Ontario

Ministry of the Environment, Conservation and Parks
Ministère de l'Environnement, de la Protection de la nature et des Parcs

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER 4053-BXUS8E
Issue Date: May 25, 2025

Clean Soils Services Ltd.
45 Comstock Rd.
Toronto, Ontario
M1L 2G7

Site Location: 45 Comstock Rd.
Toronto City, ON

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 1.58 hectare Waste Disposal Site (Transfer and Processing) to be used for the receipt, processing and temporary storage of::

Non-hazardous Liquid Soil originated from hydrovac operations.

Excess Dry Soil from small residential projects.

Non-hazardous Liquid Industrial Waste (LIW) of the following Waste Classes: 121-123 inclusive, 131-133 inclusive, 141-146 inclusive, 149, 150, 211-213 inclusive, 221, 222, 231-233 inclusive, 251-254 inclusive, 262-265 inclusive, and 270 as described in the Ministry of the Environment's "New Ontario Waste Classes" document dated January 1986, or as amended .

Spent oil filter.

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

"Acoustic Assessment Report" means the report prepared by an Acoustical Consultant in accordance with Publication NPC-233 and Appendix A of the Basic Comprehensive User Guide, submitted in support of the application, that documents all sources of noise emissions and Noise Control Measures present at the Facility;

"Acoustical Consultant" means a person currently active in the field of environmental acoustics and noise/vibration control, who is familiar with Ministry noise guidelines and procedures and has a combination of formal university education, training and experience necessary to assess noise emissions from a Facility;

"Approval" means this entire provisional Environmental Compliance Approval document, issued in accordance with Part II.1 of the EPA, and includes any schedules to it, the application and the supporting documentation listed in Schedule "A, as amended from time to time;

"Design and Operations Report" means the document describing all on-site operations, procedures and environmental protection measures, further described in the conditions 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 V 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;

"Excess Dry Soil" is as defined in O. Regulation 406/19, and within the context of this Approval is the incoming Excess Dry Soil is Excess Dry Soil that meets Table 1 & 2 chemical quality standards prescribed in the “Soil, ground water and sediment standards for use under Part XV.1 of the Environmental Protection Act, dated April 15, 2011", for residential, institution and parkland land use and does not contain free - phase liquids and is 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 the document entitled “Part II: Excess Soil Quality Standards”, published by the Ministry and dated February 19, 2024, available on a website of the Government of Ontario as Part II of the document entitled “Rules for Soil Management and Excess Soil Quality Standards”;

"free-phase liquid" also known as nonaqueous phase liquid, are organic liquid contaminants,characterized as being relatively immiscible with water;

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

"Financial Assurance" as defined in the EPA;

"Hydrovac Slurry" means Liquid Soil generated by the use of high water pressure and vacuum extraction technology;

"Leachate Screening Levels" means values that are listed in the tables of Leachate

Screening Levels within Part II – Excess Soil Quality Standards, contained in Appendix 2 of the Soil Rules;

"Liquid Soil" as defined in Ontario Regulation 406/19 of the EPA, as amended;

"Liquid Industrial Waste (LIW)" as defined in Regulation 347, as amended;

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

"Ministry" means the ministry of the Minister;

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

"Noise Control Measures" means measures to reduce the noise emissions from the Facility and/or Equipment including, but not limited to, silencers, acoustic louvres, enclosures, absorptive treatment, plenums and barriers;

"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;

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

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

"Owner" means any person that is responsible for the establishment or operation of the Site being approved by this Approval, and includes Clean Soils Services Ltd., 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;

"Processed Excess Soil" means dry excess soils generated after processing (blending of Excess Dry Soil with Liquid Soil and grade separation) of Liquid Soil;

"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 Act or section 17 of PA or Section 4 of the NMA or Section 8 of the SDWA;

"Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended;

"Publication NPC-300" means the Ministry Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300", August 2013, as amended;

"Qualified Person (QP)" means a person who meets the qualifications to be a qualified person for conducting a phase one and a phase two environmental site assessment and for completing certifications in a record of site condition, as set out in Section 5 of Ontario Regulation 153/04 made under the EPA;

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

"Regulation 347 or Reg. 347" means R.R.O. 1990, Regulation 347: General - Waste Management, made under the EPA, as amended from time to time;

"Registration Guidance Manual" means Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, April 1995, amended January 2016.

“residual waste” means waste that is destined for final disposal;

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

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

"Site" means the facility located at 45 Comstock Rd., Toronto, authorized by this Approval; and

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

"Soil Quality Criteria" means the Excess Soil Standards set out in the Soil Rules required for a Reuse Site and also includes the site-specific criteria as set out in Section D of the Soil Rules;

"Source Site" means the source of the incoming Excess Soil;

“Soil Rules” means the document entitled “Part I: Rules for Soil Management”, published by the Ministry and as amended from time to time, available on a website of the Government of Ontario as Part I of the document entitled “Rules for Soil Management and Excess Soil Quality Standards”;

"TCLP" means the Toxicity Characteristic Leaching Procedure which is defined in Regulation 347 as the Toxicity Characteristic Leaching Procedure;and

“Trained Personnel” means personnel knowledgeable in the following through instruction and/or practice:

a. relevant waste management legislation, regulations and guidelines;

b. major 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. emergency response procedures;

f. specific written procedures for the control of nuisance conditions;

g. specific written procedures for refusal of unacceptable waste loads; and

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

GENERAL
Compliance

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.

