

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 7744-CZRPHK  
Issue Date: March 19, 2024

Titan Transfer Inc.  
2258 River Rd  
London, Ontario  
N5W 6C2

Site Location: Titan Transfer represented as London Environmental and  
Waste  
2258 River Rd  
London City, County of Middlesex  
N5W 6C2

*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 waste disposal site

to be used for the transfer of the following types of waste:

solid non hazardous waste, limited to Excess Soil, Recyclables, and Construction and  
Demolition waste from IC&I sources

Note: Use of the site for any other type of waste is not approved under this environmental compliance  
approval, and requires obtaining a separate approval amending this environmental compliance approval.

*For the purpose of this environmental compliance approval, the following definitions apply:*

"Adverse Effect" as defined in the EPA;

"Approval" means this Environmental Compliance Approval and any Schedules to it, including the application  
and supporting documentation listed in Schedule "A";

"Contaminants of Potential Concern" is as defined in the Soil Rules;

"Debris" means solid non-hazardous material present in an incoming soil mixture that is not soil;

"Director" means any Ministry employee appointed in writing by the Minister pursuant to section 5 of the EPA as  
a Director for the purposes of Part II.1 of the EPA;

“District Manager” means the District Manager of the local district office of the Ministry in which the Site is geographically located;

"Dry Soil" is as defined in O. Regulation 406/19;

“EPA” and "Act" means Environmental Protection Act, R.S.O. 1990, c. E. 19, as amended;

"Excess Soil" is as defined in O. Regulation 406/19, and within the context of this Approval is the incoming non-hazardous Dry Soil and Dry Soil/Rock/Debris mixture accepted at the Site to be managed in accordance with this Approval and transferred from the Site in compliance with the requirements set out in O. Regulation 406/19;

"Excess Soil Standards" means Tables 1, 2.1 and 3.1 of the generic Excess Soil quality standards set out in Appendix 1 of Section A of the Soil Rules;

"Hazardous Waste" is as defined in Regulation 347;

"IC&I" means industrial, commercial and institutional;

"Liquid Soil" has the same meaning as in O. Reg. 406/19;

“Ministry” means the Ontario Ministry of the Environment, Conservation and Parks;

"NMA" means the Nutrient Management Act, 2002, S.O. 2002, c. 4, as amended;

"O. Reg. 153/04" means Ontario Regulation 153 (Records of Site Condition - Part XV.1 of the EPA), as amended;

"O. Reg. 406/19" means Ontario Regulation 406/19 - On-Site and Excess Soil Management, made under the EPA, as amended from time to time;

“Operator” means any person, other than the Owner's employees, authorized by the Owner as having the charge, management or control of any aspect of the Site and includes its successors or assigns;

“Owner” means any person that is responsible for the establishment or operation of the Site being approved by this Approval, and includes Titan Transfer and its successors and assigns;

“OWRA” means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;

“PA” means the Pesticides Act, R.S.O. 1990, c. P-11, as amended;

"Phase I ESA" means Phase I Environmental Site Assessment, as defined in O. Reg. 153/04, as amended;

"Phase II ESA" means Phase II Environmental Site Assessment, as defined in O. Reg. 153/04, as amended;

"Potentially Contaminating Activity" is as defined in the Soil Rules;

“Provincial Officer” means any person designated in writing by the Minister as a provincial officer pursuant to Section 5 of the OWRA, Section 5 of the EPA, Section 17 of the PA, Section 4 of the NMA, or Section 8 of the SDWA;

"Putrescible Waste" means organic waste that decomposes rapidly, such as food waste;

“PWQO’s” mean the ministry’s Provincial Water Quality Objectives;

"Qualified Person" or "QP" means a person who meets the qualifications to be a qualified person for conducting a Phase I ESA and a Phase II ESA and for completing certifications in a record of site condition, as set out in Section 5 of O. Regulation 153/04 made under the EPA;

“Reg. 347” means Regulation 347, R.R.O. 1990, made under the EPA, as amended;

"Regional Director" means the Regional Director of the local regional office of the Ministry in which the Site is located;

"Rejected Waste" means the incoming load inadvertently received at the Site and deemed by the Owner to be waste that does not meet the incoming Excess Soil quality criteria set out in this Approval;

"Reuse Site" as defined in O. Regulation 406/19;

"Rock" as defined in O. Regulation 406/19;

"SDWA" means the Safe Drinking Water Act, 2002, S.O. 2002, c. 32, as amended;

"Similar Contaminants" within the context of this Approval means Tested Soil containing contaminant(s) that exceed Table 2.1 of the Excess Soil Standards and that are identified to be within one or more of the same contaminant groups below:

- Group 1: Metals and Hydride-forming Metals;
- Group 2: Organic compounds such as Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene and Xylene (BTEX),
- Group 3: Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (sVOCs), Polycyclic Aromatic Hydrocarbons (PAHs), etc.;
- Group 4: Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR);

"Similar Contaminant Concentrations" within the context of this Approval mean Excess Soil loads that are characterized to be within the same table of the Excess Soil Standards;

"Similar Soils" within context of this Approval means Tested Soils that:

1. have Similar Contaminants (e.g., soil loads containing Group 1 contaminants shall only be mixed with soil loads containing Group 1 contaminants, soil loads containing Group 1 and 2 contaminants shall only be mixed with soil loads containing Group 1 and 2 contaminants, etc.), if applicable;
2. have Similar Contaminant Concentrations (e.g., characterized soil loads that meet Table 2.1 of

the Excess Soil Standards shall only be mixed with other Table 2.1 soil loads, characterized soil loads that meet Table 3.1 of the Excess Soil Standards shall only be mixed with other Table 3.1 soil loads, etc.); and

3. comply with the Excess Soil criteria required for transfer from the Site for deposition at the same Reuse Site or for further processing or Final Disposal at the same approved waste disposal site or a site approved/permitted to accept such waste by an appropriate regulatory agency of equivalent jurisdiction;

"Site" means the entire waste disposal site, including the buffer lands, and contaminant attenuation zone at 2258 River Rd;

"Slump Test" means the Test Method for the Determination of Liquid Waste set out in Schedule 9 of Regulation 347;

"Soil" as defined in O. Regulation 406/19;

"Soil Rules" means the Ministry's "Rules for Soil Management and Excess Soil Quality Standards" document;

"Solid non-hazardous waste" means a waste that is not a liquid waste and not a hazardous waste as defined in Regulation 347;

"Source Site" means the location of origin of the non-hazardous Excess Soil which is received at the Site for temporary storage and transfer;

"Spill" is as defined in the EPA;

"TCLP" means Toxicity Characteristic Leaching Procedure as defined in Regulation 347;

"Tested Soil" means the Processed Soil or incoming Dry Soil that has been tested in accordance with the requirements of Conditions 15.1, 15.2 or 16.3 to demonstrate compliance with the appropriate Excess Soil Criteria set out in this Approval; and

"Trained Personnel" means an employee trained in accordance with the requirements of this Approval and is knowledgeable through instruction and/or practice and able to carry out any necessary duties.

