

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 0492-DD4RT6

Issue Date: July 9, 2025

Global Waste Disposal London Ltd.  
396 Neptune Cres  
London, Ontario  
N6M 1A1

**Site Location:** 2040 River Rd  
London City, County of Middlesex

*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 receipt, processing and transfer of the following types of waste:

solid non-hazardous waste generated by residential, industrial, commercial and institutional sources, limited to Construction and Demolition waste.; and

limited quantity of and temporary storage and transfer of domestic waste oil (waste class 252L) as described in the Ministry of the Environment's "New Ontario Waste Classes" document dated January 1986, as amended.

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:*

"Act" means the Environmental Protection Act, R.S.O. 1990, C. E-19 as amended;

"Adverse Effect" has the same meaning as defined in the EPA;

"Approval" means this Environmental Compliance Approval and any Schedules attached to it;

"Asbestos waste" is as defined in Reg. 347;

"Company" means Global Waste Disposal London Ltd. operating as 2040 River Road Holdings 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;

"Construction and Demolition Waste" means solid non-hazardous waste, excluding excess soil, produced from the construction, renovation or demolition of an industrial, commercial, institutional or residential building;

"Design and Operations Report" means the Design and Operations Report attached as item 2 of Schedule "A" of this Approval;

"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 appropriate local district office of the Ministry in which the Site is geographically located;

"EPA" means the Environmental Protection Act, R.S.O.1990, c.E.19;

"Equipment" means the equipment, works or processes described in the Owner's application, this Approval and in the Supporting Documentation, to the extent approved by this Approval;

"Excess Soil" is as defined in O. Reg. 406/19;

"Financial Assurance" is s defined in Section 131 of the EPA;

"Minister" means the Minister of the Ministry or such other member of the Executive Council as may be assigned the administration of the EPA and OWRA under the Executivr Council Act R.S.O. 1990, c E.25;

"Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;

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

"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 Global Waste Disposal London Ltd., its successors and assigns;

"OWRA" means the Ontario Water Resources Act, R.S.O. 1990, c. O.40;

"PA" means the Pesticides Act, R.S.O (1990), c.P.11;

"Putrescible Waste" means organic waste that rapidly decomposes, such as food waste or source separated organics;

"Provincial Officer" means any person designated in writing by the Minister as a provincial officer pursuant to section 5 of the OWRA or section 5 of the EPA or section 17 of PA;

"Regulation 347" or "Reg. 347" means Revised Regulations of Ontario 1990, Regulation. 347: (General - Waste Management), made under the EPA;

"Residual Waste" means waste that is destined for final disposal;

"Recyclable Waste" means waste that has been sorted or otherwise handled to allow the waste to be diverted for recycling.

"Secondary Containment Guidelines" means the Ministry document entitled the "Guidelines for environmental protection measures at chemical and waste storage facilities, dated May 2007", as amended;

"Site" means the waste disposal site approved under this Approval, located at 2040 River Road, City of London, County of Middlesex, Ontario;"Subject Waste" is as defined under Reg. 347;

"Supporting Documentation" means the documents listed in Schedule A of this Approval;

"Subject Waste" is as defined under Reg. 347; and

"Trained personnel" means an employee trained in accordance with the requirements of Condition 22 and is knowledgeable through instructions 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. COMPLIANCE

2. The Owner 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.

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

4. The Site shall be operated and maintained at all times including management and disposal of all waste 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 is permitted.

### 5. DESIGN, DEVELOP, BUILD, OPERATE, MODIFY AND MAINTAIN IN ACCORDANCE

6. Except as otherwise provided for in this Approval, the Site shall be designed, developed, built, operated, modified and maintained in accordance with the application for this Approval, dated July 2, 2024, the Design and Operations Report and any other supporting documentation listed in Schedule "A".

7. The Site shall be constructed and the approved equipment shall be installed and must commence operation, within five (5) years of issuance of this Approval, after which time the Approval ceases to apply in respect of any portion of the Site not in operation. in the event that the construction, installation and/or operation of any portion of the Site is anticipated to be delayed beyond the time period stipulated, the Owner shall submit to the Director an application to amend the Approval to extend this time period. The amendment application shall include the reason(s) for the delay and whether there is any design change(s).

