



Land Use Compatibility Mitigation Study, Air Quality, Dust and Odour

1755 Pickering Parkway

Pickering Ridge Lands

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Executive Summary

SLR Consulting (Canada) Ltd. (SLR), was retained by Pickering Ridge Lands Inc, to conduct a Compatibility / Mitigation Study focusing on air quality, odour and dust in support of Zoning By-law Amendment and Official Plan Amendment (ZBA/OPA) applications for the proposed development. The development site is located at 1755 Pickering Parkway in Pickering, Ontario (“the Project site”).

The assessment has included a review of air quality, odour, and dust emissions from industrial facilities in the area.

The Project site is anticipated to be compatible with the surrounding land uses from an air quality perspective. Further, the Project site will not affect the ability for industrial facilities to obtain or maintain compliance with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines. The requirements of MECP Guideline D-6, Regulation 419/05 are met. As the applicable policies and guidelines are met, the Project site is:

- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the major facilities; and
- Unlikely to result in constraints on major facilities to reasonably expand, intensify or introduce changes to their operations.



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1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR), was retained by Pickering Ridge Lands Inc, to conduct a Compatibility / Mitigation Study focusing on air quality, odour and dust, in support of a Zoning By-law Amendment and Official Plan Amendment (ZBA/OPA) applications for the proposed development. The development site is located at 1755 Pickering Parkway in Pickering, Ontario (“the Project site”).

The assessment has included a review of air quality, odour, and dust emissions from industrial facilities in the area.

In this assessment, SLR has reviewed the surrounding land uses and major facilities in the area with respect to the following guidelines:

- The Provincial Policy Statement;
- Ministry of the Environment, Conservation and Parks (“MECP”) Guidelines D-1 and D-6;
- Ontario Regulation 419/05: Air Pollution – Local Air Quality and its associated air quality standards and assessment requirements; and
- The MECP draft policies on odour impacts and assessment.

This report identifies existing and potential land use compatibility issues and identifies and evaluates options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses, including residential uses, and nearby Employment Areas and/or major facilities.

2.0 Description of Development and Surroundings

2.1 Proposed Development

The proposed Project site is at 1755 Pickering Parkway, Pickering, Ontario. The site is currently occupied by a plaza containing a number of commercial businesses, including various restaurants, home and office stores, a bridal store, a medical centre, and an event centre.

The proposed project site consists of 7 blocks:

- Block 1, to the west, including:
 - Tower 1A – 31 storeys;
 - Tower 1B – 31 storeys; and
 - 7-storey podium.
- Block 2, to the southwest, including:
 - Tower 2A – 24 storeys;
 - Tower 2B – 32 storeys;
 - Tower 2C – 43 storeys; and
 - Two 7-storey podiums.
- Block 3, to the northwest, including:
 - Tower 3 – 26 storeys; and



- 7-storey podium.
- Block 4, to the south, including:
 - Tower 4A – 43 storeys;
 - Tower 4B – 32 storeys; and
 - Two 7 storey podiums.
- Block 5, to the southeast, including:
 - Tower 5 – 26 storeys;
 - Terraces at floors 3, 12, and 18; and
 - A 5-storey podium.
- Block 6, to the northeast, including:
 - Tower 6A – 23 storeys;
 - Tower 6B – 22 storeys; and
 - A 7-storey podium.
- Block 7, to the east, including:
 - Tower 7 – 20 storeys;
 - Terraces at Floors 10, 13, 15, and 18; and
 - A 5-storey podium.

A site and context plan are provided in **Figure 1** and architectural drawings are provided in **Appendix A**.

2.2 Surroundings

The Project site is bounded by Highway 401 to the south, Brock Road to the west, Pickering Parkway to the north, and St. Francis de Sales Cemetery and Notion Road to the east. There are a number of commercial and industrial facilities in the immediate vicinity of the Project site. The area surrounding the Project site currently consists of commercial buildings to the north, commercial and residential buildings to the west, industrial buildings to the south and east, and residential buildings to the northeast

2.3 Land Use Designations in the Area

2.3.1 City of Pickering Official Plan

The City of Pickering Official Plan Map for the area can be seen in **Figure 2a**. The Project site is designated as Specialty Retailing Node. The lands to the north are designated Specialty Retailing Node and Low Density Residential. The lands to the west are designated High Density and Medium Density Residential. The lands to the south are designated Controlled Access, General Employment, and Prestige Employment. The lands to the east are not covered by the city of Pickering Official Plan; however, they are designated Environmental Protection and Prestige Employment under the Town of Ajax Official Plan.



2.3.2 Pickering Zoning By-law 3036

The City of Pickering Zoning By-law Map for the area can be seen in **Figure 2b**.

According to the City of Pickering Zoning By-law 3036, as amended by By-law No. 7176/11 the Project site is zoned Mixed Use Speciality Retailing Node One (“MU-SRN-1”).

The MU-SRN-1 Zone permits the following uses:

- Assembly hall;
- Business office;
- Commercial club;
- Commercial-recreational establishment;
- Discount department store;
- Drug store, as an accessory use;
- Dry cleaning depot, as an accessory use;
- Duplicating shop, as an accessory use;
- Financial institution;
- Food store;
- Home design centre;
- Home improvement centre;
- Hotel;
- Place of amusement or entertainment;
- Professional office;
- Retail store;
- Restaurant – Type A; and
- Spa.

The applicant has requested that the Project site be rezoned to include residential uses, and will allow for increased height and density permissions.

3.0 Assessment Framework

The intent of this report is to identify any existing and potential land use compatibility issues and to identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the surrounding sensitive land uses, including residential uses, and nearby Employment Areas and/or major facilities. Recommended measures intended to eliminate or mitigate negative impacts and adverse effects are provided.

The requirements of the Ontario planning regime are organized such that generic policy is informed by specific policy, guidance, and legislation, as follows:

- The Ontario Planning Act, Section 2.1 – sets the ground rules for land use planning in Ontario, whereby planning decisions have regard to matters of provincial interest including orderly development, public health, and safety; then



- The Provincial Policy Statement (“PPS”) sets out goals – making sure adjacent land uses are compatible from a health and safety perspective and are appropriately buffered; then
- The Provincial Growth Plan, Section 2.2.5 – builds on the PPS to establish a unique land use planning framework for the Greater Golden Horseshoe, where the development of sensitive land uses will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing, or other uses that are particularly vulnerable to encroachment; then
- The MECP D-series of guidelines set out methods to determine if assessments are required (Areas of Influence, Recommended Minimum Separation Distances, and the need for additional studies); then
- MECP and Municipal regulations, policies, standards, and guidelines then set out the requirements of additional air quality studies and the applicable policies, standards, guidelines, and objectives to ensure that adverse effects do not occur.

3.1 Ontario Planning Act

The Ontario Planning Act is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. “The purpose of the Act is to:

- provide for planning processes that are fair by making them open, accessible, timely and efficient;
- promote sustainable economic development in a healthy natural environment within a provincial policy framework;
- provide for a land use planning system led by provincial policy;
- integrate matters of provincial interest into provincial and municipal planning decisions by requiring that all decisions be consistent with the Provincial Policy Statement and conform/not conflict with provincial plans;
- encourage co-operation and coordination among various interests;
- recognize the decision-making authority and accountability of municipal councils in planning”¹

Section 2.1 of the Ontario Planning Act describes how approval authorities and Tribunals must have regard to matters of provincial interest including orderly development, public health, and safety.

3.2 Provincial Policy Statement

The PPS “provides policy direction on matters of provincial interest related to land use planning and development.

¹ <https://www.ontario.ca/document/citizens-guide-land-use-planning/planning-act>



As a key part of the Ontario policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.”

The PPS is a generic document, providing a consolidated statement of the government policies on land use planning and is issued under section 3 of the Planning Act. Municipalities are the primary implementers of the PPS through policies in their local official plans, zoning by-laws and other planning related decisions. The current 2020 PPS came into effect on May 1, 2020. Policy direction concerning land use compatibility is provided in Section 1.2.6 of the PPS.

From the current 2020 version:

“1.2.6 Land Use Compatibility

1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
- d) potential impacts to industrial, manufacturing, or other uses are minimized and mitigated.”

The goals of the PPS are implemented through Municipal and Provincial policies, as discussed below. Provided the Municipal and Provincial policies, guidelines, standards, and procedures are met, the requirements of the PPS will be met.

3.3 D-Series of Guidelines

The D-series of guidelines were developed by the MECP in 1995 as a means to assess Recommended Minimum Separation Distances and other control measures for land use planning proposals in an effort to prevent or minimize ‘adverse effects’ from the encroachment of incompatible land uses where a facility either exists or is proposed. D-series guidelines address sources including sewage treatment (Guideline D-2), gas and oil pipelines (Guideline D-3), landfills (Guideline D-4), water services (Guideline D-5) and industries (Guideline D-6).²

² <https://www.ontario.ca/page/environmental-land-use-planning-guides>



For this assessment, the applicable guideline is Guideline D-6 - *Compatibility between Industrial Facilities and Sensitive Land Uses*.

Sensitive Land Use is defined in the D-Series Guidelines as:

“A building, 'amenity area' or outdoor space where routine or normal activities occurring at reasonably expected times would experience 1 or more 'adverse effect(s)' from contaminant discharges generated by a nearby 'facility'. The 'sensitive land use' may be a part of the natural or built environment. Depending upon the particular 'facility' involved, a sensitive land use and associated activities may include one or a combination of:

- I. residences or facilities where people sleep (e.g. single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.). These uses are considered to be sensitive 24 hours/day.
- II. a permanent structure for non-facility related use, particularly of an institutional nature (e.g. schools, churches, community centres, day care centres).
- III. certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (e.g. trailer park, picnic area, etc.).
- IV. certain agricultural operations (e.g. cattle raising, mink farming, cash crops and orchards).
- V. bird/wildlife habitats or sanctuaries.”

Adverse effect is a term defined in the Environmental Protection Act and “means one or more of

- impairment of the quality of the natural environment for any use that can be made of it,
- injury or damage to property or to plant or animal life,
- harm or material discomfort to any person,
- an adverse effect on the health of any person,
- impairment of the safety of any person,
- rendering any property or plant or animal life unfit for human use,
- loss of enjoyment of normal use of property, and
- interference with the normal conduct of business”.

3.3.1 Guideline D-6 Requirements

The guideline specifically addresses issues of air quality, odour, dust, noise, and litter. To minimize the potential to cause an adverse effect, Areas of Influence and Recommended Minimum Separation Distances are included within the guidelines. The Areas of Influence and Recommended Minimum Separation Distances from the guidelines are provided in the table below.



Table 1: Guideline D-6 - Potential Areas of Influence and Recommended Minimum Separation Distances for Industrial Land Uses

Industry Classification	Area of Influence	Recommended Minimum Separation Distance
Class I – Light Industrial	70 m	20 m
Class II – Medium Industrial	300 m	70 m
Class III – Heavy Industrial	1000 m	300 m

Industrial categorization criteria are supplied in Guideline D-6, and are shown in the following table:

Table 2: Guideline D-6 - Industrial Categorization Criteria

Category	Outputs	Scale	Process	Operations / Intensity	Possible Examples
Class I Light Industry	<ul style="list-style-type: none"> Noise: Sound not audible off-property Dust: Infrequent and not intense Odour: Infrequent and not intense Vibration: No ground-borne vibration on plant property 	<ul style="list-style-type: none"> No outside storage Small-scale plant or scale is irrelevant in relation to all other criteria for this Class 	<ul style="list-style-type: none"> Self-contained plant or building which produces/stores a packaged product Low probability of fugitive emissions 	<ul style="list-style-type: none"> Daytime operations only Infrequent movement of products and/or heavy trucks 	<ul style="list-style-type: none"> Electronics manufacturing and repair Furniture repair and refinishing Beverage bottling Auto parts supply Packaging and crafting services Distribution of dairy products Laundry and linen supply
Class II Medium Industry	<ul style="list-style-type: none"> Noise: Sound occasionally heard off-property Dust: Frequent and occasionally intense Odour: Frequent and occasionally intense Vibration: Possible ground-borne vibration, but cannot be perceived off-property 	<ul style="list-style-type: none"> Outside storage permitted Medium level of production allowed 	<ul style="list-style-type: none"> Open process Periodic outputs of minor annoyance Low probability of fugitive emissions 	<ul style="list-style-type: none"> Shift operations permitted Frequent movements of products and/or heavy trucks with the majority of movements during daytime hours 	<ul style="list-style-type: none"> Magazine printing Paint spray booths Metal command Electrical production Manufacturing of dairy products Dry cleaning services Feed packing plants



Category	Outputs	Scale	Process	Operations / Intensity	Possible Examples
Class III Heavy Industry	<ul style="list-style-type: none"> Noise: Sound frequently audible off property Dust: Persistent and/ or intense Odour: Persistent and/ or intense Vibration: Ground-borne vibration can frequently be perceived off-property 	<ul style="list-style-type: none"> Outside storage of raw and finished products Large production levels 	<ul style="list-style-type: none"> Open process Frequent outputs of major annoyances High probability of fugitive emissions 	<ul style="list-style-type: none"> Continuous movement of products and employees Daily shift operations permitted 	<ul style="list-style-type: none"> Paint and varnish manufacturing Organic chemical manufacturing Breweries Solvent recovery plants Soaps and detergent manufacturing Metal refining and manufacturing

3.3.2 Requirements for Assessments

Guideline D-6 requires that studies be conducted to assess impacts where sensitive land uses are proposed within the Potential Area of Influence of an industrial facility. This report is intended to fulfill this requirement.

The D-series guidelines reference previous versions of the air quality regulation (Regulation 346). However, the D-Series of guidelines are still active, still represent current MECP policy and are specifically referenced in numerous other current MECP policies. In applying the D-series guidelines, the current policies, regulations, standards, and guidelines have been used (e.g., Regulation 419).

3.3.3 Recommended Minimum Separation Distances

Guideline D-6 also *recommends* that no sensitive land use be placed within the Recommended Minimum Separation Distance. However, it should be noted that this is a recommendation only. Section 4.10 of the Guideline allows for development within the Recommended Minimum Separation Distance, in cases of redevelopment, infilling, and transitions to mixed use, provided that the appropriate studies are conducted and that the relevant air quality and noise guidelines are met.

4.0 Nearby Industries

The Guideline D-6 Separation distances from the Project site are shown in **Figure 3a** and **Figure 3b**. SLR personnel conducted a site visit to the area on March 7, 2024. Local industries within 1 km of the Project site were inventoried. The lands surrounding the Project site are generally comprised of commercial, residential and employment uses.



In Ontario, facilities that emit significant amounts of contaminants to the environment are required to obtain and maintain an Environmental Compliance Approval (“ECA”) from the MECP or submit an Environmental Activity and Sector Registry (“EASR”). ECAs/ EASRs within 1 km of the site were obtained from the MECP *Access Environment* website³.

Table 3 lists the identified industries within 1000 m of the Project site and within their applicable Area of Influence. A more detailed table of all industries within 1000 m is provided in **Appendix B**. Industries which lie within their applicable Area of Influence in respect to the Project are discussed further below.

Table 3: Identified Industries Within the Potential Area of Influence of the Project Site

Facility	Type of Operation	Environmental Compliance Approval No.	Industry Class	Area of Influence Dist. (m)	Actual Distance to Site (m)	Additional Assessment Required?
GIP Paving (Coco Paving)	Asphalt Paving	-	III	1000	105	Yes
Strada Aggregates Inc./ Dufferin Aggregates	Aggregate Processing/Supplier	5791-AHAQGW (2017)	III	1000	115	Yes
GFL Environmental	Waste Disposal	A680301 (2020)	III	1000	195	Yes
Canadian Tire	Commercial	-	I	70	0	No
Walmart	Commercial	-	I	70	0	No

The industries listed above were identified inside their Potential Area of Influence and, therefore, require additional assessment:

All other industries, detailed in **Appendix B**, are outside of their respective Guideline D-6 Area of Influence and, therefore, are anticipated to be compatible with the proposed Project site development.

4.1 Class III Heavy Industries

The area within 1 km of the Project site was reviewed. As shown in **Figure 3**, there are four Class III Heavy industries within 1 km of the Project site, namely, GIP Paving (Coco Paving), Strada Aggregates Inc./ Dufferin Aggregates, and GFL Environment.

4.1.1 GIP Paving Inc.

Address:	83 Orchard
Distance To Project:	105 m
D-6 Classification:	Class III Heavy Industry

³ <https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action>



The GIP Paving facility is a hot mix asphalt plant that is located approximately 105 m east of the Project site. A search of the MECP Access Environment Registry did not yield a permit or registration.

Based on SLR's previous experience, the following air quality sources of interest are anticipated:

- Batch dryer and mixing tower;
- Baghouse dust collectors;
- Drum dryer and mixer;
- Natural gas combustion;
- Liquid asphalt cement storage tanks;
- Hot mix asphalt storage silos;
- Mobile Crusher;
- Equipment travels over unpaved surfaces;
- Tailpipe emissions from on-site vehicles and heavy equipment;
- Outdoor material stockpiles;
- Material handling operations; and
- Fugitive emissions resulting from delivery, storage, and transfer of materials.

On March 7, 2024 SLR personnel conducted a site visit to the area. Faint asphalt type odours were detected along Orchard Road. The facility had minimal activity at the time of the site visit. Asphalt type odours were not detected at the Project site at the time of the site visit.

The facility is a large-scale operation with continuous movement of products/employees, including shift operations. It is expected that the emission sources have the potential to emit fugitive dust and odour.

Based on the size and nature of the above noted operations, the facility is considered a Class III Heavy Industry under MECP Guideline D-6, with a 1000 m Area of Influence and a Recommended Minimum Separation Distance of 300 m.

The Project site is within the recommended 300 m Minimum Setback Distance. Given the size and nature of the facility, additional review and further analysis of the sources is warranted and included further in this report.

4.1.2 Strada Aggregates Inc.

Address:	81 Notion Rd
Distance To Project:	115 m
D-6 Classification:	Class III Heavy Industry

Strada Aggregates Inc is an aggregate processing facility located approximately 115 m east of the Project site. The facility operates under ECA number 5791-AHAQGW, dated March 2017. A copy of the permit can be found in **Appendix C**.



The facility includes several stockpiles of aggregate and recycled concrete. Air quality sources include the use of portable crushers and screening plants, and fugitive emissions from material handling at the stockpiles and from vehicle traffic.

On March 7, 2024 SLR personnel conducted a site visit to the area. A high volume of fugitive dust emissions was visible at the facility and surrounding it. Several tall stockpiles were observed from the sidewalks. The stockpiles ranged from coarse aggregate to fine aggregate. There was high truck activity entering and exiting the facility. The movement of vehicles made the nearby roads dusty. Fugitive dust was detected on the roads and sidewalks along Notion Road and Pickering Parkway. Dust was not observed at the Project site at the time of the site visit.

The aggregate storage yard is considered Class III Heavy Industry because of the amount of outdoor storage, potential for aggregate crushing operations, open processes, and the potential for persistent fugitive dust emissions. The Potential Area of Influence is 1000 m, and the Recommended Minimum Separation distance is 300 m.

The Project site lies within the Recommended Minimum Separation and the Potential Area of Influence. Therefore, additional assessment is warranted and is provided in Section 5 of this report.

4.1.3 GFL Environmental

Address:	1048, 1060, and 1070 Toy Avenue
Distance To Project:	195 m
D-6 Classification:	Class III Heavy Industry

Green For Life (GFL) operates a waste disposal site (transfer/processing) approximately 195 m south of the Project site. The facility operates under MECP Environmental Compliance 7467-8RRLXW dated July 2, 2013. A copy of the MECP permit for the facility is provided in **Appendix D**.

The facility processes and transfers liquid and solid, hazardous and non-hazardous wastes and treat petroleum hydrocarbons contaminated soil using bioremediation. Air quality sources of interest for GFL Environmental were identified based on the ECA, aerial photography, and typical operations for this type of facility and include:

- Receiving;
- Soil receipt, soil storage, soil preparation including application of Biostimulation compounds;
- Transfer soil to biopile;
- Crushing;
- Volatile organic compounds stripping;
- Mixing; and
- Vehicle movement.

On March 7, 2024 SLR personnel conducted a site visit to the area. There was heavy truck activity associated with the facility. Garbage type odours were detected along Toy Avenue, local to the facility. The odours were faint and inconsistent. Fugitive dust emissions were observed from the trucks that were transporting soil.



Based on the size and nature of the above noted operations, the facility is considered a Class III Heavy Industry under MECP Guideline D-6, with a 1000 m Area of Influence and a Recommended Minimum Separation Distance of 300 m.

The Project site is located within the 1000 m Area of Influence. Therefore, additional assessment is warranted and is provided in Section 5 of this report.

4.2 Class I Light and Class II Medium Industries

The area within 300 m of the Project site was reviewed. There is Class I light or Class II medium scale industries within 300 m of the Project site, as shown in **Figure 3**, namely:

- Canadian Tire; and
- Walmart Canada.

These commercial facilities are within the Recommended Minimum Separation Distance. All other industries, detailed in **Appendix B**, are outside of their respective Guideline D-6 Area of Influence and, therefore, are anticipated to be compatible with the proposed Project site development.

4.2.1 Commercial Facilities

The Canadian Tire is located at 1735 Pickering Parkway is a commercial facility adjacent to the Project site, south of Pickering Parkway and northwest of the Project site. A search of the MECP registry did not yield a permit or registration for the site.

Walmart Canada is located at 1899 Brock Road is also a commercial facility located immediately north of the Project site. A search of the MECP registry did not yield a permit or registration for the site.

Although there are many other commercial facilities north of the Project site, the Canadian Tire and Walmart facilities are the only ones adjacent to the Project site. All other facilities are listed in the Industry List located in **Appendix B**.

The facilities are commercial uses and are not considered an industry based on MECP Guideline D-6. Emissions of dust and/or odour are not expected from these. The Project site is anticipated to be compatible with Canadian Tire and Walmart from an air quality perspective. Additional assessment of these commercial facilities is not required.