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

Build, etc. in Accordance

3. (1) Except as otherwise provided by this Approval, the Site shall be designed, developed, built, operated and maintained in accordance with the application for this Approval, dated July 30, 2020 and August 8, 2024, and the supporting documentation listed in Schedule “A”.

(2) 1. Construction and installation of the aspects of the Site described in the July 30, 2020 application must be completed within 5 years of the date of issuance of the Approval dated June 17, 2021.

2. Construction and installation of the aspects of the Site described in the application dated August 8, 2024 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.

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 3(2)1 & 2 above.

Interpretation

4. 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.

5. 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.

6. 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.

7. 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.

Other Legal Obligations

8. (1) 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; and

(iii) obtaining approval from the Chief Fire Prevention Officer.

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.

(2) All wastes at the Site shall be managed and disposed in accordance with the EPA and Regulation 347.

Adverse Effects

9. The Owner and Operator shall take steps to minimize and ameliorate any adverse effect (as defined in the EPA) or impairment of air quality or water quality resulting from operations at the Site, including such accelerated or additional monitoring as may be necessary to determine the nature and extent of the effect or impairment.

10. Despite an Owner, Operator or any other person fulfilling any obligations imposed by this Approval the 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 (as defined in the EPA) or impairment of water quality.

Change of Owner

11. The Owner shall notify the Director in writing, and forward a copy of the notification to the District Manager, within 30 days of the occurrence of any of the following changes:

a. the ownership of the Site

b. the Owner or Operator of the Site;

c. the name or address of the Owner or Operator;

d. the partners, where the Owner or Operator is or at any time becomes a partnership and a copy of the most recent declaration filed under the *Partnerships Act*, R.S.O. 1990, c. P.5 shall be included in the notification; or

e. the directors, where the Owner of the Operator is or at any time becomes a corporation, and a copy of the most current information filed as required by the *Corporations Information Act*, R.S.O. 1990, c. C.39 shall be included in the notification.

12. 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.

Inspections

13. 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 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 OWRA, the EPA, the PA, the SDWA or the NMA.

Financial Assurance

14. The Owner shall maintain with the Director a Financial Assurance as defined in Section 131 of the EPA in the amount of $355,800. This financial assurance shall be in a form and amount 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-site, closure and post-closure care of the Site and contingency plans for the Site.

15. Commencing on May 31, 2030, and every 5 years thereafter, the Owner shall provide to the Director a re-evaluation of the amount of the financial assurance required to facilitate the actions described under condition 14 above. Additional financial assurance, if required, must be submitted to the Director within 20 days of written acceptance of the re-evaluation by the Director.

16. 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 60 days before the financial assurance terminates, the financial assurance shall forthwith be replaced by cash.

Information and Record Retention

17. 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 in a timely manner to the Ministry, upon request. Records shall be retained for 5 years unless otherwise authorized in writing by the Director.

18. 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.

OPERATIONS

Hours of Operation

19. (1) Outside loading and unloading of waste and processed soil and receiving and shipping of waste and processed soil may be carried out between the hours of 7:00am and 7:00pm, Monday through Saturday, unless otherwise restricted by municipal by-laws.

(2) Waste may be processed and managed indoors 24 hours per day, 7 days per week, unless otherwise restricted by municipal by-laws.

Service Area

20. Only waste generated in Canada and the USA shall be accepted at the Site.

Acceptable Materials

21. (1) The Site is approved to accept and process the following type of non-hazardous solid and LIW.

a. Liquid Soil originated from hydrovac operations;

b. Excess Dry Soil from small residential projects which meets Tables 1 & 2 chemical quality standards for residential, institution and parkland land use prescribed in “Soil, ground water and sediment standards for use under Part XV.1 of the Environmental Protection Act, dated April 15, 2011", and does not contain free phase liquid;

c. Liquid Industrial Waste (LIW) of the following Waste Class Nos.: 121-123 inclusive, 131-133 inclusive, 141-146 inclusive, 149, 150, 211-213 inclusive, 221, 222, 231-233 inclusive, 251-254 inclusive, 262-265 inclusive, and 270 as described in the Ministry of the Environment’s “New Ontario Waste Classes” document dated January 1986, or as amended; and

d. Spent oil filter.

22. No Sharp, radioactive, pathological/biomedical and polychlorinated biphenyls (PCB) wastes shall be accepted at the Site.