### 8. INTERPRETATION

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

10. 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.

11. 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.

12. 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.

### **13. OTHER LEGAL OBLIGATIONS**

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

- a. 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:
  - i. obtaining site plan approval from the local municipal authority;
  - ii. obtaining all necessary building permits from the local municipal authority Building Services Division;
  - iii. obtaining any necessary or applicable approvals from the Chief Fire Prevention Officer, local municipal authority;
  - iv. obtaining all necessary permits from the local Conservation Authority; or

15. Limit in any way the authority of the Ministry to require certain steps be taken or to require the Owner to furnish any further information related to compliance with this Approval.

### **16. ADVERSE EFFECTS**

17. The Owner 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.

18. 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.

19.

### **CHANGE OF OWNER**

20. 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:

- a. the ownership of the Site;
- b. the appointment of, or change in, the Operator of the Site;
- c.
- d. the address of the Owner or Operator;
- e. 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
- f. 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.

21. 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.

22. 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.

### **23. FINANCIAL ASSURANCE**

24. By January 15, 2026 or sixty days (60) days prior to the first receipt of waste at the Site, whichever come first, the Owner shall submit to the Director, Financial Assurance, as defined in Section 131 of the EPA, for the total amount of \$130,375.00. This Financial Assurance shall be in a form acceptable to the Director and shall provide sufficient funds to pay for compliance with and performance of any action specified in this Approval, including Site clean-up, monitoring and the disposal of all quantities of waste on the Site, closure and post-closure care of the Site and contingency plans for the Site.

25. Commencing on March 31, 2030 and at intervals of every five (5) years thereafter, the Owner shall provide to the Director a re-evaluation of the amount of the Financial Assurance to implement the actions required under Condition (7) (1). The re-evaluation shall include an assessment based on any new information relating to the environmental conditions of the Site and shall include the costs of additional monitoring and/or implementation of contingency plans required by the Director upon review of the

closure plan and annual reports. The Financial Assurance must be submitted to the Director within twenty (20) days of written acceptance of the re-evaluation by the Director.

26. The amount of Financial Assurance is subject to review at any time by the Director and may be amended at his/her discretion. 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 sixty (60) days before the Financial Assurance terminates, the Financial Assurance shall forthwith be replaced by cash.

## **27. INSPECTIONS**

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

- a. 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;
- b. to have access to, inspect, and copy any records required to be kept by the conditions of this Approval;
- c. to inspect the Site, related equipment and appurtenances;
- d. to inspect the practices, procedures, or operations required by the conditions of this Approval; and
- e. to sample and monitor for the purposes of assessing compliance with the terms and conditions of this Approval or the OWRA, the EPA, the PA, the SWDA or the NWA.

## **29. INFORMATION AND RECORD RETENTION**

30. 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, in a timely manner.

31. 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:

- a. 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

b. acceptance by the Ministry of the information's completeness or accuracy.

32. All records required by the conditions of this Approval must be retained on Site for a minimum period of five (5) years from the date of their creation.

33. 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.

#### **34. SERVICE AREA**

35. This Site is approved to accept waste generated within the City of London only.

#### **36. HOURS OF OPERATION**

37. Waste may be received at the Site Monday through Friday 6:00 am to 10:00 pm; Saturday and Sunday 8:00 am to 5:00 pm unless otherwise restricted by local by-laws.

38. On-Site internal processing may be carried out at the Site Monday to Friday between 6:00 am and 10:00 pm.

39. The hours of operation may be temporarily amended in accordance with written instructions issued by the District Office.

40. The Owner shall ensure that Trained Personnel are on duty at all times when the Site is open to ensure proper supervision of all waste activities.

