

**AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 4568-AJTR84

Issue Date: May 23, 2025

2683517 Ontario Inc.  
633 Coronation Drive  
Toronto, Ontario  
M1E 2K4

Site Location: 633 Coronation Drive  
City of Toronto, Ontario  
M1E 2K4

*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 1.72 hectare Waste Disposal Site to be used for the transfer and processing of solid, non-hazardous waste generated in the Greater Toronto Area and surrounding municipalities consisting of:

- (i) An outdoor storage area for the temporary storage of asphalt, concrete brick/block, shingles, and scrap metal;
- (ii) An 2,880 square metre recyclables transfer facility for the receipt and transfer of blue box recyclables;
- (iii) An existing 1,000 square metre waste transfer facility for the receipt and transfer of solid, non-hazardous waste; and
- (iv) An existing 700 square metre Post-Sort and Disposal Building used primarily for ferrous and paper sorting.

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

**"Aggregate"** means clean concrete, stone and/or brick;

**"Approval"** means this Environmental Compliance Approval and any Schedules to it, including the application and supporting documentation listed in Schedule "A";

**"Blue Box Recyclables"** means Municipal Waste that consists solely of waste in one or more of the categories set out in Part I and Part II of Schedule 1 to Ontario Regulation 101/94, Recycling and Composting of Municipal Waste, made under the Act;

**"Competent"** means an employee who has received training in accordance with condition 34(1) and is qualified because of knowledge, training and experience, to organize the work and its performance;

**"Design and Operations Report"** means the report appended as Item 9 of Schedule "A";

**"Director"** means any Ministry employee appointed in writing by the Minister pursuant to section 5 of the EPA as a Director for the purposes of Part II.1 of the EPA;

**"District Manager"** means the District Manager of the local district office of the Ministry for the geographic area in which the Site is located;

**"Emergency Response and Contingency Plan"** means the report required in condition 26 of this Approval;

**"EPA"** means the Environmental Protection Act, R.S.O. 1990, C.E-19, as amended;

**"Indoors"** means the transfer facility will be enclosed from the natural environment and will include a roof, walls and doors;

**"Ministry"** and means the ministry of the government of Ontario responsible for the EPA and includes all officials, employees or other persons acting on its behalf;

**"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;

**"Owner"** means any person that is responsible for the establishment or operation of the Site being approved by this Approval, and includes 2683517 Ontario Inc., its successors and assigns;

**"OWRA"** means the Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended;

**"PA"** means the Pesticides Act, R.S.O. 1990, c. P-11, as amended from time to time;

**"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;

**"Putrescible Waste"** means waste of vegetable or animal origin of a similar nature and characteristics, that is liable to become putrid, rotten or decayed;

**"Regulation 347"** means Regulation 347, R.R.O. 1990, General - Waste Management, made under the EPA, as amended from time to time;

**"Residual waste"** means waste that is destined for final disposal;

**"Site"** means the waste disposal site permitted under this Approval, located at 633 Coronation Drive, in the City of Toronto;

**"Trained Personnel"** means competent personnel that have been trained through instruction and/or practice in accordance with Condition 25 of this Approval;

**"Woodwaste"** is 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**

### **1. 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.
2. Any person authorized to carry out work on or operate any aspect of the Site shall comply with the conditions of this Approval.
3. The Site shall be operated and maintained at all times in accordance with the EPA, Reg. 347 and the conditions of this Approval. At no time shall the discharge of a contaminant that causes or is likely to cause an adverse effect be permitted.

### **2. In Accordance**

1. Except as otherwise provided for in this Approval, the Site shall be designed, developed, built, operated and maintained in accordance with the Environmental Compliance Approval application dated January 19, 2024, and the supporting documentation listed in Schedule "A".
2. Construction and installation of the aspects of the Site described in Items 8 to 10 in Schedule "A" must be completed within 5 years of the later of:
  - a. the date this Approval is issued; or
  - b. 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.

3. 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 2.2 above.
4. The Owner shall obtain all approvals under Section 9 of the EPA, and Section 53 of the OWRA, as applicable, and ensure the Site is operated in accordance with any approvals issued.
5. The recyclables transfer facility shall not receive any waste for storage, transfer, processing or disposal until the Owner has received a stormwater management Environmental Compliance Approval, under Section 53 of the OWRA.
6. The Owner shall prepare, maintain and retain at the Site, a set of as-built drawings, complete with modification log, showing the Site and bearing the stamp of a Licensed Engineering Professional.
7. Use of the Site for any other type of waste, or other waste management activity, is not permitted under this Approval, and requires obtaining a separate approval amending this Approval.

### **3. Interpretation**

1. 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.
2. 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.
3. 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.
4. 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.