4.3 Future Uses

A review of development applications in the area indicated that there are 6 active development applications within 1000 m of the Project site. The following is a summary of the significant applications and excludes committee of adjustment applications such as minor variance or consent. This information is reflective of those applications listed online at the City of Pickering Current Development Proposals as of March 1, 2024:



Table 4: Development Applications in the Area

Address	Date	Details
1525 Pickering Parkway	January 20, 2023	The applicant is proposing to construct a 40-storey residential tower with a podium ranging between 4 and 6 storeys, containing a total of 571 dwelling units.
2055 Brock Road	May 25, 2020	In 2020, Brock Road Duffins Forest Inc. submitted applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the development of an apartment building, having a maximum building height of 20 storeys, containing 307 dwelling units. The applications also propose 9 street townhouse units and 64 stacked townhouse units.
1970 Brock Road	January 7, 2021	The applicant provided a second submission proposing a high-density mixed-use development containing 650 residential units and 1,825 square metres of commercial floor space. Multiple buildings are proposed including a mixed-use building containing two towers (32 and 24 storeys in height) connected by a 6-storey podium structure with commercial space on the ground floor. A 12-storey mid-rise residential building and 50, 4-storey townhouses are proposed north of the towers. Vehicular access to the development is proposed via two right-in/right-out driveways from Brock Road and Kingston Road.
2165 Brock Road	January 18, 2018	The applicant has submitted applications for a Draft Plan of Subdivision and a Zoning By-law Amendment to facilitate the development of a common element residential development consisting of 53 townhouse units accessed by an internal private road.
2065 and 2071 Brock Road	July 27, 2017	Pickering Islamic Centre has submitted an application for Zoning By-law Amendment to recognize the existing place of worship use and to permit a private school use on 2065 and 2071 Brock Road. The purpose of the application is to facilitate the construction of a three-storey, 3,162 square metre addition on the north side of the existing building. A two-level parking deck is also proposed at the site's northeast corner.
1802 & 1902 Bayly Street and 2028 Kellino Road	December 21, 2016	To amend the zoning by-law to permit a range of tourist related employment uses that could include a casino and five-star hotel, convention centre, performing arts centre, outdoor amphitheatre, cinema, restaurant plaza, waterpark hotel and waterpark, a boutique hotel, tourist centre/botanical gardens, community recreation centre, fitness centre and spa, and commercial office uses.

The above table illustrates that many of the surrounding land owners are pursuing rezoning applications to enable more efficient use of land and mixed uses including residential.

4.4 Summary

From the list of industries discussed in **Section 4**, six are identified to require further analysis as a result of being within their Area of Influence. These industries include:

- GIP Paving (Coco Paving);



- Strada Aggregates; and
- GFL Environmental.

5.0 Air Quality, Dust and Odour Assessment

5.1 Industrial Sources

5.1.1 Guidelines and Regulations

Within Ontario, facilities which emit significant amounts of contaminants to the environment are required to obtain and maintain an ECA from the MECP or submit an EASR. Facilities with an ECA/EASR should already meet the MECP guidelines for air quality contaminants at their property line.

5.1.2 Air Quality

Under O.Reg. 419/05, a facility is required to meet prescribed standards for air emissions at their property boundary line and any location off-site. The MECP does not require industries to assess their emissions at elevated points off-site if a receptor does not exist at that location. While the introduction of mid-rise or high-rise residential buildings could trigger a facility to re-assess compliance at new, elevated receptor locations, the introduction of new low-rise receptors does not introduce a new condition related to demonstrating compliance, as the facility is already required to be in compliance at grade-level at the property line of the operating industry.

5.1.2.1 Odour

There are a select few compounds that are provincially regulated from an odour perspective; however, there is no formal regulation with respect to mixed odours. Impacts from mixed odours produced by industrial facilities are generally only considered and regulated by the MECP in the presence of persistent complaints (ECO 2010).

The MECP assesses mixed odours, in Odour Units, following draft guidelines. One odour unit (1 OU) has been used as a default threshold. This is the concentration at which 50 % of the population will just detect an odour (but not necessarily identify/recognize or object to it). Recognition of an odour will typically occur between 3 and 5 odour units. The following factors may be considered:

- **Frequency** – How often the odour occurs. The MECP typically allows odours to exceed 1 OU with a 0.5 % frequency.
- **Intensity** – The strength of the odour, in odour units. 1 OU is often used in odour assessments in Ontario.
- **Duration** – How long the odour occurs.
- **Offensiveness** – How objectionable the odour is.
- **Location** – Where the odour occurs. The MECP assesses at odours where human activity is likely to occur.

The MECP has decided to apply odour-based standards to locations “where human activities regularly occur at a time when those activities regularly occur,” which is generally accepted to be places that would be considered sensitive such as residences and public meeting places.



5.1.2.2 Dust

Ontario Regulation 419/05 also provides limits for dust, including limits for suspended particulates and dust fall. Under Reg. 419/05, these air quality limits must be met at the property line and all points beyond. This is not changed by the addition of the Project site. That is to say, the existing mutual property line is already a point of reception for dust, and the limits must already be met at that location.

5.1.2.3 Cumulative Assessments

Cumulative impact assessments, examining the combined effects of individual industries, or the combined effects of industry and roadway emissions, are generally not required. Neither the PPS, the D-Series of guidelines, Regulation 419/05, or the current MECP odour assessment protocols require an assessment of cumulative impacts.

Which is not to say that such assessments are never warranted; rather, the need to do so is considered on a case-by-case basis, depending on the nature and intensity of the industrial operation(s), and the nature of the pollutants released. Based on the types of pollutants released by the industries in this area, cumulative effects assessments are not warranted.

5.1.2.4 Local Meteorology

Surface wind data was obtained to generate a wind rose from data collected at the Pearson International Airport in Toronto from 1986 through 2015, as shown in **Figure 4**. As can be seen in the wind rose, predominant winds are from the west and northwestern quadrants, while winds from the northeast and southeast quadrants may be the least frequent.

5.1.3 Site Visits and Odour and Dust Observations

A site visit was conducted to the area on March 7, 2024 by SLR personnel to identify significant sources of air quality emissions and to identify any significant sources of noise, vibration, odour, or dust in the area surrounding the Project site. During the site visit, the staff members observed existing industries from the sidewalks and other publicly accessible areas. Wind conditions during the site visit were noted as:

- April 26, 2022 north westerly winds, 22 km/h, 8 °C, 71 %RH

No odours or fugitive dust emissions were detected at the Project site during the site visit.

Faint asphalt type odours were detected along Orchard Road from the GIP Paving facility. The facility had minimal activity at the time of the site visit. Asphalt type odours were not detected at the Project site at the time of the site visit.

Fugitive dust emissions associated with Strada Aggregates was observed at the facility and surrounding it. Several tall stockpiles were observed from the sidewalks. There was high truck activity entering and exiting the facility. The movement of vehicles made the nearby roads dusty. Fugitive dust was detected on the roads and sidewalks along Notion Road and Pickering Parkway.

Garbage type odours were detected along Toy Avenue, local to the facility. The odours were faint and inconsistent. Fugitive dust emissions were observed from the trucks that were transporting soil.



5.1.4 Ministry of Environment, Conservation and Parks Facility Information

SLR recognizes that complaint history can be useful in evaluating land use compatibility. SLR typically only requests potential complaints information for facilities located within the potential Area of Influence or where an industry is known to have the potential to generate significant air emissions.

SLR submitted a request related to neighbourhood complaint history with MECP through their Environmental Property Information (EPI) Program. The results are provided in **Appendix E**. Based on a review of the EPI results, incident reports are on record for GIP Paving at 83 Orchard Road, and Strada Aggregates at 81 Notion Road.

SLR advanced an FOI request for each property to review these incident reports to determine if they related to air emissions. A review of the EPI results for the properties indicate that there are a variety of reports of interest related to the properties. These documents include air permits, incident reports, and abatement and occurrence reports. SLR advanced an FOI request to review relevant reports from 2016 to Present. At the time of preparation of this report a response from the FOI requests has not been received.

Although follow-up information has not been received, the results of these reports are not anticipated to change the findings of this report.

5.1.5 Assessment of Potential Air Emissions

The following facilities were identified as being within the Potential Area of Influence for their industrial classification and were identified to require additional review from an air quality perspective:

- GIP Paving (Coco Paving);
- Strada Aggregates; and
- GFL Environmental.

Further discussion regarding each of these facilities and potential air emissions is provided below.

All the other industries surrounding the Project site were outside of the Potential Area of Influence. Therefore, the development of the Project site is anticipated to be compatible with these facilities from an air quality perspective. In addition, emissions of dust, and/or odour at the Project are not anticipated. Further the Project site is not anticipated to limit the ability of these industries to obtain or maintain required MECP permits and approvals.

5.1.5.1 GIP Paving

GIP Paving is a hot mix asphalt plant located 105 northeast of the Project site. The facility is a hot mix asphalt plant which blends aggregate from stockpiles with asphalt cement binder prior to loading into trucks for delivery to construction job sites. A search of the MECP registry did not yield a permit or registration for this site.

The primary contaminants of interest are: dust from stockpiles and silos; air emissions of combustion from the hot mixer, and fugitive asphalt odours from the operation.

The facility has the potential for fugitive emissions of dust, odour and noise and is considered a Class III Heavy Industry. The GIP Paving facility is located approximately 105 m north east of the Project site. Therefore, the Project site is within the Potential Area of Influence (1000 m) and the Recommended Minimum Separation Distance (300 m).



MECP Sector Specific Requirements for Asphalt-Related Facilities

The Asphalt Mix, Industry Standard⁴ is a technical standard for the purposes of O. Reg. 419/05 (Air Pollution – Local Air Quality) made under the Environmental Protection Act, R.S.O. 1990, c. E.19.

The MECP implemented this standard October 27, 2020, with the purpose to regulate best practices at these facilities and minimize air, odour and dust emissions. The draft standard includes:

- performance limits (such as asphalt mix temperature limits);
- requirements for emissions control technology for Volatile Organic Compounds (VOC) and metal emissions;
- requirements to enclose certain operations within the facility;
- requirements for baghouse or wet scrubbers for drum-mix and batch-mix processes;
- reporting requirements;
- measurement and monitoring requirements of control equipment and their operating parameters;
- maintenance and inspection requirements; and
- requirements for a BMPP for odour and particulate matter.

The distance from the east edge of the Project site to the west edge of GIP Paving is 105 m. However, the processes associated with hot mix asphalt occur in the north portion of the GIP property and the closest proposed building to Notion Road is setback from the Project site boundary by approximately 170 m for an actual separation distance of 420 m between the proposed sensitive land use and the asphalt processing.

There are existing residential subdivisions to the west of GIP Paving along Notion Road and north of Pickering Parkway. There is a new residential development that is approved and currently under construction on the corner of Notion Road and Pickering Parkway. These residences are closer in distance to GIP Paving than the Project site.

The Project site is within 500 m of the asphalt facility at approximately 260 m, as are existing residences. Given this distance, GIP Paving will already meet the requirement of needing an OMP under the draft Guideline. Therefore, the addition of the potential residential development would not be cause for an additional burden on the operations of GIP Paving. The new industry standard would require more stringent emission controls and operating procedures at the facility to minimize potential contaminant, odour and dust emissions.

A wind frequency distribution diagram (a wind rose) is provided in **Figure 4**. Prevailing winds are from the northwest, which will generally direct emissions from the GIP Paving facility operations away from the Project site.

Based on MECP sector specific requirements for Asphalt facilities, the separation distance, and the intervening existing sensitive receptors; the development of the Project site is anticipated to

⁴ [Technical Standards to Manage Air Pollution: Asphalt mix - Industry standard | Ontario.ca](https://www.ontario.ca/gov/technical-standards-manage-air-pollution-asphalt-mix-industry-standard)



be compatible with the GIP Paving facility from an air quality perspective. In addition, emissions of dust, and/or odour at the Project site are not anticipated.

5.1.5.2 Strada Aggregates

Strada Aggregates Inc is an aggregate processing facility located approximately 115 m east of the Project site. The facility operates under ECA number 5791-AHAQGW, dated March 2017. A copy of the permit can be found in **Appendix C**.

Air quality sources include the use of portable crushers and screening plants, and fugitive emissions from material handling at the stockpiles and from vehicle traffic.

Strada Aggregates is considered Class III Heavy Industry because of the amount of outdoor storage, potential for aggregate crushing operations, open processes, and the potential for persistent fugitive dust emissions. The Potential Area of Influence is 1000 m, and the Recommended Minimum Separation distance is 300 m. The Project site lies within the Recommended Minimum Separation and the Potential Area of Influence.

The facility holds an ECA, therefore, it is required to meet air quality guidelines at the property line. However, there is the potential for odour and fugitive dust to be produced by the operations. To address potential odour and fugitive dust emissions, the facility is required to:

- Maintain and implement an Operation and Maintenance manual detailing appropriate measures to minimize and fugitive dust emissions from all potential sources; and
- Maintain and follow a Best Management Practices Plan (BMPP) for the control of fugitive dust emissions.

On March 7, 2024 SLR personnel conducted a site visit to the area. A high volume of fugitive dust emissions was visible at the facility and surrounding it. Several stockpiles were observed from the sidewalks. The stockpiles ranged from coarse aggregate to fine aggregate. There was high truck activity entering and exiting the facility. The movement of vehicles made the nearby roads dusty. Fugitive dust was detected on the roads and sidewalks along Notion Road and Pickering Parkway. Dust was not observed at the Project site at the time of the site visit.

Typically, dust mitigation measures outlined in a BMPP include the following:

- Watering of unpaved haul roads;
- Use of spray bars on processing equipment;
- Water spray or chemical dust suppression of piles;
- Monitoring of weather conditions and adjustments to the mitigation frequency as needed; and
- Housekeeping and inspection protocols.

There is a new residential development that was approved and is currently under construction on the corner of Notion Road and Pickering Parkway. These residences are closer in distance to Strada Aggregates than the Project site. Additionally, there are existing homes located north of Pickering Parkway and west of Notion Road that are closer to the Strada facility than the Project site.

The closest proposed building to Notion Road and Strada Aggregates is setback from the Project site boundary by approximately 170 m.



This adds additional separation distance between the proposed buildings on the east site of the Project site and the Strada Aggregates facility.

A wind frequency distribution diagram (a wind rose) is provided in **Figure 4**. Prevailing winds are from the northwest, which will generally direct emissions from the Strada Aggregates facility operations away from the Project site.

The facility is required to operate and maintain in compliance with the requirements of their MECP permit. The MECP determines compliance to be required at the property boundary, and any elevated receptor locations.

The MECP issued a new ECA for the Strada facility in March 2017, which includes several Conditions of Approval meant to address the ongoing dust issues at the site. These include:

Performance Requirements

- Strada can only use one crusher or screening unit at a time. This condition limits “point source” emissions of dust and noise.
- Crusher must be located a minimum distance of 55 to the lot lines, and screening units a minimum distance of 45 m from the lot lines.

Fugitive Dust Control

- Strada is to develop a Best Management Practices Plan to control fugitive dust emissions, including the use of preventative and control measures. The Plan is to be submitted to the MECP for review and approval.

Feasible mitigation measures to control dust from aggregate operations exist. In our experience, mitigation measures which could be implemented by Strada include but are not limited to the use of water sprays, dust collectors (baghouses and cyclones), stabilizing dust suppression agents (e.g., calcium chloride, polymer sprays), sweeper trucks, and tire wash stations.

Air Quality Monitoring Program

- Strada is to develop an air quality monitoring program to include continuous monitoring of suspended particulate matter (PM), fine particulate matter (PM₁₀), and monthly dustfall.
- The monitoring reports are to be submitted to the MECP for review and approval, and will be made available by Strada to any interested member of the public.

The purpose of the Air Quality Monitoring Program will be to measure the effectiveness of the control measures implemented as part of the Best Management Practices Plan. If the control measures are not adequate the MECP will require changes and upgrades to the plan.

Notification of Complaints

- Strada is required to record all complaints and relevant data, including time, date and location; wind direction and weather conditions; activities underway at the time of the complaint, and what remedial actions are required and/ or were taken.
- Strada must submit a report to the MECP within 3 days of a complaint, outlining the above and including all proposed actions to prevent the recurrence of the complaint in the future.



These conditions will ensure the Best Management Practices Plan controls are in use and are effective over the long term.

Based on the above, the Project site is anticipated to be compatible with the Strada Aggregates facility. Emissions of dust, and/or odour are required to be controlled within the operating facility, therefore they are not anticipated at the Project site.

5.1.5.3 GFL Environmental

Green For Life (GFL) operates a waste disposal site (transfer/processing) approximately 195 m south of the Project site. The facility operates under MECP Environmental Compliance 7467-8RRLXW dated July 2, 2013. A copy of the MECP permit for the facility is provided in **Appendix D**.

The facility processes and transfers liquid and solid, hazardous and non-hazardous wastes and treat petroleum hydrocarbons contaminated soil using bioremediation. Air quality sources of interest for GFL Environmental were identified based on the ECA, aerial photography, and typical operations for this type of facility and include:

- Receiving;
- Soil receipt, soil storage, soil preparation including application of Biostimulation compounds;
- Transfer soil to biopile;
- Crushing;
- Volatile organic compounds stripping;
- Mixing; and
- Vehicle movement.

The facility is a large-scale operation with continuous movement of products/employees. It is expected that emission sources have the potential to emit fugitive dust and odour.

Based on the size and nature of the above noted operations, the facility is considered a Class III Heavy Industry under MECP Guideline D-6, with a 1000 m Area of Influence and a Recommended Minimum Separation Distance of 300 m. The Project site is located within the 1000 m Area of Influence.

On March 7, 2024 SLR personnel conducted a site visit to the area. There was heavy truck activity associated with the facility. Garbage type odours were detected along Toy Avenue, local to the facility. The odours were faint and inconsistent. Fugitive dust emissions were observed from the trucks that were transporting soil. Dust or odour were not observed at the Project site at the time of the site visit.

A wind frequency distribution diagram (a wind rose) is provided in **Figure 4**. Prevailing winds are from the northwest, which will direct emissions from the facility away from the Project site. Additionally, the Project site is buffered from the facility by Highway 401.

The facility is required to operate and maintain in compliance with the requirements of their MECP permit. The MECP determines compliance at the property boundary, and any elevated receptor locations.



The ECA states that the facility operates with an Odour Management Plan and a Best Management Practices Plan for fugitive dust control. This ensures that the facility minimizes and controls the odour and fugitive dust emissions.

Based on the above, the Project site development is anticipated to be compatible with the GFL Environmental facility from an air quality perspective. Emissions of dust, and/or odour at the Project site are not anticipated.

5.1.5.4 Existing Project Site Lands

The Project site is currently occupied by the Shops at Pickering Ridge. The tenants of the shopping centre include, but are not limited to: SunLife, Pickering Ridge Medical Centre, Dollar Tree, Sharleez Bridal, Sabina's Casual Dining and Pub, Cora Breakfast and Lunch, Staples, and Pickering Event Centre.

The proposed new building will include mechanical heating, ventilation, and air conditioning systems. These systems will be designed to ensure that the applicable MECP air quality regulations, standards and guidelines are met off-site and at the building itself. If required (depending on the type and size of systems used), an MECP ECA or EASR will need to be obtained. This is no different from any other similar development.

Overall, adverse air quality emissions from new facility sources on the surroundings and on itself are not anticipated.

6.0 Conclusions

SLR Consulting (Canada) Ltd. (SLR), was retained by Pickering Ridge Lands Inc, to conduct a Compatibility / Mitigation Study focusing on air quality, odour and dust in support of a Zoning By-law Amendment and Official Plan Amendment (ZBA/OPA) applications for the proposed development. The development site is located at 1755 Pickering Parkway in Pickering, Ontario ("the Project site").

The assessment has included a review of air quality, odour, and dust emissions from industrial facilities in the area.

The Project site is anticipated to be compatible with the surrounding land uses from an air quality perspective. Further, the Project site will not affect the ability for industrial facilities to obtain or maintain compliance with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines. The requirements of MECP Guideline D-6, Regulation 419/05 are met. As the applicable policies and guidelines are met, the Project site is:

- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the major facilities; and
- Unlikely to result in constraints on major facilities to reasonably expand, intensify or introduce changes to their operations.



7.0 Closure

Should you have questions on the above report, please contact the undersigned.

Regards,

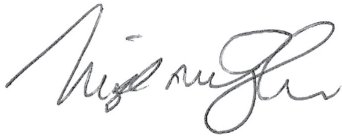
SLR Consulting (Canada) Ltd.



Alice Najjar, B.A.
Air Quality Scientist



Rida Rahman
Air Quality Scientist



Nigel Taylor, M.Sc., EP
Principal, Air Quality

Diane Freeman, P.Eng., FEC, FCAE
Principal, Air Quality



8.0 References

- Environmental Commissioner of Ontario (ECO, 2010), *Review of Posted Decision: Developing an Odour Policy Framework*, April 2010.
- Ontario Ministry of the Environment, Conservation & Parks (MECP, 1995), Guideline D-1: *Land Use Compatibility*
- Ontario Ministry of the Environment, Conservation & Parks (MECP, 1995), Guideline D-6: *Compatibility Between Industrial Facilities and Sensitive Land Uses*
- Ontario Ministry of the Environment, Conservation & Parks (MECP, 2008), *Technical Bulletin, Standards Development Branch, Methodology For Modelling Assessments Of Contaminants With 10-Minute Average Standards And Guidelines Under O. Reg. 419/05*, September 2016
- Ontario Ministry of Municipal Affairs and Housing (MMAH, 2020). *Provincial Policy Statement*
- Ontario Ministry of the Environment, Conservation & Parks (MECP, 2008), *Technical Bulletin, Standards Development Branch, Methodology For Modelling Assessments Of Contaminants With 10-Minute Average Standards And Guidelines Under O. Reg. 419/05*, April 2008.
- Ontario Regulation 419/05 – *Local Air Quality*.





