

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 0794-DJ2QQZ

Issue Date: November 12, 2025

GW Metal Mining Inc.  
794 River Rd  
Pembroke, Ontario  
K8A 1A1

**Site Location:** 794 River Rd  
Pembroke City, County of Renfrew  
K8A 1A1

*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:*

the use and operation of a 2.12 hectare waste disposal site.

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

solid non-hazardous waste generated by municipal, residential, industrial, commercial, and institutional sources, limited to plastics, cardboard, scrapmetal, and electronic waste.

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:*

1. "Act" means the Environmental Protection Act, R.S.O. 1990, C. E-19 as amended;
2. "Adverse Effect" has the same meaning as defined in section 1 of the EPA;
3. "Approval" means this Environmental Compliance Approval and any Schedules attached to it;
4. "Asbestos waste" is as defined in Reg. 347;

5. "Design and Operations Report" means the Design and Operations Report as Item 2 of Schedule "A" of this Approval;
6. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;
7. "District Manager" means the District Manager of the local district office of the Ministry in which the Site is geographically located;
8. "EPA" means the Environmental Protection Act, R.S.O. 1990, c. E.19;
9. "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;
10. "Excess Soil" is as defined in O. Reg. 406/19;
11. "Financial Assurance" is as defined in Section 131 of the EPA;
12. "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 Executive Council Act, R.S.O. 1990, c. E.25;
13. "NMA" means the Nutrient Management Act, 2002, S. O. 2002, c.4, as amended;
14. "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;
15. "Owner" means any person that is responsible for the establishment or operation of the Site being approved by this Approval, and includes GW Metal Mining Inc., including any successors and assigns;
16. "OWRA" means the Ontario Water Resources Act, R.S.O. 1990, c. O.40;
17. "PA" means the Pesticides Act, R.S.O. 1990, c. P.11;
18. "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;
19. "Putrescible Waste" means organic waste that rapidly decomposes, such as food waste or source separated organics;

20. "Regulation 347" or "Reg. 347" means Revised Regulations of Ontario 1990, Regulation 347: (General - Waste Management), made under the EPA;
21. "Residual Waste" means waste that is destined for final disposal;
22. "Recyclable Waste" means waste that has been sorted, baled, compacted or otherwise handled to allow the waste to be diverted for recycling such as metals, cardboard, paper, glass and plastics;
23. "Site" means the waste disposal site approved under this Approval, located at 794 River Road, Pembroke City, Ontario;
24. "Supporting Documentation" means the documents listed in Schedule "A" of this Approval;
25. "Subject Waste" is as defined under Reg. 347; and
26. "Trained personnel" means persons knowledgeable in the following through instruction and/or practice:
- a. relevant waste management legislation, regulations and guidelines;
  - b. major environmental concerns pertaining to the material being handled;
  - c. occupational health and safety concerns pertaining to the processes and materials being handled;
  - d. site management procedures, including the use and operation of the equipment that person is required to operate for the processes and materials being handled by that person;
  - e. emergency response procedures;
  - f. specific written procedures for the control of nuisance conditions;
  - g. specific written procedures for management of unacceptable loads;
  - h. the requirements of this Approval.

*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 and Operator shall ensure compliance with all the conditions of this Approval, 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 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. IN ACCORDANCE**

5. 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 September 4, 2024, The Design and Operations Report and the other Supporting Documentation listed in Schedule "A".

6. Construction and installation of the aspects of the Site described in the application for this Approval must be completed within 5 years of the later of,

- a. the date this Approval is issued; or
- b. 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; and

7. 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 3 above.

## **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: or
- b. limit in any way the authority of the Ministry to require certain steps be taken or to require the Owner and Operator to furnish any further information related to compliance with this Approval.

15. All waste at the Site shall be managed and disposed in accordance with the Act and Reg. 347.

16. The Owner and Operator shall ensure that:

- a. all equipment discharging to or operating at the Site are approved under Section 9 of the EPA; and
- b. all effluent and stormwater is discharged in accordance with section 53 of the OWRA.

