



Phase One Environmental Site Assessment

3845 and 3850 Cambrian Road, Ottawa, ON

Client:

Loblaw Properties Limited
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Brampton, Ontario L6V 3N2

Attention:

Mr. Dean Valentinuzzi

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Phase One Environmental Site Assessment

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1 Executive Summary

EXP Services Inc. (EXP) was retained by Loblaw Properties Limited (“Client”) to complete a Phase One Environmental Site Assessment (ESA) of the properties located at 3845 and 3850 Cambrian Road, in Ottawa, ON (hereinafter referred to as the ‘Site’ or ‘Phase One Property’).

This report has been prepared in support of the submission for a Site Plan Approval (SPA) to the City of Ottawa, in support of the proposed re-development of the Site for commercial purposes, and as such; will support the filing of a Record of Site Condition (RSC), should it be needed.

The Site is comprised of two (2) parcels located adjacent north and south of Cambrian Road, in Ottawa, addressed as 3845 and 3850 Cambrian Road. The two (2) parcels are hereinafter referred to as the North Parcel (3850 Cambrian Road), and South Parcel (3845 Cambrian Road). The North Parcel measures approximately 1.28 hectares (3.16 acres) and the South Parcel measures 1.50 hectares (3.71 acres) in size. The Site is currently vacant and undeveloped, with no structures. Refer to Figure 1.

The areas surrounding the Site consist of vacant land, land under development (south of the South Parcel), a commercial property (Mattamy Homes Warranty Service) to the west of the South Parcel, and residential/commercial properties to the north and west of the North Parcel.

Based on a review of historical aerial photographs, chain of title information, city directories, and other records, the Site has remained undeveloped since at least 1801.

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase One ESA was conducted in accordance with the Phase One ESA standard as defined by O.Reg. 153/04, and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Appendix A.

It is noted that general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property. However, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

Based on the Phase One ESA findings, a Phase Two ESA is not required. As such, an RSC can be filed for this Site based on the Phase One ESA alone, should an RSC be a requirement in support of the SPA.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.

2 Introduction

EXP Services Inc. (EXP) was retained by Loblaw Properties Limited (“Client”) to complete a Phase One Environmental Site Assessment (ESA) of the properties located at 3845 and 3850 Cambrian Road, in Ottawa, ON (hereinafter referred to as the ‘Site’ or ‘Phase One Property’).

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The areas surrounding the Site consist of vacant land, land under development (south of the South Parcel), a commercial property (Mattamy Homes Warranty Service) to the west of the South Parcel, and residential/commercial properties to the north and west of the North Parcel.

Based on a review of historical aerial photographs, chain of title information, city directories, and other records, the Site has remained undeveloped since at least 1801.

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It should be noted that the objective of this review was to identify any environmental concerns associated with the Site.

2.1 Phase One Property Information

Details of the Site are as follows:

North Parcel:

Municipal Address	3850 Cambrian Road
Current Land Use	Vacant, undeveloped
Proposed Land Use	Commercial
Legal Description	Part Of Lot 11, Concession 3 (rideau Front) Nepean, Part 1 Plan 4r31049 City Of Ottawa.
Property Identification Number (PIN)	04595-2078 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 18T 441236 m E 5010815 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth

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Site Area	1.28 hectares (3.16 acres)
Property Owner	Choice Properties LP
Owner Contact and Address	Ms. Stefania Sottile Choice Properties Limited Partnership The Weston Centre 700-22 St. Clair Avenue East, Toronto, Ontario M4T 2S5
Any Other Person Who Engaged the QPESA	Mr. Dean Valentinuzzi Loblaw Properties Limited 1 Presidents Choice Circle Brampton, ON L6Y 5S5

South Parcel:

Municipal Address	3845 Cambrian Road
Current Land Use	Vacant, undeveloped
Proposed Land Use	Commercial
Legal Description	Part Of Lot 10, Concession 3 (rideau Front) Nepean, Part 4 Plan 4r31049 City Of Ottawa.
Property Identification Number (PIN)	04592-2846 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 18T 441303 m E 5010726 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	1.50 hectares (3.71 acres)
Property Owner	Loblaw Properties Limited
Owner Contact and Address	Mr. Dean Valentinuzzi Loblaw Properties Limited 1 Presidents Choice Circle Brampton, ON L6Y 5S5
Any Other Person Who Engaged the QPESA	N/A

3 Scope of Investigation

The scope of work for the Phase One ESA consisted of the following activities:

- Reviewing the historical occupancy of the Site through the use of available archived and relevant municipal and business directories, fire insurance plans (FIPs), topographical maps, and aerial photographs;
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available;
- Obtaining an Environmental Risk Information Services Ltd. (ERIS) report for the Site and surrounding properties within a 250 metre radius of the Site;
- Reviewing available geological maps, well records and utility maps for the vicinity of the Site;
- Obtaining and reviewing a chain of title and assessment rolls for the Site;
- Reviewing available reports previously completed at the Site;
- Conducting interviews with designated Site representative(s) as a resource for current and historical Site information, as well as to provide EXP staff with unrestricted access to all areas of the Site and Site buildings (as required by O.Reg. 153/04, as amended);
- Conducting a Site reconnaissance in order to identify any land use practices that may have impacted the environmental condition of the Site;
- Conducting a reconnaissance of the surrounding properties from the Site and publicly accessible areas in order to identify any land use practices that may have impacted the environmental condition of the Site; and,
- Preparing a report to document the findings.

The following sections summarize the information gathered by EXP during the Phase One ESA and identifies Potentially Contaminating Activities (PCAs) on the Phase One property and in the Phase One study area, and Areas of Potential Environmental Concern (APECs) associated with the Site. APECs and PCAs are defined in the O. Reg 153/04, as amended.

In completing the scope of work, EXP did not conduct any intrusive investigations, including sampling, analyses or monitoring.

EXP has confirmed neither the completeness nor the accuracy of any of the records that were obtained or any of the statements made by others.

EXP personnel who conducted assessment work for this project included Mr. Scott Grant-Hose, B.Sc., Eve Nadeau-Labadie, EIT, and Ms. Jennifer Hayman, P.Geo, QPESA. An outline of their qualifications is provided in Appendix C.

4 Record Review

4.1 General

4.1.1 Phase One Study Area Determination

The Phase One Study Area consists of properties within a distance of approximately 250 metres from the Site boundaries. The Phase One Study Area consists of a vacant land, land under development (south of the South Parcel), a commercial property (Mattamy Homes Warranty Service) to the west of the South Parcel, and residential/commercial properties to the north and west of the North Parcel. land under development (south of the South Parcel), a commercial property (Mattamy Homes Warranty Service) to the west of the South Parcel boundary and residential/commercial properties to the north and west boundaries of the North Parcel. The Phase One Study Area and a Surrounding Land Use Plan are shown on Figure 2.

4.1.2 First Developed Use Determination

Based on a review of historical aerial photographs, chain of title information, city directories, and other records, the Site has been undeveloped land since at least 1801.

4.1.3 Fire Insurance Plans (FIPs)

A search was conducted by OPTA Information Intelligence for fire insurance plans (FIPs) covering the Site and/or lands located within the Phase One Study Area. Based on the search, no FIPs were available that provided coverage of the Site and/or Phase One Study Area.

4.1.4 Insurance Reports

A search was conducted by OPTA for insurance reports covering the Site and/or lands located within the Phase I Study Area. Based on the search, no insurance reports were available for the Site or surrounding properties.

4.1.5 Chain of Title

The search for the historic chain of titles that comprise of the Site was completed by Dominic Bertucci, an independent Title Researcher, on August 26, 2022.

Based on the review of the chain of title, no owners of the Site were identified with a PCA as defined in Table 2 of Schedule D, based on the land use at the given time. The following summary is provided:

- Prior to 1801 – Crown Land
- 1801-2018 – Undeveloped land (various private individuals between 1801-1989, various numbered companies between 1989-2008, Mattamy Homes between 2008-2018).
- 2018 – present – CP REIT Ontario Properties Limited (North Parcel) / Loblaw Properties Limited (South Parcel)

The completed chain of title is provided in Appendix D, and a list of previous owners and lessors of the Site are summarized in Table II.

4.1.6 Environmental Reports

The following environmental reports for the Site were made available for review at the time of this Phase One ESA:

- A report entitled '*Geotechnical Investigation, Proposed Residential Development – Half Moon Bay West, Greenbank Road at Cambrian Road, Ottawa*' dated November 7th, 2017, prepared by Patterson Group Inc. (Patterson, 2017), for Mattamy Homes. The review of the report identified the following pertinent environmental findings:

- The investigation was conducted on Site, as well as the surrounding properties for a proposed residential development located north of Cambrian Road, and west of the future Greenbank Road re-alignment.
 - The field investigations were carried out between November 2003 and March 2012. A total of eight-two (82) boreholes and eleven (11) test pits were advanced Site and adjacent properties. All boreholes were completed as monitoring wells.
 - Based on the figure provided in the report, boreholes BH2A, BH5-06, and BH33-08 were advanced on the North Parcel, and boreholes BH23-06 and BH24-06, and test pits TP22-07 and TP27-07 were advanced on the South Parcel. The remaining boreholes and test pits were advanced on surrounding properties.
 - The general soil stratigraphy at the Site as described in the borehole logs consisted of brown silty clay underlain by grey silty clay. Fill material comprised of peat and topsoil was encountered at BH33-08 to a depth of 3.2 m below ground surface (m bgs).
 - Based on observations from the boreholes, groundwater is expected between 1 to 2 m bgs.
 - It is noted that environmental sampling was not completed.
- A report entitled '*Phase I Environmental Site Assessment, 3853 and 3900 Cambrian Road, and 3508 Greenbank Road, Ottawa, Ontario*' dated July 23rd, 2018, prepared by EXP Services Inc. (EXP, 2018), for Loblaw Properties Limited and Choice Properties Limited Partnership. The review of the report identified the following pertinent environmental findings:
 - The Site consisted of two (2) parcels of vacant land, one (1) north of Cambrian Road, and one (1) south of Cambrian Road.
 - The following items were noted to pose a potential environmental concern to the Site:
 - Based on a review of the 2017 geotechnical report (noted above), fill material, consisting of peat and topsoil, was encountered up to a depth of 3.2 m bgs in borehole BH33-08, advanced in the North Parcel.
 - Disturbed land surfaces observed in the reviewed aerial photographs which suggested the possible importation of fill material.
 - Various fill and debris piles observed on-Site at the time of the Site visit.
 - According to the ERIS report, Mattamy (Half Moon Bay) Limited was convicted for operating a waste disposal site without a Certificate of Approval and failing to conduct a waste audit covering the waste. The Ministry staff observed a Mattamy employee burning leftover wood material at the construction Site.
- A report entitled '*Soil Sampling Program, 3853 and 3900 Cambrian Road, and 3508 Greenbank Road, Ottawa, Ontario*' dated January 7th, 2019, prepared by EXP Services Inc. (EXP, 2019), for Loblaw Properties Limited. The review of the report identified the following pertinent environmental findings:
 - Toronto Inspection Limited (TIL) was retained by the Client to complete a Geotechnical Investigation at the Site. EXP conducted sampling for environmental purposes based on TIL's borehole locations to address fill material and potential garbage burning on-Site.
 - Seven (7) boreholes (BH-2 to BH-8) were advanced to depths ranging from 5.95 to 7.62 m bgs.

- Six (6) stockpiles were sampled using a hand shovel to a maximum depth of 0.3 m at each stockpile location. Based on the size of the stockpiles, two (2) soil samples were collected from stockpiles noted as 3, 4, and 6, and one (1) soil sample was collected from stockpile 1, 2, and 5.
- Soil samples were submitted for analysis of one or more of the following: polycyclic aromatic hydrocarbons (PAHs), metals and inorganic parameters.
- The concentrations of PAHs, metals and inorganics were either non-detect or were detected below the applicable Ministry of the Environment, Conservation, and Parks (MECP) Table 3 Site Condition Standard (SCS) for industrial/commercial/community property use in a non-potable groundwater condition and coarse textured soil.
- No further investigation was recommended at the time.

4.2 Environmental Source Information

4.2.1 Federal and Provincial Database Search

A search of provincial, federal and private environmental databases for records pertaining to the Site and properties within the Phase One Study Area was completed by Environmental Risk Information Services (ERIS) on August 11th, 2022 (EXP). EXP has confirmed neither the completeness nor the accuracy of other records that were provided. A copy of the ERIS report is provided in Appendix E.

A summary of the significant findings is provided below:

Location & Proximity to Site		Summary	Database	Associated PCA(s)
Site				
3845 and 3850 Cambrian Road	No Listings.		N/A	N/A
Surrounding Properties				
3853 Cambrian Road (West adjacent)	2051375 Ontario Ltd. was listed as a waste generator of light fuels in 2006.		GEN	Based on the short duration of waste generation, and a review of aerial photographs, the property had been undeveloped land, thus the record is not considered a PCA.
Unplottable (Exact location unknown)	Mattamy Homes (Half Moon Bay) Limited was convicted of two (2) violations of operating a waste disposal site without a Certificate of Approval and failing to conduct a waste audit covering the waste. During a Site inspection, the Ministry observed a Mattamy employee burning leftover wood material at the construction Site.		CONV	Based on the review of the previous reports, a Soil Sampling Program was conducted by EXP (EXP, 2019) to address potentially impacted soil. The results met MECP (2011) Table 3 SCS, thus, this record is not considered a PCA.

Location & Proximity to Site	Summary	Database	Associated PCA(s)
Various locations within Phase One Study Area	Two (2) monitoring wells were listed within the Phase One Study Area. The stratigraphy of these wells generally consisted of clay to a maximum depth of 6.096 m bgs.	WWIS	None

Databases:

CONV – Conviction

GEN – Ontario Regulation 347 Waste Generators Summary

WWIS – Water Well Information System

4.2.2 Municipal Records

4.2.2.1 Municipal Directories

The available Vernon's Ottawa and Area City Directories between 1957 and 2011 were reviewed by LGI Copy Service Canada as part of the 2018 Phase I ESA, conducted by EXP, in order to identify the occupancy history of the Site, and properties within the Phase One Study Area. The following is a summary of the significant findings.

Details of the tenants on-Site and within the Phase One Study Area that appeared to be associated with one or more PCAs as per Table 2, Schedule D of O.Reg.153/04, as amended, are listed as follows:

Address	Occupant	Years of occupancy	Associated PCA(s)
Site			
3845 Cambrian Road (South Parcel)	No Listings		N/A
3850 Cambrian Road (North Parcel)	No Listings		N/A
Surrounding Properties			
3853 Cambrian Road (West adjacent)	Residential	1992-2006/07	N/A
2400-2406 Nutgrove Avenue (350 m northeast of South Parcel)	Residential	2011	N/A

4.2.2.2 Historical Land use Inventory

EXP requested records for the Site and surrounding area from the City of Ottawa Hazardous Land Use Inventory (HLUI) database. To date, no response has been received. If environmentally significant information is obtained from the HLUI search, it will be provided as an addendum to this report. A copy of the request is provided in Appendix G.

4.2.3 Ontario Ministry of the Environment Records

4.2.3.1 Ministry of the Environment, Conservation and Parks (MECP)

The MECP was contacted through the Freedom of Information and Protection of Privacy Act (FOI) for copies of any records they had pertaining to the Site on August 9th, 2022.

A written response from the MECP received on December 6th, 2022 indicated records pertaining to the Site were available. The records were subsequently requested and obtained on December 8th, 2022. The following summarizes the pertinent findings of the records obtained:

- A Master Investigation Case File for an incident reported on August 6, 2003 describes “complaint of sediment into Jock River”. The following details were provided:
 - Suspected defendant was listed as Mattamy (Half Moon Bay) Limited
 - The Site details were listed as Half Moon Bay- Phase 1 with the address: Part of Lots 10 & 11, Concession: 3, Rideau Front, Geographic Township of Nepean, Ottawa.
 - The offence(s) were listed as follows:
 - (General Offence) 1) Ontario Water Resource Act- 30 (1), discharging or causing or permitting the discharge of a material into a watercourse or in any waters or on any shore or bank thereof into or in any place, which said discharge may impair the quality of the water of any waters
 - 2) Ontario Water Resource Act- - 53(1), No person shall establish, alter, extend, or replace new or existing sewage works except under an approval granted by a Director.
 - Construction of sewage works including a diversion drain, modified drainage petteer and the excavations of a stormwater management pond was undertaken without issuances of a Certificate of Approval (CoAs) from the Ministry of Environment (MOE, now MECP).
 - A complaint was received by the MOE on April 7, 2008 regarding the Mattamy Homes Subdivision Site where a drainage ditch on the construction site was *sending a heavily laden silt discharge into the Jock River*. The complainant described that there was insufficient erosion and sedimentation control on the Site.
 - A site visit completed by an Environmental Officer with the MOE indicated that was a discharge of sediment/silt laden water from the Todd Drain on the Site that may impair the water quality of the Jock River. It was found that Mattamy has not implemented their sediment control plan and also did not have a Permit To Take Water (PTTW).
 - With help of the MOE, all proper CoAs and property PTTW applications were completed and submitted.
- Another report indicated that on Friday, March 27, 2009 waste wood was being burned at the Site (Lot: 11 and 12, Concessions 3, former Township of Nepean, now City of Ottawa) by an employee of Mattamy (Half Moon Bay) subdivision. The incident report witnessed by an MOE employee indicated that *there was smoke and wood burning in a fit pit. A mixture of waste was spread around the fire pit area. According to Mr. Paddle (the employee) he had been burning wood waste since Monday.*
- Various CoAs amended CoAs and PTTW were provided for review as part of the FOI records.

Based on a review of the previous report completed for the Site (refer to Section 4.1.6, [EXP, 2019]), soil sampling was conducted on Site to address the burning of waste on Site. Based on the results of the sampling, no exceedances were identified, thus there is no potential environmental concerns posed to the Site pertaining to the MECP records obtained. A copy of the response letter and records is provided in Appendix G.

4.2.3.2 Ministry of the Environment and Climate Change Databases

The ERIS report summarized in the Federal and Provincial Database Search section of the report included a summary of MECP databases (see section 4.2.1). The databases include the following: Environmental Bill of Rights (EBR), Brownfields Environmental Site Registry, Hazardous Waste Information Network (HWIN) and Waste Disposal Sites.

4.2.4 Technical Standards and Safety Authority

A request was made to the TSSA by email on August 9th, 2022, for information regarding fuel storage at the Site and adjacent properties.

A written response for the TSSA was received on August 9th, 2022. According to a search of their database, no records were found for the Site or surrounding properties within the Phase One Study Area was noted.

A copy of the e-mail correspondence with the TSSA is provided in Appendix G.

4.2.5 Record of Site Condition

A Record of Project Area Condition (RSC) summarizes the environmental conditions of a property as determined by a qualified person (QP) by conducting a Phase I ESA, and where necessary, a Phase II ESA, confirmatory sampling and risk assessment. Upon completion of the necessary environmental Project Area assessments, an RSC for an assessed property can be filed with the MECP and added to the Environmental Brownfields Project Area Registry database. This online, publicly available database can be searched to identify properties which may have potential environmental concerns.

Based on a search of the Environmental Brownfields Project Area Registry database and ERIS Report no records of an RSC was listed for the Site or surrounding properties.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Aerial photographs dated 1945, 1954, 1963, 1976, 1983, 1991, 2002, 2011, and 2021 were obtained in order to review the development and land use history of the Site, as well as to the land in the immediate vicinity of the Site.

The development and land use history of the Site and adjacent properties as depicted on the reviewed aerial photography is summarized in the table below. Copies of the aerial photographs are included in Appendix H.

Aerial Photography Year	Observations
1945	<ul style="list-style-type: none"> The western portion of the Site appears to be occupied by a portion of a woodlot. The eastern portion of the Site appears to be vacant agricultural land. Surrounding properties to the south and west appear to be a woodlot. Surrounding properties to the north and east appear to be vacant agricultural land. Residential and agricultural structures appear to have been developed on a property on the south side of Cambrian Road, northeast of the Site. Cambrian Road is constructed in similar configuration to present day.
1954	<ul style="list-style-type: none"> Due to the poor resolution of the aerial photo, fine details are difficult to discern. The Site and Phase One Study Area are similar to that observed in the 1945 aerial photograph.
1963	<ul style="list-style-type: none"> The Site and Phase One Study Area are similar to that observed in the 1954 aerial photograph.
1976	<ul style="list-style-type: none"> The Site and Phase One Study Area are similar to that observed in the 1963 aerial photograph.
1983	<ul style="list-style-type: none"> The Site and Phase One Study Area are similar to that observed in the 1976 aerial photograph.

Aerial Photography Year	Observations
1991	<ul style="list-style-type: none"> The Site and Phase One Study Area are similar to that observed in the 1983 aerial photograph.
2002	<ul style="list-style-type: none"> The Site and Phase One Study Area are similar to that observed in the 1991 aerial photograph.
2011	<ul style="list-style-type: none"> The Site and surrounding areas to the north, west, and east appears to have been cleared of vegetation. Ground cover at the Site appears to be disturbed. A drainage ditch appears to bisect both the North and South Parcels. Potential fill piles are observed on the eastern portion of the North Parcel. Fill piles and/or construction debris appears on the property west adjacent to the South Parcel and southeast adjacent to the North Parcel. A residential subdivision has been constructed to the north and south of Cambrian Road, northeast of the Site. The remainder of the Phase One Study Area appears similar to that observed in the 2002 aerial photograph.
2021	<ul style="list-style-type: none"> Further residential development has occurred north, west, and east of the Site. The property west adjacent to the South Parcel, has been developed with a rectangular inferred commercial building and parking area. The vegetation on the south adjacent property appears to have been cleared. The Site and remainder of the Phase One Study Area appears similar to that observed in the 2011 aerial photograph

Based on the reviewed previous reports, fill material identified at the Site in the aerial photographs was sampled and analyzed as part of the Soil Sampling Program conducted by EXP (EXP, 2019). Based on the results of the analysis, no impacts were identified related to the fill piles, and no PCAs are associated with this item.

4.3.2 Topography, Hydrology and Geology

The following physiographic, geological and soil maps were reviewed:

- Toporama"; Natural Resources Canada. Scale 1:15,000. 2008.
- Quaternary Geology of Ontario - geology_II.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- Bedrock Geology of Ontario - geology_II.shp [computer file], Ontario: Ontario Geological Survey, 2000.

Based on the review of the above maps, the following information was obtained:

- The Site is approximately 95 metres above sea level (masl).
- Jock River is located approximately 730 m northwest of the Site and flows in a northeasterly direction towards the Rideau River.
- Based on the information provided on the topographic map, regional groundwater is expected to flow in a northerly direction.

- The Site and surrounding area is dominated by glaciomarine and marine deposits consisting of silt and clay, basin and quiet water deposits.
- The bedrock in the general area of the Site is part of a group belonging to the Beekmantown Group consisting of dolostone and sandstone.

4.3.3 Fill Materials

Fill material is typically brought to a property as a base for buildings and pavement areas. Fill can also be used to re-grade a property, and to backfill excavations.

Based on the review of aerial photographs, fill materials associated with grading activities on the properties surrounding the Site, were present at the Site.

During the Phase I ESA completed by EXP (EXP, 2018), fill materials were located along the east boundary of the North Parcel and west boundary of the South Parcel. Based on the analytical results from the Soil Sampling Program completed by EXP (EXP, 2019), the soil from the fill materials did not pose an environmental concern to the Site.

4.3.4 Areas of Natural Significance

Based on the review of available resources from the Ministry of Natural Resources and Forestry website on August 9th, 2022, no areas of natural significance were identified at the Site or within 30 m of the Site. It was noted that the western portion of Site was noted within a woodland and undefined wetland.

4.3.5 Well Records

4.3.5.1 Water Wells

A search of the water well database was conducted by ERIS of the Site and surrounding Phase One Study Area and Ontario Well Records Database to identify water wells within the Phase One Study Area.

Based on the ERIS database records and Ontario Well Records, no monitoring wells were listed at the Site.

Two (2) monitoring wells were listed within the Phase One Study Area. The stratigraphy of these wells generally consisted of clay to a maximum depth of 6.096 m bgs.

4.3.5.2 Oil, Gas, and Salt Wells

A search of the Oil, Gas & Salt Resources Library (2014) was completed by ERIS. According to the ERIS search, no gas well record was noted at the Site or within the Phase One Study Area.

4.4 Site Operating Records

In general, a request is usually made to the property representative for copies of any operating records pertaining to the environmental conditions at the Site. Records would include: regulatory permits; Material Safety Data Sheets (MSDS) for all chemicals that were handled on-Site; underground utility drawings; inventories of chemicals, chemical usage, and chemical storage areas; inventory of aboveground storage tanks (ASTs) and underground storage tanks (USTs); environmental monitoring data; correspondence pertaining to an order or request by the MECP or TSSA; waste management records; process, production, and maintenance documents; records of spills and records of discharges of chemicals; emergency response and contingency plans, including spill prevention and contingency plans; environmental audit reports; and site plans of the facility showing areas of production and manufacturing.

As the property was vacant, there were no records of environmental significance available for review at the time of this Phase One ESA.

5 Interviews

Interviews were conducted by EXP staff with the individuals identified to be the most knowledgeable with respect to both the current and historical Site uses. The interviews were conducted during the Site reconnaissance in order to obtain information to assist in identifying details of potentially contaminating activities, potential contaminant pathways in, on, or below the Site, and areas of potential environmental concern. Any information provided during the interviews is presented alongside information from the Site reconnaissance in Section 6.

A questionnaire completed by Rueben Noel of Mattamy Homes (Half Moon Bay) Limited, previous landowner, was completed on September 19, 2022. Information collected from the Site representative was used in the completion of Section 6.0.

6 Site Reconnaissance

6.1 General Requirements

The Phase One Site reconnaissance was conducted on August 11th, 2022, between 2:00 pm and 3:00 pm by Ms. Eve Nadeau-Labadie, under the supervision of Mr. Jennifer Hayman, QPESA, a Qualified Person, as defined by O.Reg. 153/04, as amended. On the day of the Site reconnaissance, the weather was sunny.

The Site and the adjoining properties were observed from the Site and/or publicly accessible areas. Photographs documenting the Site visit are included in Appendix I.

6.2 Specific Observations at Phase One ESA Property

6.2.1 Site Description and Buildings

The Site consisted of two (2) parcels of land, located north and south adjacent to Cambrian Road. The Site was vacant land with vegetation and standing water covering most of the property. The parcels, hereinafter referred to as the North Parcel and South Parcel, are approximately 3.16 and 3.71 acres in size, respectively. At the time of the Site visit, a drainage ditch was observed running through the centre of both parcels, and is assumed to run under Cambrian Road.

Fill piles were observed on the Site (refer to Section 6.2.14).

No buildings or structures were observed on Site at the time of the Site visit.

6.2.2 Heating and Cooling Systems

The Site consisted of a vacant land, containing some gravel, standing water and vegetation. No heating or cooling systems were observed on-Site.

6.2.3 Site Utilities and Services

The Site utilities and services were identified at the Site based on information provided in environmental records, and relevant utility infrastructure observed during the Site reconnaissance. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

An overhead hydro line follows the east boundary of the Site. Telecommunication/utility boxes were observed near the north boundary of the South Parcel and south boundary of the North Parcel.

Given the Site is currently undeveloped and vacant, it is unlikely underground services traverse through the property.

6.2.4 Sewage and Wastewater Disposal

The Site is currently not serviced; however, the surrounding areas are serviced by municipal storm sewer systems and sanitary sewer systems. Catch basins/manholes were observed near the north boundary of the South Parcel, and south boundary of the North Parcel. A concrete chamber, with a manhole on top, was observed immediately adjacent of the east boundary of the South Parcel.

6.2.5 Potable Water Sources

The Site is currently not serviced, however; surrounding properties are connected to the municipal water supply system.

6.2.6 Abandoned and Existing Wells

At least one (1) monitoring well was observed on the North Parcel and at least two (2) monitoring wells were observed on the South Parcel during the Site Visit. Monitoring wells were installed as part of the geotechnical investigation.

6.2.7 Site Production and Manufacturing

The Site is currently an undeveloped vacant lot, and as such, there are no on-Site production or manufacturing activities.

6.2.8 Drains, Pits and Sumps

No drains, pits, or sumps were observed on Site during the Site visit as no buildings were located on the Site.

6.2.9 Storage Tanks

The presence/absence and condition (if present) of underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the Site were assessed during the Site Visit.

No evidence of active or inactive USTs or ASTs were observed by EXP during the Site visit.

6.2.10 Water Wells

No potable water wells were observed at the time of the Site visit.

6.2.11 Site Housekeeping

The Site was vacant, and covered with vegetation. General refuse was observed along the property boundaries (along Cambrian Road). The refuse appears to have been deposited by others using the roadway and is not associated with the Site.

6.2.12 Chemical Storage and Handling and Floor Condition

No chemicals were observed on the Site at the time of the Site visit.

6.2.13 Areas of Stained Soil, Pavement or Stressed Vegetation

No evidence of staining or stressed vegetation was observed during the Site visit.

6.2.14 Fill and Debris

Fill material is typically brought to a property as a base for buildings and pavement areas. Fill can also be used to re-grade a property and to backfill excavations.

Based on the Site visit, piles of fill materials were located along the east boundary of the North Parcel, and west boundary of the South Parcel. The fill piles were in a similar configuration to those reported by EXP in 2018 (EXP, 2018). Based on the analytical results from the Soil Sampling Program completed by EXP (EXP, 2019), soil from the fill materials was analyzed for various parameters and this material was determined not to pose an environmental concern to the Site.

Some construction debris (concrete, rusted metals) was observed on the north and east boundary of the South Parcel. Similar to the aforementioned fill materials, the construction debris was noted to be in a similar location to those observed by EXP in 2018 (EXP, 2018).

Minor amounts of refuse was observed along a portion of the North Parcel's southern boundary.

For a discussion on possible fill materials located beneath the surface at the Site refer to Section 4.3.3.

6.2.15 Air Emissions

Air emissions in Ontario are regulated under the Environmental Protection Act (EPA) and its Regulations (O. Reg. 419/05, O. Reg. 245/11, O. Reg 1/17). Owners and operators of activities that may discharge a contaminant into the natural environment must seek permissions from the Ministry of Environment, Conservation and Parks (MECP) to carry out these activities. As of October 31, 2011, amendments to the EPA resulted in a two-path environmental approval process, the Environmental Compliance Approval (ECA) and Environmental Activity and Sector Registry (EASR). The EASR allows businesses to register certain activities with the ministry, rather than apply for approvals. The EASR is for common systems and processes, initially for heating systems, standby power systems and automotive refinishing, to which preset rules of operation can be applied. Effective January 3, 2017 additional activities were allowed through the EASR process based on the facility's North American Industry Classification System (NAICS) code but required full assessment for compliance of emissions under O.Reg. 419/05. Unless explicitly exempted, most industrial processes or modification to industrial processes and equipment require an ECA, formerly a Certificate of Approval (Air and Noise).

Based on the Site visit, no operations were observed on-Site that would require MECP approval for air emissions.

6.2.16 Polychlorinated Biphenyls (PCBs)

No transformers were observed on Site.

6.3 Enhanced Investigation Property Observations

An Enhanced Investigation Property is "(i) a property used, or has ever been used, in whole or part, for an industrial purpose, or (ii) a commercial property used as a garage, a bulk liquid dispensing facility, including a gasoline outlet or for the operation of dry-cleaning equipment" (O.Reg. 153/04).

Based on the information reviewed on the historical use, the Site is not classified as an Enhanced Investigation Property.

6.4 Adjacent and Surrounding Properties

A visual reconnaissance of the adjacent properties, and properties within the Phase One Study Area was conducted from publicly accessible areas to identify the occupants; and document any PCAs that may be contributing to an APEC at the Site.

Based on the visual reconnaissance of adjacent and surrounding properties within the Phase One Study Area, the following properties were identified :

Direction	Address	Land Use / Occupant	Associated PCA
North	Zenith Private & Watercolours Way	Residential properties New Lead Siding Exteriors Mr. Mobile Car Clean	N/A
East	N/A 985 Egret Way	Vacant Land, residential properties Dowitcher Park	N/A
South	N/A	Vacant Land or Land under Development	N/A
West	Aphelion Crescent 349 Aphelion Crescent 327 Aphelion Crescent	Residential House of Body IELTS Shortcut Headquarters	N/A

Direction	Address	Land Use / Occupant	Associated PCA
	3853 Cambrian Road	Mattamy Homes Warranty Service (Commercial property)	N/A
	N/A	Vacant Land or Land in development	N/A

Based on the visual reconnaissance, the areas surrounding the Site consisted primarily of residential and commercial land-uses. No properties were noted as having operations that contribute towards a PCA as defined in Table 2 of Schedule D.

6.5 Written Description of Investigation

A reconnaissance of the Site was conducted by EXP to examine the exterior and interior of all on-Site buildings and structures, and to examine the exterior portions of the Site. Mechanical equipment (including heating and cooling systems) was documented and characterized, as was any evidence of USTs and ASTs. The Site was examined for evidence of utilities and related infrastructure; water wells; Site drainage and related infrastructure; stained areas; stressed vegetation; and, evidence of fill material.

The reconnaissance of the Site included an examination of all properties within the Phase One Study Area from public access ways to document and characterize PCAs, water bodies and areas of natural significance.

7 Review and Evaluation of Information

7.1 Current and Past Uses

Based on a review of historical aerial photographs, chain of title information, city directories, and other records, the Site has been undeveloped since at least 1801.

The current and past ownership of the Site is summarized in Table II in the Appendices.

7.2 Potentially Contaminating Activities (PCAs)

A list of all the PCAs identified at the Site and within the Phase One Study Area are listed in the Conceptual Site Model (CSM) Appendix J and shown on Figure 2.

7.3 Areas of Potential Environmental Concern (APECs)

Since the inferred groundwater flow direction is anticipated to be northerly, the properties within the Phase One Study Area south of the Site were considered to be hydraulically up-gradient of the Site; and, the properties to the east and west of the Site were considered to be hydraulically trans-gradient to the Site. Furthermore, any PCAs located significantly distant from the Site (>100 m) were considered to be too distant to be contributing to an APEC on the Site.

The following PCAs were considered to contribute to an APEC:

- PCAs identified at the Site; and
- PCAs located on immediately adjacent properties (off-Site), in close proximity, or situated up-gradient to the Site with respect to the anticipated groundwater flow direction;

The APECs identified at the Site are summarized in the CSM (Appendix J) and on Figure 4.

8 Conclusions

8.1 Whether Phase Two ESA Required Before RSC Submitted

Based on the results and findings of the Phase One ESA, a Phase Two ESA is not required before an RSC could be submitted (if necessary).

8.2 RSC Based on Phase One ESA Alone

An RSC can be filed for this Site based on the Phase One ESA alone, if required.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

9 Closure

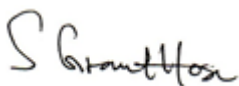
The findings and conclusions of this report have been supervised and reviewed by the undersigned Qualified Person.

As QPESA, I (Jennifer Hayman), confirm that I have supervised the carrying out of this Phase One ESA, findings and conclusions of this report.

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.



Scott Grant-Hose B.Sc.
Environmental Scientist
Environmental Services



Jennifer Hayman, P.Geo., QPESA
Senior Project Manager
Environmental Services

10 References


- Occupational Health and Safety Act - Ministry of Labour (MOL)
- "Toporama"; Natural Resources Canada. Scale 1:15,000. 2008.
- "Quaternary Geology, Seamless coverage of the Province of Ontario"; Data Set 14 - Revised, Scale 1: 1,000,000 Issued 2000.
- "Bedrock Geology of Ontario, Southern Sheet," Ontario Geological Survey, MDR126-REV1. Scale 1:250,000. Issued 2011.
- Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- Ontario Inventory of PCB Storage Sites. Ontario Ministry of the Environment, 1993- 2003-2004.
- Catalogue of Canadian Fire Insurance Plans 1875 – 1975
- Ontario Ministry of the Environment, Brownfields Registry website (www.ene.gov.on.ca/environet/BESR/index.htm)
- Ontario Ministry of the Environment, Environmental Registry website (www.ene.gov.on.ca/envision/env_reg/ebr/english/index.htm)
- Ontario Ministry of Natural Resources, Natural Heritage website (www.mnr.gov.on.ca/MNR/nhic/areas.cfm)
- Ontario Regulation 153/04. Records of Site Condition. Environmental Protection Act. 2021.
- Environmental Risk Information Services Ltd. (ERIS Ltd.). Order number – 22080801094. August 11, 2022.
- Geotechnical Investigation, Proposed Residential Development – Half Moon Bay West, Greenbank Road at Cambrian Road, Ottawa. November 7th, 2017. Patterson Group Inc.
- Phase I Environmental Site Assessment, 3853 and 3900 Cambrian Road, and 3508 Greenbank Road, Ottawa, Ontario. July 23rd, 2018. EXP Services Inc.
- Soil Sampling Program, 3853 and 3900 Cambrian Road, and 3508 Greenbank Road, Ottawa, Ontario. January 7th, 2019. EXP Services Inc.

EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Figures



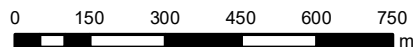
 Approximate Site Boundary

EXP Services Inc.

t: +1.613.688.1899 | f: +1.613.225.7337
 2650 Queensview Dr, Suite 100
 Ottawa, ON K2B 8H6
 Canada
www.exp.com



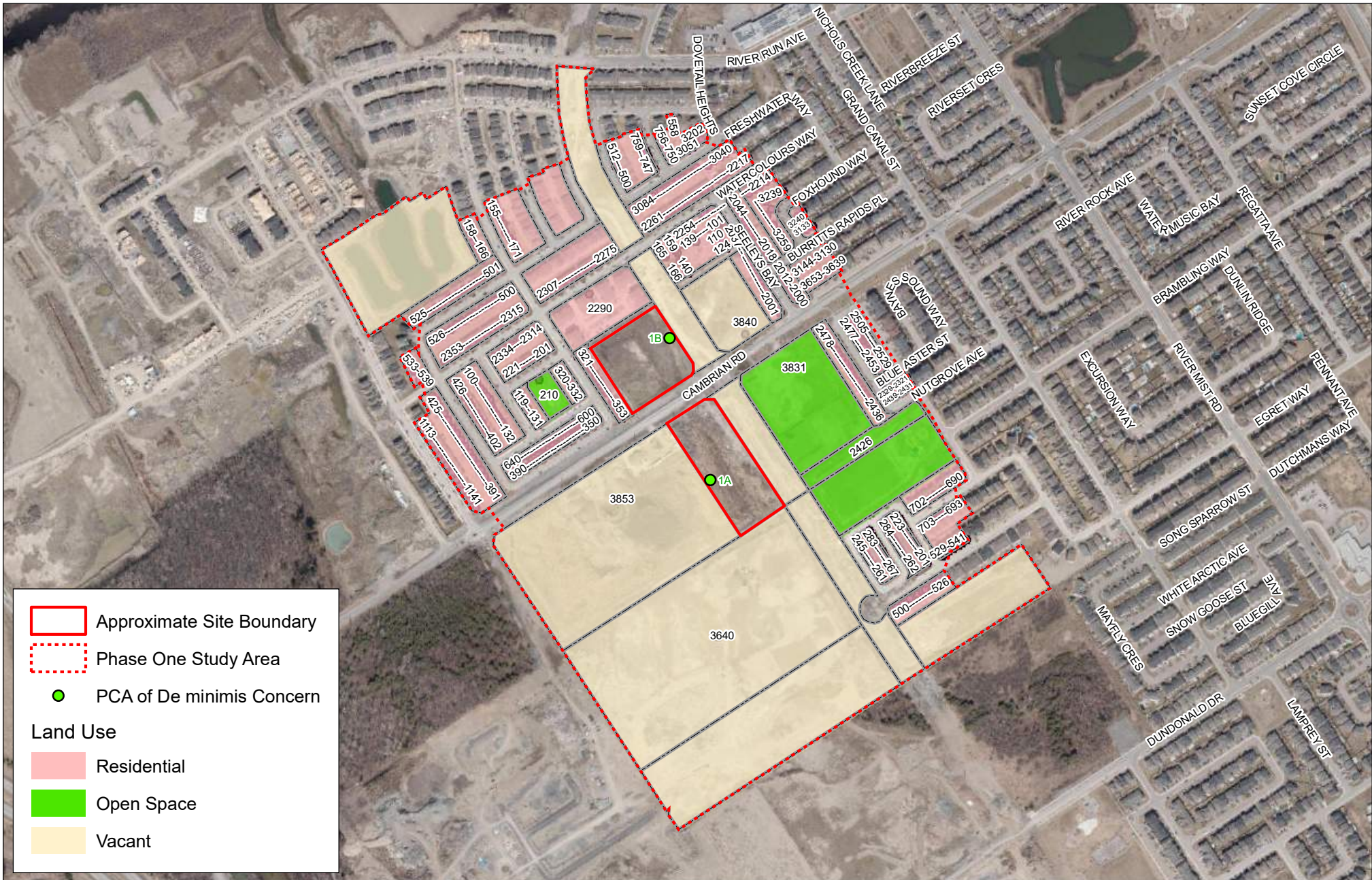
- BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •



TITLE AND LOCATION:

SITE LOCATION PLAN
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No:	GTR-00245961-C0	DWN:	HY
SCALE:	AS NOTED	CHKD:	LE
DATE:	AUGUST 2022	FIG. No.:	1



Approximate Site Boundary
 Phase One Study Area
● PCA of De minimis Concern

Land Use


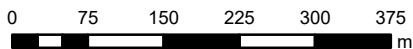
Residential
 Open Space
 Vacant

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N





0 75 150 225 300 375 m

TITLE AND LOCATION:
**PHASE ONE STUDY AREA, SURROUNDING
 LAND USE AND POTENTIALLY
 CONTAMINATING ACTIVITES**
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No.: GTR-00245961-C0	OWN: HY
SCALE: AS NOTED	CHKD: LE
DATE: AUGUST 2022	FIG. No.: 2



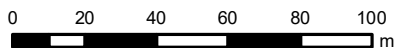
 Approximate Site Boundary

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TITLE AND LOCATION:

SITE PLAN
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No:	GTR-00245961-C0	DWN:	HY
SCALE:	AS NOTED	CHKD:	LE
DATE:	AUGUST 2022	FIG. No.:	3



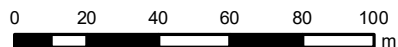
 Approximate Site Boundary

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TITLE AND LOCATION:

AREAS OF POTENTIAL
 ENVIRONMENTAL CONCERN
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No.:	GTR-00245961-C0	DWN.:	HY
SCALE:	AS NOTED	CHKD.:	LE
DATE:	AUGUST 2022	FIG. No.:	4

EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Tables

TABLE I
SITE ENVIRONMENTAL SETTING DATA
 3845 and 3850 Cambrian Road, Ottawa, ON

NATIVE SOIL AND BEDROCK

Type: Glaciomarine and marine deposits consisting of silt and clay, basin and quiet water deposits

Hydraulic Conductivity: Unknown

Percent Sand: Unknown

Depth to Bedrock: Unknown

Bedrock Type: Dolostone and sandstone

Depth to Water Table: Unknown

Estimated or Measured: Not applicable

Direction of Flow: Northerly

Estimated or Measured: Estimated

POTABLE WATER AND SEWERS

Potable Water Source: City of Ottawa

Municipal Water Source: Ottawa River

Distance to Nearest Municipal Water Well: Unknown

Distance to Nearest Private Water Well: Unknown

Sanitary Sewage System: City of Ottawa

Storm Water System: City of Ottawa

SURFACE WATER

Name of Nearest Water Body: Jock River

Distance/Direction from Site: Approximately 730 m northwest of the Site

Elevation Drop from Site: Unknown

Direct Drainage from Site: Infiltration

TABLE II
TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY
 3845 and 3850 Cambrian Road, Ottawa, ON

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
3845 Cambrian Road (3853 Cambrian Road and 3508 Greenbank Road), Ottawa, ON: PIN Number: 04592-2846 (LT)				
1801	Crown	Undeveloped Land	Agricultural or Other Use	Based on the name of owner and aerial photographs from 1954 to 2021, the property is assumed to have been undeveloped land.
1801-1839	Archibald Grant			
1839-1869	Robert Matheson			
1869-1915	William Clarke			
1915-1940	Cornelius Clarke			
1940-1988	Thomas Clarke			
1988-1989	Walter Joseph Clarke / Cornelius Neil			
1989-2004	836411 Ontario Inc.			
2004-2007	1150274 Ontario Inc.			
2007	1734224 Ontario Limited			
2007-2008	Mattamy (Francis/Boyce) Limited			
2008-2018	Mattamy (Half Moon Bay) Limited			
2018-present	Loblaw Properties Limited			
3850 Cambrian Road (3900 Cambrian Road), Ottawa, ON: PIN Number: 04595-2078 (LT)				
1801	Crown	Undeveloped Land	Agricultural or Other Use	Based on the name of owner and aerial photographs from 1954 to 2021, the property is assumed to have been undeveloped land.
1801-1839	Archibald Grant			
1839-1869	Robert Matheson			
1869-1915	William Clarke			
1915-1940	Cornelius Clarke			
1940-1988	Thomas Clarke			
1988-1989	Walter Joseph Clarke / Cornelius Neil			
1989-2004	836411 Ontario Inc.			
2004-2007	2051473 Ontario Inc.			
2007	1734224 Ontario Limited			
2007-2008	Mattamy (Francis/Boyce) Limited			
2008-2018	Mattamy (Half Moon Bay) Limited			
2018-present	CP REIT Ontario Properties Limited			

Notes:

1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:

- Agriculture or other use
- Commercial use
- Community use
- Industrial use
- Parkland use
- Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached

****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez**

EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Appendix A – Liability



LIMITATIONS AND USE OF REPORT

BASIS OF REPORT

The Report is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of exp may require re-evaluation. Where special concerns exist, or the Client has special considerations or requirements, these should be disclosed to exp to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Where applicable, recommended field services are the minimum necessary to ascertain that construction is being carried out in general conformity with building code guidelines, generally accepted practices and exp's recommendations. Any reduction in the level of services recommended will result in exp providing qualified opinions regarding the adequacy of the work. exp can assist design professionals or contractors retained by the Client to review applicable plans, drawings, and specifications as they relate to the Report or to conduct field reviews during construction.

RELIANCE ON INFORMATION PROVIDED

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to exp by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. exp has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to exp.

STANDARD OF CARE

This report ("Report") has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to exp by the Client, communications between exp and the Client, other reports, proposals or documents prepared by exp for the Client in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. exp is not responsible for use by any party of portions of the Report.

USE OF REPORT

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. No other party may use or rely upon the Report in whole or in part without the written consent of exp. Any use of the Report, or any portion of the Report, by a third party are the sole responsibility of such third party. exp is not responsible for damages suffered by any third party resulting from unauthorised use of the Report.

REPORT FORMAT

Where exp has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by exp utilize specific software and hardware systems. exp makes no representation about the compatibility of these files with the Client's current or future software and hardware systems. Regardless of format, the documents described herein are exp's instruments of professional service and shall not be altered without the written consent of exp.

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*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Appendix B – Survey Plan

PART OF PART 1, PLAN 4R-22744

PART 17, PLAN 4R-29284
Subject to Easement in Gross
as in Inst. No. OC1769114

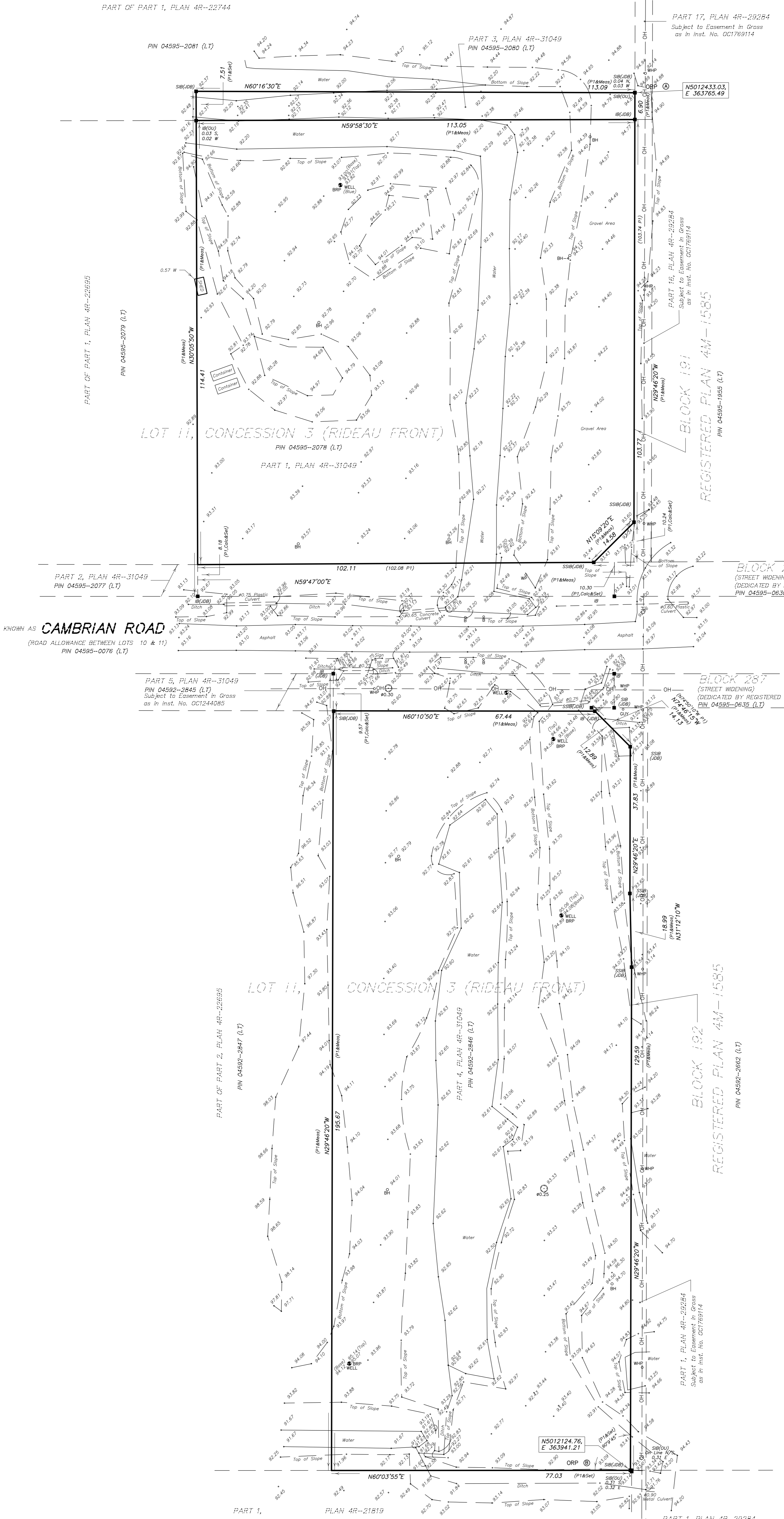
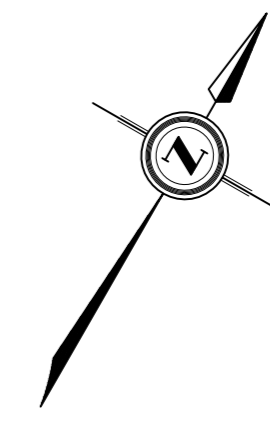
PLAN OF SURVEY WITH TOPOGRAPHY OF
**PART OF LOTS 10 AND 11
CONCESSION 3 (RIDEAU FRONT)**
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
CITY OF OTTAWA

SCALE 1 : 500



SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2018

THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN,
IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF
SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED.



ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF OTTAWA BENCHMARK No. 00820118012.

LOCATION :

6" RIB & BRASS CAP, 30 CM BELOW GROUND. MONUMENT IS LOCATED ON EAST SIDE OF HWY 416, APPROX 2.00 KM NORTH OF BARNSDALE ROAD AND 1.60 KM SOUTH OF JOCK RIVER. SITE GOOD FOR GPS.

ELEVATION:

PUBLISHED ELEVATION = 92.777 metres.

INTEGRATION NOTE

OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 09, NAD 83 (ORIGINAL)
COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF ONT. REG. 216/10

POINT ID	NORTHING	EASTING
ORP (A)	5012433.03	363765.49
ORP (B)	5012124.76	363941.21

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999933

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- WIT WITNESS MONUMENT
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- CC CUT CROSS
- N,S,E,W NORTH, SOUTH, EAST, WEST
- ORIG, UNKN ORIGIN, UNKNOWN
- JDB J. D. BARNES LIMITED, O.L.S.
- P1 PLAN 4R-31049
- WHP WOODEN HYDRO POLE
- WELL MONITORING WELL
- BRP BREATHING PIPE
- BH BOREHOLE
- WP WOODEN POLE
- GUY GUY WIRE
- B BOLLARD
- ⊙ DECIDUOUS TREE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON SEPTEMBER 28, 2018.

DATE : NOVEMBER 12th, 2018

D. A. WILTON
ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
750 DAKDALE ROAD, Units 65 & 66
TORONTO, ONTARIO M3N 2Z4
TEL. 416 749-SVNG(7864) FAX 416 749-7866
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2068659

DRAWN : E. D./F. P. B.	FILE NAME : A1800273.DWG
CHECKED : D. A. W.	PLOT SCALE : MET.1=0.50
JOB No. : 180-0273	PLOTTED :
REF. No. : 1-CON 3	UPDATED :

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Regulation 1026, Section 29(3)

EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Appendix C – Qualifications

Qualifications of Assessors

The records review was conducted by Mr. Scott Grant-Hose, who has been trained to conduct Phase I Environmental Site Assessments (ESAs) in accordance with O.Reg 153/04 and CSA Standards and is routinely engaged in this field. Mr. Grant-Hose completed a Bachelor of Science Degree in Geoscience and Physical Science from McMaster University and a graduate certificate in Environmental Management and Assessment from Niagara College.

The Site visit was conducted by Ms. Eve Nadeau-Labadie, EIT., who has four years of experience in the environmental consulting field. She has worked on some Phase I Environmental Site Assessments (ESA), Phase II ESAs, completing soil sampling, assisting in report preparation and data entry and analysis.

The report was reviewed Ms. Jennifer Hayman, P.Geo. Jennifer is a Senior Project Manager at EXP with 19 years of environmental consulting experience in Canada. Ms. Hayman has managed and conducted numerous Phase I/One and Phase II/Two Environmental Site Assessments and Record of Site Condition as well as other due diligence and regulatory projects. She is a Qualified Person for Environmental Site Assessment. Jennifer is a Professional Geoscientist (P.Geo.) and is licensed by the Professional Geoscientists of Ontario (PGO).

EXP Services Inc. is a full-service consulting and engineering firm and provides a full range of environmental services through the Environmental Services Group. EXP's Environmental Services Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with the Ontario Ministry of the Environment. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the EXP organization.

EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Appendix D – Chain of Title

CHAIN OF TITLE REPORT

Project #: GTR-00245961-CO
 Address: 3583 Cambrian Rd & 3508 Greenbank Rd
 Legal Description: Part lot 10, Con 3 (RF) Nepean
as Part 4, 4R-31049

Searched at: Ottawa
 LRO #: 4

Page 1

PIN #: 04592-2846(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 acres)	30 06 1801	Crown	Archibald GRANT
2364	Tax Deed	11 01 1839	Sheriff Powell (Archibald Grant defaulted in taxes)	Robert MATHESON
NP211	Deed	22 06 1869	Robert Matheson	William CLARKE
NP29228	Deed	13 04 1915	William Clarke - estate	Cornelius CLARKE
NP47304	Deed	25 04 1940	Cornelius Clarke	Thomas CLARKE
N434695	Deed	25 04 1988	Mildred Mary Clarke, exor. Of Thomas Clarke	Walter Joseph CLARKE Cornelius NEIL
N495639	Deed	18 07 1989	Walter Joseph Clarke Cornelius Neil	836411 Ontario Inc.
OC368057	Deed	11 08 2004	836411 Ontario Inc.	1150274 Ontario Inc.
OC801692	Name Change	29 11 2007	1150274 Ontario Inc.	1734224 Ontario Limited

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: GTR-00245961-CO
 Address: 3583 Cambrian Rd & 3508 Greenbank Rd
 Legal Description: Part lot 10, Con 3 (RF) Nepean
as Part 4, 4R-31049

Searched at: Ottawa
 LRO #: 4

Page 2

PIN #: 04592-2846(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
OC801694	Name Change	29 11 2007	1734224 Ontario Limited	Mattamy (Francis/Boyce) Limited
OC864151	Deed	18 06 2008	Mattamy (Francis/Boyce) Limited	Mattamy (Half Moon Bay) Limited
OC1997205	Deed (Present Owner)	29 05 2018	Mattamy (Half Moon Bay) Limited	Loblaw Properties Limited

CHAIN OF TITLE REPORT

Project #: GTR-00245961-CO
 Address: 3900 Cambrian Road, Ottawa
 Legal: Part lot 11, Con 3 (RF) Nepean
 Description: as Part 1, 4R-31049

Searched at: Ottawa
 LRO #: 4

Page 1

PIN #: 04595-2078(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 acres)	30 06 1801	Crown	Archibald GRANT
2364	Tax Deed	11 01 1839	Sheriff Powell (Archibald Grant defaulted in taxes)	Robert MATHESON
NP211	Deed	22 06 1869	Robert Matheson	William CLARKE
NP29228	Deed	13 04 1915	William Clarke - estate	Cornelius CLARKE
NP47304	Deed	25 04 1940	Cornelius Clarke	Thomas CLARKE
N434695	Deed	25 04 1988	Mildred Mary Clarke, exor. Of Thomas Clarke	Walter Joseph CLARKE Cornelius NEIL
N495639	Deed	18 07 1989	Walter Joseph Clarke Cornelius Neil	836411 Ontario Inc.
OC368051	Deed	11 08 2004	836411 Ontario Inc.	2051473 Ontario Limited
OC801691	Name Change	29 11 2007	2051473 Ontario Limited	1734222 Ontario Limited

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: GTR-00245961-CO
 Address: 3900 Cambrian Road, Ottawa
 Legal Description: Part lot 11, Con 3 (RF) Nepean
as Part 1, 4R-31049

Searched at: Ottawa
 LRO #: 4

Page 2

PIN #: 04595-2078(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
OC801693	Name Change	29 11 2007	1734222 Ontario Limited	Mattamy (Francis/Boyce) Limited
OC864151	Deed	18 06 2008	Mattamy (Francis/Boyce) Limited	Mattamy (Half Moon Bay) Limited
OC1997206	Deed (Present Owner)	29 05 2018	Mattamy (Half Moon Bay) Limited	CP Reit Ontario Properties Limited

LAND
REGISTRY
OFFICE #4

04592-2846 (LT)

PAGE 1 OF 1
PREPARED FOR bertucci
ON 2022/08/26 AT 10:27:03

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART OF LOT 10, CONCESSION 3 (RIDEAU FRONT) NEPEAN, PART 4 PLAN 4R31049; CITY OF OTTAWA

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2008/03/05. PLANNING ACT CONSENT IN DOCUMENT OC1997205.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
DIVISION FROM 04592-2606

PIN CREATION DATE:
2018/05/31

OWNERS' NAMES
LOBLAW PROPERTIES LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2018/05/31 **</p> <p>**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *</p> <p>** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **</p> <p>** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **</p>						
OC1135995	2010/07/16	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
		REMARKS: AIRPORT ZONING REGULATION				
4R31049	2018/04/24	PLAN REFERENCE				C
		REMARKS: PRE-APPROVED BY APRIL SARKANY (LRO 62) 4R2018E-2184				
OC1997205	2018/05/29	TRANSFER	\$2,170,350	MATTAMY (HALF MOON BAY) LIMITED	LOBLAW PROPERTIES LIMITED	C
		REMARKS: PLANNING ACT STATEMENTS.				

LAND
REGISTRY
OFFICE #4

04595-2078 (LT)

PAGE 1 OF 1
PREPARED FOR bertucci
ON 2022/08/26 AT 09:36:04

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART OF LOT 11, CONCESSION 3 (RIDEAU FRONT) NEPEAN, PART 1 PLAN 4R31049; CITY OF OTTAWA

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2008/03/05. PLANNING ACT CONSENT IN DOCUMENT OC1997206.

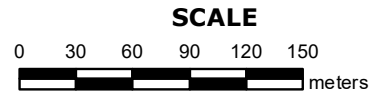
<u>ESTATE/QUALIFIER:</u>	<u>RECENTLY:</u>	<u>PIN CREATION DATE:</u>
FEE SIMPLE	DIVISION FROM 04595-1755	2018/05/31
LT ABSOLUTE PLUS		

<u>OWNERS' NAMES</u>	<u>CAPACITY</u> <u>SHARE</u>
CP REIT ONTARIO PROPERTIES LIMITED	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2018/05/31 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
OC1135995	2010/07/16	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
		REMARKS: AIRPORT ZONING REGULATION				
4R31049	2018/04/24	PLAN REFERENCE				C
		REMARKS: PRE-APPROVED BY APRIL SARKANY (LRO 62) 4R2018E-2184				
OC1997206	2018/05/29	TRANSFER	\$2,024,100	MATTAMY (HALF MOON BAY) LIMITED	CP REIT ONTARIO PROPERTIES LIMITED	C
		REMARKS: PLANNING ACT STATEMENTS.				



