

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 0258-DEPKZF  
Issue Date: March 20, 2025

CeMix Concrete Limited  
85 Devon Road  
Brampton, Ontario  
L6T 5A4

Site Location: Portable Facility

*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:*

one (1) portable cement silo operation, having a maximum truck loading of 50 tonnes of cementitious material per day, including the following associated equipment:

- one (1) baghouse dust collector to control dust emissions from the storage silo, having 24.5 square metres of polyester filter bags and a pulse-jet cleaning system, passively exhausting into the atmosphere, through an individual stack having an exit diameter of 0.8 metre, extending 2.7 metres above grade;
- one (1) Tier 1 or higher diesel-fired engine, having a rating of 32 kilowatts; and
- fugitive emissions from the delivery, handling and storage of materials associated with the cement silo operations;

all in accordance with the Environmental Compliance Approval Application dated March 21, 2024 and signed by Jason Toffoli, CeMix Concrete Limited, and all supporting information associated with the application including Emission Summary and Dispersion Modelling Report provided by BCX Environmental Consulting, dated February 2024 and email dated February 27, 2025 from Tabitha Gaynor of BCX Environmental Consulting; and the Acoustic Assessment Report prepared by HGC Engineering, dated March 20, 2024, and signed by Corey Kinart.

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

1. "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 Facility. "Acoustic Assessment Report" also means the Acoustic

Assessment Report prepared by HGC Engineering, dated March 20, 2024, and signed by Corey Kinart;

2. "Approval" means this Environmental Compliance Approval, including the application and all supporting documentation;
3. "Class 1 Area" means an area with an acoustical environment typical of a major population centre, where the background sound level is dominated by the activities of people, usually road traffic, often referred to as "urban hum";
4. "Class 2 Area" means an area with an acoustical environment that has qualities representative of both Class 1 and Class 3 areas:
  - a. sound levels characteristic of Class 1 during daytime (07:00 to 19:00 or to 23:00 hours); and
  - b. low evening and night background sound level defined by natural environment and infrequent human activity starting as early as 19:00 hours (19:00 or 23:00 to 07:00 hours);
5. "Class 3 Area" means a rural area with an acoustical environment that is dominated by natural sounds having little or no road traffic, such as:
  - a. a small community;
  - b. agricultural area;
  - c. a rural recreational area such as a cottage or a resort area; or
  - d. a wilderness area;
6. "Company" means CeMix Concrete Limited that is responsible for the construction or operation of the Plant and includes any successors and assigns;
7. "Director" means any Ministry employee appointed by the Minister pursuant to Section 5 of the EPA;
8. "District Manager" means the District Manager of the appropriate local district office of the Ministry, at the geographic location where the Plant is operated;
9. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
10. "Equipment" means the equipment and processes described in the Company's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval;
11. "ESDM Report" means the Emission Summary and Dispersion Modelling Report which was

prepared in accordance with section 26 of O. Reg. 419/05 and the Procedure Document by BCX Environmental Consulting, dated February 2024, submitted in support of the application, and includes any changes to the report made up to the date of issuance of this Approval;

12. "Fugitive Dust" means any solid particulate matter that becomes airborne, other than that emitted from an exhaust stack, directly or indirectly as a result of the activities of any person;
13. "Manual" means a document or a set of documents that provides written instructions to staff of the Company;
14. "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 under the Executive Council Act;
15. "Ministry" means the ministry of the Minister;
16. "Plant" means the entire portable cement silo operations, incorporating the Equipment;
17. "Point of Reception" means a Point of Reception as defined in Publication NPC-300;
18. "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995 as amended;
19. "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;
20. "Sensitive Receptor" means any location where routine or normal activities occurring at reasonably expected times would experience adverse effect(s) from discharges from the Plant to the atmosphere, including one or a combination of:
  - a. private residences or public facilities where people sleep (e.g.: single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.),
  - b. institutional facilities (e.g.: schools, churches, community centres, day care centres, recreational centres, etc.),
  - c. outdoor public recreational areas (e.g.: trailer parks, play grounds, picnic areas, etc.), and
  - d. other outdoor public areas where there are continuous human activities (e.g.: commercial plazas and office buildings); and
21. "Truck(s)" means mixer truck(s) or cementitious material tanker truck(s).