### **17. ADVERSE EFFECTS**

18. 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.

19. 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.

20.

## **CHANGE OF OWNER**

21. 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 to:

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

22. 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.

23. In the event of any change in ownership of the Site, other than change to a successor municipality, the 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.

## **24. FINANCIAL ASSURANCE**

25. Within sixty days (60) days of issuance of this Approval, the Owner shall submit, Financial Assurance as defined in Section 131 of the EPA, to the Director in the amount of **\$300,893**. This Financial Assurance shall be submitted 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.

26. Commencing on March 31, 2030 and at intervals of five (5) years thereafter, the Owner shall submit to the Director, a re-evaluation of the amount of Financial Assurance to implement the actions required under Condition 7 (1) above. 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.

27. The amount of Financial Assurance is subject to review at any time by the Director and may be amended at his/her discretion.

28. 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.

## **29. INSPECTIONS**

30. 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, or the Safe Drinking Water Act (SDWA) 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 EPA, the OWRA or the PA or the NMA or the SDWA.

## **31. INFORMATION AND RECORD RETENTION**

32. 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.

33. 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.

34. 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.

35. 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.

### **36. SERVICE AREA AND HOURS OF OPERATION**

37. Only waste that is generated within Canada may be accepted at the Site.

38. Waste may be received, processed and shipped 7:00 am to 7:00 pm, Monday to Saturday, unless otherwise restricted by local by-laws.

### **39. SIGNAGE AND SECURITY**

40. 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. the name of the Site and 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.

41. 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 gates shall be locked and secured against access by unauthorized persons.

### **42. APPROVED WASTE TYPES**



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

44. No waste other than solid non-hazardous waste generated by residential, municipal, industrial, commercial and institutional sources, limited to the following shall be received at the Site;

- a. unprocessed plastic;
- b. cardboard;
- c. scrapmetal (unprocessed);
- d. carfluff;
- e. electronic waste;
- f. pre-sorted transformers and motors;

45. The Site is prohibited from accepting the following:

- a. subject waste;
- b. hazardous waste;
- c. asbestos waste;
- d. residential waste;
- e. agricultural waste;
- f. sewage waste;
- g. tires;
- h. putrescible waste;
- i. excess soil;
- j. wood waste;
- k. electronic equipment with refrigerants.

46. The Owner shall ensure all incoming loads are inspected by Trained Personnel to ensure only approved waste is received at this Site.

- a. 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.
- b. 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.

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

#### **48. APPROVED WASTE QUANTITIES**

49. The amount of waste received at the Site on any one day shall not exceed 60 tonnes or 18,780 tonnes annually.

50. The total amount of unprocessed waste, processed materials, in-process waste and residential waste stored at the Site at any one time shall not exceed 426 tonnes, further subject to the following limitations:

- a. 138 tonnes within Storage Area 1 and 2 for storage of cardboard, plastic and processed metal;
- b. 104 tonnes within Storage Area 3 for storage of unprocessed product, electronic waste, plastic waste and mixed metal waste;
- c. 11 tonnes within Storage Area 4 for storage of residual waste;
- d. 44 tonnes within Storage Area 5 for storage of waste batteries, lead glass, mercury, PCBs, ethylene glycol generated through manual disassembly of waste received;
- e. 5 tonnes within the manual sorting and disassembly area;
- f. 54 tonnes storage within the processing lines;
- g. 25 tonnes storage capacity of the hoppers;
- h. the remainder of the area within the building will be used for the storage of machine parts, cold storage, equipment storage and other businesses as provided in the Supporting Documentation.

51. In the event that residual waste and/or processed 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 13 (1) and (2) above.

#### **52. WASTE STORAGE AND PROCESSING**

53. There shall be no outside storage of waste at the Site. All waste received at the Site shall be unloaded, processed and stored at the locations shown on the Scaled Floor Plan found in Schedule "A" of this Approval.

54. 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.

