

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4326-DACP99
Issue Date: May 23, 2025

Teeswater Concrete Ltd.
1201 Bruce County Road 6
Teeswater, Ontario
N0G 2S0

Site Location: Mobile Facility
Mobile Facility (Teeswater)
South Bruce Municipality, County of Bruce

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 mobile ready mix concrete plant operating at the maximum daily production rate of 500 cubic metres of concrete per day, including the following processes and associated equipment exhausting into the air:

- receiving, storage and handling of sand and aggregate to support daily concrete production rate;
- one (1) Portland cement storage silo controlled by the silo type baghouse;
- one (1) slag storage silo, controlled by the silo type baghouse;
- enclosed cement/slag weight scale controlled by the baghouse;
- enclosed aggregate weight scale;
- ready mix truck loading station, equipped with a flexible curtain and the baghouse;
- 150 kilowatts diesel generator set to provide power for the mobile plant, equipped with Tier 4 Engine (as per U.S. EPA Emission Standards), discharging into the atmosphere through a stack, having a nominal diameter 0.15 metre, extending 2.0 metres above grade;
- supporting operations, including admixes receiving and handling, truck acid washing and other operations associated with a mobile ready mix concrete plant;

all in accordance with the Environmental Compliance Approval Application dated May 2, 2024 and signed Aaron Armstrong, Manager; the ESDM Report dated March 4, 2025, prepared by Claire Finoro, P.Eng., PMP and Matt Costigane, P.Eng. (RWDI Air Inc., the email from Brian G. Sulley, B.A.Sc., P.Eng. (RWDI) dated

March 25, 2025; the Acoustic Assessment Report dated April 26, 2024 prepared and signed by Slavi Grozev of RWDI Air Inc; and all supporting information associated with the application.

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 Plant. "Acoustic Assessment Report" also means the Acoustic Assessment Report dated April 26, 2024 prepared and signed by Slavi Grozev of RWDI Air Inc.;
2. "Acoustic Barrier" means a barrier or berm positioned such that it completely interrupts the line of sight between the Plant and the noise sensitive Points of Reception continuous without holes, gaps and other penetrations, and having surface density of at least 20 kilograms per square metres;
3. "Approval" means this Environmental Compliance Approval, including the application and all supporting documentation;
4. "Best Management Practices Plan" or "BMPP" means the document entitled "Teeswater - Mix Mobile Plan, Ontario, Best Management Practices Plan for Dust ", dated March 4, 2025, prepared by Claire Finoro, P.Eng., PMP and Matt Costigane, P.Eng. (RWDI Air Inc.);
5. "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";
6. "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);
7. "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.;
8. "Company" means Teeswater Concrete Ltd. that is responsible for the construction or operation of the Plant and includes any successors and assigns;
9. "Director" means any Ministry employee appointed 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, at the geographic location where the Plant is operated;
11. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
12. "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;
13. "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;
14. "Method 22" means US EPA Method 22 - Visual Determination of Fugitive Emissions from Material Sources and Smoke Emissions from Flares (1-14-2019), as amended;
15. "Manual" means a document or a set of documents that provides written instructions to staff of the Company;
16. "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;
17. "Ministry" means the ministry of the Minister;
18. "Noise Control Measures" means measures to reduce the noise emissions from the Plant and/or Equipment including, but not limited to, silencers, acoustic louvres, enclosures, absorptive treatment, plenums and barriers, described in the Company's application, and in the supporting documentation referred to herein, including the Acoustic Assessment Report, to the extent approved by this Approval;
19. "Plant" means the entire portable crushing operations, incorporating the Equipment;
20. "Point of Reception" means a Point of Reception as defined in Publication NPC-300, and is subject to the same qualifications described in this document;
21. "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995 as amended;
22. "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; and
23. "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).

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. Location

1. The Company shall ensure that the Plant is operated in Central/Southwestern Ontario Region and Eastern Ontario Region only.

2. Time Restrictions

1. The Company shall ensure that the Plant is not operated more than sixty (60) calendar days per year at any one site.
2. The Company shall ensure that the Acoustic Barrier, when required, is erected within 7 working days of start-up of the Plant and until that time, the Plant operations shall be restricted to the daytime hours of 7:00 a.m. to 7:00 p.m.