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PROPERTY INDEX MAP OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

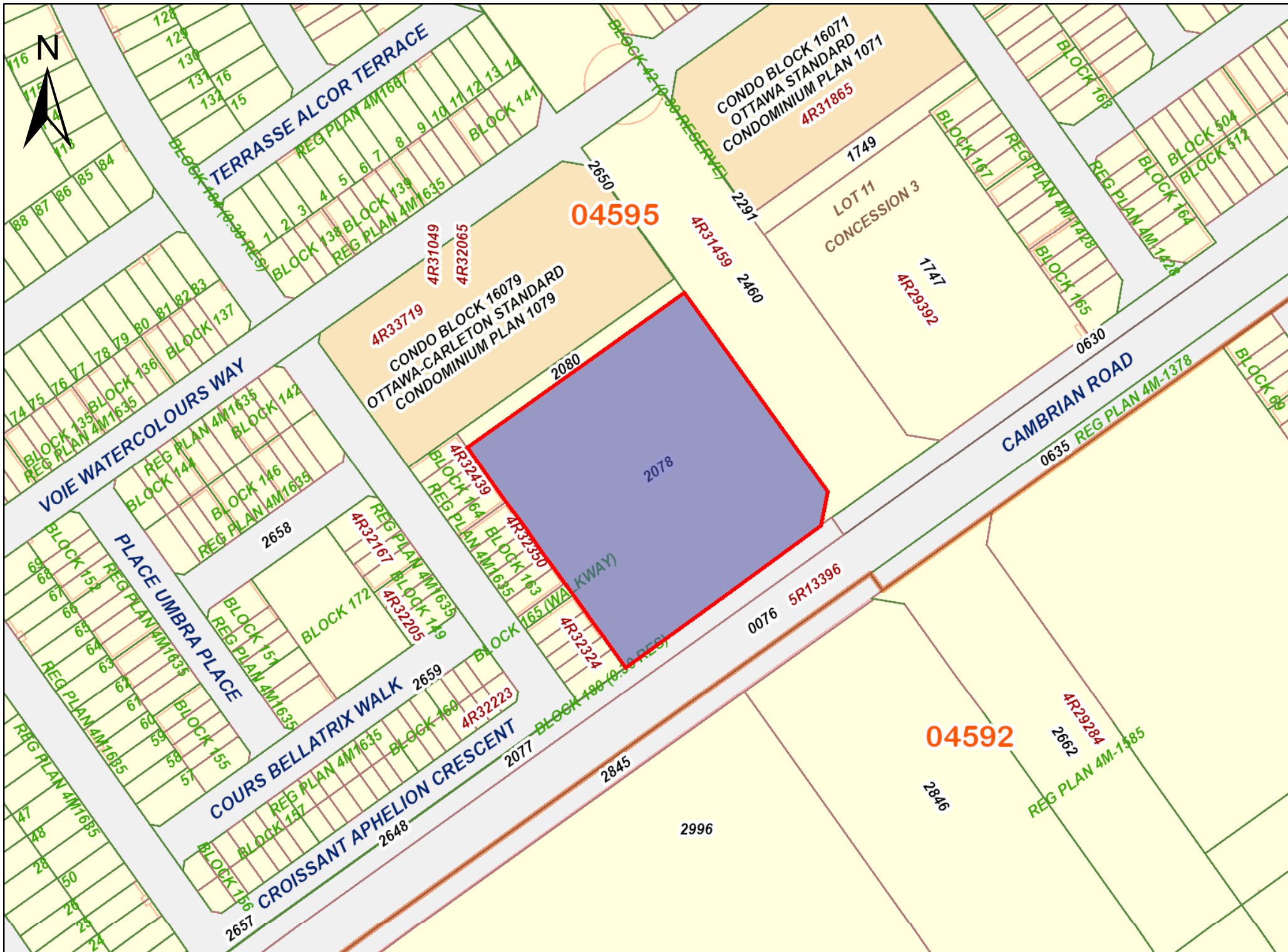
THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

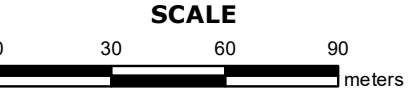
ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





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PROPERTY INDEX MAP
OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Appendix E – ERIS Report



DATABASE REPORT

Project Property: *Phase One ESA
3853 and 3900 Cambrian Road, and 3508
Greenbank Road
Ottawa ON K2J 0E9*

Project No: *GTR-00245961-C0*

Report Type: *Standard Report*

Order No: *22080801094*

Requested by: *exp Services Inc.*

Date Completed: *August 11, 2022*

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Executive Summary

Property Information:

Project Property: *Phase One ESA
3853 and 3900 Cambrian Road, and 3508 Greenbank Road Ottawa ON K2J 0E9*

Project No: *GTR-00245961-C0*

Coordinates:

Latitude: *45.2479168*
Longitude: *-75.7482511*
UTM Northing: *5,010,763.71*
UTM Easting: *441,281.25*
UTM Zone: *18T*

Elevation: *308 FT
93.75 M*

Order Information:

Order No: *22080801094*
Date Requested: *August 8, 2022*
Requested by: *exp Services Inc.*
Report Type: *Standard Report*

Historical/Products:

ERIS Xplorer [*ERIS Xplorer*](#)

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	20	20
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	2	2
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	1	1
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	0	0
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	2	2
Total:			0	25	25

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	WWIS		3853 CAMBRIAN ROAD lot 11 con 3 OTTAWA ON Well ID: 7047099	WSW/102.1	-0.28	16
1	GEN	2051375 Ontario Ltd.	3853 CAMBRIAN ROAD NEPEAN ON	WSW/102.1	-0.28	17
1	EHS		3853 Cambrian Road Ottawa ON	WSW/102.1	-0.28	18
2	EHS		Cambrian Road Ottawa ON	NE/117.1	-0.08	18
3	WWIS		ON Well ID: 7223434	SSE/190.3	0.40	18
4	ECA	Minto Communities Inc.	Lot 10, Concession 3 Part 1, Ref.4R-23178 Ottawa ON K1P 0B6	SE/194.3	0.27	19
4	ECA	Minto Communities Inc.	Ottawa ON K1P 0B6	SE/194.3	0.27	19
4	ECA	Mattamy (Half Moon Bay) Limited	Half Moon Bay West Ottawa ON	SE/194.3	0.27	20
4	ECA	Mattamy (Half Moon Bay) Limited	Half Moon Bay West Ottawa ON K2K 2M5	SE/194.3	0.27	20
4	ECA	Mattamy (Half Moon Bay) Limited	Half Moon Bay West Ottawa ON K2K 2M5	SE/194.3	0.27	20
4	ECA	Mattamy (Half Moon Bay) Limited	Ottawa ON K2K 2M5	SE/194.3	0.27	20
4	ECA	Mattamy (Half Moon Bay) Limited	Ottawa ON K2K 2M5	SE/194.3	0.27	21

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
4	ECA	Mattamy (Half Moon Bay) Limited	Half Moon Bay West Ottawa ON K2K 2M5	SE/194.3	0.27	21
4	ECA	Mattamy (Half Moon Bay) Limited	Geo. Twp. of Nepean Ottawa ON K2S 1B9	SE/194.3	0.27	21
4	ECA	Minto Communities Inc.	Ottawa ON K1P 0B6	SE/194.3	0.27	22
4	ECA	McNeil Farm Limited	Ottawa ON K2P 1P9	SE/194.3	0.27	22
4	ECA	Mattamy (Half Moon Bay) Limited	Geo. Twp. of Nepean Ottawa ON K2S 1B9	SE/194.3	0.27	22
4	ECA	Mattamy (Half Moon Bay) Limited	Geo. Twp. of Nepean Ottawa ON K2S 1B9	SE/194.3	0.27	23
4	ECA	McNeil Farm Limited	Ottawa ON K2P 1P9	SE/194.3	0.27	23
4	ECA	Mattamy (Half Moon Bay) Limited	Half Moon Bay West Ottawa ON K2K 2M5	SE/194.3	0.27	23
4	ECA	Mattamy (Half Moon Bay) Limited	Ottawa ON K2K 2M5	SE/194.3	0.27	24
4	ECA	Mattamy (Half Moon Bay 3) Limited	Half Moon Bay West Ottawa ON K2K 2M5	SE/194.3	0.27	24
5	ECA	Mattamy (Half Moon Bay) Limited	Ottawa ON K2S 1B9	NNW/237.0	-0.12	24
5	ECA	Mattamy (Barrhaven) Limited.	Ottawa ON K2S 1B9	NNW/237.0	-0.12	24
5	ECA	Mattamy (Half Moon Bay) Limited	Ottawa ON K2S 1B9	NNW/237.0	-0.12	25

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
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Executive Summary: Summary By Data Source

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Jun 30, 2022 has found that there are 20 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Mattamy (Half Moon Bay) Limited	Half Moon Bay West Ottawa ON K2K 2M5	SE	194.28	<u>4</u>
Mattamy (Half Moon Bay 3) Limited	Half Moon Bay West Ottawa ON K2K 2M5	SE	194.28	<u>4</u>
Mattamy (Half Moon Bay) Limited	Ottawa ON K2K 2M5	SE	194.28	<u>4</u>
Minto Communities Inc.	Lot 10, Concession 3 Part 1, Ref.4R-23178 Ottawa ON K1P 0B6	SE	194.28	<u>4</u>
Minto Communities Inc.	Ottawa ON K1P 0B6	SE	194.28	<u>4</u>
Mattamy (Half Moon Bay) Limited	Half Moon Bay West Ottawa ON	SE	194.28	<u>4</u>
Mattamy (Half Moon Bay) Limited	Half Moon Bay West Ottawa ON K2K 2M5	SE	194.28	<u>4</u>
Mattamy (Half Moon Bay) Limited	Half Moon Bay West Ottawa ON K2K 2M5	SE	194.28	<u>4</u>
Mattamy (Half Moon Bay) Limited	Ottawa ON K2K 2M5	SE	194.28	<u>4</u>
Mattamy (Half Moon Bay) Limited	Ottawa ON K2K 2M5	SE	194.28	<u>4</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Mattamy (Half Moon Bay) Limited	Geo. Twp. of Nepean Ottawa ON K2S 1B9	SE	194.28	<u>4</u>
Minto Communities Inc.	Ottawa ON K1P 0B6	SE	194.28	<u>4</u>
McNeil Farm Limited	Ottawa ON K2P 1P9	SE	194.28	<u>4</u>
Mattamy (Half Moon Bay) Limited	Geo. Twp. of Nepean Ottawa ON K2S 1B9	SE	194.28	<u>4</u>
Mattamy (Half Moon Bay) Limited	Geo. Twp. of Nepean Ottawa ON K2S 1B9	SE	194.28	<u>4</u>
McNeil Farm Limited	Ottawa ON K2P 1P9	SE	194.28	<u>4</u>
Mattamy (Half Moon Bay) Limited	Half Moon Bay West Ottawa ON K2K 2M5	SE	194.28	<u>4</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Mattamy (Barrhaven) Limited.	Ottawa ON K2S 1B9	NNW	236.97	<u>5</u>
Mattamy (Half Moon Bay) Limited	Ottawa ON K2S 1B9	NNW	236.97	<u>5</u>
Mattamy (Half Moon Bay) Limited	Ottawa ON K2S 1B9	NNW	236.97	<u>5</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Mar 31, 2022 has found that there are 2 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	3853 Cambrian Road Ottawa ON	WSW	102.08	1
	Cambrian Road Ottawa ON	NE	117.11	2

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Feb 28, 2022 has found that there are 1 GEN site(s) within approximately 0.25 kilometers of the project property.

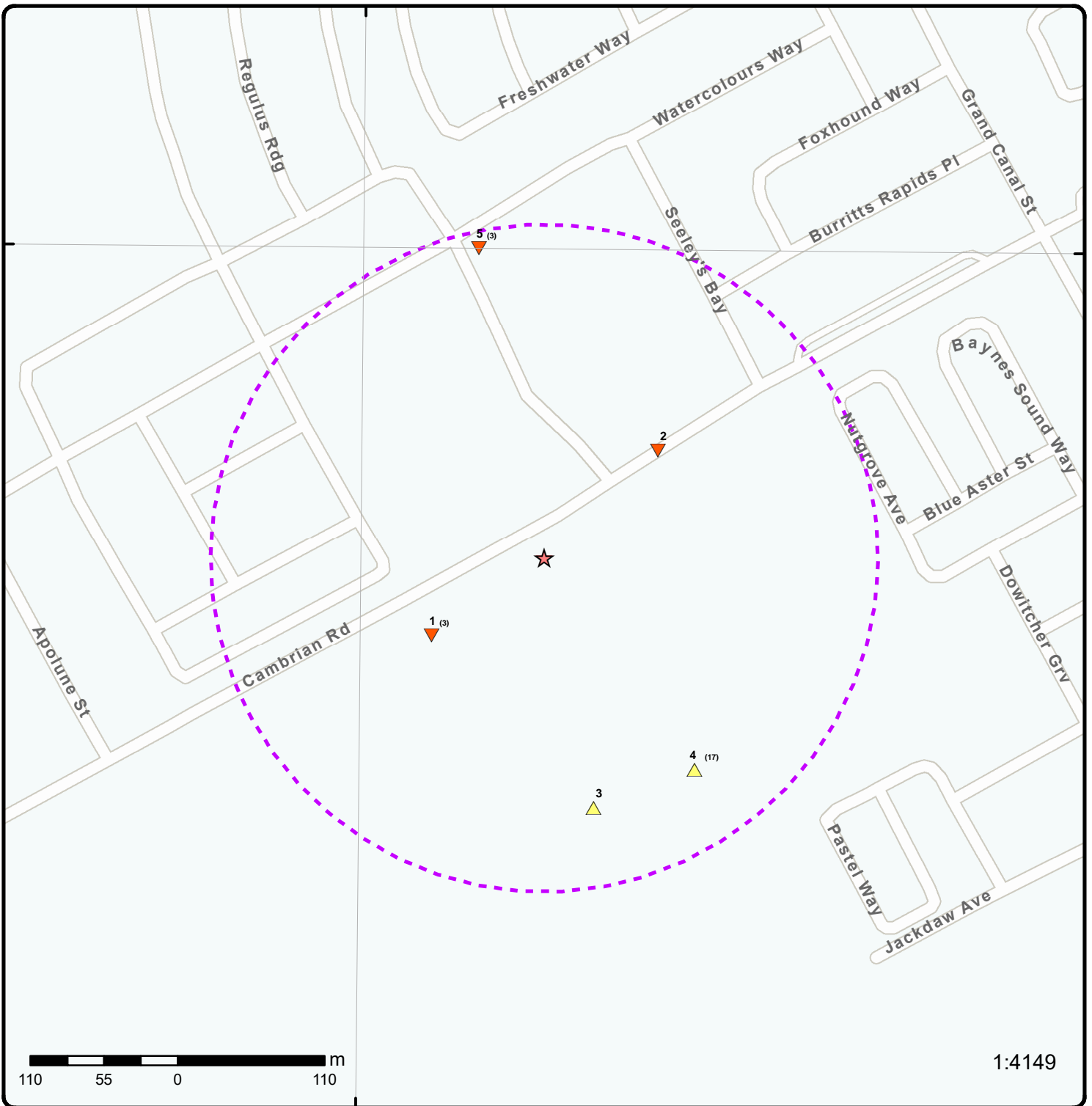
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
2051375 Ontario Ltd.	3853 CAMBRIAN ROAD NEPEAN ON	WSW	102.08	1

WWIS - Water Well Information System

A search of the WWIS database, dated Jan 31, 2022 has found that there are 2 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON <i>Well ID: 7223434</i>	SSE	190.29	3

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	3853 CAMBRIAN ROAD lot 11 con 3 OTTAWA ON <i>Well ID: 7047099</i>	WSW	102.08	1



Map: 0.25 Kilometer Radius

Order Number: 22080801094

Address: 3853 and 3900 Cambrian Road, and 3508 Greenbank Road, Ottawa, ON

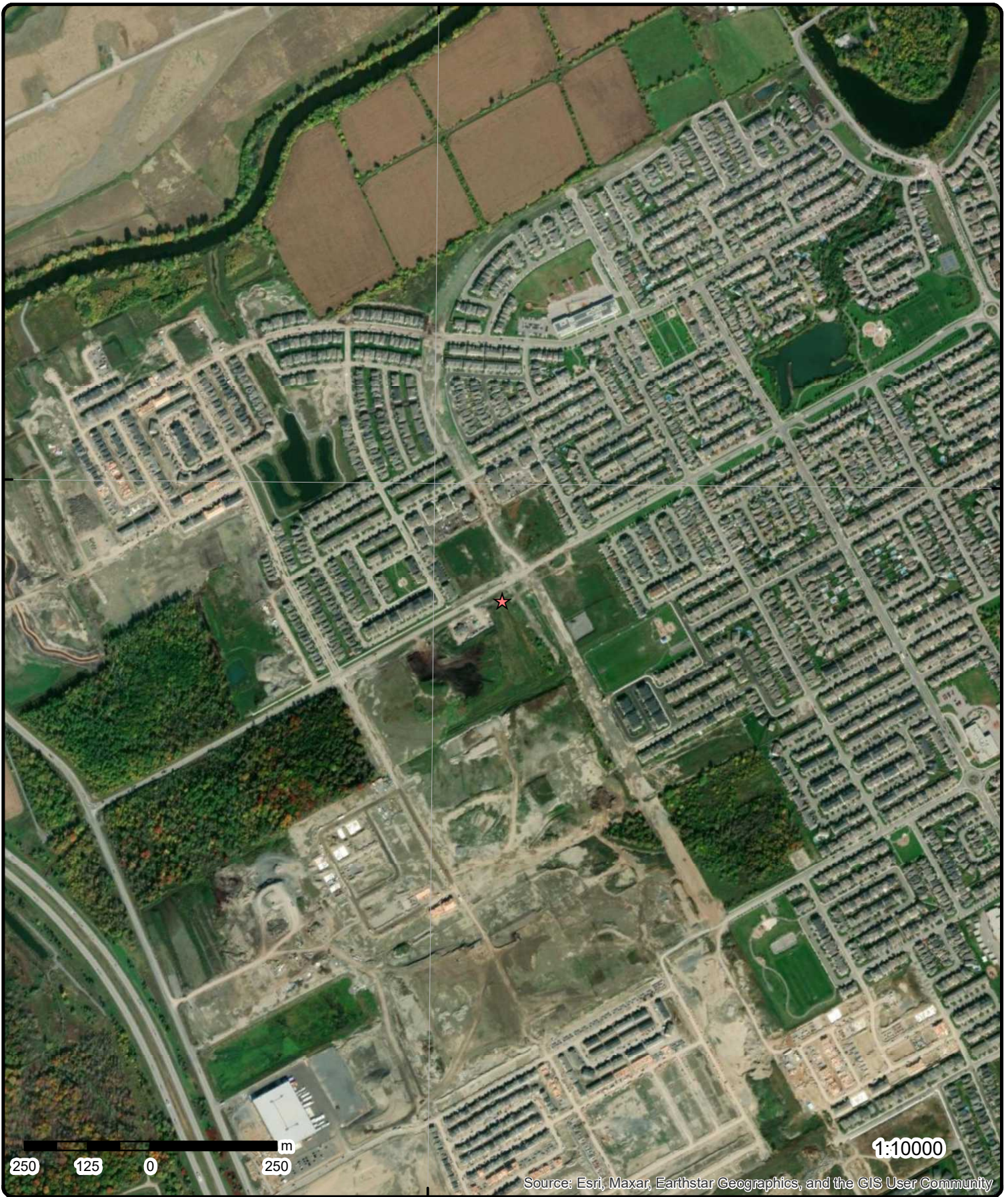


Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	Hospital

75°45'W

45°15'N

45°15'N



Aerial Year: 2021

Order Number: 22080801094

Address: 3853 and 3900 Cambrian Road, and 3508 Greenbank Road, Ottawa, C



Source: ESRI World Imagery

© ERIS Information Limited Partnership

75°46'30"W

75°45'W

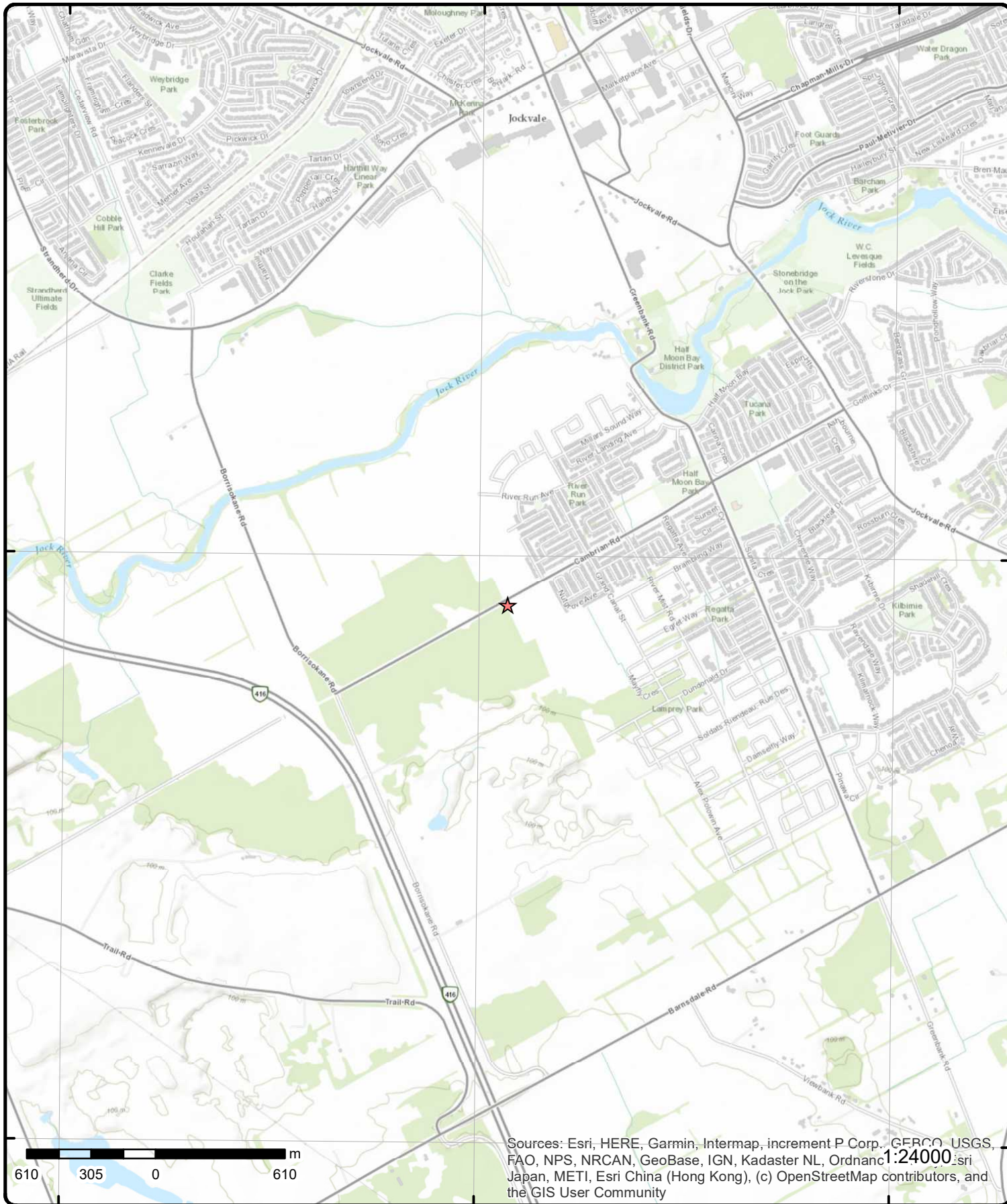
75°43'30"W

45°15'N

45°15'N

45°13'30"N

45°13'30"N



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Topographic Map

Order Number: 22080801094

Address: 3853 and 3900 Cambrian Road, and 3508 Greenbank Road, ON



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 3	WSW/102.1	93.5 / -0.28	3853 CAMBRIAN ROAD lot 11 con 3 OTTAWA ON WWIS

<p>Well ID: 7047099</p> <p>Construction Date:</p> <p>Use 1st: Not Used</p> <p>Use 2nd:</p> <p>Final Well Status: Abandoned-Other</p> <p>Water Type:</p> <p>Casing Material:</p> <p>Audit No: Z52528</p> <p>Tag:</p> <p>Constructn Method:</p> <p>Elevation (m):</p> <p>Elevatn Reliabilty:</p> <p>Depth to Bedrock:</p> <p>Well Depth:</p> <p>Overburden/Bedrock:</p> <p>Pump Rate:</p> <p>Static Water Level:</p> <p>Clear/Cloudy:</p> <p>Municipality: NEPEAN TOWNSHIP</p> <p>Site Info: PLAN 4.5R 12867</p>	<p>Flowing (Y/N):</p> <p>Flow Rate:</p> <p>Data Entry Status:</p> <p>Data Src:</p> <p>Date Received: 26-Jul-2007 00:00:00</p> <p>Selected Flag: TRUE</p> <p>Abandonment Rec: Yes</p> <p>Contractor: 7260</p> <p>Form Version: 3</p> <p>Owner:</p> <p>County: OTTAWA</p> <p>Lot: 011</p> <p>Concession: 03</p> <p>Concession Name:</p> <p>Easting NAD83:</p> <p>Northing NAD83:</p> <p>Zone:</p> <p>UTM Reliability:</p>
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PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/704\7047099.pdf

Additional Detail(s) (Map)

Well Completed Date: 2007/06/02

Year Completed: 2007

Depth (m):

Latitude: 45.2502374880733

Longitude: -75.7420150149643

Path: 704\7047099.pdf

Bore Hole Information

<p>Bore Hole ID: 23047099</p> <p>DP2BR:</p> <p>Spatial Status:</p> <p>Code OB:</p> <p>Code OB Desc:</p> <p>Open Hole:</p> <p>Cluster Kind:</p> <p>Date Completed: 02-Jun-2007 00:00:00</p> <p>Remarks:</p> <p>Elevrc Desc:</p> <p>Location Source Date:</p> <p>Improvment Location Source:</p> <p>Improvment Location Method:</p> <p>Source Revision Comment:</p> <p>Supplier Comment:</p>	<p>Elevation:</p> <p>Elevrc:</p> <p>Zone: 18</p> <p>East83: 441773.00</p> <p>North83: 5011017.00</p> <p>Org CS: UTM83</p> <p>UTMRC: 3</p> <p>UTMRC Desc: margin of error : 10 - 30 m</p> <p>Location Method: wwr</p>
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Annular Space/Abandonment

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Sealing Record

Plug ID: 44002045
Layer: 2
Plug From: 4.869999885559082
Plug To: 6.0960001945495605
Plug Depth UOM: m

**Annular Space/Abandonment
Sealing Record**

Plug ID: 44002044
Layer: 1
Plug From: 0.0
Plug To: 4.869999885559082
Plug Depth UOM: m

**Method of Construction & Well
Use**

Method Construction ID: 25947099
Method Construction Code: A
Method Construction: Digging
Other Method Construction:

Pipe Information

Pipe ID: 29047099
Casing No: 0
Comment:
Alt Name:

Hole Diameter

Hole ID: 46001268
Diameter: 91.44000244140625
Depth From: 0.0
Depth To: 6.0960001945495605
Hole Depth UOM: m
Hole Diameter UOM: cm

Links

Bore Hole ID: 23047099	Tag No:
Depth M:	Contractor: 7260
Year Completed: 2007	Path: 704\7047099.pdf
Well Completed Dt: 2007/06/02	Latitude: 45.2502374880733
Audit No: Z52528	Longitude: -75.7420150149643

<u>1</u>	2 of 3	WSW/102.1	93.5 / -0.28	2051375 Ontario Ltd. 3853 CAMBRIAN ROAD NEPEAN ON	GEN
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Generator No: ON9617431	Status:
SIC Code: 111999	Co Admin:
SIC Description: All Other Miscellaneous Crop Farming	Choice of Contact:
Approval Years: 06	Phone No Admin:
PO Box No:	Contam. Facility:
Country:	MHSW Facility:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Detail(s)</u>					
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
<u>1</u>	3 of 3	WSW/102.1	93.5 / -0.28	3853 Cambrian Road Ottawa ON	EHS
Order No:	20091026033			Nearest Intersection:	Cambrian Road and Cedarview Road
Status:	C			Municipality:	
Report Type:	Custom Report			Client Prov/State:	ON
Report Date:	11/4/2009			Search Radius (km):	0.25
Date Received:	10/26/2009			X:	-75.754342
Previous Site Name:				Y:	45.247
Lot/Building Size:					
Additional Info Ordered:					
<u>2</u>	1 of 1	NE/117.1	93.7 / -0.08	Cambrian Road Ottawa ON	EHS
Order No:	20180405002			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	11-APR-18			Search Radius (km):	.25
Date Received:	05-APR-18			X:	-75.747179
Previous Site Name:				Y:	45.24865
Lot/Building Size:					
Additional Info Ordered:					
<u>3</u>	1 of 1	SSE/190.3	94.2 / 0.40	ON	WWIS
Well ID:	7223434			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:				Data Entry Status:	Yes
Use 2nd:				Data Src:	
Final Well Status:				Date Received:	09-Jul-2014 00:00:00
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:	C19501			Contractor:	7328
Tag:	A122943			Form Version:	8
Constructn Method:				Owner:	
Elevation (m):				County:	OTTAWA
Elevatn Reliability:				Lot:	
Depth to Bedrock:				Concession:	
Well Depth:				Concession Name:	
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:	NEPEAN TOWNSHIP				
Site Info:					
PDF URL (Map):					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:	2012/02/27				
Year Completed:	2012				
Depth (m):					
Latitude:	45.2462393351815				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Longitude: -75.7477608407118
 Path:

Bore Hole Information

Bore Hole ID:	1004911661	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	18
Code OB:		East83:	441318.00
Code OB Desc:		North83:	5010577.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	27-Feb-2012 00:00:00	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Links

Bore Hole ID:	1004911661	Tag No:	A122943
Depth M:		Contractor:	7328
Year Completed:	2012	Path:	
Well Completed Dt:	2012/02/27	Latitude:	45.2462393351815
Audit No:	C19501	Longitude:	-75.7477608407118

<u>4</u>	1 of 17	SE/194.3	94.0 / 0.27	Minto Communities Inc. Lot 10, Concession 3 Part 1, Ref.4R-23178 Ottawa ON K1P 0B6	ECA
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Approval No:	5675-8QZMJ3	MOE District:	Ottawa
Approval Date:	2012-02-17	City:	
Status:	Approved	Longitude:	-75.7468
Record Type:	ECA	Latitude:	45.2465
Link Source:	IDS	Geometry X:	
SWP Area Name:	Rideau Valley	Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Business Name:	Minto Communities Inc.		
Address:	Lot 10, Concession 3 Part 1, Ref.4R-23178		
Full Address:			
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/4095-8QNS5H-14.pdf		
PDF Site Location:			

<u>4</u>	2 of 17	SE/194.3	94.0 / 0.27	Minto Communities Inc. Ottawa ON K1P 0B6	ECA
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Approval No:	3275-8XLRU3	MOE District:	Ottawa
Approval Date:	2012-11-13	City:	
Status:	Approved	Longitude:	-75.7468
Record Type:	ECA	Latitude:	45.2465
Link Source:	IDS	Geometry X:	
SWP Area Name:	Rideau Valley	Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Business Name:	Minto Communities Inc.		
Address:			
Full Address:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Full PDF Link:		https://www.accessenvironment.ene.gov.on.ca/instruments/2304-8QNT74-14.pdf			
PDF Site Location:					
4	3 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited Half Moon Bay West Ottawa ON	ECA
Approval No:	4315-95LRDH			MOE District:	Ottawa
Approval Date:	2013-03-08			City:	
Status:	Revoked and/or Replaced			Longitude:	-75.7468
Record Type:	ECA			Latitude:	45.2465
Link Source:	IDS			Geometry X:	
SWP Area Name:	Rideau Valley			Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Business Name:	Mattamy (Half Moon Bay) Limited				
Address:	Half Moon Bay West				
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/5155-92RQ4Y-14.pdf				
PDF Site Location:					
4	4 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited Half Moon Bay West Ottawa ON K2K 2M5	ECA
Approval No:	2429-9KJKRK			MOE District:	Ottawa
Approval Date:	2014-06-12			City:	
Status:	Revoked and/or Replaced			Longitude:	-75.7468
Record Type:	ECA			Latitude:	45.2465
Link Source:	IDS			Geometry X:	
SWP Area Name:	Rideau Valley			Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Business Name:	Mattamy (Half Moon Bay) Limited				
Address:	Half Moon Bay West				
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/0309-9GRS3H-14.pdf				
PDF Site Location:					
4	5 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited Half Moon Bay West Ottawa ON K2K 2M5	ECA
Approval No:	9983-A44ME4			MOE District:	Ottawa
Approval Date:	2015-11-19			City:	
Status:	Approved			Longitude:	-75.7468
Record Type:	ECA			Latitude:	45.2465
Link Source:	IDS			Geometry X:	
SWP Area Name:	Rideau Valley			Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Business Name:	Mattamy (Half Moon Bay) Limited				
Address:	Half Moon Bay West				
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/8745-9WFL3U-14.pdf				
PDF Site Location:					
4	6 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited	ECA

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Ottawa ON K2K 2M5					
Approval No:	3029-ACNJPT			MOE District:	Ottawa
Approval Date:	2016-08-12			City:	
Status:	Approved			Longitude:	-75.7468
Record Type:	ECA			Latitude:	45.2465
Link Source:	IDS			Geometry X:	
SWP Area Name:	Rideau Valley			Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Business Name:	Mattamy (Half Moon Bay) Limited				
Address:					
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/8935-ACJQFG-14.pdf				
PDF Site Location:					
4	7 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited	ECA
Ottawa ON K2K 2M5					
Approval No:	1648-ADBLF9			MOE District:	Ottawa
Approval Date:	2016-09-19			City:	
Status:	Approved			Longitude:	-75.7468
Record Type:	ECA			Latitude:	45.2465
Link Source:	IDS			Geometry X:	
SWP Area Name:	Rideau Valley			Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Business Name:	Mattamy (Half Moon Bay) Limited				
Address:					
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/5677-ACMJCN-14.pdf				
PDF Site Location:					
4	8 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited Half Moon Bay West Ottawa ON K2K 2M5	ECA
Approval No:	1153-ACHP3E			MOE District:	Ottawa
Approval Date:	2016-08-17			City:	
Status:	Revoked and/or Replaced			Longitude:	-75.7468
Record Type:	ECA			Latitude:	45.2465
Link Source:	IDS			Geometry X:	
SWP Area Name:	Rideau Valley			Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Business Name:	Mattamy (Half Moon Bay) Limited				
Address:	Half Moon Bay West				
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/1266-AASJFN-14.pdf				
PDF Site Location:					
4	9 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited Geo. Twp. of Nepean Ottawa ON K2S 1B9	ECA
Approval No:	8279-7XBM9P			MOE District:	Ottawa
Approval Date:	2009-11-09			City:	
Status:	Revoked and/or Replaced			Longitude:	-75.7468
Record Type:	ECA			Latitude:	45.2465

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Link Source: SWP Area Name: Approval Type: Project Type: Business Name: Address: Full Address: Full PDF Link: PDF Site Location:	IDS Rideau Valley			Geometry X: Geometry Y: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS MUNICIPAL AND PRIVATE SEWAGE WORKS Mattamy (Half Moon Bay) Limited Geo. Twp. of Nepean	
4	10 of 17	SE/194.3	94.0 / 0.27	Minto Communities Inc. Ottawa ON K1P 0B6	ECA
Approval No: Approval Date: Status: Record Type: Link Source: SWP Area Name: Approval Type: Project Type: Business Name: Address: Full Address: Full PDF Link: PDF Site Location:	3635-975KJ5 2013-04-30 Approved ECA IDS Rideau Valley			MOE District: City: Longitude: Latitude: Geometry X: Geometry Y: Ottawa Ottawa -75.7468 45.2465 ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS MUNICIPAL AND PRIVATE SEWAGE WORKS Minto Communities Inc.	
4	11 of 17	SE/194.3	94.0 / 0.27	McNeil Farm Limited Ottawa ON K2P 1P9	ECA
Approval No: Approval Date: Status: Record Type: Link Source: SWP Area Name: Approval Type: Project Type: Business Name: Address: Full Address: Full PDF Link: PDF Site Location:	5053-7EWPXU 2008-05-27 Approved ECA IDS Rideau Valley			MOE District: City: Longitude: Latitude: Geometry X: Geometry Y: Ottawa Ottawa -75.7468 45.2465 ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS MUNICIPAL AND PRIVATE SEWAGE WORKS McNeil Farm Limited	
4	12 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited Geo. Twp. of Nepean Ottawa ON K2S 1B9	ECA
Approval No: Approval Date: Status: Record Type: Link Source: SWP Area Name: Approval Type: Project Type: Business Name: Address:	7789-7T4L5U 2009-06-17 Approved ECA IDS Rideau Valley			MOE District: City: Longitude: Latitude: Geometry X: Geometry Y: Ottawa Ottawa -75.7468 45.2465 ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS MUNICIPAL AND PRIVATE SEWAGE WORKS Mattamy (Half Moon Bay) Limited Geo. Twp. of Nepean	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/4764-7T3K6J-14.pdf PDF Site Location:					
4	13 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited Geo. Twp. of Nepean Ottawa ON K2S 1B9	ECA
Approval No: 9042-7T4KXA Approval Date: 2009-06-17 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Rideau Valley Approval Type: ECA-Municipal Drinking Water Systems Project Type: Municipal Drinking Water Systems Business Name: Mattamy (Half Moon Bay) Limited Address: Geo. Twp. of Nepean MOE District: Ottawa City: Longitude: -75.74680000000001 Latitude: 45.246500000000005 Geometry X: Geometry Y:					
4	14 of 17	SE/194.3	94.0 / 0.27	McNeil Farm Limited Ottawa ON K2P 1P9	ECA
Approval No: 9411-7EZHU6 Approval Date: 2008-05-27 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Rideau Valley Approval Type: ECA-Municipal Drinking Water Systems Project Type: Municipal Drinking Water Systems Business Name: McNeil Farm Limited MOE District: Ottawa City: Longitude: -75.74680000000001 Latitude: 45.246500000000005 Geometry X: Geometry Y:					
4	15 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited Half Moon Bay West Ottawa ON K2K 2M5	ECA
Approval No: 6068-AWUPL5 Approval Date: 2018-04-11 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Rideau Valley Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Business Name: Mattamy (Half Moon Bay) Limited Address: Half Moon Bay West MOE District: Ottawa City: Longitude: -75.7468 Latitude: 45.2465 Geometry X: Geometry Y: Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/9793-AW2MR8-14.pdf PDF Site Location:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	16 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay) Limited Ottawa ON K2K 2M5	ECA
<p>Approval No: 2725-B5VKYF MOE District: Ottawa Approval Date: 2018-10-30 City: Status: Approved Longitude: -75.7468 Record Type: ECA Latitude: 45.2465 Link Source: IDS Geometry X: SWP Area Name: Rideau Valley Geometry Y: Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Business Name: Mattamy (Half Moon Bay) Limited Address: Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/2889-B5GHBE-14.pdf PDF Site Location:</p>					
4	17 of 17	SE/194.3	94.0 / 0.27	Mattamy (Half Moon Bay 3) Limited Half Moon Bay West Ottawa ON K2K 2M5	ECA
<p>Approval No: 1923-BZGMLG MOE District: Ottawa Approval Date: 2021-04-08 City: Status: Approved Longitude: -75.7468 Record Type: ECA Latitude: 45.2465 Link Source: IDS Geometry X: -8432095.2052 SWP Area Name: Rideau Valley Geometry Y: 5660411.703799999 Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Business Name: Mattamy (Half Moon Bay 3) Limited Address: Half Moon Bay West Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/7216-BY2S7G-14.pdf PDF Site Location:</p>					
5	1 of 3	NNW/237.0	93.6 / -0.12	Mattamy (Half Moon Bay) Limited Ottawa ON K2S 1B9	ECA
<p>Approval No: 0804-89QHMU MOE District: Ottawa Approval Date: 2010-10-04 City: Status: Approved Longitude: -75.7489 Record Type: ECA Latitude: 45.25 Link Source: IDS Geometry X: SWP Area Name: Rideau Valley Geometry Y: Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Business Name: Mattamy (Half Moon Bay) Limited Address: Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/3810-89HPQ3-14.pdf PDF Site Location:</p>					
5	2 of 3	NNW/237.0	93.6 / -0.12	Mattamy (Barrhaven) Limited. Ottawa ON K2S 1B9	ECA
<p>Approval No: 4801-88XHM4 MOE District: Ottawa Approval Date: 2010-09-03 City: Status: Approved Longitude: -75.7489</p>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Record Type:	ECA			Latitude: 45.25	
Link Source:	IDS			Geometry X:	
SWP Area Name:	Rideau Valley			Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Business Name:	Mattamy (Barrhaven) Limited.				
Address:					
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/8313-88PQVT-14.pdf				
PDF Site Location:					

<u>5</u>	3 of 3	NNW/237.0	93.6 / -0.12	Mattamy (Half Moon Bay) Limited	ECA
				Ottawa ON K2S 1B9	
Approval No:	9696-8ASHGQ			MOE District: Ottawa	
Approval Date:	2010-11-12			City:	
Status:	Approved			Longitude: -75.7489	
Record Type:	ECA			Latitude: 45.25	
Link Source:	IDS			Geometry X:	
SWP Area Name:	Rideau Valley			Geometry Y:	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS				
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS				
Business Name:	Mattamy (Half Moon Bay) Limited				
Address:					
Full Address:					
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/9733-8APGYU-14.pdf				
PDF Site Location:					

Unplottable Summary

Total: **69** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Minto Communities Inc.	Part 3, RP 4R-7806, Ward (2), Orleans	Ottawa ON	
CA	Mattamy (Half Moon Bay) Limited		Ottawa ON	
CA	Mattamy (Half Moon Bay) Limited		Ottawa ON	
CA	McNeil Farm Limited		Ottawa ON	
CA	McNeil Farm Limited		Ottawa ON	
CA	Mattamy (Half Moon Bay) Limited	Geo. Twp. of Nepean	Ottawa ON	
CA	Mattamy (Half Moon Bay) Limited	Geo. Twp. of Nepean	Ottawa ON	
CA	Minto Communities Inc.	Ward 21	Ottawa ON	
CA	McNeil Farm Limited		Ottawa ON	
CA	McNeil Farm Limited		Ottawa ON	
CA	Mattamy (Barrhaven) Limited.		Ottawa ON	
CA	Mattamy (Half Moon Bay) Limited		Ottawa ON	
CA	Minto Communities Inc.	Ward 21	Ottawa ON	
CA	Minto Communities Inc.		Ottawa ON	
CA	Mattamy (Half Moon Bay) Limited		Ottawa ON	
CA	Mattamy (Half Moon Bay) Limited		Ottawa ON	
CA	Morgan's Grant Subdivision Phase 9	Lot 10, Concession 3	Ottawa ON	
CA	Morgan's Grant Subdivision Phase 6, 7 & 8	Lot 10, Concession 3	Ottawa ON	

CA	Morgan's Grant	Part of Lot 11, Concession 3	Ottawa ON	
CA	Mattamy (Half Moon Bay 3) Limited	Ref. Plan 5R-1 3009, 5R-1 6254	Ottawa ON	
CA	Mattamy (Half Moon Bay 3) Limited		Ottawa ON	
CA	Morgan's Grant Subdivision Phase 9	Lot 10, Concession 3	Ottawa ON	
CA	Morgan's Grant Subdivision Phase 6, 7 & 8	Lot 10, Concession 3	Ottawa ON	
CONV	Mattamy (Half Moon Bay) Limited		Ottawa ON	
EBR	Minto Communities		ON	
EBR	Minto Communities Inc.	Ottawa, Ontario CITY OF OTTAWA	ON	
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Mattamy (Half Moon Bay) Limited		Ottawa ON	K2K 2M5
ECA	Mattamy (Half Moon Bay) Limited		Ottawa ON	K2K 2M5
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Mattamy (Half Moon Bay) Limited	Part of Lot 11 and 12, Concession 3 (Rideau Front)	Ottawa ON	K2K 2M5
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Mattamy (Half Moon Bay) Limited	Part of Lot 11 and 12, Concession 3 (Rideau Front)	Ottawa ON	K2K 2M5
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Mattamy (Half Moon Bay) Limited	Rideau Front, Geographic Township of Nepean	Ottawa ON	K2S 1B9
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Mattamy (Half Moon Bay 3) Limited	West of Greenbank Rd 500 m south of Cambrian Road	Ottawa ON	K2K 2M5

ECA	Mattamy (Half Moon Bay) Limited		Ottawa ON	K2S 1B9
ECA	Mattamy (Half Moon Bay 3) Limited		Ottawa ON	K2S 1B9
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Mattamy (Half Moon Bay) Limited	Rideau Front, Geographic Township of Nepean	Ottawa ON	K2S 1B9
ECA	Mattamy (Half Moon Bay) Limited		Ottawa ON	K2S 1B9
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.	(Ottawa Front)	Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.	(Ottawa Front)	Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Mattamy (Half Moon Bay 3) Limited	West of Greenbank Road, South of Cambrian Road	Ottawa ON	K2K 2M5
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
ECA	Minto Communities Inc.		Ottawa ON	K1P 0B6
GEN	E.B. EDDY FOREST PRODUCTS LTD.	LOT 10, CONC. 3, CAMP 12 F.OP SITE IVY TWP., C/0 1335 CARLING AVE.	OTTAWA ON	K1Z 8N8
GEN	E.B. EDDY FOREST PRODUCTS LTD. 14-802	LOT 10, CONC. 3, CAMP 12 F.OP SITE IVY TWP., C/0 1335 CARLING AVE.	OTTAWA ON	K1Z 8N8
LIMO		Lot 10 Concession 3 Ottawa	ON	
LIMO	Pierces Corners Landfill The Corporation of the Township of Rideau City of	Ottawa Part of Lot 11, Concession 3 Ottawa	ON	
PTTW	Minto Communities Inc.		ON	
PTTW	Minto Communities Inc.		ON	
PTTW	Taggart Construction Limited	Cambrian Road Lot: 11 & 12, Concession: 2, Ottawa City CITY OF OTTAWA	ON	

PTTW	Mattamy (Half Moon Bay) Limited	Lots 8,9,10,11,12, Concession 3 Ottawa, Ontario CITY OF OTTAWA Nepean	ON
PTTW	Mattamy (Half Moon Bay) Limited	Lot 11, 12, Concession 3, Ottawa, City CITY OF OTTAWA	ON
SPL	City of Ottawa	Greenbank Rd northbound at Belman Rd (N of Hunt Club)	Ottawa ON
SPL	Tomlinson Environmental Services Ltd	End of Cambrian Rd.	Ottawa ON
SPL	Clean Water Works Inc.; City of Ottawa	Greenbank Rd	Ottawa ON
WWIS		lot 10	ON

Unplottable Report

Site: *Minto Communities Inc.*
Part 3, RP 4R-7806, Ward (2), Orleans Ottawa ON

Database:
CA

Certificate #: 9811-856NNC
Application Year: 2010
Issue Date: 5/7/2010
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Mattamy (Half Moon Bay) Limited*
Ottawa ON

Database:
CA

Certificate #: 9696-8ASHGQ
Application Year: 2010
Issue Date: 11/12/2010
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Mattamy (Half Moon Bay) Limited*
Ottawa ON

Database:
CA

Certificate #: 9531-7EZK5S
Application Year: 2008
Issue Date: 6/5/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *McNeil Farm Limited*
Ottawa ON

Database:
CA

Certificate #: 8807-7K3QG3
Application Year: 2008

Issue Date: 10/10/2008
Approval Type: Municipal and Private Sewage Works
Status: Revoked and/or Replaced
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *McNeil Farm Limited*
Ottawa ON

Database:
[CA](#)

Certificate #: 8775-7LJH2S
Application Year: 2008
Issue Date: 11/19/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Mattamy (Half Moon Bay) Limited*
Geo. Twp. of Nepean Ottawa ON

Database:
[CA](#)

Certificate #: 8279-7XBM9P
Application Year: 2009
Issue Date: 11/9/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Mattamy (Half Moon Bay) Limited*
Geo. Twp. of Nepean Ottawa ON

Database:
[CA](#)

Certificate #: 7789-7T4L5U
Application Year: 2009
Issue Date: 6/17/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Minto Communities Inc.
Ward 21 Ottawa ON

Database:
CA

Certificate #: 6616-7XYSBE
Application Year: 2009
Issue Date: 12/4/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: McNeil Farm Limited
Ottawa ON

Database:
CA

Certificate #: 6612-7WMSC3
Application Year: 2009
Issue Date: 10/9/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: McNeil Farm Limited
Ottawa ON

Database:
CA

Certificate #: 5053-7EWPXU
Application Year: 2008
Issue Date: 5/27/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Mattamy (Barrhaven) Limited.
Ottawa ON

Database:
CA

Certificate #: 4801-88XHM4
Application Year: 2010
Issue Date: 9/3/2010
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:

Contaminants:
Emission Control:

Site: *Mattamy (Half Moon Bay) Limited*
Ottawa ON

Database:
CA

Certificate #: 4308-7GZQPE
Application Year: 2008
Issue Date: 8/21/2008
Approval Type: Municipal and Private Sewage Works
Status: Revoked and/or Replaced
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Minto Communities Inc.*
Ward 21 Ottawa ON

Database:
CA

Certificate #: 3852-7XHSD6
Application Year: 2009
Issue Date: 11/10/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Minto Communities Inc.*
Ottawa ON

Database:
CA

Certificate #: 3058-7JZKTF
Application Year: 2008
Issue Date: 10/7/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Mattamy (Half Moon Bay) Limited*
Ottawa ON

Database:
CA

Certificate #: 2758-7X2KYB
Application Year: 2009
Issue Date: 10/22/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:

Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Mattamy (Half Moon Bay) Limited**
Ottawa ON

Database:
CA

Certificate #: 0804-89QHMU
Application Year: 2010
Issue Date: 10/4/2010
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Morgan's Grant Subdivision Phase 9**
Lot 10, Concession 3 Ottawa ON

Database:
CA

Certificate #: 1411-4UMSZM
Application Year: 01
Issue Date: 3/10/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Avenue West, Suite 300
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: Installation of watermains on Klondike Road, Piekoff Crescent, Wallsend Avenue and Rayburn Street.
Contaminants:
Emission Control:

Site: **Morgan's Grant Subdivision Phase 6, 7 & 8**
Lot 10, Concession 3 Ottawa ON

Database:
CA

Certificate #: 8414-53CPMC
Application Year: 01
Issue Date: 10/11/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Avenue West, Suite 300
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: Construction of Watermains for Residential Development in Morgan's Grant Subdivision Phase 6, 7 & 8.
Contaminants:
Emission Control:

Site: **Morgan's Grant**
Part of Lot 11, Concession 3 Ottawa ON

Database:
CA

Certificate #: 8692-54QSUG

Application Year: 01
Issue Date: 12/21/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Avenue West, Suite 300
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: Stormwater management facility providing water quantity and quality control.
Contaminants:
Emission Control:

Site: *Mattamy (Half Moon Bay 3) Limited*
Ref. Plan 5R-1 3009, 5R-1 6254 Ottawa ON

Database:
[CA](#)

Certificate #: 0173-8GBHW6
Application Year: 2011
Issue Date: 4/29/2011
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Mattamy (Half Moon Bay 3) Limited*
Ottawa ON

Database:
[CA](#)

Certificate #: 2539-8KRPBJ
Application Year: 2011
Issue Date: 8/18/2011
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Morgan's Grant Subdivision Phase 9*
Lot 10, Concession 3 Ottawa ON

Database:
[CA](#)

Certificate #: 0828-4UMQX6
Application Year: 01
Issue Date: 3/10/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Avenue West, Suite 300
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: Installation of storm and sanitary sewers in Morgan's Grant Subdivision Phase 9, on Klondike Road, Piekoff Crescent, Wallsend Avenue and Rayburn Street.
Contaminants:
Emission Control:

Site: *Morgan's Grant Subdivision Phase 6, 7 & 8*
Lot 10, Concession 3 Ottawa ON

Database:
CA

Certificate #: 8761-53CPYZ
Application Year: 01
Issue Date: 10/11/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Minto Developments Inc.
Client Address: 427 Laurier Avenue West, Suite 300
Client City: Ottawa
Client Postal Code: K1R 7Y2
Project Description: Construction of Storm and Sanitary Sewers for Residential Development Morgan's Grant Subdivision Phase 6, 7, & 8
Contaminants:
Emission Control:

Site: *Mattamy (Half Moon Bay) Limited*
Ottawa ON

Database:
CONV

File No: 073001
Crown Brief No:
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description:

Location:
Region:
Ministry District:

On June 24, 2010, Mattamy (Half Moon Bay) Limited was convicted of two violations for operating a waste disposal site without a Certificate of Approval and failing to conduct a waste audit covering the waste. The Court heard that the company is developing a residential housing subdivision known as Half Moon Bay in the City of Ottawa. On March 21, 2009, ministry staff conducted an inspection of the housing development and observed an employee burning wood waste in an open fire pit. The employee indicated it was the company's practice to burn leftover wood materials at the construction site. No approval had been issued by the ministry. In April 2009, ministry staff followed up with the company and inquired whether it had completed a waste audit and learned that it had not. The company completed and provided a final waste audit to the ministry on May 7, 2009. The company was charged following an investigation by the ministry's Investigations and Enforcement Branch. The company was fined \$24,000 plus a victim fine surcharge and given 60 days to pay the fine.

Background:
URL:

Additional Details

Publication Date:
Count: 2
Act:
Regulation:
Section:
Act/Regulation/Section:
Date of Offence:
Date of Conviction:
Date Charged: June 24, 2010
Charge Disposition: fine, victim fine surcharge
Fine: \$24,000
Synopsis:

Site: *Minto Communities*
ON

Database:
EBR

EBR Registry No: 019-2808
Ministry Ref No: KV-C-001-19
Decision Posted: February 26, 2021
Exception Posted:

Notice Type:	Instrument	Section:	Section 17 (2) (c)
Notice Stage:	Decision	Act 1:	Endangered Species Act , R.S.O. 2007
Notice Date:		Act 2:	Endangered Species Act, 2007
Proposal Date:	December 4, 2020	Site Location Map:	
Year:	2020		
Instrument Type:	Permit for activities to achieve an overall benefit to a species		
Off Instrument Name:	Permit for activities with conditions to achieve overall benefit to the species (ESA s.17(2) (c))		
Posted By:	Ministry of the Environment, Conservation and Parks		
Company Name:			
Site Address:			
Location Other:			
Proponent Name:	Minto Communities		
Proponent Address:	Minto Communities 180 Kent Street Unit 200 Ottawa, ON K1P 0B6 Canada		
Comment Period:	December 4, 2020 - January 3, 2021 (30 days) Closed		
URL:	https://ero.ontario.ca/notice/019-2808		

Site Location Details:

Part of Lot 12, Concession 4, Township of March, Ottawa

Site: *Minto Communities Inc.*
Ottawa, Ontario CITY OF OTTAWA ON

Database:
EBR

EBR Registry No:	013-0315	Decision Posted:	
Ministry Ref No:	MNRF INST 30/17	Exception Posted:	
Notice Type:	Instrument Decision	Section:	
Notice Stage:		Act 1:	
Notice Date:	September 28, 2017	Act 2:	
Proposal Date:	April 10, 2017	Site Location Map:	
Year:	2017		
Instrument Type:	(ESA s.17(2) (c)) - Permit for activities with conditions to achieve overall benefit to the species		
Off Instrument Name:			
Posted By:			
Company Name:	Minto Communities Inc.		
Site Address:			
Location Other:			
Proponent Name:			
Proponent Address:	180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6, Minto Communities Inc., 180 Kent Street , Suite 200, Ottawa Ontario, Canada K1P 0B6		
Comment Period:			
URL:			

Site Location Details:

Ottawa, Ontario CITY OF OTTAWA

Site: *Minto Communities Inc.*
Ottawa ON K1P 0B6

Database:
ECA

Approval No:	6432-CA6MRC	MOE District:	Ottawa
Approval Date:	January 18, 2022	City:	
Status:	Approved	Longitude:	
Record Type:	ECA	Latitude:	
Link Source:	IDS	Geometry X:	-8402261.5817000009
SWP Area Name:	South Nation	Geometry Y:	5691103.7277999958
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Business Name:	Minto Communities Inc.		
Address:			
Full Address:			
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/2726-C9PS46-14.pdf		
PDF Site Location:	Avalon South Stormwater Management Facility Expansion Neighbourhood 4 Lot 4, Concession 10 City of Ottawa, Ontario		

Site: *Mattamy (Half Moon Bay) Limited*
Ottawa ON K2K 2M5

Database:
ECA

Approval No: 3263-BKWJW9
Approval Date: 2020-01-28
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Mattamy (Half Moon Bay) Limited
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7762-BKGSBE-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *Mattamy (Half Moon Bay) Limited*
Ottawa ON K2K 2M5

Database:
ECA

Approval No: 3997-BF2GWX
Approval Date: 2019-08-16
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Mattamy (Half Moon Bay) Limited
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7167-BEKRBP-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *Minto Communities Inc.*
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 6142-BEJHCE
Approval Date: 2019-08-01
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0892-BDSKVQ-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *Mattamy (Half Moon Bay) Limited*
Part of Lot 11 and 12, Concession 3 (Rideau Front) Ottawa ON K2K 2M5

Database:
ECA

Approval No: 2335-B5VJMM
Approval Date: 2018-10-30
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Business Name: Mattamy (Half Moon Bay) Limited
Address: Part of Lot 11 and 12, Concession 3 (Rideau Front)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/3780-B5EM6Y-14.pdf>
PDF Site Location:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 8605-AYUHJG
Approval Date: 2018-05-30
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7723-AYKNXD-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 0195-95LSVA
Approval Date: 2013-03-22
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1964-8XNJA4-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 3053-8YJNWU
Approval Date: 2012-10-01
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1397-8XNJGH-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Mattamy (Half Moon Bay) Limited**
Part of Lot 11 and 12, Concession 3 (Rideau Front) Ottawa ON K2K 2M5

Database:
ECA

Approval No: 8294-AWMJGE
Approval Date: 2018-03-09
Status: Revoked and/or Replaced

MOE District:
City:
Longitude:

Record Type: ECA **Latitude:**
Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Mattamy (Half Moon Bay) Limited
Address: Part of Lot 11 and 12, Concession 3 (Rideau Front)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0576-AW2MCL-14.pdf>
PDF Site Location:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 3128-AQGJ6T **MOE District:**
Approval Date: 2017-08-23 **City:**
Status: Approved **Longitude:**
Record Type: ECA **Latitude:**
Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4569-AQCRKJ-14.pdf>
PDF Site Location:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 1720-AKJGKQ **MOE District:**
Approval Date: 2017-03-24 **City:**
Status: Approved **Longitude:**
Record Type: ECA **Latitude:**
Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1769-AKEQQZ-14.pdf>
PDF Site Location:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 7598-94TRX3 **MOE District:**
Approval Date: 2013-02-26 **City:**
Status: Approved **Longitude:**
Record Type: ECA **Latitude:**
Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/2553-8VDQUF-14.pdf>
PDF Site Location:

Site: **Mattamy (Half Moon Bay) Limited**

Database:
ECA

Rideau Front, Geographic Township of Nepean Ottawa ON K2S 1B9

Approval No: 6638-7FQSS8
Approval Date: 2008-07-11
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Mattamy (Half Moon Bay) Limited
Address: Rideau Front, Geographic Township of Nepean
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0913-7FQQC5-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 8813-9WYQ2J
Approval Date: 2015-06-08
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4625-9WXRTA-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Mattamy (Half Moon Bay 3) Limited**
West of Greenbank Rd 500 m south of Cambrian Road Ottawa ON K2K 2M5

Database:
ECA

Approval No: 9081-9NEH6Y
Approval Date: 2014-08-29
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Mattamy (Half Moon Bay 3) Limited
Address: West of Greenbank Rd 500 m south of Cambrian Road
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0883-9N5RWD-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Mattamy (Half Moon Bay) Limited**
Ottawa ON K2S 1B9

Database:
ECA

Approval No: 6310-7EVLSJ
Approval Date: 2008-05-23
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-Municipal Drinking Water Systems
Project Type: Municipal Drinking Water Systems
Business Name: Mattamy (Half Moon Bay) Limited
Address:
Full Address:
Full PDF Link:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

PDF Site Location:

Site: *Mattamy (Half Moon Bay 3) Limited*
Ottawa ON K2S 1B9

Database:
ECA

Approval No: 2539-8KRPBJ
Approval Date: 2011-08-18
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Mattamy (Half Moon Bay 3) Limited
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/2386-8KKHNNH-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *Minto Communities Inc.*
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 2268-9WYR3F
Approval Date: 2015-06-08
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/3873-9WWLDY-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *Mattamy (Half Moon Bay) Limited*
Rideau Front, Geographic Township of Nepean Ottawa ON K2S 1B9

Database:
ECA

Approval No: 4522-7FBRPC
Approval Date: 2008-06-13
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Mattamy (Half Moon Bay) Limited
Address: Rideau Front, Geographic Township of Nepean
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0088-7F4LRQ-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *Mattamy (Half Moon Bay) Limited*
Ottawa ON K2S 1B9

Database:
ECA

Approval No: 9531-7EZK5S
Approval Date: 2008-06-05
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Mattamy (Half Moon Bay) Limited
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/9564-7EPREX-14.pdf>
PDF Site Location:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 0606-AHXJCH
Approval Date: 2017-02-02
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4552-AHSJ74-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 7661-ABCKQL
Approval Date: 2016-06-30
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/5664-AB4KGV-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 8270-A3ZLU2
Approval Date: 2015-11-10
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/8185-A3PRB5-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
(Ottawa Front) Ottawa ON K1P 0B6

Database:
ECA

Approval No: 6097-9N5HW9
Approval Date: 2014-08-22
MOE District:
City:

Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address: (Ottawa Front)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/9823-9MRHMN-14.pdf>
PDF Site Location:

Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
(Ottawa Front) Ottawa ON K1P 0B6

Database:
ECA

Approval No: 1810-9L6SH8
Approval Date: 2014-06-27
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address: (Ottawa Front)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/6653-9KSHJ5-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 7971-9EAST8
Approval Date: 2014-01-10
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7322-9E4LGN-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Minto Communities Inc.**
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 7202-97BLB4
Approval Date: 2013-05-23
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4553-95ZKWJ-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *Mattamy (Half Moon Bay 3) Limited*
West of Greenbank Road, South of Cambrian Road Ottawa ON K2K 2M5

Database:
ECA

Approval No: 1400-8Y3RNK
Approval Date: 2012-09-18
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Mattamy (Half Moon Bay 3) Limited
Address: West of Greenbank Road, South of Cambrian Road
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0312-8XLQPD-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *Minto Communities Inc.*
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 1554-8Y2HZ6
Approval Date: 2012-09-14
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1100-8WTMSY-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *Minto Communities Inc.*
Ottawa ON K1P 0B6

Database:
ECA

Approval No: 3002-8PBSB4
Approval Date: 2012-01-31
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Minto Communities Inc.
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/6465-8NETCD-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *E.B. EDDY FOREST PRODUCTS LTD.*
LOT 10, CONC. 3, CAMP 12 F.OP SITE IVY TWP., C/O 1335 CARLING AVE. OTTAWA ON K1Z 8N8

Database:
GEN

Generator No: ON0009805
SIC Code: 2599
SIC Description: OTHER WOOD IND.
Approval Years: 90
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 252

Waste Class Desc: WASTE OILS & LUBRICANTS

Site: E.B. EDDY FOREST PRODUCTS LTD. 14-802
LOT 10, CONC. 3, CAMP 12 F.OP SITE IVY TWP., C/O 1335 CARLING AVE. OTTAWA ON K1Z 8N8

Database:
GEN

Generator No: ON0009805
SIC Code: 2599
SIC Description: OTHER WOOD IND.
Approval Years: 94,95,96
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

Site: Lot 10 Concession 3 Ottawa ON

Database:
LIMO

ECA/Instrument No: X9015
Operation Status: Historic
C of A Issue Date:
C of A Issued to:
Lndfl Gas Mgmt (P):
Lndfl Gas Mgmt (F):
Lndfl Gas Mgmt (E):
Lndfl Gas Mgmt Sys:
Landfill Gas Mntr:
Leachate Coll Sys:
ERC Est Vol (m3):
ERC Volume Unit:
ERC Dt Last Det:
Landfill Type:
Source File Type: Historic and Closed Landfills
Fill Rate:
Fill Rate Unit:
Tot Fill Area (ha):
Tot Site Area (ha):
Footprint:
Tot Apprv Cap (m3):
Contam Atten Zone:
Grndwtr Mntr:
Surf Wtr Mntr:
Air Emis Monitor:
Approved Waste Type:
Client Site Name:
ERC Methodology:
Site Name:
Site Location Details: Lot 10 Concession 3
Ottawa

Natural Attenuation:
Liners:
Cover Material:
Leachate Off-Site:
Leachate On Site:
Req Coll Lndfl Gas:
Lndfl Gas Coll:
Total Waste Rec:
TWR Methodology:
TWR Unit:
Tot Aprv Cap Unit:
Financial Assurance:
Last Report Year:
Region:
District Office:
Site County:
Lot:
Concession:
Latitude:
Longitude:
Easting:
Northing:
UTM Zone:
Data Source:

Service Area:
Page URL:

Site: Pierces Corners Landfill The Corporation of the Township of Rideau City of
Ottawa Part of Lot 11, Concession 3 Ottawa ON

Database:
LIMO

ECA/Instrument No: A461201
Operation Status: Closed
C of A Issue Date:
C of A Issued to:
Lndfl Gas Mgmt (P):
Lndfl Gas Mgmt (F):
Lndfl Gas Mgmt (E):
Lndfl Gas Mgmt Sys:
Landfill Gas Mntr:

Natural Attenuation:
Liners:
Cover Material:
Leachate Off-Site:
Leachate On Site:
Req Coll Lndfl Gas:
Lndfl Gas Coll:
Total Waste Rec:
TWR Methodology:

Leachate Coll Sys:
ERC Est Vol (m3):
ERC Volume Unit:
ERC Dt Last Det:
Landfill Type:
Source File Type:
Fill Rate:
Fill Rate Unit:
Tot Fill Area (ha):
Tot Site Area (ha):
Footprint:
Tot Aprv Cap (m3):
Contam Atten Zone:
Grndwtr Mntr:
Surf Wtr Mntr:
Air Emis Monitor:
Approved Waste Type:
Client Site Name:
ERC Methodology:
Site Name:

Pierces Corners Landfill
The Corporation of the Township of Rideau
City of Ottawa

TWR Unit:
Tot Aprv Cap Unit:
Financial Assurance:
Last Report Year:
Region:
District Office:
Site County:
Lot:
Concession:
Latitude:
Longitude:
Easting:
Northing:
UTM Zone:
Data Source:

Site Location Details:
Service Area:
Page URL:

Site: **Minto Communities Inc.**
ON

Database:
PTTW

EBR Registry No: 012-9800
Ministry Ref No: 5771-AJEJDR
Notice Type: Instrument\Decision
Notice Stage:
Notice Date: October\06,\2017
Proposal Date: February\13,\2017
Year: 2017

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Instrument Type: (OWRA\ss.\s34)\s-\sPermit\sto\sTake\sWater

Off Instrument Name:

Posted By:

Company Name: Minto\sCommunities\sInc.