### **4. Other Legal Obligations**

1. 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: 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.
2. All wastes at the Site shall be managed and disposed in accordance with the EPA and Regulation 347.

## **5. Adverse Effect**

1. 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.
2. Despite an Owner, Operator 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.

## **6. Change of Owner**

1. The Owner shall notify the Director, in writing, and forward a copy of the notification to the District Manager, within 30 days of the occurrence of any changes in the following information:
  - a. the ownership of the Site;
  - b. the Operator of the Site;
  - c. the name or address of the Owner or Operator;

- d. 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.
- e. 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.

2. 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.
3. 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.

## **7. Inspections**

1. 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, 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 EPA, the OWRA or the PA.

## **8. Information and Record Retention**

1. 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.

2. 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.
3. All records required by the conditions of this Approval must be retained on Site for a minimum period of 2 years from the date of their creation, and must be made available for inspection by a Provincial Officer upon request.
4. 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.

## **9. Financial Assurance**

1. Within thirty (30) days of issuance of this Approval, the Owner shall submit to the Director, Financial Assurance, as defined in Section 131 of the EPA, for the additional amount of \$86,145.12 for a total Financial Assurance amount of \$124,752.59. This financial assurance shall be in a form acceptable to the Director and shall provide sufficient funds for the analysis, transportation, and disposal of all quantities of waste on the Site at any one time, Site de-commissioning and clean-up, and contingency and project management costs.
2. Commencing on March 31, 2029 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 9.1. 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. Additional financial assurance, if required, must be submitted to the Director within twenty (20) days of written acceptance of the re-evaluation by the Director;
3. The amount of financial assurance is subject to review at any time by the Director and may be amended at his/her discretion.
4. 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.

## **10. Design and Operations Report**

1. The Company shall maintain an up-to-date Design and Operations Report for the Site, which shall contain at a minimum the information required by the Ministry's "Guide to applying for an Environmental Compliance Approval" as it applies to the Site.
2. The Design and Operations Report shall be:
  - a. kept up-to-date at all times so that it accurately reflects the ongoing Site activities as approved under this Approval;
  - b. retained at the Site;
  - c. available for inspection by a Provincial Officer upon request; and
  - d. updated and submitted with all future Environmental Compliance Approval applications for the Site, including a revisions tracking log.
3. Changes to the Design and Operations Report that do not require an amendment to this Approval under Section 27 of the EPA shall be recorded in a revisions tracking log in the Design and Operations Report and submitted to the District Manager for record keeping.
4. If not already updated during the Approval process, the Owner shall update the Design and Operations Report to include the approved items and the record of the change in the revisions tracking log within thirty (30) days from the date of the Approval.

## **11. Service Area and Hours of Operation**

1. This Site is approved to accept waste generated within the Greater Toronto Area and surrounding municipalities.
2. The Site is approved to operate seven (7) days per week, twenty-four (24) hours per day. The Site is approved for waste receiving from 6:00 am to 6:00 pm Monday to Friday, and Saturday 6:00 am to 1:00 pm.
3. Notwithstanding Condition 11.2, the Owner shall ensure that the operation of the Site conforms to municipal by-laws including any applicable noise by-laws.
4. With the prior written approval from the District Manager, the time periods under Condition 11.2 may be revised.

## **12. Signage and Site Security**

1. A sign shall be posted in a prominent location at the Site entrance clearly stating:

- a. this Approval number;
- b. the Owner's name;
- c. the waste receiving hours;
- d. waste types that are approved to be accepted at the Site;
- e. a 24-hour telephone number that can be used to reach the Owner in the event of a complaint or emergency;
- f. Ministry's telephone number to which complaints may be directed; and
- g. a warning against dumping at the Site.

2. The Owner shall ensure that the Site is operated and maintained in a secure manner, such that unauthorized persons cannot enter. During non-operating hours, the Site gates shall be locked and secured against access by unauthorized persons.

### **13. Approved Waste Types**

1. The Site is limited to receive the following waste categories:
  - a. blue box recyclables from municipal and industrial, commercial and institutional sources;
  - b. Woodwaste;
  - c. solid, non-hazardous waste from industrial, commercial and institutional sources; and
  - d. solid, non-hazardous construction and demolition waste.
2. The Site shall not receive any organic or putrescible waste, with the exception of Woodwaste. Any incidental putrescible waste shall be received at the Site shall be handled as rejected waste and in accordance with the requirements set out in this Approval.
3. The Site shall not receive metals coated with coolant or oils, asbestos waste, and subject waste as defined under Regulation 347. Any incidental subject waste received at the Site shall be handled as the rejected waste and in accordance with the requirements set out in this Approval.

