

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 1200-AS9S53

Issue Date: December 7, 2017

I.G. Investment Management, Ltd.
477 Portage Avenue
Winnipeg, Manitoba
R3B 3H5

Site Location: Highway 400 and Sheppard Avenue,
2233 Sheppard Avenue
City of Toronto,
M9M 2Z7

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:

sewage works servicing 21.30 ha light industrial site, for the collection, treatment and disposal of stormwater run-off from the site development, to provide Enhanced Level water quality control (80% TSS Removal) and to attenuate post-development peak flows to 2-year pre-development storm event for all storm events up to and including 100-year, consisting of the following:

- **underground infiltration basin**, catchment area 205 (parking area 1.47) and 207 (rooftop area 0.98 ha), comprising of an approximately 1,634 square meters area, Stormtech chambers Model MC-3500, installed with 300 mm cover stone and 289 mm base stone, located on south of Building B, having a total available storage volume of approximately 1,758 cubic meters, providing storage for 100-year storm event (**in interim phase**), retaining and infiltrating 5 mm storm run-off (**in ultimate phase**), receiving flow from two inlets (750 mm in the interim phase and 525 mm in both the interim and ultimate phases), discharging via 600 mm diameter outlet pipes allowing a maximum discharge of 319 L/s in the 2-year storm event, to MH31, complete with three isolator row, bypass manifold.
- **rooftop storage, interim phase**, catchment area 203 and 204 (total area 8.59 ha), located on rooftop of Building A and Building C, complete with controlled roof drains, providing a total storage volume 6,443 cubic meters at maximum ponding depth of 150 millimetres, allowing a maximum discharge of approximately 214 L/s under the 100-year storm event, equipped with a 525 mm diameter orifice tube, installed between MH.2 and MH.1;
- **rooftop storage, ultimate phase**, catchment areas 303, 304 and 305 (total area

10.3 ha), located on Building A, Building B and Building C, complete with controlled roof drains, providing total storage volume 7,723 cubic meters at maximum ponding depth of 150 millimetres, allowing a maximum discharge of approximately 257 L/s under the 100-year storm event, to a 525 mm diameter orifice tube, installed between MH.2 and MH.1, discharging to the jellyfish units identified below;

- **parking lot storage**, catchment area, 201, 202 (total area 9.58 ha) and 205 (area 1.47 ha) **in interim phase**, serving the parking lot located south of Building A, Building C and west of existing Innovation Centre respectively and catchment area 301, 302 (total area 10.62 ha) **in ultimate phase**, serving the parking lot located south of Building A, Building C, having a total available storage volume of approximately 5,332 cubic metres at maximum ponding depth of 300 millimetres at existing CB.4007 and CB.4008 in interim phase and at the majority of the catchbasins on the site (typically with rim elevations of 144.70) in ultimate phase, discharging to the Jellyfish units identified below;
- **two (2) Imbrium Jellyfish filtration unit, interim and ultimate phase**, Jellyfish Model JF-10 (or Equivalent Equipment), located on the outlet point on the south-east of Building A, serving a catchment area of 201, 206, and a portion of area 203, total area 6.94 ha (**interim phase**) and catchment area of 301, 306, and a portion of area 303, total area 6.94 ha (**ultimate phase**), each having a sediment storage capacity of 1,138 kilograms, oil storage capacity of 2,302 litres and a treatment flow rate of 100.9 litres per second, receiving flow from Splitter MH.4, discharging to the MH.2 and ultimately to the existing 900 mm storm sewer that runs in an easement through 330 Bartor Road.
- **three (3) Imbrium Jellyfish filtration unit, interim and ultimate phases**, Jellyfish Model JF-12 (or Equivalent Equipment), located on the outlet point on the south-east of Building A, serving a catchment area of 202, 204, 205, 207, and a portion of area 203, total area of 14.36 ha (**interim phase**) and catchment area of 302, 304 and 305, and a portion of area 303, total area of 14.36 ha (**ultimate phase**), each having a sediment storage capacity of 1,565 kilograms, oil storage capacity of 2,771 litres and a treatment flow rate of 138.8 litres per second, receiving flow from Splitter MH.24, discharging to the MH.JF 2 and ultimately the outflow joins all other flows discharging to the MH.2 and finally discharging to the existing 900 mm storm sewer on that runs in an easement through 330 Bartor Road.
- **bioswale system**, catchment area 0.45 ha, located along the east side of building A, collecting water from the drive aisle and portion of catchment 202 (interim phase) and catchment 302 (ultimate phase).