*You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:*

## TERMS AND CONDITIONS

### **1.0 Compliance**

- 1.1 The Owner and Operator shall ensure compliance with all the conditions of this Approval and shall ensure that any person authorized to carry out work on or operate any aspect of the Site is notified of

this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

1.2 Any person authorized to carry out work on or operate any aspect of the Site shall comply with the conditions of this Approval.

1.3 The Site shall be operated and maintained at all times in accordance with the EPA, Reg. 347 and the conditions of this Approval. At no time shall the discharge of a contaminant that causes or is likely to cause an adverse effect be permitted.

## **2.0 Design, Develop, Build, Operate, Modify and Maintain in Accordance**

2.1 Except as otherwise provided for in this Approval, the Site shall be designed, developed, built, operated, modified and maintained in accordance with the application received September 6, 2022 and signed by Perry Sempecos and John Nicholson, the Design and Operations Report in item 2 of Schedule "A", and the other supporting documentation listed in Schedule "A".

2.2 Construction and installation of the aspects of the Site described in Schedule "A" must be completed within 5 years of the later of:

- i. the date this Approval is issued;
- ii. the required zoning for the operation of a Waste Transfer Facility is granted; or
- iii. if there is a hearing or other litigation in respect of the issuance of this Approval, the date that this hearing or litigation is disposed of, including all appeals.

2.3 This Approval ceases to apply in respect of the aspects of the Site noted above that have not been constructed or installed before the later of the dates identified in Condition 2.2 above.

## **3.0 Interpretation**

3.1 Where there is a conflict between a provision of any document referred to in this Approval, including the application, and the conditions of this Approval, the conditions in this Approval shall take precedence.

3.2 Where there is a conflict between the application and a provision in any documents listed in Schedule "A", the application shall take precedence unless it is clear that the purpose of the document was to amend the application and that the Ministry approved the amendment.

3.3 Where there is a conflict between any two documents listed in Schedule "A", other than the application, the document bearing the most recent date shall take precedence.

3.4 The requirements of this Approval are severable. If any requirement of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this Approval shall not be

affected thereby.

#### **4.0 Other Legal Obligations**

4.1 The issuance of, and compliance with, this Approval does not:

- i. relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement including, but not limited to:
  - a. obtaining site plan approval from the local municipal authority;
  - b. obtaining all necessary building permits from the local municipal authority Building Services Division;
  - c. obtaining any necessary or applicable approvals from the Chief Fire Prevention Officer, local municipal authority;
- ii. limit in any way the authority of the Ministry to require certain steps be taken or to require the Owner and/or the Operator to furnish any further information related to compliance with this Approval.

#### **5.0 Adverse Effect**

5.1 The Site shall be constructed, operated and maintained in an environmentally safe manner which ensures the health and safety of all persons and minimizes adverse effects on the natural environment.

5.2 The Owner and Operator shall take steps to minimize and ameliorate any adverse effect on the natural environment or impairment of water quality resulting from the Site, including such accelerated or additional monitoring as may be necessary to determine the nature and extent of the effect or impairment.

5.3 Despite an Owner, Operator or any other person fulfilling any obligations imposed by this Approval, the Owner, Operator or any other person remains responsible for any contravention of any other condition of this Approval or any applicable statute, regulation, or other legal requirement resulting from any act or omission that caused the adverse effect to the natural environment or impairment of water quality.

#### **6.0 Change of Owner**

6.1 The Owner shall notify the Director in writing, and forward a copy of the notification to the District Manager, within thirty (30) days of the occurrence of any changes:

- i. the ownership of the Site;
- ii. the Operator of the Site;
- iii. the address of the Owner or Operator;
- iv. the partners, where the Owner is or at 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; and

- v. the name of the corporation where the Owner 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.

6.2 No portion of this Site shall be transferred or encumbered prior to or after closing of the Site unless the Director is notified in advance and sufficient financial assurance is deposited with the Ministry to ensure that these conditions will be carried out. In the event of any change in ownership of the Site, other than change to a successor municipality, the Owner shall notify the successor of and provide the successor with a copy of this Approval, and the Owner shall provide a copy of the notification to the District Manager and the Director.

## **7.0 Financial Assurance**

7.1 Within 20 days of issuance of the Certificate, the Owner shall submit to the Director financial assurance as defined in Section 131 of the EPA in the amount of \$260,490. This financial assurance shall be in a form acceptable to the Director and shall provide sufficient funds for site clean-up, monitoring, and the analysis, transportation and disposal of all quantities of waste permitted to be on-site at any one time.

7.2 Commencing March 31, 2027, and every 5 years thereafter, the Owner shall provide to the Director a re-evaluation of the amount of the financial assurance to facilitate the actions required under Condition 7.1. Additional financial assurance, if required, must be submitted to the Director within 20 days of written acceptance of the re-evaluation by the Director.

7.3 The amount of financial assurance is subject to review at any time by the Director and may be amended at their discretion.

7.4 If any financial assurance is scheduled to expire, or notice is received indicating financial assurance will not be renewed, and satisfactory methods have not been made to replace the financial assurance at least 60 days before the financial assurance terminates, the Owner shall forthwith replace the financial assurance with cash.

