AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER A680029
Issue Date: December 7, 2025

YORK1 Warren Transfer Ltd.
5090 Commerce Blvd, No. 200
Mississauga, Ontario
L4W 5M4

Site Location: 113 Warren Rd
Whitby Town, Regional Municipality of Durham
L1N 2C4

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 1.85 hectare Waste Disposal Site (Transfer and Processing)

to be used for the transfer and processing of solid non-hazardous waste generated by industrial, institutional, commercial sources, construction and demolition waste.

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

1. "Adverse Effect" has the same meaning as defined in section 1 of the EPA;

2. "Approval" means this entire provisional Environmental Compliance Approval document, and includes any schedules to it, the application and the supporting documentation listed in Schedule "A"

3. "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;

4. "Design and Operations Report" means the Design and Operations Report attached as Item 8 of Schedule "A" of this Approval;

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

6. “EPA” means the Environmental Protection Act, R.S.O. 1990, C.E-19, as amended;

7. "EASR:" Environmental Activity and Sector Registry as defined in the EPA;

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

9. "Financial Assurance" is as defined in Section 131 of the EPA;

10. "Fire Safety Plan" means a Fire Safety Plan for the Site that is deemed to have been found acceptable by the local fire service authority;

11. "Inert Fill" is as defined in Regulation 347;

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. "Ministry" means the ministry of the Minister and includes all, employees or other persons acting on its behalf;

14. “Municipal Waste” means municipal waste as defined in Reg. 347;

15. “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;

16. “Owner" means YORK1 Warren Transfer Ltd., including its employees, having the charge, management, control and operation of any aspect of the Site and includes its successors and assigns;

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

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

19. "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;

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

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

22. “Residual Waste” means waste that is destined for final disposal;

23. "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;

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

25. "Site" means the waste disposal site (transfer and processing) located at 113 Warren Road, Town of Whitby, Regional Municipality of Durham, L1N 2C4;

26. "Subject Waste" means Subject Waste as defined in Reg. 347;

27. "Trained Personnel" means knowledgeable in the following through instruction and/or practice:

(i) relevant waste management legislation, regulations and guidelines;

(ii) major environmental concerns pertaining to the waste to be handled;

(iii) occupational health and safety concerns pertaining to the processes and wastes to be handled;

(iv) management procedures including the use and operation of equipment for the processes and wastes to be handled;

(v) records keeping procedures;

(vi) emergency response procedures;

(vii) specific written procedures for the control of nuisance conditions;

(viii) specific written procedures for refusal of unacceptable waste loads;

(ix) the requirements of this Approval;

27. "Woodwaste" means Woodwaste as defined in Regulation 347.

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

TERMS AND CONDITIONS

PART A - GENERAL

Compliance

1. The Owner shall ensure compliance with all the conditions of this Approval and shall ensure that any person authorized to carry out work on or operate any aspect of the Site is notified of this Approval and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same. Any non-compl i ance constitutes a violation of the Act and is grounds for enforcement.

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

In Accordance

3. a..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 11, 2024, the Design and Operations Report and any other supporting documentation listed in Schedule "A".

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

i. the date this Approval is issued; or

ii. 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.

c. 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 4(1) above.

d. The Owner shall maintain a copy of each supporting document listed in Schedule "A" at the Site to be made available to any Provincial Officer upon request.

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 conditions of this Approval are severable. If any condition of this Approval,or the application of any condition of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.

Other Legal Obligations

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

a. relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement including, but not limited to:
   i. obtaining site plan approval from the local municipal authority;
   ii. obtaining all necessary building permits from the local municipal authority Building Services Division;
   iii. obtaining any necessary or applicable approvals from the Chief Fire Prevention Officer, local municipal authority:
   iv. obtaining all necessary permits from the local Conservation Authority; or

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

Adverse Effect

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

10. Despite an Owner 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 to the natural environment or impairment of water quality.

Change of Owner

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

i. the ownership of the Site;
ii. the address of the Owner or Operator;
iii. the appointment of, or change in, the Operator of the Site;

b. 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

c. 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.

d. In the event of any change in ownership of the Site, other than change to a successor municipality, the Owner shall notify the successor of and provide the successor with a copy of this Approval, and the Owner shall provide a copy of the notification to the District Manager and the Director

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.

