

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 1818-CHSGT8

Issue Date: September 20, 2022

2109179 Ontario Inc.
292 Treelawn Blvd
Vaughan, Ontario
L0J 1C0

Site Location: 3501 King Vaughan Road
Vaughan City, Regional Municipality of York
Ontario

*You have applied under section 20.2 of Part II.1 of the Environmental Protection Act ,
R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:*

one (1) ready-mix concrete batching plant (RMC Plant 1), having a maximum ready-mix concrete production rate of 1,500 cubic metres per day, consisting of the following equipment and emission sources:

- one (1) baghouse dust collector, used to control emissions from one (1) cementitious material storage silo, having a storage capacity of 120 tonnes and storing Portland Cement, complete with polyester material and a pulse-jet cleaning system, passively discharging into the building;
- one (1) baghouse dust collector, used to control emissions from one (1) cementitious material storage silo, having a storage capacity of 80 tonnes and storing slag, complete with polyester material and a pulse-jet cleaning system, passively discharging into the building;
- one (1) baghouse dust collector, used to control dust emissions from the loading point, complete with polyester filter material and a pulse-jet cleaning system, discharging into the building at a volumetric flow rate of 2.36 cubic metres per

second;

- one (1) propane-fired hot water boiler, having a maximum thermal input rating of 5,275,279 kilojoules per hour, discharging into the air through a stack, extending 1.8 metres above grade;
- one (1) No.2 fuel oil-fired sand heater, having a maximum thermal input rating of 1,055,056 kilojoules per hour; discharging into the air through a stack, extending 1.8 metres above grade;
- one (1) No.2 fuel oil-fired unit providing heat for the aggregate bin, having a maximum thermal input rating of 2,110,112 kilojoules per hour, discharging into the air through a stack, extending 1.0 meter above grade; and
- fugitive dust emissions resulting from the delivery, storage, and transfer of materials associated with the concrete batching operations.

one ready-mix concrete batching plant (RMC Plant 2) having a maximum production rate of 250 cubic metres per day, including the following equipment exhausting to the air:

- one (1) baghouse dust collector, used to control emissions from the cement weigh scale and the cementitious material storage silo, having a storage capacity of 55 tonnes and storing Portland Cement, complete with polyester filter material, a pulse-jet type cleaning system, and passively discharging to the air through a vent, extending 15.0 metres above grade; and

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

all in accordance with the application for an Environmental Compliance Approval (Air) submitted by 2109179 Ontario Inc., dated September 21, 2021, and signed by Joe Nuosci, President; Emission Summary and Dispersion Modelling Report prepared by BCX Environmental Consulting, dated September 2021; Acoustic Assessment Report prepared by Harry Cai and Corey Kinart / HGC Engineering Limited, dated November 05, 2019; and all the information associated with the application.

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 and Appendix A of the Basic Comprehensive User Guide, prepared by Harry Cai and Corey Kinart / HGC Engineering Limited and dated November 5, 2019, submitted in support of the application, that documents all sources of noise emissions and Noise Control Measures present at the Facility;
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 Lafarge Canada 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. "Director" means a person appointed for the purpose of section 20.3 of the EPA by the Minister pursuant to section 5 of the EPA;
6. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;
7. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19;

8. "Equipment" means the equipment and 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;
9. "Facility" means the entire operation located on the property where the Equipment is located;
10. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;
11. "Minister" means the Minister of the Environment, Conservation and Parks or such other member of the Executive Council as may be assigned the administration of the EPA under the Executive Council Act;
12. "Ministry" means the ministry of the Minister;
13. "Noise Control Measures" means measures to reduce the noise emissions from the Facility and/or Equipment including, but not limited to, silencers, acoustic louvers, enclosures, absorptive treatment, plenums and barriers. It also means the Noise Control Measures, as outlined in the Acoustic Assessment Report and detailed in Schedule A of this Approval;
14. "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;
15. "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended;
16. "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; and
17. "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;
18. "Truck(s)" means concrete ready-mix truck(s), aggregate truck(s), recycled concrete truck(s) and cement powder 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. NOISE PERFORMANCE