## **8.0 Inspections**

8.1 No person shall hinder or obstruct a Provincial Officer from carrying out any and all inspections authorized by the OWRA, the EPA, or the PA, of any place to which this Approval relates, and without limiting the foregoing:

- i. to enter upon the premises where the approved works are located, or the location where the records required by the conditions of this Approval are kept;
- ii. to have access to, inspect, and copy any records required to be kept by the conditions of this Approval;
- iii. to inspect the Site, related equipment and appurtenances;
- iv. to inspect the practices, procedures, or operations required by the conditions of this Approval; and

- v. to sample and monitor for the purposes of assessing compliance with the terms and conditions of this Approval or the EPA, the OWRA or the PA.

## **9.0 Information and Record Retention**

- 9.1 Any information requested, by the Ministry, concerning the Site and its operation under this Approval, including but not limited to any records required to be kept by this Approval shall be provided to the Ministry, upon request, within 3 business days. Records shall be retained for seven (7) years except as otherwise authorized in writing by the Director.
- 9.2 The receipt of any information by the Ministry or the failure of the Ministry to prosecute any person or to require any person to take any action, under this Approval or under any statute, regulation or other legal requirement, in relation to the information, shall not be construed as:
  - i. an approval, waiver, or justification by the Ministry of any act or omission of any person that contravenes any term or condition of this Approval or any statute, regulation or other legal requirement; or
  - ii. acceptance by the Ministry of the information's completeness or accuracy.
- 9.3 All records required by the conditions of this Approval must be retained on Site for a minimum period of 2 years from the date of their creation.
- 9.4 Any information relating to this Approval and contained in Ministry files may be made available to the public in accordance with the provisions of the Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. F.31.

## **10.0 Service Area and Hours of Operations**

- 10.1 Only waste that is generated in the province of Ontario may be accepted at the Site.
- 10.2 The Site may operate 24 hours per day, 7 days per week unless otherwise restricted by local by-laws.

## **11.0 Signage and Security**

- 11.1 The Site must be maintained in a secure manner; such that unauthorized persons cannot enter the Site.
- 11.2 The Owner shall ensure that a sign readable twenty-four (24) hours per day is posted at the entrance to the Site stating the following information:
  - i. name of the Owner;
  - ii. this Approval number;
  - iii. normal hours of operation;
  - iv. telephone number to which complaints may be directed;
  - v. twenty-four hour emergency telephone number (if different from above);



- vi. a warning against unauthorized access; and
- vii. a warning against dumping at the Site.

- 11.3 The Owner shall ensure that the Site is secured and that all entrances are secured by lockable gates to prevent unauthorized access when the Site is not open.
- 11.4 The Owner shall ensure that the Site is operated in a safe and secure manner, and that all waste is properly handled, contained, stored and labelled so as not to pose any threat to the general public and the Site personnel.

## **12.0 Waste Types and Waste Receiving**

- 12.1 The Site shall only receive the following solid waste types:
  - a. Excess Soil;
  - b. Construction and Demolition waste from municipal and IC&I sources; and
  - c. Non hazardous waste from IC&I sources.
- 12.2 The site is not permitted to accept hazardous waste or putrescible waste as defined under Reg. 347
- 12.3 All waste shall be loaded and unloaded in an enclosed area.
- 12.4 Acceptable Excess Soil includes soil that contains PHCs, PAHs, metals, inorganics, VOCs, sVOCs, and/or contains construction & demolition Debris. No free-phase liquid (non-aqueous phase liquid), excluding water, shall be present in the Excess Soil.
  - i. The Owner shall ensure that soil that is classified as a hazardous waste, as defined in Reg. 347, is not received at the Site.
  - ii. The Owner shall ensure that Excess Soil that meets Table 1, 2, or 3 of the Excess Soil Standards is not received at the Site unless it contains significant quantities of Rock and/or Debris.
- 12.5 The Owner shall ensure all incoming loads are inspected by a trained attendant to ensure only approved waste is received at this Site.
- 12.6 If any incoming waste load is known to contain unapproved waste, or is discovered to contain unapproved waste during receipt, that load shall be rejected.
- 12.7 If any unapproved waste is discovered on-site, that waste shall be immediately removed from the Site for disposal in accordance with the EPA and Reg. 347.

## **13.0 Approved Waste Quantities**

- 13.1 The amount of waste received at the Site on any one day shall not exceed 2474 tonnes.

13.2 The amount of waste present at the Site at any one time shall not exceed 3200 tonnes.

#### **14.0 Additional District Manager Notification**

14.1 The District Manager shall be notified in writing of the receipt of Rejected Waste within four (4) business days of its receipt. The following information shall be included in the notification to the District Manager:

- i. quantity and type of the Rejected Waste;
- ii. source of the Rejected Waste, if known;
- iii. reason for the rejection;
- iv. final destination of the Rejected Waste; and
- v. date of receipt and time and date of removal from the Site.

14.2 Should the Owner become aware that a vehicle delivering Excess Soil to the Site has leaked waste and/or wastewater on the municipal roadways, the Owner shall immediately report the violation to the owner of the vehicle(s) and to the District Manager.

#### **15.0 Waste Storage**

15.1 Waste shall be stored in accordance with the current Design and Operations Report and the supporting documentation listed in Schedule "A", and at a minimum the Owner shall ensure that all activities related to the unloading, storage, loading and other handling of waste on-site are conducted inside the building and such that the operation of the Site does not result in a nuisance or an adverse effect.

15.2 Waste should be stored in the proper bunker within the building, separated by Excess Soil, C&D Waste, and other IC&I Waste, as referenced in Schedule "A".

15.3 All accepted soil shall be stored within the confines of the 5.8 m high x 11.53 m wide x 30 m long concrete storage bunker located indoors within the designated receiving and storage building in accordance with Schedule "A".

15.4 Notwithstanding Condition 15.3, additional compartments may be added to the storage bunker via solid separators (concrete, brick, block or other ridged material able to contain excess soil in place) to allow for the segregation of soils, provided that a minimum total storage volume of 1,100 cubic metres is maintained within the bunkers.

15.5 Excess Soil loads shall be segregated via separated compartments in the storage bunker by:

- i. Source Site, if the soil quality is consistent across the Source Site; or
- ii. Similar Soils, if the soil quality is known.