### **14. Approved Waste Receiving and Shipping Rates**

1. The Owner may only accept at this Site, a maximum of 1,580 tonnes per day of waste, subject to the following limitations:

- a. a daily maximum of 880 tonnes of Woodwaste, solid, non-hazardous waste from industrial, commercial and institutional sources and solid, non-hazardous construction and demolition waste; and
- b. a daily maximum of 700 tonnes of solid, non-hazardous waste limited to source separated Blue Box Recyclables from municipal and industrial, commercial & institutional sources.

2. The Owner shall not transfer more than 545 tonnes of Residual Waste for final disposal from the Site on any one day.
3. The Owner shall ensure that Trained Personnel is/are on duty at all times when the Site is open to ensure proper supervision of all waste activities.

## **15. Waste Screening**

1. Prior to being accepted at the Site, all incoming waste shall be inspected by Trained Personnel and shall only be permitted to enter the Site if the Site is approved to accept that type of waste.
2. Upon acceptance at the Site, all loads of wastes shall be immediately weighed and recorded in a manner in which allows the Owner to monitor and track the amounts of wastes on Site at all times and ensure compliance with this Approval.
3. In the event that unacceptable waste is received at the Site, the Owner shall:
  - a. refuse receipt of the unacceptable waste and return the waste to the generator if safe to do so; or
  - b. if return of the waste is not feasible, the Owner shall isolate the unacceptable waste and remove it from the Site within seven (7) days in accordance with Reg. 347;
  - c. in the event an incidental amount of putrescible waste is received at the site, it shall be removed from the Site on the next outbound transport; and
  - d. the Owner shall review the incident and take appropriate steps to prevent future receipt of unacceptable waste.
4. In the event that the waste cannot be transferred from the Site and the Site is at its approved waste storage capacity, the Owner shall cease accepting additional waste. Receipt of additional waste may be resumed once such receipt complies with the waste storage limitations approved in this Approval.
5. Waste shall only be transported to and from the Site by haulers approved by the Ministry to transport such waste, or registered on the EASR, as required.

## 16. Approved Waste Storage

1. The maximum amounts of solid non-hazardous waste that is approved to be stored at the Site at any one time shall not exceed 1,904 tonnes, subject to the following restrictions:
  - a. in the outdoor storage area a maximum of 793 tonnes, with the following restrictions:
    - i. a maximum of 144 tonnes concrete located in a 8 metre by 9 metre by 4.5 metre (height) concrete bunker;
    - ii. a maximum of 144 tonnes concrete located in a a 8 metre by 9 metre by 4.5 metre (height) concrete bunker;
    - iii. a maximum of 131 tonnes asphalt located in a 8 metre by 9 metre by 4.5 metre (height) concrete bunker; and
    - iv. a maximum of 364 tonnes shingles located in a 210 square metre by 4.5 metre (height) concrete bunker;
    - v. a maximum of 10 tonnes scrap metal located in two (2) 40 cubic yard roll off-bins;
  - b. in the recyclables transfer facility:
    - i. a maximum of 700 tonnes of blue box recyclables located in the 1000 metres squared storage area, with a maximum pile height of 6.5 metres;
  - c. in the waste transfer facility:
    - i. a maximum of 411 tonnes of waste located in the 670 metres squared storage area, with with a maximum pile height of 4.5 metres.
2. Waste shall be stored in accordance with the Design and Operations Report and the supporting documentation listed in Schedule "A", and at a minimum the Owner shall ensure that all activities related to the unloading, storage, loading and other handling of waste on-site are conducted such that the operation of the Site does not result in a nuisance or an adverse effect.
3. The Owner shall ensure that waste is stored in the following manner:
  - a. all waste shall be stored Indoors, with the exception of the wastes and storage areas identified under Condition 16.1.a.;
  - b. scrap metal stored outdoors shall be covered at all times, excepting when loading or unloading scrap metal;

- c. all bins and waste storage areas are clearly labelled;
- d. all waste is stored at a maximum height that is below the height of each bin's/bunker's walls;
- e. waste shall not be stored on Site for longer than seventy-two (72) hours from the time of receipt;
- f. notwithstanding Condition 16.3(e), waste stored in the outdoor storage area shall not be stored on Site for longer than one-hundred and twenty (120) hours from the time of receipt;
- g. unacceptable waste shall be stored as follows:
  - i. any incidental Putrescible Waste received at the Site shall be segregated and placed in suitable containment for timely removal from the Site in accordance with Condition 15.3;
  - ii. gas cylinders shall be stored outdoors, in a manner which prevent the cylinders from being knocked over and/or ruptured, in a secure caged area located in the Quarantine Storage Area, as shown in the Figure 3, Site Layout Plan, dated April 17, 2025; and
  - iii. other unacceptable waste shall be stored in a safe and secure manner within the Quarantine Storage Area, as shown in the Figure 3, Site Layout Plan, dated April 17, 2025.

