

H & D Properties Ltd.
Ministry Reference #1375-BTAQUQ

Comments received directly by the Ministry from members of the public

The Ministry directly received a total of seventy-two (72) separate public comments from twenty (20) different members of the public between July 21, 2021 to November 9, 2021. Thirty-nine (39) comments were submitted by one person, seven (7) comments were submitted by another person, five (5) comments were submitted by another person, three (3) were submitted by another person, two (2) comments were each submitted by two (2) persons, and single comment submissions were made by fourteen (14) different persons.

The attached PDF document collates all comments received July 21, 2021 to November 9, 2021.

The Air concerns are for the odour emissions from the proposed facility and, noise concerns are related to the operations, equipment and the truck movements that would result from the proposed facility. Other concerns included public health and safety, effect on local property values, protection of the environment - both sub-surface (groundwater) and surface resources (St. Lawrence River), and effect on local wildlife.

Ministry response:

Air:

All air emissions in the supporting Emission Summary and Dispersion Modelling Report, prepared by CH Four Biogas Inc., and submitted in support of the H & D Properties Ltd. application have been reviewed and found to be compliant with the Ministry's Ontario Regulation 41/05: Air Pollution – Local Air Quality, and all other applicable policy and guidelines.

The Approval issued to H & D Properties Ltd. includes the following requirements:

- source testing to confirm odour emissions from sources at the Facility;
- required odour control measures to minimize odorous emission from all potential sources at the Facility as detailed in the Approval;
- activated carbon media in odour control units must be replaced before the media is Exhausted;
- development of an Odour Management Plan, no later than three (3) months prior to the receipt of Organic Waste at the Facility, that includes measures in place and proposed, to minimize odour impacts of the Facility on nearby receptors;
- develop a negative pressure assessment plan, prepared by a Professional Engineer, not later than six (6) months prior to the receipt of Organic Waste at the Facility for performing negative pressure assessment for the fully enclosed

Receiving Building and for identifying ideal methodology for achieving negative pressure;

Noise:

The proposal's Acoustic Assessment Report demonstrates that the facility will be capable of meeting the Ministry's noise limits upon commencement of operations based on the noise control measures inherent to the facility's design and on the company's restrictions on the amount of trucks per hour that can be admitted to the site.

Following the commencement of operations, an Acoustic Audit will be required so that the noise impact and compliance can be verified by a third party acoustical consultant. Any changes to the site operations will also require that the site's Environmental Compliance Approval be amended.

It should be noted that ECA (Air and Noise) applies only to s.9 EPA. Issues related to inappropriate land use/city zoning, residential property values, air and noise pollution from delivery trucks on public roads and future development of the area are beyond the scope of the ECA (Air and Noise).

Other comments related to public health and safety, effect on local property values, protection of sub-surface and surface resources, and effect of local wildlife are outside the jurisdiction of section 9 of the Environmental Protection Act, Ontario Regulation 419/05, and NPC-300, and are not related to the issuance of this approval for air and noise emissions from the subject facility.