55. The Owner shall ensure that:

- a. all approved waste types shall be unloaded, stored and sorted on the tipping floor (Storage Area 3) located within the building; and
- b. all incoming waste and all outgoing wastes including recyclable waste shall be weighed.

56. Waste processing at the Site is limited to the processing of waste as provided under Condition 13 (2) with the use of equipment detailed in the Design and Operations Report and Supporting Documentation listed in Schedule "A".

57. The Owner shall ensure that:

- a. all approved waste types is sorted and placed in appropriate bins/piles;
- b. all bins, bunkers within the waste storage areas are clearly labelled;
- c. all lids or doors on bins shall be kept closed during non-operating hours and during high wind or precipitation events;
- d. all waste is stored at a maximum height that is below the height of each bin's/bunker's walls; and
- e. no waste shall be sorted or stored outdoors;

#### **58. DESIGN AND OPERATIONS REPORT**

59. The Owner shall maintain the Design and Operations Report on-site and shall be made available for inspection by the Provincial Officer upon request. The Design and Operations Report shall describe current Site operations as reflected in the conditions of this Approval.

60. The Owner shall maintain a document control record at the Site that tracks all changes that are made to the Design and Operations Report.

#### **61. STORMWATER MANAGEMENT**

62. The Owner shall manage all stormwater runoff from this Site in accordance with appropriate municipal, provincial and/or federal legislation, regulations and by-laws.

#### **63. NUISANCE CONTROL**

64. The Owner shall operate and maintain the Site such that the dust, odours, vectors, vermin, litter, vibration, noise and traffic do not create a nuisance.

65. 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.

66. If at any time pests become a nuisance, 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 Approval has been revoked.

67. 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.

68. 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.

69. The Owner shall ensure that any waste causing a nuisance or Adverse Effect shall be removed from the Site on the next outgoing trailer and no later than 12 hours of the commencement of the nuisance or Adverse Effect.

70. 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.

71. The Owner shall ensure that the vehicle routes shall be paved or other material to prevent tracking of dirt and mud offsite.

72. 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.

73. 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.

74. 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.

75. 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.

76. The Owner shall ensure that the tipping floor shall be cleaned regularly of all waste and swept and/or disinfect as required 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.

77. The Owner is prohibited from discharging washwater from the Site into the natural environment (this includes discharges to storm sewers).

#### **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 AND REPORTING**

82. Trained Personnel shall carry out a daily inspection of the entire Site in the form of a written log or a dedicated electronic file 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.

83. Any deficiencies discovered as a result of an inspection carried out under Condition 19.1 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. The Owner shall develop and implement a preventative maintenance program, in accordance with manufacturer's recommendations, for all on-site equipment associated with the processing and managing of waste. The preventative maintenance program shall be available on Site for inspection by a Provincial Officer upon request.

#### **85. COMPLAINTS**

86. 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:

- 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.

87. 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 within one (1) week of the complaint date.

88. The Owner shall provide the District Manager 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.

## **89. SPILL RESPONSE AND CONTINGENCY MEASURES**

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

91. 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) business days outlining the nature of the Spill, remedial measure taken and the measures taken to prevent future occurrences at the Site.

92. Within thirty days (30) 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 local Municipality. 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 to the operation; and
- 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 companies available for emergency response.

93. 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 are up-to-date, and that these numbers are prominently displayed and immediately available to all staff and emergency response personnel.

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 on the Site at all times. The equipment shall be kept in a good state of repair and in a fully operational condition.

95. 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.

96. The Owner shall ensure that all operating personnel are fully trained in the use of the contingency equipment and materials outlined in the Emergency Response and Contingency Plan, and in the procedures to be employed in the event of an emergency.

97. The Owner shall promptly take all necessary steps to contain and clean up any spills or upsets which result from this operation.