4. No outdoor storage of waste, except as set out in Condition 16.1.a is permitted under this Approval.
5. All storage containers/bins used to store waste and/or recyclable materials shall be maintained in good condition to prevent leakage. The Owner shall immediately remove from service any leaking container.
6. No storage of waste in vehicles is permitted under this Approval.
7. Truck washing is prohibited from occurring on-site.

## **17. Approved Processing**

1. The recyclables transfer facility is approved for the following waste transfer and processing activities:
  - a. the receipt, temporary storage, and transfer of waste; and

- b. the compacting of waste.
- 2. The waste transfer facility is approved for the following waste transfer and processing activities:
  - a. the receipt, temporary storage, and transfer of waste; and
  - b. the compacting of waste.
- 3. The Existing Post-Sort and Disposal Building (as shown on Figure 3, Site Layout Plan, dated April 17, 2025, included under Item 9 of Schedule "A") is approved for sorting and transfer of paper, old corrugated cardboard and loading of outbound material.
- 4. The Site is not approved for crushing, shredding or grinding of Aggregate.
- 5. All receipt, processing, and transfer of waste shall be conducted indoors at all times, with the exception of loading or unloading materials stored outdoors.

## **18. Residual Waste**

- 1. Residual Waste generated at the Site shall be transferred from the Site to an approved waste disposal site or other approved location as soon as their transfer trailers are filled to their holding capacity.
- 2. Should the departure of a filled Residual Waste trailer be delayed by the receipt restrictions at the receiving site, the trailers shall be removed from the Site within the forty eight (48) hours of completed loading, except for statutory holidays when a storage duration up-to ninety six (96) hours is permitted.

## **19. Wastewater Management**

- 1. The Owner shall ensure that all wastewater and stormwater generated at the Site is managed in accordance with all applicable provincial requirements and municipal by-laws.
- 2. The Owner is prohibited from discharging washwater from the Site into the natural environment (this includes discharges to storm sewers).
- 3. The Owner shall ensure that the paved areas of the Site are maintained in a state of good repair and graded to ensure surface water flow is directed away from all outdoor waste storage areas.

## **20. Nuisance Control**

- 1. The Owner shall operate and maintain the Site such that the dust, odours, vectors, vermin, litter, vibration, noise and traffic do not create a nuisance.

2. If at any time problems such as odours, dust, litter, noise, vectors, vermin, rodents or other nuisances are generated at the Site, the Owner shall take appropriate, immediate remedial action to eliminate the problem. Appropriate measures may include the removal of waste from the Site and temporary stoppage of all operations until the problem has been rectified and measures have been undertaken to prevent future occurrence.
3. The Owner shall:
  - a. implement necessary housekeeping procedures to eliminate sources and potential sources of attraction for vermin and vectors; and
  - b. hire a qualified, licensed pest control professional to design and implement a pest control plan for the Site. The pest control plan shall remain in place, and be updated from time to time as necessary, until the Site has been closed and this Approval has been revoked.
  - c. within thirty (30) days of issuance of this Approval, the pest control plan shall be updated, as applicable, to include pest control measures for the recyclables transfer station.
4. The Owner shall:
  - a. take all necessary measures to prevent the escape of litter from the Site;
  - b. pick up litter around the Site on a daily basis, or more frequently if necessary; and
  - c. if necessary, erect litter fences around the areas causing a litter problem.
5. The Owner shall undertake appropriate housekeeping activities, including regular cleaning of the tipping floor in the waste and recyclables transfer buildings to control potential sources of fugitive dust or odour emissions. The date of the floor cleaning shall be noted in the daily log required under this Approval.
6. The Owner shall ensure that all on-site roads and operations/yard areas are regularly swept/washed to prevent dust impacts off-Site.
7. The Owner shall ensure that water-based suppression systems to be used for the purposes of dust and odour control are installed in the waste and recyclables transfer facilities, and maintained in good working order at the Site at all times.
8. The Owner shall implement dust control procedures and protocols as detailed in the Design and Operations report, included as Item 9 in Schedule "A". Only clean water shall be used to control dust at the Site.
9. Within three (3) months of issuance of this Approval, the Owner shall develop a odour control plan, satisfactory to the District Manager, which shall detail all practical steps that

the Owner shall implement to control odour at the Site. The plan shall include procedures and actions to be taken should continued occurrence of the complaints require the Owner to implement additional odour control measures.