*You are hereby notified that this environmental compliance approval is issued to you subject to the terms and*

*conditions outlined below:*

## **TERMS AND CONDITIONS**

### **1. Time Restrictions**

1. The Company shall ensure that:
  - a. at any one site, the Plant is not operated more than sixty (60) calendar days per year; and
  - b. the unloading of cementitious materials from tanker trucks does not exceed 3 hours per day.

### **2. Noise Emissions**

1. The Company shall, at all times, ensure that the noise emissions from the Plant comply with the limits set out in Ministry Publication NPC-300.

### **3. Minimum Separation Distance(s)**

1. The Company shall ensure a minimum separation distance between the Plant and the nearest Point of Reception as specified in Schedule B.
2. The Company shall ensure a minimum separation distance of 340 meters between the Plant and the nearest Sensitive Receptor.

### **4. Operation and Maintenance**

1. The Company shall ensure that the Plant/Equipment is properly operated and maintained at all times. The Company shall:
  - a. prepare, not later than three (3) months after the date of this Approval, and update, as necessary, a Manual outlining the operating procedures and a maintenance program for the Plant/Equipment, including:
    - i. routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
    - ii. emergency procedures;
    - iii. procedures for determining the separation distances to the nearest Point of Reception and the nearest Sensitive Receptors;
    - iv. all appropriate measures to minimize noise and dust emissions from all potential sources;
    - v. the frequency of inspection and replacement of the filter material in the Equipment; and

- vi. procedures for any record keeping activities relating to operation and maintenance of the Plant/Equipment;
- b. implement the recommendations of the Manual; and
- c. retain, for a minimum of two (2) years from the date of their creation, all records on the maintenance, repair and inspection of the Equipment, and make these records available for review by staff of the Ministry upon request.

## **5. Fugitive Dust Control**

1. The Company shall provide effective dust suppression for the Equipment and any other sources of Fugitive Dust emissions from the Equipment.

## **6. Marking of Portable Plant**

1. The Company shall post a legible sign in a location which is accessible to the public, clearly identifying:
  - a. the Company name;
  - b. the number of this Approval;
  - c. a brief description of the nature of the operation;
  - d. a Company contact name and telephone number for the public to provide comments;
  - e. hours of operation; and
  - f. length of time the Company intends to operate the Plant at that location.

## **7. Keeping a Valid Approval**

1. The Company shall ensure that a copy of this Approval, as well as any subsequent Amended Approvals or Notices that amend this Approval, are available for inspection by a Provincial Officer at each site where the Plant is operated.

## **8. Record Retention**

1. 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 Approval, and make these records available for review by staff of the Ministry upon request. The Company shall retain:
  - a. all records on the maintenance, repair and inspection of the Equipment;
  - b. all records on the daily operation of the Plant/Equipment, including:

- i. daily production rate;
- ii. daily start-up and shut-down times of the Plant/Equipment;
- c. all records of any upset conditions associated with the operation of the Plant/Equipment;
- d. all records on the environmental complaints, including:
  - i. a description, time, date and location of each incident;
  - ii. operating conditions (e.g. upset conditions, etc.) at the time of the incident;
  - iii. wind direction and other weather conditions at the time of the incident;
  - iv. the name(s) of Company personnel responsible for handling the incident;
  - v. the cause of the incident;
  - vi. the Company response to the incident; and
  - vii. a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future, and the outcome of the measures taken.

## **9. Notification of Complaints**

1. 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:
  - a. a description of the nature of the complaint;
  - b. the time, date and location of the incident;
  - c. the wind direction and other weather conditions at the time of the incident; and
  - d. the name(s) of Company personnel responsible for handling the incident.

## **10. Change of Owner**

1. The Company shall notify the Director and the District Manager, in writing, of any of the following changes within thirty (30) days of the change occurring:
  - a. change of owner or operating authority, or both;
  - b. change of address of owner or operating authority or address of new owner or operating authority;
  - c. change of 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, as amended, shall be included in the notification;
  - d. change of name of the corporation where the owner is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act,

R.S.O. 1990, c. C.39, as amended, shall be included in the notification.

2. The Company shall notify any succeeding new owner, in writing, of the existence of this Approval, as well as any subsequent Amended Approvals or Notices that amend this Approval and, shall forward a copy of such a notice to the Director and the District Manager together with the notification required under Condition 12.1.