1. The Company shall:

- a. implement the Physical Noise Control Measures as outlined in the Acoustic Assessment Report by not later than twelve(12) months from the issuance of an above grade building permit and verified site inspection under the Building Code Act, 1992, for a building containing residential uses in respect of the Properties or part thereof representing lot V1;
- b. implement the Noise Control Measures as outlined in Schedule A of this Approval;
- c. ensure that the facility operate under daytime operating Mode A, or Evening/Night-time Mode B, or daytime operating Mode C, or Evening/Night-time Mode D exclusively. in accordance with Schedule A of this Approval;
- d. ensure that any and all Trucks arrive at and depart from the Facility in accordance with Schedule A of this Approval;
- e. following the implementation of the Noise Control Measures, comply with the limits set out in Publication NPC-300;
- f. ensure that all Noise Control Measures, are properly maintained and continue to provide the acoustical performance outlined in the Acoustic Assessment Report.

2. 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.

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, 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 dust emissions

from all potential sources;

- v. the frequency of inspection and replacement of the filter material in the Equipment; and
- vi. procedures for recording and responding to environmental complaints relating to the operation of the Facility.

b. implement the recommendations of the Manual.

3. 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.

4. 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;
 - b. all records on the daily operation of the Equipment, including:
 - i. daily production rate; and

- ii. daily start-up and shut-down times of the Equipment.
- c. 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;
 - iii. the cause of the incident;
 - iv. 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; and
 - v. the name(s) of Company personnel responsible for handling the incident.

5. 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;
 - b. the time, date and location of the incident to which the complaint relates;
 - c. the wind direction and other weather conditions at the time of the incident; and
 - d. the name(s) of Company personnel responsible for handling the incident.

SCHEDULE A

NOISE CONTROL MEASURES

The Company shall implement the following physical Noise Control Measures upon issuance of this Approval.

Physical

1. Barrier #1: One(1) 37 metres long, 7.5 metres high acoustic barrier positioned as per Figure 4a of the Acoustic Assessment Report, continuous without any holes, gaps and other penetrations, and having a surface mass of at least 20 kilograms per square metre.

The Company shall implement the following physical Noise Control Measures not later

than twelve (12) months after the issuance of an above grade building permit for vacant lot V1

Physical

1. Orient unloading tanker trucks and the slump up rack to face east towards Highway 400, as shown in Figure 4b of the Acoustic Assessment Report.

The Company shall implement the following administrative Noise Control Measures upon issuance of this Approval.

Administrative

Operating Mode A: Primary Ready-Mix Concrete Batching Plant and Third Party Portable Crushing Plant, Daytime hours 07:00 to 19:00

Administrative Controls
Unloading Aggregate Trucks for a maximum of 90 seconds per sixty minute time period
Maximum of One(1) Front End Loader operating continuously for sixty minute time period
Maximum of Five(5) Aggregate Truck arrivals and Five(5) Aggregate Truck departures per sixty minute time period
Maximum Two(2) Bulk Cement Delivery Truck arrivals and departures per sixty minute time period, located and orientated as depicted in Figure 3a of the Acoustic Assessment Report
Maximum Two(2) Bulk Cement Truck Unloading per sixty minute time period
Maximum Twelve(12) Ready-Mix Truck arrivals and Ready-Mix Truck departures per sixty minute time period
Loading Ready-Mix Truck operating continuously per sixty minute time period
Maximum Two(2) Slumping Ready-Mix Truck operating continuously per sixty minute time period
Maximum One(1) Dust Collector Secondary Fan Exhaust operating continuously per sixty minute time period
Loading Point Signal Horn operating for a maximum of one(1) minute per sixty minute time period
Hopper Vibrator operating continuously per sixty minute time period
Maximum of Two(2) Recycled Concrete Truck arrivals and Two(2) Recycled Concrete Truck departures per sixty minute time period
Recycled Concrete Crusher / Screener / Stacker operating continuously per sixty minute time period
No Secondary Ready-Mix Concrete Batching Plant operating

Operating Mode B: Primary Ready-Mix Concrete Batching Plant and Third Party Portable Crushing Plant, Evening and Night-time hours 19:00 to 07:00