Site Address:

Location Other:

Proponent Name:

Proponent Address: 180\sKent\sStreet\s,\sSuite\s200,\sOttawa\sOntario,\sCanada\sK1P\s0B6,\sMinto\sCommunities\sInc.,
180\sKent\sStreet\s,\sSuite\s200,\sOttawa\sOntario,\sCanada\sK1P\s0B6

Comment Period:

URL:

Site Location Details:

Avalon West Community Address: Lot: 3 & Part of Lot 4, Concession: 11, Geographic Township: CUMBERLAND, Ottawa, City District Office: Ottawa
GeoReference: Zone: 18, UTM Easting: 461611, UTM Northing: 5032496, UTM Location Description: S1- Lot 3 Concession 11, Site #: 5712-AJEJLA
CITY OF OTTAWA

Site: **Minto Communities Inc.**
ON

Database:
PTTW

EBR Registry No: 011-4898
Ministry Ref No: 3046-8MLKW5
Notice Type: Instrument\Decision
Notice Stage:
Notice Date: December\17,\2014
Proposal Date: November\04,\2011
Year: 2011

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Instrument Type: (OWRA\ss.\s34)\s-\sPermit\sto\sTake\sWater

Off Instrument Name:

Posted By:

Company Name: Minto\Communities\Inc.

Site Address:

Location Other:

Proponent Name:

Proponent Address: 180\Kent\Street\s, Suite\s200, Ottawa\Ontario, Canada\K1P\0B6, Minto\Communities\Inc.,
180\Kent\Street\s, Suite\s200, Ottawa\Ontario, Canada\K1P\0B6

Comment Period:

URL:

Site Location Details:

Mahogany Community Development Address: Lot: Part of Lots 4 and 5, Concession: A (Broken Front), Ottawa, City District Office: Ottawa
GeoReference: Map Datum: NAD83, Zone: 18, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, UTM Easting: 446650, UTM Northing: 5007555,
, LIO GeoReference: Zone: , UTM Easting: , UTM Northing: , Latitude: , Longitude: CITY OF OTTAWA

Site: **Taggart Construction Limited**
Cambrian Road Lot: 11 & 12, Concession: 2, Ottawa City CITY OF OTTAWA ON

Database:
PTTW

EBR Registry No: 010-3054 **Decision Posted:**
Ministry Ref No: 3158-7CPQ3P **Exception Posted:**
Notice Type: Instrument\Decision **Section:**
Notice Stage: **Act 1:**
Notice Date: November\s14, \s2014 **Act 2:**
Proposal Date: March\s31, \s2008 **Site Location Map:**
Year: 2008
Instrument Type: (OWRA\ss.\s34)\s-\sPermit\sto\sTake\sWater
Off Instrument Name:
Posted By:
Company Name: Taggart\Construction\Limited
Site Address:
Location Other:
Proponent Name:
Proponent Address: 3187\sAlbion\sRd\sS, Ottawa\Ontario, K1V\s8Y3
Comment Period:
URL:

Site Location Details:

Cambrian Road Lot: 11 & 12, Concession: 2, Ottawa City CITY OF OTTAWA

Site: **Mattamy (Half Moon Bay) Limited**
Lots 8,9,10,11,12, Concession 3 Ottawa, Ontario CITY OF OTTAWA Nepean ON

Database:
PTTW

EBR Registry No: 010-4784 **Decision Posted:**
Ministry Ref No: 6623-7JUKMA **Exception Posted:**
Notice Type: Instrument\Decision **Section:**
Notice Stage: **Act 1:**
Notice Date: April\s29, \s2009 **Act 2:**
Proposal Date: October\s08, \s2008 **Site Location Map:**
Year: 2008
Instrument Type: (OWRA\ss.\s34)\s-\sPermit\sto\sTake\sWater
Off Instrument Name:
Posted By:
Company Name: Mattamy\s(Half\sMoon\sBay)\sLimited
Site Address:
Location Other:
Proponent Name:
Proponent Address: 123\sHuntmar\sDrive, Ottawa\Ontario, Canada\K2S\s1B9
Comment Period:
URL:

Site Location Details:

Lots 8,9,10,11,12, Concession 3 Ottawa, Ontario CITY OF OTTAWA Nepean

Site: *Mattamy (Half Moon Bay) Limited*
Lot 11, 12, Concession 3, Ottawa, City CITY OF OTTAWA ON

Database:
PTTW

EBR Registry No: 010-5959
Ministry Ref No: 8783-7PCUC4
Notice Type: Instrument\Decision
Notice Stage:
Notice Date: June\26,\2009
Proposal Date: February\20,\2009
Year: 2009
Instrument Type: (OWRA\ss.\s34)\s-\sPermit\sto\sTake\sWater
Off Instrument Name:
Posted By:
Company Name: Mattamy\s(Half\sMoon\sBay)\sLimited
Site Address:
Location Other:
Proponent Name:
Proponent Address: 123\sHuntmar\sDrive,\sOttawa\sOntario,\sCanada\sK2S\s1B9
Comment Period:
URL:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

Lot 11, 12, Concession 3, Ottawa, City CITY OF OTTAWA

Site: *City of Ottawa*
Greenbank Rd northbound at Belman Rd (N of Hunt Club) Ottawa ON

Database:
SPL

Ref No: 8317-8PB698
Site No:
Incident Dt: 12/6/2011
Year:
Incident Cause:
Incident Event:
Contaminant Code: 27
Contaminant Name: COOLANT (N.O.S.)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: Not Anticipated
Nature of Impact:
Receiving Medium: Sewage - Municipal/Private and Commercial
Receiving Env:
MOE Response: No Field Response
Dt MOE Arvl on Scn:
MOE Reported Dt: 12/6/2011
Dt Document Closed:
Incident Reason:
Site Name: Storm CB<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: OC Transpo- coolant to CB
Contaminant Qty: 40 L

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address: Greenbank Rd northbound at Belman Rd (N of Hunt Club)
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: Ottawa
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class: Land Spills
Source Type:

Site: *Tomlinson Environmental Services Ltd*
End of Cambrian Rd. Ottawa ON

Database:
SPL

Ref No: 0460-BAENYX
Site No: NA
Incident Dt: 3/19/2019
Year:

Discharger Report:
Material Group:
Health/Env Conseq: 2 - Minor Environment Corporation
Client Type:

Incident Cause:		Sector Type:	Miscellaneous Industrial
Incident Event:	Leak/Break	Agency Involved:	
Contaminant Code:	15	Nearest Watercourse:	
Contaminant Name:	HYDRAULIC OIL	Site Address:	End of Cambrian Rd.
Contaminant Limit 1:		Site District Office:	Ottawa
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:	n/a	Site Region:	Eastern
Environment Impact:		Site Municipality:	Ottawa
Nature of Impact:		Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:	Land; Surface Water; Source Water Zone	Northing:	5010166.45
MOE Response:	No	Easting:	440258.48
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	3/19/2019	Site Map Datum:	
Dt Document Closed:	3/22/2019	SAC Action Class:	Watercourse Spills
Incident Reason:	Material Failure - Poor Design/Substandard Material	Source Type:	Valve/Fitting/Piping
Site Name:	Construction Site of Service Road<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Tomlinson: 3.8-7.6L Hydraulic Oil to Ground & Drainage Ditch, Contained		
Contaminant Qty:	7.6 L		

Site: Clean Water Works Inc.; City of Ottawa
Greenbank Rd Ottawa ON

Database:
SPL

Ref No:	8678-9X4KTE	Discharger Report:	
Site No:	NA	Material Group:	
Incident Dt:	6/2/2015	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	Unknown / N/A	Sector Type:	
Incident Event:		Agency Involved:	
Contaminant Code:	27	Nearest Watercourse:	
Contaminant Name:	OIL ADDITIVES	Site Address:	Greenbank Rd
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:		Site Municipality:	Ottawa
Nature of Impact:	Land	Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	
MOE Response:	N	Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	6/2/2015	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	Land Spills
Incident Reason:	Unknown / N/A	Source Type:	
Site Name:	Gas line <UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	2000L oily substance in excavated pit		
Contaminant Qty:	2000 L		

Site: lot 10 ON

Database:
WWIS

Well ID:	1535825	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:		Data Entry Status:	
Use 2nd:		Data Src:	
Final Well Status:		Date Received:	29-Sep-2005 00:00:00
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:	Z17653	Contractor:	6907
Tag:		Form Version:	3
Constructn Method:		Owner:	
Elevation (m):		County:	OTTAWA
Elevatn Reliability:		Lot:	010

Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: OTTAWA CITY
Site Info:

Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 11316364
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 22-Sep-2005 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone:
East83:
North83:
Org CS:
UTMRC:
UTMRC Desc:
Location Method: na

Overburden and Bedrock

Materials Interval

Formation ID: 932997254
Layer: 2
Color:
General Color:
Mat1:
Most Common Material:
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 19.0
Formation End Depth: 77.0
Formation End Depth UOM: ft

Overburden and Bedrock

Materials Interval

Formation ID: 932997253
Layer: 1
Color:
General Color:
Mat1:
Most Common Material:
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 19.0
Formation End Depth UOM: ft

Method of Construction & Well

Use

Method Construction ID: 961535825
Method Construction Code: B

Method Construction: Other Method
Other Method Construction:

Pipe Information

Pipe ID: 11331219
Casing No: 1
Comment:
Alt Name:

Results of Well Yield Testing

Pump Test ID: 11345704
Pump Set At: 75.0
Static Level:
Final Level After Pumping:
Recommended Pump Depth:
Pumping Rate:
Flowing Rate:
Recommended Pump Rate:
Levels UOM: ft
Rate UOM: LPM
Water State After Test Code:
Water State After Test:
Pumping Test Method:
Pumping Duration HR:
Pumping Duration MIN:
Flowing:

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Nov 2021

Abandoned Mine Information System:

Provincial

[AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Mar 2022

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-May 31, 2022

Borehole:

Provincial

[BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2020

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Chemical Manufacturers and Distributors:

Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-May 31, 2022

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Apr 2022

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Jun 2022

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994 - Jun 30, 2022

Drill Hole Database:

Provincial [DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Sep 2020

Delisted Fuel Tanks:

Provincial [DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Feb 28, 2022

Environmental Activity and Sector Registry:

Provincial [EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Government Publication Date: Oct 2011- Jun 30, 2022

Environmental Registry:

Provincial [EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994 - Jun 30, 2022

Environmental Compliance Approval:

Provincial [ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011- Jun 30, 2022

Environmental Effects Monitoring:

Federal [EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private [EHS](#)

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Mar 31, 2022

Environmental Issues Inventory System:

Federal [EIIS](#)

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial **EPAR**

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land / water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2021

List of Expired Fuels Safety Facilities:

Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Federal Convictions:

Federal **FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Jun 2022

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Fuel Storage Tank - Historic:

Provincial

[FSTH](#)

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

[GEN](#)

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Feb 28, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents:

Provincial

[HINC](#)

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

[IAFT](#)

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

[INC](#)

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Landfill Inventory Management Ontario:

Provincial

[LIMO](#)

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 21, 2022

Canadian Mine Locations:

Private

[MINE](#)

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

[MNR](#)

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Feb 2022

National Analysis of Trends in Emergencies System (NATES):

Federal

[NATE](#)

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

[NCPL](#)

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2020

National Defense & Canadian Forces Fuel Tanks:

Federal

[NDFT](#)

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

[NDSP](#)

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

[NEBI](#)

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

[NEBP](#)

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-May 31, 2022

Ontario Oil and Gas Wells:

Provincial

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Jan 2021

Inventory of PCB Storage Sites:

Provincial

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial

ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994 - Jun 30, 2022

Canadian Pulp and Paper:

Private

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

<u>Pesticide Register:</u>	Provincial	PES
The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.		
Government Publication Date: Oct 2011- Jun 30, 2022		
<u>Pipeline Incidents:</u>	Provincial	PINC
List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.		
Government Publication Date: Feb 28, 2021		
<u>Private and Retail Fuel Storage Tanks:</u>	Provincial	PRT
The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).		
Government Publication Date: 1989-1996*		
<u>Permit to Take Water:</u>	Provincial	PTTW
This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.		
Government Publication Date: 1994 - Jun 30, 2022		
<u>Ontario Regulation 347 Waste Receivers Summary:</u>	Provincial	REC
Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.		
Government Publication Date: 1986-1990, 1992-2019		
<u>Record of Site Condition:</u>	Provincial	RSC
The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.		
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).		
Government Publication Date: 1997-Sept 2001, Oct 2004-Jun 2022		
<u>Retail Fuel Storage Tanks:</u>	Private	RST
This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.		
Government Publication Date: 1999-May 31, 2022		
<u>Scott's Manufacturing Directory:</u>	Private	SCD
Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.		
Government Publication Date: 1992-Mar 2011*		
<u>Ontario Spills:</u>	Provincial	SPL
List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.		
Government Publication Date: 1988-Sep 2020; Dec 2020-Mar 2021		

Wastewater Discharger Registration Database:

Provincial [SRDS](#)

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2020

Anderson's Storage Tanks:

Private [TANK](#)

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal [TCFT](#)

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Dec 2020

Variances for Abandonment of Underground Storage Tanks:

Provincial [VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial [WDS](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011- Jun 30, 2022

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial [WDSH](#)

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial [WWIS](#)

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Jan 31, 2022

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Appendix F – City Directories



www.lgicscanada.com
 alantos@lgicscanada.com
 Phone : 613 875-7387

City Directory Information Source
Vernon's Ottawa & Area, Ontario City Directory

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 2011	
Site Listing:	-No Civic Address
Adjacent Properties:	
Cambrian Road (3830-3900)	-No Listings Within Radius
Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed
Nutgrove Avenue (All)	2400-Res (1 Tenant) 2402-Res (1 Tenant) 2404-Res (1 Tenant) 2406-Res (1 Tenant)

Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 2006-07	
Site Listing:	-No Civic Address
Adjacent Properties:	
Cambrian Road (3830-3900)	3853-Res (1 Tenant)
Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed
Nutgrove Avenue (All)	-Street Not Listed
Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 2001-02	
Site Listing:	-No Civic Address
Adjacent Properties:	
Cambrian Road (3830-3900)	3853-Res (1 Tenant)
Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed
Nutgrove Avenue (All)	-Street Not Listed
Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 1996-97	

Site Listing:	-No Civic Address
Adjacent Properties:	
Cambrian Road (3830-3900)	3853-Res (1 Tenant)
Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed
Nutgrove Avenue (All)	-Street Not Listed
Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 1992	
Site Listing:	-No Civic Address
Adjacent Properties:	
Cambrian Road (3830-3900)	3853-Res (1 Tenant)

Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed
Nutgrove Avenue (All)	-Street Not Listed
Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 1987	
Site Listing:	-No Civic Address
Adjacent Properties:	
Cambrian Road (3830-3900)	-Street Not Listed
Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed

Nutgrove Avenue (All)	-Street Not Listed
Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 1981-82	
Site Listing:	-No Civic Address
Adjacent Properties:	
Cambrian Road (3830-3900)	-Street Not Listed
Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed
Nutgrove Avenue (All)	-Street Not Listed
Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 1976	
Site Listing:	-No Civic Address
Adjacent Properties:	
Cambrian Road (3830-3900)	-Street Not Listed
Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed
Nutgrove Avenue (All)	-Street Not Listed
Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 1971	

Site Listing:	-No Civic Address
Adjacent Properties:	
Cambrian Road (3830-3900)	-Street Not Listed
Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed
Nutgrove Avenue (All)	-Street Not Listed
Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 1966	
Site Listing:	-No Civic Address
Adjacent Properties:	

Cambrian Road (3830-3900)	-Street Not Listed
Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed
Nutgrove Avenue (All)	-Street Not Listed
Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

PROJECT NUMBER: BRM-00245961-A0	
Site Address:	Cambrian Road, Ottawa, Ontario
Year: 1961	
Site Listing:	-No Civic Address
Adjacent Properties:	
Cambrian Road (3830-3900)	-Street Not Listed
Blue Aster Street (All)	-Street Not Listed
Foxhound Way (All)	-Street Not Listed

Nutgrove Avenue (All)	-Street Not Listed
Seeley's Bay Street (All)	-Street Not Listed
Watercolours Way (All)	-Street Not Listed

EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Appendix G – Regulatory Requests

**Ministry of the Environment,
Conservation and Parks**

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

**Ministère de l'Environnement, de la
Protection de la nature et des Parcs**

Bureau de l'accès à l'information et de
la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



December 6, 2022

Scott Grant-Hose
EXP Services Inc.
1266 South Service Road, Suite C1-1
Stoney Creek, Ontario L8E 5R9
scott.grant-hose@exp.com

Dear Scott Grant-Hose:

**RE: MECP FOI A-2022-06039, Your Reference #: GTR-00245961-C0 –
Decision Letter**

This letter is further to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to Lot 11, Concession 3, Ottawa.

After a thorough search through the files of the Environmental Assessment and Permissions Division (EAPD), Environmental Monitoring and Reporting Branch (EMRB), Environmental Investigations and Enforcement Branch (EIEB) and Safe Drinking Water Branch (SDW), records were located in response to your request. The final decision has been made to provide partial access to the requested information.

Some of the information has been severed or withheld under the following sections of the Act:

s.19 Legal advice from Ministry counsel to maintain solicitor-client privilege.

s.21 Personal information of individuals for the protection of their personal privacy.

s.22(a) Records that are publicly available as follows:

- For corporate ownership (ONBIS records, Articles of Incorporation, Articles of Amendment) download forms ON00242E and 5310E to search for a public record available from Service Ontario at <https://www.ontario.ca/page/ontario-business-registry-all-services#section-0>. Go to “33. Searching the Public Record” to locate the forms.
- For newspaper clippings, search the following terms in local media

websites or internet search engines: [insert search terms].

Records or information that are not relevant to the request (e.g., records that are blank, outside of the date range or do not relate directly to the subject matter) have been removed and marked "Not Responsive" or 'N/R'.

Your fee deposit was received on August 10, 2022.

Section 57 of the Act authorizes certain fees to be charged for processing a request. Our charges for processing this request are:

Search Time 1.00 hours @ \$30/hour	\$30.00
o Time taken to locate and retrieve records	
<hr/> Total	\$30.00

In order to receive a copy of the records please forward this amount to our office. Payment(s) may be made by January 6, 2023. If payment has not been received by this date, the file will be closed and you will be required to submit a new request.

The ministry's District Office has advised that there may be inactive records in the Records Centre, Mississauga. To retrieve these files there is a charge of \$60.00 with no guarantee that any records will be located responsive to your request. If you would like us to retrieve these files, please submit an additional payment of \$60.00.

Please be advised that if you decide to pay the above fees and to have the search conducted at the EAPD and/or files retrieved from the Records Centre, if overdue an additional 30 days or more if voluminous will be required to process your request after **payment is received**.

Payment(s) may be made by one of the following options:

- Pay online through Freedom of Information Request On-Line Portal
<https://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/FormDetail?OpenForm&ACT=RDR&TAB=PROFILE&SRCH=1&ENV=WWE&TIT=freedom+of+information&NO=012-2146E>
- Mail money order or cheque, made payable to the "Minister of Finance (FOI)", or credit card information (<http://www.ontario.ca/environment-and-energy/freedom-information-request-form>)

Please **do not** mail cash or send your payment information via email.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Adam Swire at 437-995-1631 or Adam.Swire@ontario.ca.

Yours truly,

Adam Swire

For
Ryan Gunn
Manager (A), Access and Privacy Office



Reference: GTR-00245961-C0

August 9, 2022

To whom it may concern:

Consent to Release Information

**Phase One Environmental Site Assessment
Vacant Parcels on Cambrian Road (Part of
Lots 10 and 11, Concession 3 (Rideau
Front, Geographic Township of Nepean),
Ottawa, Ontario**

The following letter confirms that the undersigned provides EXP Services Inc. (EXP) with authority to conduct an Environmental Site Assessment of the above-noted property. This letter also confirms that EXP is authorized to contact various regulatory authorities for the release of information pertaining to this site.

Yours truly,

Registered Site Owner: LOBLAW PROPERTIES LIMITED

Site Address: Vacant Land, Cambrian Rd. & Greenbank Rd., Cambridge, Ontario

Authorized Signature:  and  _____

Name (Please print): Leah Elliott and David Muallim

Position: VP, LRE, Legal Counsel and VP, Real Estate

Date: August 15, 2022.

Telephone#: (647) 924-1359 , (416)628-7859



Reference: GTR-00245961-C0

August 9, 2022

To whom it may concern:

Consent to Release Information

**Phase One Environmental Site Assessment
Vacant Parcels on Cambrian Road (Part of
Lots 10 and 11, Concession 3 (Rideau
Front, Geographic Township of Nepean),
Ottawa, Ontario**

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Yours truly,

Registered Site Owner: LOBLAW PROPERTIES LIMITED

Site Address: Vacant Land, Cambrian Rd. & Greenbank Rd., Cambridge, Ontario

Authorized Signature:  and  _____

Name (Please print): Leah Elliott and David Muallim

Position: VP, LRE, Legal Counsel and VP, Real Estate

Date: August 15, 2022.

Telephone#: (647) 924-1359 , (416)628-7859



Reference: GTR-00245961-C0

August 9, 2022

To whom it may concern:

Consent to Release Information

**Phase One Environmental Site Assessment
Vacant Parcels on Cambrian Road (Part of
Lots 10 and 11, Concession 3 (Rideau
Front, Geographic Township of Nepean),
Ottawa, Ontario**

The following letter confirms that the undersigned provides EXP Services Inc. (EXP) with authority to conduct an Environmental Site Assessment of the above-noted property. This letter also confirms that EXP is authorized to contact various regulatory authorities for the release of information pertaining to this site.

Yours truly,

Registered Site Owner: Choice Properties LP

Site Address: Vacant Parcels on Cambrian Road (Part of Lots 10 and 11, Concession 3)

Authorized Signature:  _____

Name (Please print): Farid Malek

Position: VP Technical Operations & Capital Projects

Date: August 16, 2022

Telephone #: 647-533-5057



Reference: GTR-00245961-C0

August 9, 2022

To whom it may concern:

Consent to Release Information

**Phase One Environmental Site Assessment
Vacant Parcels on Cambrian Road (Part of
Lots 10 and 11, Concession 3 (Rideau
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Authorized Signature:  _____

Name (Please print): Farid Malek

Position: VP Technical Operations & Capital Projects

Date: August 16, 2022

Telephone #: 647-533-5057

**Ministry of the Environment,
Conservation and Parks**

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

**Ministère de l'Environnement, de
la Protection de la nature et des
Parcs**

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



August 10, 2022

Scott Grant-Hose
EXP Services Inc.
1266 South Service Road, Suite C1-1
Stoney Creek, Ontario L8E 5R9
scott.grant-hose@exp.com

Dear Scott Grant-Hose:

**RE: MECP FOI A-2022-06039 / Your Reference GTR-00245961-C0 –
Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act and has received your payment in the amount of \$5.00 (non-refundable application fee).

**The search will be conducted on the following: Lot 11, Concession 3,
Ottawa. If there is any discrepancy, please contact us immediately.**

Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

Also, the Ministry's Freedom of Information and Protection of Privacy Office (MECP Access and Privacy Office) is currently providing requesters with decisions/records via email. This allows requesters to obtain decisions containing records in a more timely and efficient way.

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search and preparation time.

Due to the COVID-19 outbreak, requesters may experience some delays with FOI requests at this time.

If you have any questions, please contact Nasreen Salar at 647-330-4599 or Nasreen.Salar@ontario.ca.

Yours truly,
MECP Access and Privacy Office

**Ministry of the Environment,
Conservation and Parks**

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

**Ministère de l'Environnement, de
la Protection de la nature et des
Parcs**

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



August 10, 2022

Scott Grant-Hose
EXP Services Inc.
1266 South Service Road, Suite C1-1
Stoney Creek, Ontario L8E 5R9
scott.grant-hose@exp.com

Dear Scott Grant-Hose:

**RE: MECP FOI A-2022-06040 / Your Reference GTR-00245961-C0 –
Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act and has received your payment in the amount of \$5.00 (non-refundable application fee).

The search will be conducted on the following: Lot 10, Concession 3, Ottawa. If there is any discrepancy, please contact us immediately.

Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

Also, the Ministry's Freedom of Information and Protection of Privacy Office (MECP Access and Privacy Office) is currently providing requesters with decisions/records via email. This allows requesters to obtain decisions containing records in a more timely and efficient way.

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Yours truly,
MECP Access and Privacy Office

**Ministry of the Environment,
Conservation and Parks**

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

**Ministère de l'Environnement, de la
Protection de la nature et des Parcs**

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



December 8, 2022

Scott Grant-Hose
EXP Services Inc.
1266 South Service Road, Suite C1-1
Stoney Creek, Ontario L8E 5R9
scott.grant-hose@exp.com

Dear Scott Grant-Hose:

**RE: MECP FOI A-2022-06039, Your Reference #: GTR-00245961-C0 – Record
Release Letter**

This letter is further to your request made pursuant to the Freedom of Information
and Protection of Privacy Act (the Act) relating to Lot 11, Concession 3, Ottawa.

Attached is a copy of the records.

If you have any questions, please contact Adam Swire at 437-995-1631 or
Adam.Swire@ontario.ca.

Yours truly,

Adam Swire

For
Ryan Gunn
Manager (A), Access and Privacy Office

Attachment



August 23, 2022

Via email:
hloi@ottawa.ca

Planning Division
City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario

Re: BRM-00245961-C0 **Municipal Information Search Request**
3845 & 3850 Cambrian Road, Ottawa, Ontario

To whom it may concern,

Our firm has been retained to conduct a Phase I Environmental Site Assessment for 3845 and 3850 Cambrian Road, Ottawa, Ontario. We require information pertaining to the property.

We request that the City of Ottawa search their files and provide any information pertaining to the environmental condition of these properties and surrounding areas, including any past environmental reports, orders, certificates or approvals.

Please find attached the consent letter from the property owner to release this information for the property in question. A request for information form has been completed to initiate a search on the property.

If you should have any questions, please do not hesitate to contact me.

Yours truly,

A handwritten signature in blue ink that reads "Kathy Radisch". The signature is fluid and cursive.

EXP Services Inc.
Kathy Radisch
Administrative Assistant
Earth & Environment

Attachments: Disclaimer
RFI Forms (2)
Consent from Owner (2)



August 23, 2022

Via email:
hloi@ottawa.ca

Planning Division
City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario

Re: BRM-00245961-C0 **Municipal Information Search Request
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If you should have any questions, please do not hesitate to contact me.

Yours truly,


A handwritten signature in blue ink that reads "Kathy Radisch". The signature is fluid and cursive.

EXP Services Inc.
Kathy Radisch
Administrative Assistant
Earth & Environment

Attachments: Disclaimer
RFI Forms (2)
Consent from Owner (2)

Master INVESTIGATION CASE FILE

Case Details

Subordinate Document(s)	Subordinate Document - 6853-7BQRS3: 		
Case Name:	Mattamy (Half Moon Bay) Limited_PTTW_Ottawa_April08		
Case File Number:	0206-7H4MKN		
IEB Project Name:			
Incident Summary:	Complaint sediment into Jock River		
Date Received:	2008/08/06		
Group Responsible for this Case:	Eastern Region <i>Supervisors in this group can also edit this ICF</i>		
Investigator Name:	Clinton King	Investigator Unit:	Ottawa District
Date Investigator Assigned:	2008/08/06	Date Referred:	2008/08/06
Secondary Investigator(s):			
Referral Type:	Pollution Incident Report (PIR)	Referring Officer:	Jena Leavoy
Type of Proceeding:	Part III Provincial/Federal Information		
Offence Start Date:	2008/04/06	Offence End Date:	
Statute of Limitation Date:	2010/04/06		
Case Category:	Standard	Priority:	Medium
		Complexity:	
Types of Investigation:	No approval for regulated activity		
Judicial Authorizations:	<input type="radio"/> Yes <input type="radio"/> No		
Attachments:			

Suspect(s)/Defendant(s)





Client Details Mattamy (Half Moon Bay) Limited Mailing Address: 123 Huntmar Dr Kanata, Ottawa, Ontario, Canada, K2S 1H9 Physical Address: 123 Huntmar Dr Kanata, Ottawa, City, Ontario, Canada, K2S 1H9 Telephone: (613)831-3507, FAX: (613)831-9060 Client #: 9982-77GPCB, Client Type: Corporation Additional Address Info: Kanata

Site(s)

Site Details Half Moon Bay - Phase 1 Address: Lot: Part of Lots 10 & 11, Concession: 3, Rideau Front, Geographic Township of Nepean, Ottawa, City District Office: Ottawa Site #: 1972-77GPHG + + + + Lot 11 and 12, Concession 3, Former Township of Nepean, now City of Ottawa<UNOFFICIAL> Address: Lot: , Part: , Ottawa, City, District Office: Ottawa

Offence(s)

Suspected Violation(s) / Offence(s)
<p>Act - Regulation - Section, Description {General Offence} 1) Ontario Water Resources Act - - 30 (1), discharging or causing or permitting the discharge of a material into a watercourse or in any waters or on any shore or bank thereof or into or in any place, which said discharge may impair the quality of the water of any waters {107 (1)}</p> <p>2) Ontario Water Resources Act - - 53 (1), No person shall establish, alter, extend or replace new or existing sewage works except under an approval granted by a Director. {107 (1)}</p>

Reference Number:	0206-7H4MKN	File Storage Number:	ER 402-08-0077
Module:	Investigations	Module Type:	Pollution Incident Report (PIR)
Cross Reference:	3362-7H4MKM  (doc link)	Task Link:	2426-7H9PA4 
Originating Document:	IEB Referral 3362-7H4MKM 	Created by:	Allan Suds
Incident Report Reference Number:	2553-7DJKPC 		
Date Created:	2008/08/06	Date Completed:	2010/01/11
Bring Forward Date:		Bring Forward Reason:	
Status:	Conviction Unlikely	Associated ICF(s):	
Program	Water - Ground & Surface	Activity:	IEB - Investigations

Witness Statement

Date:	04/09/2009	Time Started:	08:29	Time Completed:	08:39
Location:	ASL Agrodrain Systems Limited				
Name:	John Wielgut			Date of Birth:	
Address:	Street:	3976 Nixon Drive	City/Town:	Osgoode	
	Province:	Ontario	Postal Code:	K0A 2W0	
	Country:	Canada			
Telephone Number:	Business:	(613)826-2388x		Occupation:	President / Agrodrain Systems Limited
	Residence:				
	Cellular:				

Statement:

Statement:


Advised that his company had been on site since 2007 doing pre grade work. They were provided the final drawings for the sub-division in the Fall of 2007. When the final drawings were obtained they were instructed to dig a depression in the general are of where the storm water retention pond is to be. They were instructed to do this work by Mattamy. He thinks that the work was conducted under the instruction of Sean MacFarlane but then in that time a Jeff Coyer was there but he left and was replaced again by Sean MacFarlane. They were advised by Mattamy to stop the work until approval was obtained. His company not responsible for obtaining any approvals. They are still on site and just recently completed the work on the storm water retention pond.

Signature of Officer(s):

Signature of Witness:

Signature of Officer(s):

Document Information

Reference Number:	6521-7U8HZU	Document Author:	Clinton King
Main Document Reference Number:	0206-7H4MKN	Main Document Link:	

Witness Statement

Date:	03/25/2009	Time Started:		Time Completed:	
Location:	MOE / Ottawa				
Name:	Jena Leavoy			Date of Birth:	
Address:	Street:	2430 Don Reid Drive	City/Town:	Ottawa	
	Province:	Ontario	Postal Code:	K1H 1E1	
	Country:	Canada			
Telephone Number:	Business:	(613)521-3450x236	Occupation:	Senior Environmental Officer / MOE / Ottawa	
	Residence:				
	Cellular:				

Statement:
Statement:

I am a Senior Environmental Officer with the Ministry of the Environment ("MOE"), Eastern Region, Ottawa District Office ("ODO"). I am responsible for the delivery of programs in portions of Lanark and Renfrew Counties, as well as the City of Ottawa. I am designated as a Provincial Officer under section 5 of the Ontario Water Resources Act. [REDACTED] One of my assigned sites is Mattamy (Half Moon Bay) Subdivision located on Lots 11 and 12, Concession 3, Formerly Nepean Township, now City of Ottawa, Ontario. As such I have knowledge of the matters hereinafter deposed to, except where stated to be based on an understanding or on information and belief, and where so stated, I have identified the source and I believe the statement to be true.

Clients: s.21

Mattamy (Half Moon Bay) Limited
123 Huntmar Dr Kanata,
Ottawa, Ontario,
Canada,
K2S 1H9

Site Location:

Half Moon Bay - Phase 1 Residential Development
Lot: 11 and 12, Concession: 3, former Township of Nepean, now City of Ottawa

Incident:

On January 21, 2008, Charlie Argue from City of Ottawa notified the Ontario Ministry of the Environment (MOE) Ottawa District Office (ODO) of construction of sewage works without Certificate of Approval at the Mattamy Homes Half Moon Bay Subdivision. The City of Ottawa issued a stop order.

On January 24 I was assigned the complaint from the City of Ottawa regarding Mattamy Homes Half Moon Bay residential development for the construction of a sewage works without a Certificate of Approval. I received a voice message from Charlie Argue - Development Services with the City of Ottawa that the City issued a stop order on Mattamy (Half Moon Bay) Subdivision. He provided information of the location of the subdivision. He

indicated that the contractor retained by Mattamy Homes (Half Moon Bay) Subdivision began constructing a stormwater management pond (SWMP) and no MOE approval has been issued for the construction of the sewage works (SWMP). City staff to complete additional site visits to ensure the contractor and developer are in compliance with the stop order.

On January 24, 2008 I spoke to Charlie Argue regarding construction activities at Mattamy (Half Moon Bay) Subdivision. Mr. Argue agreed to provide photos taken by City staff of construction of SWMP and site grading. I indicated that Charles Goulet District Engineer from the MOE Ottawa District Office has been in contact with Mattamy Homes and that we have a pre-consultation meeting scheduled for next week. City was on site today and confirmed that contractor is still completing site grading and the contractor is believed to be Taggart Construction Limited.

On January 25, 2008 I completed site visit. Large area excavated where SWMP is planned to be located. There was no construction of the SWMP at time of site visit. The contractor Taggart Construction was continuing with site grading on-site. Photos were taken of construction for SWMP and active construction areas. Taggart Construction vehicles were on-site. Signage advertizing the Subdivision Plan at the Mattamy Homes Half Moon Bay site shows SWMP which is located in the same area as where they have begun to construct the SWMP. The construction for the SWMP is very large and of great depth.

On January 30, 2008 at 1:30 pm Charles Goulet MOE District Engineer and I had a meeting with the developer Mattamy Homes representatives Nisha Wellstein, Susan Murphy and their consultant Steve Pichette from David Schaefer Engineering Limited (DSEL). The purpose of the meeting was to seek clarification on MOE approval requirements for the Mattamy on Half Moon Bay subdivision and related activities. During the meeting a discussion took place on the construction within the designated SWM pond block. According to the consultant the construction was carried out as part of the earthworks program for the subdivision. It was clarified that we (MOE) had no objections to the earthwork carried out for grading the general topography of the subdivision but not for trenching/excavating as part of establishing sewage works and drinking water systems when no approval has been issued by MOE for such works. The construction excavation occurred where sewage works are ultimately intended and that it currently requires MOE approval. At the meeting Mattamy representatives and their consultant agreed to submit an Application for Approval of Municipal and Private Sewage Works for the Interim Drainage Control System application to the City to forward to MOE for approval by this Friday (February 8, 2008). Diversion drain has already been constructed without approval, modified drainage pattern and established new sewage works without approval. I indicated that we (MOE) are considering referring the violation of construction of the SWMP without approval to the Ministry's Investigation and Enforcement Branch for further review.

Based on the site visit findings and discussion at the January 30 meeting it has been determined that construction of sewage works was undertaken without issuances of Certificates of Approval.

Under the OWRA Section 53(1) No person shall establish, alter, extend or replace new or existing sewage works except under and in accordance with an approval granted by a Director. R.S.O. 1990, c. O.40, s. 53 (1); 2007, c. 12, s. 1 (14). No application has been submitted to date.

IEB Referral:

The incident has been referred to IEB for further review.

Discharge to Jock River Incident:

On Monday April 7, 2008 the MOE ODO received a complaint by email regarding a Mattamy Homes subdivision site located on the west side of Greenbank Road, just north of Cambrian Road which is under construction where a drainage ditch on the construction site is sending a heavily laden silt discharge into the Jock River. The complainant described insufficient erosion and sedimentation control on the Mattamy site.

I forwarded a copy of the email complaint to the City of Ottawa and requested information on the subdivision

plan, City approvals, and any action the City can or will take to address the issues at this development/construction site.

I contacted Mattamy Homes and requested a call back from Mattamy representatives in charge of construction.

On April 7, 2008 I completed a site visit at Mattamy HMB site. Based on the observations made during my site visit it was confirmed that there was a discharge of sediment/silt laden water from the Todd Drain on Mattamy HMB site that may impair water quality of the Jock River. I observed a number erosion control barriers made of silt fences, straw bales and stone located in the Todd Drain. However, these barriers were not effective based on water quality, water volume and poor maintenance of erosion control barriers as water was passing over and around the erosion control barriers instead of through these materials in order to provide removal of solids in the surface water.

I forwarded a copy of the email complaint to DFO and emailed Hal Stinson at RVCA regarding the site.

A request was initiated for surface water technical support assistance from Kingston.

Jeff Colyer - Construction Manager from Mattamy Homes contacted me and indicated he is in charge of the Mattamy Half Moon Bay (HMB) site and Mattamy Barrhaven Mews site. Mr. Colyer was informed of the complaint received about sediment into Jock River from Mattamy HMB site as well as water pumping without a permit and discharging that water onto private property. I expressed MOE concerns of a discharge of sediment/silt from Mattamy HMB site that may impair water quality observed during my site visit. I indicated that there was no sediment and erosion control measures along Todd drain or measures to control surface run-off on the HMB site. Some check dams, straw bales and erosion control fabric were in place in the Todd Drain at time of site visit but were ineffective as water was passing under, around and over. I requested that they address the sediment/silt running off-site the HMB site and entering the Jock River. I requested a sediment and erosion control plan. I informed Mr. Colyer that the complaint was forwarded to the City of Ottawa and DFO. Mr. Colyer agreed to address MOE concerns regarding sediment control and water pumping without a PTTW and to provide a sediment and erosion control plan.

On April 8, 2008 Jeff Colyer – Mattamy Homes provided a response to MOE concerns.

On April 8, 2008 surface water technical support was on-site at Mattamy HMB. They took a series of field measurements and collected legal samples which were submitted to MOE laboratory as priority analysis.

On April 9, 2008, a request for priority analysis of samples was implemented and approved by Steve Burn DM and LSB David Morse.

On April 10, 2008 Jeff Colyer provided a copy of their sediment control plan and a copy of a plan including additional work that was currently ongoing to help further contain silt within their sites. Based on my observations of the site Mattamy had not implemented their sediment control plan. Arrangements were made to schedule a meeting to discuss MOE concerns.

On April 10, 2008 I sent copy of Mattamy's latest response to RVCA to inquire about the approval by RVCA for the sediment and erosion control plan submitted.

On April 11, 2008 another complaint was sent to MOE, RVCA, and DFO regarding Mattamy Homes "Half Moon Bay" subdivision site issues complaining, in part, of polluting heavily laden silt discharge from the above subject subdivision site into the Jock River, due to a lack of proper erosion and sedimentation control on that site, altering a water course, non-compliance with OWRA sec. 53 and non-compliance with PTTW conditions.

I completed another site visit on April 11, 2008. I met with DFO Inspector Jim Simzer and DFO Biologist Georgina Williston on-site at Mattamy HMB. Mattamy representative Jeff Colyer, Bill McShane - DSEL and Bruce Kilgour - Kilgour & Associates Ltd. were also present. At the time of site visit the Jock River water level

was so high that it was backing up into the Todd Drain on Mattamy Half Moon Bay site. There was no discharge to the Jock River at that location. DFO representatives and I walked along Todd Drain where there was evidence of siltation. Todd Drain was practically empty. Bill McShane from DSEL indicated that the discharge to the Jock River should not have occurred. There intent was to have the entire Todd Drain filled in as the diversion south of Cambrian Road was already complete. However, due to the volume of snow melt and precipitation the two blockages built in the Todd Drain failed and sediment laden water flowed into the Todd Drain, over top of rock check dams and erosion and sediment control barriers and into the Jock River. At the time of site visit DSEL had dug trenches and was directing surface water to low lying areas onsite to manage and control surface water onsite. DSEL's plan is to pump ponded/accumulated surface water onsite into the interim SWMP that will discharge through a geotube then into a rock lined spillway into the Jock River. The rock spillway was being constructed at the time of site visit. Erosion and sediment controls were being installed along Cambrian Rd. Todd Drain water quality prior to entering Mattamy HMB site is clear however once the Todd Drain water enters the diversion (already constructed without sewage works CofA and PTTW) and blends with the East Clark Drain sediment are being picked up and water is cloudy with sediment and no longer clear. There were exposed soils and part of the filter fabric covering the berm of the Todd Drain diversion has fallen into the water. The East Clark Drain passes through the Mattamy site and eventually discharges into the Jock River. West Clark Drain water is clear, sediment and erosion control measures are now in place.

After the site visit on April 11,2008 I contacted Jeff Colyer and explained observations of Todd Drain water quality being clear prior to entering Mattamy property, berm soils on diversion are exposed, filter fabric fallen into diversion, sediment is being picked up between Todd Drain diversion and Cambrian Road. It was requested that Mattamy inspect Todd Drain diversion area and East Clark Drain and determine and eliminate source of sediment into watercourse.

On April 15, 2008 a meeting took place with Mattamy representatives, their consultants (DSEL & Patersongroup), City of Ottawa and MOE. The purpose of the meeting was to deal with the sediment discharge that has occurred, to discuss with Mattamy the plans to come into compliance with Ministry requirements, to obtain the necessary Ministry approvals/permits and to discuss how to avoid similar situations in the future.

On April 18, 2008 I indicated to Jeff Colyer – Mattamy Homes that the current PTTW is for groundwater only for construction dewatering of SWMP, sewers and water mains. PTTW does not authorize the water taking of accumulated surface water on-site. Mattamy's plan is to utilize the SWMP for all surface water run-off control on site. The water will then be pumped out of the SMWP and discharge onto a rip rap spillway which will ultimately discharge into the Jock River. The PTTW was not approved for this. Mattamy's opinion is that a Permit To Take Water has not been required for the activity of pumping surface drainage as is currently being done. Mattamy HMB will follow up with an application for this permit immediately if necessary. Mr. Colyer was advised that a PTTW is required for any water taking greater than 50,000 L/d. I sent Jeff Colyer information about the PTTW application, applicability, limit of water taking, as well as information on the OWRA sections and definitions of sewage, sewage works, water, water taking, PTTW manual and IEB referral.

On April 21, 2008, I completed another site visit with Mattamy representatives and their consultants. Mattamy HMB was again informed that the current PTTW is for groundwater taking for construction dewatering. This permit did not include diversion, pumping or redirecting of surface water on any part of the construction site. An amendment PTTW application is to be submitted asap. An application for a Permit to Take Water Amendment to Permit 7124-79CQG7 and the fee in the amount of \$750.00 was received on April 23, 2008. A new PTTW 7114-7E5M23 was issued on May 1, 2008 for surface water and groundwater takings.

April 29, 2008 received a voice message from Jeff Colyer that on Friday at approximately 6:40pm a sediment plum discharged into Jock River from Todd Drain from the Mattamy HMB site. Corrective actions were taken to cover culvert with geotextile and eliminate discharge. The Todd Drain will be filled in next week.

On May 6, 2008 I received a memorandum from Dana Cruikshank – Surface Water Scientist regarding the Mattamy Half Moon Bay discharge from the Todd Drain into the Jock River.

IEB Referral:

The discharge to Jock River incident was referred to IEB for further review.

PTTW information:

On January 17, 2008 PTTW 7124-79CQG7 was issued for the taking of groundwater for construction dewatering of Area 1 and 2 for Half Moon Bay Subdivision - Phase 1. This permit did not include diversion, pumping or redirecting of surface water on any part of the construction site. Therefore, PTTW 7114-7E5M23 was issued on May 1, 2008 for surface water and groundwater takings.

Certificate of Approval information:

On March 18, 2008 I requested information from Susan Murphy - Mattamy Homes on the status of the sewage works application for approval. According to Susan Murphy from Mattamy Homes David Schaffer Engineering Limited (DSEL) on behalf of Mattamy Homes prepared and submitted an application to the City of Ottawa for approval of municipal and private sewage works for the Interim Drainage Control System on February 4, 2008. Mattamy Homes is now preparing the final civil engineering detailed design submission which includes the Todd Pond stormwater management facility and outlet channel. They are anticipating that the civil engineering for Mattamy on Half Moon Bay Phase 1 will be sent out to the MOE at the end of next week (March 27th/28th).

On April 18/08 - Stephen Pichette - DSEL for Mattamy Homes indicated sewage works application was sent on April 17/08 to EAAB, a copy of the application to be sent to District Office.

EAAB acknowledged receipt of an application for Approval of Municipal and Private Sewage Works Drainage Control System for Half Moon Bay dated April 16, 2008 and received on April 21, 2008. This application was cancelled at the consultant's request.

The water works application for approval was dated May 7, 2008 and received on May 16, 2008. The CofA 6310-7EVLSJ was issued on May 23, 2008 to construct watermains.

The sewage works application was dated May 12, 2008 and received on May 16, 2008. The Certificate of Approval 9531-7EZK5S was issued on June 5, 2008 for sanitary sewers, storm sewers and Geotube® containers or equivalent approved by the District Manager, required for the management and treatment of stormwater, drainage waters and groundwater during construction; receiving flows from the 'drainage collection system' for Half Moon Bay - Phase 1.

The sewage works application was dated May 12, 2008 and received on May 16, 2008. The Certificate of Approval 4522-7FBRPC was issued on June 13, 2008 to construct an interim drainage control pond for storage, including Geotubes pumping system and temporary diversion of the Todd Drain and Clarkes Drain to serve Half Moon Bay Subdivision Phase 1.

The sewage works application was dated May 12, 2008 and received on May 16, 2008. The Certificate of Approval 6638-7FQSS8 was issued on July 11, 2008 to construct an interim drainage control system for storage, including Geotube® pumping system and temporary diversion of the Todd Drain and Clarkes Drain to serve Half Moon Bay Subdivision - Phase 1. This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 4522-7FBRPC issued on June 13, 2008.

The sewage works application was dated May 14, 2008 and received on May 21, 2008. The Certificate of Approval 4308-7GZQPE was issued on August 21, 2008 for the establishment of interim drainage control system and permanent stormwater management system for Half Moon Bay Subdivision - Phase 1. This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 6638-7FQSS8 issued on July 11, 2008.

Certificates of Approval are in place for the development of Mattamy HMB Phase -1.

Other Meetings:

On May 28, 2008 Charles Goulet and I met with Mattamy representatives and their consultants to discuss


various Mattamy sites in Ottawa.

Signature of Officer(s):

Signature of Witness:

Signature of Officer(s):

Document Information

Reference Number:	0465-7QGMXD	Document Author:	Clinton King
Main Document Reference Number:	0206-7H4MKN	Main Document Link:	

Suspect/Defendant Profile


Suspect/Defendant Information

Suspect/Defendant Name:	Mattamy (Half Moon Bay) Limited	Aliases:	
Suspect/Defendant Type:	Corporation	Photographed:	
Mailing Address:	123 Huntmar Dr Kanata Ottawa, Canada K2S 1H9		
Telephone Number(s):	(613)831-3507	Extension:	
Date of Birth: (yyyy/mm/dd)		Gender:	
Occupation:		Language Preferred:	
Driver's License No:		Province/State of Issue:	
Make of Vehicle(s):		Vehicle Plate Number(s):	
CPIC Information:		Previous Convictions:	
Hazard Flag:	No		
Hazard Description:			
Relationship			
Other Information:			

Corporation Officers/Directors

Corporation Officer(s)/Director(s) - Address(es):			
Previous Legal Name(s):		Other Names:	
Business Identification No:	001588214	Corporation/Government No:	
Business Activity Description:		CVOR:	
Jurisdiction Where Corporation Is Registered:			

Document Information

Reference Number:	2545-7H9LD3	Document Author:	Allan Sudds
Main Document Reference Number:	0206-7H4MKN	Main Document Link:	

Supplemental Report

Memo Details

Case Name:	Mattamy (Half Moon Bay) Limited_PTTW_Ottawa_April08
Case Number:	0206-7H4MKN
Date:	2008/02/15
Defendant(s):	
Site(s):	
Created by:	Clinton King

15 February, 2008 - Received and reviewed. Investigation to follow.

29 April, 2009 I contacted Frank Cairo of Mattamy by phone and advised him that I wished to speak with him surrounding a number of issues at the Half Moon Bay sit. I advised that I wished to speak with surrounding a sediment discharge to the Jock River, waste related issues and also the digging of a storm water pond without approval. Mr. Cairo indicated that they would be getting counsel so I advised that we should wait until they did so before making any appointment. I provided him with my contact info. That was the end of the conversation. Mr. Cairo called me back almost immediately. Mr. Cairo then relayed that he felt that they were being picked on by the MOE compared to other developers. He asked if other developers been charged. I advised that there has been others charged and others were under investigation. He also complained that they just charged them and did not get their side of the story. I advised him on the Mattamy (Fairwinds) issue which they are presently before the courts I had asked their lawyer to speak with him, meaning Mr. Cairo, which was met with silence. Mr. Cairo indicated that maybe they would be getting new counsel if they were not being represented properly. He also advised that the digging of the storm water pond is done on a regular basis in other jurisdictions and is considered just site prep. I advised that I would be interested in hearing their side of the story on that issue. He then addressed the waste issues. He advised that the City had told them that burning was a way to get ride of their waste and the Fire Department had issued a fire permit to do so. I advised again that I would be interested in getting their side of the story on that issue. He went on to say that the waste audits had been delivered to Jena Leavoy within 24 hours of her request. I advised that one of their supervisors had advised Ms. Leavoy they were not done. Mr. Cairo indicated that he disagreed with that. I again advised him that I would be interested in getting their side of the story. I advised him if they did not wish to speak with me then I would have to make a decision based on the information I had. Mr. Cairo advised that he would be contacting Mr. Edelson. I advised that Mr. Edelson may be hard to contact as he was involved in the 8 week trial of Larry O'Brien. He advised that he would try.

30 April, 2009 I was contacted by Frank Cairo of Mattamy. He advised that they were looking for new counsel as Mr. Edelson was tied up for an extended period of time. He advised that he would be in touch next week.

15 May, 2009 I sent a letter to Mattamy (Half Moon Bay) Limited to the attention of Frank Cairo.

25 May, 2009 I received a call from an assistant to Frank Cairo of Mattamy who set up a meeting with me for the 2nd of June, 2009 at 2:00 pm at the Mattamy offices.

1 June, 2009 I received a letter from Mr. Cairo confirming the June 2nd meeting.

2 June, 2009 I attended the offices of Mattamy and met with Frank Cairo and Sean MacFarlane. I confirmed with them that they were aware of my position with the MOE. They indicated that they were aware. I asked to audio the meeting. Mr. Cairo advised that he wished to have a without prejudice conversation. I advised that I was a law enforcement officer and everything I do is on the record. Mr. Cairo advised that Mattamy has a policy that any audio statement must have counsel present. He went on to say that they were having difficulties getting the attention of their lawyer due to the Mayor O'Brien trial. He asked for me to outline the allegations which I did and also showed them some photos. Mr. Cairo advised that he would send a letter surrounding each of the allegations. I agreed that I would forward some photos.

19 June, 2009 I received a letter from Mr. Cairo of Mattamy.

25 June, 2009 I sent a letter in response to Mr. Cairo's June 19 letter.

31 July, 2009 I received a fax from Edelson Clifford D'Angelo LLP titled Due Diligence Relating to the Environmental Allegations against Mattamy Homes at Half Moon Bay. This documents was followed with a bound document with attachments along with a letter from Aaron Shull of the legal firm.

18 December, 2009 - After a review of the material outlined in the document provided by counsel for Mattamy there was the appearance that there was officially induced error by the MOE. Thus based on that information the likelihood of a conviction was very low. This file is now closed.

Page 15

**is withheld pursuant to section
est retenue en vertu de l'article**

N/R

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**

Supplemental Report

Memo Details

Case Name:	Mattamy (Half Moon Bay) Limited_PTTW_Ottawa_April08
Case Number:	0206-7H4MKN
Date:	2008/08/06
Defendant(s):	
Site(s):	
Created by:	Clinton King

August 6, 2008 - Received and reviewed. Investigation to follow.

**Pages 17 to / à 18
are withheld pursuant to section
sont retenues en vertu de l'article**

19

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**

**Pages 19 to / à 21
are withheld pursuant to section
sont retenues en vertu de l'article**

22

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**

**Pages 22 to / à 27
are withheld pursuant to section
sont retenues en vertu de l'article**

19

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**



**Ministry
of the
Environment**

s.19

Section

Witness List

List of Witnesses for Disclosure

1. Witness:

Jena Leavoy
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
(Bus.) - (613)521-3450

Occupation: Senior Environmental Officer

Summary of Evidence:

Conducted inspection of the facility.

2. Witness:

Sylvia Holloway
305 Milner Avenue, Suite 1000
Scarborough, Ontario
M1B 3V4
(Bus.) - (416)314-4278

Occupation: Inspector / Sector Compliance Branch / MOE

Summary of Evidence:

Conducted two inspections of Mattamy owned housing developments and notified them of their requirements.

3. Witness:

Clint King
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
(Bus.) - (613)521-3450


Occupation: Investigator / MOE / IEB / Ottawa.