15.6 The quality of a mixture of Excess Soil loads from different Source Sites, where each soil load forming a part of the mixture has accompanying analytical data, shall be deemed to be the quality based on the

maximum concentration of each contaminant present in any of the soil loads that form part of the mixture.

- 15.7 At no time shall any Excess Soil be mixed with any soil if the principal purpose of the mixing is to reduce contaminant concentrations in the Excess Soil.
- 15.8 Any Excess Soil load that does not have accompanying test data to determine the soil quality in accordance with Soil Rules shall be kept segregated from all other soil at the Site via separated compartments in the storage bunker for:
- i. transfer off-site for final disposal or further processing at a Ministry approved waste disposal site; or
  - ii. until the Owner has:
    - a. conducted sampling in accordance with the sampling/testing protocols and the testing criteria set out in the Environmental Compliance Approval issued by the Ministry for the receiving waste disposal site or the other site approved to accept such waste by an appropriate government agency of equivalent jurisdiction; and
    - b. confirmed the soil quality via the analytical results from the required testing prior to any mixing.
- 15.9 Each compartment containing Excess Soil shall be clearly marked with a sign indicating the contents of the compartment directly or a reference to records indicating the contents of the compartment. In either case, the contents of the bunker shall be described in terms of the following:
- a. soil quality;
  - b. whether the bunker contains a mixture of Similar Soils;
  - c. the Source Site(s) of the soil in the bunker; and
  - d. the intended waste disposal site that the soil will be hauled to.

## **16.0 Approved Activities**

- 16.1 The following activities are approved for Excess Soil at this Site:
- a. weighing all incoming Excess Soil truck loads and recording the results;
  - b. inspection of the incoming Excess Soil documentation and confirmation of compliance with the Approval requirements;
  - c. receipt and visual inspection prior to or upon unloading, if possible;
  - d. temporary storage of the Excess Soil;
  - e. if not already characterized at the Source Site, sampling and testing of the Excess Soil, as required in this Approval;
  - f. manual removal of the Residual Waste from the Excess Soil, as required;

- g. bulking of Similar Excess Soils;
- h. if not already sampled and, sampling and testing of the Excess Soil and/or mixtures, as required in this Approval; and
- i. weighing all outgoing Excess Soil truck loads and recording the results.

16.2 The following activities for management of the solid, non-hazardous, IC&I Waste are approved under this Approval:

- a. weighing the incoming Waste truck loads and recording the results;
- b. inspection of the incoming Waste documentation, as required, and confirmation of compliance with the Approval requirements;
- c. receipt and visual inspection of the incoming Waste prior to or upon unloading, if possible;
- d. temporary storage of the Waste;
- e. sampling and testing of the Waste, as required;
- f. if the Waste is of the same type and is destined for the same destination, consolidating the incoming Waste into an outgoing load;
- g. weighing all outgoing solid non-hazardous Waste truck loads and recording the results; and
- h. transfer of the outgoing Waste to an approved waste disposal site or to any other site approved/licenced to accept such waste by an appropriate government agency of equivalent jurisdiction.

### **17.0 Incoming Excess Soil Receipt**

17.1 Prior to accepting any Excess Soil at the Site, the Owner shall acquire from the Source Site owner/generator, the documentation that contains information on the Source Site and the characterization information of the incoming Excess Soil.

17.2 The documentation from Condition 17.1 shall be reviewed and deemed acceptable by Trained Personnel.

17.3 The documentation required in Condition 17.1 shall include the following Source Site information:

- a. the generator's name and/or company name, address and contact information;
- b. the Source Site location;
- c. current Source Site's activities and land use;
- d. past Source Site's activities and land use, if known; and
- e. estimated quantity of the Excess Soil to be received at the Site from that Source Site.

17.4 The documentation required in Condition 17.1 shall be for the Excess Soil from each Source Site.

17.5 All applicable analytical results shall be from a laboratory service provider accredited by a Canadian

Association for Laboratory Accreditation or equivalent.

- 17.6 The documentation required in Condition 17.1 shall also include sampling and testing protocols, methods, and analytical results to demonstrate that the Excess Soil is a solid non-hazardous waste. As a minimum, the characterization documentation shall include:
1. the results of any Phase I Environmental Site Assessment (ESA) and Phase II ESA undertaken for the Source Site in accordance with the Ministry's requirements under O. Regulation 153/04; and
  2. the following characterization results:
    - i. slump from the Slump Test, if the Excess Soil has a high moisture content;
    - ii. characterization to demonstrate that the Excess Soil is a non-hazardous waste which was done in accordance with the following:
      - a. sampling and testing results to demonstrate that the Excess Soil does not trigger any criteria from the hazardous waste definition from Reg. 347, including TCLP analysis results, from samples,
        1. collected in accordance with the procedures set out in the Ministry's document entitled "Principles of Sampling and Analysis of Waste for TCLP under Reg. 347", as amended; and
        2. tested for Contaminants of Potential Concern determined from the information contained in the general documentation required in Condition 19.1 and analyzed with methods in accordance with the Ministry-published methods and as recommended by the accredited laboratory service provider; and
      - b. if included, sampling and testing results to demonstrate that the Excess Soil is suitable for acceptance at the intended waste disposal site, as required by the:
        1. intended waste disposal site's Environmental Compliance Approval; or
        2. as instructed by the owner of the intended waste disposal site IF the intended waste disposal site's Environmental Compliance Approval does not have criteria for acceptance.
- 17.7 All sampling/analytical documentation for the loads of Excess Soil entering the Site shall be reviewed by Trained Personnel prior to Excess Soil being accepted at the Site to ensure that the Excess Soil is of a type approved for acceptance under this Approval.
- 17.8
1. The Owner shall ensure all incoming loads are inspected by Trained Personnel to ensure only waste approved under this Approval is received at this Site, including the visual inspection of the incoming Excess Soil prior to unloading and during unloading.
  2. If any incoming waste load is known to, or is discovered to, contain unapproved waste, that load shall not be accepted at the Site.

3. If any unapproved waste is discovered on-site, that waste shall be immediately disposed of in accordance with the EPA and Reg. 347.

