

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 6017-D2JLY4
Issue Date: February 28, 2024

530 Speers Road Inc.
27 Nixon Rd
Bolton, Ontario
L7E 1J7

Site Location: 530 Speers Road
530 Speers Rd
Oakville Town, Regional Municipality of Halton
L6K 2G3

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) Pump and Treat (P&T) System designed to remediate, process and treat contaminated groundwater at the Facility and shall consist of two (2) vapour phase carbon filters connected in series, each containing 90 kg of air-phase granular carbon (GAC) and minimum control efficiency of 99%; discharging into the air at a maximum volumetric flow rate of 0.07 cubic metre per second through a stack, having an exit diameter of 0.15 metre and extending 1.5 metre above roof and 9.4 metres above grade,
- one (1) Active Soil Vapour Intrusion Mitigation System that include a series of 100 mm perforated pipes below the foundation slab and connected to two (2) variable speed blowers, each with a capacity of 0.142 cubic meter per second to 0.233 cubic metre per second, to treat sub-slab vapours through two (2) vapour phase carbon filters connected in series, each containing 90 kg of air-phase granular carbon (GAC) and minimum control efficiency of 99%; discharging into the air through one (1) vertical vent pipe at a maximum volumetric flow rate of 0.472 cubic metre per second, having an exit diameter of 0.15 metre and extending 1.5 metre above roof and 9.4 metres above grade,

all in accordance with the Application for Approval and the supporting documentation submitted by the Company dated January 09, 2023 and signed by Darren Murphy; and all information and documentation associated with the application including ESDM Report prepared by Peritus Environmental Consultants Inc. dated April 04, 2023 and signed by Naz Ritchie; and email updates provided by Naz Ritchie of Peritus Environmental Consultants Inc. on February 27 and 28, 2024; and the Secondary Noise Screening Method dated February 17, 2023, prepared by Naz Ritchie of Peritus Environmental Consultants Inc.

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 530 Speers Road 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;
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;
5. "Equipment" means the equipment 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. "ESDM Report" means the Emission Summary and Dispersion Modelling Report which was prepared in accordance with section 26 of O. Reg. 419/05 and the Procedure Document by Naz Ritchie, Peritus Environmental Consultants Inc. dated April 04, 2023 submitted in support of the application, and includes any changes to the report made up to the date of issuance of this Approval;
7. "Exhausted/Exhaustion" means the point at which the GAC units are no longer able adsorb Target Compounds to effectively reduce their emissions.
8. "Facility" means the entire operation located on the property where the Equipment is located;
9. "Hydraulic Containment System Monitoring Program (HCSMP)" means the overall plan, developed for the Facility, that contains as a minimum the remedial objectives, an overview of the extent of contamination at the Facility and closure conditions to remove the P&T System from the Facility.
10. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;
11. "Maximum Influent Air Concentrations" means the maximum concentrations of various contaminants in the air to be treated as described in the ESDM Report.
12. "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;

13. "Pump and Treat System or P&T System" means the system that is designed to remediate, process and treat contaminated groundwater at the Facility 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.
14. "Procedure Document" means Ministry guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated March 2018, as amended;
15. "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.
16. "Qualified Person" means a person who (a) holds a licence, limited licence or temporary licence under the Professional Engineers Act, or (b) holds a certificate of registration under the Professional Geoscientists Act, 2000, and is a practising member, temporary member, or limited member of the Association of Professional Geoscientists of Ontario.
17. "Secondary Noise Screening Method" means the Ministry Secondary Noise Screening Method form as described in the "Secondary Noise Screening Method Guide", January 31, 2017, as amended.
18. "Soil, Groundwater and Sediment Standards" means the Ministry publication "Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act dated April 15, 2011", as amended.
19. "Supporting Documents" means the Ministry publications that accompany the Soil, Groundwater and Sediment Standards including "Guide for Completing Phase II Environmental Site Assessment under Ontario Regulation 153/04" dated June 2011, as amended.
20. "Target Compounds" means the organic and inorganic compounds including but not limited to volatile organic compounds (VOCs) such as trichloroethylene (TCE) and vinyl chloride that the P&T System is designed to treat as part of the HCSMP.

