

**AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 3616-CY8KCZ  
Issue Date: January 22, 2024

PLP Redimix Ltd.  
28 Underwriters Rd  
Toronto, Ontario  
M1R 3B3

Site Location: 28 Underwriters Road  
Toronto City  
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:*

A ready-mix concrete batching plant, having a maximum ready-mix concrete production rate of 900 cubic metres per day, consisting of the following equipment and emission sources:

- one (1) cement storage silo located inside the cement batching plant building, having a storage capacity of 60 tonnes, served by one (1) shaker type baghouse dust collector, discharging passively to the air through the plant conveyor door;
- one (1) cement supplement storage silo located inside the cement batching plant building, having a storage capacity of 35 tonnes, served by one (1) shaker type baghouse dust collector, discharging passively to the air through the plant conveyor door;
- one (1) cement storage silo located outside the cement batching plant building, having a storage capacity of 200 tonnes, served by one (1) internally venting baghouse dust collector;
- one (1) loading point located inside the cement batching plant building, enclosed by three sides, served by a loadout sock, dust shroud, and vented through a dust collector, discharging passively to the air through the plant conveyor door and mixer loadout door;
- one (1) natural gas-fired process boiler, having a maximum heat input rate of 2.1 million kilojoules per hour, discharging to the air at a maximum volumetric flow rate of 0.18 cubic metre per second, through a stack having an exit diameter of 0.46 metre, and extending 7.0

metres above grade;

- one (1) natural gas-fired process boiler, having a maximum heat input rate of 4.2 million kilojoules per hour, discharging to the air at a maximum volumetric flow rate of 0.36 cubic metre per second, through a stack, having an exit diameter of 0.46 metre, and extending 7.0 metres above grade;
- one (1) maintenance paint spray booth, having a maximum paint usage rate of 3.8 litres per day;
- one (1) maintenance welding station;
- recycled concrete handling, storage and bulk shipping;
- fugitive emissions resulting from the delivery, storage, and transfer of materials associated with the concrete batching operations.

all in accordance with the application for an Environmental Compliance Approval (Air) submitted by the Company, dated January 05, 2023, and signed by Kalman Waldman, EHS Manager; Emission Summary and Dispersion Modelling Report prepared by Jeff Campbell, O2E Inc., dated December, 2022; the Acoustic Assessment Report prepared by O2E Inc., dated December 7, 2022 and signed by Jakub Wrobel; the additional information in the email provided by Jakub Wrobel of O2E Inc., dated November 24, 2023; and all the information associated with 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. "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;
3. "Company" means PLP Redimix Ltd. 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;
4. "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;
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 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;

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. "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;
11. "Ministry" means the ministry of the Minister;
12. "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;
13. "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
14. "Truck(s)" means ready-mix truck(s), aggregate truck(s), cementitious material tanker truck(s), or waste material 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 dust 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 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.

## **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, 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:
  - a. limit Trucks arrivals and departures during the day-time hours of 7 a.m. to 7 p.m., in accordance with the following:
    - i. a maximum of twenty (20) ready-mix trucks per sixty (60) minute period;
    - ii. a maximum of six (6) aggregate trucks per sixty (60) minute period;
    - iii. a maximum of one (1) cementitious material tanker truck per sixty (60) minute period;
    - iv. a maximum of one (1) waste material truck per sixty (60) minute period;
  - b. limit Trucks arrivals and departures during the evening-time hours of 7 p.m. to 11 p.m., in accordance with the following:
    - i. a maximum of twenty (20) ready-mix trucks per sixty (60) minute period;
    - ii. a maximum of six (6) aggregate trucks per sixty (60) minute period;
    - iii. a maximum of one (1) cementitious material tanker truck per sixty (60) minute period;
    - iv. a maximum of one (1) waste material truck per sixty (60) minute period; and
  - c. limit Trucks arrivals and departures during the night-time hours of 11 p.m. to 7 a.m., in accordance with the following:
    - a. a maximum of five (5) ready-mix trucks per sixty (60) minute period.
3. The Company shall restrict arrivals and departures of the aggregate trucks, cementitious material tanker trucks and waste material trucks to the day-time and evening-time hours from 7 a.m. to 11

p.m.

4. The Company shall restrict the waste soil / material handling operations to the day-time and evening-time hours from 7 a.m. to 11 p.m.

*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.
4. Condition Nos. 5.1 and 5.2 are included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.
5. Condition No. 5.3 is included to ensure that the arrivals and departures of the aggregate trucks, cementitious material tanker trucks and waste material trucks are not extended beyond the stated hours to prevent an adverse effect resulting from the operation of the Equipment.
6. Condition No. 5.4 is included to ensure that the waste soil / material handling operations are not extended beyond the stated hours to prevent an adverse effect resulting from the operation of the Equipment.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 7710-AGSK7E issued on January 26, 2017.**

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](http://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 22nd day of January, 2024



---

Nancy E Orpana, P.Eng.

Director

appointed for the purposes of Part II.1 of the  
*Environmental Protection Act*

JL/

c: District Manager, MECP Toronto - District  
Jeff Campbell, O2E Inc.