


**CERTIFICATE OF APPROVAL**
**AIR**

NUMBER 7787-7GVPW6

Issue Date: July 22, 2009

Ontario Realty Corporation  
 14 Gable Lane  
 Kingston, Ontario  
 K7M 9A7

Site Location: Ontario Realty Corporation  
 752 King St W  
 Kingston City, County of Frontenac

*You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:*

- one (1) common exhaust system that ventilates the products of combustion from one (1) natural gas or No. 4 fuel oil fired boiler designated as boiler No. 1, having a maximum heat input of 26,377,000 kilojoules per hour, two (2) natural gas or No. 4 fuel oil fired boilers designated as boiler Nos. 2 and 3, each having a maximum heat input of 35,134,000 kilojoules per hour and one (1) standby diesel generator set, having a rating of 1748 kilowatts, used to provide power during emergency situations equipped with a catalytic converter, exhausting to the atmosphere at a maximum total volumetric flow rate of 14.2 actual cubic metres per second at an approximate temperature of 263 degrees Celsius, through a tapered independent stack, having an exit diameter of 1.0 metre, extending 21.4 metres above the roof and 33 metres above grade;

all in accordance with the Application for a Certificate of Approval (Air and Noise) submitted by Ontario Realty Corporation, signed by Doug Swift, Area Manager and dated November 14, 2007; Emission Summary and Dispersion Modelling Report prepared by HSP Inc., dated December 14, 2007 and signed by Lena Perry; Environmental Acoustical Assessment Report entitled "Providence Continuing Care Centre, Powerhouse", prepared and signed by Ian Bonsma and Robert D. Stevens, HGC Engineering, and other supporting information associated with the application.

*For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:*

- (1) "Act" means the *Environmental Protection Act*;
- (2) "Certificate" means this Certificate of Approval, issued in accordance with Section 9 of the Act;
- (3) "Company" means Ontario Realty Corporation;
- (4) "District Manager" means the District Manager, Kingston District Office, Eastern Region of the Ministry;
- (5) "Equipment" means the boilers and the standby diesel generator as described in the Company's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;
- (6) "Facility" means the entire operation located on the property where the Equipment is located;
- (7) "Manual" means a document or a set of documents that provide written instructions to staff of the Company; and
- (8) "Ministry" means the Ontario Ministry of the Environment.

## CONTENT COPY OF ORIGINAL

(9) "Noise Abatement Measures" means the noise control equipment detailed in Schedule "A" of this Certificate.

(10) "Publication NPC-205" means the Ministry Publication NPC-205, "Sound level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October 1995.

(11) "Publication NPC-232" means Ministry Publication NPC-232, "Sound Level Limits for Stationary Sources in Class 3 Areas (Rural)", October 1995.

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

### TERMS AND CONDITIONS

#### **PERFORMANCE**

1. The Company shall ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-205 or Ministry Publication NPC-232; and

(a) incorporate the Noise Abatement Measures detailed in Schedule "A" of this Certificate.

2. The Company shall operate a maximum of two boilers at any time, out of which one boiler may operate using No. 4 fuel oil while the other boiler operates on natural gas. One boiler is always on standby for use as a back up.

#### **OPERATION AND MAINTENANCE**

3. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:

(1) prepare, not later than three (3) months after the date of this Certificate, and update as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:

(a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;

(b) emergency procedures;

(c) list of trained personnel responsible for the operation and maintenance of the Facility;

(d) procedures for any record keeping activities relating to operation and maintenance of the Equipment;

(e) procedures for recording and responding to environmental complaints regarding the operation of the Facility; and

(f) appropriate measures to minimize emissions from all potential sources at the Facility; and

(2) implement the recommendations of the operating and maintenance Manual.

#### **RECORD RETENTION**

4. The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this Certificate. These records as well as the Manual shall be made available to staff of the Ministry upon request. The Company shall retain:

(1) all records on the maintenance, repair and inspection of the Equipment;

(2) all records of any upset conditions associated with the operation of the Equipment; and

(3) all records on the environmental complaints, including:

- (a) a description, time and date of each incident;
- (b) wind direction at the time of the incident; and
- (c) a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future.

**NOTIFICATION OF COMPLAINTS**

5. The Company shall notify the District Manager, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:

- (1) a description of the nature of the complaint; and
- (2) the time and date of the incident.

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

1. Condition Nos. 1 and 2 are included to provide the minimum performance requirement considered necessary to prevent an adverse effect resulting from the operation of the Facility.
2. Condition No. 3 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate.
3. Condition No. 4 is included to require the Company to keep records and provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.
4. Condition No. 5 is included to require the Company to notify staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

**SCHEDULE “A”  
Noise Abatement Measures**

1. One (1) catalytic converter silencer for the generator exhaust, capable of providing the following values of Insertion-Loss in 1/1 octave frequency bands:

Centre Frequency (Hertz)	63	125	250	500	1,000	2,000	4,000	8,000
Insertion-Loss (decibel)	5	20	25	30	30	30	25	0

2. One (1) acoustic louvre for the generator air intake, capable of providing the following values of Insertion-Loss in 1/1 octave frequency bands:

Centre Frequency (Hertz)	63	125	250	500	1,000	2,000	4,000	8,000
Insertion-Loss (decibel)	0	9	10	15	17	18	20	19

3. One (1) acoustic louvre for the generator air discharge, capable of providing the following values of Insertion-Loss in 1/1 octave frequency bands:

Centre Frequency (Hertz)	63	125	250	500	1,000	2,000	4,000	8,000
Insertion-Loss (decibel)	0	9	10	15	17	18	20	19

CONTENT COPY OF ORIGINAL

*In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:*

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

*The Notice should also include:*

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

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

*This Notice must be served upon:*

The Secretary\*  
Environmental Review Tribunal  
655 Bay Street, 15th Floor  
Toronto, Ontario  
M5G 1E5

AND

The Director  
Section 9, *Environmental Protection Act*  
Ministry of the Environment  
2 St. Clair Avenue West, Floor 12A  
Toronto, Ontario  
M4V 1L5

**\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at:  
Tel: (416) 314-4600, Fax: (416) 314-4506 or [www.ert.gov.on.ca](http://www.ert.gov.on.ca)**

*The above noted works are approved under Section 9 of the Environmental Protection Act.*

DATED AT TORONTO this 22nd day of July, 2009

Victor Low, P.Eng.  
Director  
Section 9, *Environmental Protection Act*

AK/  
c: District Manager, MOE Kingston - District  
Lena Perry, HSP Inc.