



ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 9736-97PJXS
Issue Date: May 21, 2013

Claridge Homes (Leitrim) Inc.
210 Gladstone Ave, No. 2001
Ottawa, Ontario
K2P 0Y6

Site Location: Sundance Village Phase 2
4703 Bank Street
Ward 22, part of Lot 17, Concession 5 (Rideau Front),
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:

Installation of sewers including appurtenances:

Sanitary Sewers:

Fiddlehead Street from Station 0+563 (west) to station 0+860 (east). Shasta Street from station 0+113 (north) to station 0+220 (south). Fairweather Street from station 0+343 (north) to station 0+450 (south). Littlerock Street from station 0+279 (north) to station 0+100 (south) and;

Storm Sewers:

Fiddlehead Street from station from Station 0+561 (west) to station 0+860 (east). Shasta Street from station 0+113 (north) to station 0+221 (south). Fairweather Street from station 0+343 (north) to station 0+451 (south). Littlerock Street from station 0+280 (north) to station 0+099 (south);

all in accordance with the application from Claridge Homes (Leitrim) Inc. dated February 26 2013, including final plans and specifications prepared by IBI Group, Consulting Engineers.

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. "Ministry" means the Ontario Ministry of the Environment;
4. "Owner" means Claridge Homes (Leitrim) Inc., and includes its successors and assignees;
5. "Source Protection Plan" means a drinking water source protection plan prepared under the Clean Water Act, 2006.
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

The Owner shall notify the Water Supervisor 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 Water Supervisor; 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 Water Supervisor.

4. SOURCE WATER PROTECTION

The Owner shall, within sixty (60) calendar days of the Minister of the Environment posting approval of a Source Protection Plan on the environmental registry established under the Environmental Bill of Rights, 1993 for the area in which this Approval is applicable, apply to the Director for an amendment to this Approval that includes the necessary measures to conform with all applicable policies in the approved Source Protection Plan.

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 to ensure that the Works covered by this Approval will conform to the significant threat policies and designated Great Lakes policies in the Source Protection Plan

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**

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

CONTENT COPY OF ORIGINAL

DATED AT TORONTO this 21st day of May, 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

Water Supervisor, MOE Ottawa District Office

Charles Warnock P.Eng., Program Manager, Dev. Review Branch (Suburban East Unit)

James I. Moffatt, P.Eng., IBI Group