17.9 Any Excess Soil characterized at the Site that is found to be unacceptable for receipt at the Site shall be deemed as Rejected Waste, and shall be transferred from the Site in accordance with the requirements of this Approval.

17.10 All Excess Soil receipt, unloading, temporary storage and loading shall be undertaken indoors within the designated building at the Site.

17.11 The Owner shall weigh all incoming and outgoing truck loads and record the results.

### **18.0 Outgoing Excess Soil Criteria**

18.1 For Excess Soil destined for final disposal at a non-hazardous waste landfill site, the Owner shall ensure that the Excess Soil has been tested for the parameters required to verify that the incoming Excess Soil is a non-hazardous waste, including the relevant parameters set out in Schedule 4 entitled "Leachate Quality Criteria" of Reg. 347.

18.2 For Excess Soil destined for transfer to an approved waste disposal site, the Owner shall ensure that the Excess Soil has been adequately tested to demonstrate compliance with the criteria set out in the Environmental Compliance Approval issued by the Ministry for the receiving waste disposal site or the other site approved to accept such waste by an appropriate government agency of equivalent jurisdiction.

18.3 Any incoming Excess Soil that requires further testing by Conditions 18.1 and 18.2 shall be carried out in accordance with the sampling/testing protocols set out in Condition 19.0.

### **19.0 General Requirements for Characterization of Excess Soil**

19.1 The Owner shall establish and maintain a written or digital record of all sampling and testing activities at the Site. This record shall include, as a minimum, the following information:

- i. Excess Soil type sampled, sample collection locations and volume collected;
- ii. day and time of collection;
- iii. sample handling procedures;
- iv. name of the person undertaking the sampling;
- v. parameters tested for and the results;
- vi. name of the laboratory facility conducting the testing, if applicable; and
- vii. conclusions drawn with respect to the results of the testing.

19.2 For any sampling of the Excess Soil required based on the requirements of the receiving waste disposal site, the Owner shall ensure that the soils are tested using sampling procedures, including methods, equipment and techniques, for collection of representative samples and for handling of the samples as set out in the Section B of Part I of the Soil Rules or as recommended by the accredited laboratory service provider carrying out the analytical testing.

19.3 For testing of the Excess Soil, the Owner shall:

- i. for determining bulk concentrations of contaminants, use the analytical methods as set out in the Ministry's document entitled "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" dated March 9, 2004, amended July 1, 2011, and as further amended at any time **or** in Section B of Part I of the Soil Rules;
- ii. for determination of the leachate concentrations of Contaminants of Potential Concern listed in Schedule 4 of Reg. 347, sample the Excess Soil in accordance with the Ministry's document entitled "Principles of Sampling and Analysis of Waste for TCLP under Reg. 347", as amended;
- iii. for determination if Excess Soil is a solid or a liquid, use the Slump Test;
- iv. to demonstrate that the Excess Soil does not trigger any criteria from the hazardous waste definition from Reg. 347, including TCLP analysis, use the Ministry-published methods and if unavailable, use methods recommended by the accredited laboratory service provider; and
- v. submit samples to an accredited laboratory service provider no later than instructed for the required analysis.

## **20.0 Nuisance Control**

20.1 The Owner shall operate and maintain the Site such that vermin, vectors, dust, odours, and litter do not result in a nuisance or an adverse effect.

20.2 If at any time problems such as odours, dust, litter, noise, vectors, vermin, rodents or other nuisances are generated at the Site, the Owner shall take appropriate, immediate remedial action to eliminate the problem. Appropriate measures may include the removal of waste from the Site and temporary stoppage of all operations until the problem has been rectified and measures have been undertaken to prevent future occurrence.

- 20.3
- a. The Owner shall implement best management practices to minimize the generation of dust such that it does not result in an off-site nuisance.
  - b. If at any time dust becomes a nuisance, the Owner shall develop a dust control plan, satisfactory to the District Manager, which shall detail all practical steps that the Owner shall implement to control dust at the Site, which can include paving the Site and street sweeping.

20.4 The Owner shall ensure that:

- a. There is no queuing or parking of vehicles that are waiting to enter this Site on public roadways; and
- b. Vehicles do not drag debris from the Site onto the public roadway.
- c. Vehicles transporting any wastes from the Site are appropriately covered as they depart from the Site, so that fugitive dust or odour emissions are minimized during the transit to their destination.

20.6 The Owner shall pick up litter daily at the Site, as required to prevent its escape from the Site.

20.7 Waste shall be stored on Site for a maximum of 7 days.

20.8 The Owner shall ensure that building doors are kept closed except when vehicles are accessing the building to unload or load waste.

- 20.9 a. The Owner shall promptly remove odorous loads of waste received at the Site; and
- b. Once every thirty (30) calendar days, the tipping floor shall be cleaned and, if necessary disinfected, in such a manner as to eliminate the occurrence of odour, vectors and vermin, as required.

## **21.0 Stormwater**

21.1 The Owner shall ensure that all stormwater generated at the Site is managed in accordance with all applicable provincial requirements and municipal by-laws.

## **22.0 Design and Operations Report**

- 22.1 a. The Company shall maintain an up-to-date Design and Operations Report for the facility, which shall include the following information as a minimum:
  - i. a high-level description of the operation;
  - ii. conceptual design of the waste management activities at the site;
  - iii. site map(s) showing the geographic location of the facility and details of the surrounding;
  - iv. Site plans showing the property, the interior and exterior of all on-site buildings, with labels describing all boundaries, on-site roads, security measures, constructed surfaces, buildings, waste handling and storage locations, waste management equipment, spill containment areas, drains and other details relating to the operation of the Site;
  - v. the hours of operation for the Site;
  - vi. a description of all wastes that may be received at and shipped from the Site;
  - vii. service area for the Site;
  - viii. a detailed description of all waste receiving, handling, processing and storage procedures that may be carried out at the Site, including waste screening procedures, waste refusal procedures, waste sorting procedures, waste storage procedures, waste shipping procedures,