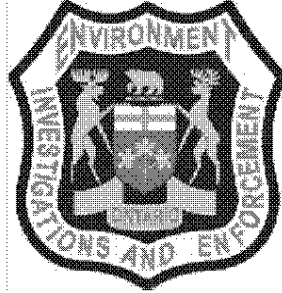
Summary of Evidence:

Obtained statements and exhibits.

s.21

Document Information

Reference Number:	8406-7X7KM5	Document Author:	Clinton King
Main Document Reference Number:	7865-7QNKDF	Main Document Link:	



**Ministry
of the
Environment**

s.19

Section

**Statement
Of
Jena Leavoy**

Type of Statement: Ministry Employee

Original Format (Written or Audio): Written

Audio Statement Attached: No

(Place icon here if Yes)

Statement:

s.21 I am a Senior Environmental Officer with the Ministry of the Environment ("MOE"), Eastern Region, Ottawa District Office ("ODO"). I am responsible for the delivery of programs in portions of Lanark and Renfrew Counties, as well as the City of Ottawa. I am designated as a Provincial Officer under section 5 of the Ontario Water Resources Act. [REDACTED] [REDACTED]. One of my assigned sites is Mattamy (Half Moon Bay) Subdivision located on Lots 11 and 12, Concession 3, Formerly Nepean Township, now City of Ottawa, Ontario. As such I have knowledge of the matters hereinafter deposed to, except where stated to be based on an understanding or on information and belief, and where so stated, I have identified the source and I believe the statement to be true.

Clients:

Mattamy (Half Moon Bay) Limited
123 Huntmar Dr Kanata,
Ottawa, Ontario,
Canada,
K2S 1H9

Site Location:

Half Moon Bay - Phase 1 Residential Development
Lot: 11 and 12, Concession: 3, former Township of Nepean, now City of Ottawa

Incident:

On Friday March 27, 2009 @ approximately 1:30 pm I completed a site visit at Mattamy Half Moon Bay (HMB) subdivision development and observed waste burning. Aaron Paddle a Mattamy employee was seen burning waste. There was smoke and wood waste burning in a fire pit. A mixture of waste was spread around the fire pit area. According to Mr. Paddle he has been burning wood waste since Monday. Mr. Paddle was instructed by his supervisor Chris Hohban Mattamy Senior Builder to burn the wood waste. I directed Mr. Paddle to stop burning waste and to put out the fire. Mr. Paddle called his supervisor Chris Hohban and asked that he come to the site. Once Chris Hohban arrived I informed him that MOE legislation does not allow wood waste burning and that this is not the correct waste disposal practice. Mr. Hohban indicated that he has a burn permit from the City to burn wood waste. I indicated that with or without a permit from the City he is not allowed to burn wood waste under MOE legislation. Chris indicated that they are only burning wood. I indicated that wood from a construction site is considered waste. Mr. Hohban confirmed that the waste in question was generated from the Mattamy HMB construction site. Mr. Hohban indicated that this is normal practice and that the City has issued multiple burn permits for multiple Mattamy sites. Mr. Hohban indicated that Mattamy upper management has approved this waste burning program as a means to cut cost on waste bins and that the City also encourages this type of waste disposal. According to Mr. Hohban Waste Management has the contract to remove waste bins. Mr. Hohban verbally confirmed to stop burning waste, to remove the waste pile at the fire pit location for proper disposal and to extinguish the fire. Mr. Hohban also agreed to fax me a copy of the burn permit issued by the City of Ottawa.

Once back in the office I completed a search of IDS incident reports to see if this is a repeat occurrence at other Mattamy subdivision developments. There are other incident reports in IDS which indicate non-compliance with Ontario Regulations 102/94 and 103/94 at other Mattamy sites. Ontario Regulations 102/94 and 103/94 require waste audits reports, waste reduction work plans and a source separation program prior to construction.

On March 30, 2009 I left a voice message for Chris Hohban on his cell phone requesting he contact me regarding the waste burning issue. Mr. Hohban has not faxed me a copy of the burn permit issued by the City of Ottawa.

Later that day on March 30, 2009 I called Susan Murphy from Mattamy as I had not heard back from Mr. Hohban. I indicated to Susan Murphy that I am looking for the proper contact person at Mattamy to discuss waste management issues at the Mattamy HMB site. I indicated that I left a voice message for Chris Hohban but he has not returned my call and has not provided information that I request (burn permit). Susan Murphy indicated that she will look into matter and call me back.

On March 31, 2009 I received call from Susan Murphy. She indicated that Dave Eastman, Senior Construction Manager is the Mattamy contact for waste management issues and that he can be reached at 613-831-5130. Mrs. Murphy briefly described how the construction waste generated onsite at the Mattamy HMB site is managed. According to Mrs. Murphy drywall and cardboard is recycled, straw and wood are segregated, the straw is then disposed of at a landfill and the wood waste is burned onsite under the City of Ottawa's permit, bricks are reused as infill for garages and porches and waste bins go to landfill. I explained the Mrs. Murphy that the issue is wood waste burning. I indicated that this is not proper disposal under the Environmental Protection Act (EPA). I indicated that I will follow-up with Dave Eastman. I explained that I instructed Mattamy staff (Aaron Paddle and Chris Hohban) to stop burning waste on Friday. I also indicated that Mr. Hohban was suppose to fax me a copy of the burn permit issued by the City but he has not and he has not returned my call. Mrs. Murphy indicated that she will provide me with a copy of the burn permit via fax.

On March 31, 2009 Susan Murphy sent me two emails. This first email stated that the open air burning permit is on-site at HMB. They will fax it to me tomorrow and that construction staff have confirmed that the burning has stopped as per my instructions last week. In the second email Mrs. Murphy provided a copy of the open air fire permit issued by the City for Half Moon Bay.

On April 1, 2009 I called Dave Eastman. We discussed the waste burning issues. Mr. Eastman confirmed that they are no longer burning wood waste. Mr. Eastman indicated that if they can obtain a burn permit from the City or Municipality where the subdivision development is located this is how Mattamy manages wood waste. During our discussion it was confirmed by Mr. Eastman that Mattamy HMB has not completed a waste audit, waste reduction work plan or source separation program as required by Ontario Regulations 102/94 and 103/94. The Mattamy HMB subdivision has been constructing homes for some time now. Also, according to Mr. Eastman none of the other Mattamy subdivision developments in Ottawa have these waste audit reports, waste reduction work plans or source separation programs in place. Therefore, I requested that waste audit reports, waste reduction work plans or source separation programs be developed and implemented as soon as possible for compliance purposes. I sent an email to Mr. Eastman summarising our discussion and confirming non-compliance. In the email I requested that waste audit reports, waste reduction work plans or source separation programs be developed and implemented as soon as possible for compliance purpose and that a copy be provided to me. I also provided in the email as attachments information and guidance manuals to complete the waste audits and waste reduction work plans for construction and demolition projects in accordance with Ontario Regulation 102/94 as well as source separation program requirements under Ontario Regulation 103/94. I requested that Mr. Eastman confirm in writing as to when these required actions will be completed.

On April 2, 2009, I received an email from Dave Eastman which indicated that he will provide the updates as requested by April 24.

On April 20, 2009 Dave Eastman provide by email waste audit reports and waste reduction workplans for Mattamy Half Moon Bay, Mattamy Strandherd and Mattamy Fairwinds North subdivision developments in the City of Ottawa.

On April 29, 2009 I acknowledged via email to Dave Eastman receipt of the waste audit reports and waste reduction workplans for Mattamy subdivision sites in the City of Ottawa.

On May 6, 2009 I sent an email to Dave Eastman regarding the waste audit reports and waste reduction workplans provided for the Mattamy Half Moon Bay, Fairwinds North and Strandherd sites. I noted in the email that the Fairwinds and Half Moon Bay waste reduction work plans in the waste category wood (dimensional) that on-site burning of wood waste is highlighted as an alternative for waste diversion and that currently wood burning has ceased at these sites. I indicated that wood waste burning is a violation of the Environmental Protection Act regardless if an open air fire permit has been issued by the local municipality. Therefore, it was requested that all references to on-site burning of wood waste as an alternative for waste diversion be removed from the waste reduction work plans. I also request the waste reduction workplans be updated and signed copies of the waste reduction work plans and waste audit reports as well as confirm the construction completion dates of these subdivision development sites be provided to me.

On May 7, 2009 Dave Eastman sent an email with the updated and signed waste reduction workplans for the Mattamy Half Moon Bay, Mattamy Strandherd and Mattamy Fairwinds North subdivision developments. The waste reduction workplans under the wood (dimensional) now references recycling efforts are being investigated for wood being chipped on-site and hauled away by others for re-sale and re-use to end user.

The following are the photographs taken at the time of the site visit on March 27, 2009:





March 27/09

March 27/09

S.N/R

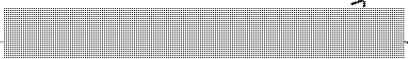
March 27

1:30pm Aaron Paddle - McKinnay - Chris Hobban
 Supervisor / Senior Builder - gave Aaron direction
 to burn waste - began burning waste last
 week - ^{Monday} Chris Hobban - cell 613-978-4973
 Aaron called his supervisor Chris Hobban - directed
 Aaron to put fire out, fill in hole, remove
 waste - to license transfer to a license landfill
 burning waste - City issued burn permit
 for multiple site to allow burning transfer

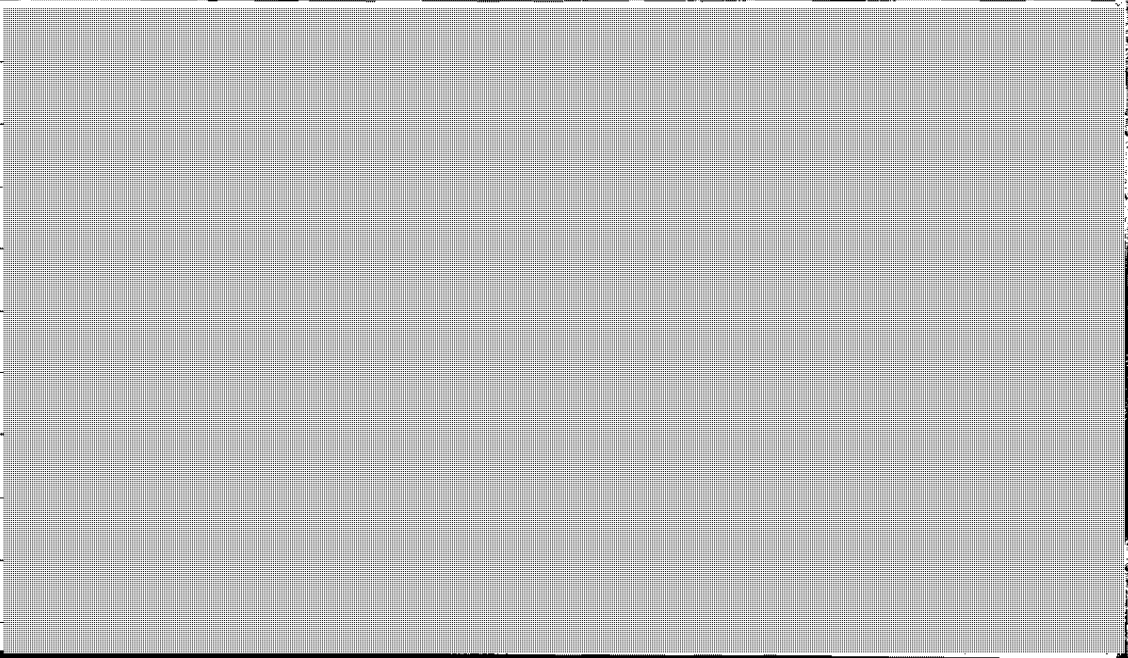
March 27/09

Waste Management has contract to ship waste - col
cost on waste bin - city encourage this waste
Chris Hobban verbally agreed to stop burning
wood waste he will fax me the licence permit
issued by city of Ottawa. ~~was~~ According to
Chris ^{na thony} upper mgmt. has approved this waste burning
program as a means to save cost for
waste management + disposal.

March 31/09


working on identifying HVI.B waste burning incident
Chris Hobban - wrong number on card 692-5216
Dave Eastment or Randy Turkovics ^{not in service}
Senior Construction Manager VP Construction
left msg on cell phone.

s.N/R



March 30/09

s.N/R

my

Spoke to Susan Murphy - Mattamy - asked who I can speak to regarding waste mgmt @ HMLU specifically what Mattamy has for source separate programs, waste audit - waste burning incident on Friday. Spoke to Chris Holban but haven't heard back from him or received the fax information he was suppose to provide. Susan to look into matter & call me back.

6

March 31/09

s.N/R

Susanne Murphy - Dave Eastman - Senior
 Construction Manager (63-831-5130)
 construction waste generated on site
 drywall recycled, cardboard recycled
 straw + wood - segregated
 Landfill kept onsite + burned in pits
 tanks under City permit
 recycled^{as} in-fill for garages & porches
 waste bin to landfill. Explain to Susan that
 burning wood waste is not allowed under EPA -
 air - this is the issue. I will follow-up w Dave
 Eastman. I instructed Mattamy staff (Aaron & Chris
 to stop burning waste on Friday. Paddy Hth
 Chris was suppose to fax ^{City burn} permit but he has not.
 Susan to provide City burn permit via fax.

April 1/09

~~Monday 1/6~~

Susan Murphy confirmed in an email that Mattamy has stopped burning and provided a copy of the Open Air ~~for~~ Fire Permit issued by the City

msg

s.N/R

msg

13

Dave Eastman - Mattamy HTRB - Senior Construction waste management - Mattamy practice is burn permit
 dave.eastman@mattamycorp.com - is issued
 - indicated that wood waste burning is not allowed under AOE legislation - Mattamy does not have a waste audit report or waste reduction work plan for under Reg 102 or a source separation program under Reg 103 for their Ottawa developments. Dave confirmed

(msg)
 lshbm

April 11/09 That they will no longer burn waste and will complete the reports + programs required under Reg 102 + 103 right away. I advised Dave that the waste burning incident has been referred to the IEB. Dave indicated that he is aware of other waste management options to handle + dispose of wood waste. I will provide the guidance material + ask that he call me if he has any questions regarding Reg 102 + 103 requirements. I informed Dave that SCB has found that noncompliance (Regs 102/103) at other Platten sites in Ontario and that head office Platten in Toronto is aware of the Reg 102 + 103 requirements. I would like to see the waste audit reports, waste plans + programs for all Platten sites in Ottawa.

- sent Dave Eastman guidance documents for Reg 102 + 103 as well as forms

~~about other~~

Update IL - waste burning Platten HOKB

wrote IEB statement for waste burning @ Platten HOKB site

April 20/09

MSG

AVS

s.N/R

Sent Dave Eastman - email - 2 complaints
of letter - Mattamy HOB

LD

\$

May 5/09 ^{S.N/R}

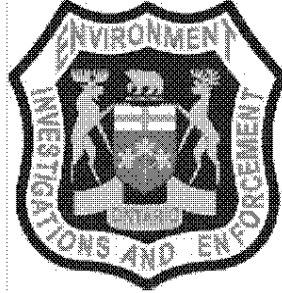
msg

msg
LD

May 6/09

May 6/09

reviewed waste audit reports + waste reduction
workplans for maintenance - sent comments +
request updated reports + signature.



**Ministry
of the
Environment**

s.19



Section

**Statement
Of
Sylvia Holloway**

Type of Statement: Ministry Employee

Original Format (Written or Audio): Written

Audio Statement Attached: No

(Place icon here if Yes)

Ministry of the Environment

Ministère de l'Environnement

Sector Compliance Branch
305 Milner Ave, Suite 1000
Scarborough, ON M1B 3V4
Tel.: 416-314-4278
Fax.: 416-314-4464

Direction de la mise en conformité des secteurs
305, avenue Milner, bureau 1000
Scarborough, ON M1B 3V4
Tél.: 416-314-4278
Télééc.: 416-314-4464



MEMORANDUM

TO: Mr. Clint King, Investigator
Inspections & Enforcement Branch

FROM: Sylvia Holloway, Inspector

DATE: October 30, 2009

RE: Site Visits of 2 Residential Developments being constructed by Mattamy Homes Limited

My name is Sylvia Holloway. I currently work as an inspector within the Ministry of the Environment's Sector Compliance Branch (SCB). I am designated as a Provincial Officer (Badge #373).

s.21

On October 18, 2007, I conducted a site visit of Mattamy (Warden) Limited's "Summerside" residential development located north-east of Warden Avenue & St Clair Avenue, Toronto. On October 25, 2007, I conducted a site visit of Mattamy (Jefferson Forest) Limited's "Jefferson Forest" residential development located at north-east of Rouge River Drive and Sheppard Avenue, Toronto. I determined that both sites were at preliminary stages of development, but actual construction of the homes (including pouring of foundations) had not yet commenced.

s.19


s.21

Because construction of the buildings had not started at the above-named Mattamy sites, I sent "future construction" letters respecting each site to Mr. Brice Lewis, Manager Health & Safety, Mattamy Homes Limited. Mr. Lewis had explained to me that each of the above-named sites is a separately incorporated entity, but he identified himself as the appropriate 'head office' (Mattamy Homes Limited) contact for the sites.

.../2

Mr. Clint King
Page Two

On February 5, 2008, I received a voice-message from Mr. Lewis requesting an extension to the 90 day 'deadline' for completion of a Waste Audit and report, and Waste Reduction Work Plan ("the reports") which are required for Large Construction Projects under O. Regulation 102/94. I explained to him that my letters of November 14, 2007 did not request submission of the reports or define any kind of deadline date; however, if they had been completed, I would review them as a courtesy for Mattamy Homes Limited's future reference. I received the completed reports in the mail during the week of February 11, 2008. I conducted a detailed review of the reports and on March 17, 2009 I emailed Mr. Lewis a letter outlining the deficiencies with the format of the reports. I also invited Mr. Lewis to call me so I could discuss my letter with him, which he indicated in a further e-mail that he would do, but there was no further contact. On March 19, 2009 I sent Mr. Lewis a correction to my March 17, 2009 letter.



Sylvia Holloway
Provincial Officer (Badge #373)

Sylvia Holloway
 Provincial Officer #373
 Inspector
 Sector Compliance Branch



Ministry of the Environment
 305 Milner Avenue, Suite 1000
 Scarborough ON M1B 3V4
 Tel: 416 314-1036 0534
 Fax: 416 314-4464
 E-mail: Sylvia.Holloway@ontario.ca

copied from
 P.O. notebook
 S. Holloway
 #37

S. Holloway

Thursday, October 18, 2007

10:32 - arrived on-scene Mattamy Construction, Ferguson Ave
 (St Clair + Warden)

- Tony Micheli, Foundation Builder

- Dave DeKort Sr. Builder (a.k.a. site superintendent)

- Stelumar - pre-fab shell homes - reduces
 on-site waste

- Bryce Brice Lewis 416-991-3516 - OM&S + Env.

head office,

- Mattamy Homes East GTA (east of Yonge St) → Division.
140 Reinfrew Drive Suite 208, Markham ON, L3R 6B3
905-477-2048 (general #) (Corporate - Oakville)
- "Summerside" Community → separately incorporated.
- > 2000 m³
- 254 townhomes + semi-detached homes.
- send letter to Dave re. to Price.
- Everystar ...
- send Dave web-site for Cdn Leads.

11:10 - mtg. concluded. General conversation re site.

11:25 - left site, drove to Ajax/Westney Rd via 401

Sylvia Holloway
Provincial Officer #373
Inspector
Sector Compliance Branch



Ministry of the Environment
305 Milner Avenue, Suite 1000
Scarborough ON M1B 3V4
Tel: 416 314-1600
Fax: 416 314-4464
E-mail: Sylvia.Holloway@ontario.ca

Copied from PO
notebook

S. Holloway
373.

Sylvia Holloway
Provincial Officer #373
Inspector
Sector Compliance Branch



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notes for
Friday Oct 19, 2007
copied from
PO notebook
S. Holloway
#373.

14:45 - do Panxte hours, Panco is Manager, Health & Safety at Mattamy HO - Mattamy Homes Ltd.
2300 Bristol Circle, N. Oakville, L6H 7963.
Office at 905-829-7963. Each site is incorporated both for ownership + for GC - all under Mattamy umbrella - he will get both. Matt has a single (SIP) disposal contractor for all sites - more for them to ssep off-site, also prefer onsite.
I explained reasonable clause. Will send letter once I get comp info from Panco.

16:15 - left SCB *

S. Holloway

* backcountry - weekly summary completed.

1140 arrived Matthews Home site @ Rouge River Dr + Stappan
 NE corner - Toronto site. Mountain Lion Tr +
 Red Fox Pl. No trailer. P&C Infrastructure Sewer
 Contractors on site, trailer should be here @ 2 weeks
 from Matthews. Road paved, properly staked in,
 some foundations dug; servicing trenches dug.

Sylvia Holloway
 Provincial Officer #373
 Inspector
 Sector Compliance Branch



Ministry of the Environment
 305 Milner Avenue, Suite 1000
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 Fax: 416 314-4464
 E-mail: Sylvia.Holloway@ontario.ca

notes for
 Thursday, Oct. 28, 2007

copied from
 P.O. notebook

S. Holloway
 #373.

15:14 do Price Lewis Matlamy - asked for corp name.

Sylvia Holloway
Provincial Officer #373
Inspector
Sector Compliance Branch



Ministry of the Environment
305 Milner Avenue, Suite 1000
Scarborough ON M1B 3V4
Tel: 416 314-1638 0534
Fax: 416 314-4464
E-mail: Sylvia.Holloway@ontario.ca

notes for Thurs. Oct 25/07
and Friday Oct 26/07.
copied from
PO notebook
S. Holloway
#373.

S Holloway

Friday Oct 26 / 2007

14:15) Matlamy (Jefferson Forest) Ltd. for the Rouse Valley site
HHS2 Matlamy (Warden) Limited is correct for WARDEN -
not Summerside! Above from Price Lewis.

backeaday 15:45 on Feb 5th 2008 - TCF Price
 Lewis, Mattamy, wouded extension of deadline,
 consultant hired for WA/WRWP for 2 pro-
 construction visits. Had thought there was 90 day
 deadline - I explained new specified in letter. But I
 will look + comment on reports for future Mattamy
 reference. Also - current focus on other sectors but
 mgmt may decide no-visits may occur in future of
 CTD sites; not for neuglit.] price.lewis@mattamycorp.com

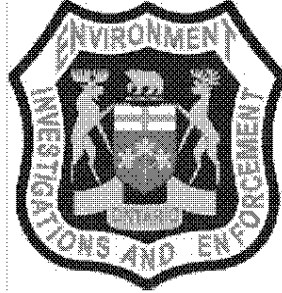
Sylvia Holloway
 Provincial Officer #373
 Inspector
 Sector Compliance Branch



Ministry of the Environment
 305 Milner Avenue, Suite 1000
 Scarborough ON M1B 3V4
 Tel: 416 314-1838 ~~1838~~ 34
 Fax: 416 314-4464
 E-mail: Sylvia.Holloway@ontario.ca

notes from Feb 6, 2008²⁰
 (with back-enday for
 Feb 5, 2008)
 copied from PO
 notebook

S. Holloway
 #373



**Ministry
of the
Environment**

s.19

Section

**Statement
Of
Clint King**

Type of Statement: Ministry Employee

Original Format (Written or Audio): Written

Audio Statement Attached: No

(Place icon here if Yes)

Witness Statement

Date:	2009/10/22	Time Started:		Time Completed:	
Location:					
Name:	Clint King	Date of Birth:			
Address:	Street:	s.21 2430 Don Reid Drive	City/Town:	Ottawa	
	Province:	Ontario	Postal Code:	K1H 1E1	
	Country:	Canada			
Telephone Number:	Business:	(613)521-3450x250	Occupation:	Investigator / MOE / IEB / Ottawa.	
	Residence:				
	Cellular:				

Statement:

Statement:
<p>I am an Investigator with the Investigations and Enforcement Branch of the Ministry of Environment and have been so employed since October of 1989. Previously I was employed with the Smiths Falls Police Department for 7 years being assigned general police duties.</p> <p>On the 29th of April, 2009 I contacted Frank Cairo of Mattamy by phone and advised him that I wished to speak with him surrounding a number of issues at the Half Moon Bay sit. I advised that I wished to speak with surrounding a sediment discharge to the Jock River, waste related issues and also the digging of a storm water pond without approval. Mr. Cairo indicated that they would be getting counsel so I advised that we should wait until they did so before making any appointment. I provided him with my contact info. That was the end of the conversation. Mr. Cairo called me back almost immediately. Mr. Cairo then relayed that he felt that they were being picked on by the MOE compared to other developers. He asked if other developers been charged. I advised that there has been others charged and others were under investigation. He also complained that they just charged them and did not get their side of the story. I advised him on the Mattamy (Fairwinds) issue which they are presently before the courts I had asked their lawyer to speak with him, meaning Mr. Cairo, which was met with silence. Mr. Cairo indicated that maybe they would be getting new counsel if they were not being represented properly. He also advised that the digging of the storm water pond is done on a regular basis in other jurisdictions and is considered just site prep. I advised that I would be interested in hearing their side of the story on that issue. He then addressed the waste issues. He advised that the City had told them that burning was a way to get ride of their waste and the Fire Department had issued a fire permit to do so. I advised again that I would be interested in getting their side of the story on that issue. He went on to say that the waste audits had been delivered to Jena Leavoy within 24 hours of her request. I</p>

advised that one of their supervisors had advised Ms. Leavoy they were not done. Mr. Cairo indicated that he disagreed with that. I again advised him that I would be interested in getting their side of the story. I advised him if they did not wish to speak with me then I would have to make a decision based on the information I had. Mr. Cairo advised that he would be contacting Mr. Edelson. I advised that Mr. Edelson may be hard to contact as he was involved in the 8 week trial of Larry O'Brien. He advised that he would try.

On the 30th of April, 2009 I was contacted by Frank Cairo of Mattamy. He advised that they were looking for new counsel as Mr. Edelson was tied up for an extended period of time. He advised that he would be in touch next week.

On the 15th of May, 2009 I sent a letter to Mattamy (Half Moon Bay) Limited to the attention of Frank Cairo.

On the 25th of May, 2009 I received a call from an assistant to Frank Cairo of Mattamy who set up a meeting with me for the 2nd of June, 2009 at 2:00 pm at the Mattamy offices.

On the 1st of June, 2009 I received a letter from Mr. Cairo confirming the June 2nd meeting.

On the 2nd of June, 2009 I attended the offices of Mattamy and met with Frank Cairo and Sean MacFarlane. I confirmed with them that they were aware of my position with the MOE. They indicated that they were aware. I asked to audio the meeting. Mr. Cairo advised that he wished to have a without prejudice conversation. I advised that I was a law enforcement officer and everything I do is on the record. Mr. Cairo advised that Mattamy has a policy that any audio statement must have counsel present. He went on to say that they were having difficulties getting the attention of their lawyer due to the Mayor O'Brien trial. He asked for me to outline the allegations which I did and also showed them some photos. Mr. Cairo advised that he would send a letter surrounding each of the allegations. I agreed that I would forward some photos.

On the 19th of June, 2009 I received a letter from Mr. Cairo of Mattamy.

On the 25th of June, 2009 I sent a letter in response to Mr. Cairo's June 19 letter.

On the 31st of July, 2009 I received a fax from Edelson Clifford D'Angelo LLP titled Due Diligence Relating to the Environmental Allegations against Mattamy Homes at Half Moon Bay. This documents was followed with a bound document with attachments along with a letter from Aaron Shull of the legal firm.

On the 26th of October, 2009 I left a message on the phone number listed on the City of Ottawa Fire Services Open Air Fire Permit.

On the 26th of October, 2009 I was speaking with District Fire Chief Jerry Pinjitore but a very short time into the conversation he advised that he had a fire call and hung up.

On the 28th of October, 2009 I was speaking with District 6 Fire Chief Jerry Pinjtore. He advised that he had been asked to respond to my call as he has been very involved in the development of the by-law surrounding the fire permits. He advised that under no circumstances is the burning of waste allowed and that the Fire Permit speaks for itself as to what is allowed. He went on to say that the burning of OSB and that type of material is strictly forbidden. He advised that the fire department regularly stop people from the burning of waste.

Signature of Officer(s):

Signature of Witness:

Signature of Officer(s):

Wednesday 29 April 89
7:00^{AM} Up for work
9:09^{AM} Spoke with Frank
Cano & indicated
that I had a number
of issues I would
like to speak with
him about regarding

Western Half Moon
Bay. I advised
that I wanted to
speak with him
about sediment
driftage to Loch
Veser, water issues
& also with the
dragging of the stream
with retention
pond without approval.
He indicated that
they would be getting
counsel, I advised
it be best to wait
for counsel to get

on food on the
meeting date could
depend on their schedule.
I provided him with
my contact info.
He called me back
almost immediately
& complained about
how he felt that
they were being pushed
on by the MOE &
the other developers
were not doing
what they are doing.
He asked if other
developers were being

charged & I advised
that they had &
others were also
under investigation.
He also explained
that the MOE does
not ask for their
side of the story
that they just
charge them. I
advised that on the
Matthew Fawcett issue
presumably like the
country I had asked
that lawyer to
speak with him

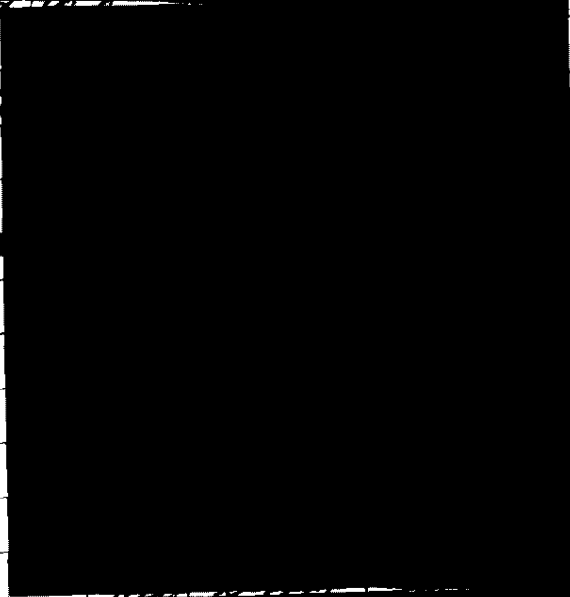
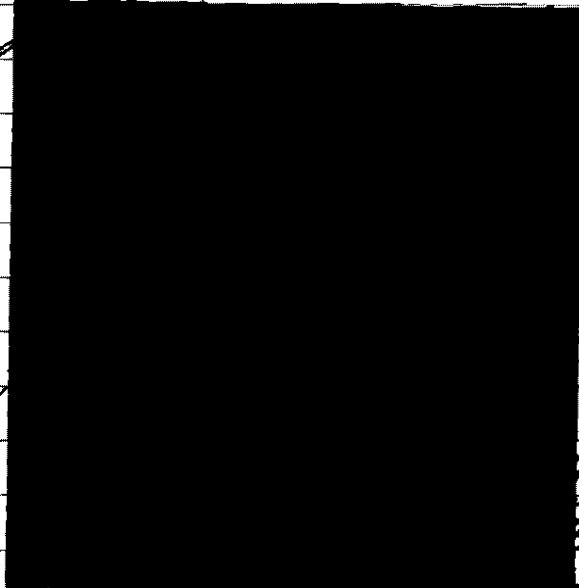
which was set
with advice. He
advised the mayor
they will look into
other sources of
they are not being
revisited properly.
He then brought up
the issue of the
storm water retention
pond & how in
other jurisdictions
this is regularly
done & whether³⁶ he
said that they
consider it not
state prep. I advised

that I was interested
in hearing their side
of the story. Then
I came the issue of
the waste burning.
& the next audit.
He advised me that
the predecessor &
the City held
them that was a
way to get rid
of the waste &
had issued a fire
permit to do so.
I advised & again
I would like to

get for side of the
copy. He advised
that the work would
be done & that
Tara had been within
24 hours of the
report. He advised
the one of Murray's
superiors had
told Tara they
were not done. He
said he disagreed
with that. I
advised that I
was interested in
getting their side of
the story. I advised

that if they did not
wish to speak with
me then I would
have to make a decision
based on what I had.
He advised that he
would be contacting
Mr. Edelson & try
to set something
up. I advised that
Mr. Edelson may be
hard to get hold of
or he is tied up
for 8 weeks with
the Tony Oliva³⁹
trial. He advised

he would attempt to
do



Thursday 30 April 09

11:00 AM David Kington JEB

12:00 PM Reginald JEB

Duty.

40

2:30 PM Speaking with Frank

Care of Mattay.

He says that he

would be in touch
with me next week
as they were looking
for new counsel on
Mr Edson was
held up for an extended
period of time. I
advise that was
OK.

Monday 25 May 09

7:00^{AM} Arrived for work.

10:19^{AM} Speaking with
a Monday representative
who advised that
Frank Cans would
like to set up a
meeting for next week.

Made appointment for
Tuesday 2 June '09
at 2:00 p.m. at their
offices.



9

+

29.

5

7:30

8:30

2:00

2
11

Tuesday 2 June 2009
7:00^{AM} ~~Woke~~ for work
2:00^{PM} Attended Meeting
Houses at 127 Hinton,
Ottawa & met with
Frank Curo & Sean
MacFarlane. I asked
to be able to conduct
the meeting. Mr

Cairo said he wanted
a written prepared
conversation. I advised
that I was a law
enforcement officer &
briefly I do as
on the record. He
advised that Kaiting
has a policy that
any agents & interns
must have counsel
present. They advised
that they were having
difficulty getting
their lawyer attention
due to the trial
of Mayor O'Brien.

Mr Cairo asked that
I explain what the
allegations were &
that he would write
a letter about each
one. I explained
what the allegations
were. I also advised
that I would show
some photos. I
left shortly thereafter.

Monday 24 October 09

7:00^{AM} Waked for work

9:15^{AM} Left message at
phone number ^{03384 461}
for parent & asked
if anyone to call
me re: William

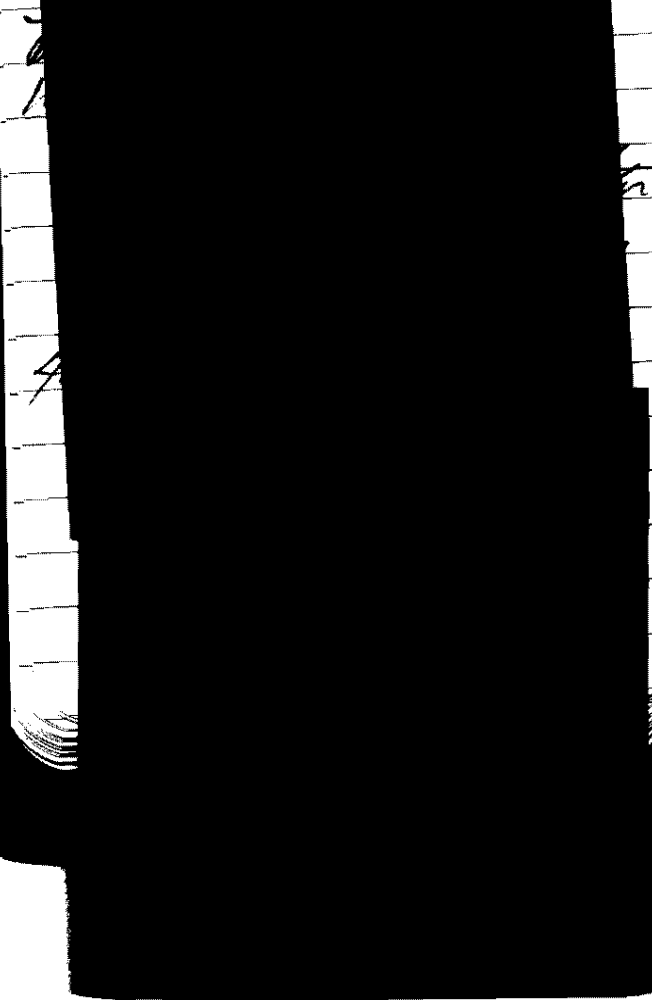
11:00^{AM} Spoke with
Dorothy the Chief Insp
Penzance & was
in the process of telling
her who I was
when he indicated
that they just got a
fine with it & he
would have to go.

Wednesday 20 Oct 09

10:00 ^{AM} Telephone

10:43 ^{AM} Speaking with
District 6 Fire
Chief Jamesington
at 580-2424 ext
32245. He advised
that he was called
to respond to my
inquiry as to the
fire alarm as he
has been involved
in the by-law
demolition. He
advised that under
no circumstances

in the way of work
allowed & the few
print specialists
it all. He further
advised that the
party of OSB etc
is actually fulfilled.
He advised that
regularly stop
down-turn waste.



**Pages 70 to / à 88
are withheld pursuant to section
sont retenues en vertu de l'article**

19

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**

Leavoy, Jena (ENE)

From: Leavoy, Jena (ENE)
Sent: April 1, 2009 12:51 PM
To: Dave Eastman
Subject: Regulations 102/94 and 103/94
Attachments: Guide to Source Separation Reg 103 2478e01.pdf; Guide to Waste Audits and Waste Reduction Work Plans for C & D projects2481e01.pdf; Waste Audit Report Form and Waste Reduction Work Plan Form.doc

Hello Dave,

As you are aware, I observed waste burning at the Mattamy Half Moon Bay (HMB) subdivision development on Friday March 27, 2009. At the time of the site visit Aaron Paddle - Mattamy employee and Chris Hohban – Mattamy Senior Builder were both informed that wood waste burning is a violation and is not allowed under Ontario Ministry of the Environment legislation. Chris Hohban verbally confirmed to stop burning waste, to remove the waste pile at the fire pit location for proper disposal and to extinguish the fire.

Based on the information provided during our discussion this morning you confirmed that Mattamy is no longer burning waste. During our discussion it was confirmed that Mattamy HMB has not completed a waste audit, waste reduction work plan or source separation program as required by Ontario Regulations 102/94 and 103/94 before construction began at the Mattamy HMB site. Also, it is my understanding that none of the Mattamy subdivision developments in Ottawa have these waste audit reports, waste reduction work plans or source separation programs in place prior to construction. Therefore, it is requested that these waste audit reports, waste reduction work plans or source separation programs be developed and implemented as soon as possible for compliance purposes and that a copy be provided to the undersigned.

Attached is information and guidance manuals to complete the waste audits and waste reduction work plans for construction and demolition projects in accordance with Ontario Regulation 102/94 as well as source separation program requirements under Ontario Regulation 103/94. Please confirm in writing as to when these required actions will be completed.

If you have any questions or concerns do not hesitate to contact me.

Thank you,

Jena Leavoy
Senior Environmental Officer
Ontario Ministry of the Environment
Ottawa District Office
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
t: 613-521-3450 ext. 236 or 1-800-860-2195
f: 613-521-5437

**Pages 90 to / à 160
are withheld pursuant to section
sont retenues en vertu de l'article**

22

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**



**Ministry
of the
Environment**

Exhibit:

5

Notes:

description
custody etc.

Leavoy, Jena (ENE)

From: Dave Eastman [Dave.Eastman@mattamycorp.com]
Sent: April 2, 2009 8:51 AM
To: Leavoy, Jena (ENE)
Subject: RE: Regulations 102/94 and 103/94

Jena,
Thank you for this message. I will provide the updates you requested by Apr. 24. If this date does not meet your expectations please advise.
DE

From: Leavoy, Jena (ENE) [mailto:Jena.Leavoy@ontario.ca]
Sent: Wednesday, April 01, 2009 12:51 PM
To: Dave Eastman
Subject: Regulations 102/94 and 103/94

Hello Dave,

As you are aware, I observed waste burning at the Mattamy Half Moon Bay (HMB) subdivision development on Friday March 27, 2009. At the time of the site visit Aaron Paddle - Mattamy employee and Chris Hohban – Mattamy Senior Builder were both informed that wood waste burning is a violation and is not allowed under Ontario Ministry of the Environment legislation. Chris Hohban verbally confirmed to stop burning waste, to remove the waste pile at the fire pit location for proper disposal and to extinguish the fire.

Based on the information provided during our discussion this morning you confirmed that Mattamy is no longer burning waste. During our discussion it was confirmed that Mattamy HMB has not completed a waste audit, waste reduction work plan or source separation program as required by Ontario Regulations 102/94 and 103/94 before construction began at the Mattamy HMB site. Also, it is my understanding that none of the Mattamy subdivision developments in Ottawa have these waste audit reports, waste reduction work plans or source separation programs in place prior to construction. Therefore, it is requested that these waste audit reports, waste reduction work plans or source separation programs be developed and implemented as soon as possible for compliance purposes and that a copy be provided to the undersigned.

Attached is information and guidance manuals to complete the waste audits and waste reduction work plans for construction and demolition projects in accordance with Ontario Regulation 102/94 as well as source separation program requirements under Ontario Regulation 103/94. Please confirm in writing as to when these required actions will be completed.

If you have any questions or concerns do not hesitate to contact me.

Thank you,

Jena Leavoy
Senior Environmental Officer
Ontario Ministry of the Environment
Ottawa District Office
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
t: 613-521-3450 ext. 236 or 1-800-860-2195
f: 613-521-5437



**Ministry
of the
Environment**

Exhibit:

6

Notes:

description
custody etc.

Leavoy, Jena (ENE)

From: Dave Eastman [Dave.Eastman@mattamycorp.com]

Sent: April 20, 2009 2:35 PM

To: Leavoy, Jena (ENE)

Subject: Reports

Attachments: Half Moon Bay Source Separation Program.pdf; Waste Audit - Waste Red Workplan HALF MOON BAY.PDF; Source Separation Program MEWS.PDF; Waste Audit - Waste Red Workplan MEWS.PDF; Waste Audit - Waste Red Workplan FAIRWINDS NORTH.PDF; Source Separation Program FAIRWINDS NORTH.PDF; WMI Letter.pdf

Ms Leavoy,
Please find attached the reports you requested.
DE

**Pages 165 to / à 173
are withheld pursuant to section
sont retenues en vertu de l'article**

N/R

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**



April 2009

Source Separation Program

Project: Mattamy (Half Moon Bay) Limited, 3501 Greenbank Road, Ottawa, ON

All site waste materials are collected and transported off site by subcontracted waste hauler; Waste Management Incorporated. Source separation activities are performed on site as sorting facilities are not in place in the area.

Process

When waste material is created from the building process, the various waste streams are put in 3 yard site bins that are in front of lots under construction. Bins are for either general waste (non recyclable) or designated strictly for recyclable materials by signage

Full 3 yard bins are taken to multiple 40 yard supplied roll-off bins for depositing. 40 yard bins are either designated ahead of time to be specific for a particular recyclable stream (i.e wood only) or plans are made to store recyclables until quantities justify a specific recyclable bin to be brought in.

Mattamy staff is responsible for transferring all 3 yard site bins to 40 yard roll-off bins. This helps in ensuring that separated product bins are kept clean and not contaminated with other products.

Key recyclables that are separated in bins and sent for recycling to the appropriate facilities directly by Waste Management Inc are:

Wood (unpainted) Cardboard Steel

Mattamy Homes recycles all **Brick/concrete** as backfill for garages and under slabs

Unpainted drywall waste removal and disposal at this project is the responsibility of the drywall contractor. Clean loads of drywall are removed and brought to local municipal waste centres. There are no recycling centres or facilities that will accept drywall in the Ottawa area.

Attached is a letter from our subcontracted Waste Hauler confirming the source separation program and where the recyclable materials are sent after leaving the project site.

**Pages 175 to / à 184
are withheld pursuant to section
sont retenues en vertu de l'article**

N/R

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**



April 2009

Source Separation Program

Project: Mattamy (Fairwinds North) Limited : 123 Huntmar Dr, Ottawa,ON

All site waste materials are collected and transported off site by subcontracted waste hauler; Waste Management Incorporated. Source separation activities are performed on site as sorting facilities are not in place in the area.

Process

When waste material is created from the building process, the various waste streams are put in 3 yard site bins that are in front of lots under construction. Bins are for either general waste (non recyclable) or designated strictly for recyclable materials by signage

Full 3 yard bins are taken to multiple 40 yard supplied roll-off bins for depositing. 40 yard bins are either designated ahead of time to be specific for a particular recyclable stream (i.e wood only) or plans are made to store recyclables until quantities justify a specific recyclable bin to be brought in.

Mattamy staff is responsible for transferring all 3 yard site bins to 40 yard roll-off bins. This helps in ensuring that separated product bins are kept clean and not contaminated with other products.

Key recyclables that are separated in bins and sent for recycling to the appropriate facilities directly by Waste Management Inc are:

Wood (unpainted) Cardboard Steel

Mattamy Homes recycles all **Brick/concrete** as backfill for garages and under slabs

Unpainted drywall waste removal and disposal at this project is the responsibility of the drywall contractor. Clean loads of drywall are removed and brought to local municipal waste centres. There are no recycling centres or facilities that will accept drywall in the Ottawa area.

Attached are letters from our subcontracted Waste Hauler confirming the source separation program and where the recyclable materials are sent after leaving the project site.

**Pages 186 to / à 196
are withheld pursuant to section
sont retenues en vertu de l'article**

N/R

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**



April 2009

Source Separation Program

Project: Mattamy (Strandherd) Limited, : 3829 Strandherd Drive, Ottawa, ON,

All site waste materials are collected and transported off site by subcontracted waste hauler; Waste Management Incorporated. Source separation activities are performed on site as sorting facilities are not in place in the area.

Process

When waste material is created from the building process, the various waste streams are put in 3 yard site bins that are in front of lots under construction. Bins are for either general waste (non recyclable) or designated strictly for recyclable materials by signage

Full 3 yard bins are taken to multiple 40 yard supplied roll-off bins for depositing. 40 yard bins are either designated ahead of time to be specific for a particular recyclable stream (i.e wood only) or plans are made to store recyclables until quantities justify a specific recyclable bin to be brought in.

Mattamy staff is responsible for transferring all 3 yard site bins to 40 yard roll-off bins. This helps in ensuring that separated product bins are kept clean and not contaminated with other products.

Key recyclables that are separated in bins and sent for recycling to the appropriate facilities directly by Waste Management Inc are:

Wood (unpainted) Cardboard Steel

Mattamy Homes recycles all **Brick/concrete** as backfill for garages and under slabs

Unpainted drywall waste removal and disposal at this project is the responsibility of the drywall contractor. Clean loads of drywall are removed and brought to local municipal waste centres. There are no recycling centres or facilities that will accept drywall in the Ottawa area.

Attached is a letter from our subcontracted Waste Hauler confirming the source separation program and where the recyclable materials are sent after leaving the project site.



April 17, 2009

Mattamy Homes
123 Huntmar
Ottawa, Ontario
K2S 1B9

Reference: Waste and Recycling Fairwinds & Half-Moon Bay.

Attention: Brice Lewis

Dear Brice,

Materials collected from Mattamy Homes is source separated on site. Contents of the containers are disposed at the following facilities:

- Recyclable cardboard – Metro waste and recycling.
- Wood & Steel – Millenn Construction Services
- Brick and cement – Pomerleau Sand and Gravel
- Non-recyclable waste – City of Ottawa, Trail Rd. Municipal Landfill

Should you have any questions, please do not hesitate in contacting me.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Julio Braz'.

Julio Braz
Account Manager
Waste Management of Canada
Tel. 613.371-6347
Fax. 613.831.6085

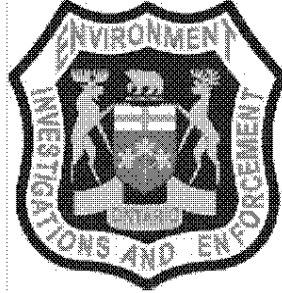
From everyday collection to environmental protection, Think Green.® Think Waste Management.

Mattamy Homes
April 17, 2009

Page 1

© 2006 Waste Management, Inc.

000198



**Ministry
of the
Environment**

Exhibit:

7

Notes:

description
custody etc.

Leavoy, Jena (ENE)

From: Leavoy, Jena (ENE)
Sent: April 29, 2009 2:34 PM
To: Dave Eastman
Subject: RE: Reports
Importance: High

Hello Dave,

I will review the reports and provide comments (if required) next week.

Thank you,

Jena Leavoy
Senior Environmental Officer
Ontario Ministry of the Environment
Ottawa District Office
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
t: 613-521-3450 ext. 236 or 1-800-860-2195
f: 613-521-5437

From: Dave Eastman [mailto:Dave.Eastman@mattamycorp.com]
Sent: April 20, 2009 2:35 PM
To: Leavoy, Jena (ENE)
Subject: Reports

Ms Leavoy,
Please find attached the reports you requested.
DE



**Ministry
of the
Environment**

Exhibit:

8

Notes:

description
custody etc.

Leavoy, Jena (ENE)

From: Dave Eastman [Dave.Eastman@mattamycorp.com]
Sent: April 29, 2009 2:34 PM
To: Leavoy, Jena (ENE)
Subject: RE: Reports

Jena,
We would welcome your comments please.
DE

From: Leavoy, Jena (ENE) [mailto:Jena.Leavoy@ontario.ca]
Sent: Wednesday, April 29, 2009 2:34 PM
To: Dave Eastman
Subject: RE: Reports
Importance: High

Hello Dave,

I will review the reports and provide comments (if required) next week.

Thank you,

Jena Leavoy
Senior Environmental Officer
Ontario Ministry of the Environment
Ottawa District Office
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
t: 613-521-3450 ext. 236 or 1-800-860-2195
f: 613-521-5437

From: Dave Eastman [mailto:Dave.Eastman@mattamycorp.com]
Sent: April 20, 2009 2:35 PM
To: Leavoy, Jena (ENE)
Subject: Reports

Ms Leavoy,
Please find attached the reports you requested.
DE



**Ministry
of the
Environment**

Exhibit:

9

Notes:

description
custody etc.

Leavoy, Jena (ENE)

From: Leavoy, Jena (ENE)
Sent: May 6, 2009 9:44 AM
To: Dave Eastman
Subject: RE: Reports

Hello Dave,

I have reviewed the waste audit reports and waste reduction work plans provided for the Mattamy Half Moon Bay, Fairwinds North and Strandherd sites. I noted in the Fairwinds and Half Moon Bay waste reduction work plans in the waste category wood (dimensional) that on-site burning of wood waste is highlighted as an alternative for waste diversion and that currently wood burning has ceased at these sites. As I've previously indicated wood waste burning is a violation of the Environmental Protection Act regardless if an open air fire permit has been issued by the local municipality. Therefore, it is requested that all references to on-site burning of wood waste as an alternative for waste diversion be removed from the waste reduction work plans.

Can you please provide updated and signed copies of the waste reduction work plans and waste audit reports as well as confirm the construction completion dates of these subdivision development sites. It is my understanding that these subdivision sites have multiple stages and phases to the development and that they are far from completion.

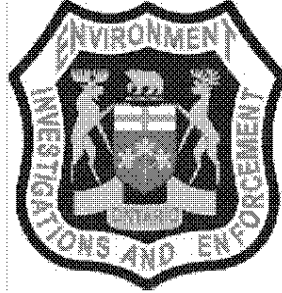
If you have any questions do not hesitate to contact me.

Thank you,

Jena Leavoy
Senior Environmental Officer
Ontario Ministry of the Environment
Ottawa District Office
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
t: 613-521-3450 ext. 236 or 1-800-860-2195
f: 613-521-5437

From: Dave Eastman [mailto:Dave.Eastman@mattamycorp.com]
Sent: April 20, 2009 2:35 PM
To: Leavoy, Jena (ENE)
Subject: Reports

Ms Leavoy,
Please find attached the reports you requested.
DE



**Ministry
of the
Environment**

Exhibit:

10

Notes:

description
custody etc.

Leavoy, Jena (ENE)

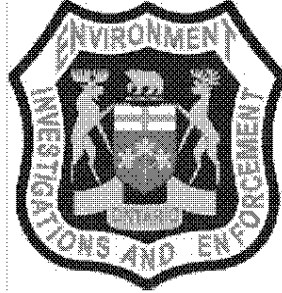
From: Dave Eastman [Dave.Eastman@mattamycorp.com]
Sent: May 7, 2009 1:06 PM
To: Leavoy, Jena (ENE)
Subject: Reports
Attachments: Mattamy Strandherd Waste Audit - Waste Reduction Workplan REV May 6 2009.pdf; Mattamy Fairwinds North Phase 1 Waste Audit-Waste Reduction Workplan REV May 6 2009.pdf; Mattamy Half Moon Bay Phase 1 Waste Audit-Waste Reducdtion Workplan REV May 6 2009.pdf

Jena,
Attached are the reports with changes as requested. Phase 2 of Half Moon Bay and Fairwinds North start in August. I will send the reports for those sites at that time.
DE

**Pages 207 to / à 233
are withheld pursuant to section
sont retenues en vertu de l'article**

N/R

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**



**Ministry
of the
Environment**

Exhibit:

11

Notes:

description
custody etc.



INCIDENT REPORT

Reference Number:	8228-796N8Q	File Storage Number:	1-534V1
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	6168-796NMK
Originating Document:		Created by:	Sylvia Holloway
Incident Report Reference Number:	8228-796N8Q		
Date Created:	2007/11/21	Date Completed:	2007/12/27
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Cross program	Activity:	SCB Inspection

Will this Incident be Posted on the Ministry's Public web site?
 Yes No To be determined

Caller or PO Information

Reported By:			
First Name	Last Name		
Sylvia	Holloway		
Contact Mailing Address			
Municipality:			
Toronto			

Reported By: _____

MOE Information

Date & Time Reported to MOE:	2007/10/25 13:40		
Office Receiving Incident Report:	Sector Compliance Branch		
Incident Info Received By:	Sylvia Holloway		
MOE Response:	Planned Field Response	Site Region:	Central
Date & Time of MOE Arrival at Scene:	2007/10/25 13:40		
Master Incident Report Number:			
SAC Action Class:			
Non-Standard Procedure:	No		
ERP Call-out Initiated:			

Client(s)

Information
Show Map
Mattamy (Jefferson Forest) Limited Mailing Address: 206 - 140 Renfrew Dr, Markham, Ontario, Canada, L3R 6B3

Physical Address: 206 - 140 Renfrew Dr, Markham, Town, Regional Municipality of York, Ontario, Canada, L3R 6B3
 Telephone: (905)948-4927, FAX: (905)477-2337, email: roy.werner@mattamycorp.com
 Client #: 5583-6JVTGY, Client Type: Corporation

Site(s)

<p>Information Show Map</p>
<p>Mattamy (Jefferson Forest) Development Address: Rouge River Dr & Sheppard Ave, NE of, Toronto, City District Office: Toronto - District GeoReference: Map Datum: NAD27, Zone: 17, Accuracy Estimate: 10-30 metres eg. Medium Quality GPS, Method: Map, UTM Easting: 645859, UTM Northing: 4851810, UTM Location Description: NE Rouge River Dr & Sheppard Av,</p>

Incident Information

Incident Summary:	Mattamy- Jefferson Forest: ICI 3R's inspection <i>cannot be longer than 60 characters</i>
Incident Description:	<p>An IC&I site visit was conducted by S. Holloway (Badge #373) on October 25 2007 of the "Jefferson Forest" residential community, currently being developed north-east of the Rouge River Dr and Sheppard Ave intersection in Scarborough (the site). The general contractor overseeing construction is Mattamy (Jefferson Forest) Limited (the builder). At the time of the inspection, the site had been scraped and unassumed roads through the development had been paved. Trenching for servicing and the foundation had not yet begun. The site would exceed the 2000 sq metre threshold set by O. Reg. 102/94 and O. Reg. 103/94.</p> <p>Because construction had not started at the time of the site visit, there was no con-compliance with O. Regs. 102 and 103 (the site was not yet a construction site).</p> <p>On October 19 2007 Mr. Brice Lewis, Manager Health & Safety, Mattamy Homes Ltd., Oakville ('head office') was provided information by the inspector about the regulatory requirements by telephone with respect to another inspected site. Mr. Brice explained that each Mattamy site is separately incorporated, and that Mattamy is both the owner/developer and the builder (general contractor).</p> <p>On November 14 2007 a letter explaining regulatory requirements was sent to the builder on an Education & Outreach basis.</p> <p>***** Inspection Summary Log (Internal) *****</p> <p>October 19, 2007---Phone---To B Lewis, Mattamy. discussed Mattamy corp structure</p> <p>October 25, 2007---Date of Site Visit</p> <p>October 25, 2007---Phone---To B Lewis: requested legal name of site</p> <p>October 26, 2007---Phone---From B Lewis: legal name provided</p> <p>November 07, 2007---Email---Requested ONBIS search/Cameo input</p> <p>November 08, 2007---Email---Received ONBIS info & Cameo input</p> <p>November 14, 2007---Letter---"Future construction" Letter sent (Education/Outreach)</p> <p>November 21, 2007--- Toronto District notified</p> <p>November 21, 2007---IDS & Cameo reports completed</p>

Links & Comments:	
Attachments Names:	

Date & Time of Incident	Incident Date Confirmation ? Actual 2007/10/25 13:40		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category Code:	
Environmental Impact:			
Nature of Impact:			
Incident Cause:		Incident Reason:	
Damaged Party:	No		

Contaminants Table							
	Contaminant	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:		Owner of Material:	
Estimated Clean Up Cost:		Who Cleaned Up:	
% Clean Up:	%	Agencies Involved:	

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> To be determined
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Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
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Offence(s)

Suspected Violation(s)/Offence(s):	
Act - Regulation - Section, Description {General Offence}	

Provincial Officer:

Name: Sylvia Holloway
 Badge No:
 Work Unit: Unit 3
 District/Area Office: Sector Compliance Branch
 Date: 2007/11/21

Signature:

Supervisor:

Name: Robert Ward

Work Unit: Unit 3

District/Area Office: Sector Compliance Branch

Date: 2007/12/27

Signature:

COMMENT / MEMORANDUM TO FILE


Memo Details

Date:	2009/10/29
Module	Incident Reporting Main Document Reference Number: 8228-796N8Q
Client:	Mattamy (Jefferson Forest) Limited Client Number: 5583-6JVTGY
Site(s):	Mattamy (Jefferson Forest) Development Site Number: 0845-796NFN
Subject:	Inspection Log & Summary Updates
Created by:	Sylvia Holloway
File Storage Number:	1-534V1

Document Links and Comments:	<p>UPDATE to Inspection Summary (S. Holloway)</p> <p>In February 2008, after the site visit file was closed, Mattamy homes voluntarily submitted Work Plan reports for the site; however, Mattamy (their consultant) did not use current mi 102/94 allows a person who is subject to the regulation to submit reports in the same format (information) as the forms provided by the ministry. The ministry forms are designed to address the regulation.] Because Mattamy submitted the reports voluntarily, PO Holloway provided a detailed review of the reports to determine whether the Mattamy format was indeed the same. Holloway concluded that Mattamy's format did not contain the same information as the ministry forms. Mattamy with a detailed explanation of what information should be addressed for future land use. Holloway also invited Brice Lewis, Manager, Health & Safety, to contact her for if he wishes an explanation/discussion.</p> <p>UPDATE to Inspection Log (S. Holloway)</p> <p>February 05, 2008---Phone---15:45 returned vmsg from Brice Lewis who had requested extension of WRWP. Holloway explained that no deadline had been specified, that SCB sends only an Education which construction has not yet started (not yet subject to regs.) However, Holloway will review any Mattamy's future reference for other sites.</p> <p>February 08, 2008---Email---to Brice Lewis: provided info about LEEDs program, as per Mattamy's e</p> <p>February 11, 2008---Hard Copy---Week of Feb 11 2008: WA & WRWP for Mattamy's Jefferson Forest; rec'd in mail (cover letter from Brice Lewis dated Feb 11 2008)</p> <p>February 20, 2008---Email---to Brice Lewis: acknowledge receipt of voluntarily submitted WA & WRWP for Summerside sites; Holloway noted to Mr Lewis that consultant had not used most recent ministry forms</p> <p>March 17, 2008---Email---11:13 to Brice Lewis: letter sent as attachment to email with detailed review of WRWPs; Holloway indicated that the information provided in Mattamy's format was NOT the same as the ministry forms, and that therefore Mattamy's format would not be acceptable if Mattamy were to use their format for construction</p>
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	<p>projects. Mr Lewis was invited to call Holloway to discuss.</p> <p>March 18, 2008---Email--8:34 from Brice Lewis: Thanks for comments, will try to call Holloway later</p> <p>March 18, 2008---Email--8:42 to Brice Lewis (Tuesday): Look forward to hearing whenever convenient (tomorrow) & Thursday</p> <p>October 21, 2009--Email--10:54 from Clint King, IEB: requests background information for investigation King/Holloway (cc Ward Burch) re clarification of info required and time-line</p> <p>October 29, 2009---File Status Change - Reported</p> <p>October 29, 2009---Added Inspection Log Updates for 10/18/2007 and period from Feb 5 2008 to October</p> <p>October 30, 2009---Clint King, IEB to be provided requested information</p>
<p>Attachment Names:</p>	<p>Feb 20 2008 Holloway to Lewis Waste Audit Waste Reduction Work Plan.msg; Feb 8 2008 Holloway to Lewis Information for program).msg; Mar 17 2008 Holloway to Lewis Comments about Submission.msg; Mar 18 2008 Holloway to Lewis RE Corr _Warden_ WA WRWP Review Letter March 17 2008.pdf; Mattamy _Warden_ WA WRWP Review Letter March 19 2008 CC (Jefferson) Future Construction Letter.doc</p>

Attachments for IDS Incident Reporting for Memo To File #: 6113-7XAPX6

 Feb 8 2008 Holloway to Lewis Information from Ministry of Environment (LEED program).msg

 Feb 20 2008 Holloway to Lewis Waste Audit Waste Reduction Work Plan.msg  Mar 17 2008 Holloway to Lewis Comments about Submission.msg

 Mar 18 2008 Holloway to Lewis RE Comments about Submission.msg  Mattamy_Warden_WA WRWP Review Letter March 19 2008 CORRECTED.pdf

 Nov 14 2007 Mattamy (Jefferson) Future Construction Letter.doc  Mattamy_Warden_WA WRWP Review Letter March 17 2008.pdf

King, Clint (ENE)

From: Holloway, Sylvia (ENE)
Sent: February 08, 2008 9:07 AM
To: 'brice.lewis@mattamycorp.com'
Subject: Information from Ministry of Environment

Hello Mr. Lewis

I apologize for the delay in sending you this e-mail. I had said I would send you the links which describe the "LEED" (Leadership in Energy and Environmental Design) program which was mentioned in our conversation of February 5th.