Receiving and Storage Limits

23. (1) The Owner shall ensure that the amount of waste received on the Site does not

exceed and shall be weighed by use of scale at the Site entrance:

a. The amount of Liquid Soil received at the Site shall not exceed 3,000 cubic metres per day.

b. The amount of excess soil, other than Liquid Soil, received at the Site shall not exceed 600 tonnes or 375 cubic metres per day.

c. The amount of Liquid Industrial Waste (LIW) shall not exceed 700 tonnes per day;

(2) The amount of waste present at the Site at any one time shall not exceed 3,642.0 cubic meter with the following breakdown:

a. Liquid Soil shall not exceed 802 cubic metres.

b. processed dry and excess soil shall not exceed 2,500 cubic meter.

c. LIW shall not exceed 340 cubic meter;

(3) In the event that waste or recyclable materials cannot be removed from the Site and the total approved storage capacity is reached, the Owner:

a. must cease accepting additional waste to ensure the total approved storage capacity does not exceed the maximum amount approved by Condition 23(2); and

b. submit to the District Manager, a schedule for removal of the stored waste, within five (5) days of reaching the storage capacity; and

c. remove stored waste in accordance with the schedule required in subcondition 23(3)b.

Approved Processing Operations

24. The Site is approved for the following waste management (processing) activities:

a. The receipt, temporary storage and transfer of excess soil, processed soil and process water.

b. The processing of Liquid Soil using equipment described in Items 1 and 5 of Schedule "A", including the screening of Liquid Soil to remove debris, the use of tanks and centrifuges to dewater Liquid Soil, the use of coagulants and polymers to assist in the dewatering of Liquid Soil, and the stockpiling of soil for dewatering and storage purposes.

c. The blending of soils, including the blending of Excess Dry Soil with dewatered processed silts.

d. The receipt, temporary storage, bulking and solidification of non-hazardous Liquid Industrial Waste (LIW) and transfer to a licensed facility for disposal or further processing.

e. crushing of spent oil filter, used oil recovery and collection.

25. For Excess Dry Soil that meets Tables 1 & 2 chemical quality standards for residential, institution and parkland land use prescribed in “Soil, ground water and sediment standards for use under Part XV.1 of the Environmental Protection Act, dated April 15, 2011", the following waste management activities may be carried out at the Site:

a. the receipt, temporary storage and transfer of Excess Dry Soil; and

b. The Owner shall not bulk, mix or blend loads of Excess Dry Soil of different quality, other wastes or materials if the purpose of bulking, mixing or blending is to reduce or dilute concentrations of contaminant(s) present in the Excess Dry Soil.

26. As per Item 5 in Schedule "A", the following polymers and coagulants, and solidifying materials may be used to process Liquid Soil and solidification of Liquid Industrial Waste (LIW) in accordance with manufacturer's recommendations:

a. poly(acrylic acid); and

b.. calcium chloride/magnesium chloride/sodium chloride brine.

c. NORFLOC PA-10, Brintel A707, and Brintel A708.

d. saw dust, peat moss or kiln dust.

e. any other suitable polymer and coagulants equivalent to materials listed in Condition 26.a. to d. above.

On-Site Waste Management

27. The waste shall be managed as per the following:

a. All fixed storage tanks, crushers and related processing equipment shall not be moved, replaced or altered without prior approval of the Director.

b. The total amount of waste leaving the Site for final disposal, comprised of waste from the transfer operations and residual waste arising from the processing operations, shall not exceed 1,000 tonnes (on annual average basis) per day.

c. The Owner shall take all reasonable actions in the way of laboratory, compatibility and bench testing of waste and materials to ensure that the bulking, blending, mixing, transfer and processing of wastes at the Site will not result in uncontrollable reactions that could result in a fire or release of contaminants to the natural environment.

d. Solidification crushing or related containerized waste processing activities of wastes, excluding processed soils storage, can not be conducted outside the building.

e. At no time burning or incineration/burning of any materials is allowed on the Site.

f. The liquid fraction of the decanted waste (decanted water) shall be discharged to the City of Toronto's sanitary sewer system in accordance with Discharge Agreement between the City of Toronto and the Owner.

g. The Owner must ensure that all of the wastes generated at the Site are disposed in accordance with Regulation 347 requirements.

g. The Owner shall ensure that storage tanks for acceptance and storage of Liquid Industrial Waste (LIW) has sufficient secondary containment in accordance with the Ministry's “Guidelines for Environmental Protection Measures at Chemical Storage and Waste Storage Facilities, May 2007 ”.

i. Prior to the transfer of processed (solidified) liquid waste, the Owner shall carry out TCLP sampling of solidified waste in accordance with the Ministry document entitled "Principles of Sampling and Analysis of Waste for TCLP under Ontario Regulation 347" dated February 2002, and revised from time to time.

j. The Owner shall ensure that no process water is loaded onto hydrovac trucks for reuse purposes.

k. Soil and aggregate recovered from processing of Liquid Soil may be stored outdoors in designated areas. The height of any outdoor stockpile shall not exceed either the height of the perimeter fence or the height of block enclosure bins for the material.

l. The Owner shall ensure the following to minimize impacts from wind-blown dust:

> i. cloth barrier material is attached to all perimeter fencing, or other barriers such as concrete blocks or acoustic barriers are employed in a manner that prevents off-Site impacts from wind-blown dust;
>
> ii. stockpiles are wetted as necessary, using water from the municipal water supply;
>
> iii. water from the municipal water supply is used as necessary during any outdoor loading or unloading operation;
>
> iv. the Site is regularly wet-swept clean using water from the municipal water supply.

m. Soils that have been tested shall remain segregated from all other soils on-Site.

n. The Owner shall ensure that all process water is stored in accordance with the Ministry's "Guidelines for Environmental Protection Measures at Chemical and Waste Storage Facilities" document dated May 2007, specifically Sections 2, 3, 7, 8, 9 and 10 of that document.