10. The Owner shall ensure that any waste causing a nuisance or Adverse Effect shall be removed from the Site on the next outgoing trailer and no later than 12 hours of the commencement of the nuisance or Adverse Effect.
11. If odorous waste is repeatedly received from a generator/source, that waste shall no longer be accepted from that generator/source.
12. The Owner shall ensure that the entire site, including vehicle routes, shall be paved.
13. The Owner shall ensure that all vehicles, other than private vehicles used by the public, transporting waste to and from the Site are not leaking or dripping waste when arriving at or leaving the Site.
14. The Owner shall ensure that all vehicles hauling waste are adequately covered to prevent fugitive odour or dust emissions during transport.
15. The Owner shall ensure that there is no queuing or parking of vehicles that are waiting to enter the Site on any roadway that is not a distinct part of the Site.
16. The Owner shall comply with recommendations of the Transportation Impact Study conducted by HDR Corporation dated March 12, 2024, included as Item 11 of Schedule "A".

## **21. Inspections**

1. On each operating day, the Owner shall ensure that a visual inspection is carried out by Trained Personnel of the buildings, equipment, facilities, fencing, barriers, storage, processing and loading/unloading areas. The inspection shall ensure that:
  - a. all equipment and facilities are in good working order and operated in a manner that will not negatively impact the environment;
  - b. no unapproved waste is present at the Site;
  - c. waste storage, unloading and loading areas are orderly;
  - d. security features are in good working order;
  - e. there are no off-site impacts from the operation including, but not limited to, vermin, vectors, odour, dust, litter, noise and traffic;

- f. the Site is being operated in compliance with this Approval.
2. Any deficiencies, that might negatively impact the environment detected during inspections shall be promptly corrected.

## **22. Preventative Maintenance**

1. Within three (3) months of issuance of this Approval, the Owner shall develop and implement a preventative maintenance program, in accordance with manufacturer's recommendations, for all on-site equipment associated with the processing and managing of waste. The preventative maintenance program shall be available on Site for inspection by a Provincial Officer upon request.
2. The Owner shall prepare a list of critical spare parts and update this list annually or more frequently, if necessary, to ensure that this list is maintained up-to-date. The list shall be retained at the Site and be made available for inspection by a Provincial Officer, upon request.
3. The Owner shall ensure that the critical spare parts are available at the Site at all times or be immediately available from an off-Site supplier.

## **23. Spills**

1. All Spills, as defined in the EPA, shall be immediately reported to the Ministry's Spills Action Centre at 1-800-268-6060 and shall be recorded in the log book as to the nature and cause of the spill, and the action taken for clean-up, correction and prevention of similar future occurrences.
2. The Owner shall ensure the recyclables transfer facility is equipped with spill kits, in the event of unexpected spills.
3. The Owner shall promptly take all necessary steps to contain and clean up any spills, discharges or process upsets which result from this operation.
4. Should a Spill, as defined in the EPA, occur at the Site, in addition to fulfilling the requirements from the EPA, the Owner shall submit to the District Manager a written report within three (3) calendar days outlining the nature of the Spill, remedial measure taken and the measures taken to prevent future occurrences at the Site.

## **24. Complaint Response**

1. If at any time the Owner receives complaints regarding the operation of the Site, the Owner shall respond to these complaints according to the following procedure:
  - a. The Owner shall record and number each complaint, either electronically or in a log book, and

shall include the following information:

- i. the nature of the complaint;
- ii. the name, address and the telephone number of the complainant if the complainant will provide this information; and
- iii. the time and date of the complaint;
- iv. weather conditions at the time of the complaint;
- v. Site operations being carried out at the time of the complaint; and
- vi. the time and date of complaint investigation activities.

b. The Owner shall inform the District Manager of the complaint within two (2) business days.

c. The Owner shall initiate appropriate steps to determine all possible causes of the complaint, proceed to take the necessary actions to eliminate the cause of the complaint and forward a formal reply to the complainant.

d. The Owner shall provide the District Manager with a report written within one (1) week of the complaint date, listing the actions taken regarding the complaint and any recommendations for remedial measures, and managerial or operational changes to reasonably avoid the recurrence of similar incidents.