98. **TRAINING**

99. Prior to the receipt of any waste at the Site, 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.

100. The training plan shall require and ensure through proper 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 and occupational health and safety concerns pertaining to the wastes to be handled at the Site;
- c. the operation, inspection, and maintenance of the Site;
- d. records keeping procedures;
- e. emergency procedures and contingency plans in case of fire, spills, off-site impacts and any other emergency situations detailed within the Emergency Response and Contingency Plan;
- f. specific written procedures for the control of Adverse Effects from the Site;
- g. specific written procedures for refusal of unacceptable incoming waste loads; and
- h. terms, conditions and operating requirements of this Approval, relevant to the specific job requirements of each individual employee.

101. The training of the employees of the Site shall be undertaken:



- a. upon commencing employment at the Site;
- b. during regular refresher training.

## 102. **RECORD KEEPING AND REPORTING**

103. The Owner shall maintain an on-Site a log book 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:

- a. date of record;
- b. types, quantities and source of waste received at the Site that day;
- c. quantity and type of the waste present at the Site at the end of each operating day;
- d. types, quantities and destination of waste shipped from the Site that day;
- e. the source, waste type and quantity of any waste rejected and the reason for the rejection;
- f. any housekeeping measures such as floor cleaning, street sweeping, etc.; and
- g. a description of any problems, upsets, spills, or complaints which occurred on the date of record and any remedial actions undertaken to mitigate or prevent a recurrence.

104. The Owner shall maintain an on-Site a log book 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.

105. The Owner shall maintain an on-Site a log book or digital record of inspections 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.

106. The Owner shall maintain an on-Site a log book or digital record of training as required by this Approval. 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.

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

108. **ANNUAL REPORT**

109. Commencing on March 31, 2026 and each year thereafter, the Owner shall submit to the District Manager, a written report on development, operation and monitoring of the Site. The Annual Report shall include the following:

- a. a detailed monthly summary of the type and quantity of all incoming and outgoing wastes;
- b. a site plan with all active storage areas identified;
- c. any environmental and operational problems, that could negatively impact the environment, encountered during the operation of the Site or during Site inspections and any mitigative actions taken;
- d. any recommendations to minimize environmental impacts from the operation of the Site and to improve Site operation and monitoring programs in this regard;
- e. a summary of any complaints received and the responses made;
- f. a summary of all inspections and maintenance carried out at the Site;
- g. a statement as to compliance with all Conditions of this Approval and with the inspection and reporting requirements of the Conditions herein; and
- h. any other information the District Manager requires from time to time.

110. **CLOSURE**

111. The Owner shall submit, for approval by the Director, a written Closure Plan 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 completion of that work.

112. Within ten (10) days after closure of the Site, the Owner must notify the Director

and District Manager, in writing, that the Site is closed and that the Closure Plan has been implemented.

### **Schedule "A"**

*This Schedule "A" forms part of this Environmental Compliance Approval:*

1. Environmental Compliance Approval application dated September 4, 2024 and signed by Nico Bullert, Director and Keri Bernard, including all Supporting Documentation.
2. Emails from Keri Bernard, Pinchin Ltd., dated September 15, 2025, September 26, 2025 and October 9, 2025 to the Ministry, in regards to the missing technical information in the application, including all supporting attachments such as the revised/finalized Design and Operations Report.

*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 17 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, PA, NMA, SDWA and PA.
6. The reasons for Condition 10, 12, 13 and 14 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 11 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 reason for Condition 15 is to ensure that the Design and Operations Report is maintained, up-to-date and available at the Site at all times and to ensure that any changes to the Report are done with prior approval from the Ministry.

9. The reasons for Condition 16, 18 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.

10. The reason for Condition 17 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 the people and the environment

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

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

13. The reason for Condition 22 is to ensure that the Site is operated by properly Trained personnel so that the operation of the Site does not result in a hazard or nuisance to people or the environment.

14. The reason for Condition 23 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.

15. The reason for Condition 24 is to ensure 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.

16. 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 12th day of November,  
2025

Mohsen Keyvani, P.Eng.  
Director  
appointed for the purposes of Part II.1 of the  
*Environmental Protection Act*

LP/  
c: District Manager, MECP Ottawa  
Keri Bernard, B.Sc.  
, Pinchin Ltd.