The program originated in the US (see: http://en.wikipedia.org/wiki/Leadership_in_Energy_and_Environmental_Design), and was adopted by the Canada Green Building Council (see: <http://www.cagbc.org/>).

There are various 'certification' levels that are recognized by the program, which cover environmental and energy design criteria. Some requirements for LEED certification address waste management – but they are not the same as the requirements of Ontario Regulations 102/94 and 103/94: LEED certification is voluntary; the requirements prescribed under Ontario Regulations 102/94 and 103/94 are legally enforceable.

I am sending you this for your information only because it was mentioned in our conversation, and because I aware that some construction/development companies partake in the LEED program.

With respect to the Waste Audit and Waste Reduction Work Plans (and reports) that you have conducted for Mattamy's Jefferson Forest and Summerside developments, I would be happy to review and comment on them for your/Mattamy's reference for future projects.

In the meantime, if you have any questions, please do not hesitate to call or e-mail me.

Regards,

Sylvia Holloway

Provincial Officer #373
Ministry of the Environment
Sector Compliance Branch
305 Milner Ave Suite 1000
Scarborough ON M1B 3V4

Tel: 416-702-7931
Fax: 416-314-4464
e-mail: sylvia.holloway@ontario.ca

King, Clint (ENE)

From: Holloway, Sylvia (ENE)
Sent: February 20, 2008 10:36 AM
To: 'brice.lewis@mattamycorp.com'
Subject: Waste Audit & Waste Reduction Work Plan

Hello, Brice

I am writing this e-mail to let you know that I did receive your package last week. I am leaving for a conference, but hope to review the documents next week.

One thing that immediately struck me is that your consultant did not use the most recent ministry forms which were posted on the ministry's web page mid-November.

Section 4 of O. Regulation 102/94 states: "A person who is required under this Regulation to prepare a report of a waste audit or a waste reduction work plan shall prepare it on a form provided by the Ministry or in the same format as such a form".

In my letter to you, I mentioned that the forms and accompanying Guides would be updated and posted on the ministry's web site. The updated ministry forms address the details required under O. Regulation 102/94 (particularly sections 2, 3, 20 and 21 of O. Reg. 102/94), which the old forms (that your consultant used) did not.

I will talk to you further upon my return next week.

Regards,

Sylvia Holloway

Provincial Officer #373
Ministry of the Environment
Sector Compliance Branch
305 Milner Ave Suite 1000
Scarborough ON M1B 3V4

Tel: 416-702-7931
Fax: 416-314-4464
e-mail: sylvia.holloway@ontario.ca

King, Clint (ENE)

From: Holloway, Sylvia (ENE)
Sent: March 17, 2008 11:13 AM
To: 'brice.lewis@mattamycorp.com'
Subject: Comments about Submission
Attachments: Mattamy _Warden_ WA WRWP Review Letter March 17 2008.pdf

Hello, Brice

I apologize for the delay in responding to your submissions; however, attached please find a detailed analysis for your consideration.

I believe it might be helpful if you called me to discuss my comments as well.

Regards,

Sylvia Holloway
Provincial Officer #373
Ministry of the Environment
Sector Compliance Branch
305 Milner Ave Suite 1000
Scarborough ON M1B 3V4

Tel: 416-702-7931
Fax: 416-314-4464
e-mail: sylvia.holloway@ontario.ca

King, Clint (ENE)

From: Holloway, Sylvia (ENE)
Sent: March 18, 2008 8:42 AM
To: 'Brice Lewis'
Subject: RE: Comments about Submission

Hello, Brice.

I look forward to hearing from you, whenever it is convenient for you.

If it is not today, just to let you know, I will be out of the office on Wednesday and Thursday mornings conducting inspections.

Thank you,

Sylvia Holloway

Provincial Officer #373
Ministry of the Environment
Sector Compliance Branch
305 Milner Ave Suite 1000
Scarborough ON M1B 3V4

Tel: 416-702-7931
Fax: 416-314-4464
e-mail: sylvia.holloway@ontario.ca

From: Brice Lewis [mailto:Brice.Lewis@mattamycorp.com]
Sent: March 18, 2008 8:34 AM
To: Holloway, Sylvia (ENE)
Subject: RE: Comments about Submission

Good Morning Sylvia,

Thank you for your comments and your phone messages, I have been away from the office for a few days and will try and call you later this afternoon when I return

Thanks again,

Brice Lewis

Manager, Health & Safety


Mattamy Homes

T (905) 829-7963

F (905) 829-6160

C (416) 991-3516

E brice.lewis@mattamycorp.com

 Help the environment - don't print what you don't need.

From: Holloway, Sylvia (ENE) [mailto:Sylvia.Holloway@ontario.ca]
Sent: Monday, March 17, 2008 11:13 AM

To: Brice Lewis
Subject: Comments about Submission

Hello, Brice

I apologize for the delay in responding to your submissions; however, attached please find a detailed analysis for your consideration.

I believe it might be helpful if you called me to discuss my comments as well.

Regards,

Sylvia Holloway
Provincial Officer #373
Ministry of the Environment
Sector Compliance Branch
305 Milner Ave Suite 1000
Scarborough ON M1B 3V4

Tel: 416-702-7931
Fax: 416-314-4464
e-mail: sylvia.holloway@ontario.ca



March 19 2008

Mr. Brice Lewis
Manager, Health and Safety
Mattamy Homes
2360 Bristol Circle
Oakville ON L6H 6M5

Re: Review of Waste Audit & Waste Reduction Work Plan for Mattamy (Warden) Limited's - "Summerside Community" Project, located NE of Warden Ave & St Clair Ave, Scarborough

Dear Mr. Lewis:

Note: This letter replaces my letter of March 17 2008 to you to reflect corrections on pages 2 and 3.

Thank you for your patience in awaiting my review of your submissions for your Summerside and Jefferson Forest projects. I have reviewed in detail, the submission for the Summerside project. I assume that a similar format was used for the Jefferson Forest project, so the comments made below should apply to Jefferson Forest.

As you may be aware, section 4 of O. Regulation 102/94 states:

"4. A person who is required under this Regulation to prepare a report of a waste audit or a waste reduction work plan shall prepare it on a form provided by the Ministry or in the same format as such a form. O. Reg. 102/94, s. 4."

In my review, I compared the format you provided ('your format') with the updated ministry forms that were posted on the ministry's web set in November 2007. I have concluded that although your format includes 'old' ministry forms (that were actually not intended for the construction sector), your format is not the same as (i.e., does not contain the same information required by) the updated ministry forms for the following reasons:

Report of a Waste Audit

- Your format does not address "Decisions/Policies Affecting Waste Produced" for each of the wastes that you have identified, as required in the second column of the table in Part IV-Production of Waste of the ministry form "Report of a Waste Audit – Large Construction and Demolition Projects" and which also reflects the requirements of item 2(b) of O. Regulation 102/94. (I could only find a brief description of decisions/policies that relate to the production of wood waste on pages 4 and 5 of your report.)
- Your format does not address the management of the waste to be disposed, and the waste to be reused/recycled for each of the wastes you have identified, as required by Part V of the ministry form "Report of a Waste Audit – Large Construction and Demolition Projects" and which also reflects the requirements of item 2(c) of O. Regulation 102/94. (I could only find a general reference on page 4 pertaining to the disposal of drywall and sub-trades' general responsibilities.)

.../2

- Your format does not address the “Estimated Amount of Reused or Recycled Construction Materials/Products” as required in Part VII of the ministry form “Report of a Waste Audit – Large Construction and Demolition Projects” and which also reflects the requirements of subsection 20(1) of O. Regulation 102/94. (Page 8 mentions that masonry/brick fill is brought from other sites – a reuse purpose, but no amount was provided. Page 9 mentions shingles, but no amount.)

Report of a Waste Reduction Work Plan

- Your format does not specifically address how each of the wastes that you have identified in your Waste Audit will be separated, and specific programs to reduce/reuse/recycle the separated waste for each identified waste, as required under Part III of the “Report of a Waste Reduction Work Plan – Construction and Demolition”. I acknowledge that some of this information may be gleaned throughout the document (pages 4, 8-10), and from the copy of the Certificate of Approval for Millenium Disposal Services Inc. which was included with your submission, but it is often in broader/general terms.
- Your format does not address who will implement the specific programs that should have been identified under Part III of the “Report of a Waste Reduction Work Plan – Construction and Demolition” as required by Part IV-Responsibility for Implementing the Waste Reduction Work Plan of the “Report of a Waste Reduction Work Plan – Construction and Demolition”. (The name(s) of company representative(s) responsible for the programs should be provided).
- Your format does not address when the specific programs that should have been identified under Part III of the “Report of a Waste Reduction Work Plan – Construction and Demolition” will be implemented, as required by Part V – Timetable for Implementing the Waste Reduction Work Plan of the “Report of a Waste Reduction Work Plan – Construction and Demolition”. (A timetable, or at the minimum, estimated start/end/target dates – which may reflect construction phase target dates - should be provided).

Part III, IV and V of the current ministry form “Report of a Waste Reduction Work Plan – Construction and Demolition” reflect the requirements of subsection 3(1) of O. Regulation 102/94 which states:

- “3. (1) A waste reduction work plan required under this Regulation shall include, to the extent that is reasonable, plans to reduce, reuse and recycle waste and shall set out who will implement each part of the plan, when each part will be implemented and what the expected results are.*
- (2) In developing the work plan, regard shall be had to the following principles:*
 - 1. Reduction is the first objective.*
 - 2. If reduction is not possible, then reuse is the next objective.*
 - 3. If reduction and reuse are not possible, then recycling is the final objective. O. Reg. 102/94, s. 3.”*

- Your format does not address how the Waste Reduction Work Plan will be communicated to workers at the site as required by Part VI-Communication to Workers of the “Report of a Waste Reduction Work Plan – Construction and Demolition”. Please remember that section 23 of O. Regulation 102/94 states:

.../3

Mr. Brice Lewis
Page Three

- 23. The waste reduction work plan shall include measures for communicating the plan to the workers at the construction site and, as a minimum, those measures shall require,*
- (a) that the plan or a summary be posted at the construction site in a place where most of the workers will see it; and*
 - (b) if a summary is posted, that any worker who requests to look at the plan be allowed to do so.*
- O. Reg. 102/94, s. 23.*

At the very least, your format should address the above regulatory requirements.

General Comments

The reports of the Waste Audit and Waste Reduction Work Plan must be signed by an authorized official of the entity named in the regulations (the “builder” for Large Construction Projects). This indicates that the data/information in the reports is supported by the builder, and a commitment by the builder to implement the Waste Management Plan/Waste Reduction Work Plan as described in the reports – rather than recommendations made by a consulting company/third party to a builder. (Section 3.2 of your submission is entitled “Recommendations for Waste Reduction and Diversion Initiatives.)

The forms provided by the ministry prior to November 2007 did not address all of the information prescribed under O. Regulation 102/94 (e.g. sections 2, 3 and 20) for Waste Audit and Waste Reduction Work Plan reports, and clients were asked by the ministry to submit additional information. Among the reasons the forms were updated was to address all of the information prescribed the regulation, and also to simplify completion of the Waste Audit and Waste Reduction Work Plan reports for clients. So, unless there is clarification required for specific information provided, if the current updated Ministry forms are appropriately completed, no further information would normally be required with regard to the completion of a report of a Waste Audit and a report of a Waste Reduction Work Plan.

The updated ministry forms were posted on the ministry’s web site in November 2007. The attached list provides the web links to the updated forms (and corresponding updated Guides).

Although you may choose to continue to prepare your reports in a format that is the same as a Ministry form (‘your format’), you may wish to consider appending completed current Ministry forms to your format in order to clearly demonstrate that all the information prescribed by the Regulation and by the current Ministry forms, is included. Also, the use of your own format can result in a ministry inspector inadvertently overlooking/not finding information that addresses what is required in the ministry form; appending completed current Ministry forms may reduce any confusion.

I hope that this information is of assistance to you and Mattamy Homes as you work on making templates and providing direction for your Ontario-wide projects. I would be happy to review any revisions to your submissions/format and to discuss any further questions or concerns you might have. Please do not hesitate to contact me at 416-702-7931 (business telephone); 1-866-482-9967 (toll-free); 416-314-4464 (FAX) or by Email at sylvia.holloway@ontario.ca.

Yours sincerely,

Sylvia Holloway
Provincial Officer

MINISTRY OF ENVIRONMENT WEB BASED REFERENCE MATERIAL

WASTE AUDITS AND WORK PLANS

General Information about Ministry Programs:

Ministry of the Environment Web Site

<http://www.ene.gov.on.ca/>

Ministry of the Environment Public Information System Web Site

<http://www.ene.gov.on.ca/pic.htm>

Links to Guides and Forms:

Each of the Guidance documents is available for download at the following links:

Publication Number	Document Name and Link
2481e01	“A Guide to Waste Audits and Waste Reduction Work Plans for Construction & Demolition Projects” http://www.ene.gov.on.ca/publications/2481e01.pdf
see 2481e01	Forms for construction and demolition projects (Waste Audit Report/Waste Reduction Work Plan) are attached to the following link: http://www.ene.gov.on.ca/publications/C&Dforms.doc
2478e01	“A Guide to source Separation of Recyclable Materials for Industrial, Commercial and Institutional Sectors and Multi-Unit Residential Buildings” http://www.ene.gov.on.ca/publications/2478e01.pdf

You may also access the above documents from the ministry’s website by following these steps:

- Access the ministry’s web-site at: <http://www.ene.gov.on.ca/>
- On the ministry’s home page, choose (click on) **“Publications”** (see the right side of the menu bar at the top of the home page). This will bring you to the “Ministry Publications” page.
- On the **“Ministry Publications”** page, scroll to the last blue bar near the bottom of the page entitled **“Forms, Manuals and Guidelines”**
- Under **“Waste”** choose (click on) **“Audit and Reduction”**

Links to 3R’s Regulations:

You may view all Ontario legislation (including the 3R’s regulations) in their entirety by accessing the government’s e-laws web site at:

www.e-laws.gov.on.ca

Or you may link directly to the regulations using the following web addresses:

Ontario Regulation 102/94

http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_940102_e.htm

Ontario Regulation 103/94

http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_940103_e.htm

November 14, 2007

Mr. Brice Lewis
Manager, Health & Safety
Mattamy Homes Limited
2300 Bristol Circle
Oakville ON L6H 5S3

Re: Mattamy (Jefferson Forest) Limited - "Jefferson Forest Community" Residential Development, located NE of Rouge River Dr & Sheppard Ave, Scarborough

Dear Mr. Lewis:

I am writing to confirm my recent telephone conversations with you. As you know, on October 25th, 2007, I attended the Jefferson Forest Community Residential Development Site (the project) described above, for the purpose of conducting an inspection to focus on ensuring compliance with Ontario Regulations 102/94 and 103/94. At the time of the site visit, no building construction had started, and Mattamy (Jefferson Forest) Limited had not yet set up a construction trailer.

As outlined in my conversations with you, all Large Construction Projects that have a total floor area of at least 2,000 square metres are subject to and must comply with Ontario Regulations 102/94 and 103/94. It would appear that on basis of the total floor area, the project is subject to the Regulations.

To attain compliance with Ontario Regulations 102/94 and 103/94, the builder must complete the following before construction work begins at the site:

1. Conduct a Waste Audit covering the waste generated at the construction site;
2. Complete a report of the Waste Audit;
3. Complete a written Waste Reduction Work Plan based on the Waste Audit;
4. Post the Waste Reduction Work Plan (or Summary) for workers at the site to see;
5. Implement the Waste Reduction Work Plan; and
6. Implement a Source Separation Program.

In order to assist you in attaining compliance with Ontario Regulations 102/94 and 103/94, I have enclosed:

1. A copy of "**A Guide to Waste Audits and Waste Reduction Work Plans for Construction & Demolition Projects**". This document includes blank and example (filled out) versions of the forms "**Report of a Waste Audit – Large Construction and Demolition Projects**" and "**Report of a Waste Reduction Work Plan – Large Construction and Demolition Projects** .

.../2

Page Two.
Mr. Brice Lewis

2. A copy of “**A Guide to Source Separation of Recyclable Materials for Industrial, Commercial and Institutional Sectors and Multi-Unit Residential Buildings**”.

[Please note that the above Guides update the following documents which are currently listed on the ministry’s web site: “Waste Audit Summary - Construction and demolition projects” (MOE Publication #4086), “Waste Reduction Workplan Summary - Construction and Demolition projects” (MOE Publication #4089) and “A Guide to Waste Audits and Reduction Workplans for Construction and Demolition Projects” (MOE Publication #4089). Although it is anticipated that the web site will be updated soon to reflect the new Guides, I would be happy to e-mail you PDF copies of the new Guides in the meantime.]

In addition, you may access the government’s e-laws web site at www.e-laws.gov.on.ca if you wish to view Ontario Regulations 102/94 and 103/94 in their entirety. For general information about ministry programs, the ministry’s web address is www.ene.gov.on.ca.

If you or the construction superintendent for the site has any questions after reviewing the new Guides, please do not hesitate to contact me at 416-702-7931 (business telephone); 1-866-482-9967 (toll-free); 416-314-4464 (FAX) or by Email at sylvia.holloway@ontario.ca. Alternatively you may contact staff of the Ministry’s Public Information Centre via <http://www.ene.gov.on.ca/pic.htm>.

Yours sincerely,

Sylvia Holloway
Provincial Officer (Badge #373)
Ministry of the Environment
Sector Compliance Branch

c: Site Superintendent, Jefferson Forest Community

Encl: (2)

Ministry of the Environment

Sector Compliance Branch
305 Milner Ave, Suite 1000
Scarborough, ON M1B 3V4
Tel.: 416-314-4278
Fax.: 416-314-4464

Ministère de l'Environnement

Direction de la mise en conformité des secteurs
305, avenue Milner, bureau 1000
Scarborough, ON M1B 3V4
Tél.: 416-314-4278
Télec.: 416-314-4464



March 17 2008

Mr. Brice Lewis
Manager, Health and Safety
Mattamy Homes
2360 Bristol Circle
Oakville ON L6H 6M5

Re: Review of Waste Audit & Waste Reduction Work Plan for Mattamy (Warden) Limited's - "Summerside Community" Project, located NE of Warden Ave & St Clair Ave, Scarborough

Thank you for your patience in awaiting my review of your submissions for your Summerside and Jefferson Forest projects. I have reviewed in detail, the submission for the Summerside project. I assume that a similar format was used for the Jefferson Forest project, so the comments made below should apply to Jefferson Forest.

As you may be aware, section 4 of O. Regulation 102/94 states:

"4. A person who is required under this Regulation to prepare a report of a waste audit or a waste reduction work plan shall prepare it on a form provided by the Ministry or in the same format as such a form. O. Reg. 102/94, s. 4."

In my review, I compared the format you provided ('your format') with the updated ministry forms that were posted on the ministry's web set in November 2007. I have concluded that although your format includes 'old' ministry forms (that were actually not intended for the construction sector), your format is not the same as (i.e., does not contain the same information required by) the updated ministry forms for the following reasons:

Report of a Waste Audit

- Your format does not address "Decisions/Policies Affecting Waste Produced" for each of the wastes that you have identified, as required in the second column of the table in Part IV-Production of Waste of the ministry form "Report of a Waste Audit – Large Construction and Demolition Projects" and which also reflects the requirements of item 2(b) of O. Regulation 102/94. (I could only find a brief description of decisions/policies that relate to the production of wood waste on pages 4 and 5 of your report.)
- Your format does not address the management of the waste to be disposed, and the waste to be reused/recycled for each of the wastes you have identified, as required by Part V of the ministry form "Report of a Waste Audit – Large Construction and Demolition Projects" and which also reflects the requirements of item 2(c) of O. Regulation 102/94. (I could only find a general reference on page 4 pertaining to the disposal of drywall and sub-trades' general responsibilities.)

.../2

- Your format does not address the “Estimated Amount of Reused or Recycled Construction Materials/Products” as required in Part VII of the ministry form “Report of a Waste Audit – Large Construction and Demolition Projects” and which also reflects the requirements of subsection 20(1) of O. Regulation 102/94. (Page 8 mentions that masonry/brick fill is brought from other sites – a reuse purpose, but no amount was provided. Page 9 mentions shingles, but no amount.)

Report of a Waste Reduction Work Plan

- Your format does not specifically address how each of the wastes that you have identified in your Waste Audit will be separated, and specific programs to reduce/reuse/recycle the separated waste for each identified waste, as required under Part III of the “Report of a Waste Reduction Work Plan – Construction and Demolition”. I acknowledge that some of this information may be gleaned throughout the document (pages 4, 8-10), and from the copy of the Certificate of Approval for Millenium Disposal Services Inc. which was included with your submission, but it is often in broader/general terms.
- Your format does not address who will implement the specific programs that should have been identified under Part III of the “Report of a Waste Reduction Work Plan – Construction and Demolition” as required by Part IV-Responsibility for Implementing the Waste Reduction Work Plan of the “Report of a Waste Reduction Work Plan – Construction and Demolition”. (The name(s) of company representative(s) responsible for the programs should be provided).
- Your format does not address when the specific programs that should have been identified under Part III of the “Report of a Waste Reduction Work Plan – Construction and Demolition” will be implemented, as required by Part V – Timetable for Implementing the Waste Reduction Work Plan of the “Report of a Waste Reduction Work Plan – Construction and Demolition”. (A timetable, or at the minimum, estimated start/end/target dates – which may reflect construction phase target dates - should be provided).

Part III, IV and V of the current ministry form “Report of a Waste Reduction Work Plan – Construction and Demolition” reflect the requirements of subsection 3(1) of O. Regulation 102/94 which states:

- “3. (1) *A waste reduction work plan required under this Regulation shall include, to the extent that is reasonable, plans to reduce, reuse and recycle waste and shall set out who will implement each part of the plan, when each part will be implemented and what the expected results are.*
- (2) *In developing the work plan, regard shall be had to the following principles:*
1. *Reduction is the first objective.*
 2. *If reduction is not possible, then reuse is the next objective.*
 3. *If reduction and reuse are not possible, then recycling is the final objective. O. Reg. 102/94, s. 3.”*

- Your format does not address how the Waste Reduction Work Plan will be communicated to workers at the site as required by Part VI-Communication to Workers of the “Report of a Waste Reduction Work Plan – Construction and Demolition”. Please remember that section 13 of O. Regulation 102/94 states:

Mr. Brice Lewis
Page Three

“13. The waste reduction work plan shall include measures for communicating the plan to the owner’s employees who work at the establishment and, as a minimum, those measures shall require, (a) that the plan or a summary be posted in places where most employees will see it; and (b) if a summary is posted, that any employee who requests to look at the plan be allowed to do so.”

At the very least, your format should address the above regulatory requirements.

General Comments

The reports of the Waste Audit and Waste Reduction Work Plan must be signed by an authorized official of the entity named in the regulations (the “builder” for Large Construction Projects). This indicates that the data/information in the reports is supported by the builder, and a commitment by the builder to implement the Waste Management Plan/Waste Reduction Work Plan as described in the reports – rather than recommendations made by a consulting company/third party to a builder. (Section 3.2 of your submission is entitled “Recommendations for Waste Reduction and Diversion Initiatives.)

The forms provided by the ministry prior to November 2007 did not address all of the information prescribed under O. Regulation 102/94 (e.g. sections 2, 3 and 20) for Waste Audit and Waste Reduction Work Plan reports, and clients were asked by the ministry to submit additional information. Among the reasons the forms were updated was to address all of the information prescribed the regulation, and also to simplify completion of the Waste Audit and Waste Reduction Work Plan reports for clients. So, unless there is clarification required for specific information provided, if the current updated Ministry forms are appropriately completed, no further information would normally be required with regard to the completion of a report of a Waste Audit and a report of a Waste Reduction Work Plan.

The updated ministry forms were posted on the ministry’s web site in November 2007. The attached list provides the web links to the updated forms (and corresponding updated Guides).

Although you may choose to continue to prepare your reports in a format that is the same as a Ministry form (‘your format’), you may wish to consider appending completed current Ministry forms to your format in order to clearly demonstrate that all the information prescribed by the Regulation and by the current Ministry forms, is included. Also, the use of your own format can result in a ministry inspector inadvertently overlooking/not finding information that addresses what is required in the ministry form; appending completed current Ministry forms may reduce any confusion.

I hope that this information is of assistance to you and Mattamy Homes as you work on making templates and providing direction for your Ontario-wide projects. I would be happy to review any revisions to your submissions/format and to discuss any further questions or concerns you might have. Please do not hesitate to contact me at 416-702-7931 (business telephone); 1-866-482-9967 (toll-free); 416-314-4464 (FAX) or by Email at sylvia.holloway@ontario.ca.

Yours sincerely,

Sylvia Holloway
Provincial Officer

MINISTRY OF ENVIRONMENT WEB BASED REFERENCE MATERIAL

WASTE AUDITS AND WORK PLANS

General Information about Ministry Programs:

Ministry of the Environment Web Site

<http://www.ene.gov.on.ca/>

Ministry of the Environment Public Information System Web Site

<http://www.ene.gov.on.ca/pic.htm>

Links to Guides and Forms:

Each of the Guidance documents is available for download at the following links:

Publication Number	Document Name and Link
2481e01	“A Guide to Waste Audits and Waste Reduction Work Plans for Construction & Demolition Projects” http://www.ene.gov.on.ca/publications/2481e01.pdf
see 2481e01	Forms for construction and demolition projects (Waste Audit Report/Waste Reduction Work Plan) are attached to the following link: http://www.ene.gov.on.ca/publications/C&Dforms.doc
2478e01	“A Guide to source Separation of Recyclable Materials for Industrial, Commercial and Institutional Sectors and Multi-Unit Residential Buildings” http://www.ene.gov.on.ca/publications/2478e01.pdf

You may also access the above documents from the ministry's website by following these steps:

- Access the ministry's web-site at: <http://www.ene.gov.on.ca/>
- On the ministry's home page, choose (click on) **“Publications”** (see the right side of the menu bar at the top of the home page). This will bring you to the “Ministry Publications” page.
- On the **“Ministry Publications”** page, scroll to the last blue bar near the bottom of the page entitled **“Forms, Manuals and Guidelines”**
- Under **“Waste”** choose (click on) **“Audit and Reduction”**

Links to 3R's Regulations:

You may view all Ontario legislation (including the 3R's regulations) in their entirety by accessing the government's e-laws web site at:

www.e-laws.gov.on.ca

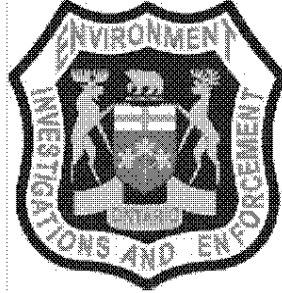
Or you may link directly to the regulations using the following web addresses:

Ontario Regulation 102/94

http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_940102_e.htm

Ontario Regulation 103/94

http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_940103_e.htm



**Ministry
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Exhibit:

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Notes:

description
custody etc.



INCIDENT REPORT

Reference Number:	4486-794NU8	File Storage Number:	1-4X1UY
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	7534-794PGS
Originating Document:		Created by:	Sylvia Holloway
Incident Report Reference Number:	4486-794NU8		
Date Created:	2007/11/19	Date Completed:	2007/12/27
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Cross program	Activity:	SCB Inspection

Will this Incident be Posted on the Ministry's Public web site?
 Yes No To be determined

Caller or PO Information

Reported By:			
First Name	Last Name		
Sylvia	Holloway		
Contact Mailing Address			
Municipality:			
Toronto			

Reported By: _____

MOE Information

Date & Time Reported to MOE:	2007/10/18 10:32		
Office Receiving Incident Report:	Sector Compliance Branch		
Incident Info Received By:	Sylvia Holloway		
MOE Response:	Planned Field Response	Site Region:	Central
Date & Time of MOE Arrival at Scene:	2007/10/18 10:32		
Master Incident Report Number:			
SAC Action Class:			
Non-Standard Procedure:	No		
ERP Call-out Initiated:			

Client(s)

Information
Show Map
Mattamy (Warden) Limited Mailing Address: Suite 206 - 140 Renfrew Dr, Markham, Ontario, Canada, L3R 6B3

Physical Address: Suite 206 - 140 Renfrew Dr, Markham, Town, Regional Municipality of York, Ontario, Canada
 Telephone: (905)477-2048
 Client #: 3046-727PDN, Client Type: Corporation

Site(s)

Information Show Map
Summerside Subdivision Address: Lot: 31 and 32, Concession: C, Toronto, City District Office: Toronto - District GeoReference: ,

Incident Information

Incident Summary:	Proactive ICI 3R's inspection completed, C&D sector. <i>cannot be longer than 60 characters</i>
Incident Description:	<p>An ICI site visit was conducted by S. Holloway (Badge #373) on October 18, 2007 of the "Summerside" residential townhome and detached home community, currently being developed north-east of the Warden Ave and St Clair Ave intersection (south of Upton Rd) in Scarborough (the site). The general contractor overseeing construction is Mattamy (Warden) Limited (the builder). At the time of the inspection, the site had been prepared and staked. The foundation had not been poured. The construction is slab-on-grade, so there will be no deep excavations. The Senior Builder, Dave DeKort, indicated that a total of 254 residences will be constructed at the site, which would exceed the 2000 sq metre threshold set by O. Reg. 102/94 and O. Reg. 103/94. Because construction had not started at the time of the site visit, there was no con-compliance with O. Regs. 102 and 103 (the site was not yet a construction site).</p> <p>Mr. DeKort was provided information about the regulatory requirements on the date of the site visit, which will serve as a ministry outreach & education initiative.</p> <p>On October 19th, Mr. Brice Lewis, Manager Health & Safety, Mattamy Homes Ltd., Oakville ('head office') was also provided information about the reg. requirements by telephone. Mr. Brice explained that each Mattamy site is incorporated both for ownership and as a business site. Mr. Brice was advised that ICI-C&D Guide & forms were being updated, and that Mr. Lewis (with a cc to Mr. DeKort) would be receiving them and an explanatory letter within a few weeks.</p> <p>On November 14 2007 a letter explaining regulatory requirements was sent to the builder on an Education & Outreach basis. No further action required at this time. A follow-up inspection may be conducted at a later time in order to confirm compliance.</p>

Links & Comments:	
Attachments Names:	

Date & Time of Incident	Incident Date Confirmation ? Actual 2007/10/18 10:32		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category Code:	
Environmental Impact:			
Nature of Impact:			
Incident Cause:		Incident Reason:	
Damaged Party:	No		

Contaminants Table									

	Contaminant	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:		Owner of Material:	
Estimated Clean Up Cost:		Who Cleaned Up:	
% Clean Up:	%	Agencies Involved:	

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> To be determined
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Voluntary / Mandatory Compliance Items

Type Parent RefNo Work Summary (may be truncated) Date AttainList

Offence(s)

Suspected Violation(s)/Offence(s):	
Act - Regulation - Section, Description {General Offence}	

Provincial Officer:

Name: Sylvia Holloway
 Badge No:
 Work Unit: Unit 3
 District/Area Office: Sector Compliance Branch
 Date: 2007/11/19
 Signature:

Supervisor:

Name: Robert Ward
 Work Unit: Unit 3
 District/Area Office: Sector Compliance Branch
 Date: 2007/12/27
 Signature:



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custody etc.



INCIDENT REPORT

Reference Number:	5133-6XYNFK	File Storage Number:	1-1RS15
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	2311-6XYPHJ
Originating Document:		Created by:	Wendy Layton
Incident Report Reference Number:	5133-6XYNFK		
Date Created:	2007/01/31	Date Completed:	2007/02/08
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Cross program	Activity:	SCB Inspection

Will this Incident be Posted on the Ministry's Public web site?

Yes No To be determined

Caller or PO Information

Reported By:			
First Name	Last Name		
Wendy	Layton		
Contact Mailing Address			
Municipality:			
Brampton			

Reported By: _____

MOE Information

Date & Time Reported to MOE:	2007/01/31 12:24		
Office Receiving Incident Report:	Environmental SWAT Team		
Incident Info Received By:	Wendy Layton		
MOE Response:	Planned Field Response	Site Region:	Central
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			
SAC Action Class:			
Non-Standard Procedure:	No		
ERP Call-out Initiated:			

Client(s)

Information
Show Map
Mattamy Homes Limited
Mailing Address: 2360 Bristol Cir, Oakville, Ontario, Canada, L6H 6M5

Physical Address: Concession: , Plan: , 2360 Bristol Cir, Oakville, Town, Regional Municipality Of Halton, Ontario, Canada, L6H 6M5
 Telephone: (905)829-2424, FAX: (905)829-2002
 Client #: 3165-4J9L4B, Client Type: Corporation

Site(s)

Information
Show Map
Airport Road south of Castlemore Address: Concession: , Plan: , Airport Road Residential Construction Site, Brampton, City, Regional Municipality of Peel District Office: Halton-Peel GeoReference: ,

Incident Information

Incident Summary:	Pro-Active Reg. 103 Construction Inspection <i>cannot be longer than 60 characters</i>
Incident Description:	Officers W. Layton (1174) and M. Devillers (976) conducted a routine sector inspection on Thursday March 23, 2006 of Mattamy Homes Limited (herein identified as the "company") located at Airport Road south of Castlemore, Brampton, Ontario. The company was constructing a residential subdivision. During the course of the inspection the company was found to be in violation of specific sections of the Waste Audits and Waste Reduction Work Plans (O.Reg. 102/94), Industrial, Commercial and Institutional Source Separation Programs (O.Reg. 103/94). At the time of the inspection, the violations observed were: 1) A Waste Audit was not completed as required by Ontario Regulation 102. 2) A Waste Reduction Work Plan was not completed as required by Ontario Regulation 102. 3) The Waste Reduction Work Plan or the summary of the Waste Reduction Work Plan was not posted at the site as required by Ontario Regulation 102. A letter was sent to the company on Friday April 7, 2006 to address concerns.

Links & Comments:	
Attachments Names:	

Date & Time of Incident	Incident Date Confirmation ? Actual 2006/03/04		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category Code:	
Environmental Impact:			
Nature of Impact:			
Incident Cause:		Incident Reason:	
Damaged Party:	No		

Contaminants Table							
	Contaminant	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:			Owner of Material:				
Estimated Clean Up Cost:			Who Cleaned Up:				
% Clean Up:		%	Agencies Involved:				

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> To be determined
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Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
VA	5133-6XYNFK	Complete waste audit and waste re...	2006/07/14	2006/07/14

Offence(s)

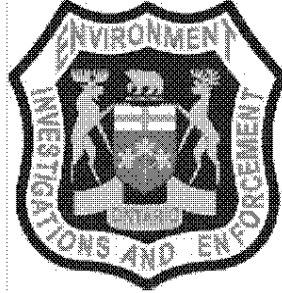
Suspected Violation(s)/Offence(s):	
Act - Regulation - Section, Description {General Offence}	

Provincial Officer:

Name: None Assigned
 Badge No:
 Work Unit:
 District/Area Office:
 Date:
 Signature:

Supervisor:

Name: Maureen Burtch
 Work Unit: SWAT Unit One
 District/Area Office: Sector Compliance Branch
 Date: 2007/02/08
 Signature:



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INCIDENT REPORT

Reference Number:	5427-6XRMMS	File Storage Number:	1-1RSGT
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	4445-6XRMP7
Originating Document:		Created by:	Jatinbhai Patel
Incident Report Reference Number:	5427-6XRMMS		
Date Created:	2007/01/24	Date Completed:	2007/10/29
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Waste - Solid/Non-hazardous	Activity:	Outreach

Will this Incident be Posted on the Ministry's Public web site?

Yes No To be determined

Caller or PO Information

Reported By:			
First Name	Last Name		
Jatinbhai	Patel		
Contact Mailing Address			
Municipality:			
Markham			

Reported By: _____

MOE Information

Date & Time Reported to MOE:	2007/01/24 11:43		
Office Receiving Incident Report:	Environmental SWAT Team		
Incident Info Received By:	Jatinbhai Patel		
MOE Response:	Planned Field Response	Site Region:	Central
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			
SAC Action Class:			
Non-Standard Procedure:	No		
ERP Call-out Initiated:			

Client(s)

Information
Show Map
Mattamy Homes Limited
Mailing Address: 140 Renfrew Drive, Markham, Ontario, Canada, L3R 6B3

Physical Address: Concession: , Plan: , 140 Renfrew Drive, Markham, Town, Regional Municipality of York, Ontario, Canada, L3R 6B3
 Telephone: (905)000-0000
 Client #: 1292-6XRMJL, Client Type: Corporation, NAICS: 23321

Site(s)

Information
Show Map
Cornell Address: Concession: , Plan: , Markham ByPass & Morning Dove, Markham, Town, Regional Municipality of York District Office: York-Durham GeoReference: Map Datum: NAD83, Zone: 17, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, Method: GPS, UTM Easting: 642749, UTM Northing: 4862071, ,

Incident Information

Incident Summary:	Sector Compliance Branch Pro-Active Inspection Completed. <i>cannot be longer than 60 characters</i>
Incident Description:	<p>This site was inspected on March 22, 2006, by provincial officer's Jatin Patel and Jennifer Stableford. The total floor area of this construction project is more than 2000 square meters. The site supervisor informed that a waste audit has not been conducted and neither had a waste reduction work plan been prepared of this site. A waste reduction work plan or a summary of the waste reduction work plan had not been posted at this site.</p> <p>A letter has been issued to the company on April 7, 2006, advising the company to come into compliance with the requirements of Ontario Regulation 102 and to demonstrate compliance with Ontario Regulation 103 by July 7, 2006.</p> <p>A source separation program satisfying all the requirements of Ontario Regulation 103 has not been implemented.</p> <p>The commingled waste is being picked up by Triwaste or Millenium Disposal Services Inc. (waste system). On April 20, 2006, a company representative of these waste systems informed that this waste is being taken to the following waste transfer station/stations.</p> <p>On visiting this/these waste transfer stations it was observed that the waste was being source separated into the following categories when practical.</p> <ul style="list-style-type: none"> - Millenium Disposal Services Inc. (visited on April 25, 2006, by PO J.Patel and Emily Moore): Steel, Wood, Brick and Cardboard - Trillium Material Processing Centre Inc. (visited on April 25, 2006, by PO J.Patel and Emily Moore): Steel, drywall, cardboard. Mr. Goldlust informed that Brick and Wood are separated on site. - Miller Waste Systems in Markham (visited on April 25, 2006, by PO J.Patel and Emily Moore): Steel and Wood <p>Compliance: April 7, 2006: Letter issued to the company. July 5, 2006: Compliance achieved. Company sent information by hand delivery. File closed. No further action required. TO VIEW FULL REPORT GO TO HTTP://MOEARCIMS/WEBSITE/SCB OR CALL SCB AT 416-314-4278</p>

Links & Comments:	
Attachments Names:	

Date & Time of Incident	Incident Date Confirmation ? Actual 2006/03/22		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category Code:	
Environmental Impact:	Not Anticipated		
Nature of Impact:			

Incident Cause:		Incident Reason:	
Damaged Party:	No		

Contaminants Table							
	Contaminant	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:		Owner of Material:	
Estimated Clean Up Cost:		Who Cleaned Up:	
% Clean Up:	%	Agencies Involved:	

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> To be determined
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Voluntary / Mandatory Compliance Items

Type Parent RefNo Work Summary (may be truncated) Date AttainList

Offence(s)

Suspected Violation(s)/Offence(s):	
Act - Regulation - Section, Description {General Offence}	

Provincial Officer:

Name: Jatinbhai Patel
 Badge No: 950
 Work Unit: Waste Unit
 District/Area Office: Environmental Assessment and Approvals Branch
 Date: 2007/01/24

Signature:

Supervisor:

Name: Robert Ward
 Work Unit: SWAT Unit Three
 District/Area Office: Sector Compliance Branch
 Date: 2007/10/29

Signature:



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July 31, 2009

Mr. Clint King
Investigations Officer, Eastern Region
Ministry of the Environment
2430 Don Reid Drive
Ottawa, ON K1H 1E1

Dear Mr. King,

RE: Allegations relating to Half Moon Bay project by Mattamy Homes Ltd.

Please find enclosed the response of Mattamy Homes related to the allegations that you outlined to Mattamy representatives on June 2, 2009, and subsequently by letter on June 25, 2009. Please direct your response to my office. We look forward to hearing from you at your earliest convenience.

Regards,

Aaron R.W. Shull, B.A., M.A., LL.B.



**Pages 271 to / à 284
are withheld pursuant to section
sont retenues en vertu de l'article**

N/R

**of the Freedom of Information and Protection of Privacy Act
de la Freedom of Information and Protection of Privacy Act**

Page 285
is not relevant
est non pertinente

Ministry of the Environment
Eastern Region
Technical Support Section
Water Resources
1259 Gardiners Rd, PO Box 22032
Kingston, ON
K7P 3J6
Telephone: (613) 549-4000

Ministère de l'Environnement
Direction régionale de l'Est
Secteur du Soutien Technique
Ressource en eau
1259 Chemin Gardiners, CP 22032
Kingston, ON
K7P 3J6
Téléphone : (613) 549-4000



January 17, 2008

Mr. Frank Cairo
Mattamy (Half Moon Bay) Limited
123 Huntmar Drive, Kanata
Ottawa, Ontario
K2S 1H9
Canada

RE: Permit To Take Water 7124-79CQG7
Lots: 11 and 12, Concession: 3, Geographic Twp of Nepean
Ottawa
Reference Number 1107-77GPB3

Dear Mr. Cairo:

Please find attached Permit To Take Water 7124-79CQG7 which authorizes the withdrawal of water in accordance with the application for this Permit To Take Water, dated September 26, 2007 and signed by you.

Please note that the attached Permit expires on January 31, 2009.

The Water Taking and Transfer Regulation, O. Reg. 387/04 came into effect on January 1, 2005. It requires that permit holders track the volume of water they take daily and report these volumes to the Ministry the following year. Please ensure that you inform yourself of the monitoring and reporting requirements related to your permit. You can find additional information on the MOE web site at www.ene.gov.on.ca or by calling the nearest MOE office.

Take notice that in issuing this Permit To Take Water, terms and conditions pertaining to the taking of water and to the results of the taking have been imposed. The terms and conditions have been designed to allow for the development of water resources, while providing reasonable protection to existing water uses and users.

Yours truly,

A handwritten signature in black ink that reads "Peter Taylor".

Peter Taylor
Director, Section 34, Ontario Water Resources Act, R.S.O. 1990
Eastern Region

File Storage Number: P 7124 OTT

c: Jill Attwood, GEM Services, 9030 Leslie Street, Unit 208, Richmond Hill, ON L4B 1G2



Ministry of the
Environment
Ministère de
l'Environnement

PERMIT TO TAKE WATER
Ground Water
NUMBER 7124-79CQG7

Pursuant to Section 34 of the Ontario Water Resources Act, R.S.O. 1990 this Permit To Take Water is hereby issued to:

Mattamy (Half Moon Bay) Limited
123 Huntmar Drive, Kanata
Ottawa, Ontario
K2S 1H9
Canada

For the water taking from: Excavation Area 1 and Area 2

Located at: Lot 11 and 12, Concession 3, Geographic Twp of Nepean
Ottawa

For the purposes of this Permit, and the terms and conditions specified below, the following definitions apply:

DEFINITIONS

- (a) "Director" means any person appointed in writing as a Director pursuant to section 5 of the OWRA for the purposes of section 34, OWRA.
- (b) "Provincial Officer" means any person designated in writing by the Minister as a Provincial Officer pursuant to section 5 of the OWRA.
- (c) "Ministry" means Ontario Ministry of the Environment.
- (d) "District Office" means the Ottawa District Office.
- (e) "Permit" means this Permit to Take Water No. 7124-79CQG7 including its Schedules, if any, issued in accordance with Section 34 of the OWRA.
- (f) "Permit Holder" means Mattamy (Half Moon Bay) Limited.
- (g) "OWRA " means the *Ontario Water Resources Act, R.S.O. 1990, c. O. 40, as amended.*

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

TERMS AND CONDITIONS

1. Compliance with Permit

- 1.1 Except where modified by this Permit, the water taking shall be in accordance with the application for this Permit To Take Water, dated September 26, 2007 and signed by Frank Cairo , and all Schedules included in this Permit.
- 1.2 The Permit Holder shall ensure that any person authorized by the Permit Holder to take water under this Permit is provided with a copy of this Permit and shall take all reasonable measures to ensure that any such person complies with the conditions of this Permit.
- 1.3 Any person authorized by the Permit Holder to take water under this Permit shall comply with the conditions of this Permit.
- 1.4 This Permit is not transferable to another person.
- 1.5 This Permit provides the Permit Holder with permission to take water in accordance with the conditions of this Permit, up to the date of the expiry of this Permit. This Permit does not constitute a legal right, vested or otherwise, to a water allocation, and the issuance of this Permit does not guarantee that, upon its expiry, it will be renewed.
- 1.6 The Permit Holder shall keep this Permit available at all times at or near the site of the taking, and shall produce this Permit immediately for inspection by a Provincial Officer upon his or her request.
- 1.7 The Permit Holder shall report any changes of address to the Director within thirty days of any such change. The Permit Holder shall report any change of ownership of the property for which this Permit is issued within thirty days of any such change. A change in ownership in the property shall cause this Permit to be cancelled.

2. General Conditions and Interpretation

2.1 Inspections

The Permit Holder must forthwith, upon presentation of credentials, permit a Provincial Officer to carry out any and all inspections authorized by the OWRA, the *Environmental Protection Act* , R.S.O. 1990, the *Pesticides Act* , R.S.O. 1990, or the *Safe Drinking Water Act* , S. O. 2002.

2.2 Other Approvals

The issuance of, and compliance with this Permit, does not:

- (a) relieve the Permit Holder or any other person from any obligation to comply with any other applicable legal requirements, including the provisions of the *Ontario Water Resources Act*, and the *Environmental Protection Act*, and any regulations made thereunder; or
- (b) limit in any way any authority of the Ministry, a Director, or a Provincial Officer, including the authority to require certain steps be taken or to require the Permit Holder to furnish any further information related to this Permit.

2.3 Information

The receipt of any information by the Ministry, the failure of the Ministry to take any action or require any person to take any action in relation to the information, or the failure of a Provincial Officer to prosecute any person in relation to the information, shall not be construed as:

- (a) an approval, waiver or justification by the Ministry of any act or omission of any person that contravenes this Permit or other legal requirement; or
- (b) acceptance by the Ministry of the information's completeness or accuracy.

2.4 Rights of Action

The issuance of, and compliance with this Permit shall not be construed as precluding or limiting any legal claims or rights of action that any person, including the Crown in right of Ontario or any agency thereof, has or may have against the Permit Holder, its officers, employees, agents, and contractors.

2.5 Severability

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

2.6 Conflicts

Where there is a conflict between a provision of any submitted document referred to in this Permit, including its Schedules, and the conditions of this Permit, the conditions in this Permit shall take precedence.

3. Water Takings Authorized by This Permit

3.1 Expiry

This Permit expires on **January 31, 2009**. No water shall be taken under authority of this Permit after the expiry date.

3.2 Amounts of Taking Permitted

The Permit Holder shall only take water from the source, during the periods and at the rates and amounts of taking specified in Table A. Water takings are authorized only for the purposes specified in Table A.

Table A

	Source Name/Description	Source Type	Taking Specific Purpose	Taking Major Category	Max Taken per Minute (litres)	Max Num of Hrs Taken per Day	Max Taken per Day (litres)	Max Num of Days Taken per Year	Zone/Easting/Northing
1	Area 1	Well	Construction	Dewatering Construction	213	24	306,720	243	18 441019 5010886
2	Area 2	Dug Well	Construction	Dewatering Construction	968	24	1,363,920	182	18 441460 5010994
Total Taking:							1,700,640		

4. Monitoring

4.1 The Permit Holder shall maintain a record of all water takings. This record shall include the dates and times of water takings, the rates of pumping, and an estimated calculation of the total amounts of water pumped per day for each day that water is taken under the authorization of this Permit. A separate record shall be maintained for each source. The Permit Holder shall keep all required records up to date and available at or near the site of the taking and shall produce the records immediately for inspection by a Provincial Officer upon his or her request.

4.2 Water taken under the authorization of this Permit shall only be from Area 1 and Area 2 as shown in Drawing 2 of Schedule A of this Permit.

5. Impacts of the Water Taking

5.1 Notification

The Permit Holder shall immediately notify the local District Office of any complaint arising from the taking of water authorized under this Permit and shall report any action which has been taken or is proposed with regard to such complaint. The Permit Holder shall immediately notify the local District Office if the taking of water is observed to have any significant impact on the surrounding waters. After hours, calls shall be directed to the Ministry's Spills Action Centre at 1-800-268-6060.

5.2 For Groundwater Takings

If the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to initial issuance of a Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their reasonable costs of doing so.

If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.

5.3 The Permit Holder shall ensure that all water taken under the authority of this Permit is discharged to temporary siltation control ponds. The temporary siltation control ponds must be sufficient to prevent the discharge of turbid water to the Jock River. The discharge from the temporary siltation control ponds must not exceed 25 mg/L Total Suspended Solids (TSS).

5.4 The Permit Holder shall monitor for the concentration of TSS at the outlet of the temporary siltation control ponds on a weekly basis during periods of discharge.

5.5 The Permit Holder shall measure the quantity of water and the temperature of the water being discharged from the temporary siltation control ponds on a weekly basis during periods of discharge.

5.6 The Permit Holder shall ensure that the discharge of water is controlled in such a way as to prevent erosion in the ditches leading to the Jock River.

6. Director May Amend Permit

The Director may amend this Permit by letter requiring the Permit Holder to suspend or reduce the taking to an amount or threshold specified by the Director in the letter. The suspension or reduction in taking shall be effective immediately and may be revoked at any time upon notification by the Director. This condition does not affect your right to appeal the suspension or reduction in taking to the Environmental Review Tribunal under the *Ontario Water Resources Act*, Section 100 (4).

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

1. Condition 1 is included to ensure that the conditions in this Permit are complied with and can be enforced.
2. Condition 2 is included to clarify the legal interpretation of aspects of this Permit.
3. Conditions 3 through 6 are included to protect the quality of the natural environment so as to safeguard the ecosystem and human health and foster efficient use and conservation of waters. These conditions allow for the beneficial use of waters while ensuring the fair sharing, conservation and sustainable use of the waters of Ontario. The conditions also specify the water takings that are authorized by this Permit and the scope of this Permit.

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, you may by written notice served upon me, the Environmental Review Tribunal and the Environmental Commissioner, Environmental Bill of Rights, R.S.O. 1993, Chapter 28, 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 101 of the Ontario Water Resources Act, as amended provides that the Notice requiring a hearing shall state:

1. The portions of the Permit or each term or condition in the Permit 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.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Permit to Take Water number;
6. The date of the Permit to Take Water;
7. The name of the Director;
8. The municipality within which the works are located;

This notice must be served upon:

*The Secretary
Environmental Review Tribunal
2300 Yonge Street, Suite 1700
Toronto, Ontario M4P 1E4*

AND

*The Environmental Commissioner
1075 Bay Street
6th Floor, Suite 605
Toronto, Ontario M5S 2W5*

AND

*The Director, Section 34
Ministry of the Environment
1259 Gardiners Rd, PO Box
22032
Kingston, ON
K7P 3J6*

Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal:

by telephone at (416) 314-4600

by fax at (416) 314-4506

by e-mail at www.ert.gov.on.ca

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

Dated at Kingston this 17th day of January, 2008.



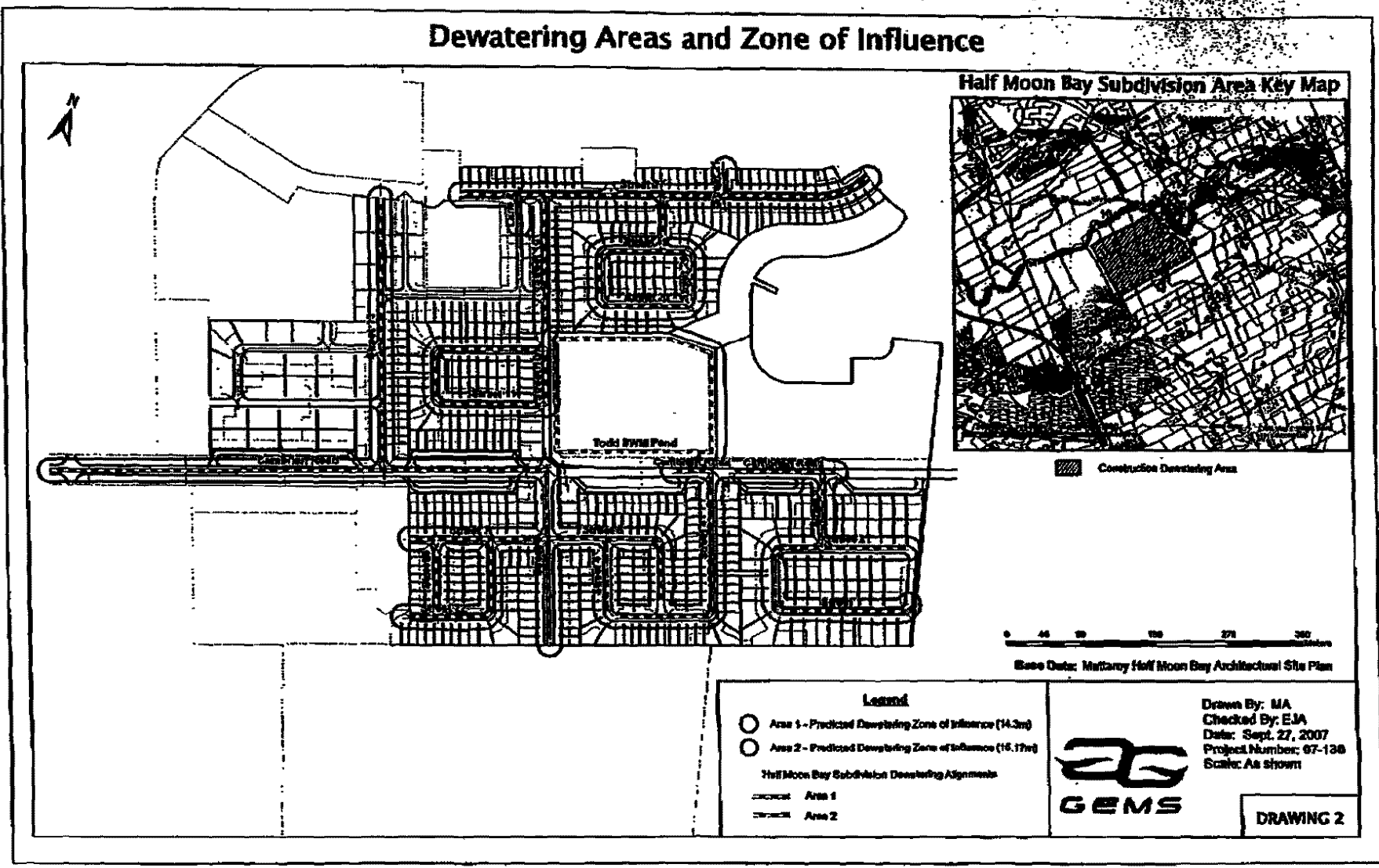
*Peter Taylor
Director, Section 34
Ontario Water Resources Act, R.S.O. 1990*

Schedule A

This Schedule "A" forms part of Permit To Take Water 7124-79CQG7, dated January 17, 2008.

Drawing 2 from the Report entitled "Groundwater Management Plan, Half Moon Bay - Phase 1 Residential Development, Ottawa, Ontario" completed by Groundwater and Environmental Management Services Inc. and dated September 27, 2007.

Dewatering Areas and Zone of Influence



Half Moon Bay Subdivision Area Key Map




Construction Dewatering Area



Base Data: Maritime Half Moon Bay Architectural Site Plan

- Legend**
- Area 1 - Predicted Dewatering Zone of Influence (14.3m)
 - Area 2 - Predicted Dewatering Zone of Influence (16.17m)
- Half Moon Bay Subdivision Dewatering Alignments
- Area 1
 - Area 2

Drawn By: MA
 Checked By: EJA
 Date: Sept. 27, 2007
 Project Number: 07-130
 Scale: As Shown



DRAWING 2

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From: Murphy, Nicholas (ENE) [mailto:Nicholas.Murphy@ontario.ca]
Sent: Monday, December 10, 2007 9:31 AM
To: Nadia Lambo
Cc: Taylor, Peter (ENE); Castro, Victor (ENE); Jill Attwood
Subject: RE: Permit to Take Water Application, Residential Development, Half Moon Bay

Hello Nadia and Jill

As per our discussions on December 7, 2007, I would like to confirm that our understanding of the Half Moon Bay development project is correct.

Our main question with respect to this project is: Will the temporary discharge pond be a long-term Storm Water Management Pond or will there be 2 ponds (a temporary pond and a storm water management pond)? There is a pond on Drawing 2 of your report that is labelled Todd SWM Pond, which seems to indicate there will be a long-term pond.

The reason we are asking is because if there is not going to be a long-term SWMP or it is not possible to complete the SWMP prior to the water taking, we will deal with the discharge component of the water taking through the Permit To Take Water (PTTW). Your client's current application is for the temporary taking of water and Industrial Waste Water Certificates of Approval are not usually issued for temporary projects of less than 1 year.

However if there is going to be a long-term SWMP then your client should apply for a Certificate of Approval for the operation of the sewage works. In that case, we would not include conditions pertaining to the discharge of water in the Permit To Take Water. Again, that is unless the nature of the project prohibits the creation of the pond prior to the construction dewatering.

It is my understanding that for this temporary dewatering project (less than 1 year) water taken will be discharged to a temporary pond that will not be approved by a Certificate of Approval. Therefore we will address the discharge in the PTTW.

Please confirm that my understanding is correct so we can continue to process your application.

Sincerely,

Nicholas Murphy
Permit To Take Water Coordinator
Water Resources Unit
Technical Support Section
Ontario Ministry of the Environment
Eastern Region
Telephone: (613) 540-6868
Facsimile: (613) 548-6908

From: Nadia Lambo [mailto:nadia@gemsservicesinc.com]
Sent: December 6, 2007 12:06 PM
To: Murphy, Nicholas (ENE)
Cc: Taylor, Peter (ENE); Castro, Victor (ENE); Jill Attwood
Subject: RE: Permit to Take Water Application, Residential Development, Half Moon Bay

12/12/2007

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Environment
CanadaEnvironnement
Canada

Canada



Environment Canada

www.ec.gc.ca

[Français](#)[Home](#)[Contact Us](#)[Help](#)[Search](#)[canada.gc.ca](#)You are here: [Home](#) > [Weather and Meteorology](#)[Home](#)**Canada's Top Ten Weather Stories for 2008**[Weather and
Meteorology](#)[Table of Contents](#)**7. Winter's Last Hurrah**[Site Map](#)[Proactive Disclosure](#)

For residents in Eastern Canada, the coming of March and spring's immediacy was never more welcome. It had been a long winter with near-record snowfall, deep snow drifts, scores of roof collapses and several fatalities. But the season's greatest wallop was still to come. During the "getaway" weekend of March 8 and 9, a massive winter storm dumped as much as 50 cm of snow across Eastern Canada, leaving approximately 200,000 storm-ravaged Canadians in the dark from Windsor, Ontario to Wabush, Labrador.

The size and duration of the storm were impressive. The massive blizzard dumped gobs of snow and piled monstrous drifts across six provinces. While most hit-and-run storms seldom last longer than 12 hours, this one raged an impressive 40 hours, leaving more time for snow piling and drifting. Almost all of southern Ontario and Quebec received between 25 and 35 cm of snow, accompanied by winds as high as 133 km/h. The heaviest snows fell in the Ottawa Valley and in the Niagara region, where 52 cm collected and blew into two-metre drifts, dwarfing vehicles on highways and blinding and trapping motorists inside. Frequent whiteout conditions led to hundreds of crashes on windswept highways. There were so many accidents in Ontario that police no longer attended crash sites and asked motorists to fill out their own collision reports. In the Greater Toronto Area alone, the 400-series highways saw 1,700 accidents, most of them

involving spinouts and cars driving into ditches. To add insult to injury, winter's biggest blast landed on one of the busiest weekends of the year – the start of March Break. The storm led to the grounding or delay of more than 300 flights at Toronto's Pearson International Airport, which became a makeshift shelter for hundreds of stranded passengers.