## **25. Staff Training**

1. The Owner shall ensure that all employees of the Site are trained with respect to the following functions should they fall within the job requirement of an individual employee:
  - a. terms and conditions of this Approval;
  - b. environmental and occupational health and safety concerns pertaining to the wastes to be handled at the Site;
  - c. operation, inspection, and maintenance of the Site;
  - d. management procedures including the use and operation of equipment for the processes and wastes to be handled;
  - e. specific written procedures for refusal of unacceptable incoming waste loads;
  - f. specific written procedures for the control of Adverse Effects from the Site;

- g. record keeping requirements as detailed in this Approval;
- h. mitigative measures and housekeeping procedures;
- i. procedures for recording and responding to public complaints;
- j. roles and responsibilities of Site personnel during emergency situations;
- k. the Emergency Response and Contingency Plan as required by this Approval, and location of relevant equipment available for emergency situations;
- l. relevant waste management legislation and regulations, including the EPA and Regulation 347.

2. The Owner shall ensure that all personnel are trained in the requirements of this Approval relevant to the employee's position:

- a. upon commencing employment at the Site in a particular position;
- b. whenever items listed in condition 25.1 above are changed or updated; and
- c. during the planned refresher training.

## **26. Emergency Response and Contingency Plan**

1. A written Emergency Response and Contingency Plan specific to the Site shall be prepared within thirty (30) days of issuance of this Approval and shall be maintained current at all times and kept at the Site in a location that is accessible to Site personnel at all times. The Emergency Response and Contingency Plan shall include:
  - a. the Site plan clearly showing the equipment layout and all storage areas for wastes, on-site catch basins, storm sewer outlets and nearby watercourses;
  - b. detailed emergency response procedures to be undertaken in the event of a spill, process upset, fire or any other emergency situation, including specific clean up methods for each different type of waste;
  - c. contingency procedures to be undertaken in the event of a equipment malfunction, process upset, power failure, a labour disruption, transportation disruption, inability of receiving sites to accept waste or other business disruption to the operation;
  - d. a list of Site personnel responsible for the implementation of the contingency measures and various emergency response tasks and their training requirements;
  - e. a list of equipment and materials required for the implementation of the contingency

measures and the emergency situation response;

- f. procedures to be undertaken as part of the implementation of the contingency measures and the emergency situation response;
- g. names and telephone numbers of waste management companies available for emergency response;
- h. notification protocol, with names and telephone numbers of persons to be contacted, including the Owner, the Site personnel, the Ministry of the Environment Spills Action Centre and the Toronto District, the local Fire and Police Departments, the local Medical Officer of Health, and the Ministry of Labour;
- i. proposed contingency measures to alleviate continued impacts from dust originating from the waste management and vehicular activities at the Site;
- j. procedures and actions to be taken should the occurrence of complaints require the Owner to suspend the waste processing activities at the Site;
- k. description of the preventative and control measures to minimize the occurrence or impacts of any of the above incidents.

2. Within six (6) months from the issuance of this Approval, the Owner shall submit a copy of the Emergency Response and Contingency Plan to the **City of Toronto and the local fire department** for their review and address any comments they may have. Within fifteen (15) days of receiving written concurrence from the local fire department, a copy of the written concurrence and the Emergency Response and Contingency Plan shall be submitted to the District Manager for comments and concurrence.
3. The Emergency Response and Contingency Plan shall be reviewed on an annual basis as a minimum, and shall ensure that the names and telephone numbers of the persons to be contacted as required under Condition 26.1 are up-to-date, and that these numbers are prominently displayed and immediately available to all staff and emergency response personnel.
4. Within thirty (30) days of changes to the Emergency Response and Contingency Plan, copies of the updated plan are to be provided to the local municipality, the local fire department, and the District Manager.
5. An up-to-date version of the Emergency Response and Contingency Plan shall be kept at the Site at all times, in a central location available to all staff, and shall be available for inspection by a Provincial Officer upon request.
6. The Owner shall ensure that the equipment and materials outlined in the Emergency Response and Contingency Plan are immediately available at the Site at all times and are

in a good state of repair and fully operational.

7. The Owner shall ensure that all Site personnel are fully trained in the use of the equipment and materials outlined in the Emergency Response and Contingency Plan, and in the procedures to be employed in the event of an emergency.

## **27. Fire Safety Plan**

1. No later than three (3) months from the date of issuance of this Approval the Owner shall prepare and submit a Fire Safety Plan to the local fire service authority.
2. No later than 10 days after receiving written concurrence/approval for the Fire Safety Plan from the local fire service authority, the Owner shall submit a copy to the District Office.