Waste Receipt - General

28. (1) Trained Personnel shall supervise all shipments of waste received at the Site. Prior to any shipment being unloaded, Trained Personnel shall review the accompanying information for that shipment, and examine the contents of the truck where possible, to ensure the waste matches the description provided and that the waste is permitted to be received further to the conditions of this Approval. If any shipment is suspected of containing unapproved waste, that shipment shall be refused and shall not unloaded at the Site.

(2) Trained Personnel shall examine all shipments of waste while they are being unloaded. If at any time a shipment is discovered to contain unapproved material, the shipment shall be refused and all portions of the shipment that can be recovered shall be removed from the Site.

(3) In the event that a shipment of waste is rejected from the Site, the Owner shall forthwith (within 3 business days) notify the District Office of the following in writing:

a. the name of the company that brought the rejected load to the Site;

b. the license plate number of the vehicle that brought the rejected load to the Site;

c. a description of the rejected waste and the reason for rejecting the shipment;

d. the destination of the rejected waste if the driver provides that information.

(4) All Liquid Soil shall be unloaded directly into the receiving bay in a manner that prevents spills during transfer.

Waste Receipt - LIW

29. (1) Prior to accepting Liquid Industrial Waste (LIW) load at the Site, the Owner shall ensure that waste classification documentation is obtained from each source site / generator delivering Liquid Industrial Waste (LIW) waste to the Site that contains, at a minimum, the following information:

a. the waste generator's name and/or company name, site address, and contact information;

b. confirmation that the waste has been characterized in accordance with the Registration Guidance Manual;

c TCLP test results for any identified contaminants of concern;

d test results to confirm the Liquid Industrial Waste (LIW) is not corrosive, leachate toxic, reactive and ignitable waste;

f. confirmation that the waste is not a listed waste.

(2) Any incoming Liquid Industrial Waste (LIW) load that has not been characterized at the source shall be rejected.

Waste Receipt - Excess Dry Soil Receipt

30. Prior to accepting any Excess Dry 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 Dry Soil which shall:

a. be reviewed and deemed acceptable by Trained Person;

b. be for the Excess Dry Soil from each Source Site;

c. include the following Source Site information:

> i. the generator's name and/or Owner name, address and contact information;
>
> ii. the Source Site location;
>
> iii. current Source Site's activities and land use;
>
> iv. past Source Site's activities and land use, if known. Including identifying any certain or likely Potentially Contaminating Activity; and
>
> v. estimated quantity of the Excess Dry Soil to be received at the Site from that Source Site.

d. Excess Dry Soil may be received at the Site with incomplete characterization documentation or without the required characterization documentation, provided that the Excess Dry Soil is expected to be a solid non-hazardous waste, if one of the following requirements is complied with:

> i. the incoming Excess Dry Soil shall be segregated from all other Excess Dry Soil, wastes, reagents and materials, until the complete documentation is promptly (within 72 hours) provided by the Source Site owner/generator, received by the Owner and deemed acceptable by the Trained Person; or
>
> ii. the incoming Excess Dry Soil shall be segregated from all

other Excess Dry Soil, wastes, reagents and materials, until the Excess Dry Soil is characterized at the Site in accordance with this Approval and such characterization shall be completed within 10 days of the receipt of the Excess Dry Soil.

31. All applicable analytical results shall be from a laboratory service provider accredited by a Canadian Association for Laboratory Accreditation or equivalent.

32. The documentation required in Condition 30 shall also include sampling and testing protocols, methods and analytical results to demonstrate that the Excess Dry Soil is a solid non-hazardous waste. As a minimum, the characterization documentation shall include:

a. 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

b. the following characterization results:

i. slump from the Slump Test, if the Excess Dry Soil has a high moisture content;

ii. characterization to demonstrate that the Excess Dry Soil is a non-hazardous waste which was done in accordance with the following:

A. sampling and testing results to demonstrate that the Excess Dry 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 identified by QP and determined from the information contained in the general documentation required in Condition 30 and analysed with methods in accordance with the Ministry-published methods and as recommended by the accredited laboratory service provider; and

33. Any Excess Dry Soil characterized at the Site for obtaining information required in Condition 32 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.

Soil Sampling and Analysis for Reuse

34. No processed soil shall leave the Site for reuse unless it has been sampled, analysed and managed in accordance with the following:

(1) The Owner shall ensure that soil sampling, analysis and the number of samples collected for each stockpile is in accordance with Table 2 of Schedule E in Ontario Regulation 153/04.

