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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 5582-C6VQ64

Issue Date: November 17, 2021

Newlife Properties Inc.
3003 Page St
London, Ontario
N5V 4J1

Site Location: 3900 Scotland Drive and 3777 Westminster Drive
London City, County of Middlesex
N6L 1L3

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) ready-mix concrete facility having a maximum central mix (wet batch) production rate of 2,000 cubic metres per day and a maximum truck mix (dry batch) production rate of 50 cubic metres per day, consisting of the following:

one (1) baghouse dust collector, to control emissions from storage silo #1 having a maximum storage capacity of 130 tonnes, complete with MicroFelt polyester filter material having a filtering area of 39.0 square metres and a pulse jet cleaning system, discharging passively to the atmosphere with a flow rate of 0.4 cubic metres per second through a stack having an exit diameter of 1.0 metre and extending 26.9 metres above grade;

one (1) baghouse dust collector, to control emissions from storage silo #2 having a maximum storage capacity of 195 tonnes, complete with MicroFelt polyester filter material having a filtering area of 39.0 square metres and a pulse jet cleaning system, discharging passively to the atmosphere with a flow rate of 0.4 cubic metres per second through a stack having an exit diameter of 1.0 metre and extending 26.9 metres above grade;

one (1) baghouse dust collector, to control emissions from indoor material transfer points, ready mix truck loading (truck mix) and wet mixer loading (central mix) complete with C&W BP-790 polyester filter material having a filtering area of 72.9 square metres and a pulse jet cleaning system, discharging into silo #3;

one (1) baghouse dust collector, to control emissions from storage silo #3 having a maximum storage capacity of 130 tonnes, complete with MicroFelt polyester filter material having a filtering area of 39.0 square metres and a

pulse jet cleaning system, discharging to atmosphere with a flow rate of 0.4 cubic metres per second through a stack having an exit diameter of 1.0 metre and extending 26.9 metres above grade;

One (1) natural gas fired aggregate heating unit, having a maximum heat input capacity of 8,967,975 kilojoules per hour (8,500,000 Btu/hr);

fugitive emissions from the delivery, storage and transfer of materials associated with the ready-mix concrete batching operations;

all in accordance with the Environmental Compliance Approval Application submitted by Newlife Properties Inc. dated February 19, 2020 and signed by Kevin Aarts, the Emission Summary and Dispersion Modelling (ESDM) Report dated October 21, 2021 and signed by Robert Reaume of MTE Consultants, the Acoustic Assessment Report dated February 20, 2020 and signed by Corey Kinart, P.Eng., the letter provided by Harry Cai of HGC Engineering dated April 12, 2021, and the email provided by Corey Kinart, P.Eng. of HGC Engineering dated November 2, 2021.

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 submitted in support of the application, that documents all sources of noise emissions and Noise Control Measures present at the Facility. "Acoustic Assessment Report" also means the Acoustic Assessment Report prepared by HGC Engineering, dated February 20, 2020 and signed by Corey Kinart, P.Eng.;
2. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
3. "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;
4. "Company" means Newlife Properties Inc. 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;
5. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;
6. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19;
7. "Equipment" means the equipment or processes described in the Company's

application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;

8. "Facility" means the entire operation located on the property where the Equipment is located;
9. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;
10. "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;
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. It also means the noise control measures outlined in the Acoustic Assessment Report;
12. "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended;
13. "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;
14. "Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources" means the Ministry publication "Technical Bulletin: management approaches for industrial fugitive dust sources", March 8, 2017, as amended; and
15. "Truck(s)" means ready-mix truck(s), aggregate truck(s), or cementitious material tanker truck(s).

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. OPERATION AND MAINTENANCE

1. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:
 - a. 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:
 - 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
- v. the frequency of inspection and replacement of the filter material in the Equipment;

b. implement the recommendations of the Manual.

2. FUGITIVE DUST CONTROL

1. The Company shall develop in consultation with the District Manager, a Best Management Practices Plan for the control of fugitive dust emissions. This Best Management Practices Plan shall:
 - a. at minimum, be prepared in accordance with Ministry Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources; and
 - b. include 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.
2. The Company shall submit the Best Management Practices Plan to the District Manager not later than three months after the date of this Approval or as otherwise indicated by the District Manager.
3. Upon acceptance of the Best Management Practices Plan by the District Manager, 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.
4. The Company shall update the Best Management Practices Plan as necessary or at the direction of the District Manager

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.

5. NOISE

1. The Company shall:
 - a. implement the Noise Control Measures as outlined in the Acoustic Assessment Report and the letter provided by Harry Cai of HGC Engineering dated April 12, 2021;
 - b. ensure, at all times, that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-300;
 - c. ensure that the Noise Control Measures are properly maintained and continue to provide the acoustical performance outlined in the Acoustic Assessment Report;
 - d. limit Truck arrivals and departures during the hours of 7 a.m. to 7 p.m in accordance with the following:
 - i. a maximum of twenty-four (24) ready-mix trucks per sixty (60) minute period;
 - ii. a maximum of eight (8) aggregate trucks delivering aggregates to the ready-mix concrete plant per sixty (60) minute period;
 - iii. a maximum of two (2) tanker trucks per sixty (60) minute period;
 - iv. a maximum of thirty (30) aggregate trucks shipping products from the pits per sixty (60) minute period; and

- e. limit Truck arrivals and departures during the hours of 7 p.m. to 7 a.m. in accordance with the following:
 - i. a maximum of twenty-four (24) ready-mix trucks per sixty (60) minute period;
 - ii. a maximum of eight (8) aggregate trucks delivering aggregates to the ready-mix concrete plant per sixty (60) minute period;
 - iii. a maximum of thirty (30) aggregate trucks shipping products from the pits per sixty (60) minute period.

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

1. Condition Nos. 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.
4. Condition No. 5 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.

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

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca**

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 17th day of November,
2021

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

MS/
c: District Manager, MECP London - District
Robert Reaume, MTE Consultants Inc.