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 679 Sovereign Road, City of London, County of Middlesex, consisting of:

- An engineered storm drainage system collecting surface runoff from a 1.173 hectare drainage area. Catchbasins and catchbasin maintenance holes with 200mm, 250mm, and 300mm diameter storm sewers which outlet to an existing 1200mm storm sewer on Sovereign Road.
- Discharge flow rates are controlled by a 75mm diameter orifice restrictor located over the outlet of CBMH2. This restriction limits the maximum post development flow rate to approximately 20.1 litres per second. The storm flows from the proposed roof are restricted by four restrictor drains. The total discharge from the site is approximately 48.6 litres per second for the City of London 2 to 100 year design storms. Approximately 470 cubic metres of storage is provided within the underground structures and as surface ponding in asphalt and gravel areas at a maximum depth of 300mm
- All other appurtenances essential for the proper operation of the aforementioned works.

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

"Certificate" means this entire certificate of approval document, issued in accordance with Section 53 of the Ontario Water Resources Act, and includes any schedules;

"Director" means any Ministry employee appointed by the Minister pursuant to section 5 of the Ontario Water Resources Act;

"District Manager" means the District Manager of the London District Office of the Ministry;

"Ministry" means the Ontario Ministry of the Environment;

"Regional Director" means the Regional Director of the Southwestern Region of the Ministry;

"Owner" means Paton Bros. Ltd. and includes its successors and assignees; and

"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:
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 requirements 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;
   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 cleanup 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 cleanup 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 cleanup 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 onsite.

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. Condition 3.3 is included to ensure that the stormwater management facility is operated and maintained to functions 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.

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 4th day of March, 2008

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

BH

c: District Manager, MOE London - District
Technical Support Section, MOE London - Regional
City of London Clerk, City of London Clerks Office
Ammort Ganem-Mohamed, Development Engineering Ltd. (London)