Ministry Inspections

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

Financial Assurance

14. a. Within 30 (thirty) days of this Approval, the Owner shall submit to the Ministry, Financial Assurance in the amount of **$92,402.65**, as defined in Section 131 of the EPA, which will be added to the **$76,650** currently held by the Ministry, for a combined total of **$169,052.65**. This Financial Assurance shall be in a form acceptable to the Director,and shall provide sufficient funds for the analysis, transportation, Site clean-up, monitoring and disposal of all quantities of waste on-Site at any one time.

b. 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 14 (a). 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 thirty days (30) days of written acceptance of the re-evaluation by the Director.

c. The amount of Financial Assurance is subject to review at any time by the Director and may be amended at his/her discretion. If any Financial Assurance is scheduled to expire or notice is received, indicating Financial Assurance will not be renewed, and satisfactory methods have not been made to replace the Financial Assurance at least sixty (60) days before the Financial Assurance terminates, the Financial Assurance shall forthwith be replaced by cash.

Information and Record Retention

15. 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. Records shall be retained for 5 years except as otherwise authorized in writing by the Director.

16. 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.

17. 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.

18. All records and monitoring data required by the Conditions of this Approval shall be kept on the Site for a minimum period of at least five (5) years.

PART B SERVICE AREA, APPROVED WASTE TYPES and MATERIALS and WASTE LIMITS

Service Area

19. The Site is approved to receive waste originating from the Province of Ontario only.

Approved Waste Types and Materials

20. The Site is approved to receive the following solid non-hazardous waste:

a. scrap metal, waste cardboard and paper, waste drywall, waste plastic, waste glass, waste shingles, waste insulation;
b. Woodwaste;
c. waste tires;
d. waste brick;
e. waste concrete
f. waste gravel; and
g. waste asphalt

Prohibited Waste

21. The Owner is prohibited from receiving the following categories of waste at the Site :

a. any waste that is classified as subject waste in accordance with Regulation 347;
b. any liquid waste
c. hazardous waste;
d. liquid industrial waste;

e. any pathological waste;

f. any organic waste;

g. any asbestos waste; and

h. PCB waste.

Waste Receipt Rates and Storage Requirements

22. Approved Waste Quantities

a. The amount of waste received at the Site on any one day shall not exceed a maximum of 1000 tonnes based on an annual average.

Total Storage Capacity

b The maximum quantity of waste, including all unprocessed, processed and Residual Waste stored at the Site shall not exceed 3000 tonnes at any time.

Waste Storage in Transfer/Processing Building

c. Waste shall be stored indoors as proposed in the Supporting Documentation, as follows:

i. A maximum of 1000 tonnes in Area A within the Processing/Transfer Building limited to solid non-hazardous waste and Residual waste, as identified under Condition 20 (a), including,
    a. the waste transferred from within Area A outdoors to the three 40-yard bins, as described under Condition 22(f) (i) below;

ii. A maximum of 78 tonnes within Area B, limited to Woodwaste inside the building;

d. All loading, unloading, material recovery and processing of waste, except for the waste within Area C at the Site shall be conducted indoors;

e. All entrance/exit doors closed at all times except during the entrance and exit of vehicles,equipment and personnel.

a.

Waste Storage Outdoors

f. Waste shall be stored outdoors as proposed in the Supporting Documentation, as follows:

i. Notwithstanding Condition 22 (c) (i), a maximum of three 40-yard bins to the northeast corner of the building as identified in the Supporting Documentation, for temporary storage of waste transferred from indoor Area A, limited to scrap metal, paper/cardboard and waste tires;
ii. A maximum of four storage bunkers with a total of 1749 tonnes in Area C, limited to concrete, brick, asphalt and gravel;
    a. Stockpile height within the bunkers shall not exceed a height of 3.66 meters.
iii. A maximum of 173 tonnes in Area D for temporary storage of waste in roll-off bins, limited to scrap metal.
    a. Scarp metal in outdoor Area D shall be stored in covered metal bins;

g All outdoor storage containers/bins used to store waste shall be maintained in good condition and shall be moved indoors when a 50 mm rainfall is predicted in any 24-hour period or if creek levels are observed backing up into the southeast corner of the Site;

h. The Owner shall ensure the conveyors and chutes on the south of the building are covered and/or enclosed to prevent the release of fugitive emissions;

i. Labels shall be clearly visible at all times for inspection and record keeping.