Figures

Land Use Compatibility Mitigation Study, Air Quality, Dust and Odour

1755 Pickering Parkway

Pickering Ridge Lands

SLR Project No.: 241.030851.00000

March 15, 2024



Aerial Photography from Bing

PICKERING RIDGE LANDS INC.

1755 PICKERING PARKWAY - PICKERING, ONTARIO

SITE AND CONTEXT PLAN

True North



Scale: 1:5,000

Date: March 15, 2024 Rev 0.0

Project No. 241.030851.00000

METRES

Figure No.

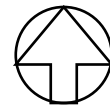
1





- Natural Area
- Marina Area
- Active Recreational Area
- ORM Natural Linkage Area
- ORM Natural Core Area
- Hamlet Open Space
- Country Residential
- Rural Cluster
- Rural Hamlet
- ORM Rural Hamlet
- Low Density
- Medium Density
- High Density
- Local Node
- Community Node
- Mixed Corridor
- Specialty Retailing Node
- City Centre
- General Employment
- Prestige Employment
- Mixed Employment
- Controlled Access
- Potential Multi Use Area
- Prime Agricultural Area
- Seaton Natural Heritage System
- ORM Countryside Area

True North



PICKERING RIDGE LANDS INC.

1755 PICKERING PARKWAY -
PICKERING, ONTARIO

PICKERING OFFICIAL PLAN
MAP

Scale: n/a METRES

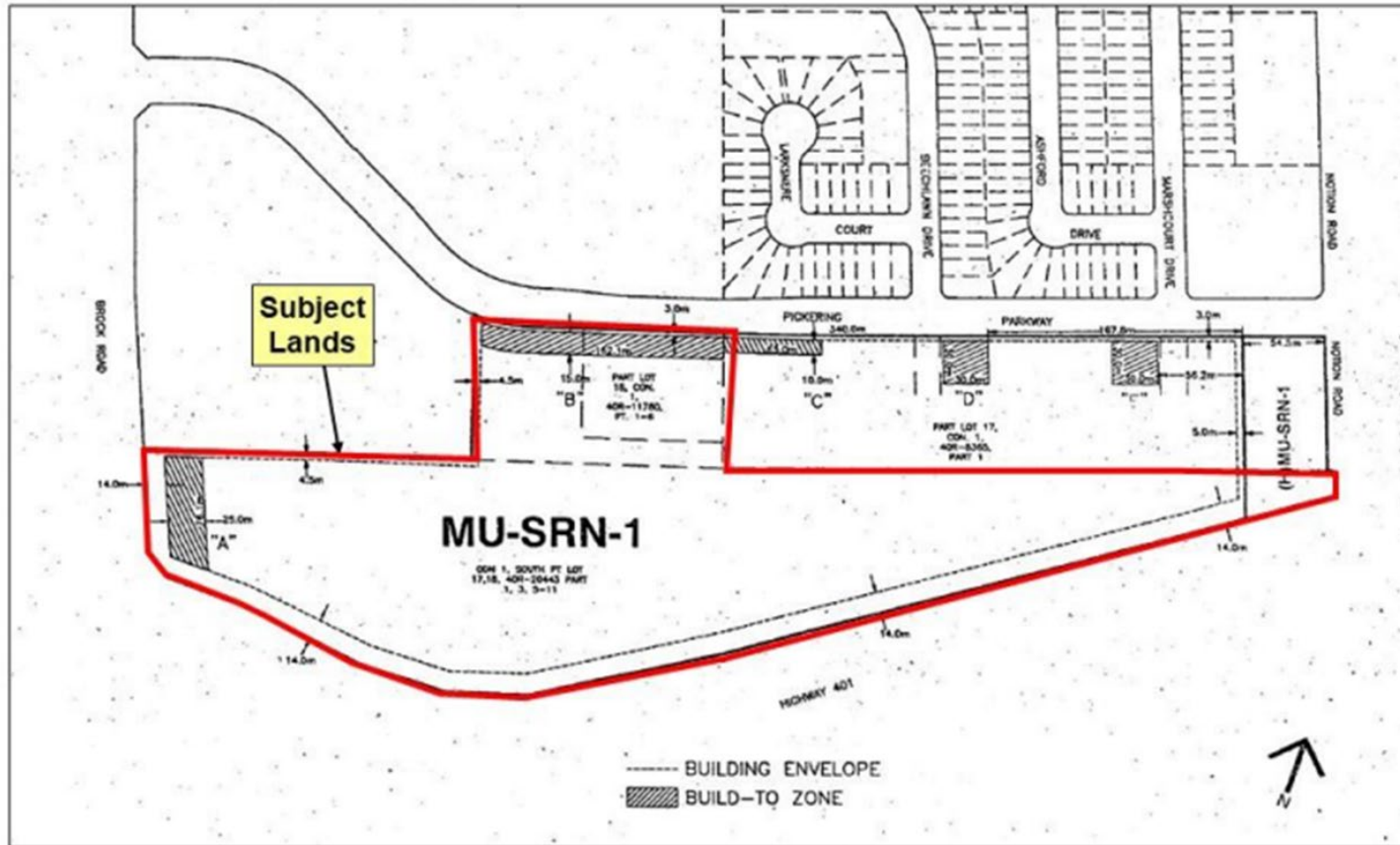
Date: March 15, 2024 Rev 0.0 Figure No.

Project No. 241.030851.00000

2a



City of Pickering Zoning By-law 6549-05, as amended by By-law 7176/11



PICKERING RIDGE LANDS INC.

1755 PICKERING PARKWAY - PICKERING, ONTARIO

AREA ZONING MAP

True North



Scale:

n/a

METRES

Date: March 15, 2024

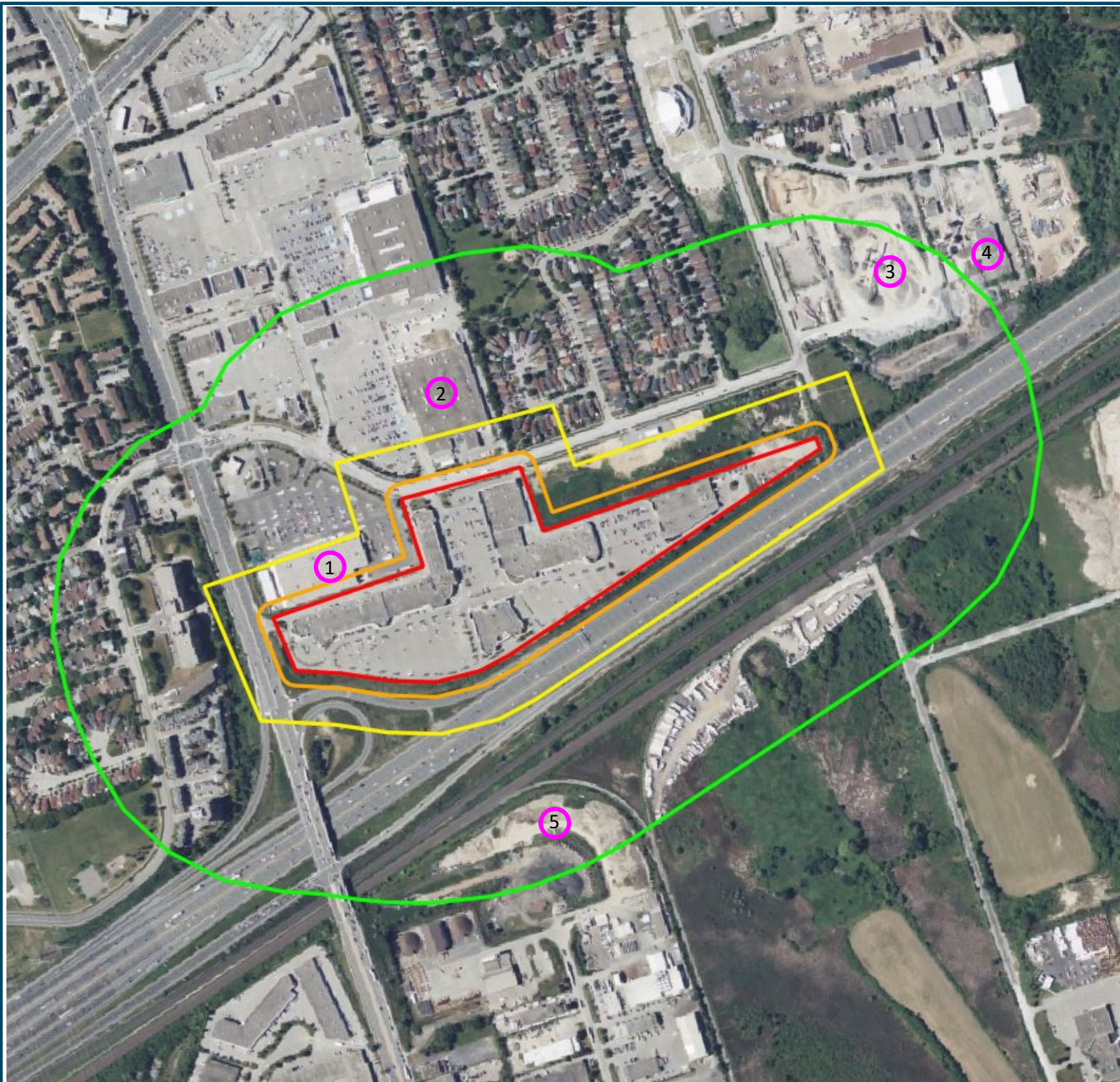
Rev 0.0

Figure No.

Project No. 241.030851.00000

2

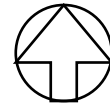




-  Facility
-  20 m Setback
-  70 m Setback
-  300 m Setback

1. Canadian Tire
2. Walmart
3. Strada Aggregates
4. GIP Paving
5. GLF Environmental

True North



PICKERING RIDGE LANDS INC.

1755 PICKERING PARKWAY -
PICKERING, ONTARIO

GUIDELINE D-6 SEPARATION
DISTANCES TO 300 METRES

Scale: 1: 15,000 METRES

Date: March 15, 2024 Rev 0.0 Figure No.

Project No. 241.030851.00000

3a

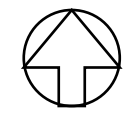




-  Facility
-  70 m Setback
-  300 m Setback
-  1000 m Setback

1. Canadian Tire
2. Walmart
3. Strada Aggregates
4. GIP Paving
5. GLF Environmental

True North



PICKERING RIDGE LANDS INC.

1755 PICKERING PARKWAY -
PICKERING, ONTARIO

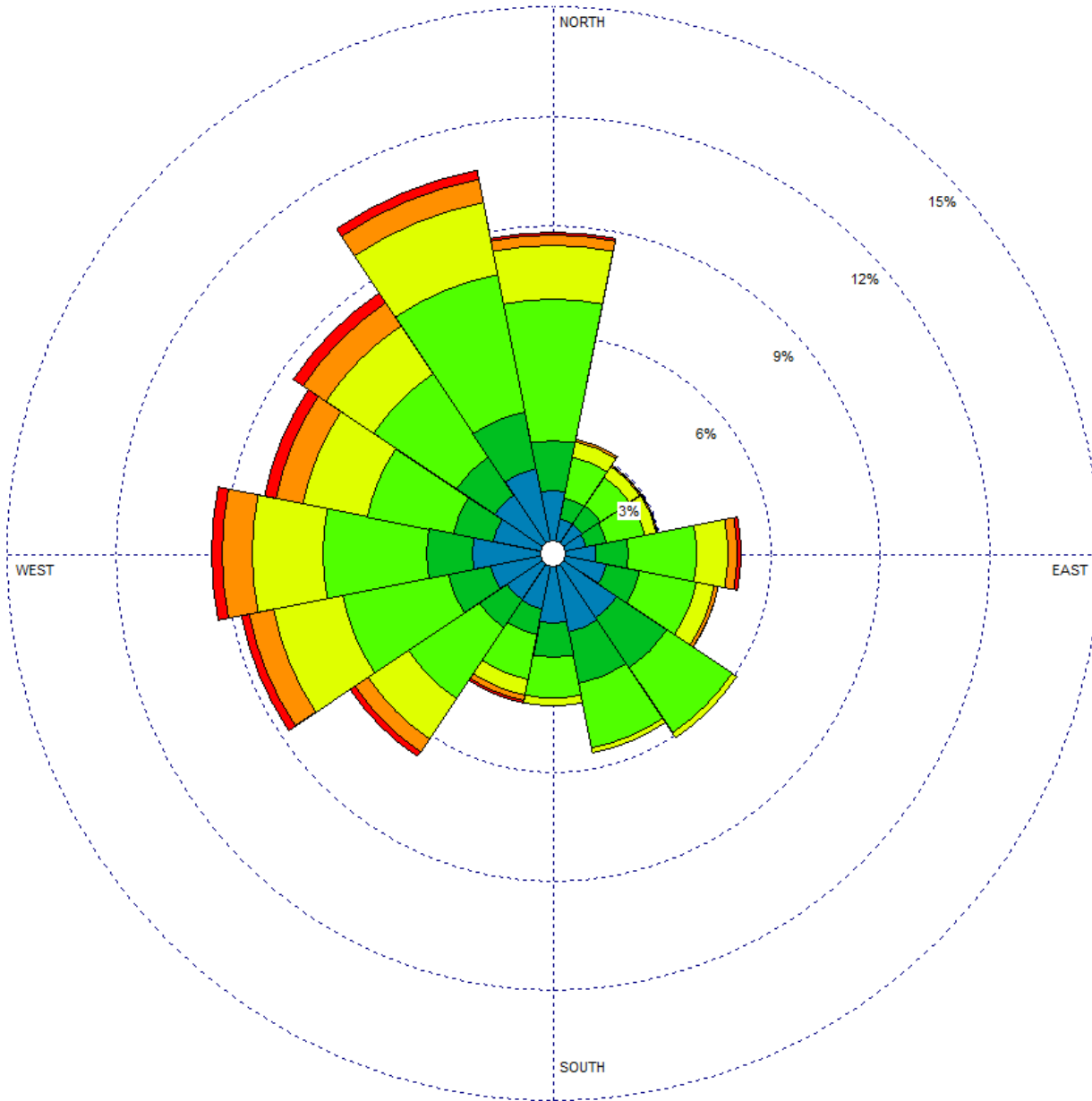
GUIDELINE D-6 SEPARATION
DISTANCES TO 1000 METRES

Scale: 1: 15,000 METRES

Date: March 15, 2024 Rev 0.0 Figure No.

Project No. 241.030851.00000 **3b**



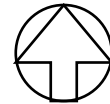


**WIND SPEED
(m/s)**

- ≥ 11.10
- 8.80 - 11.10
- 5.70 - 8.80
- 3.60 - 5.70
- 2.10 - 3.60
- 0.50 - 2.10

Calms: 0.00%

True North



PICKERING RIDGE LANDS INC.

1755 PICKERING PARKWAY -
PICKERING, ONTARIO

WIND FREQUENCY
DISTRIBUTION DIAGRAM
(WIND ROSE)
TORONTO LESTER B.
PEARSON INT' L AIRPORT

Scale: n/a METRES

Date: March 15, 2024 Rev 0.0 Figure No.

Project No. 241.030851.00000

5





Appendix A Architectural Drawings

Land Use Compatibility Mitigation Study, Air Quality, Dust and Odour

1755 Pickering Parkway

Pickering Ridge Lands

SLR Project No.: 241.030851.00000

March 15, 2024

TURNER FLEISCHER

Turner Fleischer Architects Inc. 67 Lesmill Road Toronto, ON, M5B 2T8 1-416-425-2222 turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the approved information. The drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of all relevant governing jurisdictions. The contractor working from drawings not specifically marked 'For Contractor' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

Table with 3 columns: STATISTICS, SM, SF. Rows include PROPOSED SITE AREA, NEW PROPOSAL NFA, FSI.

NFA CALCULATION (NFA EXCLUDES PARKING, LOADING SPACE, STORAGE, ELECTRICAL & MECHANICAL, AMENITY AREA, MECHANICAL PENTHOUSE, ELEVATOR, GARBAGE AND VENTILATING SHAFTS AS PER CITY OF PICKERING ZONING BY-LAW)

Large table with columns for DESCRIPTION, FLOORS #, TOTAL NFA, RESIDENTIAL, RETAIL/COMMERCIAL NFA, TOTAL NFA, NFA EXCLUDED, FLOOR PLATE AREA. Includes a GRAND TOTAL row.

1) For extensive statistics for blocks 1 please refer to each buildings drawing set.

Table titled 'EXISTING SITE (INCLUDING PARK AND ROADS)' with columns for BLOCK, FT, RT. Includes a TOTAL row.

Table titled 'BLOCK 2 STATISTICS' with columns for SM, SF. Rows include PROPOSED SITE AREA, NEW PROPOSAL NFA, FSI, etc.

NFA CALCULATION table for Block 2, including columns for DESCRIPTION, FLOORS #, TOTAL NFA, RESIDENTIAL, RETAIL/COMMERCIAL NFA, TOTAL NFA, NFA EXCLUDED, FLOOR PLATE AREA.

PARKING REQUESTED table for Block 2, including columns for VISITOR, RESIDENTIAL, TOTAL.

AMENITY REQUIRED table for Block 2, including columns for RATIO, INDOOR (M2), OUTDOOR (M2).

AMENITY PROVIDED table for Block 2, including columns for OUTDOOR (M2), INDOOR (M2).

FT, GRADE table for Block 2, including columns for INDOOR (M2), OUTDOOR (M2).

TOTAL table for Block 2, including columns for INDOOR (M2), OUTDOOR (M2).

Table titled 'BLOCK 3 STATISTICS' with columns for SM, SF. Rows include PROPOSED SITE AREA, NEW PROPOSAL NFA, FSI, etc.

NFA CALCULATION table for Block 3, including columns for DESCRIPTION, FLOORS #, TOTAL NFA, RESIDENTIAL, RETAIL/COMMERCIAL NFA, TOTAL NFA, NFA EXCLUDED, FLOOR PLATE AREA.

PARKING REQUESTED table for Block 3, including columns for VISITOR, RESIDENTIAL, COMMERCIAL, TOTAL.

AMENITY REQUIRED table for Block 3, including columns for RATIO, INDOOR (M2), OUTDOOR (M2).

AMENITY PROVIDED table for Block 3, including columns for OUTDOOR (M2), INDOOR (M2).

FT, GRADE table for Block 3, including columns for INDOOR (M2), OUTDOOR (M2).

TOTAL table for Block 3, including columns for INDOOR (M2), OUTDOOR (M2).

Table titled 'BLOCK 4 STATISTICS' with columns for SM, SF. Rows include PROPOSED SITE AREA, NEW PROPOSAL NFA, FSI, etc.

NFA CALCULATION table for Block 4, including columns for DESCRIPTION, FLOORS #, TOTAL NFA, RESIDENTIAL, RETAIL/COMMERCIAL NFA, TOTAL NFA, NFA EXCLUDED, FLOOR PLATE AREA.

PARKING REQUESTED table for Block 4, including columns for VISITOR, RESIDENTIAL, TOTAL.

AMENITY REQUIRED table for Block 4, including columns for RATIO, INDOOR (M2), OUTDOOR (M2).

AMENITY PROVIDED table for Block 4, including columns for OUTDOOR (M2), INDOOR (M2).

FT, GRADE table for Block 4, including columns for INDOOR (M2), OUTDOOR (M2).

TOTAL table for Block 4, including columns for INDOOR (M2), OUTDOOR (M2).

Table titled 'BLOCK 5 STATISTICS' with columns for SM, SF. Rows include PROPOSED SITE AREA, NEW PROPOSAL NFA, FSI, etc.

NFA CALCULATION table for Block 5, including columns for DESCRIPTION, FLOORS #, TOTAL NFA, RESIDENTIAL, RETAIL/COMMERCIAL NFA, TOTAL NFA, NFA EXCLUDED, FLOOR PLATE AREA.

PARKING REQUESTED table for Block 5, including columns for VISITOR, RESIDENTIAL, TOTAL.

AMENITY REQUIRED table for Block 5, including columns for RATIO, INDOOR (M2), OUTDOOR (M2).

AMENITY PROVIDED table for Block 5, including columns for OUTDOOR (M2), INDOOR (M2).

FT, GRADE table for Block 5, including columns for INDOOR (M2), OUTDOOR (M2).

TOTAL table for Block 5, including columns for INDOOR (M2), OUTDOOR (M2).

Table titled 'BLOCK 6 STATISTICS' with columns for SM, SF. Rows include PROPOSED SITE AREA, NEW PROPOSAL NFA, FSI, etc.

NFA CALCULATION table for Block 6, including columns for DESCRIPTION, FLOORS #, TOTAL NFA, RESIDENTIAL, RETAIL/COMMERCIAL NFA, TOTAL NFA, NFA EXCLUDED, FLOOR PLATE AREA.

PARKING REQUESTED table for Block 6, including columns for VISITOR, RESIDENTIAL, COMMERCIAL, TOTAL.

AMENITY REQUIRED table for Block 6, including columns for RATIO, INDOOR (M2), OUTDOOR (M2).

AMENITY PROVIDED table for Block 6, including columns for OUTDOOR (M2), INDOOR (M2).

FT, GRADE table for Block 6, including columns for INDOOR (M2), OUTDOOR (M2).

TOTAL table for Block 6, including columns for INDOOR (M2), OUTDOOR (M2).

Table titled 'BLOCK 7 STATISTICS' with columns for SM, SF. Rows include PROPOSED SITE AREA, NEW PROPOSAL NFA, FSI, etc.

NFA CALCULATION table for Block 7, including columns for DESCRIPTION, FLOORS #, TOTAL NFA, RESIDENTIAL, RETAIL/COMMERCIAL NFA, TOTAL NFA, NFA EXCLUDED, FLOOR PLATE AREA.