## **28. Record Keeping**

1. The Owner shall maintain records of the Site's waste management activities. Records shall be kept such that the following information is readily available:
  - a. date of record;
  - b. types, quantities, and source(s) of waste received that day;
  - c. types, quantities, and destinations of waste shipped from the site that day (including wastes sent for reuse);
  - d. the source, waste type, and quantity of any waste rejected and the reason for the rejection;
  - e. types and total quantity of waste stored on Site, including:
    - i. quantities, in tonnes, of waste in the outdoor storage area;
    - ii. quantities, in tonnes, of waste in the waste transfer facility; and
    - iii. quantities, in tonnes, of waste in the recyclables transfer facility;
  - f. any housekeeping measures such as floor cleaning, street sweeping, etc.;
  - g. a record of any complaints received and complaint investigation; and
  - h. a description of any problems, upsets, spills, or complaints which occurred on the date of record and any remedial actions undertaken to mitigate or prevent a recurrence.
2. The Owner shall maintain an on-Site written or digital record of inspections and maintenance as required by this Approval. As a minimum, the record shall include the

following:

- a. the name and signature of the Trained Personnel that conducted the inspection;
- b. the date and time of the inspection;
- c. the list of any deficiencies discovered, including the need for a maintenance or repair activity;
- d. the recommendations for remedial action;
- e. the date, time and description of actions (repair or maintenance) undertaken; and
- f. the name and signature of the Trained Personnel who undertook the remedial action.

3. The Owner shall maintain an on-Site written or digital record of emergency situations. As a minimum, the record shall include the following:
  - a. the type of an emergency situation;
  - b. description of how the emergency situation was handled;
  - c. the type and amount of material spilled, if applicable;
  - d. a description of how the material was cleaned up and stored, if generated;
  - e. the location and time of final disposal, if applicable; and
  - f. description of the preventative and control measures undertaken to minimize the potential for re-occurrence of the emergency situation in the future.
4. The Owner shall maintain an on-Site written or digital record of training as required by this Approval. As a minimum, the record shall include the following:
  - a. date of training;
  - b. name and signature of person who has been trained; and
  - c. description of the training provided.

## **29. Annual Report**

1. By March 31st of each year, the Owner shall prepare and retain on Site an annual report for the previous calendar year. Each report shall include, as a minimum, the following information:

- a. detailed monthly summaries for the waste transfer station, recyclables transfer station, and outdoor storage area, including:
  - i. the type and quantity of incoming and outgoing waste,
  - ii. destinations for outgoing wastes, and
  - iii. quantity of waste sent for final disposal (as applicable).
- b. a summary of waste loads refused including the generator of the load, date of refusal and reason for refusal of the load;
- c. dates of all complaints relating to the Site together with cause of the complaints and actions taken to prevent future complaints and/or events that could lead to future complaints;
- d. a summary of any emergency situations that have occurred at the Site and how they were handled;
- e. a summary of all inspections and maintenance carried out at the Site;
- f. summaries and conclusions from the records required by this Approval;
- g. any environmental and operational problems that could negatively impact the environment encountered during the operation of the Site, or during the facility inspections, and any mitigative actions taken;
- h. any recommendations to improve the environmental and process performance of the Site in the future and to improve the Site's monitoring programs in this regard;
- i. any changes to the Design and Operations Report made in accordance with Condition 10.3, and changes to the Design and Operations Report that have been approved by the Director since the last annual report;
- j. summary statement as to compliance with all conditions of this Approval; and
- k. any other information the District Manager requires from time to time.

## **30. Closure Plan**

1. The Owner must submit, for approval by the District Manager, a written Closure Plan for the Site four (4) months prior to 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. In the event of an unplanned permanent closure of the Site or indefinite cessation of Site activities, the Owner shall submit the above noted information to the District Manager forthwith.
2. Within ten (10) days after closure of the Site, the Owner must notify the Director and the District Manager, in writing, that the Site has been closed in accordance with the approved Closure Plan.

## **SCHEDULE "A"**

This Schedule forms part of this Environmental Compliance Approval No. 4568-AJTR84.

1. Environmental Compliance Approval Application, signed by Gennaro Adamo, Corporate Secretary, Optimum Disposal Services Inc., dated October 20, 2016.
2. Design & Operations Report, Optimum Disposal Services Inc., dated February 9, 2017.
3. Email dated February 10, 2017, from R. Adamo, to MOECC, Re: Optimum Disposal Services Westhill Resource Recovery ECA application - MOECC Ref # 3939-AF3PYN including, but not limited to the following attachments and supporting information:
  - i. Drawing No. DW-0922-7303, Area [3] Site Plan, dated January 31, 2017
  - ii. Drawing No. DW-0923-7301, General Site Plan, dated January 31, 2017
  - iii. Drawing No. DW-0923-7302, Site Services, dated January 31, 2017
  - iv. Drawing No. SK-0122-8117, Tipping Floor, dated January 31, 2017
4. Environmental Compliance Approval Application, signed by Gennaro Adamo, President, Optimum Environmental Corp, dated February 28, 2018 and includes all attached supporting information, drawings, tables and appendices.
5. Document entitled "Design and Operations Report" prepared by Optimum Environmental Corp, dated March 2, 2018, including all referenced drawings, figures and appendices.
6. Drawing no. DW-1218-7301 entitled "Site Plan-Proposed" included as part of the application.
7. Document entitled "Dust Management Plan" dated February 20, 2018 and included as part of the application.
8. Application for an Environmental Compliance Approval Amendment prepared by GFL Environmental Inc., dated January 19, 2024, including all supporting documentation and attachments.
9. "Coronation Drive Waste Transfer Station Design and Operations Report" Version 03, dated March 2025, revised April 2025, and prepared by GFL Environmental Inc, including all supporting attachments, figures and appendices.
10. Emails and supporting attachments dated July 3, 2024, September 9, 2024, December 2, 2024, January 13, 2025, February 27, 2025, March 10, 2025, March 14, 2025, March 21, 2025, and April 24, 2025, from Addie White, GFL Environmental Inc., to Emma Gallop, MECP.