j. In the event that received waste cannot be processed or transferred from the Site or the waste and processed waste cannot be removed from the Site in accordance with this Approval and the Site is at its approved capacity, the Owner shall cease accepting additional waste until additional receipt result sin compliance with the waste storage limitations set out in this Approval.

PART C - SITE OPERATIONS

Hours of Operation

23. The Owner may operate the Site 24 hours per day, seven (7) days per week.

Incoming Waste Receipt

24 The Owner shall only accept waste that has been transported to the Site by haulers approved by the Ministry, or registered on the EASR, as required.

25. The Trained Personnel shall direct the waste trucks to the designated waste unloading areas.

26. The Trained Personnel shall visually inspect the incoming waste loads prior to unloading, if possible, and again as it is being unloaded to confirm that the waste is the type approved for receipt at the Site.

27. Any incoming waste that exhibits characteristics suggesting that it is not an approved waste type shall be deemed a Rejected Waste and if possible, sent back to generator or disposed of in accordance with this Approval, the EPA and Regulation 347.

Residual Waste Management

28. The Owner shall ensure that all Residual Waste generated at the Site is segregated from all other waste at all times.

29. Based on the final destinations, different categories of the Residual Waste shall be separated so that cross-contamination is effectively prevented.

30. The Owner shall ensure that the Residual Waste is shipped for disposal or further processing, as appropriate, to a waste disposal site for which an Environmental Compliance Approval has been issued by the Ministry or an equivalent governmental agency of appropriate jurisdiction.

31. The Owner shall:

a. undertake all reasonable measures to minimize the length of time of storage of Residual Waste generated at the Site; and
b. all Residual Waste and Recyclable Waste shall be transferred off-site once the respective storage bins/piles are full; and
c. immediately in the event that any waste is creating an odour or vector problem.
d. the total mount of Residual Waste leaving the Site for final disposal shall not

exceed 1,000 tonnes per day, based on an annual average.

32. In the event that Residual Waste or processed materials are not able to be shipped from the Site, the Owner shall notify and submit a written contingency plan to the District Manager within five (5) business days and shall describe how these materials will be stored and/or disposed;

a. The contingency plan may include the use of additional systems and/or equipment; and
b. Prior to the implementation of the contingency plan, the Owner shall obtain written approval from the District Manager.

PART D HOUSEKEEPING and NUISANCE/ADVERSE EFFECT IMPACT CONTROL

33. The Site shall be operated and maintained such that dust, mud track-out, litter, odour, and noise do not create a nuisance or an Adverse Effect.

a. If at any time odours, pests, litter, dust, noise or other such nuisances become a problem at the Site, the Owner shall take immediate appropriate remedial action, as detailed in Condition 43 to 48 of this Approval;

Trucks and Traffic

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

35. The Owner shall ensure that all vehicles transporting waste to and from the Site use the designated on-Site traffic routes.

36. The Owner shall ensure that all vehicles hauling waste are adequately covered to prevent fugitive odour or dust emissions during transport.

37. The Owner shall take all necessary measures to prevent the vehicles leaving the Site from dragging out mud or waste onto the public roadways and promptly clean up any dragged out mud or waste if drag-out occurs.

Signs and Site Security

Signs

38. The Owner shall ensure that a sign is posted at the entrance to the Site, readable from the nearest public roadway bordering the Site.

39. The sign shall contain the following information:

a. the name of the Site and Owner;

b. the number of this Approval;
c. the normal hours of operation;
d. the allowable and prohibited waste types;
e. a telephone number to which complaints may be directed;
f. a twenty-four (24) hour emergency telephone number (if different from above); and
g. a warning against dumping outside the Site.