- and any other procedures relating to the management of waste at the Site;
  - ix. a description of all emergency response and spill response procedures employed at the Site;
  - x. details of staff training;
  - xi. a description of all site security procedures and infrastructure employed at the Site;
  - xii. details of site inspections to be carried out at the Site;
  - xiii. details of nuisance abatement and complaint response procedures employed at the Site; and
  - xiv. drawings, diagrams and photographs that support the information required above where available.
- b.
- i. The Design and Operations Report shall be kept up-to-date at all times so that it accurately reflects the ongoing Site activities as approved under this Approval;
  - ii. Changes to the Design and Operations Report that do not require an amendment to this Approval under Section 27 of the EPA shall be described within a track log in the Design and Operations Report and submitted to the District Manager for record keeping. These changes include, but are not limited to, updates in the formatting, layout, or text of the D&O Report provided that there are no changes to the approved Design and Operations of the Site; and
  - iii. Changes to the Design and Operations Report that require an amendment to this Approval under Section 27 of the EPA shall not be implemented unless they have been approved by the Director, at which time the Design and Operations Report shall be updated and a record made in the track log.
- c. If not already updated during the Approval process, the Owner shall update the Design and Operations Report to include the approved items and the record of the change in the revisions tracking log within thirty (30) days from the date of the Approval;
- d. An updated Design and Operations Report, including the revisions tracking log noted above, shall be submitted with all future Environmental Compliance Approval applications for the Site.
- e. The Design and Operations Report shall be available for inspection by a Provincial Officer upon request.

## **23.0 Site Inspections**

- 23.1 Trained Personnel shall carry out a visual inspection of the entire Site (including all waste handling facilities, the property line and the grounds) each day the Site is in operation to ensure that:
- i. the Site is secure;
  - ii. the operation of the Site is not the cause of any nuisances or adverse effects.
- 23.2 Any deficiencies discovered as a result of an inspection carried out shall be remedied immediately.

- 23.3 A record of the inspections shall be kept in the daily log book that includes the following information:
- i. the name and signature of person that conducted the inspection;
  - ii. the date of the inspection;
  - iii. a list of any deficiencies discovered;
  - iv. any recommendations for action; and
  - v. the date, time and description of any actions taken.

## **24.0 Complaints**

24.1 A designated representative of the Owner shall be available to receive public complaints caused by the operations at the Site twenty-four (24) hours per day, seven (7) days per week.

24.2 If at any time the Owner receives complaints regarding the operation of the Site, the Owner shall respond to these complaints according to the following procedure:

- i. The Owner shall record and number each complaint, either electronically or in a log book, and shall include the following information:
  - a. the nature of the complaint;
  - b. the name, address and the telephone number of the complainant if the complainant will provide this information; and
  - c. the time and date of the complaint;
  - d. weather conditions at the time of the complaint; and
  - e. Site operations being carried out at the time of the complaint.
- ii. The Owner shall inform the District Office of the complaint forthwith.
- iii. The Owner shall initiate appropriate steps to determine all possible causes of the complaint, proceed to take the necessary actions to eliminate the cause of the complaint and forward a formal reply to the complainant.
- iv. The Owner shall provide the District Office with a report written within one (1) week of the complaint date, listing the actions taken regarding the complaint and any recommendations for remedial measures, and managerial or operational changes to reasonably avoid the recurrence of similar incidents.

## **25.0 Contingency Plan**

25.1 The Owner shall maintain an up-to date Contingency Plan for the Site. The Contingency Plan shall be revised, as required, in consultation with the District Manager. The Contingency Plan, as a minimum must include the following:

- i. procedures and actions to be taken should the incoming Excess Soil not meet the quality criteria set out in this Approval;
- ii. procedures and actions to be taken should the outgoing Excess Soil destined for transfer off-Site not meet the quality criteria set out in the receiving waste disposal site's Environmental Compliance Approval;
- iii. procedures and actions to be taken should the temporary storage of the Excess Soil or of any other waste at the Site result in occurrence of complaints;
- iv. procedures and actions to be taken should the receipt of any incoming Excess Soil be likely to cause the storage limits for the Site to be exceeded, including ceasing the receipt of all Excess Soil at the Site until sufficient material can be moved off-site and reporting to the District Manager in the event that such contingency measures need to be implemented;
- v. procedures and actions to be taken should the occurrence of complaints require the Owner to implement additional environmental impact control measures; and
- vi. procedures and actions to be taken should the occurrence of complaints require the Owner to suspend the Excess Soil handling activities at the Site.

25.2 An up-to-date version of the Contingency Plan shall be kept at the Site, in a central location known and available to all Site personnel. A copy shall be made available to Ministry staff upon request.

25.3 The Contingency Plan shall be reviewed on an annual basis and updated, if necessary. Revised versions of the Contingency Plan shall be provided to the District Manager upon request.

## **26.0 Emergency Response**

26.1 The Owner shall maintain an up-to date Emergency Response Plan for the Site. The Emergency Response Plan shall be revised, as required, in consultation with the District Manager. The Owner shall also invite the local municipality and the local Fire Department to provide input and/or comments into revisions of the Emergency Response Plan. The Emergency Response Plan, as a minimum must include the following:

- i. emergency response procedures to be undertaken in the event of a spill, process upset, power failure, fire or any other emergency situation, including specific clean up methods for wastes expected to be generated from the emergency situation;
- ii. a list of Equipment and clean up materials available for dealing with the emergency situations and their locations on the Site plan;
- iii. notification protocol with names and telephone numbers of persons to be contacted, including persons responsible for the Site, the Ministry's District Office and Spills Action Centre, the local Fire Department, the local Municipality, the local Medical Officer of Health, and the Ministry of Labour, and the names and telephone numbers of waste management companies available for emergency response;

26.2 The Owner shall immediately take all necessary measures, as set out in the Emergency Response Plan,

to handle the emergency situations occurring at the Site.