11. Transportation Impact Study prepared by HDR Corporation for 633 Coronation Drive Waste Transfer Station and Excess Soil Stations, dated March 12, 2025.

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

The reason for conditions 1.0, 3.0, 4.0, 5.0 and 8.0 is to clarify the legal rights and responsibilities of the Owner and Operator.

The reason for conditions 2.0 is to ensure that the Site is operated 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.

The reasons for condition 6.0 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 changes, to restrict potential transfer or encumbrance of the Site without the approval of the Director and to ensure that any transfer of encumbrance can be made only on the basis that it will not endanger compliance with this Approval, and to ensure that any successor is aware of the terms and conditions of this Approval.

The reason for the condition 7.0 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.

The reason for conditions 9.0 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.

The reason for condition 10.0 is to ensure a copy of the Design and Operations is readily available to Ministry and Site staff at any time.

The reason for conditions 11.0 is to specify the approved hours of operation for the Site, and to specify the approved service area from which waste may be accepted at the Site.

The reason for condition 12.0 is to ensure that users of the Site are fully aware of important information and restrictions related to Site operations and access under this Approval, and to ensure the controlled access and integrity of the Site by preventing unauthorized access or dumping.

The reason for conditions 13.0 is to specify the types of waste that may be accepted at the Site.

The reason for condition 14.0 is to specify the maximum amount of waste that may be received at the Site on a daily basis, and to specify the maximum amount of Residual Waste that may be shipped from the Site on a daily basis.

The reason for conditions 15.0 is to specify the waste screening procedures to be employed at

the Site to ensure that unacceptable wastes are not received at the Site.

The reason for condition 16.0, 17.0, and 18.0 is to specify the amounts of waste that may be stored at the Site at any one time based on the Site's available capacity for storage, and to specify restrictions on waste storage and the waste processing activities that may be carried out at the Site that will help minimize any potential spills, nuisance impacts or adverse effects.

The reason for conditions 19.0, 20.0, 21.0, and 22.0 is to ensure that the Site is operated in a manner which does not result in a nuisance or a hazard to the health and safety of the environment or people.

The reason for conditions 23.0 is to ensure that all spills, as defined in Regulation 347, are reported and acted upon in the appropriate manner.

The reason for conditions 24.0 is to ensure that any complaints regarding Site operations are responded to and recorded in a timely and appropriate manner.

The reason for condition 25.0 is to ensure that the Site is operated by properly Trained staff to minimize the potential for a hazard or nuisance to the natural environment or any person.

The reasons for condition 26.0 and 27.0 is to ensure that an Emergency Response and Contingency Plan and a Fire Safety Plan is developed and maintained at the Site, that the Owner is prepared and properly equipped to take immediate action in the event of an emergency or contingency situation, and that staff are properly trained in the operation of the equipment used at the Site and any emergency response and contingency procedures.

The reason for condition 28.0 is to provide for the proper assessment of effectiveness and efficiency of site design and operation, their effect or relationship to any nuisance or environmental impacts, and the occurrence of any public complaints or concerns. Record keeping is necessary to determine compliance with this Approval, the EPA and its regulations.

The reasons for condition 29.0 are to ensure that regular review of Site development, operations and monitoring data is documented and any possible improvements to Site design, operations or monitoring programs are identified. An annual report is an important tool used in reviewing Site activities and for determining the effectiveness of Site design.

The reason for condition 30.0 is to ensure that the Site is closed in accordance with Ministry standards and to protect the health and safety of the public and the environment.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 4568-AJTR84 issued on January 8, 2019**

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](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 23rd day of May, 2025



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

EG/

c: District Manager, MECP Toronto - District  
Addie White, GFL Environmental Inc.