40. The Owner shall install and maintain appropriate and visible signs at the Site to direct vehicles to the Waste receiving areas and removal areas.

Security

41. The Owner shall ensure that Trained Personnel are present at all times during the hours of operation at this Site. All processing, loading, unloading and transfer of waste to or from vehicles or containers at this Site shall be supervised at all times by Trained Personnel.

42. The Owner shall ensure that access to this Site is regulated and that this Site is secured by a fence.All entrances shall be secured by lockable gates to restrict access only to authorized personnel. All entrances and storage areas are to be adequately lit.

Nuisance Control

43. The Owner shall operate and maintain the Site such that dust, odours, vectors, litter, vibration, noise and traffic do not create a nuisance or an adverse effect.

44. If at any time vectors, birds or other pests become a nuisance, the Owner shall develop and implement a pest control plan, satisfactory to the District Manager, which shall detail all practical steps that the Owner shall implement to control pests at the Site.

45. If at any time litter becomes a nuisance, the Owner shall develop and implement 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.

46. If at any time dust becomes a nuisance, the Owner shall implement the Fugitive Dust Best Management Practices Plan for the control of fugitive dust emissions, satisfactory to the District Manager, which shall detail all practical steps to control dust at the Site.

47. If at any time odours are generated at the Site resulting in complaints, the Owner shall implement the Odour Best Management Practices Plan to eliminate the cause of the problem. Other appropriate actions may include the removal of waste from the Site and the temporary stoppage of all waste management activities at the Site until the problem has been rectified and measures have been undertaken to prevent future occurrence.

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

Other Approvals

49. The Site shall not be operated unless all Approvals under the Act,where applicable, have been obtained, including Air, Noise and Wastewater Approvals.

Stormwater Management

50. The Owner shall manage all discharges from this Site, including storm water run-off in accordance with appropriate Municipal, Provincial and/or Federal legislation, Regulation and By-laws.

51. All waste materials destined for recycling or final disposal, must be stored in such a manner to prevent off-site environmental impacts.

Site Inspection and Maintenance

52. The Owner shall develop a comprehensive inspection program for the Site which includes a daily visual inspection of the entire Site, and shall include but not limited to the following areas:

a. loading/unloading area(s);
b. processing area(s);
c. storage area(s); and
d. security fence or barriers and property line.

53. The Owner shall ensure that the Site's daily inspection is done by a Trained Personnel, ensuring that no off-site impacts such as vermin, vectors, odour, dust, litter, noise and traffic queuing, result from the operation of the facility .

54. The Owner shall develop and implement a preventative maintenance program for all equipment associated with the processing and managing of waste and/or recyclable materials. The preventative maintenance program shall be maintained at the Site and shall be available for inspection by a Provincial Officer upon request.

55. The Owner shall maintain at the Site a site plan identifying the location of each storage container and/or processing equipment and waste it contains. The Owner shall ensure the plan is a true reflection of the materials stored at the Site and make the plan available for inspection upon request by emergency response personnel and/or Provincial Officers.

Emergency Response and Contingency Plan

56. The Owner shall maintain a current Emergency Response and Contingency plan for this Site. The Emergency Response and Contingency Plan shall be revised, as required, in consultation with the District Manager, the local Municipality and the local Fire Department. The Emergency Response and Contingency Plan, as a minimum must include the following:

a. maps and drawings showing the location, maximum quantities and types of 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, process upset, power failure, fire or any other emergency situation, including specific clean up methods for wastes expected to be generated from the emergency situation;
d. emergency response procedures to be undertaken in the event of a spill as required in O. Regulation 224/07;
e. a list of equipment and clean up materials available for dealing with the emergency situations and their locations on the Site plan;
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 municipality authority, the local Medical Officer of Health, and the Ministry of Labour, and the names and telephone numbers of companies available for emergency response;
g. procedures and actions to be taken if the incoming waste does not meet the quality criteria set out in this Approval;
h. procedures and actions to be taken if the outgoing waste do not meet the quality criteria set out in this Approval;
i. procedures and actions to be taken should the waste management activities at the Site result in occurrence of complaints;
j. procedures and actions to be taken should the occurrence of complaints require the Owner to implement additional environmental impact control measures; and

k. procedures and actions to be taken should the occurrence of complaints require the Owner to suspend the waste handling activities at the Site.