3. 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.

4. Minimum Separation Distance(s)

1. The Company shall ensure a minimum separation distance between the centre of the Plant (centre of the crusher structure) and the nearest Sensitive Receptor is more than 50 metres for the controlled emission scenario;
 - a. Controlled emission scenario means - all required control measures, such as water spray, enclosures, etc., will be implemented by the Facility to satisfy Conditions 7.1 and 7.2 of this Approval.
2. The Company shall ensure a minimum separation distance between the Plant and the nearest Point of Reception as specified in Table 1 of Schedule 'B'.

5. Noise Control Measure

1. Except as noted in Condition 2.2, the Company shall ensure that the Acoustic Barrier(s), when required, is/are implemented at all times during the operation of the Plant.
2. The Company shall ensure that the Acoustic Barrier(s), when required, is/are to extend at least five (5) metres beyond each edge of the Plant, is a maximum thirty (30) metres from the acoustical centre of the Equipment, must be continuous without holes or gaps, have a minimum surface density of twenty (20) kg/sq.metre and built to a minimum height as specified in the

applicable operating scenario as outlined in Table 1 of Schedule 'B' and that it will be positioned in between the Plant and Points of Reception that require shielding according to the Acoustic Assessment Report.

3. The Company shall ensure that the Acoustic Barrier, when required, is properly maintained and continues to provide the acoustical performance outlined in the Acoustic Assessment Report.

6. 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 maintenance of water spray systems controlling Fugitive Dust emissions from the Equipment;
 - 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.

7. Visible Fugitive Dust Emissions

1. The Plant operations shall be performed to ensure that the visible fugitive dust plum from the 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 minimum separation distance lines at any time.
2. The Company shall determine visible dust emissions, referred in Condition 7.1.a and 7.1.b, as per Method 22, at the shortest practical observation distance as described in the Method 22.

8. Fugitive Dust Control

1. The Company shall implement the BMPP for the control of fugitive dust from any potential sources of fugitive dust emissions resulting from the operations of the Plant at each operating

site;

- a. The Company shall update the BMPP for each operating site as necessary or at the direction of the District Manager;
- b. The Company shall retain on each operating site the latest version of the BMPP and shall provide it to any employee or agent of the Ministry upon request.

9. 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.

10. 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.

11. 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 and type of crushed material processed;
 - 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.

12. 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.

13. 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:
2. change of owner or operating authority, or both;
 - a. change of address of owner or operating authority or address of new owner or operating authority;
 - b. 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;
 - c. 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.
3. 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.

14. 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):
 - e. Type of material to be processed.

Please attach the following:

1. A copy of the Approval and BMPP;
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. 4 of this Approval.

SCHEDULE B

Minimum Required Separation Distances from Points of Reception

Table 1. Minimum separation distance between the Plant and the nearest Point of Reception

Operating Scenario	Class 1 Area		Class 2 Area		Class 3 Area	
	0700-2300 HR	2300-0700 HR	0700-1900 HR	1900-0700 HR	0700-1900 HR	1900-0700 HR
	50 dBA	45 dBA	50 dBA	45 dBA	45 dBA	40 dBA
No barrier	450 m	750 m	450 m	750 m	750 m	1200 m
6 (m) barrier	250 m	450 m	250 m	450 m	450 m	750 m

9 (m) barrier	120 m	230 m	120 m	230 m	230 m	500 m
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The reasons for the imposition of these terms and conditions are as follows:

1. Conditions No. 1, No. 2, No. 3, No. 4, No. 5, No. 7, and No. 8 are included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.
2. Condition No. 2 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. 6 is 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.
4. Conditions No. 10, No. 11, and No. 12 are 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.
5. Conditions No. 13 and No. 14 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*

The Minister of the Environment,

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

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

and

Conservation and Parks
777 Bay Street, 5th Floor
Toronto, Ontario
M7A 2J3

and

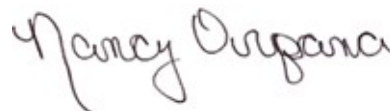
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** 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**

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



Nancy E Orpana, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

JK/

c: District Manager, MECP Owen Sound
Matt Costigane, RWDI AIR Inc.