## **11. Relocation**

1. The Company shall notify the District Manager, in writing, at least ten (10) business days in advance of any intended location of the Plant at each operating site, by submitting a completed Form 1, outlined in Schedule A.

## **SCHEDULE A**

### **Form 1: Notice of Relocation For Portable Equipment**

1. Owner and/or Operator
  - a. Company name :
  - b. Contact person :
  - c. Telephone number :
2. Proposed Location
  - a. Municipality/Township:
  - b. Site information (complete as applicable):
    - i. Civic address:
    - ii. Lot/Concession:
    - iii. Geo Reference (UTM):
3. Operation
  - a. Date of commencement and completion of operation: from            to
  - b. Hours of operation: from            to
  - c. Identification of the Plant and the operating scenario as defined in Schedules B of this Approval
  - d. Maximum processing rate (tonnes/hour):

Please attach the following:

1. A copy of the Approval.
2. A plot plan or sketch of the proposed location showing the following:
  - a. the entire operating site
  - b. distance between the Equipment and the nearest off-property Point of Reception
  - c. distance between the Equipment and the nearest Sensitive Receptor
  - d. land use within the minimum separation distances from the Equipment specified in Condition No. 3 of this Approval.

**SCHEDULE B**

**Minimum Required Separation Distances from the Plant to the Points of Reception**

**Table 1: Normal Operation**

Publication NPC-300 Acoustical Area	Time of Operation	Sound Level Limit (dBA)	Minimum Separation Distance (metres)
Class 1	Day (7 a.m. to 7 p.m.)	50	420
Class 1	Evening (7 p.m. to 11 p.m.)	50	420
Class 1	Night (11 p.m. to 7 a.m.)	45	670
Class 2	Day (7 a.m. to 7 p.m.)	50	420
Class 2	Evening (7 p.m. to 11 p.m.)	45	670
Class 2	Night (11 p.m. to 7 a.m.)	45	670
Class 3	Day (7 a.m. to 7 p.m.)	45	670
Class 3	Evening (7 p.m. to 11 p.m.)	40	1,030
Class 3	Night (11 p.m. to 7 a.m.)	40	1,030

**Notes:** Normal Operation entails the following:

- Trucks arrivals and departures during the day-time hours of 7 a.m. to 7 p.m., are limited in accordance with the following:
  - a maximum of six (6) mixer trucks per sixty (60) minute period
  - a maximum of one (1) tanker truck per sixty (60) minute period
- Trucks arrivals and departures during the evening-time hours of to 7 p.m to 11 p.m., are limited in accordance with the following:
  - a maximum of six (6) mixer trucks per sixty (60) minute period
- Trucks arrivals and departures during the night-time hours of 11 p.m. to 7 a.m., are limited in accordance with the following:
  - a maximum of six (6) mixer trucks per sixty (60) minute period

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

1. Conditions No. 1 to 7 are included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Plant/Equipment and to emphasize that the Plant/Equipment must be maintained and operated according to a procedure that will result in compliance with the EPA, the regulations and this Approval.
2. Condition No. 8 is included to require the Company to keep records and to provide information to the Ministry so that compliance with the EPA, the regulations and this Approval can be verified.
3. Conditions No. 9 to 11 are included to require the Company to notify/report to the Ministry so that compliance with the EPA, the regulations and this Approval can be verified.

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

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

The Notice should also include:

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

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

This Notice must be served upon:

Registrar\*  
Ontario Land Tribunal  
655 Bay Street, Suite 1500  
Toronto, Ontario  
M5G 1E5  
OLT.Registrar@ontario.ca

and

The Minister of the Environment,  
Conservation and Parks  
777 Bay Street, 5th Floor  
Toronto, Ontario  
M7A 2J3

and

The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5


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

This instrument is subject to Section 38 of the *Environmental Bill of Rights*, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at

<https://ero.ontario.ca/>, you can determine when the leave to appeal period ends.

The above noted activity is approved under s.20.3 of Part II.1 of the *Environmental Protection Act*.

DATED AT TORONTO this 20th day of March, 2025



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Nancy E Orpana, P.Eng.

Director

appointed for the purposes of Part II.1 of the  
*Environmental Protection Act*

AA/

c: District Manager, MECP Halton-Peel District Office  
Roxana Ungureanu, BCX Environmental Consulting  
Corey Kinart, HGC Engineering