57 An up-to-date version of the Emergency Response and Contingency Plan shall be kept at the Site, in a central location known and available to all Site personnel. A copy shall be made available to Ministry staff upon request at any time and to the local municipality and the local fire service authority, if requested.

58. The Owner shall keep at the Site and make it available to the Provincial Officer a Spill Prevention and Contingency Plan as prescribed in O. Regulation 224/07.

59. The Owner shall ensure that:

a. the equipment and materials outlined in the contingency plan are in a good state of repair, fully operational and immediately available; and
b. all operating personnel are fully trained in the contingency equipment and materials' use and in the procedures to be employed in the event of an emergency.

60. The Owner shall review the Emergency Response and Contingency Plan on an annual basis and updated, if necessary. The revised version shall be provided to the District Manager and the local Fire Department within thirty (30) days, any amendment made to the plan.

Spills

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

62. All spills, as defined in the EPA, and fires shall be immediately report to the Ministry's Spills Action Centre at 1-800-268-6060. In addition, the Owner shall submit to the District Manager a written report within three (3) days outlining the nature of the spill, remedial measure taken and the measures taken to prevent future occurrences at this Site.

Operations Manual

63. The Owner shall maintain an operations manual for use by Site personnel. The operations manual shall contain the following:

a. outline the responsibilities of Site personnel;
b. personnel training protocols;

c. Site operating procedures including but not limited to, waste receiving, unloading/loading, screening, handling and storage and processing;

  i. waste receiving, unloading/loading, screening, processing, handling and storage; and
  ii. Residual Waste and Rejected Waste handling at the Site and removal from the Site

d. emergency response procedures including an outline of the responsibilities of Site personnel including roles and responsibilities during emergency situations, exit locations and evacuation routing, and locations of relevant equipment available for handling of the emergency situations;
e. the contingency plans for the Site;
f. equipment and Site inspection procedures, as required by this Approval;
g. nuisance impact control and housekeeping procedures, as required by this Approval; and
h. the procedures for handling and recording complaints as described in this Approval.

64. A copy of this Operations Manual shall be kept at the Site, in a location accessible to personnel at all times, and must be updated as required.
65. The Owner shall ensure that all Site personnel are trained in the procedures contained in the operations manual:

a. upon commencing employment at the Site;
b. whenever procedures are updated.

Complaint Response Procedure

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

b. If at any time, the Owner or the Ministry receives a complaint, or the Owner or a Provincial Officer detects an odour emission from the Site,the Owner shall record all relevant information in a logbook and shall respond to the complaint/odour emission according to the following procedures:

i. The Owner shall record each complaint/odour emission and each record shall include the following:
    1. name, address and the telephone number of the complainant, if known;
    2. time and date of the complaint/odour emission; and
    3. details of the complaint.

c. After the complaint/odour emission has been recorded in the logbook, the Owner shall report it to the District Manager by phone or e-mail within two (2) business days of the complaint;

d. Should the Owner receive three (3) complaints within a month, the Owner shall call the Ministry's Spills Actions Centre at 1-800-268-6060 on the receipt of each subsequent complaint or occurrence of any odour emission.

e. The Owner shall immediately initiate investigation of the complaint. As a minimum, the investigation shall include the following:

i. determination of the activities being undertaken at the Site at the time of the complaint;
ii. meteorological conditions including, but not limited to the ambient temperature, approximate wind speed and its direction;
iii. determination if the complaint is attributed to activities being undertaken at the Site and if so, the possible cause(s) of the complaint;
iv. description of the remedial action(s) taken to address the cause(s) of the complaint including when they were taken; and by whom, and the schedule for the implementation of the necessary remedial action(s).

f. The Owner shall respond to the complainant, if known, and the response shall include the results of the investigation of the complaint, the action(s) taken or planned to be taken to address the cause(s) of the complaint, and if any follow-up response(s) would be provided.

g. Upon completed investigation of the complaint emission, the Owner shall, within ten (10) business days, submit a report to the District Manager on the complaint, on the action(s) taken or planned to be taken to address the cause(s) of the complaint and on all proposed action(s) to prevent recurrence of the complaint/odour emission in the future.