- 26.3 The Owner shall ensure that the Equipment and materials outlined in the Emergency Response Plan are immediately available at the Site at all times and are in a good state of repair and fully operational.
- 26.4 The Owner shall ensure that all Site employees are fully trained in the use of the Equipment and materials outlined in the Emergency Response Plan, and in the procedures to be employed in the event of an emergency.
- 26.5 All Spills shall be immediately reported to the Ministry's Spills Action Centre at 1-800-268-6060 and to the local municipality, which shall be recorded in the log book as to the nature and cause of the Spill, and the action taken for clean-up, correction and prevention of similar future occurrences.
- 26.6 Should a Spill occur at the Site, in addition to fulfilling the requirements from the EPA, the Owner shall submit to the District Manager a written report within three (3) calendar days outlining the nature of the Spill, remedial measure taken and the measures taken to prevent future occurrences at the Site.

## **27.0 Fire Safety Plan**

- 27.1 No later than 3 months from the date of issuance of this Approval the Owner shall prepare and submit a Fire Safety Plan to the local fire service authority.
- 27.2 No later than 10 days after receiving written concurrence/approval for the Fire Safety Plan from the local fire service authority, the Owner shall submit a copy to the District Office.

## **28.0 Training**

- 28.1 Within thirty (30) days of the issuance of this Approval, the Owner shall develop and implement a training plan specific to the Site to ensure that all employees that operate the Site or carry out any activity required under this Approval are trained in its operation.
- 28.2 The training plan shall require and ensure through written records that all persons directly involved with activities relating to the Site have been trained with respect to:
- i. relevant waste management legislation, regulations and guidelines;
  - ii. major environmental concerns pertaining to the waste to be handled;
  - iii. occupational health and safety concerns pertaining to the processes to be carried out and the wastes to be handled;
  - iv. the Spill Prevention, Control & Countermeasures Plan, the Fire Safety Plan and any other procedures to be employed in the event of an emergency;
  - v. specific written procedures for refusal of unacceptable waste loads;
  - vi. contingency procedures;
  - vii. specific written procedures for the control of nuisance conditions; and

viii. the requirements of this Approval.

28.3 The Owner shall maintain on-site a written record of training which includes:

- i. the date of training;
- ii. the name and signature of the person who has been trained; and
- iii. a description of the training provided.

28.4 The Owner shall ensure that Trained Personnel are on duty at all times when the Site is open to carry out any activity permitted under this Approval.

28.5 Staff should be trained upon employment and every three years afterwards as a refresher.

## **29.0 Record Keeping**

29.1 The Owner shall maintain a written or digital record of daily activities undertaken at the Site. All measurements shall be recorded in consistent metric units of measurement. The record shall include, as a minimum, the following information:

- a. the type, and quantity of waste received at the Site, including the date and time of arrival, and all supporting documentation submitted with the waste;
- b. the type, quantity, quality (including the analytical data from any compliance testing) and destination of all waste transferred from the Site, including the date and time of transfer;
- c. a record of any waste refusals, including the type, quantity and source of any waste refused, reasons for refusal and a description of any further actions taken;
- d. date of receipt and the name of the original Excess Soil generator, Source Site location, land/use of the Source Site, and the quantity (tonnage and number of trucks) of the Excess Soil received;
- e. results of the required characterization of the incoming Excess Soil;
- f. the Excess Soil mixing/bulking/blending activities undertaken at the Site;
- g. a running total of the amount of waste at the Site;
- h. copies of the signed confirmations for each of the receiving sites and the confirmation of the credentials for the Qualified Person, as applicable;
- i. the date when each new preventative measure or operating procedure to minimize emissions to the atmosphere is implemented, including a description of the preventative measure or operating procedure; and
- j. the date, time of commencement, and time of completion of housekeeping and other periodic activities conducted to minimize emissions to the atmosphere, including a description of the preventative measure/procedure and the name of the individual performing the activity.

29.2 The Owner shall maintain a written or digital record of the emergency situations. The record shall include, as a minimum, the following:

- a. the type of an emergency situation;
  - b. description of how the emergency situation was handled;
  - c. the type and amount of material spilled, if applicable;
  - d. a description of how the spilled material was cleaned up and waste stored, if generated; and
  - e. the location and time of final disposal, if applicable.
- 29.3 The Owner shall maintain a written or digital record of inspections and maintenance as required by Condition 8.0. The record shall include, as a minimum, the following:
- a. the name and signature of person that conducted the inspection;
  - b. the date and time of the inspection;
  - c. the list of any deficiencies discovered;
  - d. the recommendations for remedial action;
  - e. the date, time and description of actions taken; and
  - f. all records on the maintenance, repair and inspection of the Equipment.
- 29.4 The Owner shall maintain a written or digital record of training as required by Condition 28.0. The record shall include, as a minimum, the following:
- a. date of training;
  - b. name and signature of person who has been trained; and
  - c. description of the training provided.
- 29.5 The Owner shall establish and maintain a written or digital record of all sampling and testing activities at the Site as required by Conditions 18.0 and 19.0 above. This record shall include, as a minimum, the following information:
- a. Excess Soil type sampled, sample collection locations and volume collected;
  - b. day and time of collection;
  - c. sample handling procedures;
  - d. name of the person undertaking the sampling;
  - e. parameters tested for and the results;
  - f. name of the laboratory facility conducting the testing, if applicable; and
  - g. conclusions drawn with respect to the results of the testing.
- 29.6 The Owner shall establish and maintain a written or digital record of all complaints and the responses as required by Condition 24.0 above.

### **30.0 Annual Report**

30.1 By March 31 on an annual basis, the Owner shall prepare a written annual report covering the previous calendar year. The report shall be maintained on-site, and shall include, at a minimum, the following information:

- i. a summary of the information required under Condition 29.1.1 and 29.1.2, including an annualized reconciliation between all wastes received at the Site and all wastes transferred from the Site;
- ii. a summary of the information required under Condition 29.1.3, 29.1.4, 29.1.5, and 29.1.6 above; and
- iii. any recommendations to minimize environmental impacts from the operation of the Site and to improve Site operations and monitoring programs in this regard.
- iv. annual amount of Excess Soil received at the Site;
- v. a summary of the amount of Excess Soil transferred from the Site and their final destinations;
- vi. a summary describing any Rejected Waste including quantity, type, reasons for rejection, its origin and its final destination;
- vii. any environmental and operational problems, that could negatively impact the environment, encountered during the operation of the Site or identified during the Site inspections and any mitigative actions taken;
- viii. details of any implementation of the Contingency Plan;
- ix. any changes to the Emergency Response Plan, the Operations Manual or the Closure Plan that have been approved by the Director or the District Manager since the last Annual Report;
- x. any recommendations to minimize environmental impacts from the operation of the Site and to improve Site operations and monitoring programs in this regard;
- xi. a summary of any complaints received and the responses made, as required by this Approval;
- xii. a descriptive summary of any spills, incidents or other emergency situations which have occurred at this Site, any remedial measures taken, and the measures taken to prevent future occurrences; and
- xiii. an annual summary of any deficiencies, items of non-compliance or process aberrations that occurred at this Site and any remedial/mitigative action taken to correct them.