#### **41. SIGNAGE AND SECURITY**

42. Prior to receiving any waste at the Site, the Owner shall install a sign at the main entrance/exit of the Site on which the following information shall be legibly displayed:

- a. name of the Owner;
- b. this Approval number;
- c. hours during which the Site is open;
- d. waste types that are approved to be accepted at the Site;
- e. Owner's telephone number to which complaints may be directed;
- f. Ministry's telephone number to which complaints may be directed;
- g. Owner's twenty-four hour emergency telephone number (if different from above);

- h. a warning against unauthorized access; and
- i. a warning against dumping at the Site.

43. The Site shall be operated and maintained in a secure manner, such that unauthorized persons cannot enter the Site. During non-operating hours, the Site shall be locked and secured against access by authorized persons.

#### **44. APPROVED WASTE TYPES AND PROCESSES**

45. All receipt, unloading, loading, storage, and processing of waste and recyclable waste shall take place inside the building.

46. The Site is approved to receive solid non-hazardous waste generated by residential, commercial, industrial and institutional, specifically construction and demolition waste and limited to,

- a. asphalt;
- b. concrete rubble;
- c. scrap metal;
- d. wood;
- e. waste oil (waste class 252L) limited to domestic; and
- f. Residual waste.

47. The Site is prohibited from accepting the following:

- a. subject waste;
- b. hazardous waste;
- c. asbestos waste;
- d. residential waste (except residential construction and demolition waste);
- e. agricultural waste;
- f. sewage waste;
- g. tires;
- h. putrescible waste;
- i. excess soil;
- j. equipment which contains refrigerants; and
- k. compressed gas cylinders

48. Processing activities at the Site shall be limited to the storage and sorting of

incoming waste using manual labour or mechanical assistance (e.g. excavators and loaders).

- a. The Owner shall ensure all incoming loads are inspected by a Trained personnel to ensure only approved waste is received at the Site;
- b. If any incoming was load is known to contain unapproved waste, or is discovered to contain unapproved waste during receipt that load shall be rejected;
- c. if any unapproved waste is discovered on-site, that waste shall be removed within 48 hours from the Site for disposal in accordance with the EPA and Reg. 347.

#### **49. APPROVED WASTE QUANTITIES**

50. The amount of waste received at the Site on any one day shall not exceed 300 tonnes of solid non-hazardous waste and not exceeding more than 100 L of waste oil (waste class 252L).

51. The total amount of waste stored at the Site at any one time shall not exceed 2100 tonnes, subject to the following storage limitations:

- a. a maximum of three (3) storage bunkers each having a volume of 20 tonnes for storage of asphalt and concrete rubble;
- b. a maximum of four (4) storage bins each having a volume of 5 tonnes for scrap metal;
- c. a maximum of 188 tonnes of wood waste stockpile;
- d. a maximum of 188 tonnes of Residual stockpile;
- e. the remainder of the area will be used as tipping area and waste sorting area.

52. The Owner shall not store more than one thousand litres (1000 L) in the indoor waste oil storage tank at the Site.

53. In the event that waste cannot be transferred from the Site, the Owner shall cease accepting any additional waste and shall ensure the total amount of waste on Site does not exceed the maximum quantities approved under Condition (14) (1).

#### **54. WASTE STORAGE AND PROCESSING**

55. Waste shall be stored in accordance with the current Design and Operations Report and the supporting documentation 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 such that the operation of the Site does not result in nuisance or an adverse effect.

56. The following waste management activities may be carried out at the Site within the proposed industrial building only:

- a. the receipt, temporary storage and transfer of waste; and
- b. the sorting of waste

57. The owner shall ensure that:

- a. all approved waste types shall be unloaded, sorted and stored on the tip floor located within the storage building,
- b. all bins, bunkers within the waste storage areas are clearly labelled;
- c. all waste is stored at a maximum height that is below the height of each bin's/bunker's walls; and
- d. no waste shall be sorted or stored outdoors;
- e. waste received at and transferred from the Site shall be weighed at the scale. Daily loads shall be recorded by Site staff to maintain a record of waste brought to the Site, removed from the Site and waste stored at the Site.

58. All storage containers/bunkers/bins used to store waste and/or recyclable materials shall be maintained in good condition to prevent leakage. The Owner shall immediately remove from service any leaking container.