Record Keeping ad Retention

67. The Owner shall maintain on-site, a written or digital record of all waste received at, stored at, processed at and transferred from this Site.The record shall be in the form of a daily log, all measurements shall be recorded in consistent metric units of measurement and shall include, as a minimum, the following:

a. date, quantity (tonnages and number of trucks), source and type of incoming waste received;
b. quantity of waste processed/transferred;
c. date, quantity (tonnages and number of trucks), type of the outgoing waste and the destination of waste transferred off-site;
d. date, quantity and disposal destination of any Residual Waste transferred off-site;
e. the calculated total weight of waste (including separated waste in bins and containers) remaining at the Site at the end of each day; and
f. a record of litter collection activities.

68. The Owner shall maintain on-Site a written or digital record of all spills or leaks. The record shall document:

a. the type and amount of material spilled;
b. a description of how the material was cleaned up and stored; and
c. the location and time of final disposal.

69. The Owner shall maintain a record of the inspections required under Condition 53 in a daily log book. The records kept shall include:

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

70. Any information requested, by the Director or a Provincial Officer,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 immediately upon

request.

Personnel Training

71. The Owner shall ensure that Site personnel are trained and receive annual refresher training on the operation and management of the Site,or area(s) within the Site, in accordance with the specific job requirements of each individual. The training shall include but not limited to:

a. an outline of the responsibilities of the Site personnel;
b. personnel training protocols;
c. any environmental concerns pertaining to the wastes accepted at the Site;
d. occupational health and safety concerns pertaining to the wastes received;
e. proper receiving and recording procedures (including recording procedures of wastes which are refused at the Site);
f. proper storage, handling, sorting and shipping procedures;
g. operation of equipment and procedures to be followed in the event of a process upset or an emergency situation;
h. recording procedures as required by the Conditions of this Approval; and
i. inspection and preventative maintenance procedures.

Annual Report

72. The Owner shall submit to the District Manager an Annual Report by March 31st of each year. The report shall cover the previous calendar year and include as a minimum, the following:

a. a monthly mass balance of the waste received, processed and transferred from this Site, including waste type, quantity and disposal destination;
b. an annual summary mass balance of the waste received, processed and transferred from this Site, including waste type, quantity and disposal destination;
c. an annual summary of any deficiencies, items of non-compliance or process aberrations that occurred at this Site and any remedial/mitigative action taken to correct them;
d. a descriptive summary of any spills, incidents or other emergency situations which have occurred at this Site, any remedial measures taken, and the measures taken to prevent future occurrences;
e. a summary describing any rejected waste including quantity, waste type, reasons for rejection and origin of the rejected waste;
f. any environmental and operational problems, that could negatively impact the

environment, encountered during the operation of the Site or identified during the facility inspections and any mitigative actions taken;

g. any changes to the Emergency Response and Contingency plan, and the Design and Operations Report or the Closure Plan that have been approved by the Director since the last Annual Report; and

h. any recommendations to minimize environmental impacts from the operation of the Site and to improve Site operations and monitoring programs in this regard.

Closure

73. a. 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; and

b. Within ten (10) days after closure of the Site,the Owner must notify the Director,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. Application to the Ministry of Environment, Conservation & Parks (MECP) dated June 29, 2018 and signed by Gordon Kerr, President, Simtor Environmental Ltd. and Camille Taylor, Jeremy Schmitt, Dog Kerr and Trish Edmond of Golder Associates Ltd., for a Waste Disposal Site (Processing) and includes supporting documentation.

2. Design & Operations Report, dated June 2018 and prepared by Golder Associates Ltd. for Simtor Environmental Ltd.

3. Email to Celia Jackson, MECP with attached Financial Assurance Supporting Documents from Astrid Reid, Accounting and Office Manager, Simtor Environmental Ltd./Durham Disposal Services Ltd., dated June 27, 2019.

4. Email to Celia Jackson, MECP from Jessica Hanschell, Environmental Consultant, Golder Associates Ltd., with Submission of Additional Comments Schedule. dated May 10, 2019.