PARKING REQUESTED table for Block 7, including columns for VISITOR, RESIDENTIAL, COMMERCIAL, TOTAL.

AMENITY REQUIRED table for Block 7, including columns for RATIO, INDOOR (M2), OUTDOOR (M2).

AMENITY PROVIDED table for Block 7, including columns for OUTDOOR (M2), INDOOR (M2).

FT, GRADE table for Block 7, including columns for INDOOR (M2), OUTDOOR (M2).

TOTAL table for Block 7, including columns for INDOOR (M2), OUTDOOR (M2).

Table with columns #, DATE, DESCRIPTION, BY.

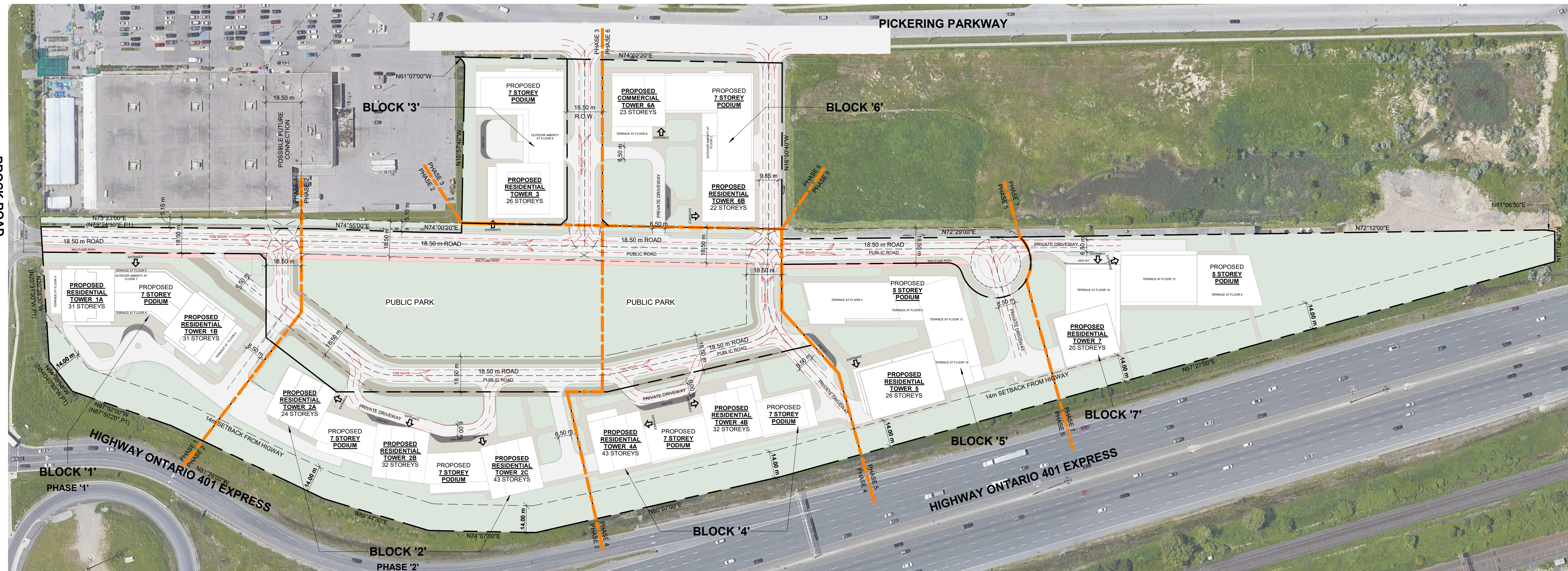


PICKERING DESIGN CENTRE MASTER PLAN 1775 PICKERING PARKWAY PICKERING, ON.

STATISTICS

Table with columns for PROJECT NO. (06.037RZ), PROJECT DATE (2024-02-20), DRAWN BY (AGO), CHECKED BY (AYU), SCALE.

Table with columns DRAWING NO. (SPA002), REV.



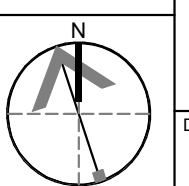
#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

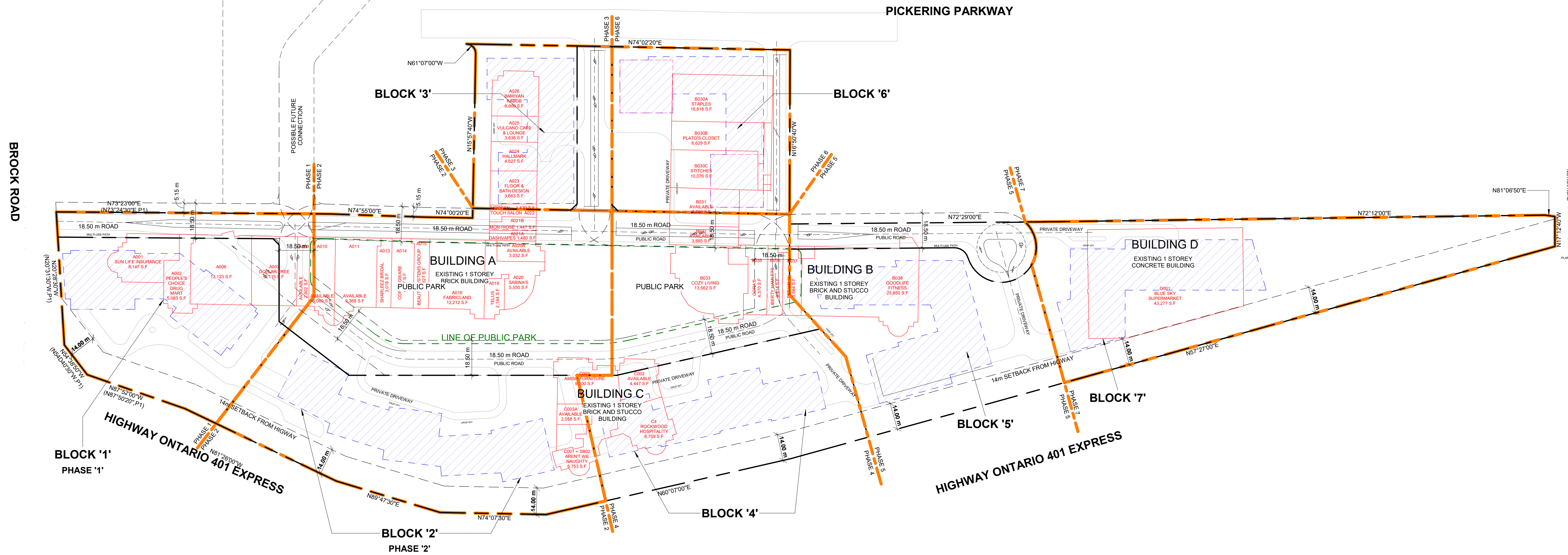
DRAWING
SITE PLAN / ROOF PLAN

PROJECT NO.
06.037RZ
PROJECT DATE
2024-02-20
DRAWN BY
AGO
CHECKED BY
AAF
SCALE
1 : 1100



DRAWING NO. **SPA006** REV.

PHASING PLAN ALL PHASES



PHASING PLAN LEGEND

LOCATION OF EXISTING BUILDINGS

LOCATION OF PROPOSED BUILDINGS

PHASING BOUNDARY

LINE OF PUBLIC PARK

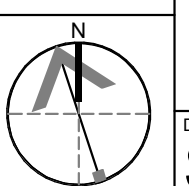
#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

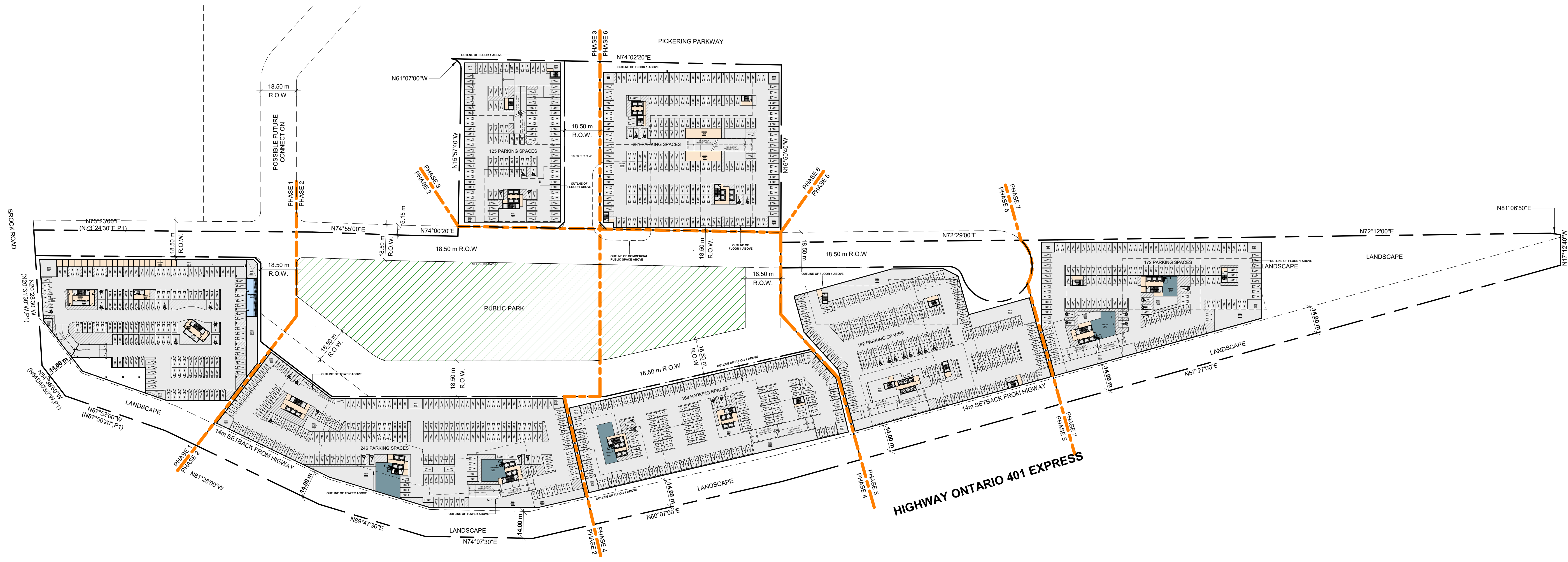
DRAWING
PHASING PLAN - ALL PHASES

PROJECT NO.
06.037RZ
PROJECT DATE
2024-02-20
DRAWN BY
AGO
CHECKED BY
AYU
SCALE
1:1100



DRAWING NO.
SPA008A
REV.

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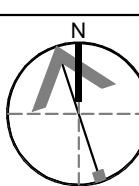
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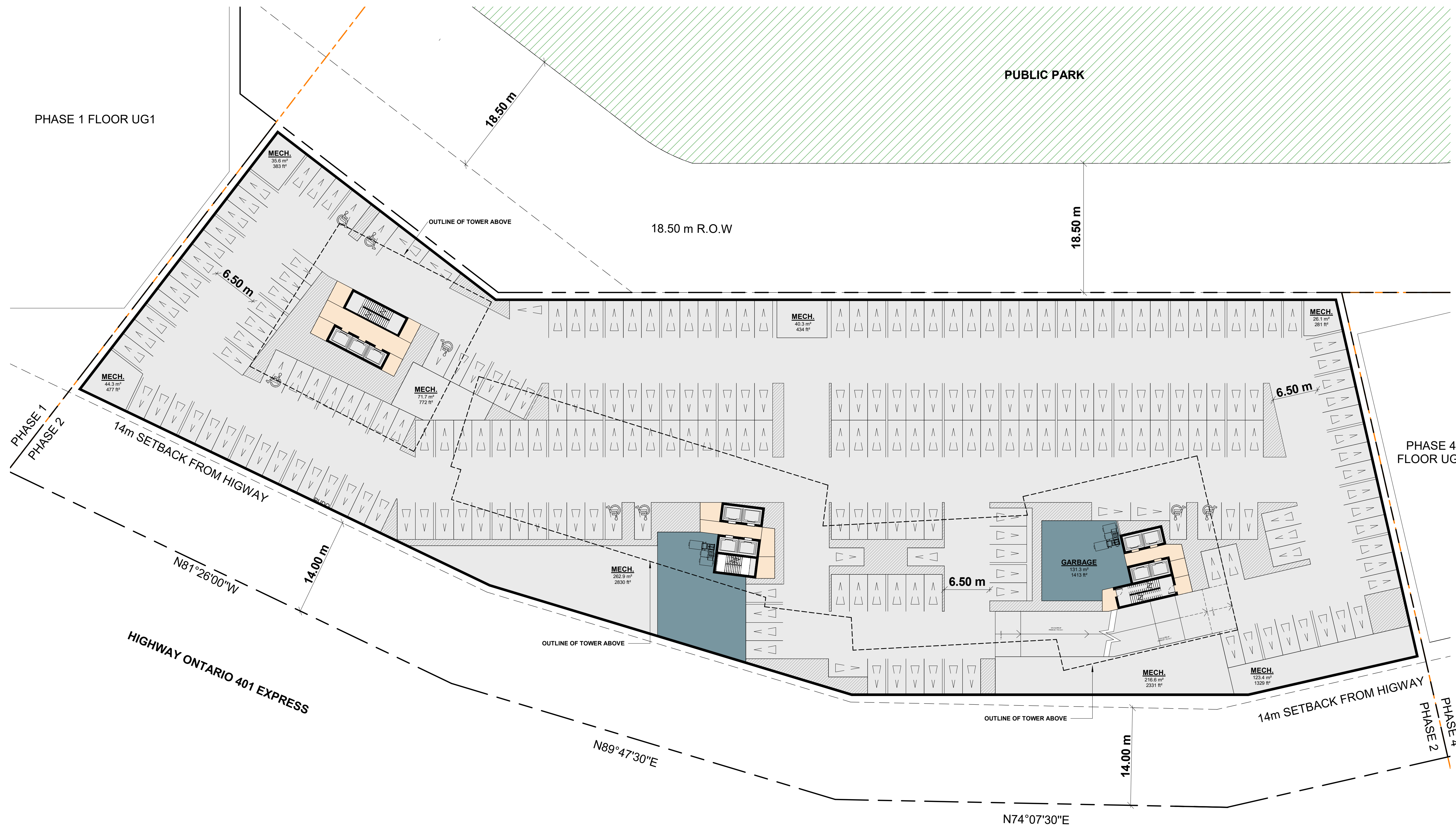
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

UNDERGROUND 01

PROJECT NO.
06.037RZ
PROJECT DATE
2024-02-20
DRAWN BY
VVA
CHECKED BY
AYU
SCALE
1 : 1100



DRAWING NO. **SPA102** REV.



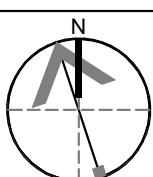
#	DATE	DESCRIPTION	BY
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PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 01 - PHASE 2

PROJECT NO.
06.037RZ
PROJECT DATE
2024-02-20
DRAWN BY
VVA
CHECKED BY
AYU
SCALE
1 : 300



DRAWING NO.
SPA102.1
REV.



#	DATE	DESCRIPTION	BY
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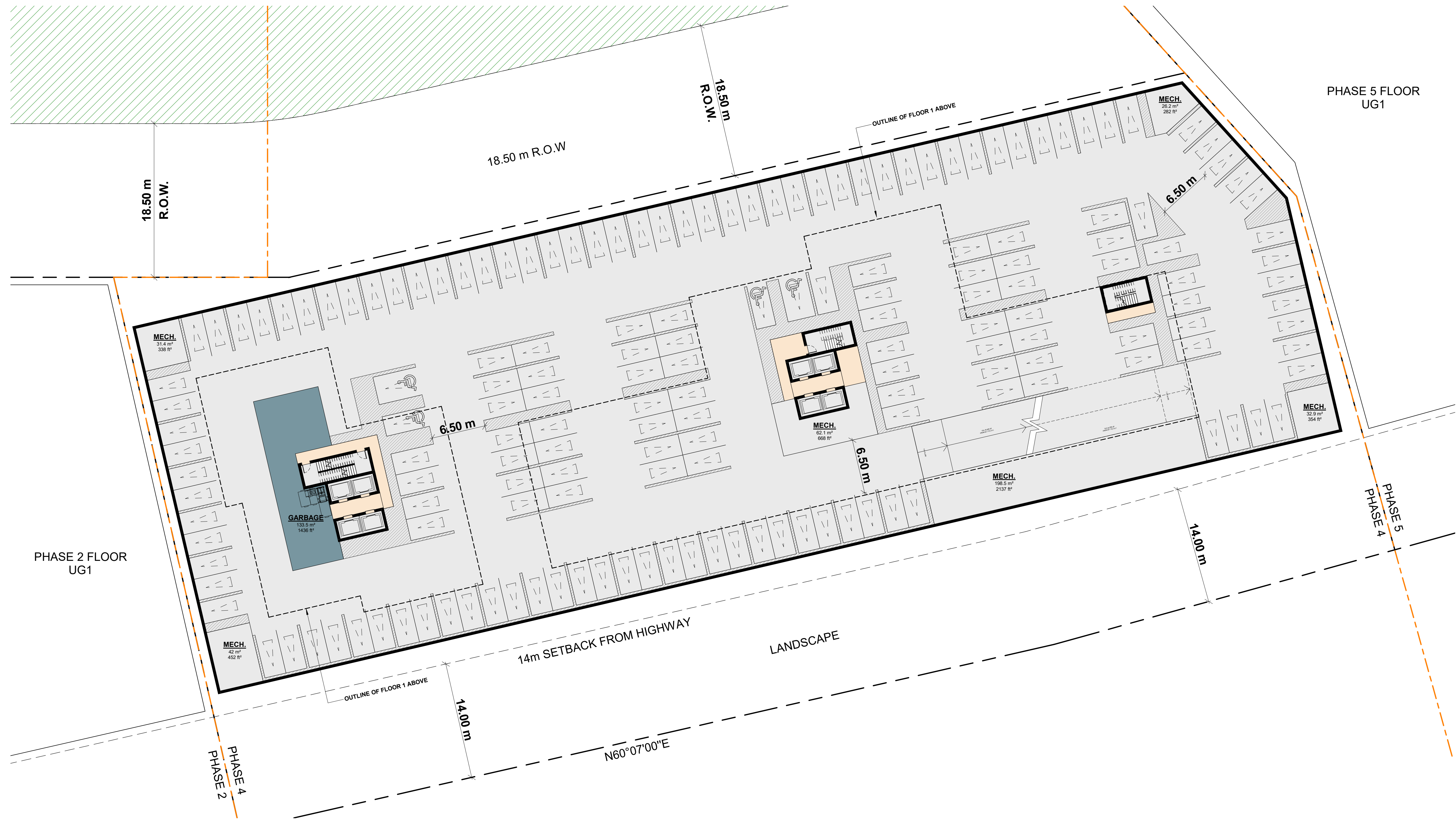


PROJECT
PICKERING DESIGN CENTRE
MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 01 - PHASES 3 & 6

PROJECT NO. 06.037RZ	
PROJECT DATE 2024-02-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1 : 250	

DRAWING NO. **SPA102.2** REV.



#	DATE	DESCRIPTION	BY
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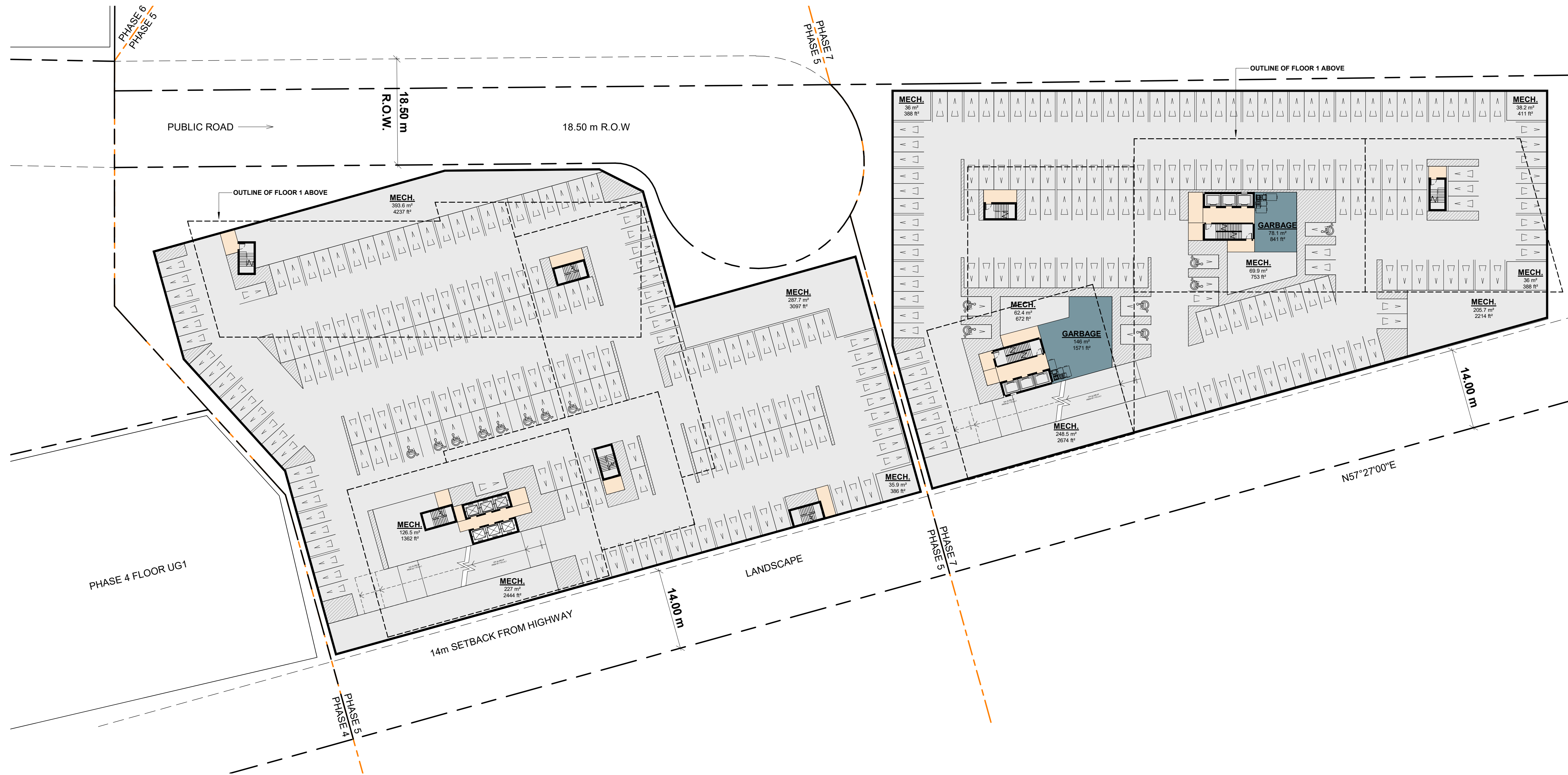


PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

DRAWING
UNDERGROUND 01 - PHASE 4

PROJECT NO. 06.037RZ	
PROJECT DATE 2024-02-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1 : 250	

	DRAWING NO.	REV.
	SPA102.3	



#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.