59. The Owner shall transfer waste from the Site as follows:

- a. all recyclable waste shall be transferred off-site once the respective storage bins/piles are full ; and
- b. immediately in the event that any waste is creating an odour or vector problem,

60. The Owner shall monitor the waste storage areas daily to remove unauthorized materials.

61. Waste oil tank, designed and maintained in accordance with the Secondary Containment Guidelines and as per the supporting documentation, Item 4, under "Schedule A".

## 62. **NUISANCE CONTROL**

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

64. 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.

65. The Owner shall hire a qualified, licensed pest control professional to design and implement a pest control plan for the Site. the pest control plan shall remain in place until the Site has been closed and this Approach has been revoked.

66. If at any time litter becomes a nuisance, the Owner shall develop a litter control plan, satisfactory to the District Manager, which shall detail all practical steps that the Owner shall implement to control litter at the Site.

67. 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.

68. The Owner shall:

- a. prevent the escape of litter from the Site;
- b. pick up litter on and around the Site on a daily basis, or more frequently if necessary; and if necessary, erect litter fences around the areas causing a litter problem.

69. The Owner shall ensure that the vehicle routes be paved.

70. The Owner shall ensure that there is no queuing or parking of vehicles that are waiting to enter the Site on any roadway that is not a distinct part of the Site.

71. The Owner shall ensure that all on-site roads and access roads to/from the Site are maintained with street sweepers or water flushing tanks at a frequency needed to ensure that they are free of mud, dirt and waste.

72. The Owner shall control fugitive dust emissions from the Site. If necessary, the major sources of dust shall be treated with water and/or dust suppression materials to minimize the overall dust emissions from the Site.

73. The Owner shall ensure that all vehicles hauling waste are adequately covered as they depart the Site, so that fugitive dust or odour emissions are minimized during the transport to their next destination.

74. Once every two (2) weeks, the tipping floor shall be cleaned of all waste and swept and/or disinfect in such a manner as to eliminate the occurrence of odour, dust, vectors and vermin; and

- a. the date of the floor cleaning shall be noted in the daily log required under this Approval.

## **75. STORMWATER**

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

77. No waste shall be received on-Site unless an Approval issued under Section 53 of the OWRA has been obtained.

## **78. OPERATIONS MANUAL**

79. Prior to the first receipt of waste at the Site, the Owner shall prepare and implement an Operations Manual for use by the Site personnel. As a minimum, the Operations Manual shall contain the following:

- a. an outline of the responsibilities of Site personnel;
- b. personnel training protocols
- c. waste receiving and screening procedures;
- d. waste unloading, handling, and storage procedures;
- e. process monitoring procedures;
- f. sampling and testing procedures;
- g. Site inspections, spill, fire, upset and leakage recording procedures;
- h. procedure for handling complaints as described in this Approval.

80. A copy of the Operations Manual shall be kept at the Site, must be accessible to personnel at all times and must be updated, as required.

## **81. SITE INSPECTIONS**

82. 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:

- a. the Site is secure;

- b. no unapproved waste is present at the Site;
- c. the operation of the Site is not the cause of any nuisances or Adverse Effects;
- d. all equipment and facilities are in good working order and operated in a manner that will not negatively impact the environment;
- e. waste storage, unloading and loading areas are orderly; and
- f. the Site is being operated in compliance with this Approval.
- g. the operation of the Site is not causing any adverse effects.

83. Any deficiencies discovered as a result of an inspection carried out under Condition 19/1 above shall be remedied immediately, with corrective measures including temporarily ceasing operations at the Site and/or removing all waste from the Site as necessary.

84. A record of the inspections shall be kept in the daily log book that includes the following information:

- a. the name and signature of person that conducted the inspection;
- b. the date of the inspection;
- c. a list of any deficiencies discovered;
- d. any recommendations for actions; and
- e. the date, time and description of any actions taken.