5. Detailed email responses and supporting documents to Kim Lendvay's questions and comments from Jessica Hanschell, Environmental Consultant, Golder Associates Ltd., dated May 28, 2019.

6. Financial Assurance re-calculation email to Celia Jackson, MECP from Gordon Kerr,

P. Eng., President, Durham Environmental Group of Companies, dated July 26, 2019.

7. Financial Assurance re-calculation email to Celia Jackson, MECP from Gordon Kerr, P. Eng., President, Durham Environmental Group of Companies, dated July 30, 2019.

8. Environmental Compliance Approval application dated September 9, 2023 and signed by George Kirchmair, Vice-President, Environmental Services, including all supporting documentation.

9. Emails from Victor Kopetskyy, dated October 9, 2025 and November 19, 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, 2, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17 and 18 is to clarify the legal rights and responsibilities of the Owner under this Approval.
2. The reason for Condition 14 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.
3. The reasons for Conditions 4 and 72 is to ensure that the Site is designed, built, operated, monitored and maintained 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 is 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 change.
5. The reason for Condition 12 is to ensure that no portion of this Site is transferred or encumbered prior to or after closing of the Site, unless the Director is notified in advance in writing and is satisfied with the arrangements made to ensure that all terms and conditions of this Approval will be carried out and sufficient financial assurance is deposited with the Ministry, if requested by the Director.
6. The reason for Condition 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 and OWRA.
7. The reason for Conditions 19, 20, 21 and 22 is to specify the approved areas from which waste may be accepted at the Site; the types and amounts of waste that may be accepted, based on the Owner's application and supporting

documentation and to specify the types of wastes that are prohibited at the Site.

8. The reason for Condition 23 is to specify the hours of operation for the Site to ensure that the hours of Site's operation do not result in an Adverse Effect or a hazard to the natural environment or any person.
9. The reason for Conditions 24 through 27 are included to ensure that only approved waste types are accepted and handled/processed at the Site.
10. The reason for Conditions 28 through 32 are included to ensure that residual management is done in a way which does not result in an Adverse Effect or a hazard to the environment or any person and is in accordance with the application and supporting documentation.
11. The reason for Conditions 33, 34, 35, 36, 37 and Condition 43 to 49 is to ensure that the Site is operated and maintained in an environmentally acceptable manner which does not result in a hazard or nuisance to the natural environment or any person.
12. The reason for Conditions 38 through 42 are included to ensure that the Site's users, operators and the public are fully aware of important information and restrictions related to the operation of the Site. Condition 42 is also included to ensure that the Site is sufficiently secured, supervised and operated by properly Trained Personnel and to ensure controlled access and integrity of the Site by preventing unauthorized access when the Site is closed and no Site personnel is on duty.
13. The reason for Conditions 50 and 51 is to ensure stormwater discharges from the Site are properly managed.
14. The reason for Conditions 52, 53, 54 and 55 is to ensure that the Site is regularly inspected and that the facilities and equipment are maintained in a state of good repair thereby minimizing the likelihood of creating a hazard or nuisance to the natural environment or any person.
15. The reason for Conditions 56, 57, 58, 59, 60, 61,62 and 63 is to ensure that the Owner is prepared and properly equipped to take action in the event of a spill, fire or other operation upset.
16. The reason for Conditions 64, 65 and 66 is to ensure that the Owner's staff are properly trained in the operation of the equipment used at the Site and emergency response procedures.
17. The reason for Conditions 67 is to ensure that any complaints regarding operations at this Site are responded to in a timely and efficient manner.
18. The reason for Conditions 68, 69, 70 and 71 is to ensure that detailed records of Site activities, inspections and upsets are recorded and maintained for inspection and information purposes.

19. The reason for Condition 73 is to ensure that final closure of the Site is completed in accordance with Ministry standards.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). A680029 issued on April 27, 2020

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 7th day of December, 2025

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

LP/
c: District Manager, MECP York-Durham
George Kirchmair P. Eng., York 1 Environmental Ltd.
Viktor Kopetskyy, York 1 Environmental Ltd.