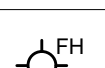

DRAWING
UNDERGROUND 01 - PHASES 5 & 7

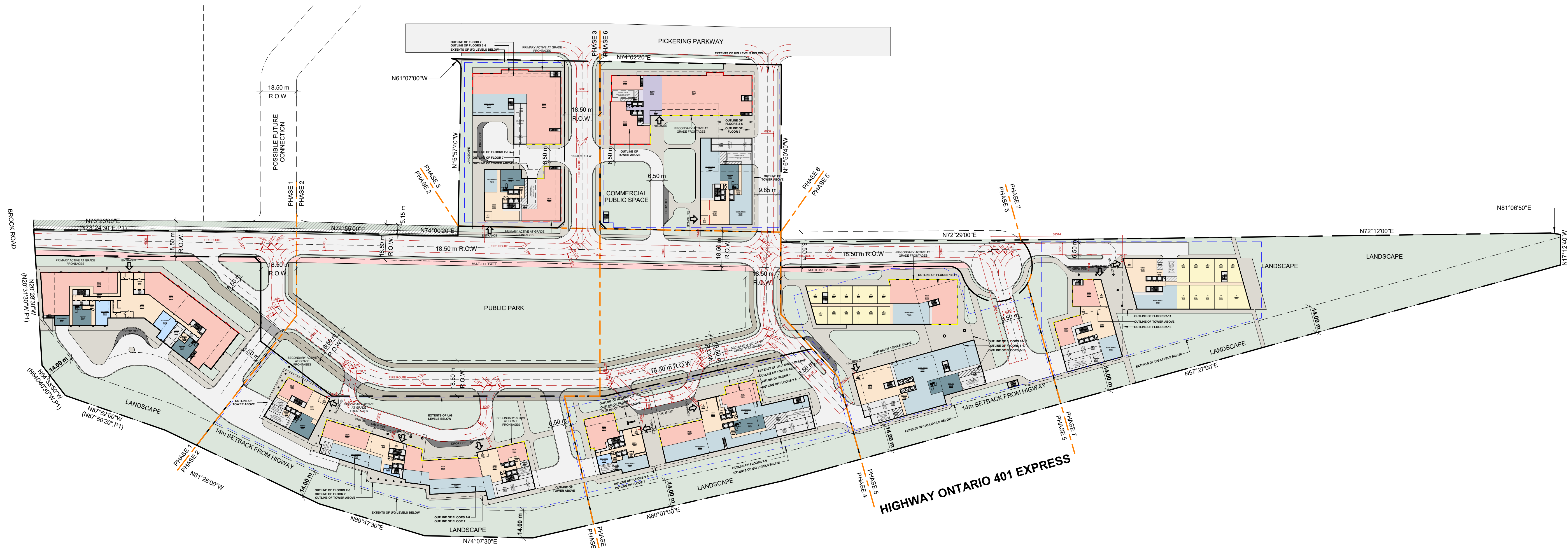
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PROJECT DATE 2024-02-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1 : 400	

DRAWING NO. SPA102.4	REV.
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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  000.00 SPOT ELEVATION
-  GAS/HYDRO METER

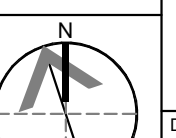


#	DATE	DESCRIPTION	BY



PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.












DRAWING
FLOOR 01

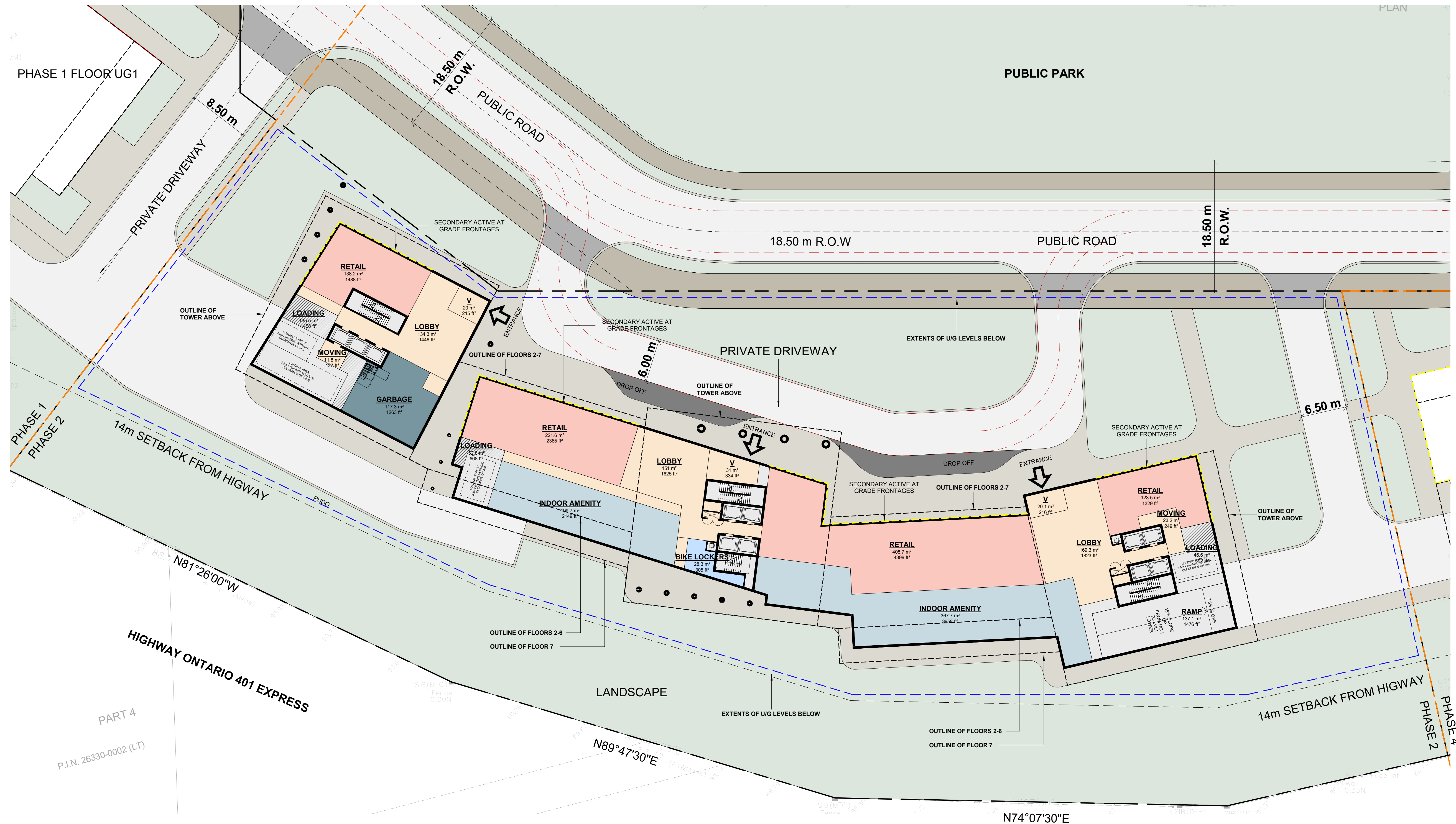
PROJECT NO. 06.037RZ	
PROJECT DATE 2024-02-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1:1100	

DRAWING NO. SPA151	REV.
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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  SPOT ELEVATION
-  GAS/HYDRO METER




#	DATE	DESCRIPTION	BY
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PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.


DRAWING
FLOOR 01 - PHASE 2

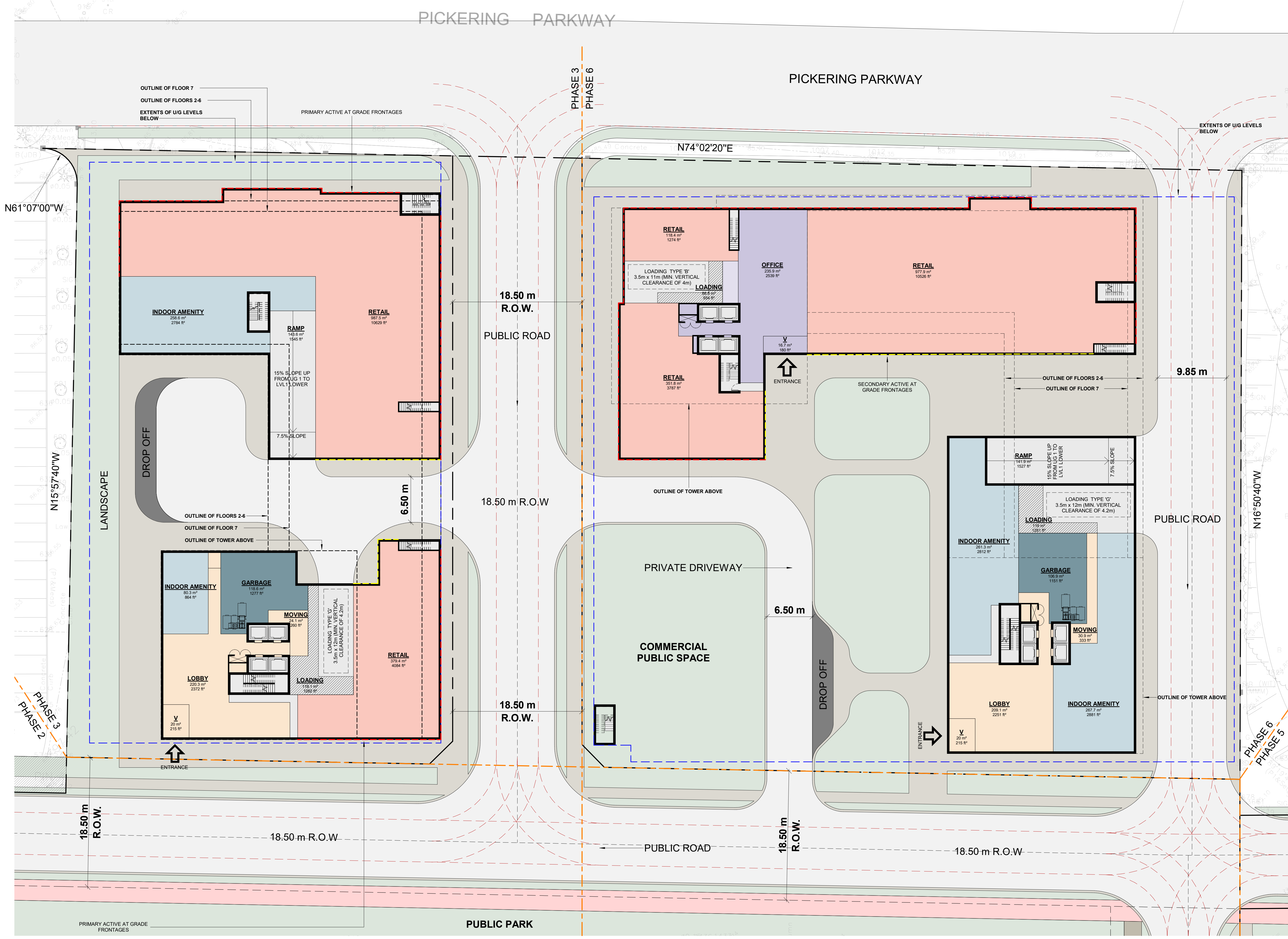
PROJECT NO. 06.037RZ	
PROJECT DATE 2024-02-20	
DRAWN BY VVA	
CHECKED BY AYU	
SCALE 1:300	

	DRAWING NO. SPA151.1	REV.
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This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. The drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate code and requirements of applicable building jurisdiction. The contractor must confirm to all applicable codes and requirements of applicable building jurisdiction. The contractor working from drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  000.00 SPOT ELEVATION
-  GAS/HYDRO METER




 BAYFIELD Realty Advisors Inc.

PROJECT
PICKERING DESIGN CENTRE MASTER PLAN
1775 PICKERING PARKWAY
PICKERING, ON.





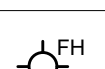
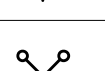
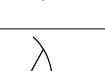


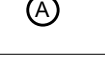

DRAWING
FLOOR 01 - PHASE 3 & 6

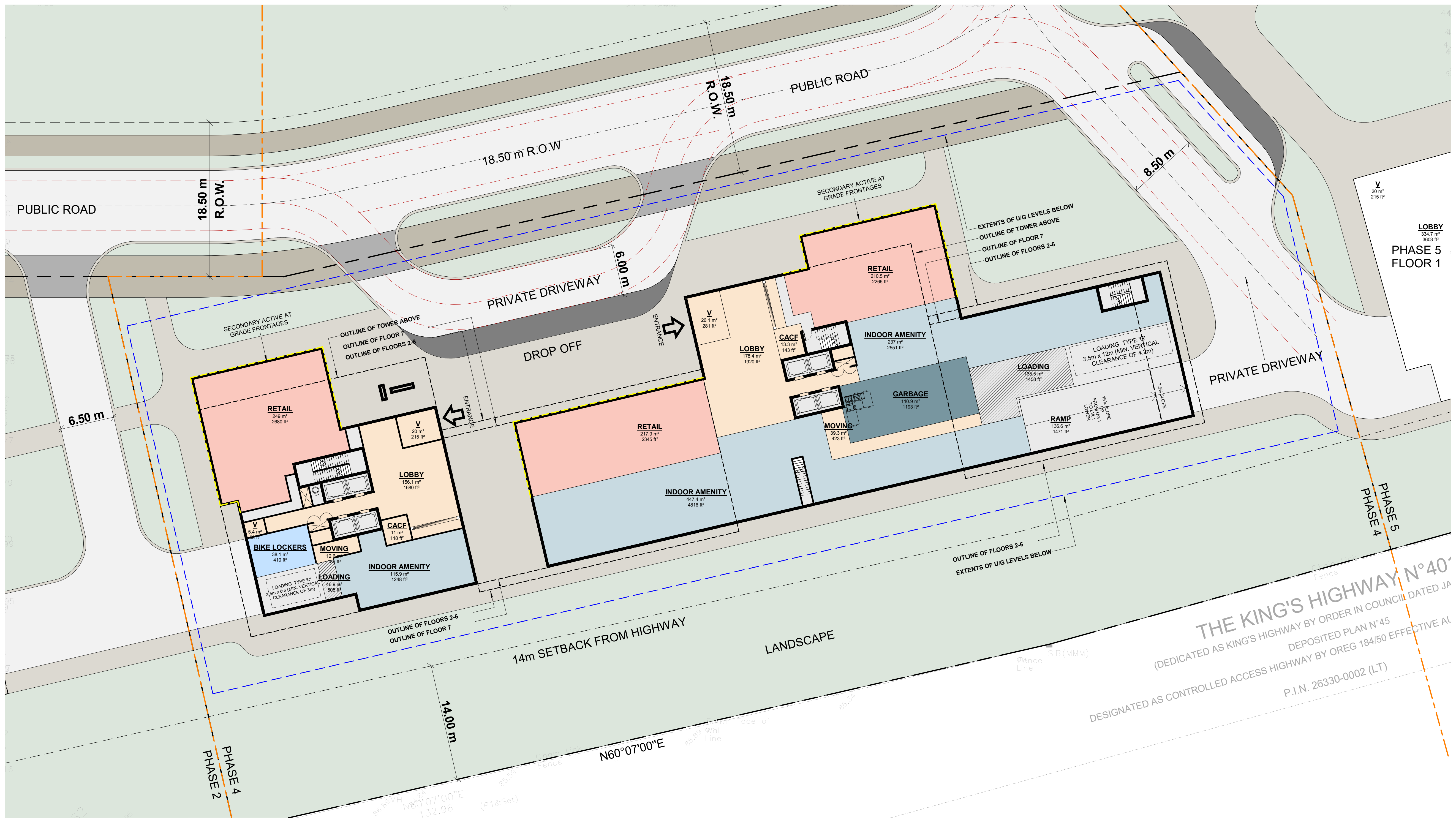
PROJECT NO.	06.037RZ
PROJECT DATE	2024-02-20
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	1:250

 DRAWING NO. SPA151.2 REV.

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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  000.00 SPOT ELEVATION
-  GAS/HYDRO METER



THE KING'S HIGHWAY N° 40
(DEDICATED AS KING'S HIGHWAY BY ORDER IN COUNCIL DATED JA
DEPOSITED PLAN N° 45
DESIGNATED AS CONTROLLED ACCESS HIGHWAY BY OREG 184/50 EFFECTIVE AL
P.I.N. 26330-0002 (LT)



PROJECT
**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.



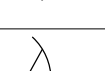
DRAWING
FLOOR 01 - PHASE 4

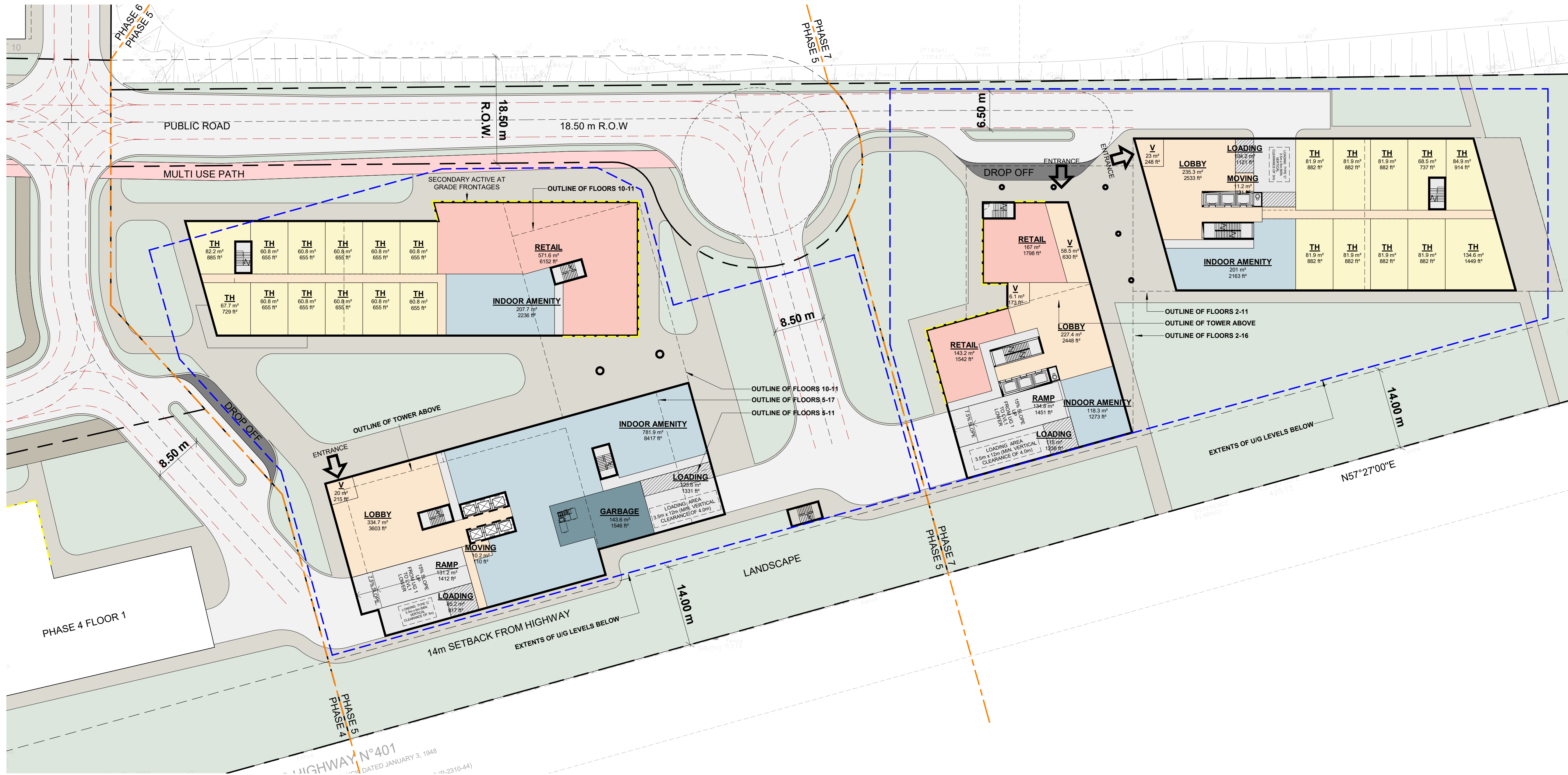
PROJECT NO.	06.037RZ
PROJECT DATE	2024-02-20
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	1:250

DRAWING NO.	SPA151.3	REV.	
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LEGEND

-  PRIMARY RESIDENTIAL ENTRANCE
-  SECONDARY RESIDENTIAL ENTRANCE
-  RETAIL ENTRANCE
-  EXIT
-  FIRE HYDRANT
-  SIAMESE CONNECTION
-  CONVEX MIRROR
-  TRANSFORMER WITH CLEARANCES
-  FIRE ROUTE SIGN
-  000.00 SPOT ELEVATION
-  GAS/HYDRO METER



#	DATE	DESCRIPTION	BY



**PICKERING DESIGN CENTRE
MASTER PLAN**
1775 PICKERING PARKWAY
PICKERING, ON.

FLOOR 01 - PHASES 5 & 7

PROJECT NO.	06.037RZ
PROJECT DATE	2024-02-20
DRAWN BY	VVA
CHECKED BY	AYU
SCALE	1:400

	DRAWING NO.	SPA151.4
	REV.	