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, design and operate the P&T System with the intent to contain the movement on and off-site of impacted groundwater such that the concentrations of the Target Compounds meet the appropriate criteria provided in the Soil, Groundwater and Sediment Standards, appropriate worker health and safety criteria or site specific criteria developed in accordance with the Supporting Documents.
2. The Company shall, prepare and submit to the District Manager, not later than thirty (30) days from the date of this Approval a HCSMP for the Facility.
3. 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. Operating Procedures and Maintenance Manual

1. The Company shall prepare and implement an operating procedures and maintenance Manual for the P&T System before commencement of operation. The Manual shall specify, as a minimum:
 - a. frequency of inspections and scheduled preventative maintenance;
 - b. procedures to test the Exhaustion of the granular activated carbon (GAC) and replace it before it is Exhausted;
 - c. procedures to prevent upset conditions and contingency measures;
 - d. procedures to prevent and/or minimize odorous emissions;
 - e. procedures to record and respond to environmental complaints.
2. The Company shall retain a copy of the Manual at the Facility.
3. The Company shall ensure that the granular activated carbon (GAC) is not Exhausted when it is in operation.

3. Hydraulic Containment System Monitoring Program (HCSMP)

1. The Company shall:
 - a. prepare and submit to the District Manager for the approval, not later than thirty (30) days from the date of this Approval, a HCSMP, in accordance with the Supporting Documents, for the groundwater at the Facility to ensure that the performance requirements outlined above are not exceeded and that the Hydraulic HCSMP objectives are met. The HCSMP shall specify, as a minimum:
 - i. HCSMP objectives;

- ii. list of analytical parameters;
 - iii. monitoring locations and frequency;
 - iv. sampling methodology and QA/QC procedures;
2. implement the procedures/recommendations of the accepted and updated HCSMP.
 3. not modify/discontinue the operation of the P&T System without getting a prior approval from the District Manager.
 4. The District Manager may not accept the HCSMP. if the requirements of Condition No. 7(1) were not followed.
 5. If the District Manager does not accept the HCSMP, the District Manager may require the HCSMP to be revised and re-submitted.
 6. The Company shall retain a copy of the HCSMP at the Facility.

4. Reporting Requirements

1. The Company shall retain a Qualified Person to prepare progress reports at a frequency as agreed or directed by the District Manager on the performance of the P&T System in achieving hydraulic containment of the Target Compounds and submit it to the District Manager. The progress reports should include the information on how the operation of the P&T System complied with requirements of EPA, the terms and conditions of this Approval during that period and summarize the activities that have been undertaken in that period.

5. Record Keeping Requirements

1. The Company shall, retain for a minimum of seven (7) years from the date of their creation, all reports, records and information described in this Approval, related to or resulting from the operation of the P&T System and shall include, but not be limited to:
 - a. the HCSMP;
 - b. records on the inspection, maintenance and repair of the P&T System;
 - c. all monitoring results including the verification sampling to demonstrate that the HCSMP objectives are met;
 - d. records on the environmental complaints; including:
 - i. 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. 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.

These records shall be made available, upon request, to Ministry personnel, or Ministry authorized representative(s), upon presentation of credentials.

6. Notification Requirements

1. The Company shall notify the District Manager in writing, if the P&T System is not operated in accordance with the performance requirements or the operating procedures and maintenance Manual or the HCSMP outlined above.
2. If at any time, the Company receives any environmental complaints from the public regarding the operation of the P&T System approved by this Approval, the Company shall immediately report, either to the District Manager by phone during office hours or to the Ministry's Spills Action Centre at 1-800-268-6060 after office hours or on the weekends, on the receipt of the complaint.

7. Change of Ownership

1. The Company shall notify the Director in writing, and forward a copy of the notification to the District Manger, within thirty (30) days of the occurrence of any changes to facility operations;
 - a. the ownership of the Facility;
 - b. the operator of the Facility;
 - c. the address of the Company;
 - d. the partners, where the Company is or any time becomes a partnership and a copy of the most recent declaration filed under the *Business Names Act*, R.S.O. 1990, c. B.17, shall be included in the notification;
 - e. the name of the corporation where the Company is or at any time becomes a corporation, other than a municipal corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C.39, shall be included in the notification.
2. In the event of any change in ownership of the Facility, the Company shall notify the successor of the existence of this Approval and provide the successor with a copy of this Approval, and the Company shall provide a copy of the notification to the District Manager and the Director.

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

1. Condition No. 1 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.
2. Condition Nos. 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 Nos. 4 and 5 are included to require the Company to prepare and retain records; and provide information to the Ministry so that the environmental impact and subsequent compliance with the EPA, the regulations and this Approval can be verified.
4. Condition Nos. 6 and 7 are included to require the Company to notify/report to the Ministry so that compliance with the EPA, the regulations and this Approval can be verified.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).
2645-9PAKPL issued on December 11, 2014**

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*

The Minister of the Environment,

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

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

and

Conservation and Parks
777 Bay Street, 5th Floor
Toronto, Ontario
M7A 2J3

and

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 28th day of February, 2024



Nancy E Orpana, P.Eng.

Director

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

BS/

c: District Manager, MECP Halton-Peel
Naz Richie, Peritus Environmental Consultants Inc.