Nearly as many flights were cancelled in Montreal. In the province, the storm brought 40 -cm dumps of snow to Trois-Rivières, Mont Joli and Quebec City. Montreal itself got less snow but more misery, with several hours of snow mixed with freezing rain and ice pellets, and powerful winds as strong as 140 km/h. In Quebec City, the "big one" had a bigger impact because of a preview storm just three days earlier. On March 4 and 5, 33.4 cm of snow fell on the Quebec capital. Compounding the mess were strong winds that felled trees and cut power. Flights were cancelled and schools were closed. Before the week was over, winter's last hurrah dumped another 40 cm. A veteran Environment Canada forecaster called the March 8 blast in Quebec the fiercest he had ever seen. In a winter of "Paul Bunyon" snowfalls and with no place left to put the snow, the last one – with its -20 wind chill, zero visibility in blowing snow and sustained winds of 63 km/h – had to be the most memorable storm in a winter of storms.

Date Modified: 2008-12-29

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[Important Notices](#)

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April 17, 2009

Mattamy Homes
123 Huntmar
Ottawa, Ontario
K2S 1B9

Reference: Waste and Recycling Fairwinds & Half-Moon Bay.

Attention: Brice Lewis

Dear Brice,

Materials collected from Mattamy Homes is source separated on site. Contents of the containers are disposed at the following facilities:

- Recyclable cardboard – Metro waste and recycling.
- Wood & Steel – Millenn Construction Services
- Brick and cement – Pomerleau Sand and Gravel
- Non-recyclable waste – City of Ottawa, Trail Rd. Municipal Landfill

Should you have any questions, please do not hesitate in contacting me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julio Braz'. The signature is written in a cursive, flowing style.

Julio Braz
Account Manager
Waste Management of Canada
Tel. 613.371-6347
Fax. 613.831.6085

From everyday collection to environmental protection, Think Green. Think Waste Management.

Mattamy Homes
April 17, 2009

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© 2006 Waste Management, Inc.

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Leavoy, Jena (ENE)

From: Leavoy, Jena (ENE)
Sent: April 20, 2009 1:37 PM
To: Dave Eastman
Subject: Litter Complaints
Importance: High

Hello Dave,

I've received 2 complaints about litter at the Mattamy Half Moon Bay subdivision development. Also the waste that was dumped next to the fire pit has not been removed and placed in a waste bin for proper disposal. Can you indicate how and when Mattamy will address these complaints?

Thank you,

Jena Leavoy
Senior Environmental Officer
Ontario Ministry of the Environment
Ottawa District Office
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
t: 613-521-3450 ext. 236 or 1-800-860-2195
f: 613-521-5437

Leavoy, Jena (ENE)

From: Dave Eastman [Dave.Eastman@mattamycorp.com]
Sent: April 20, 2009 1:43 PM
To: Leavoy, Jena (ENE)
Subject: Re: Litter Complaints

Jena

Thank you for contacting me about these complaints. I share your concerns and the concerns of the people who complained. I will dispatch men immediately to clean up along Greenbank. Is there any more specific areas we can address for you? I am going to view the firepit location and will provide an action plan within the hour.
DE

From: Leavoy, Jena (ENE)
To: Dave Eastman
Sent: Mon Apr 20 13:36:50 2009
Subject: Litter Complaints

Hello Dave,

I've received 2 complaints about litter at the Mattamy Half Moon Bay subdivision development. Also the waste that was dumped next to the fire pit has not been removed and place in a waste bin for proper disposal. Can you indicate how and when Mattamy will address these complaints?

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Senior Environmental Officer
Ontario Ministry of the Environment
Ottawa District Office
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
t: 613-521-3450 ext. 236 or 1-800-860-2195
f: 613-521-5437

Leavoy, Jena (ENE)

From: Dave Eastman [Dave.Eastman@mattamycorp.com]
Sent: April 20, 2009 2:37 PM
To: Leavoy, Jena (ENE)
Subject: RE: Litter Complaints

Ms. Leavoy,
In addition to the group working on along the Greenbank area I have 2 more men working on the area around the firepit as requested.
DE

From: Leavoy, Jena (ENE) [mailto:Jena.Leavoy@ontario.ca]
Sent: Monday, April 20, 2009 1:37 PM
To: Dave Eastman
Subject: Litter Complaints
Importance: High

Hello Dave,

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Jena Leavoy
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Ontario Ministry of the Environment
Ottawa District Office
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
t: 613-521-3450 ext. 236 or 1-800-860-2195
f: 613-521-5437

Leavoy, Jena (ENE)

From: Leavoy, Jena (ENE)
Sent: April 20, 2009 2:52 PM
To: Dave Eastman
Subject: RE: Litter Complaints

Thank you!

Jena Leavoy
Senior Environmental Officer
Ontario Ministry of the Environment
Ottawa District Office
2430 Don Reid Drive
Ottawa, Ontario
K1H 1E1
t: 613-521-3450 ext. 236 or 1-800-860-2195
f: 613-521-5437

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Subject: RE: Litter Complaints

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Thank you,

Jena Leavoy
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f: 613-521-5437

Ministry of
Environment

Ministère de
l'Environnement



2430 Don Reid Drive,
Ottawa, Ontario K1H 1E1
Tel: 613 521-3450
Fax: 613 521-5437

www.ene.gov.on.ca

INVESTIGATIONS AND ENFORCMENT BRANCH

15 May, 2009

Mattamy (Half Moon Bay) Limited
123 Huntmar Drive,
Ottawa, Ontario.
K2S 1B9

Attn: Frank R. Cairo

On the 29th of April, 2009 I had a telephone conversation with you requesting a number of interviews be set up with Mattamy employees surrounding a number of investigations I have ongoing surrounding the Mattamy (Half Moon Bay) Limited site. During this conversation you indicated that you did wish to provide information that you felt was relevant to those investigations but indicated that you wished to obtain counsel. On the 30th of April, 2009 you contacted me and indicated that you were looking for new counsel and would be contacting me early the next week. To date I have had no contact from you or counsel representing the corporation. I am providing you with the opportunity to provide the information you felt was relevant as well give you the opportunity to provide any due diligence on behalf of the corporation. If I have had no response from you or someone representing you by the 29th of May, 2009 I will assume you do not wish to speak with me or provide any information and I will continue on with the investigation based on the information I have before me. I can be contacted at (613)521-3450 ext 250 or my cell (613)724-7280 or by e-mail at clint.king@ontario.ca.



Clint King
Investigator

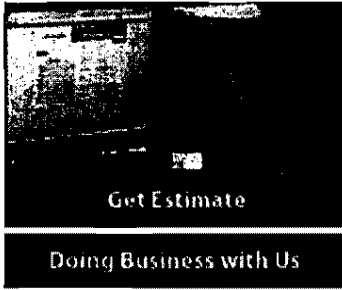
SENDER RETAIN THIS COPY / COPE DE L'EXPÉDITEUR

SENDER ACCOUNT NO. / N° DE COMPTE DE L'EXPÉDITEUR: 7510652
 IMPORTANT - TELEPHONE: (613) 521 3450
 MO. DY. JR. YR. / AN: 05/15/07
 MIN-ENVIRONMENT
 STREET ADDRESS / ADRESSE (N° ET RUE): 2430 DON REID DR.
 CITY / VILLE: OTTAWA, PROV. / STATE / ÉTAT: ON, POSTAL / ZIP: K1H 1E1
 RECEIVER (TO) / DESTINATAIRE (À): MATTAMY (Hay Moon Bay) LTD.
 STREET ADDRESS / ADRESSE (N° ET RUE): 123 Huntmar Dr.
 CITY / VILLE: OTTAWA, PROV. / STATE / ÉTAT: ON, POSTAL / ZIP: K2A 1B9
 ATTN (NAME) / À L'ATTENTION DE (NOM) / SERVICE: F. CAIRO, IMPORTANT - TELEPHONE: (613) 831 3503
 DESCRIPTION (INCLUDING DANGEROUS GOODS / INCLUANT MARCHANDISES DANGEREUSES):
 SENDER REFERENCE (IF ANY) / REF. DE L'EXPÉD. / PICK UP / CUEILLETTE - N° DE CONF.: C. KING / 0010
 SENDER SIGNATURE / SIGNATURE DE L'EXPÉDITEUR: [Signature] X
 SEE CONDITIONS OF CARRIAGE ON REVERSE / CONDITIONS DE TRANSPORT AU VERSO: 1369405

SHIP MODE / MODE DE TRANSPORT: AIR AÉRIEN GROUND ROUTIER
 PKG EMBAL. SERVICE: 9 AM 9 h
 10:30 AM 10 h 30
 SAT. SAM.
 PAYMENT / PAIEMENT: CASH COMPTANT CREDIT CARD / CARTE DE CREDIT
 RECEIVER OR THIRD PARTY ACCOUNT NO. / N° DE COMPTE DU DESTINATAIRE OU TIERS: 3RD PARTY / TIERS
 SENDER EXPÉDITEUR: X
 SHIPMENT DETAILS / EXPÉDITION: # of Pieces / POCS (4 MAXIMUM) / WEIGHT / POIDS (SUBJ. TO CORR. / SUJET À CORR.): 1 / KG / LB / 1
 DECLARED VALUE / VALEUR DÉCLARÉE: \$ 0 (SUPPLEMENTAL / SUPPLÉMENTAIRE \$ 5 000 MAX / MAX 5 000 \$)
 SEE CONDITIONS OF CARRIAGE ON REVERSE / CONDITIONS DE TRANSPORT AU VERSO

BILL OF LADING NO. / NOT NEGOTIABLE / N. DE CONNAISSANCE / NON NEGOCIABLE: 2837 161 8654

 1 888 SHIP-123 www.purolator.com
 COURIER INITIALS / INITIALES DU COURRIER: SG, COURIER ROUTE / ITINÉRAIRE DU COURRIER: MA, MO. DY. JR. YR. / AN: 05/15/07
 NO. / N°: TYPE: VISA MC AMEX, EXP. DATE / D.É.:
 CHARGES FRAIS: TOTAL AMOUNT / MONTANT TOTAL:
 THIRD PARTY BILLING NAME & ADDRESS / FACTURATION À UN TIERS (NOM & ADRESSE):
 LIMITATION OF LIABILITY - IMPORTANT - PLEASE READ / LIMITATION DE RESPONSABILITÉ - IMPORTANT - LISEZ & THE AMOUNT OF ANY LOSS OR DAMAGE FOR WHICH THE CARRIER MAY BE LIABLE SHALL NOT EXCEED \$2.00 PER POUND (OR \$4.41 PER KILOGRAM) COMPUTED ON THE TOTAL WEIGHT OF THE SHIPMENT UNLESS A HIGHER VALUE IS DECLARED ON THE FACE OF THE BILL OF LADING BY THE CONSIGNOR (SENDER). MAXIMUM DECLARED VALUE SHALL NOT EXCEED \$5,000. A.B. NOTE CAREFULLY CONDITIONS ON BACK HEREOF INCLUDING LIMITATIONS AND EXCLUSIONS OF CARRIER'S LIABILITY WHICH ARE HEREBY ACCEPTED.
 LE MONTANT DE TOUTE PERTE OU DOMMAGE DONT LE TRANSPORTEUR POURRAIT ÊTRE RESPONSABLE NE DOIT EXCÉDER 2.00 \$ LA LIVRE (OU 4.41 \$ LE KILOGRAMME), CAL SUR LE POIDS TOTAL DE L'EXPÉDITION, À MOINS QU'UNE VALEUR SUPÉRIEURE N'AIT ÉTÉ DÉCLARÉE SUR LE RECTO DE CONNAISSANCE PAR L'EXPÉDITEUR. LA VALEUR DÉCL. MAXIMALE NE DÉPASSERA PAS 5 000 \$. N.B. VEUILLEZ PREZ CONNAISSANCE DES CONDITIONS AU VERSO, Y COMPRIS LES LIMITATIONS ET EXCLUSIONS DE RESPONSABILITÉ DU TRANSPORTEUR, QUI SONT ACCEPTÉES PAR LES PRÉSENTES.



TRACKING DETAILS

Shipment: PIN 28371618654

Package Details

MATTAMY HOMES
123 HUNTMAR DR K2S1Z1

Email Info. To:

Your Name:

Your Email Address:

Scan Date	Scan Time	Status	Comment
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2009/05/19	08:56	On vehicle for delivery via OTTAWA, ON depot	
2009/05/15	17:46	Shipment In Transit via OTTAWA, ON depot	
2009/05/15	15:00	Picked up by Purolator at Counter from COUNTER of M.O.E at 2430 DON REID, OTTAWA, ON K1H1E1 via OTTAWA, ON depot	

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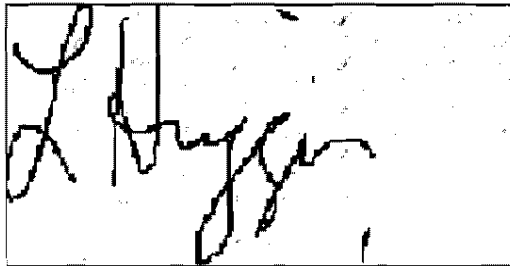
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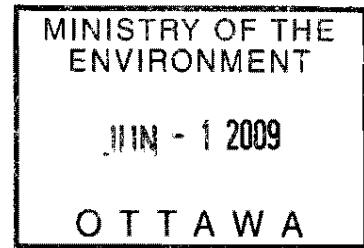
TRACKING DETAILS

 PIN 28371618654
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MATTAMY HOMES at 123 HUNTMAR DR K2S1Z1
 Date/Time 2009/05/19 15:03
 Depot OTTAWA, ON
Tracking Phone # 1 888 SHIP-123 or 1-888-744-7123
 To Company MATTAMY HOMES
 Address 123 HUNTMAR DR K2S1Z1
Delivery Location RECEPTION
Delivery Recipient HUGGINS

Delivery Signature



→Print



May 27, 1009

Mr. Clint King
Investigations Officer, Eastern Region
Ministry of the Environment
2430 Don Reid Drive
Ottawa, ON K1H 1E1

RE: Mattamy (Half Moon Bay) Limited Investigation

Dear Clint,

I received your May 15, 2009 letter requesting a response to the issues you wish to bring forward in your investigation surrounding our Mattamy on Half Moon Bay development. As you are aware, a meeting has been scheduled for June 2, 2009 to discuss these items and to provide you with any relevant information that you feel appropriate for consideration. I look forward to meeting you at that time.

If you have any further questions, please do not hesitate to contact me at frank.cairo@mattamyhomes.com or 613-831-3503.

Yours truly,

A handwritten signature in black ink, appearing to read "Frank R. Cairo".

Frank R. Cairo
Senior Vice President
Land Development and Marketing

Mattamy Homes Limited, Ottawa Division
123 Huntmar Drive, Ottawa, Ontario K2S 1B9
T: (613) 831-4115 F: (613) 831-9060



June 19, 2009

Clint King
Investigations Officer
Eastern Region
Ministry of the Environment
2430 Don Reid Drive
Ottawa ON K1H 1E1

Dear Clint:

Thank you for meeting with Sean MacFarlane and I on June 2, 2009 at our office to discuss a number of allegations you are investigating related to our Mattamy on Half Moon Bay community. During the meeting you mentioned that you would like Mattamy to forward in writing a position/response to the allegations you outlined. In order to prepare a comprehensive response to the allegations discussed, I am requesting that a written summary of the allegations you presented along with any other issues of concern related to our various developments in Ottawa be forwarded to my attention at your earliest convenience.

You had mentioned that if Mattamy is able to demonstrate that due diligence and a standard of care was employed in accordance with standard industry practices as they relate to the allegations described, further investigation would not be undertaken. Please confirm this to be the case.

Sincerely,

A handwritten signature in black ink, appearing to read "FRC", written over a white background.

Frank R. Cairo
Senior Vice President
Land Development and Marketing

Mattamy Homes Limited, Ottawa Division
123 Huntmar Drive, Ottawa, Ontario K2S 1B9
T: (613) 831-4115 F: (613) 831-9060

000399

Ministry of
Environment

Ministère de
l'Environnement



2430 Don Reid Drive,
Ottawa, Ontario K1H 1E1
Tel: 613 521-3450
Fax: 613 521-5437

www.ene.gov.on.ca

Investigations & Enforcement Branch

June 25, 2009

**Frank R. Cairo
Senior Vice President
Land Development and Marketing
Mattamy Homes Limited**

Dear Mr. Cairo



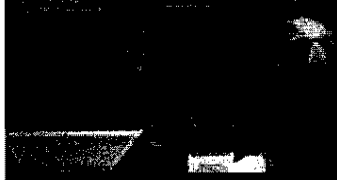
I thought I had properly outlined the allegations surrounding the investigations at Mattamy (Half Moon Bay) during our meeting on the 2nd of June, 2009. I have been awaiting a response from you as you indicated you wanted to do. I will outline the allegations once again but I do not intend on waiting much longer for your response. If I do not get something from you by the 17th of July, 2009 I will complete the investigation.

- 1) This investigation deals with the construction of the storm water retention pond without an approval. I have enclosed photographs of the site taken by the City of Ottawa.**
- 2) This investigation surrounds the discharge of sediment from the Half Moon Bay site in Early April, 2008 to the Jock River. I have enclosed some photos showing the site and discharge.**
- 3) The final issue deals with the burning of waste on the Half Moon Bay site on the 27th of March, 2009 during an inspection by Jena Leavoy. Arising from this is the allegation that there was no waste audit completed, no waste reduction work plan and no source separation program. I have also enclosed photos of the waste burning.**

If you should have any questions please feel free to contact me.


**Clint King
Investigator**



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TRACKING DETAILS

Shipment: PIN 28371619215

Package Details

MATTAMY HOMES
123 HUNTMAR DR K2S1Z1

Email Info. To:

Your Name:

Your Email Address:

Scan Date	Scan Time	Status	Comment
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2009/06/26	09:11	On vehicle for delivery via OTTAWA, ON depot	
2009/06/25	15:05	Picked up by Purolator at Reception from CAROL of MINISTRY OF ENVIRONMENT at 2430 DON REID LANE, OTTAWA, ON K1V7P2 via OTTAWA, ON depot	

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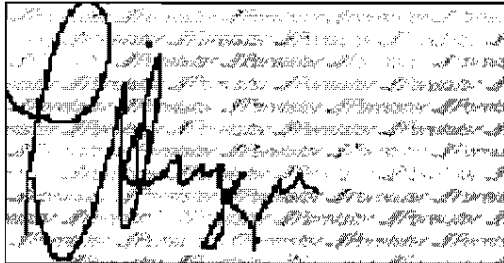
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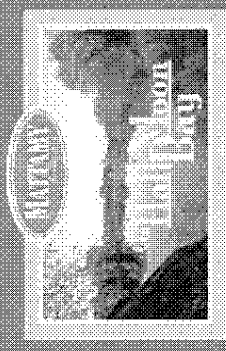
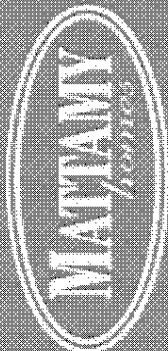
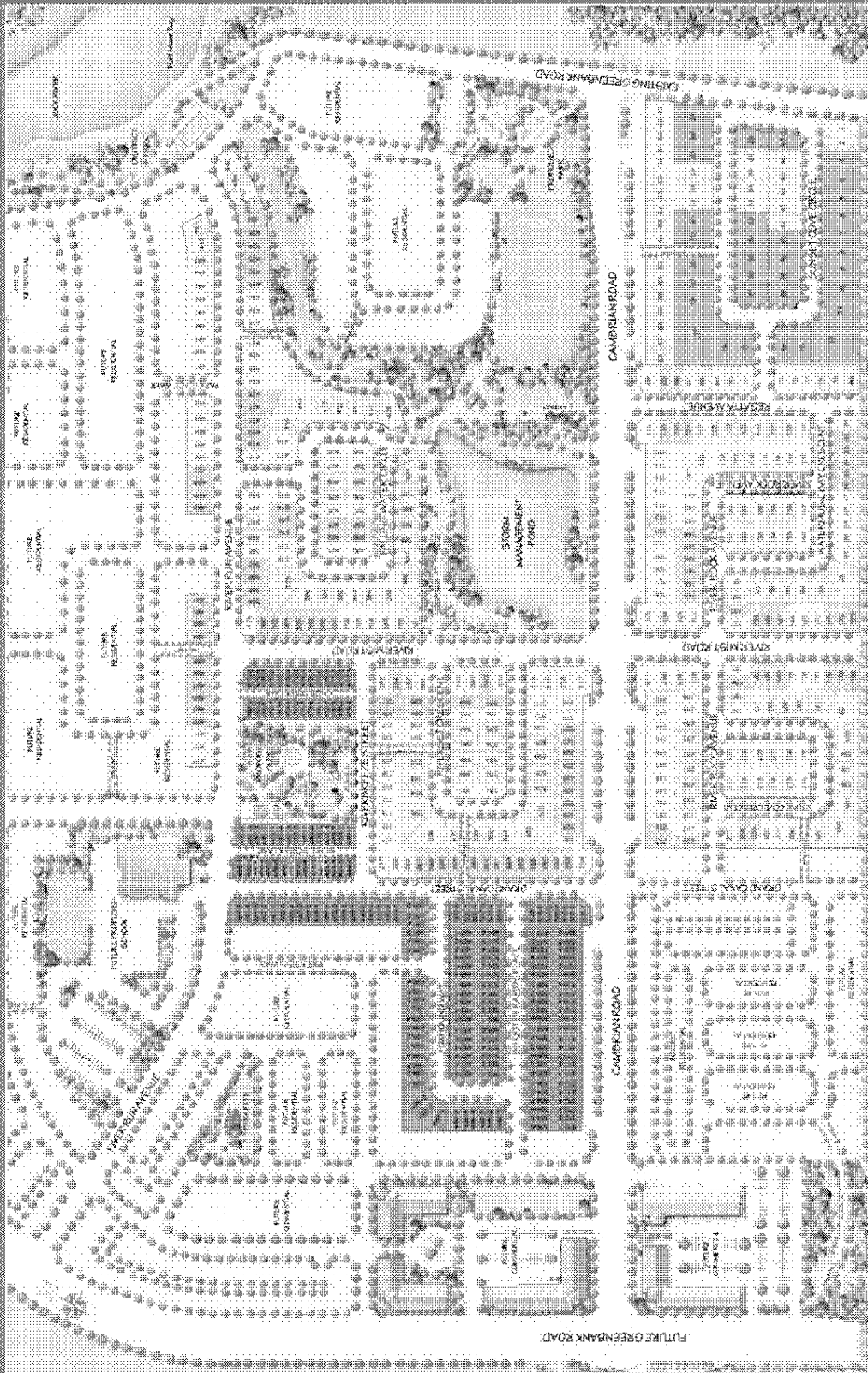
TRACKING DETAILS

PIN 28371619215
Status Delivered to HUGGINS at RECEPTION of
MATTAMY HOMES at 123 HUNTMAR DR K2S1Z1
Date/Time 2009/06/26 15:03
Depot OTTAWA, ON
Tracking Phone # 1 888 SHIP-123 or 1-888-744-7123
To Company MATTAMY HOMES
Address 123 HUNTMAR DR K2S1Z1
Delivery Location RECEPTION
Delivery Recipient HUGGINS

Delivery Signature

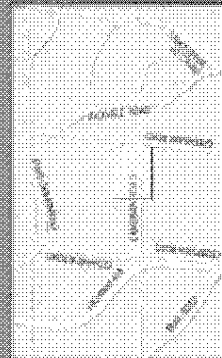


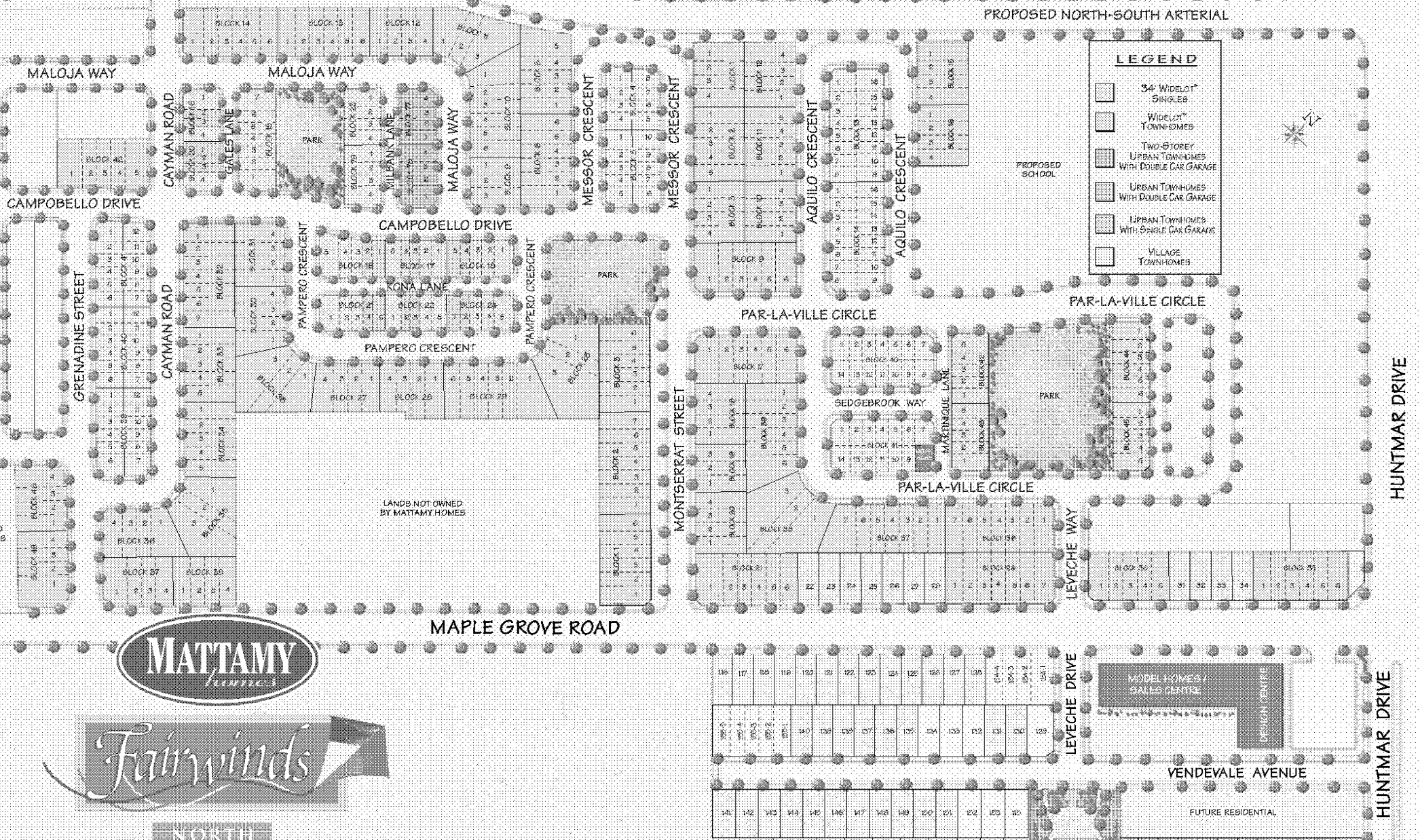
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LEGEND

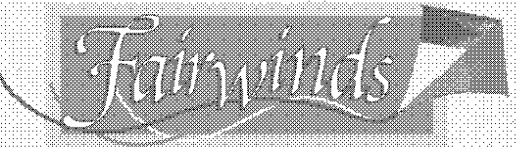
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[Pattern]	20' Townhome
[Pattern]	23' Townhome
[Pattern]	34' Lot
[Pattern]	36' Lot
[Pattern]	43' Lot
[Pattern]	50' Lot





LEGEND

- 34' WIDE LOT SINGLES
- WIDE LOT TOWNHOMES
- TWO-STOREY URBAN TOWNHOMES WITH DOUBLE CAR GARAGE
- URBAN TOWNHOMES WITH DOUBLE CAR GARAGE
- URBAN TOWNHOMES WITH SINGLE CAR GARAGE
- VILLAGE TOWNHOMES



NORTH

LANDS NOT OWNED BY MATTAMY HOMES

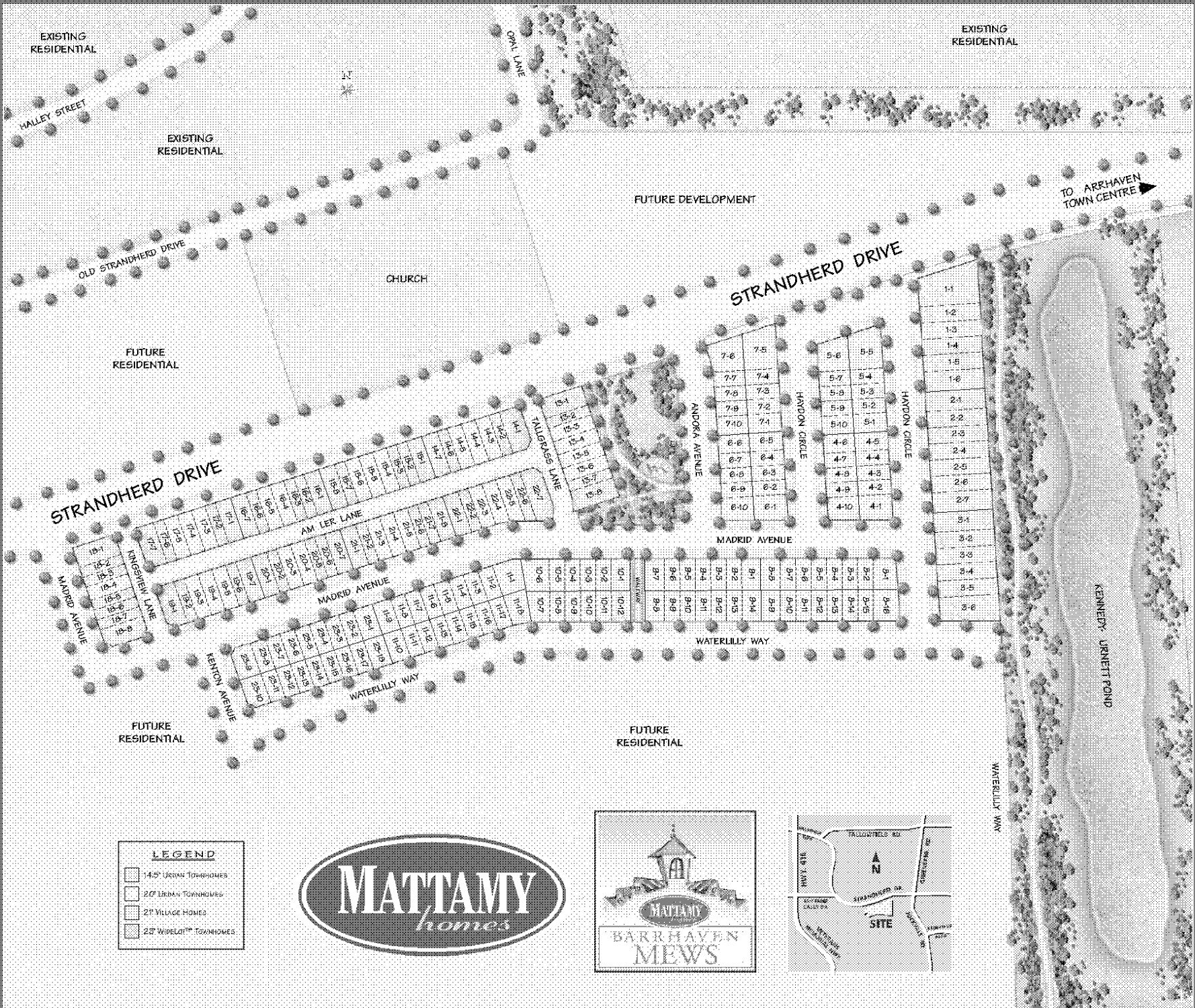
MODEL HOMES / SALES CENTRE

DESIGN CENTRE

VENDEVALE AVENUE

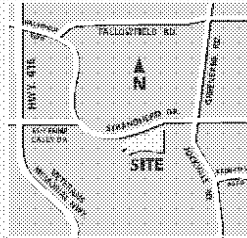
FUTURE RESIDENTIAL

Maps not to scale. Artist's concept. March 2005



LEGEND

[Symbol]	14.5' URBAN TOWNHOMES
[Symbol]	20' URBAN TOWNHOMES
[Symbol]	27' VILLAGE HOMES
[Symbol]	27' WIDELOT™ TOWNHOMES



AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2335-B5VJMM

Issue Date: October 30, 2018

Mattamy (Half Moon Bay) Limited
50 Hines Road, Suite 100
Ottawa, Ontario
K2K 2M5

Site Location: Half Moon Bay North - Phase 8
Part of Lots 11 and 12, Concession 3 (Rideau Front)
City of Ottawa, Ontario

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:

the establishment of wastewater infrastructure Works located in the City of Ottawa, consisting of the following:

- **storm sewers** on chemin Greenbank Road (from Station 5+142.087 to Station 4+972.276), discharging to the existing temporary diversion ditch and Clarke Stormwater Management Pond, located in Half Moon Bay West; and
- **temporary diversion ditch** in Half Moon Bay West, approximately 25.0 metres at 1.1% bottom slope and 3:1 side slopes, discharging to the existing temporary diversion ditch and Clarke Stormwater Management Pond, located in Half Moon Bay West;

including the decommissioning of:

- **temporary diversion ditch** in Half Moon Bay West, approximately 140.0 metres at 0.41% average bottom slope and 3:1 side slopes, discharging to the existing temporary diversion ditch and Clarke Stormwater Management Pond, located in Half Moon Bay West;

PREVIOUS WORKS:

- **storm sewers** to be constructed on voie Watercolours Way (from Station 0-012.23 to Station 0+125.69), terrasse Chimney Corner Terrace and voie Freshwater Way (from Station 0+015.26 to Station 0+401.65), cours Cape Jack Walk (from Station 0+000.81 to Station 0+103.07) and chemin Greenbank Road (from Station 0+001.47 to Station 0+050.91), discharging to the Clarke Stormwater

Management Pond, located in Half Moon Bay West;

- **sanitary sewers** to be constructed on voie Watercolours Way (from Station 0+032.42 to Station 0+126.74), terrasse Chimney Corner Terrace and voie Freshwater Way (from Station 0+012.30 to Station 0+402.18) and cours Cape Jack Walk (from Station 0+000.00 to Station 0+101.07), discharging to the existing sanitary sewers, located in Half Moon Bay North Phase 6; and
- **temporary diversion ditch** to be constructed in Half Moon Bay West, approximately 70.0 metres at 0.36% bottom slope and 3:1 side slopes, approximately 322.0 metres at 0.61% bottom slope and 3:1 side slopes, discharging to the Clarke Stormwater Management Pond, located in Half Moon Bay West;

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 application and 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. "Interim Works" means the interim 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;
6. "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;
7. "Owner" means Mattamy (Half Moon Bay) Limited, and includes its successors and assignees;
8. "OWRA" means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;
9. "Previous Works" means those portions of the sewage Works previously approved under an Approval;
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.

2. EXPIRY OF APPROVAL

1. 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.
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 October 26, 2023.

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.

Schedule "A"

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated February 2, 2018 and received on February 15, 2018, submitted by Mattamy (Half Moon Bay) Limited;
2. Transfer of Review Letter of Recommendation, dated February 12, 2018 and signed by Jeff Shillington, P.Eng., Project Manager, Planning, Infrastructure and Economic Development Department, City of Ottawa;
3. Application for Environmental Compliance Approval, dated October 3, 2018, received on October 10, 2018, submitted by Mattamy (Half Moon Bay) Limited;
4. Transfer of Review Letter of Recommendation, dated October 5, 2018 and signed by Jeff Shillington, P.Eng., Project Manager, Development Review, South Branch, Planning, Infrastructure and Economic Development Department, City of Ottawa;
 - a. Final Plans and Specifications prepared by David Schaeffer Engineering Ltd.
 - b. Pipe Data Form - Watermain, Storm Sewer, Sanitary Sewer, and Forcemain Design Supplement to Application for Approval for Water and Sewage Works.
 - c. Hydraulic Design Sheets prepared by David Schaeffer Engineering Ltd.
5. Emails dated October 24, 2018 and October 25, 2018 from Jeff Shillington, P.Eng., Project Manager, Development Review, Planning, Infrastructure and Economic Development Department, City of Ottawa to Florence Poon, MECP.

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.
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 the 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 prevent the operation of stormwater pipes and other conveyance until such time that their required associated stormwater management Works are also constructed.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 8294-AWMJGE issued on March 9, 2018.

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:

- 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.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

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

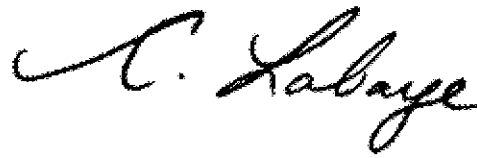
AND

The Director appointed for the purposes of Part II.1 of the
Environmental Protection Act
Ministry of the Environment, Conservation and Parks
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**

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

DATED AT TORONTO this 30th day of October, 2018



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

FP/

c: District Manager, MECP Ottawa
Clerk, City of Ottawa (File No. D07-16-13-0019 P8)
Peter McKay, Infrastructure Renewal Program Manager, Infrastructure Assessment - Water Resources Assets
Unit, City of Ottawa
Jeff Shillington, P.Eng., Project Manager, City of Ottawa
Jennifer Ailey, P.Eng., David Schaeffer Engineering Ltd.

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2335-B5VJMM

Issue Date: October 30, 2018

Mattamy (Half Moon Bay) Limited
50 Hines Road, Suite 100
Ottawa, Ontario
K2K 2M5

Site Location: Half Moon Bay North - Phase 8
Part of Lots 11 and 12, Concession 3 (Rideau Front)
City of Ottawa, Ontario

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:

the establishment of wastewater infrastructure Works located in the City of Ottawa, consisting of the following:

- **storm sewers** on chemin Greenbank Road (from Station 5+142.087 to Station 4+972.276), discharging to the existing temporary diversion ditch and Clarke Stormwater Management Pond, located in Half Moon Bay West; and
- **temporary diversion ditch** in Half Moon Bay West, approximately 25.0 metres at 1.1% bottom slope and 3:1 side slopes, discharging to the existing temporary diversion ditch and Clarke Stormwater Management Pond, located in Half Moon Bay West;

including the decommissioning of:

- **temporary diversion ditch** in Half Moon Bay West, approximately 140.0 metres at 0.41% average bottom slope and 3:1 side slopes, discharging to the existing temporary diversion ditch and Clarke Stormwater Management Pond, located in Half Moon Bay West;

PREVIOUS WORKS:

- **storm sewers** to be constructed on voie Watercolours Way (from Station 0-012.23 to Station 0+125.69), terrasse Chimney Corner Terrace and voie Freshwater Way (from Station 0+015.26 to Station 0+401.65), cours Cape Jack Walk (from Station 0+000.81 to Station 0+103.07) and chemin Greenbank Road (from Station 0+001.47 to Station 0+050.91), discharging to the Clarke Stormwater

Management Pond, located in Half Moon Bay West;

- **sanitary sewers** to be constructed on voie Watercolours Way (from Station 0+032.42 to Station 0+126.74), terrasse Chimney Corner Terrace and voie Freshwater Way (from Station 0+012.30 to Station 0+402.18) and cours Cape Jack Walk (from Station 0+000.00 to Station 0+101.07), discharging to the existing sanitary sewers, located in Half Moon Bay North Phase 6; and
- **temporary diversion ditch** to be constructed in Half Moon Bay West, approximately 70.0 metres at 0.36% bottom slope and 3:1 side slopes, approximately 322.0 metres at 0.61% bottom slope and 3:1 side slopes, discharging to the Clarke Stormwater Management Pond, located in Half Moon Bay West;

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 application and 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. "Interim Works" means the interim 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;
6. "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;
7. "Owner" means Mattamy (Half Moon Bay) Limited, and includes its successors and assignees;
8. "OWRA" means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;
9. "Previous Works" means those portions of the sewage Works previously approved under an Approval;
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.

2. EXPIRY OF APPROVAL

1. 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.
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 October 26, 2023.

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.

Schedule "A"

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated February 2, 2018 and received on February 15, 2018, submitted by Mattamy (Half Moon Bay) Limited;
2. Transfer of Review Letter of Recommendation, dated February 12, 2018 and signed by Jeff Shillington, P.Eng., Project Manager, Planning, Infrastructure and Economic Development Department, City of Ottawa;
3. Application for Environmental Compliance Approval, dated October 3, 2018, received on October 10, 2018, submitted by Mattamy (Half Moon Bay) Limited;
4. Transfer of Review Letter of Recommendation, dated October 5, 2018 and signed by Jeff Shillington, P.Eng., Project Manager, Development Review, South Branch, Planning, Infrastructure and Economic Development Department, City of Ottawa;
 - a. Final Plans and Specifications prepared by David Schaeffer Engineering Ltd.
 - b. Pipe Data Form - Watermain, Storm Sewer, Sanitary Sewer, and Forcemain Design Supplement to Application for Approval for Water and Sewage Works.
 - c. Hydraulic Design Sheets prepared by David Schaeffer Engineering Ltd.
5. Emails dated October 24, 2018 and October 25, 2018 from Jeff Shillington, P.Eng., Project Manager, Development Review, Planning, Infrastructure and Economic Development Department, City of Ottawa to Florence Poon, MECP.

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.
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 the 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 prevent the operation of stormwater pipes and other conveyance until such time that their required associated stormwater management Works are also constructed.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 8294-AWMJGE issued on March 9, 2018.

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:

- 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.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

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

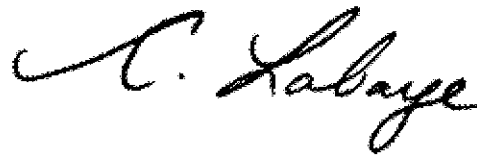
AND

The Director appointed for the purposes of Part II.1 of the
Environmental Protection Act
Ministry of the Environment, Conservation and Parks
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**

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

DATED AT TORONTO this 30th day of October, 2018



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

FP/

c: District Manager, MECP Ottawa
Clerk, City of Ottawa (File No. D07-16-13-0019 P8)
Peter McKay, Infrastructure Renewal Program Manager, Infrastructure Assessment - Water Resources Assets
Unit, City of Ottawa
Jeff Shillington, P.Eng., Project Manager, City of Ottawa
Jennifer Ailey, P.Eng., David Schaeffer Engineering Ltd.

ENVIRONMENTAL COMPLIANCE APPROVALNUMBER 2558-8VMKCP
Issue Date: June 28, 2012

Mattamy (Half Moon Bay) Limited
50 Hines Road, Suite 100
Ottawa, Ontario
K2K 2M5

Site Location: Half Moon Bay Road
Part of Lot 11, Concession 3
City of Ottawa, Ontario

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:

storm sewer to be constructed in the City of Ottawa, on Half Moon Bay Road (Station No. 0+105 to Station No. 0+144);

all in accordance with the application from Mattamy (Half Moon Bay) Limited dated **April 12, 2012**, including final plans and specifications prepared by David Schaeffer Engineering Ltd.

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

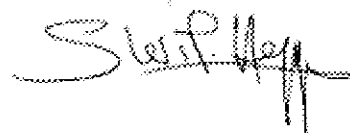
AND

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) 314-4506 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.

DATED AT TORONTO this 28th day of June, 2012



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

AA/

c: District Manager, MOE Ottawa
Jennifer Ailey, David Scharffer Engineering Ltd.
Mr. C White, Program Manager, PGM Department, City of Ottawa
Ms. L Carkner, IS Department, City of Ottawa
Jacek Taracha, P.Eng., Senior Engineer, Infrastructure Approvals (File No. D07-16-0002 PH7)
M. Rick O'Connor, City Clerk & Solicitor, City Manager's Office, City of Ottawa.

CERTIFICATE OF APPROVAL
MUNICIPAL AND PRIVATE SEWAGE WORKS
NUMBER 4801-88XHM4
Issue Date: September 3, 2010

Mattamy (Barrhaven) Limited.
123 Huntmar Drive
Ottawa, Ontario
K2S 1B9

Site Location: Half Moon Bay, Phase 5
Part of Lots 11 & 12, Concession 3
City of Ottawa, Ontario

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

sanitary sewers and storm sewers to be constructed in the City of Ottawa, on River Landing Avenue, Millars Sound Way, Forest Water Way and Riverboat Heights; and **storm sewers** only on Block 170 (Walkway) from River Landing Avenue to River Run Avenue;

all in accordance with the application from Mattamy (Barrhaven) Limited, dated **May 10, 2010**, including final plans and specifications prepared by David Schaeffer Engineering Ltd.

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

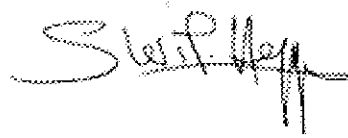
AND

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 3rd day of September, 2010



Sherif Hegazy, P.Eng.
Director
Section 53, *Ontario Water Resources Act*

DF/

c: District Manager, MOE Ottawa District Office
Rick O'Connor, City Clerk and Solicitor, City of Ottawa (File: D07-16-07-0002)
Karin Smadella, Planning and Growth Management, City of Ottawa
Linda Carkner, Program Manager, City of Ottawa.
Jennifer Ailey, P.Eng., David Schaeffer Engineering Ltd.



Ministry of the Environment
Ministère de l'Environnement

AMENDED CERTIFICATE OF APPROVAL
MUNICIPAL AND PRIVATE SEWAGE WORKS
NUMBER 0681-67QTZP

Minto Developments Inc.
427 Laurier Avenue West, No. 300
Ottawa, Ontario
K1R 7Y2

Site Location: Morgan's Grant Subdivision - Stage 13
Lot 11, Concession 3
Ottawa City,

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

Stormwater management works serving the Morgan's Grant Subdivision in the City of Ottawa and consisting of:

NEW

Major system flows from the Stage 13 Area of the Morgan's Grant Subdivision drainage area, bounded by Flamborough Way to the west, by the existing Old Carp Road Stormwater Management facility (OCRSMF) to the north, by March Road to the east and by Klondike Road, being directed to the existing OCRSMF.

EXISTING

Stormwater management facility (OCRSMF) located in the southern quadrant of the intersection of Old Carp Road and March Road in the City of Ottawa and consisting of:

- a 5.7 metre, 1500 millimetre diameter inlet sewer discharging into the first chamber of a splitter box;
- a splitter box divided into two(2) chambers, containing: a weir in the first chamber, directing the run off to the sediment forebay; a weir in the second chamber with its crest 0.5 m above the crest elevation in the first chamber, directing run off to the wet cell via an overflow pipe; a spillway with its invert elevation 0.8 m higher than the crest elevation in the first chamber, directing run off to the wet cell;
- a sediment forebay with an average depth of 1.3 metres, an average width of 24 metres and a length of 82 metres discharging treated run off to the wet cell via a weir with the crest at the same level as the weir crest in the first chamber;
- a wet cell consisting of a permanent pool volume of 10,250 cubic metres and an active storage of 13,000 cubic metres and an outlet structure containing a weir with crest elevation 3 metres lower than the weir crest in the first chamber of the splitter box; discharging treated run off to an existing municipal drain via an approximately 150 metres, 1650 millimetre diameter outlet storm sewer running along March Road;

all in accordance with:

the application from Minto Developments Inc. dated November 4, 2004 including design brief and plans prepared by J.L. Richards and Associates and other supporting documents prepared by Cumming Cockburn Limited.

the application from Minto Developments Inc. dated August 14 2001, including design brief, plans, specifications and other supporting documents prepared by Cumming Cockburn Limited.

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 Ottawa District Office of the Ministry;

"Environmental Appeal Board" means the Environmental Review Tribunal established pursuant to the Environmental Review Tribunal Act;

"Ministry" means the Ontario Ministry of the Environment;

"Owner" means Minto Developments Inc. and includes its successors and assignees;

"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;

" grab sample " means an individual representative sample of sewage collected in accordance with Section 3.1.1 of the Ministry's publication entitled "Protocol for the Sampling and Analysis of Industrial/Municipal Waste Water", dated January 1999, and as amended from time to time;

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

TERMS AND CONDITIONS

1. GENERAL CONDITION

- (a) 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.
- (b) 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.

2. EFFLUENT MONITORING AND RECORDING

The Owner shall, establish and carry out , upon commencement of operation of the sewage works, the following monitoring program:

- (a) In a given calendar year, at least five rainfall events shall be selected during the period from the beginning of May to the end of September of that year and for each event, composite samples shall be constituted from three (3) grab samples of the storm run off at the inlet to the pond before it discharges to the sediment forebay and four (4) grab samples of the effluent leaving the pond at the outlet structure at approximately 1,2,4,6 and 8 hours from the start of each rainfall event and, the composite samples shall be analyzed for the Total Suspended Solids
- (b) The sampling and analyses required in subsection (1) shall be performed in accordance with the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" January 1999 and as amended; or as described in the American Public Health Association's publication " Standard Methods for Examination of Water and Wastewater", 20th Edition, 1998 and as amended;
- (c) Pursuant to subsections (1) and (2) the owner shall prepare and submit in writing a monitoring report to the District Manager by the 31st day of October immediately following the monitoring period and which shall include, as a minimum, results of the water quality monitoring program, the stage curve for the outlet weir - validated in the course of the monitoring period - the hyetographs and outlet hydrographs for the storms associated with the said water quality analyses and, an assessment of the facility's performance;
- (d) The monitoring program described in subsections (1), (2) and (3) shall begin when approximately 80 % of the land mass tributary to the sewage works have been developed.

After its inception, the said monitoring program shall last for a period of no less than three (3) consecutive years.

3. 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.
4. The Owner shall ensure that sediment and excessive decaying vegetation are removed from the above noted stormwater management system at such a frequency as to prevent the excessive build up and potential overflow of sediment and/or decaying vegetation into the receiving watercourse.

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 Certificate is based on the most current document, if several conflicting documents are submitted for review.
2. Condition No. 2 is included to ensure that the information relating to the operation of the sewage works is made available to Shirley's Brook.
3. Condition 3 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 4 is included as regular removal of sediment and excessive decaying vegetation from this approved stormwater management system are required to mitigate the impact of sediment and/or decaying vegetation on the downstream receiving watercourse. It is also required to ensure that adequate storage is maintained in the stormwater management facilities at all times as required by the design.

This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 8692-54QSUG issued on December 21, 2001

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
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

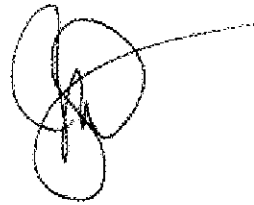
AND

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 11th day of January, 2005



Mohamed Dhalla, P.Eng.
Director
Section 53, *Ontario Water Resources Act*

SK/
c: District Manager, MOE Ottawa
Peter Spal, Cumming Cockburn Limited

Application for Certificate of Approval of Municipal and Private Sewage Works

Approved

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Client Information
<input type="checkbox"/> Site Information
<input type="checkbox"/> Project Technical Info Contact
<input type="checkbox"/> Project Information | <input type="checkbox"/> Instrument Information/Tracking
<input type="checkbox"/> Supporting Information Checklist
<input type="checkbox"/> Application Fees
<input type="checkbox"/> Fees Tracking | <input type="checkbox"/> EBR Requirements
<input type="checkbox"/> EBR Tracking
<input type="checkbox"/> EAA Requirements
<input type="checkbox"/> Signatures | <input type="checkbox"/> FA Document
<input type="checkbox"/> Approved Certificate
<input type="checkbox"/> Related Documents |
|---|--|--|---|

APPLICATION SUMMARY

Work Unit: Water & Wastewater Unit

Status	Approved	Assigned					
IDS Reference #	1005-6J6K7W	File #	1592				
C of A #	4208-6J7J5T						
Application Type	New Certificate of Approval						
Client Name	Minto Developments Inc.	Client #	4560-4J4LAC				
Client Aliases							
Site Name	Morgan's Grant Subdivision Stage 12D	Site #	1914-6J6K9T				
NAICS Code	-						
Project Name	sanitary and storm sewers to serve Morgan's Grant Subdivision						
Technical Reviewer	Eugenia Chalambalacis						
Assigned	2005/11/15						
Last Action	Approved	By	Aziz Ahmed				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Document Links and Comments:</td> <td style="height: 20px;">Insert Comments Here</td> </tr> <tr> <td>Attachment Names:</td> <td style="height: 20px;"></td> </tr> </table>				Document Links and Comments:	Insert Comments Here	Attachment Names:	
Document Links and Comments:	Insert Comments Here						
Attachment Names:							
Information Requests	Please click button-->						
Supplementary Reviews	Please click button-->						
Age	3 days						



Ministry of the Environment
Ministère de l'Environnement

CERTIFICATE OF APPROVAL
MUNICIPAL AND PRIVATE SEWAGE WORKS
NUMBER 1305-5PNSMF

Minto Developments Inc.
427 Laurier Avenue, Suite 300
Ottawa, Ontario
K1R 7Y2

Site Location: Morgan's Grant Subdivision - Stage 12
Lot 11, Concession 3
Ottawa City,

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

storm and sanitary sewers to be constructed in the City of Ottawa on Halton Terrace, Penrith Street and McBrien Street, Klondike Road and Easement (from Klondike Road to Mercy Avenue), all in accordance with the application from Minto Developments Inc., dated June 5, 2003, including final plans and specifications prepared by J.L. Richards & Associates Ltd.

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
2300 Yonge St., 12th Floor

The Director
Section 53, *Ontario Water Resources Act*
Ministry of the Environment

P.O. Box 2382
Toronto, Ontario
M4P 1E4

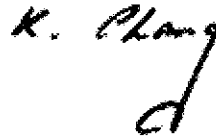
AND

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 22nd day of July, 2003



Karlene Chang
Director
Section 53, *Ontario Water Resources Act*

CM/

c: District Manager, MOE Ottawa

P. Page, Clerk/Director of Sectariat Services, City of Ottawa

Rob Phillips, Development Services Department, City of Ottawa

Lee Jablonski, P.Eng., Lee Jablonski, P.Eng.



Application for Certificate of Approval of Municipal and Private Sewage Works

Approved

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Client Information
<input type="checkbox"/> Site Information
<input type="checkbox"/> Project Technical Info Contact
<input type="checkbox"/> Project Information | <input type="checkbox"/> Instrument Information/Tracking
<input type="checkbox"/> Supporting Information Checklist
<input type="checkbox"/> Application Fees
<input type="checkbox"/> Fees Tracking | <input type="checkbox"/> EBR Requirements
<input type="checkbox"/> EBR Tracking
<input type="checkbox"/> EAA Requirements
<input type="checkbox"/> Signatures | <input type="checkbox"/> FA Document
<input type="checkbox"/> Approved Certificate
<input type="checkbox"/> Related Documents |
|---|--|--|---|

APPLICATION SUMMARY

Work Unit: Water & Wastewater Unit

Status	Approved	Assigned					
IDS Reference #	1988-5DGVH2	File #	1255				
C of A #	6391-5DNKQZ						
Application Type	New Certificate of Approval						
Client Name	Minto Developments Inc.	Client #	4560-4J4LAC				
Client Aliases							
Site Name	Morgan's Grant Subdivision, Phase 11	Site #	1216-54JRMY				
NAICS Code	-						
Project Name	Storm and sanitary sewers in Morgan's Grant Subdivision, Phase 11						
Technical Reviewer	Sara Sideris						
Assigned	2002/09/03						
Last Action	Approved	By	Aziz Ahmed				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Document Links and Comments:</td> <td>Insert Comments Here</td> </tr> <tr> <td>Attachment Names:</td> <td></td> </tr> </table>				Document Links and Comments:	Insert Comments Here	Attachment Names:	
Document Links and Comments:	Insert Comments Here						
Attachment Names:							
Information Requests	Please click button--> 						
Supplementary Reviews	Please click button--> 						
Age	7 days						

Application for Certificate of Approval of Municipal and Private Sewage Works

Revoked and Replaced

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Client Information
<input type="checkbox"/> Site Information
<input type="checkbox"/> Project Technical Info Contact
<input type="checkbox"/> Project Information | <input type="checkbox"/> Instrument Information/Tracking
<input type="checkbox"/> Supporting Information Checklist
<input type="checkbox"/> Application Fees
<input type="checkbox"/> Fees Tracking | <input type="checkbox"/> EBR Requirements
<input type="checkbox"/> EBR Tracking
<input type="checkbox"/> EAA Requirements
<input type="checkbox"/> Signatures | <input type="checkbox"/> FA Document
<input type="checkbox"/> Approved Certificate
<input type="checkbox"/> Related Documents |
|---|--|--|---|

APPLICATION SUMMARY

Work Unit: Water & Wastewater Unit

Status	Revoked and/or Replaced	Assigned					
IDS Reference #	9327-54JRK4	File #	1408				
C of A #	8692-54QSUG						
Application Type	New Certificate of Approval						
Client Name	Minto Developments Inc.	Client #	4560-4J4LAC				
Client Aliases							
Site Name	Morgan's Grant	Site #	1216-54JRMJ				
NAICS Code	-						
Project Name	Stormwater Management Facility						
Technical Reviewer	Shiraz Khimji						
Assigned	2001/11/19						
Last Action	Revoked and/or Replaced	By	Mohamed Dhalla				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Document Links and Comments:</td> <td>Insert Comments Here</td> </tr> <tr> <td>Attachment Names:</td> <td></td> </tr> </table>				Document Links and Comments:	Insert Comments Here	Attachment Names:	
Document Links and Comments:	Insert Comments Here						
Attachment Names:							
Information Requests	Please click button-->						
Supplementary Reviews	Please click button-->						
Age	35 days						



Ministry of the Environment
Ministère de l'Environnement

CERTIFICATE OF APPROVAL
MUNICIPAL DRINKING WATER SYSTEMS
NUMBER 1158-66UJEY

Minto Developments Inc.
427 Laurier Avenue West, No. 300
Ottawa, Ontario
K1R 7Y2

Site Location: Morgan's Grant Subdivision - Stage 13
Part of Lot 11, Concession 3
Geographic Township of March
Formerly City of Kanata
Now Ottawa City

Pursuant to the Safe Drinking Water Act, 2002, S.O. 2002, c. 32, and the regulations made thereunder and subject to the limitations thereof, this approval is issued under Part V of the Safe Drinking Water Act, 2002, S.O. 2002, c. 32 to:

construct watermains in the City of Ottawa, in the Morgan's Grant Community Phase 13 Subdivision, on Breckenridge Crescent, Woodchase Street, Weatherston Street, and Klondike Road, all in accordance with the application from Minto Developments Inc., dated February 15, 2004, including final plans and specifications prepared by J. L. Richards and Associates.

All or part of this decision may be reviewable in accordance with the provisions of Part X of the SDWA. In accordance with Section 129(1) of the Safe Drinking Water Act, Chapter 32 Statutes of Ontario, 2002, 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 129(2) sets out a procedure upon which the 15 days may be extended by the Tribunal. Section 129(3) of the Safe Drinking Water Act, Chapter 32 Statutes of Ontario, 2002, provides that the Notice requiring the hearing shall state:

1. The aspect of the decision, including the portion of the permit, licence, approval, order or notice of administrative penalty in respect of which the hearing is required; and
2. The grounds for review to be relied on by the person at the hearing.

Except with leave of the Tribunal, a person requiring a hearing in relation to a reviewable decision is not entitled to,
(a) a review of an aspect of the decision other than that stated in the notice requiring the hearing; or
(b) a review of the decision other than on the grounds stated in the notice

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
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Director
Part V, *Safe Drinking Water Act*
Ministry of 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 water works are approved under Part V of the Safe Drinking Water Act

DATED AT TORONTO this 25th day of November, 2004



Aziz Ahmed, P.Eng.
Director
Part V of the *Safe Drinking Water Act*,
2002

PD/

c: District Manager, MOE Ottawa
Robert L. Phillips, C.E.T., Program Manager, Infrastructure Approvals West, City of Ottawa
Pierre Pagé, Clerk, City of Ottawa
Lee Jablonski, P. Eng., J. L. Richards & Associates Limited



Ministry of the Environment
Ministère de l'Environnement

CERTIFICATE OF APPROVAL
MUNICIPAL DRINKING WATER SYSTEMS
NUMBER 0354-5PNSGT

Minto Developments Inc.
427 Laurier Avenue, Suite 300
Ottawa, Ontario
K1R 7Y2

Site Location: Morgan's Grant Subdivision - Stage 12
Lot 11, Concession 3
Ottawa City,

Pursuant to the Safe Drinking Water Act, 2002, S.O. 2002, c. 32, and the regulations made thereunder and subject to the limitations thereof, this approval is issued under Part V of the Safe Drinking Water Act, 2002, S.O. 2002, c.32 to:

construct watermains in the City of Ottawa on Halton Terrace, Penrith Street and McBrien Street, all in accordance with the application from Minto Developments Inc., dated June 5, 2003, including final plans and specifications prepared by J.L. Richards & Associates Ltd.