Appendix B Industry List

Land Use Compatibility Mitigation Study, Air Quality, Dust and Odour

1755 Pickering Parkway

Pickering Ridge Lands

SLR Project No.: 241.030851.00000

March 15, 2024

Land Uses Surrounding 1755 Pickering Parkway

Name	Address	Description	MECP ECA or EASR No. (Date)	MECP Guideline D-6					
				Class	A of I	R M S	Actual Dist.	Within A of I?	Within R M S?
2200889 Ontario Inc.	134 ORCHARD RD	Auto Body	R-004-7115076782	I	70	20	500	-	-
Adaptall	1050 Salk Rd	Machining Manufacturing		II	300	70	630	-	-
Aquablast Corp.	77 Orchard Road	Construction	A840206 (2002)	II	300	70	350	-	-
GIP Paving (Coco Paving)	83 Orchard	Asphalt Paving	-	III	1000	300	105	Yes	Yes
Autofix	1010 Brock Rd	Auto Body		I	70	20	790	-	-
Azad Paving & Interlocking	57 Notion Road	Paving Contractor		I	70	20	620	-	-
Aziz Dry Cleaners	19 Notion	Dry cleaner		I	70	20	830	-	-
General Magnaplate Canada Ltd. (CLOSED)	72 Orchard Road	Electroplating	8710-4NRK7E (2000)	n/a	n/a	n/a	420	n/a	n/a
GFL Environmental	1060 & 1070 Toy Avenue	Waste Disposal Site	7467-8RRLXW	III	1000	300	450	Yes	No
Bayly Car Wash & Propane	1740 Bayly St	Car Wash		I	70	20	750	-	-
C&R Paving	1976 Notion	Paving		II	300	70	770	-	-
Canadian Tire	1735 Pickering Parkway			I	70	20	0	Yes	Yes
Car Care	1035 Brock	Auto Body		I	70	20	560	-	-
Carstar Ajax	1968 Notion	Auto Body	0879-92PQSE (2012)	I	70	20	770	-	-
Clamar Cosmetics	77 Orchard Road	Cosmetics Manufacturing		II	300	70	600	-	-
Diro Metal Manufacturing	1016 Toy Ave	Steel Fabricator		I	70	20	700	-	-
Discount Labels in Canada	1060 Salk Road	Label Printer		I	70	20	540	-	-
Inline Landscaping	39 Notion	Landscaping		II	300	70	770	-	-
Innocon Pickering Plant	57 Notion Road	Concrete	9632-7PMJAW (2010)	II	300	70	650	-	-
Innovative Surface Solutions	78 Orchard	Road Construction		II	300	70	420	-	-
J&K Window Manufacturers	1755 Plummer	Window Supplying		I	70	20	670	-	-
JZ Motorsport	1031 Toy	Mechanic		I	70	20	660	-	-
Marks Motors	777 Kingston	Auto Body		I	70	20	960	-	-
Mar-Lyn Lumber Sales Limited	100 Orchard	Lumber Sales		I	70	20	370	-	-
Mike's Auto Collision Inc.	1035 Toy Avenue	Auto Body	2750-6A9TNQ	II	300	70	640	-	-
Miller Maintenance	1085 Toy	Construction		II	300	70	310	-	-
MMS Tool and Die	92 Orchard	Tool & Die		I	70	20	370	-	-
Renewable Storage	1700 Squires Beach Rod	Outdoor Storage Facility	R-004-9110221278	I	70	20	140	-	-
Notion Construction	1958 Notion	Construction		II	300	70	520	-	-
Ontario Collision Centre	1954 Notion	Auto Body		I	70	20	690	-	-
Pickering Honda	1800 Kingston	Auto Body		I	70	20	800	-	-
Pickering Spring T&A Service	1035 Brock	Auto Body		I	70	20	580	-	-
Quality Collision East	92 Orchard	Auto Body		I	70	20	370	-	-
R&G Automotive	1600 Bayly	Auto Body		I	70	20	1000	-	-
Redline	Salk Road	Car Dealer and Recovery		I	70	20	610	-	-
Robert's Auto	1033 Toy	Auto Body		I	70	20	660	-	-
Rona	1899 Brock Road	Commercial	6783-888NBL (2010)L-232-2216102012	I	70	20	300	-	-
RSR Road Surface Recycling	57 Notion Road	Road Construction		II	300	70	510	-	-
Spencers Garage	1035 Toy	Auto Body		I	70	20	660	-	-
Steinbock Kitchens Inc.	1035 Toy Ave	Cabinet Maker	5397-8E5SMC	II	300	70	640	-	-
Strada Aggregates Inc.	81 Notion Rd	Aggregate Supplier	5791-AHAQGW (2017)	III	1000	300	115	Yes	Yes
Strongco	1045 Toy	Construction machine dealer		I	70	20	630	-	-
The Yard Depot	57 Notion Road	Landscaping Supply		II	300	70	510	-	-
True CNC Plastics	1735 Bayly	Machinery Parts manufacturing		II	300	70	500	-	-
Unic Sheet Metal and Eavestroughing	759 Kingston	Roofing Contracting		II	300	70	820	-	-
Lifemax Food Distribution	1773 Bayly St	Health Food Manufacturer		II	300	70	490	-	-
Walmart	1899 Brock	Commercial; outdoor storage		I	70	20	100	-	-
Jack's Automotive Repair	1010 Toy	Auto Body		I	70	20	680	-	-
Classic Towing and Storage	91 Notion Road	Towing Service	-	I	70	20	180	-	-



Appendix C Strada Aggregates MECP Permit

Land Use Compatibility Mitigation Study, Air Quality, Dust and Odour

1755 Pickering Parkway

Pickering Ridge Lands

SLR Project No.: 241.030851.00000

March 15, 2024

Content Copy Of Original



Ministry of the Environment and Climate Change
Ministère de l'Environnement et de l'Action en matière de changement
climatique

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 5791-AHAQGW

Issue Date: March 22, 2017

Strada Aggregates Inc.
81 Notion Road
Ajax, Ontario
L1S 6K8

Site Location: Strada Aggregates Inc.
81 Notion Road
Ajax Town, Regional Municipality of Durham

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:

- one (1) portable crushing plant (C2001) processing aggregate at a maximum rate of 200 tonnes per hour, consisting of the following emission sources:

- one (1) primary (jaw) crusher;

- one (1) secondary (impact) crusher complete with one (1) screen and associated conveyors;

- one (1) diesel fired engine rated at 1,078 horsepower, discharging products of combustion to the air through a stack having an exit diameter of 0.2 metre, extending 8.2 metres above grade; and

- fugitive emissions resulting from the delivery, storage, and transfer of raw materials associated with crushing operations;

- one (1) portable crushing plant (C4001) processing aggregate at a maximum rate of 250 tonnes per hour, consisting of the following emission sources:

- one (1) primary (jaw) crusher complete with one (1) screen and associated conveyors;

- one (1) diesel fired engine rated at 425 horsepower, discharging products of combustion to the air through a stack having an exit diameter of 0.13 metre, extending 7.2 metres above grade;

- one (1) diesel fired engine rated at 174 horsepower, discharging products of combustion to the air through a stack having an exit diameter of 0.1 metre, extending 7.2 metres above grade; and

- fugitive emissions resulting from the delivery, storage, and transfer of raw materials associated with crushing operations;

- one (1) portable crushing plant (C7001) processing aggregate at a maximum rate of 300 tonnes per hour, consisting of the following emission sources:

- one (1) primary (jaw) crusher;
- one (1) secondary (impact) crusher complete with one (1) screen and associated conveyors;
- one (1) diesel fired engine rated at 1,071 horsepower, discharging products of combustion to the air through a stack having an exit diameter of 0.2 metre, extending 7.2 metres above grade; and
- fugitive emissions resulting from the delivery, storage, and transfer of raw materials associated with crushing operations;
- one (1) portable crushing plant (C9001) processing aggregate at a maximum rate of 250 tonnes per hour, consisting of the following emission sources:
 - one (1) primary (jaw) crusher complete with one (1) screen and associated conveyors;
 - one (1) diesel fired engine rated at 385 horsepower, discharging products of combustion to the air through a stack having an exit diameter of 0.13 metre, extending 6.2 metres above grade; and
 - fugitive emissions resulting from the delivery, storage, and transfer of raw materials associated with crushing operations;
- one (1) screening unit processing aggregate at a maximum rate of 100 tonnes per hour, consisting of the following emission sources:
 - two (2) screens and associated conveyors;
 - one (1) diesel fired engine rated at 72 kilowatts, discharging products of combustion to the air through a stack having an exit diameter of 0.1 metre, extending 4.4 metres above grade;
 - one (1) diesel fired engine rated at 74.5 kilowatts, discharging products of combustion to the air through a stack having an exit diameter of 0.1 metre, extending 6.4 metres above grade; and
 - fugitive emissions resulting from the delivery, storage, and transfer of raw materials associated with crushing operations;

all in accordance with the Application for Approval (Air) submitted by Strada Aggregates Inc., dated September 3, 2015, and signed by Alex Elzbet, Environmental Health, Safety and Security Officer; and the supporting information, including the Emission Summary and Dispersion Modelling Report, submitted by Pinchin Ltd., dated November 2, 2015, and signed by Kelly Graver; the Acoustic Assessment Report, submitted by Pinchin Ltd. dated July 25, 2016; and letters (e-mails) submitted by Pinchin Ltd., dated May 6, July 26, and September 28, 2016, and provided by Kelly Graver.

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

1. "Acoustic Assessment Report" means the report prepared in accordance with Publication NPC-233 by Aidan Maher of Pinchin Ltd. and dated July 25, 2016 submitted in support of the application, that documents all sources of noise emissions and Noise Control Measures at the Facility;
2. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
3. "Company" means Strada Aggregates Inc., that is responsible for the construction or operation of the Facility and includes any successors and assigns;

4. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;
5. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
6. "Equipment" means the equipment described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;
7. "Facility" means the entire operation located on the property where the Equipment is located;
8. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;
9. "Ministry" means the ministry of the government of Ontario responsible for the EPA and includes all officials, employees or other persons acting on its behalf;
10. "Noise Abatement Action Plan" means the noise abatement program developed by the Company detailed in the Acoustic Assessment Report dated July 25, 2016 submitted to the Director and District Manager and approved by the Director, designed to achieve compliance with the sound level limits set in Publication NPC-300, as applicable;
11. "Noise Control Measures" means measures to reduce the noise emissions from the Facility and/or Equipment including, but not limited to, silencers, acoustic louvres, enclosures, absorptive treatment, plenums and barriers;
12. "Professional Engineer" means Professional Engineer as defined within the Professional Engineers Act, R.S.O. 1990, as amended;
13. "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended; and
14. "Publication NPC-300" means the Ministry Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300", August, 2013, as amended.

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

TERMS AND CONDITIONS

PERFORMANCE REQUIREMENTS

1. The Company shall:

- (1) ensure only one (1) crushing plant or one (1) screening unit approved under this Approval is in operation at the Facility at any one time;
- (2) ensure the diesel fired engine is in operation at a reduced load of 65% or less;
- (3) ensure the minimum separation distance of 55 metres is maintained between the crushing plant and the property boundaries;
- (4) ensure the minimum separation distance of 45 metres is maintained between the screening plant and the property boundaries;
- (5) implement by not later than six (6) months after the date of this Approval the Noise Control Measures as outlined in the Noise Abatement Action Plan;

(6) ensure, subsequent to the implementation of the Noise Control Measures, that the noise emissions from the Facility comply with the limits set in Ministry Publication NPC-300;

(7) ensure that the Noise Control Measures are properly maintained and continue to provide the acoustical performance outlined in the Acoustic Assessment Report;

OPERATION AND MAINTENANCE

2. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:

(1) prepare, not later than three (3) months after the date of this Approval, and update, as necessary, a manual outlining the operating procedures and a maintenance program for the Equipment, including:

(a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;

(b) emergency procedures, including spill clean-up procedures;

(c) procedures for any record keeping activities relating to operation and maintenance of the Equipment; and

(d) all appropriate measures to minimize noise and odorous emissions from all potential sources;

(2) implement the recommendations of the Manual.

FUGITIVE DUST CONTROL

3. The Company shall develop in consultation with the District Manager and acceptable to the Director, a Best Management Practices Plan for the control of fugitive dust emissions. This Best Management Practices Plan shall include, but not be limited to:

(1) identification of the main sources of fugitive dust emissions such as:

(a) on-site traffic;

(b) paved roads/areas;

(c) unpaved roads/areas;

(d) material stock piles;

(e) loading/unloading areas and loading/unloading techniques;

(f) material spills;

(g) material conveyance systems;

(h) exposed openings in process and storage buildings; and

(i) general work areas.

(2) potential causes for high dust emissions and opacity resulting from these sources;

(3) preventative and control measures in place or under development to minimize the likelihood of high dust emissions and opacity from the sources of fugitive dust emissions identified above. Details of the preventative and control measures shall include:

(a) a description of the control equipment to be installed;

(b) a description of the preventative procedures to be implemented; and/or

(c) the frequency of occurrence of periodic preventative activities, including material application rates, as applicable.

(4) an implementation schedule for the Best Management Practices Plan, including training of facility

personnel;

(5) inspection and maintenance procedures and monitoring initiatives to ensure effective implementation of the preventative and control measures; and

(6) a list of all Ministry comments received, if any, on the development of the Best Management Practices Plan, and a description of how each Ministry comment was addressed in the Best Management Practices Plan.

4. The Company shall submit the Best Management Practices Plan to the Director and the District Manager not later than six (6) months after the date of this Approval.

(1) The Director may not accept the Best Management Practices Plan if the minimum requirements described in Condition No. 3 were not included in the Best Management Practices Plan.

(2) If the Best Management Practices Plan is not accepted by the Director, the Company shall submit a Best Management Practices Plan acceptable to the Director not later than nine (9) months after the date of this Approval.

5. Upon acceptance of the Best Management Practices Plan by the Director, the Company shall immediately implement the Best Management Practices Plan for the control of fugitive dust emissions to provide effective dust suppression measures to any potential sources of fugitive dust emissions resulting from the operation of the Facility.

AIR QUALITY MONITORING PROGRAM

6. The Company shall:

(a) upon the request of the District Manager, develop and submit to the District Manager, an air quality monitoring program in accordance with the requirements set out in the Operations Manual for Air Quality Monitoring in Ontario PIBS 6687e, dated March 2008, as amended that may include continuous ambient air quality monitoring for the measurement of:

(i) suspended particulate matter (PM),

(ii) suspended particulate matter less than 10 µm in aerodynamic diameter (PM 10); and

(iii) dustfall (30-day)

(b) implement the air quality monitoring program approved by the District Manager immediately. 7. If the District Manager does not accept the ambient air quality monitoring program, the District Manager may require the Company to revise and re-submit the ambient air quality monitoring program.

8. All aspects of the ambient air quality program are subject to audit at any time by Ministry designated personnel.

9. Within sixty (60) days of the completion of any air quality monitoring program the Company shall submit to the District Manager a written report summarizing the results of the air quality monitoring program in accordance with the Operations Manual for Air Quality Monitoring in Ontario PIBS 6687e, as amended, prepared by a Professional Engineer.

10. The Company shall after the completion of any air quality monitoring program provide a hard copy of the results of the air quality monitoring program upon request, for inspection by any interested member of the public.

DOCUMENTATION REQUIREMENTS

11. The Company shall record, in a log book, each time a specific preventative and control measure described in the Best Management Practices Plan is implemented. The Company shall record, as a minimum:

- (1) the date when each emission control measure is installed, including a description of the control measure;
- (2) the date when each new preventative measure or operating procedure to minimize emissions is implemented, including a description of the preventative measure or operating procedure; and
- (3) the date, time of commencement, and time of completion of each periodic activity conducted to minimize emissions, including a description of the preventative measure/procedure and the name of the individual performing the periodic activity.

RECORD RETENTION

12. The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this Approval, and make these records available for review by staff of the Ministry upon request. The Company shall retain:

- (1) all records on the maintenance, repair and inspection of the Equipment;
- (2) the log book which contains all records on the preventative and control measures implemented for each source of fugitive dust emission identified in the Best Management Practices Plan;
- (3) all records on the environmental complaints; including:
 - (a) a description, time, date and location of each incident;
 - (b) wind direction and other weather conditions at the time of the incident;
 - (c) the name(s) of Company personnel responsible for handling the incident;
 - (d) the cause of the incident;
 - (e) the Company response to the incident; and
 - (f) a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future, and the outcome of the measures taken.

NOTIFICATION OF COMPLAINTS

13. The Company shall notify the District Manager, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:

- (1) a description of the nature of the complaint;
- (2) the time, date and location of the incident;
- (3) the wind direction and other weather conditions at the time of the incident;

- (4) the name(s) of Company personnel responsible for handling the incident;
- (5) determination of the activities undertaken in the Facility at the time of the complaint;
- (6) determination of the remedial action(s) to address the cause(s) of the complaint, and implementation of the remedial action(s) as soon as practicably possible.

14. The Company shall document the response provided to the complainant, if known, and shall make the document(s) available for inspection by the District Manager upon request. The response shall include the results of the investigation of the complaint, the action(s) taken or planned to be taken to address the cause(s) of the complaint, and if follow-up response(s) would be provided.

15. The Company shall, within three (3) business days, submit a report to the District Manager on that complaint, and all proposed action(s) to prevent recurrence of the complaint in the future.

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

- 1. Condition No. 1 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.
- 2. Conditions No. 2, 3, 4, and 5 are included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the EPA, the Regulations and this Approval.
- 3. Conditions No. 6, 7, 8, 9, and 10 are included to assist the Ministry in gathering information on ambient air concentrations of contaminants near the Facility, to document overall community exposure from all sources.
- 4. Conditions No. 11 and 12 are included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the EPA, the Regulations and this Approval can be verified.
- 5. Conditions No. 13, 14, and 15 are included to require the Company to notify staff of the Ministry so that compliance with the EPA, the Regulations and this Approval can be verified.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

- 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 Environmental Commissioner 1075 Bay Street, Suite 605 Toronto, Ontario M5S 2B1	AND	The Director appointed for the purposes of Part II.1 of the Environmental Protection Act Ministry of the Environment and Climate Change 135 St. Clair Avenue West, 1st Floor Toronto, Ontario M4V 1P5
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*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca**

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

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

DATED AT TORONTO this 22nd day of March, 2017

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

ML/
c: District Manager, MOECC York-Durham
Kelly Graver, B. Eng., EIT, Pinchin Ltd.



Appendix D GFL Environmental MECP Permit

Land Use Compatibility Mitigation Study, Air Quality, Dust and Odour

1755 Pickering Parkway

Pickering Ridge Lands

SLR Project No.: 241.030851.00000

March 15, 2024

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Ministry of the Environment
Ministère de l'Environnement

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 7467-8RRLXW

Issue Date: July 2, 2013

GFL Environmental East Corporation
1070 & 1060 Toy Ave
Pickering, Ontario
L1W 3P1

Site Location: 1060 & 1070 Toy Avenue
Pickering City, Regional Municipality of Durham
L1W 3P1

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:

A waste disposal site that processes and transfers liquid and solid, hazardous and non-hazardous wastes and treat petroleum hydrocarbons contaminated soil using bioremediation process, consisting of the following processes and support units:

- receiving,
- soil receipt, soil storage, soil preparation including application of *Biostimulation Compound(s)*, transfer of soil to biopile (uncovered with no active aeration) and/or biocells (covered with active aeration and recirculation system) building of biopiles and/or biocells, and a *Biostimulation Compound(s)* injection and recirculation system, cleaned soil temporary storage and shipment;
- crushing (for oil filter and aerosol can),
- storage,
- volatile organic compounds (VOC) stripping (from the wastewater treatment), and
- mixing;

including the *Equipment* and any other ancillary and support processes and activities, operating at a *Facility Production Limit* as identified in the *Approval (Waste)*; exhausting to the air as described in the *Original ESDM Report*.

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

1. "*Acceptable Maximum Ground Level Concentration*" means a concentration accepted by the *Ministry*, as described in the *Guide to Applying for Approval (Air & Noise)*, for a *Compound of Concern* listed in the *Original ESDM Report* that has no *Ministry Point of Impingement Limit* and no *Jurisdictional Screening Level*, or the concentration at a *Point of Impingement* exceeds the *Jurisdictional Screening Level*.
2. "*Air Standards Manager*" means the Manager, Human Toxicology and Air Standards Section, Standards Development Branch, or any other person who represents and carries out the duties of the Manager, Human Toxicology and Air Standards Section, Standards Development Branch, as those duties relate to the conditions of this *Approval*.

