

## ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 3559-D79HJR  
Issue Date: March 6, 2025

Walker Aggregates Inc.  
2800 Thorold Townline Rd  
Thorold, Ontario  
L2E 6S4

Site Location: 393462 Concession 2 Priceville  
Grey Highlands Municipality, County of Grey  
N0C 1K0

*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) ready-mix concrete batching facility, operating at the maximum production rate of 640 cubic metres of concrete per day, consisting of the following processes and equipment:

- one (1) baghouse dust collector, used to control dust emissions from cement weigh scale and Silo #1, containing Portland Cement, having a storage capacity of 80 tonnes, complete with 13.9 square metres of polyester filter material and a pulse-jet cleaning system, passively exhausting into the atmosphere through a vent, having an exit diameter of 0.6 metre and extending 17.4 metres above grade;
- one (1) baghouse dust collector, used to control dust emissions from cement weigh scale and Silo #2, containing Slag, having a storage capacity of 65 tonnes, complete with 41.81 square metres of polyester filter material and a pulse-jet cleaning system, passively exhausting into the atmosphere through a vent, having an exit diameter of 0.6 metre and extending 7.6 metres above grade;
- one (1) baghouse dust collector, used to control dust at the truck loading point, complete with 1.9 square metres of polyester filter material and a pulse-jet cleaning system, exhausting into the atmosphere at a maximum volumetric flow rate of 3.78 cubic metres per second, through a vent, having an exit diameter of 0.6 metre and extending 9.5 metres above grade;
- one (1) diesel-fired generator, having a rating of 150 kilowatts, exhausting into the atmosphere at a maximum volumetric flow rate of 3.03 cubic metres per second, through a stack with an exit diameter of 0.1 metre and extending 3.5 metres above grade; and

- fugitive emissions from the delivery, handling and storage of materials associated with concrete batching operations;

all in accordance with the Environmental Compliance Approval Application dated February 1, 2023 and signed by Bradley Clint, Walker Aggregates Inc., and all supporting information associated with the application including Emission Summary and Dispersion Modelling Report provided by BCX Environmental Consulting, dated February 1, 2023, emails dated August 26 and October 25, 2024, January 30 and February 3, 2025, from Tabitha Gaynor; and Operations Summary Letter, dated January 17, 2025, signed by Robert Mantha. The application also includes the Acoustic Assessment Report prepared by HGC Engineering, dated January 24, 2025 and signed by Corey Kinart, P.Eng. and the additional information provided by Danielle Mota of HGC Engineering in the emails dated November 22, 2024, December 2, 2024, January 6, 2025, January 23, 2025, January 28, 2025, February 6, 2025 and February 7, 2025.

*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 HGC Engineering, dated January 24, 2025 and signed by Corey Kinart, P.Eng.;
2. "Acoustic Audit" means an investigative procedure consisting of measurements and/or acoustic modelling of all sources of noise emissions due to the operation of the Facility, assessed to determine compliance with the performance limits for the Facility regarding noise emissions, completed in accordance with the procedures set in Publication NPC-103 and reported in accordance with Publication NPC-233;
3. "Acoustic Audit Report" means a report presenting the results of an Acoustic Audit, prepared in accordance with Publication NPC-233;
4. "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;
5. "Aggregate" means unprocessed sand and mixed stone/gravel that are received by the Facility;
6. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
7. "Best Management Practices Plan" means a document or a set of documents which describe measures to minimize dust emissions from the Facility and/or Equipment;
8. "Company" means Walker Aggregates Inc. that is responsible for the construction or operation of the Facility and includes any successors and assigns in accordance with section 19 of the EPA;

9. "Director" means a person appointed for the purpose of section 20.3 of the EPA by the Minister pursuant to section 5 of the EPA;
10. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;
11. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19;
12. "Equipment" means the equipment and processes described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;
13. "Facility" means the entire operation located on the property where the Equipment is located;
14. "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;
15. "Independent Acoustical Consultant" means an Acoustical Consultant who is not representing the Company and was not involved in preparing the Acoustic Assessment Report or the design/implementation of Noise Control Measures for the Facility and/or Equipment. The Independent Acoustical Consultant shall not be retained by the Acoustical Consultant involved in the noise impact assessment or the design/implementation of Noise Control Measures for the Facility and/or Equipment;
16. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;
17. "Method 22" means the United States Environmental Protection Agency document titled "Method 22 - Visual Determination of Fugitive Emissions from Material Sources and Smoke Emissions from Flares" dated January 14, 2019, as amended;
18. "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;
19. "Operations Summary Letter" means the letter from Walker Aggregates Inc., dated January 17, 2025, signed by Robert Mantha and forms the part of this Approval;
20. "Ministry" means the ministry of the government of Ontario responsible for the EPA and includes all officials, employees or other persons acting on its behalf;
21. "Publication NPC-103" means the Ministry Publication NPC-103 of the Model Municipal Noise Control By-Law, Final Report, August 1978, published by the Ministry as amended;
22. "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for

Approval of Stationary Sources of Sound", October, 1995, as amended;

23. "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;
24. "Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources" means the Ministry publication "Technical Bulletin: management approaches for industrial fugitive dust sources", March 8, 2017, as amended; and
25. "Truck" means a ready-mix truck, aggregate truck, or cementitious material tanker truck.

