* and the Conditions of this *Certificate*, the Conditions in this *Certificate* 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 *Certificate* are severable. If any requirement of this *Certificate*, or the application of any requirement of this *Certificate* to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this *Certificate* shall not be affected thereby.

2. EXPIRY OF APPROVAL

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

3. OPERATION AND MAINTENANCE

3.1 The *Owner* shall make all necessary investigations, take all necessary steps and obtain all necessary approvals so as to ensure that the physical structure, siting and operations of the stormwater works do not constitute a safety or health hazard to the general public.

3.2 The *Owner* shall undertake an inspection of the condition of the stormwater management system, at least once a year, and undertake any necessary cleaning and maintenance to ensure that sediment, debris and excessive decaying vegetation are removed from the above noted stormwater management system to prevent the excessive build-up of sediment, debris and/or decaying vegetation to avoid reduction of capacity of the storage areas. The *Owner* shall also regularly inspect and clean out the inlet to and outlet from the works to ensure that these are not obstructed.

3.3 The *Owner* shall maintain a logbook to record the results of all inspections and any cleaning and maintenance operations undertaken and shall make the logbook available for inspection by the *Ministry* upon request.

4 SPILL CONTINGENCY PLAN

4.1 Within six (6) months from the issuance of this *Certificate*, the *Owner* shall implement a spill contingency plan - that is a set of procedures describing how to mitigate the impacts of a spill within the area serviced by the works. This plan shall include as a minimum:

(i) the name, job title and location (address) of the *Owner*, person in charge, management or person(s) in control of the facility;

(ii) the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency plan;

CONTENT COPY OF ORIGINAL

- (iii) a site plan drawn to scale showing the facility, nearby buildings, streets, catchbasins & manholes, drainage patterns (including direction(s) of flow in storm sewers), any receiving body(ies) of water that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);
- (iv) steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
- (v) a listing of telephone numbers for: local clean-up company(ies) who may be called upon to assist in responding to spills; local emergency responders including health institution(s); and MOE Spills Action Centre 1-800-268-6060;
- (vi) Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored within the area serviced by the works;
- (vii) the means (internal corporate procedures) by which the spill contingency plan is activated;
- (viii) a description of the spill response training provided to employees assigned to work in the area serviced by the works, the date(s) on which the training was provided and by whom;
- (ix) an inventory of response and clean-up equipment available to implement the spill contingency plan, location and, date of maintenance/replacement if warranted; and
- (x) the date on which the contingency plan was prepared and subsequently, amended.

4.2 The spill contingency plan shall be kept in a conspicuous, readily accessible location on-site.

4.3 The spill contingency plan shall be amended from time to time as required by changes in the operation of the facility.

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 *Certificate* 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 *Owner* his/her responsibility to notify any person they authorized to carry out work pursuant to this *Certificate* the existence of this *Certificate*.
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 3.1 is imposed because it is not in the public interest for the *Director* to approve facilities which, by reason of potential health and safety hazards do not generally comply with legal standards or approval requirements falling outside the purview of this *Ministry*.
4. Condition 3.2 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from this approved stormwater management system are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the works. It is also required to ensure that adequate storage is maintained in the stormwater management facilities at all times as required by the design, and to prevent stormwater impounded in the works from becoming stagnant.
5. Conditions 3.3 is included to ensure that the stormwater management facility is operated and maintained to function as designed.
6. Condition 4 is included to ensure that the *Owner* will implement the spill contingency plan, such that the environment is protected and deterioration, loss, injury or damage to any person(s) or property is prevented.

CONTENT COPY OF ORIGINAL

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, as amended, 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 101 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, provides that the Notice requiring the hearing shall state:

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

The Notice should also include:

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

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, 15th Floor
Toronto, Ontario
M5G 1E5

AND

The Director
Section 53, *Ontario Water Resources 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) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

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

DATED AT TORONTO this 9th day of September, 2008

Zafar Bhatti, P.Eng.
Director
Section 53, *Ontario Water Resources Act*

ZB/
c: District Manager, MOE London - District
David J. Whitney, Whitney Engineering Inc.