3. "*Approval*" means this entire Approval document and any Schedules to it, including the application and *Supporting Documentation*.
4. "*Approval (Waste)*" means Environmental Compliance Approval No. A680301, as amended, issued in respect of activities mentioned in subsection 27(1) of the *EPA* at the *Facility*.
5. "*Basic Comprehensive User Guide*" means the *Ministry* document titled "Basic Comprehensive Certificates of Approval (Air) User Guide" dated March 2011, as amended.
6. "*Best Management Practices Plan*" means a document or a set of documents which describe measures to minimize dust emissions from the *Facility* and/or *Equipment*.
7. "*Bioaugmentation*" means the use of currently exogenous, specialized microbes or genetically engineered microbes to optimize bioremediation.
8. "*Biostimulation Compound*" means any chemical amendment, nutrient amendment or pH adjustment chemicals used in the *Process* to enhance bioremediation. In this *Approval*, it means the solutions of virgin nutrients and the microbial solutions containing only those microbes specified on the "List of Organisms on the Domestic Substances List" prepared and maintained by Environment Canada, as described in the *Company's* application, this *Approval* and in the *Supporting Documentation* submitted with the application, to the extent approved by this *Approval*.
9. "*Company*" means **GFL Environmental East Corporation** that is responsible for the construction or operation of the *Facility* and includes any successors and assigns in accordance with section 19 of the *EPA*.
10. "*Compound of Concern*" means a contaminant that, based on generally available information, may be emitted to the atmosphere in a quantity from the *Facility* that is non-negligible in accordance with section 8 of *O. Reg. 419/05* either in comparison to the relevant *Ministry Point of Impingement Limit* or if a *Ministry Point of Impingement Limit* is not available for the compound then, based on generally available toxicological information, the compound may cause an adverse effect as defined by the *EPA* at a *Point of Impingement*.
11. "*Description Section*" means the section on page one of this *Approval* describing the *Company's* operations and the *Equipment* located at the *Facility* and specifying the *Facility Production Limit* for the *Facility*.
12. "*Director*" means a person appointed by the Minister pursuant to section 5 of the *EPA*.
13. "*District Manager*" means the District Manager of the appropriate local district office of the *Ministry*, where the *Facility* is geographically located.
14. "*Emission Event*" means an event when the *Company* or the *Provincial Officer* detects an emission of odour or any contaminant off-site at any *Sensitive Receptor* due to operation of the *Facility*.
15. "*Emission Summary Table*" means the most updated table contained in the *ESDM Report*, which is prepared in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* listing the appropriate *Point of Impingement* concentration for each *Compound of Concern* from the *Facility* and providing comparison to the corresponding *Ministry Point of Impingement Limit* or *Maximum Concentration Level Assessment*, or *Jurisdictional Screening Level*.
16. "*Environmental Assessment Act*" means the Environmental Assessment Act, R.S.O. 1990, c.E.18, as amended.
17. "*EPA*" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended.
18. "*Equipment*" means equipment or processes described in the *ESDM Report*, this *Approval* and in

the *Supporting Documentation* referred to herein and any other equipment or processes.

19. "*Equipment with Specific Operational Limits*" means any *Equipment* related to the thermal oxidation of waste or waste derived fuels, fume incinerators or any other *Equipment* that is specifically referenced in any published *Ministry* document that outlines specific operational guidance that must be considered by the *Director* in issuing an *Approval*.

20. "*ESDM Report*" means the most current Emission Summary and Dispersion Modelling Report that describes the *Facility*. The *ESDM Report* is based on the *Original ESDM Report*, is prepared after the issuance of this *Approval* in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* by the *Company* or its consultant, and is periodically updated to incorporate all *Modifications* to and changes on discharge from the *Facility*, as required by the Documentation Requirements conditions of this *Approval*.

21. "*Facility*" means the entire operation located on the property where the *Equipment* is located.

22. "*Facility Production Limit*" means the production limit placed on the main product(s) or raw materials used by the *Facility* that represents the design capacity of the *Facility* and assists in the definition of the operations approved by the *Director* as identified in condition No. 13 of the the *Approval (Waste)*.

23. "*Jurisdictional Screening Level*" means a screening level for a *Compound of Concern* that is listed in the *Ministry* publication titled "Jurisdictional Screening Level (JSL) List, A Screening Tool for Ontario Regulation 419: Air Pollution - Local Air Quality", dated February 2008, as amended.

24. "*Log*" means the up-to-date log that is used to track all *Modifications* to the *Facility* since the date of this *Approval* as required by the Documentation Requirements conditions of this *Approval*.

25. "*Maximum Concentration Level Assessment*" means the Maximum Concentration Level Assessment for the purposes of an *Approval*, described in the *Basic Comprehensive User Guide*, prepared by a *Toxicologist* using currently available toxicological information, that demonstrates that the concentration at any *Point of Impingement* for a *Compound of Concern* that does not have a *Ministry Point of Impingement Limit* is not likely to cause an adverse effect as defined by the *EPA*. The concentration at *Point of Impingement* for a *Compound of Concern* must be calculated in accordance with *O. Reg. 419/05*.

26. "*Ministry*" means the ministry of the government of Ontario responsible for the *EPA* and includes all officials, employees or other persons acting on its behalf.

27. "*Ministry Point of Impingement Limit*" means the applicable Standard listed in Schedule 2 or 3 of *O.Reg. 419/05* or a limit listed in the *Ministry* publication titled "Summary of Standards and Guidelines to support Ontario Regulation 419: Air Pollution - Local Air Quality (including Schedule 6 of *O. Reg. 419* on Upper Risk Thresholds)", dated February 2008, as amended.

28. "*Modification*" means any construction, alteration, extension or replacement of any plant, structure, equipment, apparatus, mechanism or thing, or alteration of a process or rate of production at the *Facility* that may discharge or alter the rate or manner of discharge of a *Compound of Concern* to the atmosphere or discharge or alter noise or vibration emissions from the *Facility*.

29. "*O. Reg. 419/05*" means the Ontario Regulation 419/05, Air Pollution – Local Air Quality, as amended.

30. "*Odour Management Plan*" means a document or a set of documents that provide written instructions to staff of the *Company*, for the purpose of meeting the requirements of terms and condition 6.3(a) of this *Approval*.

31. "*Original ESDM Report*" means the Emission Summary and Dispersion Modelling Report which was prepared in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* by Lucas

Neil, Airzone One Ltd. and dated June 28, 2011 submitted in support of the application, and includes any changes to the report made up to the date of issuance of this *Approval*.

32. "*Performance Limits*" means the performance limits specified in Condition 3.2 of this *Approval* titled Performance Limits.

33. "*Point of Impingement*" has the same meaning as in section 2 of *O. Reg. 419/05*.

34. "*Procedure Document*" means *Ministry* guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated March 2009, as amended.

35. "*Process*" means the bioremediation process described in the *Company's* application, this *Approval* and in the *Supporting Documentation* submitted with the application, to the extent approved by this *Approval*.

36. "*Processes with Significant Environmental Aspects*" means the *Equipment* which, during regular operation, would discharge a contaminant or contaminants into the atmosphere at an amount which is not considered as negligible in accordance with section 8 of *O. Reg. 419/05* and the *Procedure Document*.

37. "*Provincial Officer*" means the provincial officer as defined in "*Approval (Waste)*".

38. "*Publication NPC-205*" means the *Ministry* Publication NPC-205, "Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October, 1995, as amended.

39. "*Publication NPC-207*" means the *Ministry* draft technical publication "Impulse Vibration in Residential Buildings", November 1983, supplementing the Model Municipal Noise Control By-Law, Final Report, published by the *Ministry*, August 1978, as amended.

40. "*Publication NPC-232*" means the *Ministry* Publication NPC-232, "Sound Level Limits for Stationary Sources in Class 3 Areas (Rural)", October, 1995, as amended.

41. "*Remedial Work Plan*" means the overall plan that contains as a minimum the remedial objectives, an overview of the extent of contamination of the soils, closure conditions to remove the *Process* and destination of the treated soils.

42. "*Schedules*" means the following schedules attached to this *Approval* and forming part of this *Approval* namely:

Schedule A - *Supporting Documentation*

43. "*Sensitive Receptor*" means any location where routine or normal activities occurring at reasonably expected times would experience adverse effect(s) from odour discharges from the *Facility*, including one or a combination of:

(a) private residences or public facilities where people sleep (e.g.: single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.),

(b) institutional facilities (e.g.: schools, churches, community centres, day care centres, recreational centres, etc.),

(c) outdoor public recreational areas (e.g.: trailer parks, play grounds, picnic areas, etc.), and

(d) other outdoor public areas where there are continuous human activities (e.g.: commercial plazas and office buildings).

44. "*Soil, Groundwater and Sediment Standards*" means the *Ministry* publication "Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the *EPA* dated April 15, 2011", as amended;

45. "*Substantiated Complaint*" means a complaint for an emission of odour or any contaminant at any

"Sensitive Receptor" location, received either by the *Company* or the *District Manager* that has been confirmed by staff of the *Ministry* and the cause of which is attributed to the *Company's* activities at the *Facility*.

46. " *Supporting Documentation*" means the documents listed in Schedule A of this *Approval* which forms part of this *Approval*.

47. " *Target Compounds*" means the organic and inorganic compounds that the *Process* is designed to treat as part of the *Remedial Work Plan*.

48. " *Toxicologist*" means a qualified professional currently active in the field of risk assessment and toxicology that has a combination of formal university education, training and experience necessary to assess the *Compound of Concern* in question.

49. " *Written Summary Form*" means the electronic questionnaire form, available on the *Ministry* website, and supporting documentation, that documents the activities undertaken at the *Facility* in the previous calendar year that must be submitted annually to the *Ministry* as required by the section of this *Approval* titled Reporting Requirements.

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

1.1 Except as otherwise provided by this *Approval*, the *Facility* shall be designed, developed, built, operated and maintained in accordance with the terms and conditions of this *Approval* and in accordance with the following *Schedules* attached hereto:

Schedule A - *Supporting Documentation*

2. LIMITED OPERATIONAL FLEXIBILITY

2.1 Pursuant to section 20.6(1) of the *EPA* and subject to Conditions 2.2 and 2.3 of this *Approval*, future alterations, extensions or replacements are approved in this *Approval* if the future alterations, extensions or replacements are *Modifications* to the *Facility* that:

(a) are within the scope of the intended operations of the *Facility* as described in the *Description Section* of this *Approval*;

(b) do not result in an increase of the *Facility Production Limit* above the level specified in the *Description Section* of this *Approval*; and

(c) result in compliance with the *Performance Limits*.

2.2 Condition 2.1 does not apply to:

(a) the addition of any new *Equipment with Specific Operational Limits* or to the *Modification* of any existing *Equipment with Specific Operational Limits* at the *Facility*. The *Company* shall operate any *Equipment with Specific Operational Limits* approved by this *Approval* in accordance with the *Original ESDM Report* and Conditions in this *Approval*; or

(b) *Modifications* to the *Facility* that would be subject to the *Environmental Assessment Act*.

2.3 Condition 2.1 of this *Approval* shall expire ten (10) years from the date of this *Approval*, unless this

Approval is revoked prior to the expiry date. The *Company* may apply for renewal of Condition 2.1 of this *Approval* by including an *ESDM Report* that incorporate all *Modifications* made to the *Facility* as of the date of the renewal application and an Acoustic Assessment Report, if required, in the application as supporting information.

3. REQUEST FOR MAXIMUM CONCENTRATION LEVEL ASSESSMENT AND PERFORMANCE LIMITS

3.1 REQUEST FOR MAXIMUM CONCENTRATION LEVEL ASSESSMENT

3.1.1 If the *Company* proposes to make a *Modification* to the *Facility*, the *Company* shall determine if the proposed *Modification* will result in:

- (a) a discharge of a *Compound of Concern* that was not previously discharged; or
- (b) an increase in the concentration at a *Point of Impingement* of a *Compound of Concern*.

3.1.2 If a proposed *Modification* mentioned in Condition 3.1.1 will result in the discharge of a *Compound of Concern* that was not previously discharged, the *Company* shall submit a *Maximum Concentration Level Assessment* to the *Director* for review by the *Air Standards Manager* in the following circumstances:

- (a) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level*.
- (b) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level*.
- (c) Prior to the proposed *Modification*, a contaminant was discharged in a negligible amount and the proposed *Modification* will result in the discharge of the contaminant being considered a *Compound of Concern* and the *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level*.
- (d) Prior to the proposed *Modification*, a contaminant was discharged in a negligible amount and the proposed *Modification* will result in the discharge of the contaminant being considered a *Compound of concern*. Additionally, the *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level*.

3.1.3 If a proposed *Modification* mentioned in Condition 3.1.1 will result in an increase in the concentration at a *Point of Impingement* of a *Compound of Concern*, the *Company* shall submit a *Maximum Concentration Level Assessment* to the *Director* for review by the *Air Standards Manager* in the following circumstances:

- (a) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level* and the concentration at a *Point of Impingement* will exceed the *Acceptable Maximum Ground Level Concentration*.
- (b) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level* and the concentration at a *Point of Impingement* will exceed the most recently accepted *Maximum Concentration Level Assessment* submitted under Condition 3.1.2 or this Condition.
- (c) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level* and the *Acceptable Maximum Ground Level Concentration*.
- (d) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level* and the most

recently accepted *Maximum Concentration Level Assessment* submitted under Condition 3.1.2 or this Condition.

(e) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit*, *Acceptable Maximum Ground Level Concentration* or a *Maximum Concentration Level Assessment* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level*.

3.1.4 Subject to the Operational Flexibility set out in Condition 2 of this *Approval*, the *Company* may make the *Modification* if the submission of a *Maximum Concentration Level Assessment* under Condition 3.1.2 or 3.1.3 is not required.

3.1.5 A *Company* that is required to submit an assessment under Condition 3.1.2 or 3.1.3 shall submit the assessment at least thirty (30) days before the proposed *Modification* occurs.

3.1.6 The *Ministry* shall provide to the *Company* written confirmation of the receipt of the assessment under Condition 3.1.2 or 3.1.3.

3.1.7 If an assessment is submitted under Condition 3.1.2 or 3.1.3, the *Company* shall not modify the *Facility* unless the *Ministry* accepts the assessment.

3.1.8 If the *Ministry* notifies the *Company* that it does not accept the assessment submitted under Condition 3.1.2 or 3.1.3, the *Company* shall:

(a) revise and resubmit the assessment; or

(b) notify the *Ministry* that the *Company* will not be modifying the *Facility*.

3.1.9 The re-submission under Condition 3.1.8(a) is considered by the *Ministry* as a new submission.

3.2. **PERFORMANCE LIMITS**

3.2.1 Subject to Condition 3.2.2, the *Company* shall, at all times, ensure that all *Equipment* that is a source of a *Compound of Concern* is operated to comply with the following *Performance Limits*:

(a) for a *Compound of Concern* that has a *Ministry Point of Impingement Limit*, the maximum concentration of that *Compound of Concern* at any *Point of Impingement* shall not exceed the corresponding *Ministry Point of Impingement Limit*;

(b) for a *Compound of Concern* that has an *Acceptable Maximum Ground Level Concentration* and no *Maximum Concentration Level Assessment*, the maximum concentration of that *Compound of Concern* at any *Point of Impingement* shall not exceed the corresponding *Acceptable Maximum Ground Level Concentration*; and

(c) for a *Compound of Concern* that has a *Maximum Concentration Level Assessment*, the maximum concentration of that *Compound of Concern* at any *Point of Impingement* shall not exceed the most recently accepted corresponding *Maximum Concentration Level Assessment*.

3.2.2 If the *Company* has modified the *Facility* and was not required to submit a *Maximum Concentration Level Assessment* with respect to a *Compound of Concern* under Condition 3.1.2 or 3.1.3, the *Company* shall, at all times, ensure that all *Equipment* that is a source of the *Compound of Concern* is operated such that the maximum concentration of the *Compound of Concern* shall not exceed the concentration listed for the *Compound of Concern* in the most recent version of the *ESDM Report*. *ESDM Reports* are required to be updated to reflect all *Modifications* under Condition 4.1(a).

3.2.3 The *Company* shall, at all times, ensure that the noise emissions from the *Facility* comply with the limits set out in *Ministry Publication NPC-205* or *Publication NPC-232*.

3.2.4 The *Company* shall, at all times, ensure that the vibration emissions from the *Facility* comply with the limits set out in *Ministry Publication NPC-207*.

3.3 PERFORMANCE REQUIREMENTS

3.3.1 *Bioaugmentation* is not permitted by this *Approval*.

3.3.2 The *Company* shall, before commencement of operation of the *Process*, prepare a *Remedial Work Plan* for the site.

3.3.3 The *Company* shall, at all times, design and operate the *Process* with the intent to reduce the soil/leachate concentrations of the *Target Compounds* to comply with the appropriate criteria provided in the *Soil, Groundwater and Sediment Standards*, appropriate worker health and safety criteria or site specific criteria developed in accordance with the *Supporting Documents*.

4 . DOCUMENTATION REQUIREMENTS

4.1 The *Company* shall, at all times, maintain documentation that describes the current operations of the *Facility*, including but not limited to:

(a) a current *ESDM Report* that demonstrates compliance with the *Performance Limits* for the *Facility* regarding all *Compounds of Concern* and reflects all *Modifications* made at the *Facility*;

(b) an up-to-date *Log* that describes each *Modification* to the *Facility*; and

(c) a record of the changes to the *ESDM Report* that documents how each *Modification* is in compliance with the *Performance Limits*.

4.2 The *Company* shall, during regular business hours, make the current *Emission Summary Table* available for inspection at the *Facility* by any interested member of the public.

4.3 Subject to Condition 4.5, the *Company* shall prepare and complete no later than August 15 of each year documentation that describes the activities undertaken at the *Facility* in the previous calendar year, including but not limited to:

(a) a list of all *Compounds of Concern* for which a *Maximum Concentration Level Assessment* was submitted to the *Director* for review by the *Air Standards Manager* pursuant to Condition 3.1.2 or 3.1.3 of this *Approval*;

(b) if the *Company* has modified the *Facility* and was not required to submit a *Maximum Concentration Level Assessment* with respect to a *Compound of Concern* under Condition 3.1.2 or 3.1.3, a list and concentration level of all such *Compounds of Concern*;

(c) a review of any changes to *Ministry Point of Impingement Limits* that affect any *Compounds of Concern* emitted from the *Facility*; and

(d) a table of the changes in the emission rate of any *Compound of Concern* and the resultant increase or decrease in the *Point of Impingement* concentration reported in the *ESDM Report*.

4.4 Subject to Condition 4.5, the *Company* shall, at all times, maintain the documentation described in Condition 4.3.

4.5 Conditions 4.3 and 4.4 do not apply if Condition 2.1 has expired.

4.6 The *Company* shall, within three (3) months after the expiry of Condition 2.1 of this *Approval*, update the *ESDM Report* such that it describes the *Facility* as it was at the time that Condition 2.1 of this *Approval* expired.

5. REPORTING REQUIREMENTS

5.1 Subject to Condition 5.2, the *Company* shall provide the *Ministry* and the *Director* no later than

August 15 of each year, a *Written Summary Form* that shall include the following:

(a) a declaration that the *Facility* was in compliance with section 9 of the *EPA, O.Reg. 419/05* and the conditions of this *Approval*;

(b) a summary of each *Modification* that took place in the previous calendar year that resulted in a change in the previously calculated concentration at the *Point of Impingement* for any *Compound of Concern*.

5.2 Condition 5.1 does not apply if Condition 2.1 has expired.

6. OPERATION AND MAINTENANCE

6.1 The *Company* shall prepare and implement, not later than three (3) months from the date of this *Approval*, operating procedures and maintenance programs for all *Processes with Significant Environmental Aspects*, which shall specify as a minimum:

(a) frequency of inspections and scheduled preventative maintenance;

(b) procedures to prevent upset conditions;

(c) procedures to minimize all fugitive emissions;

(d) procedures to prevent and/or minimize odorous emissions;

(e) procedures to prevent and/or minimize noise emission;

(f) procedures for record keeping activities relating to the operation and maintenance programs; and

(g) procedures to record the amount of *Biostimulation Compound(s)* used each time material is used by the *Process*.

6.2 The *Company* shall ensure that all *Processes with Significant Environmental Aspects* are operated and maintained at all times in accordance with this *Approval*, the operating procedures and maintenance programs.

6.3 The *Company* shall:

(a) prepare and submit to the *District Manager*, three (3) months from the date of this *Approval* and update, as necessary or as a minimum annually, an *Odour Management Plan*, identifying fugitive odour emission sources from the operation of the *Facility* and outlining the physical and procedural controls such as policies and standard operating procedures required in order to prevent or mitigate fugitive odour emissions from the operation of the *Facility*.

(b) implement the procedures/recommendations of the accepted and updated *Odour Management Plan*.

6.4 The *District Manager* may not accept the *Odour Management Plan* if the requirements of Condition No. 6.3(a) were not followed.

6.5 If the *District Manager* does not accept the *Odour Management Plan*, the *District Manager* may require the *Odour Management Plan* to be revised and re-submitted.

Fugitive Dust Control

6.6 The *Company* shall develop in consultation with the *District Manager* and acceptable to the *Director*, a *Best Management Practices Plan* for the control of fugitive dust emissions. This *Best*

Management Practices Plan shall include, but not be limited to:

(a) identification of the main sources of fugitive dust emissions such as:

- (1) on-site traffic;
- (2) paved roads/areas;
- (3) unpaved roads/areas;
- (4) material stock piles;
- (5) loading/unloading areas and loading/unloading techniques;
- (6) material spills;
- (7) material conveyance systems;
- (8) exposed openings in process and storage buildings; and
- (9) general work areas;

(b) potential causes for high dust emissions and opacity resulting from these sources;

(c) preventative and control measures in place or under development to minimize the likelihood of high dust emissions and opacity from the sources of fugitive dust emissions identified above. Details of the preventative and control measures shall include:

- (1) a description of the control equipment to be installed;
- (2) a description of the preventative procedures to be implemented; and/or
- (3) the frequency of occurrence of periodic preventative activities, including material application rates, as applicable;

(d) an implementation schedule for the *Best Management Practices Plan*, including training of *Company* personnel;

(e) inspection and maintenance procedures and monitoring initiatives to ensure effective implementation of the preventative and control measures; and

(f) a list of all *Ministry* comments received, if any, on the development of the *Best Management Practices Plan*, and a description of how each *Ministry* comment was addressed in the *Best Management Practices Plan*.

6.7 The *Company* shall submit the *Best Management Practices Plan* to the *Director* and the *District Manager* three (3) months from the date of this *Approval*.