30.2 The Owner shall keep a copy of the latest Annual Report at the Site at all times.

### **31.0 Closure**

31.1 No less than three (3) months prior to the permanent closure of the Site, the Owner shall submit to the District Manager written notification of the decision to cease waste management activities at the Site and a schedule for the cessation of activities. In the event of an unplanned permanent closure of the Site or indefinite cessation of Site activities, the Owner shall submit the above noted information to the

District Manager forthwith.

- 31.2 Within ten (10) days after closure of the Site, the Owner shall notify the Director and the District Manager, in writing, that the Site is closed and that the decommissioning activities have been completed.



## Schedule "A"

This Schedule "A" forms as part of this Approval

1. Application dated August 10, 2022 and, received September 6, 2023.
2. Design and Operations report, dated August 2022.
3. Letter dated November 2, 2022, from Heather McNeely, in review of the zoning.
4. "Titan Transfer - Site & Building Plan - Rev6", received November 8, 2023.
5. "EBC Memorandum", addressed to Rebecca Ing, dated November 9, 2023, from John Nicholson.
6. "Mass Balance Calculations", Dated November 15, 2023
7. "Revised Appendix A - Volume Capacity", dated December 1, 2023.

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

The reason for the definitions section is to simplify the wording of the subsequent conditions and to define the specific meaning of terms as used in this Approval.

The reason for Conditions 1.0, 3.0, 4.0, 5.0 and 9.0 is to clarify the legal rights and responsibilities of the Owner and the Operator.

The reason for Condition 2.0 and 22.0 is to ensure that the Site is operated in accordance with the application and supporting documentation submitted by the Owner, and not in a manner which the Director has not been asked to consider.

The reasons for Condition 6.1 are to ensure that the Site is operated under the corporate name which appears on the application form submitted for this approval and to ensure that the Director is informed of any changes.

The reasons for Condition 6.2 are to restrict potential transfer or encumbrance of the Site without the approval of the Director and to ensure that any transfer of encumbrance can be made only on the basis that it will not endanger compliance with this Approval.

The reason for Condition 7.0 is to ensure that sufficient funds are available to the Ministry to clean up the Site in the event that the Owner is unable or unwilling to do so.

The reason for Condition 8.0 is to ensure that appropriate Ministry staff have ready access to the Site for inspection of facilities, equipment, practices and operations required by the conditions in this Approval. This condition is supplementary to the powers of entry afforded a Provincial Officer pursuant to the EPA, OWRA and PA.

The reason for Condition 10.1 is to specify the approved service area from which waste may be accepted at the Site.

The reason for Condition 10.2 is to specify the hours of operation for the Site.

The reason for Conditions 11.1, 11.2, and 11.4 is to ensure that users of the Site are fully aware of important information and restrictions related to Site operations, access and emergency response under this Approval.

The reason for Condition 11.3 is to ensure the controlled access and integrity of the Site by preventing unauthorized access when the Site is closed and no site attendant is on duty.

The reasons for Condition 12.0 is to specify the types of waste that may be received at the Site and that all wastes received at the Site are properly identified and classified to ensure they are managed in accordance with Reg. 347 and in a manner that protects the health and safety of people and the environment.

The reason for Condition 13.0 is to specify the maximum amount of waste that may be received and stored at the Site.

The reason for Condition 14.1 is to ensure that the District Manager is notified in the case that Rejected Waste was inadvertently accepted

The reason for Condition 14.2 is to ensure that the District manager is notified if Excess Soil vehicles are leaking onto roadways.

The reasons for Condition 15.0 are to specify the manner in which waste may be stored at the Site, and to ensure that waste storage is carried out in accordance with all applicable spill protection standards.

The reason for Conditions 16.0, 17.0, 18.0, and 19.0 are included to ensure that only the approved Waste types are accepted and handled/processed at the Site.

The reason for Conditions 20.0 and 21.0 is to ensure that the Site is operated in a manner which does not result in a nuisance or a hazard to the health and safety of people and the environment.

The reasons for Condition 23.0 are to ensure that inspections of all Site grounds and infrastructure are carried out on a regular basis, and that detailed records of Site inspections are recorded and maintained for compliance and information purposes.

The reason for Condition 24.0 is to ensure that any complaints regarding Site operations at the Site are responded to in a timely manner.

The reasons for Conditions 25.0, 26.0, and 27.0 are to ensure that an Emergency Response Plan and a Fire Safety Plan are developed and maintained at the Site, and that staff are properly trained in the operation of the equipment used at the Site and emergency response procedures.

The reason for Condition 28.0 is to ensure that the Site is operated by properly Trained staff so that the operation of the Site does not result in a hazard or nuisance to people or the environment.

The reason for Condition 29.0 is to provide for the proper assessment of effectiveness and efficiency of site design and operation, their effect or relationship to any nuisance or environmental impacts, and the occurrence of any public complaints or concerns. Record keeping is necessary to determine compliance with this Approval, the EPA and its regulations.

The reason for Condition 30.0 is to ensure that regular review of site development, operations and monitoring data is documented and any possible improvements to site design, operations or monitoring programs are identified. An annual report is an important tool used in reviewing site activities and for determining the effectiveness of site design.

The reason for Condition 31.0 is to ensure that the Site is closed in accordance with Ministry standards in a manner that protects the health and safety of the public and the environment.

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.

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 19th day of March, 2024



---

Mohsen Keyvani, P.Eng.

Director

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

RI/

c: District Manager, MECP London - District  
John Nicholson, Environmental Business Consultants