All or part of this approval may be reviewable with the provisions of Part X of the SDWA. In accordance with Section 129(1) of the Safe Drinking Water Act, Chapter 32 Statutes of Ontario, 2002, 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 129(2) sets out a procedure upon which the 15 days may be extended by the Tribunal. Section 129(3) of the Safe Drinking Water Act, Chapter 32 Statutes of Ontario, 2002, provides that the Notice requiring the hearing shall state:

1. The aspect of the decision, including the portion of the permit, licence, approval, order or notice of administrative penalty in respect of which the hearing is required; and
2. The grounds for review to be relied on by the person at the hearing.

Except with leave of the Tribunal, a person requiring a hearing in relation to a reviewable decision is not entitled to,

- (a) a review of an aspect of the decision other than that stated in the notice requiring the hearing; or
- (b) a review of the decision other than on the grounds stated in the notice

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
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

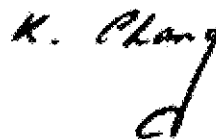
AND

The Director
Part V, *Safe Drinking Water Act*
Ministry of 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 water works are approved under Part V of the Safe Drinking Water Act

DATED AT TORONTO this 22nd day of July, 2003



Karlene Chang
Director
Part V of the *Safe Drinking Water Act*,
2002

CM/

c: District Manager, MOE Ottawa
P. Page, Director of Sectariat Services, City of Ottawa
Rob Phillips, Development Services Department, City of Ottawa
Lee Jablonski, P.Eng., J.L. Richards & Associates



Ministry of the Environment
Ministère de l'Environnement

CERTIFICATE OF APPROVAL
MUNICIPAL AND PRIVATE WATER WORKS
NUMBER 5277-5DNKAV

Minto Developments Inc.
427 Laurier Avenue West, Suite 300
Ottawa, Ontario
K1R 7Y2

Site Location: Morgan's Grant Subdivision, Phase 11
Lot 11, Concession 3
City of Ottawa, Ontario

You have applied in accordance with Section 52 of the Ontario Water Resources Act for approval of:

watermains to be constructed in the City of Ottawa, on Whernside Terrace, Colne Way, Klondike Road, and from Scampton Drive through blocks 332 and 333 to Klondike Road, all in accordance with the application from Minto Developments Inc., dated March 4, 2002, including final plans and specifications prepared by J. L. Richards and Associates Limited.

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*

The Director

Environmental Review Tribunal
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

Section 52, *Ontario Water Resources Act*
Ministry of Environment and Energy
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 water works are approved under Section 52 of the Ontario Water Resources Act.

DATED AT TORONTO this 5th day of September, 2002



Aziz Ahmed, P.Eng.
Director
Section 52, *Ontario Water Resources Act*

SS/

c: District Manager, MOE Ottawa
P. Page, Clerk and Director Secretariat Services, City of Ottawa
R. L. Philips, CET, Program Manager West District, City of Ottawa
D. G. Shillington, P. Eng., J. L. Richards and Associates Limited

Application for Certificate of Approval of Municipal and Private Sewage Works

Approved

Client Information	Instrument Information/Tracking	EBR Requirements	FA Document
Site Information	Supporting Information Checklist	EBR Tracking	Approved Certificate
Project Technical Info Contact	Application Fees	EAA Requirements	Related Documents
Project Information	Fees Tracking	Signatures	

APPLICATION SUMMARY

Work Unit: Application Assessment Unit

Status	Approved	Assigned	
IDS Reference #	3780-B5EM6Y	File #	0143
C of A #	2335-B5VJMM	Existing C of A #'s	8294-AWMJGE
Application Type	Amended CofA		
Client Name	Mattamy (Half Moon Bay) Limited	Client #	9089-8VDMZH
Client Aliases			
Site Name	Half Moon Bay North Phase 8	Site #	1113-AW2M9X
NAICS Code	236110 - Residential Building Construction		
Project Name	ToR - Amendment to ECA No. 8294-AWMJGE - Storm Sewers and Temporary Diversion Ditch to Serve Half Moon Bay North Phase 8		
Technical Reviewer	Florence Poon		
Assigned	2018/10/23		
Last Action	Approved	By	Christina Labarge
Document Links and Comments:	Insert Comments Here		
Attachment Names:			
Information Requests	Please click button--->]	Initiated by	Client
Supplementary Reviews	Please click button--->]		
Overall Ministry	11	Age	20

Turnaround Time
[Business Days]

[Calendar Days]

Approvals-only 11
Turnaround Time
[Business Days]

AMENDED ENVIRONMENTAL COMPLIANCE APPROVALNUMBER 2335-B5VJMM
Issue Date: October 30, 2018

Mattamy (Half Moon Bay) Limited
50 Hines Road, Suite 100
Ottawa, Ontario
K2K 2M5

Site Location: Half Moon Bay North - Phase 8
Part of Lots 11 and 12, Concession 3 (Rideau Front)
City of Ottawa, Ontario

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:

the establishment of wastewater infrastructure Works located in the City of Ottawa, consisting of the following:

- **storm sewers** on chemin Greenbank Road (from Station 5+142.087 to Station 4+972.276), discharging to the existing temporary diversion ditch and Clarke Stormwater Management Pond, located in Half Moon Bay West; and
- **temporary diversion ditch** in Half Moon Bay West, approximately 25.0 metres at 1.1% bottom slope and 3:1 side slopes, discharging to the existing temporary diversion ditch and Clarke Stormwater Management Pond, located in Half Moon Bay West;

including the decommissioning of:

- **temporary diversion ditch** in Half Moon Bay West, approximately 140.0 metres at 0.41% average bottom slope and 3:1 side slopes, discharging to the existing temporary diversion ditch and Clarke Stormwater Management Pond, located in Half Moon Bay West;

PREVIOUS WORKS:

- **storm sewers** to be constructed on voie Watercolours Way (from Station 0-012.23 to Station 0+125.69), terrasse Chimney Corner Terrace and voie Freshwater Way (from Station 0+015.26 to Station 0+401.65), cours Cape Jack Walk (from Station 0+000.81 to Station 0+103.07) and chemin Greenbank Road (from Station 0+001.47 to Station 0+050.91), discharging to the Clarke Stormwater

Management Pond, located in Half Moon Bay West;

- **sanitary sewers** to be constructed on voie Watercolours Way (from Station 0+032.42 to Station 0+126.74), terrasse Chimney Corner Terrace and voie Freshwater Way (from Station 0+012.30 to Station 0+402.18) and cours Cape Jack Walk (from Station 0+000.00 to Station 0+101.07), discharging to the existing sanitary sewers, located in Half Moon Bay North Phase 6; and
- **temporary diversion ditch** to be constructed in Half Moon Bay West, approximately 70.0 metres at 0.36% bottom slope and 3:1 side slopes, approximately 322.0 metres at 0.61% bottom slope and 3:1 side slopes, discharging to the Clarke Stormwater Management Pond, located in Half Moon Bay West;

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 application and 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. "Interim Works" means the interim 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;
6. "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;
7. "Owner" means Mattamy (Half Moon Bay) Limited, and includes its successors and assignees;
8. "OWRA" means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;
9. "Previous Works" means those portions of the sewage Works previously approved under an Approval;

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.

2. EXPIRY OF APPROVAL

1. 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.
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 October 26, 2023.

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.

Schedule "A"

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated February 2, 2018 and received on February 15, 2018, submitted by Mattamy (Half Moon Bay) Limited;
2. Transfer of Review Letter of Recommendation, dated February 12, 2018 and signed by Jeff Shillington, P.Eng., Project Manager, Planning, Infrastructure and Economic Development Department, City of Ottawa;
3. Application for Environmental Compliance Approval, dated October 3, 2018, received on October 10, 2018, submitted by Mattamy (Half Moon Bay) Limited;
4. Transfer of Review Letter of Recommendation, dated October 5, 2018 and signed by Jeff Shillington, P.Eng., Project Manager, Development Review, South Branch, Planning, Infrastructure and Economic Development Department, City of Ottawa;
 - a. Final Plans and Specifications prepared by David Schaeffer Engineering Ltd.
 - b. Pipe Data Form - Watermain, Storm Sewer, Sanitary Sewer, and Forcemain Design Supplement to Application for Approval for Water and Sewage Works.
 - c. Hydraulic Design Sheets prepared by David Schaeffer Engineering Ltd.
5. Emails dated October 24, 2018 and October 25, 2018 from Jeff Shillington, P.Eng., Project Manager, Development Review, Planning, Infrastructure and Economic Development Department, City of Ottawa to Florence Poon, MECP.

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.
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 the 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 prevent the operation of stormwater pipes and other conveyance until such time that their required associated stormwater management Works are also constructed.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 8294-AWMJGE issued on March 9, 2018.

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:

- 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.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

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

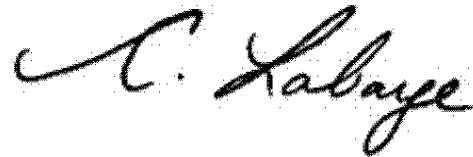
AND

The Director appointed for the purposes of Part II.1 of
the Environmental Protection Act
Ministry of the Environment, Conservation and Parks
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**

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

DATED AT TORONTO this 30th day of October, 2018



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

FP/
c: District Manager, MECP Ottawa
Clerk, City of Ottawa (File No. D07-16-13-0019 P8)
Peter McKay, Infrastructure Renewal Program Manager, Infrastructure Assessment - Water Resources
Assets Unit, City of Ottawa
Jeff Shillington, P.Eng., Project Manager, City of Ottawa
Jennifer Ailey, P.Eng., David Schaeffer Engineering Ltd.

Application for Certificate of Approval of Municipal and Private Sewage Works

Revoked and Replaced

Client Information	Instrument Information/Tracking	EBR Requirements	FA Document
Site Information	Supporting Information Checklist	EBR Tracking	Approved Certificate
Project Technical Info Contact	Application Fees	EAA Requirements	Related Documents
Project Information	Fees Tracking	Signatures	

APPLICATION SUMMARY

Work Unit: Application Assessment Unit

Status	Revoked and/or Replaced	Assigned	
IDS Reference #	0576-AW2MCL	File #	0143
C of A #	8294-AWMJGE		
Application Type	New Certificate of Approval		
Client Name	Mattamy (Half Moon Bay) Limited	Client #	9089-8VDMZH
Client Aliases			
Site Name	Half Moon Bay North Phase 8	Site #	1113-AW2M9X
NAICS Code	236110 - Residential Building Construction		
Project Name	ToR - Temporary Diversion Ditch, Sanitary and Storm Sewers to Serve Half Moon Bay North Phase 8		
Technical Reviewer	Jonathan Greenberg		
Assigned	2018/03/02		
Last Action	Revoked and/or Replaced	By	Christina Labarge
Document Links and Comments:	Insert Comments Here		
Attachment Names:			
Information Requests	Please click button-->]	Initiated by	Client
Supplementary Reviews	Please click button-->]		
Overall Ministry	13	Age	21

Turnaround Time
[Business Days]

[Calendar Days]

Approvals-only 13
Turnaround Time
[Business Days]

ENVIRONMENTAL COMPLIANCE APPROVALNUMBER 8294-AWMJGE
Issue Date: March 9, 2018

Mattamy (Half Moon Bay) Limited
50 Hines Road, Suite 100
Kanata, Ontario
K2K 2M5

Site Location: Half Moon Bay North - Phase 8
Part of Lot 11 and 12, Concession 3 (Rideau Front)
City of Ottawa, Ontario

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:

storm sewers, sanitary sewers, and a temporary diversion ditch to be constructed in the City of Ottawa as follows:

- storm sewers to be constructed on voie Watercolours Way (from Station 0+012.23 to Station 0+125.69), terrasse Chimney Corner Terrace and voie Freshwater Way (from Station 0+015.26 to Station 0+401.65), cours Cape Jack Walk (from Station 0+000.81 to Station 0+103.07) and chemin Greenbank Road (from Station 0+001.47 to Station 0+050.91), discharging to the Clarke Stormwater Management Pond located in Half Moon Bay West;
- sanitary sewers to be constructed on voie Watercolours Way (from Station 0+032.42 to Station 0+126.74), terrasse Chimney Corner Terrace and voie Freshwater Way (from Station 0+012.30 to Station 0+402.18) and cours Cape Jack Walk (from Station 0+000.00 to Station 0+101.07), discharging to the existing sanitary sewers in Half Moon Bay North Phase 6; and
- temporary diversion ditch to be constructed in Half Moon Bay West, approximately 70.0 metres at 0.36% bottom slope and 3:1 side slopes, approximately 322.0 metres at 0.61% bottom slope and 3:1 side slopes, discharging to the Clarke Stormwater Management Pond located in Half Moon Bay West;

all in accordance with the submitted application and supporting documents listed in Schedule "A" forming part of this approval.

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

DEFINITIONS

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. "*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;
6. "*Owner*" means Mattamy (Half Moon Bay) Limited, and includes its successors and assignees;
7. "*OWRA*" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40 , as amended;
8. "*Water Supervisor*" means the Water Supervisor of the appropriate local office of the Safe Drinking Water Branch of the *Ministry* , where the *Works* are geographically located;
9. "*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. 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. 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

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.

Schedule "A" forms part of this *Approval* and contains a list of supporting documentation / information received, reviewed and relied upon in the issuance of this *Approval* .

SCHEDULE "A"

1. Application for Environmental Compliance Approval for Municipal and Private Sewage Works, dated February 2, 2018 and received on February 15, 2018, submitted by Mattamy (Half Moon Bay) Limited.
2. Transfer of Review Letter of Recommendation, dated February 12, 2018 and signed by Jeff Shillington, P.Eng., Project Manager, City of Ottawa.

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 to prevent the operation of stormwater pipes and other conveyance until such time that their required associated stormwater management *Works* are also constructed.

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:

- 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

The Director appointed for the purposes of
Part II.1 of the Environmental Protection Act
Ministry of the Environment and

655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

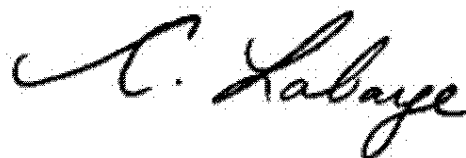
AND

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**

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

DATED AT TORONTO this 9th day of March, 2018



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

JG/

c: District Manager, MOECC Ottawa
Jennifer Ailey, P.Eng., David Schaeffer Engineering Ltd.
Jeff Shillington, P.Eng., City of Ottawa
Clerk, City of Ottawa (File No. D-07-16-13-0019 P8)

**AMENDED CERTIFICATE OF APPROVAL
MUNICIPAL AND PRIVATE SEWAGE WORKS**

NUMBER 8279-7XBM9P

Issue Date: November 9, 2009

Mattamy (Half Moon Bay) Limited
123 Huntmar Drive
Kanata, Ontario K2S 1B9

Site Location: Mattamy (Half Moon Bay) Phases 1, 2 & 3
Geographic Township of Nepean
Part of Lot 10 and 11, Concession 3,
City of Ottawa, Ontario

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

the establishment of interim drainage control system and permanent stormwater management system for Half Moon Bay Subdivision - Phase 1, 2 and 3 development in the City of Ottawa with a drainage area of approximately 92 hectares to provide Enhanced Level water quality protection, draining into a rock lined channel which in turn discharges into the Jock River, and comprising the following *Works* :

Interim Drainage Control System

- temporary diversion of the East Clark Drain to the West Clark Drain, silt fence barrier system and straw bale barrier system during construction of the subdivision;

Permanent Stormwater Management System

- Todd Pond Stormwater Management Facility located on the open block at the northeast corner of Cambrian Road and River Mist Road. This is an extended detention pond with three sediment forebays and a main stormwater detention cell, having a total permanent pool volume of 23,710 m³, an extended detention storage volume of 27,270 m³ for sediment control, complete with inlet pipes and headwalls, emergency spillway, outflow control manhole with orifice, outfall pipe, plunge pool and outflow channel discharging the Jock River. This pond services the Half Moon Bay development with the following approximate areas:

- Phase 1 - 37 ha
- Phase 2 - 4.8 ha
- Phase 3 - 2.74 ha

- A remaining area of 47.76 ha (not yet developed)

All in accordance with the following submitted supporting documents:

1. Application for Approval of Municipal and Private Sewage Works dated May 16, 2008 for the Interim Drainage Control System for the Half Moon Bay Subdivision - Phase 1 and all supporting documentation and information associated with the application including Stormwater Management Report, Erosion Control Plan and specifications prepared by David Schaeffer Engineering Ltd.
2. Application for Approval of Municipal and Private Sewage Works dated May 21 for Stormwater Management Works for Half Moon Bay Subdivision - Phase 1 submitted by Guy Bourgon of City of Ottawa as a direct submission, including Design Brief for Todd Pond Half Moon Bay Subdivision prepared by David Schaeffer Engineering Limited and engineering plans.
3. The procedure for the management, treatment and disposal of storm water, drainage water and ground water during construction as delineated in the letter dated May 29, 2008 to Charles Goulet, District Engineer of MOE Ottawa District Office and published as electronic file "3798.pdf" and co-signed by Frank Cairo, Mattamy Homes Ottawa and Jeff Mulcock, Taggart Construction Ltd.
4. Revised Stormwater Management Report for the Phase 1 of the Half Moon Bay Development (Barrhaven South) prepared by J.F. Sabourin and Associates Inc. and updated ICD design data submitted by Stephen Pichette of David Schaeffer Engineering Limited on July 09 and July 11, 2008 respectively.
5. Application for Approval of Municipal and Private Sewage Works dated June 12, 2009 for the Half Moon Bay Subdivision - Phase 2 and all supporting documentation and information associated with the application.
6. Servicing Brief for the Half Moon Bay Subdivision Phase 2, for Mattamy Homes in the City of Ottawa, prepared by David Schaeffer Engineering Ltd. dated May 5, 2009.
7. Letter from Jennifer Ailey, P.Eng., of David Schaeffer Engineering Ltd., dated June 10, 2009, with the description of the proposed sewage works, engineering estimates and background information.
8. Revised engineering drawing for the diversion ditch from the East Clarke to West Clarke Drain, submitted by DSEL David Shaeffer Engineering Ltd., dated August 5, 2009.
9. Email from Jennifer Ailey, P.Eng., of David Schaeffer Engineering Ltd., dated November 4, 2009, with the breakdown of serviced area by the Todd Pond.

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 Ottawa District Office of the *Ministry* ;

"*Ministry* " means the Ontario Ministry of the Environment;

"*Owner* " means Mattamy (Half Moon Bay) Limited and includes its successors and assignees;

"*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 PROVISIONS

(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.

(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* .

(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.

(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.

(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.

(6) The approval granted by this *Certificate* is based upon a review of the *Works* in the context of its effect on the environment, its process performance and general principles of wastewater engineering. The review did not include a consideration of the architectural, mechanical, structural components and minor details of the *Works* or the compliance with other regulatory agency requirements except

to the extent necessary to review the *Works* .

2. EXPIRY OF APPROVAL

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. CHANGE OF OWNER

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* ; 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 *District Manager* .

4. EFFLUENT OBJECTIVES

(1) The *Owner* shall use best efforts to design, construct and operate the *Works* with the objective that the concentrations of the materials named below as effluent parameters are not exceeded in the effluent from the *Works* .

Table 1 - Effluent Objectives	
Effluent Parameter	Concentration Objective (milligrams per litre unless otherwise indicated)
Total Suspended Solids	25

5. OPERATION AND MAINTENANCE.

(1) The *Owner* shall ensure that the design minimum liquid retention volumes are maintained at all times.

(2) The *Owner* shall inspect the *Works* at least once a year and, if necessary, clean and maintain the *Works* to prevent the excessive buildup of sediments and vegetation.

(3) 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 Ottawa corporate office of the *Owner* 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.

6. MONITORING AND RECORDING

The *Owner* shall , upon the issuance of this *Certificate* , carry out the following monitoring program:

- (1) All samples and measurements taken for the purposes of this *Certificate* are to be taken at a time and in a location characteristic of the quality and quantity of the effluent streams over the time period being monitored.
- (2) Samples shall be collected weekly commencing no later than May 15 and ending not earlier than September 15 of each calendar year and analyzed for each parameter listed in Table 2:

Table 2 - Effluent Monitoring	
Sample point: at the outlet of the Todd Pond.	
Frequency	Weekly
Sample Type	Composite
Parameters	Total Suspended Solids

(3) The methods and protocols for sampling, analysis, and recording shall conform, in order of precedence, to the methods and protocols specified in the following:

(a) the *Ministry* 's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" (August 1994), ISBN 0-7778-1880-9, as amended from time to time by more recently published editions; and

(b) the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition), as amended from time to time by more recently published editions.

(4) The measurement frequencies specified in subsection (2) in respect to any parameter are minimum requirements which may, after eighty percent build up of the entire development, in accordance with this Condition, be modified by the *District Manager* in writing.

(5) 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 and effluent quality monitoring program required by this *Certificate* at the Ottawa corporate office of the *Owner* for inspection by *Ministry* staff.

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.
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 the approved works and to ensure that subsequent owners of the Works are made aware of the Certificate and continue to operate the Works in compliance with it.
4. Condition 4 is imposed to establish effluent quality objectives which the Owner is obligated to use best efforts to strive towards on an ongoing basis. These objectives are to be used as a mechanism to trigger corrective action proactively and voluntarily for the protection of water quality, fish and other aquatic life in the receiving water body before environmental impairment occurs.
5. Condition 5 is included to require that the Works be properly operated and maintained such that the environment is protected.
6. Condition 6 is included to ensure that relevant effluent parameters are monitored during construction and on an ongoing basis after construction to allow for an evaluation of the performance of the Works, to provide an overview of the treatment performance and adequacy of the Works, and to ensure that the Ministry is made aware of problems as they arise so that the Ministry can work with the Owner in resolving the problems in a timely manner and that all records are retained for a sufficient time period to adequately evaluate the performance and long-term operation and maintenance of the Works.

This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 4308-7GZQPE issued on August 21, 2008.

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 November, 2009



Mansoor Mahmood, P.Eng.
Director
Section 53, *Ontario Water Resources Act*

ET/

c: District Manager, MOE Ottawa District Office
Jennifer Ailey, P.Eng., David Schaeffer Engineering Ltd.

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 9983-A44ME4

Issue Date: November 19, 2015

Mattamy (Half Moon Bay) Limited
50 Hines Road, Unit 100
Kanata, Ontario
K2K 2M5

Site Location: Half Moon Bay West
Lot 10, 11, 12, Concession 3 (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:

an amendment of the stormwater management Works for the collection, treatment and disposal of stormwater run-off draining to the existing Todd Pond Stormwater Management Facility in the City of Ottawa, providing Enhanced Level water quality control and erosion protection, and discharging via the Jock River and the Rideau River to the Ottawa River, to increase the catchment area draining to the Todd Pond, consisting of the following:

Proposed Works:

Todd Pond Stormwater Management Facility (catchment area 139.4 hectares): - increasing the minor system catchment area to the Todd Pond located on Block 517 at the north-east corner of Cambrian Road and River Mist Road, resulting in one (1) extended detention wet pond with three (3) sediment forebays, having a permanent pool volume of 23,716 m³, an extended detention volume of 21,015 m³, and a total storage volume for the 100-year storm event of approximately 52,952 m³, including the permanent pool volume, receiving inflow from the above listed drainage areas via storm sewers on River Mist Road, Cambrian Road and Regatta Avenue, discharging via an outfall channel on Block 516 and a culvert under Half Moon Bay Road to the Jock River;

Previous Works under Approval No. 8279-7XBM9P, dated November 9, 2009

The establishment of drainage control measures for the servicing of approximately 92 hectares of **Half Moon Bay Subdivision - Phase 1, 2 and 3 development**, (phase 1 - 37 ha, phase 2 - 4.8 ha, and phase 3 - 2.74 ha) including future development lands (47.76 ha), discharging to the Todd Pond Stormwater Management Facility, consisting of the following:

stormwater management facility (Todd Pond Stormwater Management Facility): - one (1) extended detention wet pond with three (3) sediment forebays, located at the north-east corner of Cambrian Road and River Mist Road, having a permanent pool volume of 23,710 m³, an extended detention volume of 27,270 m³, complete with inlet pipes and headwalls, emergency spillway, outflow control manhole with orifice, outfall pipe, plunge pool and outflow channel discharging to the Jock River;

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:

"Approval" means this entire document including the application and any supporting documents listed in any schedules in this Approval;

"Director" means a person appointed by the Minister pursuant to section 5 of the Environmental Protection Act for the purposes of Part II.1 of the Environmental Protection Act;

"District Manager" means the District Manager of the Ottawa office of the Ministry;

"Ministry" means the ministry of the government of Ontario responsible for the Environmental Protection Act and the Ontario Water Resources Act and includes all officials, employees or other persons acting on its behalf;

"Owner" means Mattamy (Half Moon Bay) Limited and includes their successors and assignees;

"Previous Works" means those portions of the sewage Works previously Approved;

"Water Supervisor" means the Water Supervisor of the Ottawa office of the Ministry;

"Works" means the sewage works described in the Owner's application(s) 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 PROVISIONS

(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) The designation of the Corporation of the City of Ottawa as the operating authority of the site on the application for approval of the Works does not relieve the Owner from the responsibility of complying with any and all of the Conditions of this Approval.

(3) 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.

(4) 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.

(5) 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.

(6) 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.

(7) 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 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.

(8) This Approval includes the treatment and disposal of stormwater run-off from approximately 139.4 hectares draining to the stormwater management facility (Todd Pond), assuming an average imperviousness of approximately 43%. Any changes within the drainage areas that might increase the required storage volumes or increase the flows to or from the stormwater management facility or any structural/physical changes to the stormwater management facility including the inlets or outlets will require an amendment to this Approval.

2. EXPIRY OF APPROVAL

(1) 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 in ownership to the municipal, i.e. assumption of the Works, the Owner shall notify the succeeding owner in writing 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 of the Works to a municipality, if applicable, any reference to the "District Manager" within the Terms and Conditions of this Approval shall be replaced with "Water Supervisor".

4. OPERATION AND MAINTENANCE

(1) The Owner shall ensure that the design minimum liquid retention volume in the permanent pool is maintained at all times.

(2) The Owner shall inspect the Works at least **once a year** and, if necessary, clean and maintain the Works to prevent the excessive build-up of sediments and/or vegetation.

(3) The Owner shall maintain a record of the results of these inspections and identify any cleaning and maintenance operations undertaken, and shall make the record available for inspection by the Ministry. The record 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.

5. MONITORING AND REPORTING

(1) The Owner shall carry out a monitoring program and evaluate the performance of the stormwater management Works:

(2) All samples and measurements taken for the purposes of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the effluent stream over the time period being monitored.

(3) Samples shall be collected and analysed at the following sampling points, at the sampling frequencies and using the sample type specified for each parameter listed:

Table 1 - Stormwater Effluent Monitoring (Samples to be collected at the outlet of the Todd Pond)	
Frequency	Four (4) wet* rainfall events during the period between April 15 and September 15 of each calendar year
Sample Type	Composite**
Parameters	Total Suspended Solids (mg/L)

* A wet rainfall event is defined as a minimum of 15 mm or rain in the previous 24 hours.

** A composite blend of at least four (4) equal volume grab samples of influent flow, with collection of the aliquots distributed throughout the duration of the rainfall event.

(4) The methods and protocols for sampling, analysis, and recording shall conform, in order of precedence, to the methods and protocols specified in the following:

(a) the Ministry's Procedure F-10-1, "Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only)", as amended from time to time by more recently published editions;

(b) the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" (January 1999), ISBN 0-7778-1880-9, as amended from time to time by more recently published editions;

(c) the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition), as amended from time to time by more recently published editions.

(5) The Owner shall submit to the District Manager, **every year**, a copy of the test results as per Condition 5, Subsection (3), above.

(6) The Owner shall submit to the District Manager, **every five (5) years**, a Performance Assessment Report addressing the following:

(a) a description of any operating problems encountered and corrective actions taken during the reporting period and the need for further investigations in the following reporting period for system refinements or ways of improving the performance of the Works;

(b) measurement of the mass of accumulated sediment removed when undertaking maintenance of the Works as per Condition 4, Subsection (3), above;

(7) The measurement frequency specified in Condition 5, Subsection (3) and reporting frequency specified in Condition 5, Subsections (5) and (6), above, may, **after five (5) years** of monitoring in accordance with this Condition, be modified by the District Manager in writing from time to time.

(8) The Owner shall copy the District Manager on any and all reports submitted to the City of Ottawa and/or the Rideau Valley Conservation Authority related to the monitoring and maintenance program for the Works.

6. 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.

7. RECORD KEEPING

(1) 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.

Schedule "A"

1. Application for Approval of Municipal and Private Sewage Works, dated May 14, 2008 for an interim drainage control system for the Half Moon Bay Subdivision - Phase 1, and all supporting documentation and information associated with the application including a Stormwater Management Report, Erosion Control Plan and specifications prepared by David Schaeffer Engineering Ltd.;
2. Application for Approval of Municipal and Private Sewage Works, dated May 21, 2008 for stormwater management facilities for the Half Moon Bay Subdivision - Phase 1, submitted the City of Ottawa, including Design Brief for Todd Pond Half Moon Bay Subdivision and engineering drawings prepared by David Schaeffer Engineering Ltd.;
3. The procedure for the management, treatment and disposal of storm water, drainage water and ground water during construction as delineated in the letter dated May 29, 2008 to the Ministry and published as electronic file "3798.pdf", co-signed by Frank Cairo, Mattamy Homes Ottawa, and Jeff Mulcock, Taggart Construction Ltd.;
4. Revised Stormwater Management Report for the Phase 1 of the Half Moon Bay Development (Barrhaven South) prepared by J.F. Sabourin and Associates Inc., and updated ICD design data submitted by Stephen Pichette of David Schaeffer Engineering Ltd. on July 09, 2008 and July 11, 2008 respectively;
5. Application for Approval of Municipal and Private Sewage Works, dated June 12, 2009 for the Half Moon Bay Subdivision - Phase 2 and all supporting documentation and information associated with the application;
6. Servicing Brief for the Half Moon Bay Subdivision Phase 2, dated May 5, 2009, prepared by David Schaeffer Engineering Ltd.;
7. Letter from Jennifer Ailey, P.Eng., of David Schaeffer Engineering Ltd. to the Ministry, dated June 10, 2009;
8. Revised engineering drawing for the diversion ditch from the East Clarke to West Clarke Drain, dated August 5, 2009, submitted by DSEL David Schaeffer Engineering Ltd.;
9. Email from Jennifer Ailey, P.Eng., of David Schaeffer Engineering Ltd. to the Ministry, dated November 4, 2009;
10. Application for Approval of Sewage Works, dated March 10, 2011 for Half Moon Bay South and all supporting documentation and information associated with the application, submitted by the City of Ottawa, including Erosion and Sediment Control Plan Report/Letter, dated January 24, 2011, and Drawings EC-1, EC-2, EC-PD, and EC-S, prepared by Stantec Consulting Ltd.;
11. Letter from Peter Moroz, P.Eng., of Stantec Consulting Ltd. to the Ministry, dated April 26, 2011, with revised Erosion Control Plan EC-1, dated March 25, 2011.

12. Application for Environmental Compliance Approval, dated April 28, 2015 and received on May 11, 2015, submitted by the City of Ottawa;
13. Todd Pond Model Keeper Analysis R-Assessment of Existing System Capacity (2 volumes), dated April 2015, prepared by J.F. Sabourin and Associates Inc.; and
14. Four (4) emails from Jennifer Ailey, P.Eng., of David Schaeffer Engineering Ltd. to the Ministry, dated November 10, 2015, November 12, 2015, November 16, 2015 and November 18, 2015, respectively.

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.
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 any subsequent Owner of the Works is made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included to require that the Works be properly operated and maintained such that the environment is protected.
5. Condition 5 is included to enable the Owner to evaluate and demonstrate the performance of the Works on a continual basis, so that the Works are properly operated and maintained at a level which is consistent with the design objectives specified in the Approval and that the Works do not cause any impairment of the receiving watercourse.
6. Condition 6 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.
7. Condition 7 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.

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 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**

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

DATED AT TORONTO this 19th day of November, 2015



Gregory Zimmer, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

DC/
c: District Manager, MOECC Ottawa office
Water Supervisor, MOECC Ottawa office
Laura Pipkins P. Eng., JF Sabourin and Associates Inc.

**Ministry of the Environment and
Climate Change**

Eastern Region
Technical Support Section
Water Resources
1259 Gardiners Rd, PO Box 22032
Kingston, ON
K7P 3J6
Tel: (613) 549-4000

**Ministère de l'Environnement et de
l'Action en matière de changement
climatique**

Direction régionale de l'Est
Section du Soutien Technique
Ressource en eau
1259 Chemin Gardiners, CP 22032
Kingston, ON
K7P 3J6
Tél:(613) 549-4000



January 27, 2016

Bronwyn Anderson
Mattamy (Half Moon Bay) Limited
2360 Bristol Circle
Oakville, Ontario
L6H 6M5

Dear Sir/Madam:

RE: Permit To Take Water 3205-A4ZLZ6
Proposed Multi-Use Development - Half Moon Bay
Lot: 8-12, Concession: 3
Geographic Township of Nepean
Ottawa
Reference Number 6071-A3PQPJ

Please find attached Permit to Take Water 3205-A4ZLZ6 which authorizes the withdrawal of water in accordance with the application for this Permit to Take Water, dated October 7, 2015 and signed by Bronwyn Anderson.

Please note this Permit expires December 31, 2025 and cancels and replaces Permit 1413-8H9LLY. This Permit has been amended to more accurately reflect the water takings at the site.

Please also note that it is the responsibility of the Permit Holder to ensure that all other approvals required by law are obtained for this project. Such approvals may include but are not limited to a Section 53, Ontario Water Resources Act, R.S.O. 1990 (Sewage Works Environmental Compliance Approval).

Ontario Regulation 387/04 (Water Taking and Transfer) requires all water takers to report daily water taking amounts to the Water Taking Reporting System (WTRS) electronic database (<https://www.lrcsde.lrc.gov.on.ca/wtrs/>). Daily water taking must be reported on a calendar year basis. If no water is taken, then a "no taking" report must be entered. Please consult the Regulation and Section 4 of this Permit for monitoring requirements.

If you have questions about reporting requirements, please call the WTRS Help Desk at

416-235-6322 (toll free: 1-877-344-2011) or by email, WTRSHelpdesk@ontario.ca. It is preferred that you submit your data directly and electronically to the WTRS. Where this is impracticable, please contact the WTRS Help Desk to arrange for written submission of your data.

Please note that the contact information for the Environmental Review Tribunal has recently changed. The Environmental Review Tribunal's new contact information is as follows:

New public inquiry telephone number: (416) 212-6349; toll free: 1 (866) 448-2248
New fax number: (416) 326-5370; toll free: 1 (844) 213-3474

Take notice that in issuing this Permit, terms and conditions pertaining to the taking of water and to the results of the taking have been imposed. The terms and conditions have been designed to allow for the development of water resources, while providing reasonable protection to existing water uses and users.

Yours truly,



Greg Faaren
Director, Section 34.1, Ontario Water Resources Act, R.S.O. 1990
Eastern Region

File Storage Number: SI OT 3205 220 (TS)

c: Michael Laflamme, Paterson Group, mlaflamme@patersongroup.ca

Ottawa District Office

AMENDED PERMIT TO TAKE WATER
Surface and Ground Water
NUMBER 3205-A4ZLZ6

Pursuant to Section 34.1 of the Ontario Water Resources Act, R.S.O. 1990 this Permit To Take Water is hereby issued to:

Mattamy (Half Moon Bay) Limited
2360 Bristol Circle
Oakville, Ontario L6H 6M5
Canada

For the water taking from: Housing Excavation - North (S1)
Site Servicing Excavation - North (S2)
Greenbank Stormwater Management Pond Excavation (S3)
Housing Excavation - West (S4)
Site Servicing Excavation - West (S5)
Clarke Stormwater Management Pond Excavation (S6)
Housing Excavation - South (S7)
Site Servicing Excavation - South (S8)

Located at: Lot 8-12, Concession 3, Geographic Township of Nepean
Ottawa

For the purposes of this Permit, and the terms and conditions specified below, the following definitions apply:

DEFINITIONS

- (a) "Director" means any person appointed in writing as a Director pursuant to section 5 of the OWRA for the purposes of section 34.1, OWRA.
- (b) "Provincial Officer" means any person designated in writing by the Minister as a Provincial Officer pursuant to section 5 of the OWRA.
- (c) "Ministry" means Ontario Ministry of the Environment and Climate Change.
- (d) "District Office" means the Ottawa District Office.
- (e) "Permit" means this Permit to Take Water No. 3205-A4ZLZ6 including its Schedules, if any, issued in accordance with Section 34.1 of the OWRA.

- (f) "Permit Holder" means Mattamy (Half Moon Bay) Limited.
- (g) "OWRA " means the *Ontario Water Resources Act*, R.S.O. 1990, c. O. 40, as amended.

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

TERMS AND CONDITIONS

1. Compliance with Permit

- 1.1 Except where modified by this Permit, the water taking shall be in accordance with the application for this Permit To Take Water, dated October 7, 2015 and signed by Bronwyn Anderson, and all Schedules included in this Permit.
- 1.2 The Permit Holder shall ensure that any person authorized by the Permit Holder to take water under this Permit is provided with a copy of this Permit and shall take all reasonable measures to ensure that any such person complies with the conditions of this Permit.
- 1.3 Any person authorized by the Permit Holder to take water under this Permit shall comply with the conditions of this Permit.
- 1.4 This Permit is not transferable to another person.
- 1.5 This Permit provides the Permit Holder with permission to take water in accordance with the conditions of this Permit, up to the date of the expiry of this Permit. This Permit does not constitute a legal right, vested or otherwise, to a water allocation, and the issuance of this Permit does not guarantee that, upon its expiry, it will be renewed.
- 1.6 The Permit Holder shall keep this Permit available at all times at or near the site of the taking, and shall produce this Permit immediately for inspection by a Provincial Officer upon his or her request.
- 1.7 The Permit Holder shall report any changes of address to the Director within thirty days of any such change. The Permit Holder shall report any change of ownership of the property for which this Permit is issued within thirty days of any such change. A change in ownership in the property shall cause this Permit to be cancelled.

2. General Conditions and Interpretation

2.1 Inspections

The Permit Holder must forthwith, upon presentation of credentials, permit a Provincial Officer to carry out any and all inspections authorized by the OWRA, the *Environmental Protection Act* , R.S.O. 1990, the *Pesticides Act* , R.S.O. 1990, or the *Safe Drinking Water Act*, S. O. 2002.

2.2 Other Approvals

The issuance of, and compliance with this Permit, does not:

(a) relieve the Permit Holder or any other person from any obligation to comply with any other applicable legal requirements, including the provisions of the *Ontario Water Resources Act* , and the *Environmental Protection Act* , and any regulations made thereunder; or

(b) limit in any way any authority of the Ministry, a Director, or a Provincial Officer, including the authority to require certain steps be taken or to require the Permit Holder to furnish any further information related to this Permit.

2.3 Information

The receipt of any information by the Ministry, the failure of the Ministry to take any action or require any person to take any action in relation to the information, or the failure of a Provincial Officer to prosecute any person in relation to the information, shall not be construed as:

(a) an approval, waiver or justification by the Ministry of any act or omission of any person that contravenes this Permit or other legal requirement; or

(b) acceptance by the Ministry of the information's completeness or accuracy.

2.4 Rights of Action

The issuance of, and compliance with this Permit shall not be construed as precluding or limiting any legal claims or rights of action that any person, including the Crown in right of Ontario or any agency thereof, has or may have against the Permit Holder, its officers, employees, agents, and contractors.

2.5 Severability

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

2.6 Conflicts

Where there is a conflict between a provision of any submitted document referred to in this Permit, including its Schedules, and the conditions of this Permit, the conditions in this Permit shall take precedence.

3. Water Takings Authorized by This Permit

3.1 Expiry

This Permit expires on **December 31, 2025**. No water shall be taken under authority of this Permit after the expiry date.

3.2 Amounts of Taking Permitted

The Permit Holder shall only take water from the source, during the periods and at the rates and amounts of taking specified in Table A. Water takings are authorized only for the purposes specified in Table A.

Table A

	Source Name / Description:	Source Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing:
1	Housing Excavation - North (S1)	Pond Dugout	Other - Dewatering	Dewatering	8,500	24	5,000,000	365	18 441394 5011476
2	Site Servicing Excavation - North (S2)	Pond Dugout	Other - Dewatering	Dewatering	8,500	24	6,000,000	210	18 441394 5011476
3	Greenbank Stormwater Management Pond Excavation (S3)	Pond Dugout	Other - Dewatering	Dewatering	5,000	24	2,000,000	210	18 441840 5011790
4	Housing Excavation - West (S4)	Pond Dugout	Other - Dewatering	Dewatering	8,500	24	5,000,000	365	18 440999 5010853
5	Site Servicing Excavation - West (S5)	Pond Dugout	Other - Dewatering	Dewatering	8,500	24	5,000,000	210	18 440999 5010853
6	Clarke Stormwater Management Pond Excavation (S6)	Pond Dugout	Other - Dewatering	Dewatering	5,000	24	3,500,000	210	18 440817 5010974
7	Housing Excavation - South (S7)	Pond Dugout	Other - Dewatering	Dewatering	8,500	24	6,000,000	365	18 442168 5010109
8	Site Servicing Excavation - South (S8)	Pond Dugout	Other - Dewatering	Dewatering	8,500	24	6,000,000	210	18 442168 5010109
							Total Taking:	38,500,000	

3.3 Notwithstanding Table A above, water shall only be taken from the Stormwater Management Ponds (Source 3 and Source 6) during construction of the ponds for construction purposes.

4. Monitoring

4.1 The Permit Holder shall maintain a record of all water takings. This record shall include the dates and times of water takings, the rates of taking and an estimated calculation of the total amounts of water taken per day for each day that water is taken under the authorization of this Permit. A separate record shall be maintained for each source. The Permit Holder shall keep all required records up to date and available at or near the site of the taking and shall produce the records immediately for inspection by a Provincial Officer upon his or her request.

5. Impacts of the Water Taking

5.1 Notification

The Permit Holder shall immediately notify the local District Office of any complaint arising from the taking of water authorized under this Permit and shall report any action which has been taken or is proposed with regard to such complaint. The Permit Holder shall immediately notify the local District Office if the taking of water is observed to have any significant impact on the surrounding waters. After hours, calls shall be directed to the Ministry's Spills Action Centre at 1-800-268-6060.

5.2 For Surface-Water Takings

The taking of water (including the taking of water into storage and the subsequent or simultaneous withdrawal from storage) shall be carried out in such a manner that streamflow is not stopped and is not reduced to a rate that will cause interference with downstream uses of water or with the natural functions of the stream.

For Groundwater Takings

If the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to initial issuance of a Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their reasonable costs of doing so.

If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.

- 5.3 Prevention of Adverse Effects:
The Permit Holder shall ensure the taking of water under authority of this Permit does not result in an adverse effect on area waters.
- 5.4 Prevention of Structural Adverse Effects:
The Permit Holder shall take all measures necessary to prevent damage to buildings, bridges, structures, roads and/or railway lines that may be impacted either directly or indirectly by this taking.
- 5.5 The Permit Holder shall ensure that any water that is taken for dewatering purposes and discharged to the City of Ottawa sewer system is in accordance with a City of Ottawa Sewer Use Agreement.
- 5.6 The Permit Holder shall ensure that any water that is taken for dewatering purposes and discharged to the on-site Stormwater Management Ponds is in accordance with an Environmental Compliance Approval issued by this Ministry.
- 5.7 The Permit Holder shall ensure that any water that is taken for dewatering purposes and discharged to the temporary holding ponds labelled as Housing or Site Services Excavation ponds and numbered as Sources S1, S2, S4, S5 ,S7 and S8 in Section 3.0 of this Permit is analyzed for turbidity and meets the criteria in Condition 5.12 prior to discharge to the Jock River or the requirements in Condition 5.5 if discharged to the City of Ottawa sewer system.
- 5.8 The Permit Holder shall keep a record of all discharge dates to either the Jock River or the City of Ottawa sewer system from either the housing excavation or site servicing ponds and/or the Greenbank and Clarke Stormwater Management Ponds as well as a record of the water quality analyses conducted to determine if the discharge water quality meets the requirements of Condition 5.5 and Condition 5.12.
- 5.9 Discharge Control Measures for Water that is Discharged to the Natural Environment:
Siltation control measures shall be installed at the discharge site(s) and shall be sufficient to control the volumes. Continuous care shall be taken to properly maintain the siltation control devices.
- 5.10 The discharge of water shall be controlled in such a way as to avoid erosion and sedimentation in the receiving stream.
- 5.11 The Permit Holder shall ensure that any water discharged to the natural environment does not result in scouring, erosion or physical alteration of stream channels or banks and that there is no flooding in the receiving area or water body, downstream water bodies, ditches or properties caused or worsened by this discharge.
- 5.12 The Permit Holder shall not discharge turbid water to any watercourse. Turbid water shall be

defined as any discharge water from the excavation or diverted water with a maximum increase of 8 NTUs above the receiving stream's background levels.

6. Director May Amend Permit

The Director may amend this Permit by letter requiring the Permit Holder to suspend or reduce the taking to an amount or threshold specified by the Director in the letter. The suspension or reduction in taking shall be effective immediately and may be revoked at any time upon notification by the Director. This condition does not affect your right to appeal the suspension or reduction in taking to the Environmental Review Tribunal under the *Ontario Water Resources Act*, Section 100 (4).

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

1. Condition 1 is included to ensure that the conditions in this Permit are complied with and can be enforced.
2. Condition 2 is included to clarify the legal interpretation of aspects of this Permit.
3. Conditions 3 through 6 are included to protect the quality of the natural environment so as to safeguard the ecosystem and human health and foster efficient use and conservation of waters. These conditions allow for the beneficial use of waters while ensuring the fair sharing, conservation and sustainable use of the waters of Ontario. The conditions also specify the water takings that are authorized by this Permit and the scope of this Permit.

*In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, you may by written notice served upon me, the Environmental Review Tribunal and the Environmental Commissioner, **Environmental Bill of Rights**, R.S.O. 1993, Chapter 28, 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 101 of the Ontario Water Resources Act, as amended provides that the Notice requiring a hearing shall state:*

1. The portions of the Permit or each term or condition in the Permit 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.

In addition to these legal requirements, the Notice should also include:

- a. The name of the appellant;
- b. The address of the appellant;
- c. The Permit to Take Water number;
- d. The date of the Permit to Take Water;
- e. The name of the Director;
- f. The municipality within which the works are located;

This notice must be served upon:

*The Secretary
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto ON
M5G 1E5
Fax: (416) 326-5370
Email:
ERTTribunalsecretary@ontario.ca*

AND

*The Environmental Commissioner
1075 Bay Street
6th Floor, Suite 605
Toronto, Ontario M5S 2W5*

AND

*The Director, Section 34.1,
Ministry of the Environment and
Climate Change
1259 Gardiners Rd, PO Box
22032
Kingston, ON
K7P 3J6*

Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal:

by Telephone at

(416) 212-6349

Toll Free 1(866) 448-2248

by Fax at

(416) 326-5370

Toll Free 1(844) 213-3474

by e-mail at

www.ert.gov.on.ca

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

This Permit cancels and replaces Permit Number 1413-8H9LLY, issued on 2011/05/30.

Dated at Kingston this 27th day of January, 2016.



Greg Faaren
Director, Section 34.1
Ontario Water Resources Act , R.S.O. 1990

Schedule A

This Schedule "A" forms part of Permit To Take Water 3205-A4ZLZ6, dated January 27, 2016.

Ministry of the Environment and
Climate Change
Operations Division
1st Floor
135 St Clair Ave W
Toronto ON M4V 1P5
Fax: (416) 314-8452
Telephone: (416) 314-8309

Ministère de l'Environnement et de
l'Action en matière de changement
climatique
Division des Opérations
1er étage
135 av St Clair O
Toronto ON M4V 1P5
Télécopieur : (416) 314-8452
Téléphone : (416) 314-8309



October 27, 2015

Mattamy (Half Moon Bay) Limited
2360 Bristol Cir
Oakville, Ontario
L6H 6M5

Dear Sir/Madam:

**Re: Application for Approval of Permit To Take Water
New PTTW- Dewatering
Ottawa ; Ottawa ; Ottawa City; City; City
Reference Number 6071-A3PQPJ**

We acknowledge receipt of your application for a Permit to Take Water for a New Permit and the fee in the amount of \$3000.00, received on October 23, 2015, for the taking of water from a source located at:

Site Location: Lot: 10-12, Concession: 3, Geographic Township: NEPEAN
Ottawa, City
 + + + +
 Lot: 12, Concession: 3, Geographic Township: NEPEAN
Ottawa, City
 + + + +
 Lot: 8-9, Concession: 3, Geographic Township: NEPEAN
Ottawa, City

The Ministry's reference number for your application is 6071-A3PQPJ. Please quote this number in any correspondence or enquiries regarding this application.

In our screening of your application for completeness, we have noted that the following additional information/documentation is necessary for us to process your application:

1. Please confirm that the person who signed Section 11 of the application form is a Manager/Director of Mattamy (Half Moon Bay) Limited (Please confirm spelling of name). Letter granting signing authority is required if the person signing the application form is not an Officer or Director of the company.
2. Please confirm if the the applicant is the owner of Lot 10-12, Concession 3. If not please attach the owner's name, address, and the consent to access the water taking location.

Please be advised that should we not receive the above information/documentation or a response with explanation within two weeks of the date of this letter, we will consider your application withdrawn, and close your file accordingly. The submitted fee would then be refunded.

If you have any questions regarding the technical information required for your Permit to Take Water Application please contact our Eastern Region Office at (613)540-6868. Should you have any general questions regarding your application please feel free to contact me at the above telephone number. Information regarding Permits to Take Water is also available at www.ene.gov.on.ca.

Sincerely,

Ragina Velmurugaiah
Environmental Assistant
Environmental Assessment and Approvals Branch

c: Michael Laflamme, Paterson Group.

Ministry of the Environment
Environmental Assessment and
Approvals Branch
Floor 12A
2 St Clair Ave W
Toronto ON M4V 1L5
Fax: (416)314-8452
Telephone: (416) 314-8309

Ministère de l'Environnement
Direction des évaluations et des
autorisations environnementales
Étage 12A
2 av St Clair O
Toronto ON M4V 1L5
Télécopieur : (416)314-8452
Téléphone : (416) 314-8309



May 11, 2011

Susan Murphy
Mattamy (Half Moon Bay) Limited
123 Huntmar Dr
Ottawa, Ontario
K2S 1B9

Dear Madam:

**Re: Application for Approval of Permit To Take Water
Mattamy (Half Moon Bay) Limited / Renewal PTTW No. 4563-7RMPHR / Seven (7)
Sources / Construction-dewatering.
City of Ottawa
MOE Reference Number 7845-8GPLE6**

We acknowledge receipt of your application for a Permit to Take Water for a Renewal of Permit 4563-7RMPHR and the fee in the amount of \$750.00, received on May 9, 2011, for the taking of water from a source located at:

Site Location: Mattamy (Half Moon Bay) Phase 2
Lot 10, 11 & 12, Concession 3
City of Ottawa, Ontario

Mattamy (Half Moon Bay) Phase 3
Lot 8 & 9, Concession 3
City of Ottawa, Ontario

Mattamy (Half Moon Bay) Phase 4
Lot 10, 11 & 12, Concession 3
City of Ottawa, Ontario

The Ministry's reference number for your application is 7845-8GPLE6. Please quote this number in any correspondence or enquiries regarding this application.

The Region handling your application is Eastern Region. If you have any questions regarding your Permit to Take Water application please contact the Permit to Take Water Coordinator at (613)540-6868. Should any further information be required, they will contact you or your identified Project Technical Information Contact. Information regarding Permits to Take Water is also available at www.ene.gov.on.ca.

Sincerely,

Andrea Solis
Application Assessment Officer
Environmental Assessment and Approvals Branch

c: Heather C. Wilson, P.Geo., J.F. Sabourin and Associates Inc.
Fax: (613)836-0332

PERMIT TO TAKE WATER
Surface and Ground Water
NUMBER 1413-8H9LLY

Pursuant to Section 34 of the Ontario Water Resources Act, R.S.O. 1990 this Permit To Take Water is hereby issued to:

Mattamy (Half Moon Bay) Limited
123 Huntmar Drive
Ottawa, Ontario
K2S 1B9
Canada

For the water taking from: Area 1 - Phase 2 Service, Area 2 - Phase 2 SWMP, Area 3 - Phase 2 Surface Water, Area 4 - HMB Phase 3, Area 5 - Phase 3 Surface Water, Area 6 - HMB Phase 4, Area 7 - Phase 4 Surface Water

Located at: Lot 10, 11 & 12, Concession 3, Geo. Twp. of Nepean
Ottawa

Lot 8 & 9, Concession 3, Geo. Twp. of Nepean
Ottawa

Lot 10, 11 & 12, Concession 3, Geo. Twp. of Nepean
Ottawa

For the purposes of this Permit, and the terms and conditions specified below, the following definitions apply:

DEFINITIONS

- (a) "Director" means any person appointed in writing as a Director pursuant to section 5 of the OWRA for the purposes of section 34, OWRA.
- (b) "Provincial Officer" means any person designated in writing by the Minister as a Provincial Officer pursuant to section 5 of the OWRA.
- (c) "Ministry" means Ontario Ministry of the Environment.
- (d) "District Office" means the Ottawa District Office.
- (e) "Permit" means this Permit to Take Water No. 1413-8H9LLY including its Schedules, if any,

issued in accordance with Section 34 of the OWRA.

- (f) "Permit Holder" means Mattamy (Half Moon Bay) Limited.
- (g) "OWRA " means the *Ontario Water Resources Act*, R.S.O. 1990, c. O. 40, as amended.

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

TERMS AND CONDITIONS

1. Compliance with Permit

- 1.1 Except where modified by this Permit, the water taking shall be in accordance with the application for this Permit To Take Water, dated May 4, 2011 and signed by Susan Murphy, and all Schedules included in this Permit.
- 1.2 The Permit Holder shall ensure that any person authorized by the Permit Holder to take water under this Permit is provided with a copy of this Permit and shall take all reasonable measures to ensure that any such person complies with the conditions of this Permit.
- 1.3 Any person authorized by the Permit Holder to take water under this Permit shall comply with the conditions of this Permit.
- 1.4 This Permit is not transferable to another person.
- 1.5 This Permit provides the Permit Holder with permission to take water in accordance with the conditions of this Permit, up to the date of the expiry of this Permit. This Permit does not constitute a legal right, vested or otherwise, to a water allocation, and the issuance of this Permit does not guarantee that, upon its expiry, it will be renewed.
- 1.6 The Permit Holder shall keep this Permit available at all times at or near the site of the taking, and shall produce this Permit immediately for inspection by a Provincial Officer upon his or her request.
- 1.7 The Permit Holder shall report any changes of address to the Director within thirty days of any such change. The Permit Holder shall report any change of ownership of the property for which this Permit is issued within thirty days of any such change. A change in ownership in the property shall cause this Permit to be cancelled.

2. General Conditions and Interpretation

2.1 Inspections

The Permit Holder must forthwith, upon presentation of credentials, permit a Provincial Officer to carry out any and all inspections authorized by the OWRA, the *Environmental Protection Act*, R.S.O. 1990, the *Pesticides Act*, R.S.O. 1990, or the *Safe Drinking Water Act*, S. O. 2002.

2.2 Other Approvals

The issuance of, and compliance with this Permit, does not:

(a) relieve the Permit Holder or any other person from any obligation to comply with any other applicable legal requirements, including the provisions of the *Ontario Water Resources Act* , and the *Environmental Protection Act* , and any regulations made thereunder; or

(b) limit in any way any authority of the Ministry, a Director, or a Provincial Officer, including the authority to require certain steps be taken or to require the Permit Holder to furnish any further information related to this Permit.

2.3 Information

The receipt of any information by the Ministry, the failure of the Ministry to take any action or require any person to take any action in relation to the information, or the failure of a Provincial Officer to prosecute any person in relation to the information, shall not be construed as:

(a) an approval, waiver or justification by the Ministry of any act or omission of any person that contravenes this Permit or other legal requirement; or

(b) acceptance by the Ministry of the information's completeness or accuracy.

2.4 Rights of Action

The issuance of, and compliance with this Permit shall not be construed as precluding or limiting any legal claims or rights of action that any person, including the Crown in right of Ontario or any agency thereof, has or may have against the Permit Holder, its officers, employees, agents, and contractors.

2.5 Severability

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

2.6 Conflicts

Where there is a conflict between a provision of any submitted document referred to in this Permit, including its Schedules, and the conditions of this Permit, the conditions in this Permit shall take precedence.

3. Water Takings Authorized by This Permit

3.1 Expiry

This Permit expires on **March 31, 2016**. No water shall be taken under authority of this Permit after the expiry date.

3.2 Amounts of Taking Permitted

The Permit Holder shall only take water from the source, during the periods and at the rates and amounts of taking specified in Table A. Water takings are authorized only for the purposes specified in Table A.

Table A

	Source Name / Description:	Source: Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing:
1	Area 1 - Phase 2 Service	Well Dug	Construction	Dewatering Construction	189	24	272,511	365	18 440680 5010575
2	Area 2 - Phase 2 SWMP	Well Dug	Construction	Dewatering Construction	388	24	557,038	365	18 440748 5011073
3	Area 3 - Phase 2 Surface Water	Pond Dugout	Construction	Dewatering Construction	6,618	24	9,529,920	365	18 440680 5010575
4	Area 4 - HMB Phase 3	Well Dug	Construction	Dewatering Construction	1,290	24	1,857,112	365	18 441565 5009854
5	Area 5 - Phase 3 Surface Water	Well Dug	Construction	Dewatering Construction	6,129	24	8,826,000	365	18 441565 5009854
6	Area 6 - HMB Phase 4	Well Dug	Construction	Dewatering Construction	268	24	267,457	365	18 440060 5010081
7	Area 7 - Phase 4 Surface Water	Well Dug	Construction	Dewatering Construction	9,362	24	13,481,280	365	18 440060 5010081
							Total Taking:	34,791,319	

3.3 Notwithstanding Table A, no discharge shall occur unless the quality of the discharge meets the criteria outlined in Table 2 of the City of Ottawa Storm Sewer By-Law 2003-514 (Refer to Item #1 of Schedule A of the Permit). The discharge shall be undertaken in accordance with Section 5.0 of the initial application and the J.F Sabourin Letter to the Ministry dated April 20th, 2011.

4. Monitoring

- 4.1 The Permit Holder shall maintain a record of all water takings. This record shall include the dates and times of water takings, and the total measured amounts of water pumped per day for each day that water is taken under the authorization of this Permit. A separate record shall be maintained for each source. The Permit Holder shall keep all required records up to date and available at or near the site of the taking and shall produce the records immediately for inspection by a Provincial Officer upon his or her request.
- 4.2 The total amounts of water pumped shall be measured using a calibrated flow meter and totalizer.
- 4.3 The Permit Holder shall submit to the Director a record of water quality and flow data by the second Monday of each month that samples were taken for the previous month.

5. Impacts of the Water Taking

5.1 Notification

The Permit Holder shall immediately notify the local District Office of any complaint arising from the taking of water authorized under this Permit and shall report any action which has been taken or is proposed with regard to such complaint. The Permit Holder shall immediately notify the local District Office if the taking of water is observed to have any significant impact on the surrounding waters. After hours, calls shall be directed to the Ministry's Spills Action Centre at 1-800-268-6060.

5.2 For Surface-Water Takings

The taking of water (including the taking of water into storage and the subsequent or simultaneous withdrawal from storage) shall be carried out in such a manner that streamflow is not stopped and is not reduced to a rate that will cause interference with downstream uses of water or with the natural functions of the stream.

For Groundwater Takings

If the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to initial issuance of a Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their

reasonable costs of doing so.

If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.

- 5.3 In addition to Condition 5.2, if the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to the date of issuance of this Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their reasonable costs of doing so. If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.
- 5.4 The Permit Holder shall install sediment and erosion control measures at each discharge location (A, B, C, D, E as per Figure 2 in the Renewal Application for PTTW dated May 04, 2011, Item #2 of Schedule A of the Permit) and described in Table 2 of the J.F. Sabourin letter dated April 20th, 2011. The Permit Holder shall ensure that erosion and siltation control measures installed at the discharge site(s) are sufficient to control the discharge volume(s). Continuous care shall be taken to properly maintain the erosion and siltation control devices.
- 5.5 The Permit Holder shall regulate the rate of water discharged such that there is no flooding, soil erosion or channel scouring in the receiving water body, downstream water bodies, ditches or properties.
- 5.6 The Permit Holder shall establish water quality monitoring stations at each of the discharge locations (A, B, C, D, E noted on Figure 2, (Item #2 of Schedule A of the Permit)).
- 5.7 The Permit Holder shall sample Locations A, B, C, D, and E for water quality. During periods of continuous discharge, all the locations where discharge occurs are to be sampled every 4 days. During periods of intermittent discharge, all the locations where discharge occurs are to be sampled on the first day that discharge occurs, and every 4 days thereafter. For periods of either continuous or intermittent discharge, the initial water sample is to be analyzed for the parameters listed in Table 2 of the City of Ottawa

Sewer Use Bylaw 2003-514 (Item #1 of Schedule A of the Permit). Subsequent samples are to be analyzed for Total Suspended Solids (TSS) and Total Phosphorous (TP).