(a) The *Director* may not accept the *Best Management Practices Plan* if the minimum requirements described in Condition No. 6.6 were not included in the *Best Management Practices Plan*.

(b) If the *Best Management Practices Plan* is not accepted by the *Director*, the *Company* shall submit a *Best Management Practices Plan* acceptable to the *Director* not later than nine months after the date of this *Approval*.

6.8 Upon acceptance of the *Best Management Practices Plan* by the *Director*, the *Company* shall immediately implement the *Best Management Practices Plan* for the control of fugitive dust emissions to provide effective dust suppression measures to any potential sources of fugitive dust emissions resulting from the operation of the *Facility*.

6.9 The *Facility* should not use more than two sludge pads at any time to store the sludge that contain chloroform.

6.10 The *Facility* should immediately treat the contaminated soil with benzene concentration of more

than 0.3 microgram per gram of contaminated soil only within the biocell.

7. COMPLAINTS / ODOUR-CONTAMINANT EMISSIONS RESPONSE PROCEDURE

7.1 A designated representative of the *Company* shall be available to receive public complaints caused by the operations at the *Facility* twenty-four (24) hours per day, seven (7) days per week.

7.2 If at any time, the *Company* or the *Ministry* receives a complaint or during an occurrence of an *Emission Event*, the *Company* shall record all relevant information in the computerized tracking system and shall respond to the complaint/ *Emission Event* according to the following procedure:

Step 1: Record of complaint/ *Emission Event*

(a) (1) The *Company* shall record each complaint/ *Emission Event* and each record shall include the following:

- (A) name, address and the telephone number of the complainant, if known;
- (B) time and date of the complaint/ *Emission Event*;
- (C) details of the complaint/ *Emission Event*; and

(2) After the complaint/ *Emission Event* has been recorded in the tracking system, the *Company* shall immediately report to the *District Manager* by phone or e-mail during office hours and to the *Ministry's* Spills Actions Centre at 1-800-268-6060 after office hours on the receipt of the complaint or occurrence of the *Emission Event*.

Step 2: Investigation and Handling of complaint/ *Emission Event*

(b) The *Company* shall immediately initiate investigation of the complaint/ *Emission Event*. As a minimum, the investigation shall include the following:

- (1) determination of the activities being undertaken at the *Facility* at the time of the complaint/ *Emission Event*;
- (2) meteorological conditions including, but not limited to the ambient temperature, approximate wind speed and its direction;
- (3) determination if the complaint is attributed to activities being undertaken at the *Facility* and if so, the possible cause(s) of the complaint/ *Emission Event*; and
- (4) determination of the remedial action(s) to address the cause(s) of the *Substantiated Complaint/Emission Event*, and the schedule for the implementation of the necessary remedial action(s).

(c) The *Company* shall respond to the complainant, if known, and the response shall include the results of the investigation of the *Substantiated Complaint*, the action(s) taken or planned to be taken to address the cause(s) of the *Substantiated Complaint*, and if any follow-up response(s) will be provided.

(d) Upon completed investigation of the *Substantiated Complaint/Emission Event*, the *Company* shall, within three (3) business days, submit a report to the *District Manager* on the *Substantiated Complaint*, on the action(s) taken or planned to be taken to address the cause(s) of the *Substantiated Complaint* and on all proposed action(s) to prevent recurrence of the *Substantiated Complaint / Emission Event*

in the future.

7.3 If, in the opinion of the *District Manager*, failure of any *Equipment* or malfunction results in off-*Facility Substantiated Complaint/Emission Event*, confirmed by the *Company* or a *Provincial Officer* of the *Ministry*, the *Company* shall, immediately upon notification from the *District Manager*, implement any necessary additional control measures to prevent an adverse effect resulting from the operation of the *Facility*.

7.4. If the *District Manager* deems the additional control measures taken as per condition 7.3 to be unsuitable, insufficient or ineffective, the *District Manager* may direct the *Company*, in writing, to take further measures to address the noted failure, upset or malfunction including pursuant to section 39 of the *EPA* requiring a reduction in the receipt of hazardous or non-hazardous wastes; or contaminated soil, cessation of the receipt of hazardous or non-hazardous wastes; or contaminated soil, removal and off-*Facility* disposal of hazardous or non-hazardous wastes; or contaminated soil, from the *Facility* as well as making repairs or *Modifications* to *Equipment* or processes.

8. RECORD KEEPING REQUIREMENTS

8.1 Any information requested by any employee in or agent of the *Ministry* concerning the *Facility* and its operation under this *Approval*, including, but not limited to, any records required to be kept by this *Approval*, shall be provided to the employee in or agent of the *Ministry*, upon request, in a timely manner.

8.2 The *Company* shall retain, for a minimum of seven (7) years from the date of their creation, except as noted below, all reports, records and information described in this *Approval* and shall include but not be limited to:

(a) If the *Company* has updated the *ESDM Report* in order to comply with Condition 4.1(a) of this *Approval*, a copy of each new version of the *ESDM Report*;

(b) supporting information used in the emission rate calculations performed in the *ESDM Reports* to document compliance with the *Performance Limits* (superseded information must be retained for a period of three (3) years after *Modification*);

(c) the *Log* that describes each *Modification* to the *Facility*;

(d) all documentation prepared in accordance with Condition 4.3 of this *Approval*;

(e) copies of any *Written Summary Forms* provided to the *Ministry* under Condition 5.1 of this *Approval*;

(f) the operating procedures and maintenance programs, including records on the maintenance, repair and inspection of the *Equipment* and/or *Process* related to all *Processes with Significant Environmental Aspects*;

(g) the complaints recording procedure, including records related to all environmental complaints made by the public as required by Condition 7.2 (a) of this *Approval*.

(h) the *Remedial Work Plan*;

(i) the log book containing all records on the preventive and control measures implemented in accordance with the *Best Management Practices Plan*;

(j) records on the type, frequency and quantity of *Biostimulation Compound(s)* used in the *Process*;

MONITORING PLAN:

9. The *Company* shall, before commencement of operation of the *Process*, design and implement a Monitoring Plan, in accordance with the *Supporting Documents*, for the soil/leachate collected at the site to document that the Performance Requirements outlined in condition 3.3 of this *Approval* are satisfied and that the *Remedial Work Plan* objectives are met. The Monitoring Plan shall specify, as a minimum:

- (a) the Monitoring Plan objectives;
- (b) a site-specific evaluation of the potential impact of the applied *Biostimulation Compound(s)* to assess whether groundwater monitoring of the applied *Biostimulation Compound(s)* is needed;
- (c) list of analytical parameters;
- (d) monitoring locations and frequency;
- (e) sampling methodology and QA/QC procedures;
- (f) *Remedial Work Plan* objectives for discontinuation of the *Process*.

NOTIFICATION REQUIREMENTS:

10. The *Company* shall notify the *District Manager*, in writing, if the *Process* is not operated in accordance with the Performance Requirements outlined in condition 3.3 of this *Approval* or the operating procedures and maintenance programs or the Monitoring Plan outlined in condition 9 of this *Approval*.

11. REVOCATION OF PREVIOUS APPROVALS

11.1 This *Approval* replaces and revokes all Certificates of Approval (Air) issued under section 9 *EPA* and Environmental Compliance Approvals issued under Part II.1 *EPA* to the *Facility* in regards to the activities mentioned in subsection 9(1) of the *EPA* and dated prior to the date of this *Approval*.

SCHEDULE A

Supporting Documentation

- (a) Application for Approval (Air & Noise), dated June 24, 2011, signed by Carlo Russo and submitted by the *Company*; and
- (b) *Original ESDM Report* and email updates provided by Lucas Neil, Airzone One Ltd. on February 23, March 01, 19, 21, 27, 29, April 03, 05 and July 12, 2012.

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

GENERAL

Condition No. 1 is included to require the *Approval* holder to build, operate and maintain the *Facility* in accordance with the *Supporting Documentation* considered by the *Director* in issuing this *Approval*.

LIMITED OPERATIONAL FLEXIBILITY, REQUEST FOR MAXIMUM CONCENTRATION LEVEL ASSESSMENT AND PERFORMANCE LIMITS

Conditions No. 2 and 3 are included to limit and define the *Modifications* permitted by this *Approval*,

and to set out the circumstances in which the *Company* shall submit a *Maximum Concentration Level Assessment* prior to making *Modifications*. The holder of the *Approval* is approved for operational flexibility for the *Facility* that is consistent with the description of the operations included with the application up to the *Facility Production Limit*. In return for the operational flexibility the *Approval* places performance based limits that cannot be exceeded under the terms of this *Approval*. *Approval* holders will still have to obtain other relevant approvals required to operate the *Facility*, including requirements under other environmental legislation such as the *Environmental Assessment Act*.

DOCUMENTATION REQUIREMENTS

Condition No. 4 is included to require the *Company* to maintain ongoing documentation that demonstrates compliance with the *Performance Limits* of this *Approval* and allows the *Ministry* to monitor on-going compliance with these *Performance Limits*. The *Company* is required to have an up to date *ESDM Report* that describes the *Facility* at all times and make the *Emission Summary Table* from that report available to the public on an ongoing basis in order to maintain public communication with regard to the emissions from the *Facility*.

REPORTING REQUIREMENTS

Condition No. 5 is included to require the *Company* to provide a yearly *Written Summary Form* to the *Ministry* to assist the *Ministry* with the review of the site's compliance with the *EPA*, the regulations and this *Approval*.

OPERATION AND MAINTENANCE

Condition No. 6 is included to require the *Company* to properly operate and maintain the *Processes with Significant Environmental Aspects* to minimize the impact to the environment from these processes.

COMPLAINTS RECORDING PROCEDURE

Condition No. 7 is included to require the *Company* to respond to any environmental complaints regarding the operation of the *Equipment*, according to a procedure that includes methods for preventing recurrence of similar incidents and a requirement to prepare and retain a written report.

RECORD KEEPING REQUIREMENTS

Condition No. 8 is included to require the *Company* to retain all documentation related to this *Approval* and provide access to employees in or agents of the *Ministry*, upon request, so that the *Ministry* can determine if a more detailed review of compliance with the *Performance Limits* is necessary.

MONITORING PLAN

Condition 9 is included to require the *Company* to gather accurate information so that the environmental impact and subsequent compliance with the *EPA*, the regulations and this *Approval* can be verified.

NOTIFICATION REQUIREMENTS:

Condition 10 is included to require the *Company* to notify the *Ministry* so that the environmental impact and subsequent compliance with the *EPA*, the regulations and this *Approval* can be verified.

REVOCACTION OF PREVIOUS APPROVALS

Condition No. 11 is included to identify that this *Approval* replaces all Section 9 Certificate(s) of Approval and Part II.1 Approvals in regards to the activities mentioned in subsection 9(1) of the *EPA* and dated prior to the date of this *Approval*.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 5316-7NBS7J, 0141-7TZRU4 issued on January 20, 2009, October 22, 2009.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

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.

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:

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

AND

The Director appointed for the
purposes of Part II.1 of the
Environmental Protection Act
Ministry of the Environment
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**

This instrument is subject to Section 38 of the Environmental Bill of Rights, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek

leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at www.ebr.gov.on.ca , you can determine when the leave to appeal period ends.

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

DATED AT TORONTO this 2nd day of July, 2013

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

BS/
c: District Manager, MOE York-Durham
Lucas Neil, Airzone One Ltd.



Appendix E Environmental Property Information (EPI)

Land Use Compatibility Mitigation Study, Air Quality, Dust and Odour

1755 Pickering Parkway

Pickering Ridge Lands

SLR Project No.: 241.030851.00000

March 15, 2024



Ministry of the Environment,
Conservation and Parks

Corporate Management Division

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

Division de la gestion ministérielle

March 14, 2024

Alice Najjar
SLR Consulting Ltd.

Dear Alice Najjar
RE: Request #: EPI-2024-2000003877
Requestor provided Client Reference: 241.030851.00000
Site address: 81 Notion Road, Ajax

This letter confirms that, after conducting a thorough search of its source system applications, the ministry has identified potential records related to your property request. Our search indicates that the ministry may hold the following records:

- Waste Generator number/classes
- Correspondence, Abatement, Occurrence reports
- Air Approval¹
- Incident Reporting
- Inspections
- Facility Air Profile
- Noise Approval¹
- Air Inspection

If you would like to submit a Freedom of Information (FOI) request to the ministry, please return to the table on the Requests tab of the EPI application and select "Submit FOI" under the Actions column in the row identified by EPI-2024-2000003877.

If you have any questions regarding the matter, please contact the ministry at eproperty@ontario.ca.

Sincerely,

Environmental Property Information (EPI) Program

Disclaimer

This search result is provided for informational purposes only and is not intended to provide specific advice or recommendations. The Ministry of the Environment, Conservation and Parks

(MECP) cannot and does not guarantee that the information provided is current, accurate, complete, or free of errors. Any reliance upon this information is solely at the risk of the user.

¹ In addition to the core reports (e.g Environmental Compliance Approval), there may be extensive supporting documentation associated with this record type. When transferring your request over to FOI, we encourage you to refine the scope of your request to only the supporting documentation required for your purposes, as the inclusion of this additional documentation can add significant processing time.

Ministry of the Environment,
Conservation and Parks

Corporate Management Division

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

Division de la gestion ministérielle

Le 14 mars 2024

Alice Najjar
SLR Consulting Ltd.

Madame,
Monsieur, Alice Najjar
Objet : No de demande : EPI-2024-2000003877
Le demandeur a fourni une référence client: 241.030851.00000
Adresse du site: 81 Notion Road, Ajax

La présente lettre confirme que, après avoir effectué une recherche exhaustive dans ses applications de système source, le ministère a circonscrit des dossiers potentiels reliés à votre demande concernant des biens immobiliers. Notre recherche indique que les dossiers suivants peuvent être en possession du ministère:

- Waste Generator number/classes
- Correspondence, Abatement, Occurrence reports
- Air Approval¹
- Incident Reporting
- Inspections
- Facility Air Profile
- Noise Approval¹
- Air Inspection

Si vous souhaitez soumettre une demande de liberté d'information (FOI) au ministère, veuillez retourner au tableau de l'onglet Requêtes de l'application EPI et sélectionner "Soumettre FOI" dans la colonne Actions de la ligne identifiée par EPI-2024-2000003877.

Si vous avez des questions concernant votre demande, nous vous invitons à communiquer avec le ministère à l'adresse électronique suivante : eproperty@ontario.ca.

Veillez recevoir mes salutations les plus sincères,

Programme d'Information Environnementale de la propriété

Avertissement

Ce résultat de recherche est fourni uniquement à titre informatif et n'a aucunement pour but de donner des conseils particuliers ou des recommandations. Le ministère de l'Environnement de la Protection de la nature et des Parcs (MEPP) ne peut pas garantir que les renseignements fournis sont à jour, exacts, complets et exempts d'erreurs. L'utilisateur qui se fie à ces renseignements le fait à ses seuls risques.

¹ En plus des rapports de base (par exemple, l'approbation de conformité environnementale), il peut y avoir de nombreux documents justificatifs associés à ce type d'enregistrement. Lors du transfert de votre demande vers FOI, nous vous encourageons à affiner la portée de votre demande en ne tenant compte que des pièces justificatives requises pour vos besoins, car l'inclusion de ces documents supplémentaires peut ajouter un temps de traitement important.



Ministry of the Environment,
Conservation and Parks

Corporate Management Division

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

Division de la gestion ministérielle

March 14, 2024

Alice Najjar
SLR Consulting Ltd.

Dear Alice Najjar
RE: Request #: EPI-2024-2000003878
Requestor provided Client Reference: 241.030851.00000
Site address: 83 Orchard Road, Ajax

This letter confirms that, after conducting a thorough search of its source system applications, the ministry has identified potential records related to your property request. Our search indicates that the ministry may hold the following records:

- Waste Generator number/classes
- Correspondence, Abatement, Occurrence reports
- Incident Reporting
- Inspections
- Waste Site Records - PCB¹
- Air Approval¹
- Air Approval - Prior to 1985¹

If you would like to submit a Freedom of Information (FOI) request to the ministry, please return to the table on the Requests tab of the EPI application and select "Submit FOI" under the Actions column in the row identified by EPI-2024-2000003878.

If you have any questions regarding the matter, please contact the ministry at eproperty@ontario.ca.

Sincerely,

Environmental Property Information (EPI) Program

Disclaimer

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(MECP) cannot and does not guarantee that the information provided is current, accurate, complete, or free of errors. Any reliance upon this information is solely at the risk of the user.

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Le 14 mars 2024

Alice Najjar
SLR Consulting Ltd.

Madame,
Monsieur, Alice Najjar
Objet : No de demande : EPI-2024-2000003878
Le demandeur a fourni une référence client: 241.030851.00000
Adresse du site: 83 Orchard Road, Ajax

La présente lettre confirme que, après avoir effectué une recherche exhaustive dans ses applications de système source, le ministère a circonscrit des dossiers potentiels reliés à votre demande concernant des biens immobiliers. Notre recherche indique que les dossiers suivants peuvent être en possession du ministère:

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- Correspondence, Abatement, Occurrence reports
- Incident Reporting
- Inspections
- Waste Site Records - PCB¹
- Air Approval¹
- Air Approval - Prior to 1985¹

Si vous souhaitez soumettre une demande de liberté d'information (FOI) au ministère, veuillez retourner au tableau de l'onglet Requêtes de l'application EPI et sélectionner "Soumettre FOI" dans la colonne Actions de la ligne identifiée par EPI-2024-2000003878.

Si vous avez des questions concernant votre demande, nous vous invitons à communiquer avec le ministère à l'adresse électronique suivante : eproperty@ontario.ca.

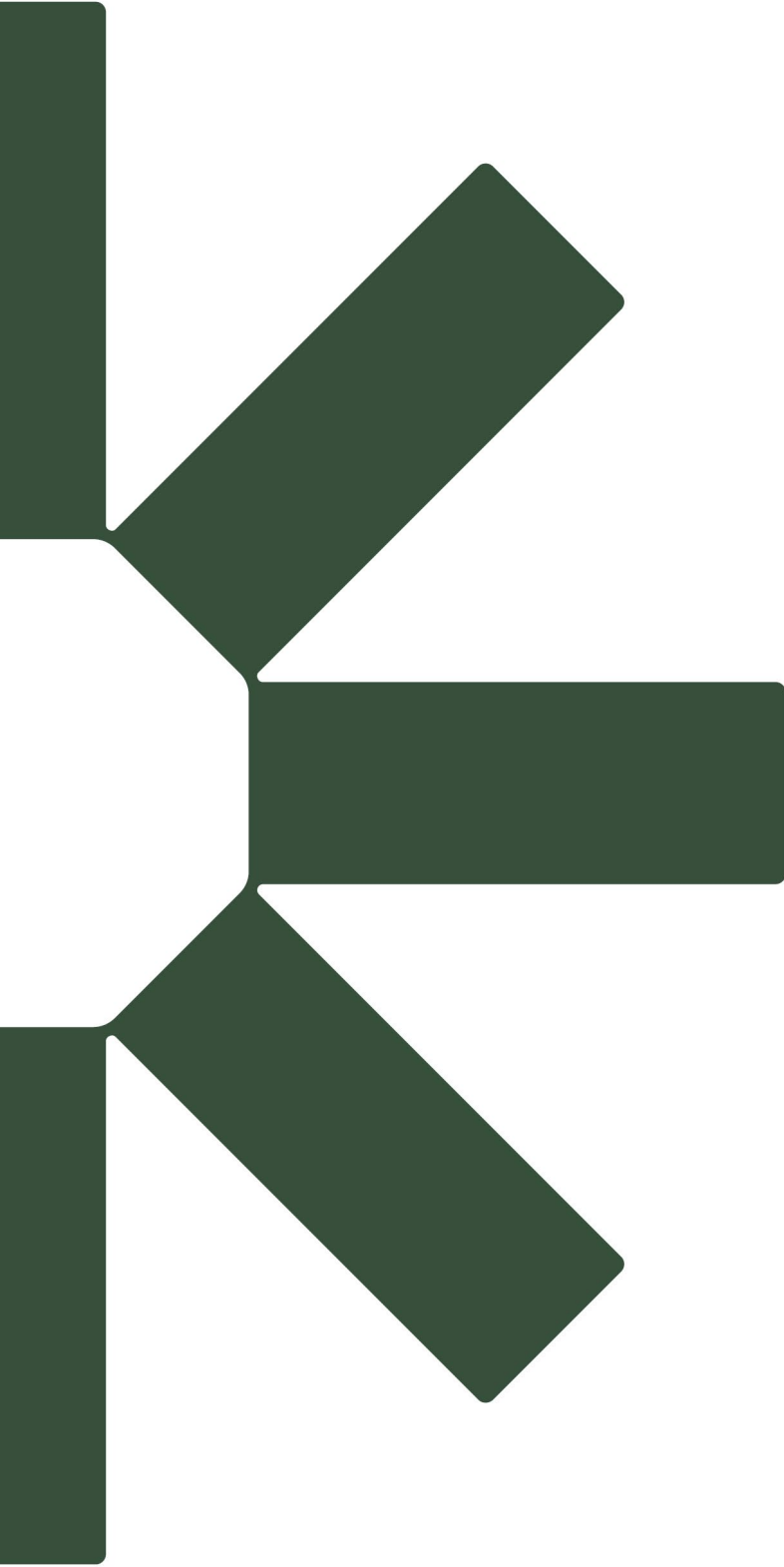
Veuillez recevoir mes salutations les plus sincères,

Programme d'Information Environnementale de la propriété

Avertissement

Ce résultat de recherche est fourni uniquement à titre informatif et n'a aucunement pour but de donner des conseils particuliers ou des recommandations. Le ministère de l'Environnement de la Protection de la nature et des Parcs (MEPP) ne peut pas garantir que les renseignements fournis sont à jour, exacts, complets et exempts d'erreurs. L'utilisateur qui se fie à ces renseignements le fait à ses seuls risques.

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