#### 85. **COMPLAINTS**

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

- a. The Owner shall record and number each complaint, either electronically or in a log book, and shall include the following information:
  - i. the nature of the complaint
  - ii. the name, address and the telephone number of the complainant if the complainant will provide this information; and
  - iii. the time and date of the complaint;
  - iv. weather conditions at the time of the complaint; and
  - v. Site operations being carried out at the time of the complaint.
- b. The Owner shall inform the District Office of the complaint forthwith.
- c. 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.

- d. 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.

## **87. EMERGENCY RESPONSE AND CONTINGENCY PLAN**

88. All spills, as defined in the EPA, and fires, shall be immediately reported to the Ministry's Spills Action Center at 1-800-268-6060.

89. 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.

90. Within thirty (30) days of issuance of this Approval, the Owner shall implement and maintain an Emergency Response and Contingency Plan for the Site and submit a copy of the Plan to the City of London. This Plan shall include, but not necessarily be limited to:

- a. maps and drawings showing the location, maximum quantity and types of all waste stored at the Site;
- b. a fire safety plan in accordance with the requirements under Ontario Regulation 213/07: Fire Code made under the Fire Protection and Prevention Act;
- c. emergency response procedures to be undertaken in the event of a spill, fire, medical emergency or process upset;
- d. a list of equipment and spill clean up materials available in case of an emergency;
- e. contingency procedures to be followed in the event of equipment malfunction, a labour disruption, transportation disruption, inability of receiving sites to accept waste or other business disruption of an emergency;
- f. 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 municipal fire department, the local municipal authority, the local Medical Officer of Health, the Ministry of Labour, and the names and telephone numbers of waste management companies available for emergency response.

91. The Emergency Response and Contingency Plan shall be reviewed on an annual basis and updated, if necessary. The revised version of the Emergency Response and

Contingency Plan shall be submitted to the District Manager, the local Municipality and the local Fire Department for comments and concurrence.

92. The Owner shall review the Emergency Response and Contingency Plan on an annual basis as a minimum, and shall ensure that the names and telephone numbers of the persons to be contacted as required under Condition 21.3. above, are up-to date, and that these numbers are promptly displayed and immediately available to all staff and emergency response personnel.

93. An up-to-date version of the Emergency Response and Contingency plan shall be kept at the Site at all times, in a central location available to all staff, and shall be available for inspection by a Provincial Officer upon request.

94. The equipment, materials and personnel requirements outlined in the Emergency Response and Contingency Plan are required to be kept on-site and shall be immediately available at the Site at all times. The equipment shall be kept in a good state of repair and in a fully operational condition.

95. The Owner shall promptly take all necessary steps to contain and clean up any spills or upsets which result from this operation. All spills and upsets shall be recorded in a written log or an electronic file format, as to the nature of the spill or upset, and action taken for clean-up, correction and prevention of future occurrences.

#### 96. **TRAINING**

97. Prior to any waste being received at the Site, a training plan specific to the Site shall be developed and implemented to ensure that all employees that operate the Site or carry out any activity required under this Approval are trained in its operation.

98. 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:

- a. relevant air, noise, wastewater and waste management legislation, regulations and guidelines, including but not limited to the EPA and Reg. 347;
- b. environmental concerns pertaining to the waste to be handled;
- c. occupational health and safety concerns pertaining to the processes and wastes to be handled;
- d. management procedures including the use and operation of equipment for the processes and wastes to be handled;
- e. specific written procedures for refusal of unacceptable waste loads;
- f. contingency and emergency response procedures;

- g. specific written procedures for the control of nuisance conditions; and
- h. terms, conditions and operating requirements of this Approval, relevant to the specific job requirements of each individual employee.

99. The Owner shall maintain a written record of Training at the Site which includes:

- a. date of training
- b. the name and signature of the person who has been trained; and
- c. description of the training provided

100. 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.

**101. RECORD KEEPING**

102. The Owner shall maintain a on-Site written or digital record of daily activities undertaken at the Site. The record shall include, as a minimum the following information:

- a. date of record;
- b. the type, quantity and source of all waste received at the Site, including the date an time of arrival, manifest information, and all supporting documentation submitted with the waste;
- c. the type and destination of all waste transferred from the Site, including the date and time of transfer;
- d. 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;
- e. a record of the daily inspections required by this Approval;
- f. a record of any complaints received; and
- g. a record of any spills or process upsets at the Site, including the nature of the spill or process upset and the action taken for the clean-up or correction of the incidental, the time and date of the spill or process upset, and for spills, the time that the Ministry and other persons were notified of the sill in fulfilment of the reporting requirements in the EPA.