5.8 The Permit Holder shall measure discharge flows daily at Locations A, B, C, D, and E when discharges occur.

5.9 The Permit Holder shall ensure that the initial discharge for each discharge event for locations A, B, C, D and E meets the criteria in Table 2 of City of Ottawa Bylaw 2003-514 (Item #1 of Schedule A of the Permit) before discharge occurs. If the initial discharge analysis shows exceedances of any of the Table 2 criteria, or if any TSS concentration of any one sample exceeds 15 mg/L, then subsequent samples shall be analyzed for the full suite of parameters listed in Table 2 until concentrations in the discharge fall below the criteria in Table 2. If there is an exceedance of the discharge criteria the Permit Holder shall implement the mitigation measures as proposed in Table 10 of the "Recommended Monitoring and Mitigation Plan" provided as Item #3 of Schedule A of the Permit.

6. Director May Amend Permit

The Director may amend this Permit by letter requiring the Permit Holder to suspend or reduce the taking to an amount or threshold specified by the Director in the letter. The suspension or reduction in taking shall be effective immediately and may be revoked at any time upon notification by the Director. This condition does not affect your right to appeal the suspension or reduction in taking to the Environmental Review Tribunal under the *Ontario Water Resources Act*, Section 100 (4).

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

1. Condition 1 is included to ensure that the conditions in this Permit are complied with and can be enforced.
2. Condition 2 is included to clarify the legal interpretation of aspects of this Permit.
3. Conditions 3 through 6 are included to protect the quality of the natural environment so as to safeguard the ecosystem and human health and foster efficient use and conservation of waters. These conditions allow for the beneficial use of waters while ensuring the fair sharing,

conservation and sustainable use of the waters of Ontario. The conditions also specify the water takings that are authorized by this Permit and the scope of this Permit.

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, you may by written notice served upon me, the Environmental Review Tribunal and the Environmental Commissioner, **Environmental Bill of Rights**, R.S.O. 1993, Chapter 28, 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 101 of the Ontario Water Resources Act, as amended provides that the Notice requiring a hearing shall state:

1. The portions of the Permit or each term or condition in the Permit 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.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Permit to Take Water number;
6. The date of the Permit to Take Water;
7. The name of the Director;
8. The municipality within which the works are located;

This notice must be served upon:

*The Secretary
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto ON
M5G 1E5*

AND

*The Environmental Commissioner
1075 Bay Street
6th Floor, Suite 605
Toronto, Ontario M5S 2W5*

AND

*The Director, Section 34
Ministry of the Environment
1259 Gardiners Rd, PO Box
22032
Kingston, ON
K7P 3J6*

Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal:

by telephone at (416) 314-4600

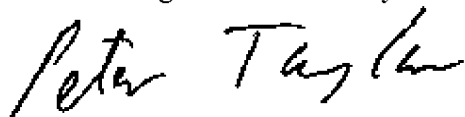
by fax at (416) 314-4506

by e-mail at www.ert.gov.on.ca

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

This Permit cancels and replaces Permit Number 4563-7RMPHR, issued on 2009/06/05 12:00:00 AM.

Dated at Kingston this 30th day of May, 2011.



Peter Taylor
Director, Section 34
Ontario Water Resources Act , R.S.O. 1990

Schedule A

This Schedule "A" forms part of Permit To Take Water 1413-8H9LLY, dated May 30, 2011.

1. Table 2 Limits for Storm Sewer Discharge, City of Ottawa Sewer Use Bylaw 2003-514.
2. Section 5 and the J.F Sabourin Letter to the Ministry dated April 20th, 2011 and Figure 2 in the renewal Application for PTTW dated May 4th, 2011 for Half Moon Bay- Phase 2, 3, 4 Residential development, Ottawa, Ontario.
3. Table 10 - "Recommended Monitoring and Mitigation Plan", from page 23 of the report entitled Groundwater Management Plan, Half Moon Bay - Phase 2, 3, 4 Residential Development, Ottawa, Ontario prepared for Mattamy (Half Moon Bay) Limited by Groundwater & Environmental Management Services Inc., dated September 22, 2008.

AMENDED PERMIT TO TAKE WATER
Surface and Ground Water
NUMBER 4563-7RMPHR

Pursuant to Section 34 of the Ontario Water Resources Act, R.S.O. 1990 this Permit To Take Water is hereby issued to:

Mattamy (Half Moon Bay) Limited
123 Huntmar Drive
Ottawa, Ontario K2S 1B9
Canada

For the water taking from: Phase 1- Area 1, Phase 1- Area 2, Phase 1- Area 3 - Surface Water Runoff,
Phase 1- Retention Pond

Phase 2 - Area 1, Phase 2 - Area 2 SWMP, Phase 2 - Area 3 Surface
Water Runoff

Phase 3 - Area 4, Phase 3 - Area 5 Surface Water Runoff

Phase 4 - Area 6, Phase 4 - Area 7 Surface Water Runoff

Located at: Lot 11, 12, Concession 3, Geo. Twp. of Nepean
Ottawa

Lot Part of 10 and 11, Concession 3, Geo. Twp. of Nepean
Ottawa

Lot 8, 9, Concession 3, Geo. Twp. of Nepean
Ottawa

Lot 10, 11 and 12, Concession 3, Geo. Twp. of Nepean
Ottawa

For the purposes of this Permit, and the terms and conditions specified below, the following definitions apply:

DEFINITIONS

- (a) "Director" means any person appointed in writing as a Director pursuant to section 5 of the OWRA for the purposes of section 34, OWRA.

- (b) "Provincial Officer" means any person designated in writing by the Minister as a Provincial Officer pursuant to section 5 of the OWRA.
- (c) "Ministry" means Ontario Ministry of the Environment.

- (d) "District Office" means the Ottawa District Office.
- (e) "Permit" means this Permit to Take Water No. 4563-7RMPHR including its Schedules, if any, issued in accordance with Section 34 of the OWRA.
- (f) "Permit Holder" means Mattamy (Half Moon Bay) Limited.
- (g) "OWRA " means the *Ontario Water Resources Act*, R.S.O. 1990, c. O. 40, as amended.

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

TERMS AND CONDITIONS

1. Compliance with Permit

- 1.1 Except where modified by this Permit, the water taking shall be in accordance with the application for this Permit To Take Water, dated February 11, 2009 and signed by Frank Cairo, and all Schedules included in this Permit.
- 1.2 The Permit Holder shall ensure that any person authorized by the Permit Holder to take water under this Permit is provided with a copy of this Permit and shall take all reasonable measures to ensure that any such person complies with the conditions of this Permit.
- 1.3 Any person authorized by the Permit Holder to take water under this Permit shall comply with the conditions of this Permit.
- 1.4 This Permit is not transferable to another person.
- 1.5 This Permit provides the Permit Holder with permission to take water in accordance with the conditions of this Permit, up to the date of the expiry of this Permit. This Permit does not constitute a legal right, vested or otherwise, to a water allocation, and the issuance of this Permit does not guarantee that, upon its expiry, it will be renewed.
- 1.6 The Permit Holder shall keep this Permit available at all times at or near the site of the taking, and shall produce this Permit immediately for inspection by a Provincial Officer upon his or her request.
- 1.7 The Permit Holder shall report any changes of address to the Director within thirty days of any such change. The Permit Holder shall report any change of ownership of the property for which this Permit is issued within thirty days of any such change. A change in ownership in the property shall cause this Permit to be cancelled.

2. General Conditions and Interpretation

2.1 Inspections

The Permit Holder must forthwith, upon presentation of credentials, permit a Provincial Officer to carry out any and all inspections authorized by the OWRA, the *Environmental Protection Act*, R.S.O. 1990, the *Pesticides Act*, R.S.O. 1990, or the *Safe Drinking Water Act*, S. O. 2002.

2.2 Other Approvals

The issuance of, and compliance with this Permit, does not:

(a) relieve the Permit Holder or any other person from any obligation to comply with any other applicable legal requirements, including the provisions of the *Ontario Water Resources Act*, and the *Environmental Protection Act*, and any regulations made thereunder; or

(b) limit in any way any authority of the Ministry, a Director, or a Provincial Officer, including the authority to require certain steps be taken or to require the Permit Holder to furnish any further information related to this Permit.

2.3 Information

The receipt of any information by the Ministry, the failure of the Ministry to take any action or require any person to take any action in relation to the information, or the failure of a Provincial Officer to prosecute any person in relation to the information, shall not be construed as:

(a) an approval, waiver or justification by the Ministry of any act or omission of any person that contravenes this Permit or other legal requirement; or

(b) acceptance by the Ministry of the information's completeness or accuracy.

2.4 Rights of Action

The issuance of, and compliance with this Permit shall not be construed as precluding or limiting any legal claims or rights of action that any person, including the Crown in right of Ontario or any agency thereof, has or may have against the Permit Holder, its officers, employees, agents, and contractors.

2.5 Severability

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

2.6 Conflicts

Where there is a conflict between a provision of any submitted document referred to in this Permit, including its Schedules, and the conditions of this Permit, the conditions in this Permit shall take precedence.

3. Water Takings Authorized by This Permit

3.1 Expiry

This Permit expires on **March 31, 2016**. No water shall be taken under authority of this Permit after the expiry date.

3.2 Amounts of Taking Permitted

The Permit Holder shall only take water from the source, during the periods and at the rates and amounts of taking specified in Table A. Water takings are authorized only for the purposes specified in Table A.

Table A

	Source Name / Description:	Source: Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing:
1	Phase 1- Area 1	Well Dug	Construction	Dewatering Construction	213	24	306,720	365	18 441019 5010586
2	Phase 1- Area 2	Well Bored	Construction	Dewatering Construction	968	24	1,393,920	365	18 441450 5010994
3	Phase 1- Area 3 Surface Water Runoff	Well Dug	Construction	Dewatering Construction	7,000	24	10,080,000	365	18 441019 5010586
4	Phase 1- Retention Pond	Pond Dugout	Construction	Dewatering Construction	2,000	24	2,688,000	365	18 441019 5010586
5	Phase 2 Service - Area 1	Well Dug	Construction	Dewatering Construction	189	24	272,511	365	18 440680 5010575
6	Phase 2 SWMP - Area 2	Well Dug	Construction	Dewatering Construction	388	24	557,038	365	18 440748 5011073
7	Phase 2 Surface Water Runoff - Area 3	Well Dug	Construction	Dewatering Construction	6,618	24	9,529,920	365	18 440680 5010575
8	Phase 3 HMB Area 4	Well Dug	Construction	Dewatering Construction	1,290	24	1,857,112	365	18 441565 5009854
9	Phase 3 Surface Water Runoff -	Well Dug	Construction	Dewatering Construction	6,129	24	8,826,000	365	18 441565 5009854

	Area 5								
10	Phase 4 - Area 6	Well Dug	Construction	Dewatering Construction	268	24	267,457	365	18 440060 5010081
11	Phase 4 Surface Water Runoff - Area 7	Well Dug	Construction	Dewatering Construction	9,362.0	24	13,481,280	365	18 440060 5010081
							Total Taking:	49,259,958	

- 3.3 No water shall be taken from Phase 1 Sources (1, 2, 3 and 4 in Table A above) after May 1, 2011.
- 3.4 The Permit Holder shall ensure that water takings for Phases 2, 3 and 4 Sources (5 through 11 in Table A above) are in accordance with the dates set out in Item #1 of Schedule A of this Permit.
- 3.5 Notwithstanding Table A, no discharge shall occur unless the quality of the discharge meets the criteria outlined in Table 2 of the City of Ottawa Storm Sewer By-Law 2003-514 (Refer to Item #2 of Schedule A of the Permit). The discharge shall be undertaken in accordance with Section 5.0 of the application.

4. Monitoring

- 4.1 The Permit Holder shall maintain a record of all water takings. This record shall include the dates and times of water takings, and the total measured amounts of water pumped per day for each day that water is taken under the authorization of this Permit. A separate record shall be maintained for each source. The Permit Holder shall keep all required records up to date and available at or near the site of the taking and shall produce the records immediately for inspection by a Provincial Officer upon his or her request.
- 4.2 The total amounts of water pumped shall be measured using a calibrated flow meter and totalizer.
- 4.3 The Permit Holder shall submit to the Director a record of water quality and flow data by the second Monday of each month that samples were taken for the previous month.

5. Impacts of the Water Taking

- 5.1 Notification
The Permit Holder shall immediately notify the local District Office of any complaint arising from the taking of water authorized under this Permit and shall report any action which has been taken or is proposed with regard to such complaint. The Permit Holder shall immediately notify the local District Office if the taking of water is observed to have any significant impact on the surrounding waters. After hours, calls shall be directed to the Ministry's Spills Action Centre at 1-800-268-6060.

5.2 For Surface-Water Takings

The taking of water (including the taking of water into storage and the subsequent or simultaneous withdrawal from storage) shall be carried out in such a manner that streamflow is not stopped and is not reduced to a rate that will cause interference with downstream uses of water or with the natural functions of the stream.

For Groundwater Takings

If the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to initial issuance of a Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their reasonable costs of doing so.

If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.

5.3 In addition to Condition 5.2, if the taking of water is observed to cause any negative impact to other water supplies obtained from any adequate sources that were in use prior to the date of issuance of this Permit for this water taking, the Permit Holder shall take such action necessary to make available to those affected, a supply of water equivalent in quantity and quality to their normal takings, or shall compensate such persons for their reasonable costs of so doing, or shall reduce the rate and amount of taking to prevent or alleviate the observed negative impact. Pending permanent restoration of the affected supplies, the Permit Holder shall provide, to those affected, temporary water supplies adequate to meet their normal requirements, or shall compensate such persons for their reasonable costs of doing so. If permanent interference is caused by the water taking, the Permit Holder shall restore the water supplies of those permanently affected.

5.4 The Permit Holder shall install sediment and erosion control measures at each discharge location (A, B, C, D, E as per Drawing 4 in the Application for PTTW dated September 22, 2008, Item #3 of Schedule A of the Permit). The Permit Holder shall ensure that erosion and siltation control measures installed at the discharge site(s) are sufficient to control the discharge volume(s). Continuous care shall be taken to properly maintain the erosion and siltation control devices.

5.5 The Permit Holder shall regulate the rate of water discharged such that there is no flooding, soil erosion or channel scouring in the receiving water body, downstream water bodies, ditches or properties.

5.6 The Permit Holder shall establish water quality monitoring stations at each of the discharge locations (A, B, C, D, E noted on Drawing 4, (Item #3 of Schedule A of the

Permit)).

- 5.7 The Permit Holder shall sample Locations A, B, C, D, and E for water quality. During periods of continuous discharge, all the locations where discharge occurs are to be sampled every 4 days. During periods of intermittent discharge, all the locations where discharge occurs are to be sampled on the first day that discharge occurs, and every 4 days thereafter. For periods of either continuous or intermittent discharge, the initial water sample is to be analyzed for the parameters listed in Table 2 of the City of Ottawa Sewer Use Bylaw 2003-514 (Item #2 of Schedule A of the Permit). Subsequent samples are to be analyzed for Total Suspended Solids (TSS) and Total Phosphorous (TP).
- 5.8 The Permit Holder shall measure discharge flows daily at Locations A, B, C, D, and E when discharges occur.
- 5.9 The Permit Holder shall ensure that the initial discharge for each discharge event for locations A, B, C, D and E meets the criteria in Table 2 of City of Ottawa Bylaw 2003-514 (Item #2 of Schedule A of the Permit) before discharge occurs. If the initial discharge analysis shows exceedances of any of the Table 2 criteria, or if any TSS concentration of any one sample exceeds 15 mg/L, then subsequent samples shall be analyzed for the full suite of parameters listed in Table 2 until the discharge falls below the criteria in Table 2. If there is an exceedance of the discharge criteria the Permit Holder shall implement the mitigation measures as proposed in Table 10 of the "Recommended Monitoring and Mitigation Plan" provided as Item #4 of Schedule A of the Permit.

6. Director May Amend Permit

The Director may amend this Permit by letter requiring the Permit Holder to suspend or reduce the taking to an amount or threshold specified by the Director in the letter. The suspension or reduction in taking shall be effective immediately and may be revoked at any time upon notification by the Director. This condition does not affect your right to appeal the suspension or reduction in taking to the Environmental Review Tribunal under the *Ontario Water Resources Act*, Section 100 (4).

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

1. Condition 1 is included to ensure that the conditions in this Permit are complied with and can be enforced.
2. Condition 2 is included to clarify the legal interpretation of aspects of this Permit.
3. Conditions 3 through 6 are included to protect the quality of the natural environment so as to safeguard the ecosystem and human health and foster efficient use and conservation of waters. These conditions allow for the beneficial use of waters while ensuring the fair sharing, conservation and sustainable use of the waters of Ontario. The conditions also specify the water takings that are authorized by this Permit and the scope of this Permit.

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, you may by written notice served upon me, the Environmental Review Tribunal and the Environmental Commissioner, **Environmental Bill of Rights**, R.S.O. 1993, Chapter 28, 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 101 of the Ontario Water Resources Act, as amended provides that the Notice requiring a hearing shall state:

1. The portions of the Permit or each term or condition in the Permit 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.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Permit to Take Water number;
6. The date of the Permit to Take Water;
7. The name of the Director;
8. The municipality within which the works are located;

This notice must be served upon:

*The Secretary
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto ON
M5G 1E5*

AND

*The Environmental Commissioner
1075 Bay Street
6th Floor, Suite 605
Toronto, Ontario M5S 2W5*

AND

*The Director, Section 34
Ministry of the Environment
1259 Gardiners Rd, PO Box
22032
Kingston, ON
K7P 3J6*

Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal:

by telephone at (416) 314-4600

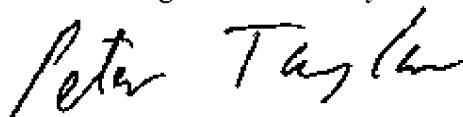
by fax at (416) 314-4506

by e-mail at www.ert.gov.on.ca

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

This Permit cancels and replaces Permit Number 8167-7K7RQV, issued on 16/01/2009 12:00:00 AM.

Dated at Kingston this 5th day of June, 2009.



Peter Taylor
Director, Section 34
Ontario Water Resources Act, R.S.O. 1990

Schedule A

This Schedule "A" forms part of Permit To Take Water 4563-7RMPHR, dated June 5, 2009.

1.

Source Name	Earliest Date of Taking	Latest Date of Taking
Area 1 Phase 2	April 1, 2009	March 31, 2011
Area 2 SWMP	April 1, 2009	March 31, 2011
Area 3 Phase 2 Surface Dewatering	April 1, 2009	March 31, 2011
Area 4 HMB Phase 3	October 1, 2010	September 30, 2015
Area 5 Phase 3 Surface Dewatering	October 1, 2010	September 30, 2015
Area 6 HMB Phase 4	April 1, 2013	March 31, 2016
Area 7 Phase 4 Surface Dewatering	April 1, 2013	March 31, 2016

2. Table 2 Limits for Storm Sewer Discharge, City of Ottawa Sewer Use Bylaw 2003-514.
3. Section 5 and Drawing 4 in the Application for PTTW dated September 22, 2008 for Half Moon Bay- Phase 2, 3, 4 Residential development, Ottawa, Ontario.
4. Table 10 - "Recommended Monitoring and Mitigation Plan", from page 23 of the report entitled Groundwater Management Plan, Half Moon Bay - Phase 2, 3, 4 Residential Development, Ottawa, Ontario prepared for Mattamy (Half Moon Bay) Limited by Groundwater & Environmental Management Services Inc., dated September 22, 2008.

Ministry of the Environment
Operations Division
Floor 12A
2 St Clair Ave W
Toronto ON M4V 1L5
Fax: (416) 314-8452
Telephone: (416) 314-8309

Ministère de l'Environnement
Division des Opérations
Étage 12A
2 av St Clair O
Toronto ON M4V 1L5
Télécopieur : (416) 314-8452
Téléphone : (416) 314-8309



August 13, 2014

Julie Lyons
City of Ottawa
100 Constellation Crescent
Ottawa, Ontario
K2G 6J8

Dear Sir/Madam:

**Re: Application for Approval of Permit To Take Water
City of Ottawa - New Permit to Take Ottawa - Two (2) Sources -
Construction/Dewatering
City of Ottawa
MOE Reference Number 6637-9MXNYU**

We acknowledge receipt of your application for a Permit to Take Water for a New Permit and the fee in the amount of \$750.00, received on August 11, 2014, for the taking of water from a source located at:

Site Location: Lester Road (approx. 1.2 km west of Albion Road)
Lots 10 and 11, Concession 3
City of Ottawa

The Ministry's reference number for your application is 6637-9MXNYU. Please quote this number in any correspondence or enquiries regarding this application.

The Region handling your application is Eastern Region. If you have any questions regarding your Permit to Take Water application please contact the Permit to Take Water Coordinator at (613)540-6868. Should any further information be required, they will contact you or your identified Project Technical Information Contact. Information regarding Permits to Take Water is also available at www.ene.gov.on.ca.

Sincerely,

Stela Pazzi
Application Processing Assistant
Environmental Assessment and Approvals Branch

c: Mark Priddle, McIntosh Perry Consulting Engineers Ltd.,
m.priddle@mcintoshperry.com

**AMENDED CERTIFICATE OF APPROVAL
MUNICIPAL AND PRIVATE SEWAGE WORKS**
NUMBER 4308-7GZQPE
Issue Date: August 21, 2008

Mattamy (Half Moon Bay) Limited
123 Huntmar Dr
Kanata, Ontario
K2S 1B9

Site Location: 3508 Greenbank Road
Ottawa

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

the establishment of interim drainage control system and permanent stormwater management system for Half Moon Bay Subdivision - Phase 1 development in the City of Ottawa with a drainage area of approximately 92 hectares to provide Enhanced Level water quality protection and comprising the following *Works* :

Interim Drainage Control System

- temporary diversion of the Todd Drain to Clark Drain, silt fence barrier system and straw bale barrier system during construction of the subdivision;
- an interim storage pond located within the footprint of the future Todd Pond Stormwater Management Facility (described below), on Cambrian Road, for the collection, treatment and disposal of stormwater and groundwater during construction of the subdivision to provide quality control for site runoff from storm events and dewatering operations, with portable pumps connected to the *Geotube*® containers or equivalent approved by the *District Manager*, outletting into a rock lined channel which in turn discharges into Jock River;

Permanent Stormwater Management System

- inlet control devices to be installed in all rear yard catchbasins and selected road catchbasins within the Phase 1 Half Moon Bay Development to control the capture rates of storm flow into the storm sewers commensurate with the design of the minor system drainage;
- Todd Pond Stormwater Management Facility located on the open block at the northeast corner of Cambrian Road and River Mist Road, an extended detention pond with three sediment forebays and a main stormwater detention cell, having a total permanent pool volume of 23,710 m³, an extended

detention storage volume of 27,270 m³ for sediment control, complete with inlet pipes and headwalls, emergency spillway, outflow control manhole with orifice, outfall pipe, plunge pool and outflow channel discharging Jock River;

all in accordance with the following submitted supporting documents:

1. Application for Approval of Municipal and Private Sewage Works dated May 16, 2008 for the Interim Drainage Control System for the Half Moon Bay Subdivision - Phase 1 and all supporting documentation and information associated with the application including Stormwater Management Report, Erosion Control Plan and specifications prepared by David Schaeffer Engineering Ltd.;
2. Application for Approval of Municipal and Private Sewage Works dated May 21 for Stormwater Management Works for Half Moon Bay Subdivision - Phase 1 submitted by Guy Bourgon of City of Ottawa as a direct submission, including Design Brief for Todd Pond Half Moon Bay Subdivision prepared by David Schaeffer Engineering Limited and engineering plans;
3. The procedure for the management, treatment and disposal of storm water, drainage water and ground water during construction as delineated in the letter dated May 29, 2008 to Charles Goulet, District Engineer of MOE Ottawa District Office and published as electronic file "3798.pdf" and co-signed by Frank Cairo, Mattamy Homes Ottawa and Jeff Mulcock, Taggart Construction Ltd.
4. Revised Stormwater Management Report for the Phase 1 of the Half Moon Bay Development (Barrhaven South) prepared by J.F. Sabourin and Associates Inc. and updated ICD design data submitted by Stephen Pichette of David Schaeffer Engineering Limited on July 09 and July 11, 2008 respectively.

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 Ottawa District Office of the *Ministry* ;

"*Ministry* " means the Ontario Ministry of the Environment;

"*Owner* " means Mattamy (Half Moon Bay) Limited and includes its successors and assignees;

"*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 PROVISIONS

(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.

(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* .

(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.

(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.

(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.

(6) The approval granted by this *Certificate* is based upon a review of the *Works* in the context of its effect on the environment, its process performance and general principles of wastewater engineering. The review did not include a consideration of the architectural, mechanical, structural components and minor details of the *Works* or the compliance with other regulatory agency requirements except to the extent necessary to review the *Works* .

2. EXPIRY OF APPROVAL

(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* .

(2) The approval of the interim storage pond of the Interim Drainage Control System issued by this *Certificate* will cease to apply five (5) years from the date of issuance of this *Certificate* or upon commissioning of the Todd Pond Stormwater Management Facility of the Permanent Stormwater Management System.

3. CHANGE OF OWNER

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* ; 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 *District Manager* .

4. INTERIM DRAINAGE CONTROL SYSTEM – OPERATIONAL PROCEDURES

(1) The *Owner* shall ensure that the procedure for the operation of the Interim Drainage Control System for the management, treatment and disposal of storm water, drainage water and ground water during construction as delineated in the letter dated May 29, 2008 to Charles Goulet, District Engineer of MOE Ottawa District Office and published as electronic file “3798.pdf” and co-signed by Frank Cairo, Mattamy Homes Ottawa and Jeff Mulcock, Taggart Construction Ltd, are adhered to until such time as the *District Manager* has given the consent in writing to discontinue its use in its entirety or in part.

5. EFFLUENT OBJECTIVES

(1) The *Owner* shall use best efforts to design, construct and operate the *Works* with the objective that the concentrations of the materials named below as effluent parameters are not exceeded in the effluent from the *Works* .

Table 1 - Effluent Objectives	
Effluent Parameter	Concentration Objective (milligrams per litre unless otherwise indicated)
Total Suspended Solids	25

6. OPERATION AND MAINTENANCE.

- (1) The *Owner* shall ensure that the design minimum liquid retention volumes are maintained at all times.
- (2) The *Owner* shall inspect the *Works* at least once a year and, if necessary, clean and maintain the *Works* to prevent the excessive buildup of sediments and vegetation.
- (3) 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 Ottawa corporate office of

the *Owner* 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.

7. MONITORING AND RECORDING

The *Owner* shall , upon the issuance of this *Certificate* , carry out the following monitoring program:

(1) All samples and measurements taken for the purposes of this *Certificate* are to be taken at a time and in a location characteristic of the quality and quantity of the effluent streams over the time period being monitored.

(2) Samples shall be collected weekly commencing no later than May 15 and ending not earlier than September 15 of each calendar year and analyzed for each parameter listed in Table 2:

(a) at a location downstream of all installed **Geotube®** containers or equivalent approved by the *District Manager* until such time as the *District Manager* has given the consent in writing to discontinue their use whereupon Subsection (b) will apply;

(b) at the outlet of the Todd Pond Stormwater Management Facility upon commissioning of operation of the facility.

Table 2 - Effluent Monitoring	
Frequency	Weekly
Sample Type	Composite
Parameters	Total Suspended Solids

(3) The methods and protocols for sampling, analysis, and recording shall conform, in order of precedence, to the methods and protocols specified in the following:

(a) the *Ministry* 's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" (August 1994), ISBN 0-7778-1880-9, as amended from time to time by more recently published editions; and

(b) the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition), as amended from time to time by more recently published editions.

(4) The measurement frequencies specified in subsection (2) in respect to any parameter are minimum requirements which may, after eighty percent build up of the entire development, in accordance with this Condition, be modified by the *District Manager* in writing.

(5) 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 and effluent quality monitoring program required by this *Certificate* at the Ottawa corporate office of the *Owner* for inspection by *Ministry* staff.

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.
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 the approved works and to ensure that subsequent owners of the *Works* are made aware of the *Certificate* and continue to operate the *Works* in compliance with it.
4. Condition 4 is included to ensure that established and accepted procedures are used during construction of the *Works* to minimize the potential for adverse environmental impacts on the receiver.
5. Condition 5 is imposed to establish effluent quality objectives which the *Owner* is obligated to use best efforts to strive towards on an ongoing basis. These objectives are to be used as a mechanism to trigger corrective action proactively and voluntarily for the protection of water quality, fish and other aquatic life in the receiving water body before environmental impairment occurs.
6. Condition 6 is included to require that the *Works* be properly operated and maintained such that the environment is protected.
7. Condition 7 is included to ensure that relevant effluent parameters are monitored during construction and on an ongoing basis after construction to allow for an evaluation of the performance of the *Works*, to provide an overview of the treatment performance and adequacy of the *Works*, and to ensure that the *Ministry* is made aware of problems as they arise so that the *Ministry* can work with the *Owner* in resolving the problems in a timely manner and that all records are retained for a sufficient time period to adequately evaluate the performance and long-term operation and maintenance of the *Works*.

This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 6638-7FQSS8 issued on July 11, 2008.

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 21st day of August, 2008



Mansoor Mahmood, P.Eng.
Director
Section 53, *Ontario Water Resources Act*

FL/

c: District Manager, MOE Ottawa
Stephen Pichette, David Schaeffer Engineering Ltd.

**CERTIFICATE OF APPROVAL
MUNICIPAL AND PRIVATE SEWAGE WORKS**
NUMBER 4522-7FBRPC
Issue Date: June 13, 2008

Mattamy (Half Moon Bay) Limited
123 Huntmar Dr
Kanata, Ontario
K2S 1B9

Site Location: Half Moon Bay - Phase 1
Rideau Front, Geographic Township of Nepean
Lot Part of Lots 10 & 11, Concession 3
Ottawa City

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

to construct an interim drainage control pond for storage, including Geotubes pumping system *and temporary diversion of the Todd Drain and Clarkes Drain to serve* Half Moon Bay Subdivision Phase 1, in the Municipality of Ottawa, comprising the following:

Interim Drainage Control Pond

a storage pond for the management and treatment of storm water and ground water during construction of the subdivision will be located on future Todd Pond Stormwater Management Facility and outlet channel, on Cambrian Road, to serve approximately 65 ha parcel of residential subdivision will provide quality control for storm up to and including 100-year return periods, will have portable pumps connected to the Geotubes, or approved equivalent that outlet into a rock lined channel which in turn discharges into Jock River;

all in accordance with the application dated May 14, 2008 and received on May 16, 2008, and all supporting documentation and information associated with the application including Stormwater Management Report, final plans and specifications prepared by David Schaeffer Engineering Ltd., including the letter dated May 29, 2008, by Mattamy Homes Limited.

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 Mattamy Homes Limited, 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 pond. 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 prepare operational manual which should include, but not limited to, frequency and method of clean-out of stormwater management works within six (6) months from the date of issuance of this *Certificate* or the commissioning of the works. The *Owner* shall keep the operations manual up to date with such revisions as may be required. Upon request, the *Owner* shall make the manual available for inspection by *Ministry* personnel and furnish a copy to the *Ministry* .
- 3.4 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.

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 and 3.4 are included to ensure that the stormwater management facility is operated and maintained to function as designed.

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 13th day of June, 2008



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

AM/
c: District Manager, MOE Ottawa
Stephen Pichette, David Schaeffer Engineering Limited

**AMENDED CERTIFICATE OF APPROVAL
MUNICIPAL AND PRIVATE SEWAGE WORKS**NUMBER 6638-7FQSS8
Issue Date: July 11, 2008

Mattamy (Half Moon Bay) Limited
123 Huntmar Dr
Kanata, Ontario
K2S 1B9

Site Location: Half Moon Bay - Phase 1
Rideau Front, Geographic Township of Nepean
Lot Part of Lots 10 & 11, Concession 3
Ottawa City, Ontario

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

to construct an interim drainage control system for storage, including **Geotube®** pumping system and temporary diversion of the Todd Drain and Clarkes Drain to serve Half Moon Bay Subdivision - Phase 1 development, in the City of Ottawa, comprising the following:

Interim Drainage Control System

a storage pond for the management and treatment of storm water and ground water during construction of the subdivision will be located within the future Todd Pond Stormwater Management Facility footprint, on Cambrian Road, to serve approximately 65 ha parcel of residential subdivision will provide quality control for storm events up to and including the 100-year return periods, with portable pumps connected to the **Geotube®** containers or equivalent approved by the *District Manager*, outletting into a rock lined channel which in turn discharges into Jock River;

all in accordance with:

1. Application for Municipal and Sewage Works, dated May 14, 2008 and received on May 16, 2008, and all supporting documentation and information associated with the application including Stormwater Management Report, final plans and specifications prepared by David Schaeffer Engineering Ltd., and
2. the procedure, dated May 29, 2008, published as electronic file "3798.pdf" and co-signed by Frank Cairo, Mattamy Homes Ottawa and Jeff Mulcock, Taggart Construction Ltd.

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. "District Manager " means the District Manager of the Ottawa District Office of the Ministry;
3. "Director " means any *Ministry* employee appointed by the Minister pursuant to section 5 of the *Act* ;
4. "Ministry " means the Ontario Ministry of the Environment;
5. "Owner " means Mattamy (Half Moon Bay) Limited, and includes its successors and assignees; and
6. "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 *Works* do not constitute a safety or health hazard to the general public.

3.2 The *Owner* shall undertake regular inspections of the condition of the *Works* , and undertake any necessary cleaning and maintenance to ensure that sediment, debris and excessive decaying vegetation are removed from the above noted *Works* to avoid reduction in the treatment capacity.

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. SPECIAL CONDITION – CONSTRUCTION AND OPERATIONAL PROCEDURE

4.1 The written procedure issued on May 29, 2008, published as electronic file “3798.pdf” and co-signed by Frank Cairo, Mattamy Homes Ottawa and Jeff Mulcock, Taggart Construction Ltd., representing the *Owner* , shall be carried out for as long as the *District Manager* has not given his/her consent in writing to discontinue its use.

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 *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 *Works* 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 *Works* are operated and maintained to function as designed.
6. Condition 4 is included to ensure that established and accepted procedures are used during construction of the *Works* to minimize the potential for adverse environmental impacts on the receiver.

This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 4522-7FBRPC issued on June 13, 2008.

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 11th day of July, 2008



Zafar Bhatti, P.Eng.

Director

Section 53, *Ontario Water Resources Act*

RS/

c: District Manager, MOE Ottawa District Office

City Clerk, City of Ottawa

Stephen Pichette, David Schaeffer Engineering Limited

**AMENDED CERTIFICATE OF APPROVAL
MUNICIPAL AND PRIVATE SEWAGE WORKS**

NUMBER 8279-7XBM9P

Issue Date: November 9, 2009

Mattamy (Half Moon Bay) Limited
123 Huntmar Drive
Kanata, Ontario K2S 1B9

Site Location: Mattamy (Half Moon Bay) Phases 1, 2 & 3
Geographic Township of Nepean
Part of Lot 10 and 11, Concession 3,
City of Ottawa, Ontario

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

the establishment of interim drainage control system and permanent stormwater management system for Half Moon Bay Subdivision - Phase 1, 2 and 3 development in the City of Ottawa with a drainage area of approximately 92 hectares to provide Enhanced Level water quality protection, draining into a rock lined channel which in turn discharges into the Jock River, and comprising the following *Works* :

Interim Drainage Control System

- temporary diversion of the East Clark Drain to the West Clark Drain, silt fence barrier system and straw bale barrier system during construction of the subdivision;

Permanent Stormwater Management System

- Todd Pond Stormwater Management Facility located on the open block at the northeast corner of Cambrian Road and River Mist Road. This is an extended detention pond with three sediment forebays and a main stormwater detention cell, having a total permanent pool volume of 23,710 m³, an extended detention storage volume of 27,270 m³ for sediment control, complete with inlet pipes and headwalls, emergency spillway, outflow control manhole with orifice, outfall pipe, plunge pool and outflow channel discharging the Jock River. This pond services the Half Moon Bay development with the following approximate areas:

- Phase 1 - 37 ha
- Phase 2 - 4.8 ha
- Phase 3 - 2.74 ha

- A remaining area of 47.76 ha (not yet developed)

All in accordance with the following submitted supporting documents:

1. Application for Approval of Municipal and Private Sewage Works dated May 16, 2008 for the Interim Drainage Control System for the Half Moon Bay Subdivision - Phase 1 and all supporting documentation and information associated with the application including Stormwater Management Report, Erosion Control Plan and specifications prepared by David Schaeffer Engineering Ltd.
2. Application for Approval of Municipal and Private Sewage Works dated May 21 for Stormwater Management Works for Half Moon Bay Subdivision - Phase 1 submitted by Guy Bourgon of City of Ottawa as a direct submission, including Design Brief for Todd Pond Half Moon Bay Subdivision prepared by David Schaeffer Engineering Limited and engineering plans.
3. The procedure for the management, treatment and disposal of storm water, drainage water and ground water during construction as delineated in the letter dated May 29, 2008 to Charles Goulet, District Engineer of MOE Ottawa District Office and published as electronic file "3798.pdf" and co-signed by Frank Cairo, Mattamy Homes Ottawa and Jeff Mulcock, Taggart Construction Ltd.
4. Revised Stormwater Management Report for the Phase 1 of the Half Moon Bay Development (Barrhaven South) prepared by J.F. Sabourin and Associates Inc. and updated ICD design data submitted by Stephen Pichette of David Schaeffer Engineering Limited on July 09 and July 11, 2008 respectively.
5. Application for Approval of Municipal and Private Sewage Works dated June 12, 2009 for the Half Moon Bay Subdivision - Phase 2 and all supporting documentation and information associated with the application.
6. Servicing Brief for the Half Moon Bay Subdivision Phase 2, for Mattamy Homes in the City of Ottawa, prepared by David Schaeffer Engineering Ltd. dated May 5, 2009.
7. Letter from Jennifer Ailey, P.Eng., of David Schaeffer Engineering Ltd., dated June 10, 2009, with the description of the proposed sewage works, engineering estimates and background information.
8. Revised engineering drawing for the diversion ditch from the East Clarke to West Clarke Drain, submitted by DSEL David Shaeffer Engineering Ltd., dated August 5, 2009.
9. Email from Jennifer Ailey, P.Eng., of David Schaeffer Engineering Ltd., dated November 4, 2009, with the breakdown of serviced area by the Todd Pond.

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 Ottawa District Office of the *Ministry* ;

"*Ministry* " means the Ontario Ministry of the Environment;

"*Owner* " means Mattamy (Half Moon Bay) Limited and includes its successors and assignees;

"*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 PROVISIONS

(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.

(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* .

(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.

(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.

(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.

(6) The approval granted by this *Certificate* is based upon a review of the *Works* in the context of its effect on the environment, its process performance and general principles of wastewater engineering. The review did not include a consideration of the architectural, mechanical, structural components and minor details of the *Works* or the compliance with other regulatory agency requirements except

to the extent necessary to review the *Works* .

2. EXPIRY OF APPROVAL

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. CHANGE OF OWNER

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* ; 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 *District Manager* .

4. EFFLUENT OBJECTIVES

(1) The *Owner* shall use best efforts to design, construct and operate the *Works* with the objective that the concentrations of the materials named below as effluent parameters are not exceeded in the effluent from the *Works* .

Table 1 - Effluent Objectives	
Effluent Parameter	Concentration Objective (milligrams per litre unless otherwise indicated)
Total Suspended Solids	25

5. OPERATION AND MAINTENANCE.

(1) The *Owner* shall ensure that the design minimum liquid retention volumes are maintained at all times.

(2) The *Owner* shall inspect the *Works* at least once a year and, if necessary, clean and maintain the *Works* to prevent the excessive buildup of sediments and vegetation.

(3) 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 Ottawa corporate office of the *Owner* 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.

6. MONITORING AND RECORDING

The *Owner* shall , upon the issuance of this *Certificate* , carry out the following monitoring program:

- (1) All samples and measurements taken for the purposes of this *Certificate* are to be taken at a time and in a location characteristic of the quality and quantity of the effluent streams over the time period being monitored.
- (2) Samples shall be collected weekly commencing no later than May 15 and ending not earlier than September 15 of each calendar year and analyzed for each parameter listed in Table 2:

Table 2 - Effluent Monitoring	
Sample point: at the outlet of the Todd Pond.	
Frequency	Weekly
Sample Type	Composite
Parameters	Total Suspended Solids

(3) The methods and protocols for sampling, analysis, and recording shall conform, in order of precedence, to the methods and protocols specified in the following:

(a) the *Ministry* 's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" (August 1994), ISBN 0-7778-1880-9, as amended from time to time by more recently published editions; and

(b) the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition), as amended from time to time by more recently published editions.

(4) The measurement frequencies specified in subsection (2) in respect to any parameter are minimum requirements which may, after eighty percent build up of the entire development, in accordance with this Condition, be modified by the *District Manager* in writing.

(5) 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 and effluent quality monitoring program required by this *Certificate* at the Ottawa corporate office of the *Owner* for inspection by *Ministry* staff.

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.
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 the approved works and to ensure that subsequent owners of the Works are made aware of the Certificate and continue to operate the Works in compliance with it.
4. Condition 4 is imposed to establish effluent quality objectives which the Owner is obligated to use best efforts to strive towards on an ongoing basis. These objectives are to be used as a mechanism to trigger corrective action proactively and voluntarily for the protection of water quality, fish and other aquatic life in the receiving water body before environmental impairment occurs.
5. Condition 5 is included to require that the Works be properly operated and maintained such that the environment is protected.
6. Condition 6 is included to ensure that relevant effluent parameters are monitored during construction and on an ongoing basis after construction to allow for an evaluation of the performance of the Works, to provide an overview of the treatment performance and adequacy of the Works, and to ensure that the Ministry is made aware of problems as they arise so that the Ministry can work with the Owner in resolving the problems in a timely manner and that all records are retained for a sufficient time period to adequately evaluate the performance and long-term operation and maintenance of the Works.

This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 4308-7GZQPE issued on August 21, 2008.

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 November, 2009



Mansoor Mahmood, P.Eng.
Director
Section 53, *Ontario Water Resources Act*

ET/

c: District Manager, MOE Ottawa District Office
Jennifer Ailey, P.Eng., David Schaeffer Engineering Ltd.

Scott Grant-Hose

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: Tuesday, August 9, 2022 12:14 PM
To: Scott Grant-Hose
Subject: RE: Request for Environmental Information



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please refrain from sending documents to head office. The Public Information (PI) team works remotely, mailing in applications will lengthen the overall processing time.

NO RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are no records in our current database of any fuel storage tanks at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please submit an application for release of public information (PI Form) through TSSA's new Service Prepayment Portal. The associated fee must be paid via credit card (Visa or MasterCard) through a secure site.

Please follow the steps below to access the new application(s) and Service Prepayment Portal:

1. Click Release of Public Information - TSSA and click "need a copy of a document";
2. Select the appropriate application, download it and complete it in full; and
3. Proceed to page 3 of the application and click the link TSSA Service Prepayment Portal under payment options (the link will take you the secure site to pay for the release via credit card).

Accessing the Service Prepayment Portal:

1. Select new or existing customer (*if you are an existing customer, you will need your account # & postal code to access your account);
2. Select the program area: AD (Amusement Devices), BPV (Boilers and Pressure Vessels), ED (Elevating Devices), FS (Fuels Services), OE (Operating Engineers) or SKI (Ski Lifts) and click continue;
3. Enter the application form number (obtained from bottom left corner of application form) and click continue; When selecting the application form number from the drop-down menu, please make sure you select the application that begins with "PI" (i.e. PI-FS, PI-BPV etc.);
4. Complete the primary contact information section;
5. Complete the fees section;
6. Upload your completed application; and
7. Upload supporting documents (if required) and click continue.

Once all steps have been successfully completed, you will receive your receipt via email.

Questions? Please contact TSSA's Public Information Release team at publicinformationsservices@tssa.org.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind Regards,
Sherees



Public Information Agent
Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org

www.tssa.org



From: Scott Grant-Hose <Scott.Grant-Hose@exp.com>
Sent: August 9, 2022 11:05 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Request for Environmental Information

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

Please provide environmental information for the following properties in Ottawa, ON:

1. 3853 Cambrian Road
2. 3900 Cambrian Road
3. 3508 Greenbank Road
4. 3850 Cambrian Road
5. 3845 Cambrian Road
6. 3831 Cambrian Road
7. 3840 Cambrian Road
8. 2290 Watercolours Way
9. 2234 Watercolours Way
10. 353 Aphelion Crescent

As part of our historical review for a Phase I ESA, we request that the Technical Standards and Safety Authority (TSSA), Safety Fuel Division, review its database to identify to us any records of aboveground/underground storage tanks, spills, incidents, complaints, notices, tanks removals and/or remediation etc. with the TSSA for the above-mentioned properties.

Thanks,



Scott Grant-Hose

EXP | Environmental Specialist

t : +1.905.525.6069 | m : +1.905.745.6649 | e : scott.grant-hose@exp.com

1266 South Service Road

Unit C1-1

Stoney Creek, ON L8E 5R9

CANADA

exp.com | [legal disclaimer](#)

keep it green, read from the screen

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Appendix H – Aerials



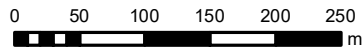
Approximate Site Boundary

EXP Services Inc.

t: +1.613.688.1899 | f: +1.613.225.7337
 2650 Queensview Dr, Suite 100
 Ottawa, ON K2B 8H6
 Canada
www.exp.com



- BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •



TITLE AND LOCATION:

1945 AERIAL PHOTOGRAPH
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No:	GTR-00245961-C0	DWN:	HY
SCALE:	AS NOTED	CHKD:	LE
DATE:	AUGUST 2022	FIG. No.:	H1



Approximate Site Boundary

EXP Services Inc.

t: +1.613.688.1899 | f: +1.613.225.7337
 2650 Queensview Dr, Suite 100
 Ottawa, ON K2B 8H6
 Canada
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N



0 50 100 150 200 250
 m



TITLE AND LOCATION:

1954 AERIAL PHOTOGRAPH
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No.:	GTR-00245961-C0	DWN.:	HY
SCALE:	AS NOTED	CHKD.:	LE
DATE:	AUGUST 2022	FIG. No.:	H2



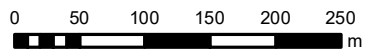
Approximate Site Boundary

EXP Services Inc.

t: +1.613.688.1899 | f: +1.613.225.7337
 2650 Queensview Dr, Suite 100
 Ottawa, ON K2B 8H6
 Canada
www.exp.com



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TITLE AND LOCATION:

1963 AERIAL PHOTOGRAPH
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No:	GTR-00245961-C0	DWN:	HY
SCALE:	AS NOTED	CHKD:	LE
DATE:	AUGUST 2022	FIG. No.:	H3



CAMBRIAN RD




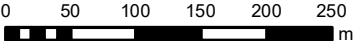
Approximate Site Boundary

EXP Services Inc.
 t: +1.613.688.1899 | f: +1.613.225.7337
 2650 Queensview Dr, Suite 100
 Ottawa, ON K2B 8H6
 Canada
 www.exp.com



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 • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

N

0 50 100 150 200 250
m

TITLE AND LOCATION:
 1976 AERIAL PHOTOGRAPH
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No:	GTR-00245961-C0	DWN:	HY
SCALE:	AS NOTED	CHKD:	LE
DATE:	AUGUST 2022	FIG. No.:	H4



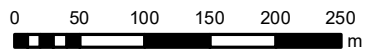
Approximate Site Boundary

EXP Services Inc.

t: +1.613.688.1899 | f: +1.613.225.7337
 2650 Queensview Dr, Suite 100
 Ottawa, ON K2B 8H6
 Canada
www.exp.com



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- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •



TITLE AND LOCATION:

1983 AERIAL PHOTOGRAPH
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No:	GTR-00245961-C0	DWN:	HY
SCALE:	AS NOTED	CHKD:	LE
DATE:	AUGUST 2022	FIG. No.:	H5



Approximate Site Boundary

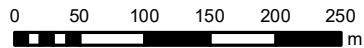
EXP Services Inc.

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 Ottawa, ON K2B 8H6
 Canada
www.exp.com



- BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

N



TITLE AND LOCATION:

1991 AERIAL PHOTOGRAPH
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No:	GTR-00245961-C0	DWN:	HY
SCALE:	AS NOTED	CHKD:	LE
DATE:	AUGUST 2022	FIG. No.:	H6



Approximate Site Boundary

EXP Services Inc.

t: +1.613.688.1899 | f: +1.613.225.7337
 2650 Queensview Dr, Suite 100
 Ottawa, ON K2B 8H6
 Canada
www.exp.com



- BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •



TITLE AND LOCATION:

2002 AERIAL PHOTOGRAPH
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No:	GTR-00245961-C0	DWN:	HY
SCALE:	AS NOTED	CHKD:	LE
DATE:	AUGUST 2022	FIG. No.:	H7



Approximate Site Boundary

EXP Services Inc.

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N



TITLE AND LOCATION:

2011 AERIAL PHOTOGRAPH
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No:	GTR-00245961-C0	DWN:	HY
SCALE:	AS NOTED	CHKD:	LE
DATE:	AUGUST 2022	FIG. No.:	H8



Approximate Site Boundary

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TITLE AND LOCATION:

2021 AERIAL PHOTOGRAPH
 Phase One Environmental Site Assessment
 3845 & 3850 Cambrian Road
 Ottawa, Ontario

PROJECT No:	GTR-00245961-C0	DWN:	HY
SCALE:	AS NOTED	CHKD:	LE
DATE:	AUGUST 2022	FIG. No.:	H9

EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Appendix I – Site Photographs



Photo 1: View along the west boundary of the South parcel. Photograph taken facing southeast.



Photo 2: View of the north boundary of the South parcel and refuse from road use. Photograph taken facing southwest.



Photo 3: View along east boundary of the South parcel with area of construction debris noted. Photograph taken facing southeast.



Photo 4: View of fill material and metal refuse (previously identified) located on west portion of South parcel.



Photo 5: View of the central portion of the South parcel with construction (concrete) debris. Photograph taken facing north.



Photo 6: View along south boundary of South parcel. Photograph taken facing southwest.



EXP Services Inc.
1595 Clark Boulevard
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L6T 4V1
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PROJECT TITLE AND LOCATION

SITE PHOTOGRAPHS
Phase One ESA
3845 and 3850 Cambrian Road,
Ottawa, Ontario

PROJECT NO.:
BRM-00245961-A0

SCALE:
N/A

DATE:
OCT, 2022

DWN.:
EN

DWN.:
-

DWG. No.:
A-1



Photo 7: View of the southern boundary of the northern parcel. Photograph taken facing southwest.



Photo 8: View along eastern portion of northern parcel. Photograph taken facing northwest.



Photo 9: View along northern portion of northern parcel. Photograph taken facing northeast.



Photo 10: View along the western portion and refuse located on southwestern portion of northern parcel.



Photo 11: View of decomposed wood and other suspected construction debris located on eastern portion or northern parcel.



Photo 12: View of the central portion of the northern parcel. Photograph taken facing northwest.



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PROJECT TITLE AND LOCATION

SITE PHOTOGRAPHS
Phase One ESA
3845 and 3850 Cambrian Road,
Ottawa, Ontario

PROJECT NO.:
BRM-00245961-A0

SCALE:
N/A

DATE:
OCT, 2022

DWN.:
EN

DWN.:
-

DWG. No.:
A-2

EXP Services Inc.

*Phase One Environmental Site Assessment
3845 and 3850 Cambrian Road, Ottawa, ON
GTR-00245961-C0
May 4, 2023*

Appendix J – Phase One CSM



Phase One ESA Conceptual Site Model-

3845 and 3850 Cambrian Road, Ottawa, Ontario

This section presents the Phase One Conceptual Site Model (P1CSM), as it relates to the Site with the municipal addresses of 3485 and 3850 Cambrian Road, in Ottawa, Ontario and providing a narrative and graphical description integrating information related to the areas of potential environmental concern/potential contaminating activities and the presence and distribution of potential contaminants of concern. The P1CSM was completed in accordance with Ontario Regulation 153/04, as amended (O.Reg.153/04), as defined by the Ontario Ministry Environment, Conservation and Parks (MECP). There is no uncertainty or absence of information noted in the Phase One Environmental Site Assessment.

1.1 Introduction

The Site is located at the municipal address of 3845 and 3850 Cambrian Road in Ottawa, Ontario. The Site is located adjacent north and south of Cambrian Road, in Ottawa; hereinafter referred to as the North Parcel (3850 Cambrian Road) and South Parcel (3845 Cambrian Road), (Refer to Figure 1). Details of the Site are as follows:

Table 1: Site Identification Information

North Parcel:

Municipal Address	3850 Cambrian Road
Current Land Use	Vacant, undeveloped
Proposed Land Use	Commercial
Legal Description	Part Of Lot 11, Concession 3 (rideau Front) Nepean, Part 1 Plan 4r31049 City Of Ottawa.
Property Identification Number (PIN)	04595-2078 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 18T 441236 m E 5010815 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	1.28 hectares (3.16 acres)
Property Owner	Choice Properties LP
Owner Contact and Address	Ms. Stefania Sottile Choice Properties Limited Partnership The Weston Centre 700-22 St. Clair Avenue East, Toronto, Ontario M4T 2S5
Any Other Person Who Engaged the QPESA	Mr. Dean Valentinuzzi Loblaws Properties Limited 1 Presidents Choice Circle Brampton, ON L6Y 5S5

South Parcel:

Municipal Address	3845 Cambrian Road
Current Land Use	Vacant



Proposed Land Use	Commercial
Legal Description	Part Of Lot 10, Concession 3 (rideau Front) Nepean, Part 4 Plan 4r31049 City Of Ottawa.
Property Identification Number (PIN)	04592-2846 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 18T 441303 m E 5010726 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	1.50 hectares (3.71 acres)
Property Owner	Loblaw Properties Limited
Owner Contact and Address	Mr. Dean Valentinuzzi Loblaw Properties Limited 1 Presidents Choice Circle Brampton, ON L6Y 5S5
Any Other Person Who Engaged the QPESA	N/A

1.2 Background

Based on a review of historical aerial photographs, chain of title information, city directories, and other records, the Site has been undeveloped since at least 1801.

1.3 Geological and Hydrogeological Conditions

The Site and surrounding areas are dominated by bedrock, bedrock in the general area forms part of a group belonging to is part of a group belonging to the Beekmantown Group consisting of dolostone and sandstone. The Site is dominated by glaciomarine and marine deposits consisting of silt and clay, basin and quiet water deposits.

According to the topographic map from Natural Resources of Canada (Toporama), the elevation of the Site is approximately 95 m above sea level. A review of the topographic map indicated that the closest body of water, Jock River, is located approximately 730 northwest of the Site and flow easterly towards the Rideau River. Based on local topography, the groundwater flow direction in the area of the Site is anticipated to be north towards the Jock River.

1.4 Previous Investigations

The following environmental reports were made available for review at the time of this Phase I ESA for the Site:

- A report entitled '*Geotechnical Investigation, Proposed Residential Development – Half Moon Bay West, Greenbank Road at Cambrian Road, Ottawa*' dated November 7th, 2017, prepared by Patterson Group Inc. (Patterson, 2017), for Mattamy Homes. The review of the report identified the following pertinent environmental findings:
 - The investigation was conducted on Site, as well as the surrounding properties for a proposed residential development located north of Cambrian Road, and west of the future Greenbank Road re-alignment.

- The field investigations were carried out between November 2003 and March 2012. A total of eight-two (82) boreholes and eleven (11) test pits were advanced Site and adjacent properties. All boreholes were completed as monitoring wells.
- Based on the figure provided in the report, boreholes BH2A, BH5-06, and BH33-08 were advanced on the North Parcel, and boreholes BH23-06 and BH24-06, and test pits TP22-07 and TP27-07 were advanced on the South Parcel. The remaining boreholes and test pits were advanced on surrounding properties.
- The general soil stratigraphy at the Site as described in the borehole logs consisted of brown silty clay underlain by grey silty clay. Fill material comprised of peat and topsoil was encountered at BH33-08 to a depth of 3.2 m below ground surface (m bgs).
- Based on observations from the boreholes, groundwater is expected between 1 to 2 m bgs.
- It is noted that environmental sampling was not completed.
- A report entitled '*Phase I Environmental Site Assessment, 3853 and 3900 Cambrian Road, and 3508 Greenbank Road, Ottawa, Ontario*' dated July 23rd, 2018, prepared by EXP Services Inc. (EXP, 2018), for Loblaw Properties Limited and Choice Properties Limited Partnership. The review of the report identified the following pertinent environmental findings:
 - The Site consisted of two (2) parcels of vacant land, one (1) north of Cambrian Road, and one (1) south of Cambrian Road.
 - The following items were noted to pose a potential environmental concern to the Site:
 - Based on a review of the 2017 geotechnical report (noted above), fill material, consisting of peat and topsoil, was encountered up to a depth of 3.2 m bgs in borehole BH33-08, advanced in the North Parcel.
 - Disturbed land surfaces observed in the reviewed aerial photographs which suggested the possible importation of fill material.
 - Various fill and debris piles observed on-Site at the time of the Site visit.
 - According to the ERIS report, Mattamy (Half Moon Bay) Limited was convicted for operating a waste disposal site without a Certificate of Approval and failing to conduct a waste audit covering the waste. The Ministry staff observed a Mattamy employee burning leftover wood material at the construction Site.
- A report entitled '*Soil Sampling Program, 3853 and 3900 Cambrian Road, and 3508 Greenbank Road, Ottawa, Ontario*' dated January 7th, 2019, prepared by EXP Services Inc. (EXP, 2019), for Loblaw Properties Limited. The review of the report identified the following pertinent environmental findings:
 - Toronto Inspection Limited (TIL) was retained by the Client to complete a Geotechnical Investigation at the Site. EXP conducted sampling for environmental purposes based on TIL's borehole locations to address fill material and potential garbage burning on-Site.

- Seven (7) boreholes (BH-2 to BH-8) were advanced to depths ranging from 5.95 to 7.62 m bgs.
- Six (6) stockpiles were sampled using a hand shovel to a maximum depth of 0.3 m at each stockpile location. Based on the size of the stockpiles, two (2) soil samples were collected from stockpiles noted as 3, 4, and 6, and one (1) soil sample was collected from stockpile 1, 2, and 5.
- Soil samples were submitted for analysis of one or more of the following: polycyclic aromatic hydrocarbons (PAHs), metals and inorganic parameters.
- The concentrations of PAHs, metals and inorganics were either non-detect or were detected below the applicable Ministry of the Environment, Conservation, and Parks (MECP) Table 3 Site Condition Standard (SCS) for industrial/commercial/community property use in a non-potable groundwater condition and coarse textured soil.
- No further investigation was recommended at the time.

1.5 Underground Utilities

The Site utilities and services were identified at the Site based on information provided in environmental records, relevant utility infrastructure observed during the Site reconnaissance. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Natural Gas	Unknown	Unknown	Unknown
Sanitary Sewer	City of Ottawa	Underground	Unknown
Storm Sewer	City of Ottawa	Underground	Unknown
Water	City of Ottawa	Underground	Unknown
Electricity	Unknown	Unknown	Unknown
Telecommunications	Unknown	Unknown	Unknown

1.6 Potentially Contaminating Activities and Areas of Potential Environmental Concern

Refer to Table 2 and Figure 2 for the list of potentially contaminating activities (PCAs) that have occurred within the Phase One Study Area, which includes the Site and properties within 250 m radius of the Site boundaries.

Table 2: Potentially Contaminating Activities:

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
Site					
1a	3845 Cambrian Road	West boundary of the South parcel	PCA#30 – Importation of Fill Material of Unknown Quality.	Based on the review of aerial photographs, fill material is expected to be present at the Site. The fill materials appear to be associated with grading activities on the properties surrounding the Site.	Based on the review of the previous reports, a Soil Sampling Program was conducted by EXP (EXP, 2019) to address potentially impacted soil. The results met MECP (2011) Table 3 SCS.
1b	3850 Cambrian Road	East boundary of the North Parcel		At the time of the Site visit, piles of fill materials were located along the east boundary of the North Parcel and west boundary of the South Parcel. The fill piles were in a similar location to those reported by EXP in 2018 (EXP, 2018).	

1.7 Areas of Potential Environmental Concern

No areas of potential environmental concern (APECs) were identified for the Site.

Based on the findings of the Phase One ESA and conclusions, a Phase Two ESA is not required to assess the soil and groundwater conditions at the Site.