*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. OPERATION AND MAINTENANCE**

1. The Company shall ensure that the 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 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 type of Aggregates;
    - iv. all necessary procedures and undertaken measures to ensure compliance with Condition 3;
    - v. procedures for any record keeping activities relating to operation and maintenance of the Equipment;
    - vi. all appropriate measures to minimize noise and dust emissions from all potential sources; and
    - vii. the frequency of inspection and replacement of the filter material in the Equipment; and

- b. implement the recommendations of the Manual.
- 2. The Company shall ensure that the only Aggregates that are processed by the Equipment are sand and mixed stone/gravel, as outlined in the Operations Summary Letter.
- 3. The Company shall ensure that during concrete batching operations, it is the sole aggregate processing activity occurring on the Facility.

## **2. FUGITIVE DUST CONTROL**

- 1. The Company shall develop in consultation with the District Manager, a Best Management Practices Plan for the control of fugitive dust emissions. This Best Management Practices Plan shall:
  - a. at minimum, be prepared in accordance with Ministry Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources;
  - b. include a list of all necessary procedures and undertaken control measures to ensure compliance with Condition 3 of this Approval; and
  - c. include a list of all Ministry comments received, if any, on the development of the Best Management Practices Plan, and a description of how each Ministry comment was addressed in the Best Management Practices Plan.
- 2. The Company shall submit the Best Management Practices Plan to the District Manager not later than three (3) months after the date of this Approval or as otherwise indicated by the District Manager.
- 3. Upon acceptance of the Best Management Practices Plan by the District Manager, the Company shall immediately implement the Best Management Practices Plan for the control of fugitive dust emissions to provide effective dust suppression measures to any potential sources of fugitive dust emissions resulting from the operation of the Facility.
- 4. The Company shall update the Best Management Practices Plan as necessary or at the direction of the District Manager.
- 5. The Company shall retain the latest version of the Best Management Practices Plan and shall provide it to any employee or agent of the Ministry upon request.

## **3. VISIBLE FUGITIVE DUST EMISSIONS**

- 1. The Company shall ensure that visible Fugitive Dust emissions from activities where material is dropped:
  - a. will not extend more than 30 metres in any direction from the activities, excluding no more

than 6 minutes in any hour; and

b. will not extend beyond the property boundary at any time.

2. The Company shall determine visible Fugitive Dust emissions, referred to in Condition 3.1, using Method 22, at the closest practical observation location as described in Method 22.

#### **4. 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 of processing rates and the type and region of Aggregates; and
  - c. all records of any environmental complaints, including:
    - i. a description, time and date of each incident to which the complaint relates;
    - ii. wind direction at the time of the incident to which the complaint relates; and
    - iii. 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.

#### **5. 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; and
  - b. the time and date of the incident to which the complaint relates.

#### **6. NOISE**

1. The Company shall, at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-300.
2. The Company shall:
  - a. limit Truck arrivals and departures during the day-time hours of 7 a.m. to 7 p.m. to a

maximum combined total of six (6) Trucks per sixty (60) minute period; and

- b. if the combined arrivals and departures of Trucks in the sixty (60) minute period includes a cementitious material tanker truck, limit the arrival and departure of Trucks to include only one cementitious material tanker truck.
3. The Company shall restrict the operation of the Facility to the day-time hours from 7 a.m. to 7 p.m.

## **7. CHANGE OF OWNERSHIP**

1. The Company shall notify the Director in writing, and forward a copy of the notification to the District Manager, within thirty (30) days of the occurrence of any of the following changes to Facility operations:
  - a. the ownership of the Facility;
  - b. the operator of the Facility;
  - c. the address of the Company;
  - d. the partners, where the Company is or 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; or
  - e. the name of the corporation where the Company 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.
2. In the event of any change in ownership of the Facility, the Company shall notify the successor of the existence of this Approval and provide the successor with a copy of this Approval, and the Company shall provide a copy of the notification to the District Manager and the Director.

## **8. ACOUSTIC AUDIT**

1. The Company shall carry out Acoustic Audit measurements on the actual noise emissions due to the operation of the Facility.
  - a. The Company:
    - i. shall carry out Acoustic Audit measurements in accordance with the procedures in Publication NPC-103;
    - ii. shall submit an Acoustic Audit Report on the results of the Acoustic Audit, prepared by an Independent Acoustical Consultant, in accordance with the requirements of

Publication NPC-233, to the District Manager and the Director, not later than twelve (12) months after the commencement of operation of the Facility.

b. The Director:

- i. may not accept the results of the Acoustic Audit if the requirements of Publication NPC-233 were not followed;
- ii. may require the Company to repeat the Acoustic Audit if the results of the Acoustic Audit are found unacceptable to the Director.

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

1. Condition Nos. 1, 2 and 3 are included to emphasize that the 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. 4 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the EPA, the Regulations and this Approval can be verified.
3. Condition No. 5 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.
4. Condition Nos. 6.1 and 6.2 are included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.
5. Condition No. 6.3 is included to ensure that operation of the Facility is not extended beyond the stated hours to prevent an adverse effect resulting from the operation of the Facility.
6. Condition No. 7 is 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.
7. Condition No. 8 is included to require the Company to gather accurate information and submit an Acoustic Audit Report in accordance with procedures set in the Ministry's noise guidelines, so that the environmental impact and subsequent compliance with 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 6th 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 Owen Sound District Office  
Roxana Ungureanu, BCX Environmental Consulting