103. The Owner shall maintain an on-Site 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 material was cleaned up and stored, if generated; and
- e. the location and time of final disposal, if applicable.

104. The Owner shall maintain an on-Site written or digital record of inspection as required by this Approval. The record shall include, as a minimum, the following:

- a. the name and signature of the Trained Personnel 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; and
- e. the date, time and description of actions taken.

105. The Owner shall establish and maintain a written or digital record of complaints received and the responses made as required by this Approval.

106. The Owner shall maintain regular review and update and as necessary the Design and Operations Report.

107. **ANNUAL REPORT**

108. By March 31st of each year, the Owner shall prepare and submit to the District Manager a written annual summary report covering the previous calendar year. The report shall be maintained on-site, and shall include, at a minimum, the following information:

- a. a detailed monthly summary of the type and quantity of all incoming wastes received;
- b. a detailed monthly summary of all type and quantity of all waste transferred from the Site and the destination;
- c. a Site Plan with all active storage areas identified;
- d. any environmental and operational problems, that could negatively impact the environment, encountered during the operation of the Site or during Site inspection and any mitigative actions taken;
- e. any recommendations to minimize environmental impacts from the operation of the Site and to improve Site operations and monitoring programs in this regard;
- f. a summary of any complaints received and the responses made;

- g. a summary of all inspections and maintenance carried out at the Site;
- h. a written statement that the Site was in compliance with the Approval; and
- i. any other information the District Manager requires from time to time

#### 109. **CLOSURE**

110. The Owner must submit, for approval by the Director, a written Closure Plan for the Site four (4) months prior to the permanent closure of the Site. This plan must include, as a minimum, a description of the work that will be done to facilitate closure of the Site and a schedule for completing of that work.

111. 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 part of this Environmental Compliance Approval:

1. Application for Environmental Compliance Approval for a Waste Disposal Site dated June 2, 2024 including all Supporting Documentation.
2. Design and Operation Report, dated April 2025, and prepared by Victor Da Silva, Global Waste Disposal London Ltd.;
3. Emails dated November 11, 2024, December 3, 2024, February 14, 2025, March 10, 2025, March 18, 2025 and April 23, 2025 from Victor Da Silva to MECP, including additional information.
4. Email related to secondary containment dated March 10, 2025 and other emails dated July 3, 2025.

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

1. The reason for Conditions 1, 3, 4, 5 and 9 is to clarify the legal rights and responsibilities of the Owner and the Operator.
2. The reason for Condition 2 and 18 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.
3. The reasons for Condition 6 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, and 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.

4. The reason for Condition 7 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.

5. The reason for Condition 8 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.

6. The reasons for Condition 10, 11, 13, 14 and 15 are to specify the service area, hours of operation, the types of waste that may be received at the Site, the maximum amount of waste that may be received and stored at the Site, the manner in which waste may be stored at the Site and the waste processing activities that may be carried out at the Site.

7. The reason for Condition 12 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, and 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.

8. The reasons for Condition 16, 17 and 19 are to ensure that the Site is not the cause of any nuisance impacts or Adverse Effects and to ensure that the Site is inspected on a regular basis to maintain this status.

9. The reason for Condition 20 is to ensure that all complaints received are recorded and addressed in a timely manner.

10. The reason for Condition 21 is to ensure that all spills are properly addressed in a timely manner.

11. The reason for Condition 22 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.

12. The reason for Condition 23 and 24 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.

13. The reason for Condition 25 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 9th day of July, 2025

Mohsen Keyvani, P.Eng.

Director

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

LP/

c: District Manager, MECP London - District

Victor Da. Silva

Kevin Moniz and Frank Colozza -

fcolozza@gmail.com, Strik Baldinelli Moniz and JMF Environmental Limited