(2) a. The Owner shall ensure that discrete samples are taken and analysed for:

i. metals;

ii. hydride-forming metals;

iii. petroleum hydrocarbons (PHCs);

iv. benzene, toluene, ethylbenzene, xylene (BTEX);

v. volatile organic compounds (VOCs);

vi. polycyclic aromatic hydrocarbons (PAHs);

vii. acid/base/neutral compounds (ABNs);

viii. chlorophenols (CPs).

b. The Owner shall ensure that each processed soil load leaving the Site is tested in accordance with Schedule 9 in Regulation 347 ("slump test") to ensure the processed soil is solid.

c. The Owner shall ensure that any additional sampling and analysis specific to the receiving site shall be carried out as required by the local municipality, the local conservation authority and any applicable federal/provincial legislation.

d. Should the receiving site be subject to the requirements set out in O. Regulation 153/04, the Owner shall ensure that any additional sampling and analysis specific to the receiving site shall be carried out as recommended by the QP for the receiving site.

(3) a. When determining bulk concentrations of contaminants in the processed soil to verify compliance with the Soil Standards, the testing shall be in compliance with the “Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act”, dated July 1, 2011, as amended and in accordance with the industry standards.

b. The Owner shall submit the samples to an accredited laboratory for the required analysis. All samples shall be handled in accordance with the instructions of the accredited laboratory carrying out the analytical testing.

Processed Excess Soil Reuse

35. (1) For Processed Excess Soil destined for final disposal at a non-hazardous waste landfill site, the Owner shall ensure that the Processed 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 Regulation 347.

(2) Processed soil to be sent off-Site for beneficial reuse as described Section 5 in Ontario Regulation 406/19 shall only be sent off-Site for reuse in accordance with Section 3 of Ontario Regulation 406/19 and the Soil Rules.

(3) Rock (having a same meaning as in Ontario Regulation 406/19) that does not meet the definition of inert fill set out in Regulation 347 shall only be transferred off-Site to a waste disposal site that is approved to accept that type of material in accordance with the Environmental Compliance Approval for that site, or to a location not require to obtain an Environmental Compliance Approval to manage that material.

(4) The Processed Excess Soil intended for Transfer:

a. shall be transferred from the Site only to a Ministry approved waste disposal site or any other site approved to accept such waste by an appropriate government agency of equivalent jurisdiction;

b. shall not exceed 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; and

c. shall be subject to compliance with the applicable quality criteria and restrictions in O. Regulation 406/19.

(5) The Owner shall ensure that no Processed Excess Soil is transferred from the Site except to be deposited at a property or a site in accordance with one of the following criteria:

a. to an approved waste disposal facility permitted to accept soil under Part V of the EPA;

b. to an approved waste disposal site for use as daily cover or intermediate cover in accordance with the requirements of the Environmental Compliance Approval for the receiving site;

c. to a receiving property that has been assessed by a QP who confirms that the receiving site has a fill management plan and that the soil quantity and quality is acceptable for the intended receiving property such that it will not cause an adverse effect to human health or the environment;

d. to a receiving property that has site specific standards developed in a risk assessment as outlined in Ontario Regulation 153/04 made under the EPA, and which the soil meets; and

b. The Owner shall ensure that for any soil that is to be transferred to a receiving property to be used as clean fill in accordance with Condition 35(5)c., a copy of the analytical results shall be forwarded to the receiving property.

(6) Before shipping any soil from the Site to a receiving property (that is, a property other than a waste disposal site approved under Part V of the EPA), the Owner shall require the following:

a. a record of the receiving property owner's name and/or Owner name, contact information, receiving site address, any correspondence with the receiving property, and the quantity of soil or soil-like waste being sent to the receiving property;

b. written confirmation from the QP that they:

i. have assessed the receiving property;

ii. have identified the applicable soil quality standards for the receiving property as required by the local municipality, the local Conservation Authority, any applicable provincial/federal legislation, or (in the absence of such requirements) as recommended by the Qualified Person;

iii. have reviewed the test results for the soil and agree that the testing is sufficient to establish compatibility of the waste with the receiving property and that the waste meets the criteria for the receiving waste set out in Condition 35(5) above; and

iv. agree that the soil quantity and quality meet the requirements of the fill management plan for the receiving property.

c. written confirmation from the receiving property owner that the soil quality and quantity to be provided is appropriate to the receiving property based on the recommendation of the Qualified Person, and that the receiving property agrees to accept it.

(7) The Owner shall ensure that all written records for each load of soil, including but not limited to QP statements, analytical results and receiving site written confirmation, shall be maintained on Site for a minimum of five (5) years, and shall be made available to a Provincial Officer upon request.

Signage and Security

36. A sign shall be posted and maintained at the entrance to the Site in a manner that is clear and legible, and shall include the following information:

a. the name of the Site and Owner;

b. this Approval number;

c. the name of the Operator;

d. the normal hours of operation;

e. the allowed materials that may be accepted at the Site, and any materials explicitly prohibited by conditions of this Approval;

f. a telephone number to which complaints may be directed; and

g. a twenty-four (24) hour emergency telephone number (if different from above).