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

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

1. "Approval" means this entire document and any schedules attached to it, and the application;
2. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;
3. "District Manager" means the District Manager of the appropriate local District Office of the Ministry, where the Works are geographically located;
4. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
5. "Equivalent Equipment" means a substituted oil and grit separator that meets the required quality and performance standards of the approved oil and grit separator;
6. "Interim Works" means the interim stormwater management works, described in this Approval and that are to be used for short-term purposes only in accordance with this Approval, until otherwise approval for an extension of this period has been granted;
7. "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;
8. "Owner" means I.G. Investment Management, Ltd, and includes its successors and assignees;
9. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
10. "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. This Approval to the Interim Works shall expire and become null and void on **December 2027**.

3. CHANGE OF OWNER

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

4. OPERATION AND MAINTENANCE

1. If applicable, any proposed storm sewers or other stormwater conveyance in this Approval can be constructed but not operated until the proposed stormwater management facilities in this Approval or any other Approval that are designed to service the storm sewers or other stormwater conveyance are in operation.
2. The Owner shall make all necessary investigations, take all necessary steps and obtain all necessary approvals so as to ensure that the physical structure, siting and operations of the Works do not constitute a safety or health hazard to the general public.
3. The Owner shall undertake an inspection of the condition of the Works, at

least once a year, and undertake any necessary cleaning and maintenance to ensure that sediment, debris and excessive decaying vegetation are removed from the Works to prevent the excessive build-up of sediment, oil/grit, debris and/or decaying vegetation, to avoid reduction of the capacity and/or permeability of the Works, as applicable. The Owner shall also regularly inspect and clean out the inlet to and outlet from the Works to ensure that these are not obstructed.

4. The Owner shall construct, operate and maintain the Works with the objective that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen, foam or discoloration on the receiving waters.
5. The Owner shall ensure that equipment and material for the containment, clean-up and disposal of fuel and oil and materials contaminated with such, is on hand and in good repair for immediate use in the event of:
 - a. loss of fuel or oil to the Works; or
 - b. a spill within the meaning of Part X of the EPA.
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;
 - 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; and
 - c. the date of each spill within the catchment area, including follow-up actions and remedial measures undertaken.
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. 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 description of any operating problems encountered and corrective actions taken;
 - b. a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works, including an estimate of the quantity of any materials removed from the Works;

- c. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- d. a summary of all spill or abnormal discharge events; and
- e. any other information the District Manager requires from time to time.

7. SPILL CONTINGENCY PLAN

1. Within six (6) months from the issuance of this Approval, 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. The Owner shall, upon request, make this plan available to Ministry staff.

This plan shall include as a minimum:

- a. the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the facility;
- b. the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency plan;
- c. a site plan drawn to scale showing the facility, nearby buildings, streets, catch-basins and 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);
- d. steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
- e. 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;
- f. Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored within the area serviced by the Works;
- g. the means (internal corporate procedures) by which the spill contingency plan is activated;
- h. 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;
- i. an inventory of response and clean-up equipment available to

implement the spill contingency plan, location and, date of maintenance/replacement if warranted; and

j. the date on which the contingency plan was prepared and subsequently, amended.

2. The spill contingency plan shall be kept in a conspicuous, readily accessible location on-site.
3. The spill contingency plan shall be amended from time to time as required by changes in the operation of the facility.

Schedule "A"

1. Application for Environmental Compliance Approval, dated May 9, 2017 and received on May 23, 2017,, submitted by I.G. Investment Management, Ltd;
2. Functional Servicing and Stormwater Management Report dated June 24, 2016, and revised on April 2017, and set of Engineering drawings submitted by R.J.Burnside & Associates Limited.;
3. Email form Jason Mantifel and Matt Coleridge of R.J. Burnside & Associates Limited to the Ministry, dated November 8, 20, 24 and 30, 2017 and December 4, 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 provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.
7. Condition 7 is included to 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 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

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

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;

5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

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

AND

The Environmental
Commissioner
1075 Bay Street, Suite 605
Toronto, Ontario
M5S 2B1

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**

This instrument is subject to Section 38 of the Environmental Bill of Rights, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at www.ebr.gov.on.ca, you can determine when the leave to appeal period ends.

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

DATED AT TORONTO this 7th day of
December, 2017

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

SG/

c: District Manager, MOECC Toronto - District Office
Matt Coleridge, RJ Burnside and Associates, I.G. Investment Management, Ltd.