Administrative Controls
Unloading Aggregate Trucks for a maximum of 90 seconds per sixty minute time period
Maximum of One(1) Front End Loader operating continuously for sixty minute time period
Maximum of Five(5) Aggregate Truck arrivals and Five(5) Aggregate Truck departures per sixty minute time period
No Bulk Cement Delivery Truck arrivals and departures
No Bulk Cement Truck Unloading
Maximum Twelve(12) Ready-Mix Truck arrivals and Ready-Mix Truck departures per sixty minute time period
Loading Ready-Mix Truck operating continuously per sixty minute time period
Maximum Two(2) Slumping Ready-Mix Truck operating continuously per sixty minute time period
Maximum One(1) Dust Collector Secondary Fan Exhaust operating continuously per sixty minute time period
Loading Point Signal Horn operating for a maximum of one(1) minute per sixty minute time period
Hopper Vibrator operating continuously per sixty minute time period
No Recycled Concrete Truck arrivals and departures
No Recycled Concrete Crusher / Screener / Stacker operating
No Secondary Ready-Mix Concrete Batching Plant operating

Operating Mode C, Secondary Ready-Mix Concrete Batching Plant and Third Party Portable Crushing Plant, Daytime hours 07:00 to 19:00

Administrative Controls
Unloading Aggregate Trucks for a maximum of 90 seconds per sixty minute time period
Maximum of One(1) Front End Loader operating continuously for sixty minute time period
Maximum of Five(5) Aggregate Truck arrivals and Five(5) Aggregate Truck departures per sixty minute time period
Maximum One(1) Bulk Cement Delivery Truck arrivals and departures per sixty minute time period, located and orientated as depicted in Figure 3b of the Acoustic Assessment Report
Maximum One(1) Bulk Cement Truck Unloading per sixty minute time period
Maximum Four(4) Ready-Mix Truck arrivals and Ready-Mix Truck departures per sixty minute time period

Maximum One(1) Loading Ready-Mix Truck operating twenty(20) minutes per sixty minute time period
Maximum One(1) Slumping Ready-Mix Truck operating twenty(20) minutes per sixty minute time period
No Dust Collector Secondary Fan Exhaust
No Loading Point Signal Horn
Hopper Vibrator operating continuously per sixty minute time period
Maximum of Two(2) Recycled Concrete Truck arrivals and Two(2) Recycled Concrete Truck departures per sixty minute time period
Recycled Concrete Crusher / Screener / Stacker operating continuously per sixty minute time period
No Primary Ready-Mix Concrete Batching Plant operating

Operating Mode D, Secondary Ready-Mix Concrete Batching Plant and Third Party Portable Crushing Plant, Evening and Night-time hours 19:00 to 07:00

Administrative Controls
Unloading Aggregate Trucks for a maximum of 90 seconds per sixty minute time period
Maximum of One(1) Front End Loader operating continuously for sixty minute time period
Maximum of Five(5) Aggregate Truck arrivals and Five(5) Aggregate Truck departures per sixty minute time period
No Bulk Cement Delivery Truck arrivals and departures
No Bulk Cement Truck Unloading
Maximum Four(4) Ready-Mix Truck arrivals and Ready-Mix Truck departures per sixty minute time period
Maximum One(1) Loading Ready-Mix Truck operating twenty(20) minutes per sixty minute time period
Maximum One(1) Slumping Ready-Mix Truck operating twenty(20) minutes per sixty minute time period
No Dust Collector Secondary Fan Exhaust
No Loading Point Signal Horn
Hopper Vibrator operating continuously per sixty minute time period
No Recycled Concrete Truck arrivals and departures
No Recycled Concrete Crusher / Screener / Stacker operating
No Primary Ready-Mix Concrete Batching Plant operating

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

1. Condition number 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 number 2 and 3 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. Condition number 4 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.
4. Condition number 5 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.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 9169-8H8SHF issued on August 17, 2011.

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me, the Ontario Land 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 ("the Notice") shall state:

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

Pursuant to subsection 139(3) of the *Environmental Protection Act*, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

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

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

This Notice must be served upon:

Registrar*
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5
OLT.Registrar@ontario.ca

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

*** Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or www.olt.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 20th day of September,
2022



Nancy E Orpana, P.Eng.
Director
appointed for the purposes of Part
II.1 of the *Environmental Protection
Act*

JL/
c: District Manager, MECP York-Durham
Winnie Song, BCX Environmental Consulting