37. The Site shall be operated and maintained in a secure manner, such that unauthorized persons cannot enter the Site.

Design and Operations Report

38. (1) The Company shall maintain an up-to-date Design and Operations Report for the Site, which shall contain at a minimum the information required by the Ministry's "Guide to applying for an Environmental Compliance Approval" as it applies to the Site.

(2) The Design and Operations Report shall be:

a. kept up-to-date at all times so that it accurately reflects the ongoing Site activities as approved under this Approval;

b. retained at the Site;

c. available for inspection by a Provincial Officer upon request; and

d. updated and submitted with all future Environmental Compliance Approval applications for the Site, including a revisions tracking log.

(3) Changes to the Site's operations that do not require an amendment to this Approval under Section 27 of the EPA shall be recorded in a revisions tracking log in the Design and Operations Report and submitted to the District Manager for record keeping.

(4) Within 3 months of the completion of the construction and installation of a new building and modifications to the mechanical Liquid Soil processing plant, the Owner shall submit to the District Manager "As-Built" individual drawings for all on-Site structures including solidifying pad, tarped covered buildings, Processed Excess Soil storage areas, storage tanks locations, and update the Design and Operations Report.

Staff Training

39. Within 30 days of the issuance of this Approval, a training plan shall be developed and maintained for all employees that operate the Site. Only Trained Personnel shall operate the Site or carry out any activity required under this Approval.

40. All Trained Personnel of the Site shall be trained with respect to the following:

a. the terms, conditions and operating requirements of this Approval;

b. site operation and management of the Site, or areas within the Site, as per the specific job requirements of each individual operator, and which may include procedures for receiving, screening, handling, transporting, refusing and manifesting of wastes;

c. shipping and manifesting procedures, if such functions fall within the job requirements of the individual operator;

d. the Site plan and location of relevant equipment, including that for emergencies and spills;

e. an outline of the responsibilities of Trained Personnel including roles and responsibilities during emergencies and spills;

f. Spills, Emergency Response and Contingency Planning equipment and procedures;

g. emergency first-aid information;

h. information recording procedures;

i. equipment and Site inspection procedures; and

j. procedures for recording and responding to public complaints;

k. relevant waste management legislation and regulations, including the Act, Reg 347, and Reg. 406/19;

l. environmental and occupational health and safety concerns pertaining to the processes and wastes to be handled; and

m. specific written procedures for the control of nuisance conditions.

Site Inspection

41. An inspection of the entire Site and all equipment on the Site shall be conducted

each day the Site is in operation to ensure that: the Site is secure; that the operation of the Site is not causing any nuisances; that the operation of the Site is not causing any adverse effects on the environment; and that the Site is being operated in compliance with this Approval. Any deficiencies discovered as a result of the inspection shall be remedied immediately or as soon as practicable, which may require temporarily ceasing operations at the Site if needed.

42. A record of the inspections, including the following information, shall be kept in the daily log book:

a. the name and signature of person that conducted the inspection;

b. the date and time of the inspection;

c. a list of any deficiencies discovered;

d. any recommendations for remedial action; and

e. the date, time and description of actions taken.

Nuisance Control

43. (1) The Site shall be operated and maintained such that vermin, vectors, dust, litter, odour, noise and traffic do not create a nuisance. The Owner shall implement the nuisance control measures noted in the application for this Approval as required to address any nuisances.

(2) Within 30 days of the issuance of this Approval, the Owner shall prepare and provide to the District Manager for approval a dust management plan to prevent and control fugitive dust emission. The dust management plan shall be implemented to control dust associated with waste management operations at Site after its acceptance by the District Manager.

Stormwater Management

44. Within 60 days of the issuance of this Approval, the Owner shall apply and seek section 53, OWRA, approval for stormwater management as outlined in section 2.7 of the Design and Operations Report included as Item 5 in Schedule "A".

Complaint Response

45. If at any time the Owner receives a complaint regarding an adverse effect (as defined in the EPA) due to operation of the Site, the Owner shall respond to the

complaint according to the following procedure:

(1) The Owner shall record and number each complaint, either electronically or in a separate log book, along with the following information:

a. the nature of the complaint;

b. the name, address and telephone number of the complainant (if provided);

c. the date and time the complaint was received;

d. a description of the weather conditions at the time of the complaint;

e. a description of the Liquid Soil, processed soils and process water handling activities taking place at the time of the complaint; and

f. a description of the known or suspected activity causing the complaint.

(2) The Owner shall:

a. initiate appropriate steps to determine all possible causes of the complaint;

b. proceed to take the necessary actions to eliminate the cause of the complaint;

c. notify the District Manager of the complaint within 24 hours of receiving the complaint;

d. forward a written response to the District Manager within 5 business days of receiving the complaint, with a copy to the complainant if they have identified themselves, that describes the actions taken to address the complaint; and

e. forward daily updates to the District Manager, if requested, until the complaint is resolved.

(3) The Owner shall complete and retain on-site a report written within 10 business days of the complaint date, including:

a. the information required in conditions 45(1) and 45(2) above;

b. a list of the actions taken to resolve the complaint; and

c. recommendations for any remedial measures, managerial changes or operational changes that would reasonably avoid the recurrence of similar incidents in the future.

