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Ministry of the Environment, Conservation and Parks
Ministère de l'Environnement, de la Protection de la nature et des Parcs

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2911-BJ2M8D

Issue Date: December 23, 2019

GC Project, Inc., as general partner for and on behalf of GC Project L.P.
330 Bay St, No. 1210
Toronto, Ontario
M5H 2S8

Site Location: 400 Simcoe Street
Tillsonburg Town, County Of Oxford
N4G 4X1

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) natural gas-fired Generac SG500 reciprocating engine generator, used for electricity generation during hours of peak demand (i.e., peak shaving) or for emergency power, having a maximum power rating of 500 kilowatts of electrical output, equipped with 3-way catalyst technology, and discharging to the air at a maximum volumetric flow rate of 1.51 actual cubic metres per second through a stack having an exit diameter of 0.305 metre, extending 2.08 metres above the roof and 5.64 metres above grade;

all in accordance with the Environmental Compliance Approval application signed by Clarke D. Herring, dated July 25, 2019, and submitted by GC Project, Inc., as general partner for and on behalf of GC Project L.P., the Emission Summary and Dispersion Modelling Report signed by Limin Sun of Ortech Consulting Inc. and dated September 23, 2019, the Acoustic Assessment Report signed by Derek Flake, M.Sc. of Aercoustics Engineering Ltd. and dated October 8, 2019, and all other supporting information and documentation submitted in support of the application.

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

1. "*Approval*" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
2. "*Company*" means GC Project, Inc., as general partner for and on behalf of GC Project L.P., that is responsible for the construction or operation of the *Facility* and includes any successors and assigns;

3. "*District Manager*" means the District Manager of the appropriate local district office of the *Ministry*, where the *Facility* is geographically located;
4. "*EPA*" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended ;
5. "*Equipment*" means the natural gas-fired power generator equipped with 3-way catalyst technology described in the *Company's* application, this *Approval* and in the supporting documentation submitted with the application, to the extent approved by this *Approval*;
6. "*Facility*" means the entire operation located on the property where the *Equipment* is located;
7. "*Manual*" means a document or a set of documents that provide written instructions to staff of the *Company*;
8. "*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;
9. "*Property*" means, in accordance with s.4 O.Reg 419/05, the single property jointly occupied by GC Project, Inc. as general partner to GC Project L.P. and Loblaw Inc., 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*;
10. "*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.
11. "*Site*" means the *Facility* located at 400 Simcoe Street, Tillsonburg, Ontario.

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. PERFORMANCE REQUIREMENTS

1. The Company shall at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-300.
2. The Company shall ensure that the Equipment meets the in-stack maximum emission limits specified in Schedule "A" of this Approval during peak shaving operations.

2. OPERATION AND MAINTENANCE

1. The *Company* shall ensure that the *Equipment* is properly operated and maintained at all times. The *Company* shall:
 - a. prepare, before commencement of operation of the *Equipment*, and update, as necessary, a *Manual* outlining the operating procedures and a maintenance program for the *Equipment*, including:
 - i. routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the *Equipment* suppliers;
 - ii. emergency procedures, including spill clean-up procedures;
 - iii. procedures for any record keeping activities relating to operation and maintenance of the *Equipment*;
 - iv. all appropriate measures to minimize noise and odorous emissions from all potential sources; and
 - b. implement the recommendations of the *Manual*.

3. RECORD RETENTION

1. 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:
 - a. all records on the maintenance, repair and inspection of the *Equipment*; and
 - b. all records of any environmental complaints, including:
 - i. a description, time and date of each incident to which the complaint relates;
 - ii. wind direction at the time of the incident to which the complaint relates; and
 - iii. a description of the measures taken to address the cause of the incident to which the complaint relates and to prevent a similar occurrence in the future.

4. NOTIFICATION OF COMPLAINTS

1. 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:
 - a. a description of the nature of the complaint; and

b. the time and date of the incident to which the complaint relates.

SCHEDULE "A"
**Emission Limits for Internal Combustion Engines used for Non-Emergency
Power Generation**

Contaminant	Maximum Limit (1)
Nitrogen Oxides	0.4 kg/MWh
Suspended Particulate Matter	0.02 kg/MWh
Total Hydrocarbons Excluding Methane	0.19 kg/MWh
Carbon Monoxide	3.5 kg/MWh

(1) "kg/MWh" means kilogram per megawatt hour.

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

1. Condition No. 1 and 2. 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*.
2. Condition No. 3 is 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.
3. Condition No. 4 is included to require the *Company* to notify staff of the *Ministry* so as to assist the *Ministry* with the review of the site's compliance.

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, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

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

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

The Secretary* Environmental Review Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5	AND	The Minister of the Environment, Conservation and Parks 777 Bay Street, 5th Floor Toronto, Ontario M7A 2J3	AND	The Director appointed for the purposes of Part II.1 of the Environmental Protection Act Ministry of the Environment, Conservation and Parks 135 St. Clair Avenue West, 1st Floor Toronto, Ontario M4V 1P5
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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 <https://ero.ontario.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 23rd day of December,
2019

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

MS/

c: District Manager, MECP London - District
Derek Flake, Aercoustics Engineering Limited