



CERTIFICATE OF APPROVAL

AIR

NUMBER 5235-8E3JHB

Issue Date: October 24, 2011

Ontario Realty Corporation
1 Stone Rd W 4th Floor
Guelph, Ontario
N1G 4Y2

Site Location: 1 Stone Road West
Guelph City, County of Wellington
N1G 4Y1

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

- one (1) standby diesel generator set, having a rating of 880 kilowatts, to provide power for the Facility during emergency situations, exhausting to the atmosphere at a maximum volumetric flow rate of 1.38 actual cubic metres per second, through a stack having an exit diameter of 0.32 metre, extending 3.96 metres above roof and 28.86 metres above grade;

- one (1) natural gas fired Co-Gen unit, having a rating of 1080 kilowatts, equipped with a Selective Catalytic Reduction (SCR) scrubber unit, exhausting to the atmosphere at a maximum volumetric flow rate of 0.7 actual cubic metres per second, through a stack having an exit diameter of 0.32 metre, extending 2.44 metres above roof and 27.34 metres above grade;

- two (2) adsorption chillers associated with the Co-Gen unit, equipped with natural gas fired burners, having a maximum combined thermal input of 10,460,000 kilojoules per hour;

- four (4) hot water heaters, three (3) boilers, one (1) heater unit, two (2) air make-up units and four (4) radiant tube heater, all natural gas fired, having a maximum combined thermal input of 32,517,000 kilojoules per hour;

- one (1) laboratory fume hood, discharging into the atmosphere at a volumetric flow rate of 1.37 actual cubic metres per second, through a stack, having an exit diameter of 0.14 metre, extending 6.1 metres above grade; and

- two (2) cooling towers;

all in accordance with the Application for Approval (Air & Noise) dated May 17, 2010 and signed by Chad Jaculak, (Project Manager), Ontario Realty Corporation, and all supporting information associated with the application including additional information provided by LEX Scientific, dated May 14, 2010, and signed by Stewart McLellan, and the Acoustic Assessment Report prepared by LEX Scientific Inc., dated August 4, 2010, and signed by Stewart McLellan, and the letter prepared by Cardinal Environmental Consulting Services Ltd., dated February 16, 2011 and signed by Stewart J. McLellan.

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) "Acoustic Assessment Report" means the report, prepared in accordance with Publication NPC-233 submitted in support of the application, that documents all sources of noise emissions and Noise Control Measures present at the site. "Acoustic Assessment Report" also means the Acoustic Assessment Report prepared by LEX Scientific Inc., dated August 9, 2010 and signed by Stewart McLellan, and the letter prepared by Cardinal Environmental Consulting Services Ltd., dated February 16, 2011 and signed by Stewart J. McLellan;
- (3) "Certificate" means this Certificate of Approval issued in accordance with the Act;
- (4) "Company" means Ontario Realty Corporation;
- (5) "Director" means any Ministry employee appointed by the Minister pursuant to Section 5 of the Act;
- (6) "District Manager" means the District Manager, Guelph District Office, West Central Region of the Ministry;
- (7) "Equipment" means the diesel generator set, Co-Gen unit, adsorption chillers, combustion equipment, fume hood and cooling towers described in the Company's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;
- (8) "Facility" means the entire operation located on the property where the Equipment is located;
- (9) "Manual" means a document or a set of documents that provide written instructions to staff of the Company;
- (10) "Ministry" means the Ontario Ministry of the Environment;
- (11) "Noise Control Measures" means measures to reduce the noise emission from the Equipment including, but not limited to silencers, acoustic louvers, enclosures, absorptive treatment, plenums and barriers. It also means the Noise Control Measures detailed in Schedule A of this Certificate;
- (12) "Publication NPC-205" means the Ministry Publication NPC-205, "Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October 1995 as amended;
- (13) "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995 as amended; and
- (14) "Schedule" means the following schedule attached to the Certificate and forming part of the Certificate namely:

Schedule A - Noise Control Measures.

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

TERMS AND CONDITIONS

OPERATION AND MAINTENANCE

CONTENT COPY OF ORIGINAL

1. 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; including spill clean-up procedures;
- (c) procedures for any record keeping activities relating to operation and maintenance of the Equipment; and
- (d) all appropriate measures to minimize noise and odorous emissions from all potential sources;

(2) Implement the recommendations of the operating Manual.

PERFORMANCE

2. The Company shall ensure that the noise emissions from the blower building comply with the limits set out in Publication NPC-205.

3. The Company shall, ensure that the Noise Control Measures detailed in Schedule A of this Certificate, as proposed in the Acoustic Assessment Report are incorporated at the site no later than six (6) months after the date of this Certificate.

4. The Company shall ensure that the Noise Control Measures are properly maintained and continue to provide the acoustical performance outlined in the Acoustic Assessment Report.

RECORD RETENTION

5. 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 recording activities required by this Certificate, and make these records available for review by staff of the Ministry upon request. The Company shall retain:

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

(2) all records of any environmental complaints; including:

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

NOTIFICATION OF COMPLAINTS

6. 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 to which the complaint relates.

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

1. Condition No. 1 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.
2. Conditions Nos. 2 to 4, inclusive, are included to provide minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Equipment.
3. Condition No. 5 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the Act, the Regulations and this Certificate can be verified.
4. Condition No. 6 is included to require the Company to notify staff of the Ministry so as to assist the Ministry with the review of the site's compliance.

SCHEDULE A

Noise Control Measures

The Company shall install the following Noise Control Measures within the site:

- o One (1) 3.25 metres high and 16 metres long acoustic barrier located adjacent to the co-gen radiator unit (source code 2B), positioned as per the roof plan figure of the Acoustic Assessment Report, continuous without holes, gaps and other penetrations, and having a surface mass density of at least 20 kilograms per square metre.
- o Two (2) acoustic louvres for the underground garage exhaust fans (source codes 13 and 14), capable of providing the following values of Insertion-Loss in 1/1 octave frequency bands:

Centre Frequency (Hertz)	63	125	250	500	1000	2000	4000	8000
Insertion-Loss (decibel)	7	7	11	14	19	19	17	17

The estimated completion date for the above work is expected to be no later than six (6) months after the date of this Certificate.

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:

CONTENT COPY OF ORIGINAL

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**

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

DATED AT TORONTO this 24th day of October, 2011

Ian Parrott, P.Eng.
Director
Section 9, *Environmental Protection Act*

AA/
c: District Manager, MOE Guelph District Office
Rebecca Gilmore, LEX Scientific