Spill Control and Emergency Response Plan

46. (1) The Owner shall take immediate measures to clean-up all spills, related discharges and process upsets of wastes which result from the operation of the Site. All spills and upsets shall be immediately reported to the Ministry's Spills Action Centre at (416) 325-3000 or 1-800-268-6060 and shall be recorded in a written log or an electronic file format, referred to in Condition 50 of this Approval, as to the nature of the spill or upset, and the action taken for clean-up, correction and prevention of future occurrences.

(2) Within 30 days of the issuance of this Approval, the Owner shall prepare and submit an updated emergency response and contingency plan, and a fire safety and prevention plan to the District Manager.

(3) The Owner shall provide copies of an emergency response and contingency plan, and a fire safety and prevention plan to the local Fire Department within 30 days of the issuance of this Approval, and shall inform the District Manager in writing within 15 days of receiving acceptance of the emergency response and contingency plan, and a fire safety and prevention plan by the Fire Department.

(4) The emergency response plan shall be kept up to date, and a copy shall be retained and accessible to all staff at all times.

(5) The equipment, materials and personnel requirements outlined in the emergency response plan 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.

(6) Each staff member that operates the Site shall be fully trained in the use of the equipment they are required to operate under the emergency response plan and in the procedures to be employed in the event of an emergency.

(7) The Owner shall immediately take all measures necessary to contain and clean up any spill (as defined in the EPA) which may result from the operation of this Site and immediately implement the emergency response plan if required.

Inspection and Record Keeping

47. The Owner must conduct regular weekly inspections of the equipment and facilities to ensure that all equipment and facilities at the Site are maintained in good working order at all times. Any deficiencies detected during these regular inspections must be promptly corrected. A written / electronic record must be maintained at the Site, which includes the following:

a. name and signature of Trained Personnel conducting the inspection;

b. date and time of the inspection;

c. list of equipment inspected and all deficiencies observed;

d. a detailed description of the maintenance activity;

e. date and time of maintenance activity; and

f. recommendations for remedial action and actions undertaken.

48. The Owner, in addition to inspections and documentation requirements carried out in Condition 47 must conduct on each operating day, a visual inspection of the following areas to ensure the Site is secure and that no off-site impacts such as vermin, vectors, odour, noise, dust and litter, result from the operation of the Site:

a. waste loading/unloading areas;

b. waste storage and associated containment areas; and

c. security fence, barriers and property line.

49. The Owner shall maintain for a period of five years, a record available for inspection, tracking the path of waste movement through the Site for Liquid Industrial

Waste (LIW), including as a minimum;

a. Date of receipt of the waste, including manifest number;

b. Waste class and waste characteristic;

c. Volume or mass of waste received; and

d. Date and location of disposal of the processed or unprocessed Liquid Industrial Waste (LIW), including the manifest number.

50. The Owner shall maintain, at the Site for a minimum of two years, a log book in written or electronic file format which records daily the following information:

a. date of record;

b. types (waste class and primary characteristic), quantities and source of waste received at the Site;

c. quantity and type (waste class and primary characteristic) of waste stored on the Site;

d. quantity (including volume of solidification/stabilization material), type (including residual waste from processing and processed water to sanitary sewer) and destination of waste shipped from the Site;

e. analytical results of all in-coming and outgoing wastes and materials; and

f. results of inspections and reports required under Conditions 47 to 49 including the and signature of the person conducting the inspection and completing the report.

Annual Report

51. By March 31st of each year, the Owner shall prepare a written report for the previous calendar year and submit it to the District Manager. The Annual Report shall be kept on-Site and made available to any Provincial Officer upon request. The report shall include, at a minimum, the following information:

a. a detailed monthly summary of the type, quantity and origin of all wastes received, processed and transferred from the Site, including the destination, type and quantity of waste destined for final disposal and also including any reconciliations on mass balance made;

b. any environmental and operational problems that could negatively impact the environment, encountered during the operation of the Site and during the facility inspections and any mitigative actions taken;

c. a statement as to compliance with all Terms and Conditions of this Approval and with the inspection and reporting requirements of the Conditions herein;

d. a descriptive summary of any spills or other emergency situations which have occurred at the Site, the remedial measures taken and the measures taken to prevent future occurrences;

e. a summary of all rejected loads, including quantity, waste class, reason for rejection and origin of the rejected waste;

f. a summary of the types and amounts of the waste received, processed, transferred or disposed through the Site; and

g. a summary of complaints received and the manner in which they were handled.

Closure Plan

52. (1) A Closure Plan shall be submitted to the Director for approval, with a copy to the District Manager, no later than six (6) months before the planned closure date of the Site. The Closure Plan shall include, at 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.

(2) The Site shall be closed in accordance with the approved Closure Plan.

(3) No more than 10 days after closure of the Site, the Owner shall notify the Director, in writing, that the Site is closed and that the approved Closure Plan has been implemented.

