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Ministry of the Environment  
Ministère de l'Environnement

ENVIRONMENTAL COMPLIANCE APPROVAL  
NUMBER 9783-9ARQ2D  
Issue Date: August 29, 2013

Concord Triangle Holdings Inc.  
1737 Woodward Drive  
Ottawa, Ontario  
K2C 0P9

Site Location: Concord/Montcalm Residential  
44 & 46 Concord Street  
City of Ottawa

*You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:*

**sanitary sewers and the establishment of stormwater management Works** to serve the 44 & 46 Concord Street sites, in the City of Ottawa, for the collection and disposal of stormwater runoff from a total catchment area of approximately 0.0824 hectare, to attenuate post-development peak flows to allowable release rates, for all storm events up to and including the 100-year storm event, discharging to the existing combined sewer located on Montcalm Avenue, comprising;

- **sanitary sewers** to be constructed on Private Laneway (from the south side of Lot 7 to the south side of Lot 2), discharging to the existing combined sewer located on Montcalm Avenue;

- **rooftop storage** serving a drainage area of 0.0057 hectare, located on the roof area of one townhouse unit, having an available storage volume of 1.76 cubic metres and a maximum ponding depth of 0.13 metre, discharging via one (1) flow control roof drain, allowing a maximum discharge of 0.48 litre per second (100-year storm event), to the existing combined sewer located on Montcalm Avenue;

- **rooftop storage** serving a drainage area of 0.0464 hectare, located on the roof area of the 9 townhouse units, having an available storage volume of 14.47 cubic metres and a maximum ponding depth of 0.13 metre, discharging via nine (9) flow control roof drain, together allowing a combined maximum discharge of 4.14 litres per second (100-year storm event), to an underground storage pipe located along private laneway;

- **underground storage** serving a drainage area of approximately 0.0303 hectare, provided in 750 millimeters diameter oversized storm sewer, having a total length of approximately 30.7 metres, and a total available storage volume of 13.56 cubic metres, discharging via a 300 millimetres diameter storm outlet pipe, complete with an inlet control device allowing a maximum discharge of 4.4 litres per second (100-year storm event), to the existing combined sewer located on Montcalm Avenue;

all in accordance with the application dated May 8, 2013 and received on June 24, 2013, including final plans and specifications prepared by Novatech Engineering Consultants Ltd.

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

1. "Approval" means this Environmental Compliance Approval and any Schedules to it, including the application and supporting documentation;
2. "Director" means any Ministry employee appointed by the Minister pursuant to section 5 of the Part II.1 of the Environmental Protection Act;
3. "District Manager" means the District Manager of the Ottawa District Office of the Ministry;
4. "Ministry" means the Ontario Ministry of the Environment;
5. "Owner" means Concord Triangle Holdings Inc., and includes its successors and assignees; and
6. "Water Supervisor" means the Water Supervisor of the Ottawa District Office of the Ministry;
7. "Works" means the sewage works described in the Owner's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval.

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

## **TERMS AND CONDITIONS**

### **1. GENERAL PROVISIONS**

1.1 The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

1.2 Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, the application for approval of the Works and the submitted supporting documents and plans and specifications as listed in this Approval.

1.3 Where there is a conflict between a provision of any submitted document referred to in this Approval and the Conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

1.4 Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.

1.5 The requirements of this Approval are severable. If any requirement of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this Approval shall not be affected thereby.

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

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**

(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;

(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) 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 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 management Works do not constitute a safety or health hazard to the general public.

4.2 The Owner shall ensure that the design storage volume is maintained at all times.

4.3 The Owner shall undertake an inspection of the condition of the stormwater management 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 above noted stormwater management Works to prevent the excessive build-up of sediment, debris and/or decaying vegetation to avoid reduction of capacity of the stormwater management Works and any reduction of permeability. The Owner shall also regularly inspect and clean out the inlet to and outlet from the Works to ensure that these are not obstructed.

4.4 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 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 and method of clean-out of the stormwater management Works.

## 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.

## 6. LEGAL REQUIREMENTS

The requirements specified in this Approval are requirements under the Environmental Protection Act, R.S.O. 1990, as amended. The issuance of this Approval in no way abrogates the Owner's legal obligations to take all reasonable steps to avoid violating other applicable provisions of the said legislation and other legislation and regulations.

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

1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review and upon which Approval was granted. This Condition is also included to emphasize the precedence of Conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. The Condition also advises the Owners their responsibility to notify any person they authorized to carry out work pursuant to this Approval of the existence of this Approval.
2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the 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 this approved stormwater management Works 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. Furthermore, Condition 4 is included to ensure that the stormwater management Works are operated and maintained to function as designed.
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. Conditions 6 is included to clarify the legal rights and responsibilities of the Owner under 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  
2 St. Clair Avenue West, Floor  
12A  
Toronto, Ontario  
M4V 1L5

**\* Further information on the Environmental Review Tribunal 's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 314-3717 or [www.ert.gov.on.ca](http://www.ert.gov.on.ca)**

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

DATED AT TORONTO this 29th day of August, 2013

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

SS/  
c: District Manager, MOE Ottawa District Office  
Bassam Bahia, Novatech Engineering