Schedule "A"

This Schedule forms a part of this Approval:

1. Environmental Compliance Approval application dated July 30, 2020, signed by Mirko Disabatino, Owner, Clean Soils Services Ltd., including all supporting documentation.

2. Email dated December 15, 2020 from Laurie McVey, Clean Soils Services Ltd., to Andrew Neill, P.Eng., MECP, with additional information including: (1) a site plan; (2) process flow; (3) document entitled "Opinion on Potential Adverse Effects from Polymers Used to De-Water Liquid Soil Final Report" dated November 2020, prepared by NovaTox Inc.

3. Email dated January 5, 2021 from Laurie McVey, Clean Soils Services Ltd., to Andrew Neill, P.Eng., MECP, with additional information including: (1) soil storage; (2) tank leakproofing; (3) spill controls; (4) confirmation that process water will not be used for dust control, site cleaning or reused on trucks; (5) dust control measures to be implemented.

4. Environmental Compliance Approval Application dated August 08, 2024, including all supporting documents.

5. Design & Operations Report, Clean Soils Services Ltd., prepared by TAF Industrial Consulting, dated August 8, 2024, Version 2.0 dated March 27, 2025 revised on April 10, 2025.

6. Email from Talis Forstmanis of TAF Industrial Consulting to Abdul Quyum, Ministry of the Environment, Conservation and Parks, dated April 14, 2025, Re.: FA & Notification Letter, including attachments.

7. Email from Peter Donhaue of Clean Soils Services Ltd. to Abdul Quyum, Ministry of the Environment, Conservation and Parks, dated April 24, 2025, Re.: FA Comtock, including attachments.

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

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

2. The reason for Conditions 1, 2, 4, 5, 6, 7, 8, 9, 10, 17 and 18 is to clarify the legal rights and responsibilities of the Owner and Operator.

3. The reason for Condition 3 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.

4. The reasons for Condition 11 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.

5. The reasons for Condition 12 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.

6. The reason for Conditions 13 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.

7. The reason for Conditions 14, 15 and 16 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.

8. The reason for Condition 19 is to specify the hours of operation for the Site.

9. The reason for Condition 20 is to specify the approved service area from which waste may be accepted at the Site.

10. The reasons for Conditions 21, 22, and 23 are to specify the types of materials that may be accepted at the Site, the maximum amounts of waste that may be stored at the Site, and the maximum rate at which the Site may receive and ship waste based on the Owner’s application and supporting documentation.

11. The reasons for Conditions 24, 25 and 26 is to specify the allowable methods of processing based on the Owner’s application and supporting documentation.

12. The reason for Conditions 27 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 environment or people.

13. The reason for Condition 28 is to ensure that all wastes received at the Site are received by properly Trained Personnel to ensure they are managed in a manner that protects the health and safety of people and the environment.

14. Conditions 29 through 33 are included to ensure incoming waste is properly classified and specify sampling and testing requirements of the incoming waste.

15. The reasons for Condition 34 is to ensure that all processed material is testing and to ensure that any processed material is only sent off-site for reuse to an appropriate receiving facility.

16. The reasons for Condition 35 is to ensure that all processed material is testing and to ensure that any processed material is only sent off-site for reuse to an appropriate receiving facility.

17. The reason for Condition 36 is to ensure that users of the Site are fully aware of important information and restrictions related to Site operations and access under this

Approval.

18. The reason for Condition 37 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.

19. The reason for Conditions 38 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.

20. The reason for Conditions 39 and 40 is to ensure that the Site is operated by properly Trained staff in a manner which does not result in a hazard or nuisance to people or the environment.

21. The reason for Conditions 41 and 42 is 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.

22. The reason for Conditions 43 and 44 is to ensure that the site is managed in an environmentally acceptable manner in accordance with applicable Ministry regulations, and the approved documents incorporated into this Approval.

23. The reason for Condition 45 is to ensure that any complaints regarding Site operations at the Site are responded to in a timely manner.

24. The reasons for Conditions 46 is 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.

25. The reason for Condition 47 to 50 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.

26. The reason for Condition 51 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.

27. The reason for Conditions 52 is to ensure that the Site is closed in accordance with Ministry standards and to protect the health and safety of the public and the environment.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 4053-BXUS8E issued on June 17, 2021

In accordance with Section 139 of the *Environmental Protection Act,* you may by written notice served upon me, the Ontario Land Tribunal and in accordance with Section 47 of the *Environmental Bill of Rights,* 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the notice requiring the hearing ("the Notice") shall state:

a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the *Environmental Protection Act,* a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

Registrar***** Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5 OLT.Registrar@ontario.ca	and	The Minister of the Environment, Conservation and Parks 777 Bay Street, 5th Floor Toronto, Ontario M7A 2J3	and	The Director appointed for the purposes of Part II.1 of the *Environmental Protection Act* Ministry of the Environment, Conservation and Parks 135 St. Clair Avenue West, 1st Floor Toronto, Ontario M4V 1P5

*** Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or** www.olt.gov.on.ca

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 25th day of May, 2025

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

AQ/
c: District Manager, MECP Toronto - District
Talis Forstmanis, TAF Industrial Consulting