ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 7571-DEPQWR
Issue Date: May 23, 2025

York1 Tiffin Recycling Ltd.
5090 Commerce Blvd, No. 200
Mississauga, Ontario
L4W 5M4

Site Location: 529 Tiffin Street
City of Barrie

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 Waste transfer and processing facility, receiving a maximum of 3,000 tonnes per day of Waste consisting of the following processes and equipment:

- receiving, handling, sorting and storage of Waste;
- sorting, screening, blending, bulking and loading of Excess Soil;
- Excess Soil and Waste storage piles;
- bioremediation treatment of Excess Soil utilizing Biocells; and
- maintenance welding;

all in accordance with the Environmental Compliance Approval Application submitted by York1 Tiffin Recycling Ltd., dated November 21, 2023 and signed by George Kirchmair; and the supporting information, including the Emission Summary and Dispersion Modelling Report, submitted by O2E Inc., dated October 18, 2023, and signed by Jeff Campbell; the Acoustic Assessment Report prepared by O2E Inc., dated November 7, 2023 and signed by Jakub Wrobel.

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, by Jakub Wrobel/O2E Inc. and dated November 7, 2023 submitted in support of the application, that documents all sources of noise emissions and Noise Control Measures present at the Facility;

2. "Acoustic Barrier" means a barrier or berm positioned such that it completely interrupts the line of

sight between the Equipment and the noise sensitive Points of Reception continuous without holes, gaps and other penetrations, and having surface mass of at least 20 kilograms per square metre;

3. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;

4. "Odour Management Plan" means the document titled "Best Management Practices Protocol for Odour Control" dated March 31, 2023 and prepared by O2E Inc., which describes measures to minimize odour emissions from the Facility;

5. "Best Management Practices Plan" means the document titled "Fugitive Dust Best Management Practices Protocol for Dust Control" dated March 31, 2023 and prepared by O2E Inc., which describes measures to minimize dust emissions from the Facility;

6. "Biocell" means a Contaminated Soil pile undergoing biological treatment with Biostimulation Compound(s) and is covered by an impermeable covering;

7. "Biocell Management Plan" means the document titled "Biocell Management Plan" dated October 11, 2023 and prepared by York1 Environmental Ltd., which describes measures to minimize the emissions from each Biocell and Contaminated Soil stockpile;

8. "Biostimulation Compound(s)" means any chemical amendment, nutrient amendment or pH adjustment chemical used in the Process to enhance bioremediation. In this Approval, it means the compound(s) described in the Company's application, this Approval and in the supporting documentation submitted with the application;

9. "Company" means York1 Tiffin Recycling Ltd., that is responsible for the construction or operation of the Facility and includes any successors and assigns;

10. "Contaminated Soil" means incoming Excess Soil received at the site and destined for bioremediation treatment at the site;

11. "Excess Soil" has the same meaning as defined in the Waste Approval;

12. "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;

13. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;

14. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;

15. "Equipment" means the equipment associated with the Process described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;

16. "ESDM Report" means the Emission Summary and Dispersion Modelling Report which was prepared in accordance with section 26 of O. Reg. 419/05 and the Procedure Document by O2E Inc., dated October 18, 2023, and signed by Jeff Campbell, submitted in support of the application, and includes any changes to the report made up to the date of issuance of this Approval;

17. "Facility" means the entire operation located on the property where the Equipment is located;

18. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;

19. "Maximum Acceptable Contaminant Concentration" means the maximum allowable contaminant concentration in the Contaminated Soil that can be processed at the Facility to ensure compliance with O. Reg. 419/05 and is not likely to cause an adverse effect;

20. "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;

21. "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;

22. "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. It also means the noise control measures outlined in the Acoustic Assessment Report;

23. "O. Reg. 419/05" means Ontario Regulation 419/05: Air Pollution – Local Air Quality, made under the EPA;

24. "Point of Reception" means Point of Reception as defined by Publication NPC-300;

25. "Procedure Document" means Ministry guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated March 2018, as amended;

26. "Process" means the bioremediation treatment process described in the Company's application, this Approval, and in the supporting documentation submitted with the application, to the extent approved by this Approval;

27. "Publication NPC-207" means the Ministry draft technical publication "Impulse Vibration in Residential Buildings", November 1983, supplementing the Model Municipal Noise Control By-Law, Final Report, published by the Ministry, August 1978, as amended;

28. "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended;

29. "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;

30. "Schedule" means the schedules attached to, and forming part of, this Approval,namely:

    - Schedule "A" - Maximum Acceptable Contaminant Concentration;

31. "Source Site" means the location of origin of the Contaminated Soil which is received at the site for treatment;

32. "Treated Soil" means Excess Soil that has undergone bioremediation treatment;

33. "Waste" means the waste types the facility is approved to receive and process in accordance with the Waste Approval; and

34. "Waste Approval" means the Environmental Compliance Approval and any Schedules attached to it, including the application and its supporting documentation for activities set out under section 27 of the EPA and carried out at the Facility.

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 and Process is properly operated and maintained at all times. The Company shall:

    a. prepare, not later than thirty (30) days after the date of this Approval, and update, as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment and Process, including:

        i. routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;

ii. frequency of inspections and scheduled preventative maintenance of the Equipment and Process;

iii. procedures to record the quantity and type of Waste accepted, processed, and transferred at the Facility;

iv. procedures to record the quantity of Excess Soil, Contaminated Soil and Treated Soil processed and transferred at the Facility;

v. procedures to verify and record the degree of contamination of the Contaminated Soil delivered to the Facility;

vi. procedures to record the operation of the Process including the quantity of Contaminated Soil in each Biocell and the quantity of Treated Soil at the Facility;

vii. procedures to verify and record the degree of contamination in the Treated Soil;

viii. procedures to maintain the moisture and oxygen content of the Biocells;

ix. procedures to prevent and/or minimize, monitor and record odour from the Facility and measures to address odour complaints resulting from the operation of the Facility;

x. procedures to prevent and/or minimize noise, odour, and fugitive dust emissions from all potential sources;

xi. contingency measures to address upset conditions; and

xii. procedures to record and respond to environmental complaints;

b. implement the recommendations of the Manual.

2. The Company shall ensure that the daily receiving rates and storage capacity of Waste and Excess soil at the site is in accordance with the Waste Approval.

3. The Company shall ensure that the daily processing rates of Waste, Excess soil, and Contaminated soil at the site is in accordance with the ESDM Report.

4. The Company shall process no more than 2,000 tonnes a day of Contaminated Soil having contaminant concentrations less than or equal to the Maximum Acceptable Contaminant Concentration listed in Table 1 of Schedule "A".

5. The Company shall process no more than 500 tonnes a day of Contaminated Soil having contaminant concentrations less than or equal to the Maximum Acceptable Contaminant Concentration listed in Table 2 of Schedule "A".

6. The Company shall, upon receiving Contaminated Soil at the Facility with contaminant concentrations which exceeds the Maximum Acceptable Contaminant Concentration listed in Schedule "A", as measured at the Source Site, will immediately apply an initial dose of Biostimulation Compound to such Contaminated Soil and immediately place it into a Biocell.

7. The Company shall ensure that each Biocell and Contaminated Soil stockpile is maintained in accordance with the Biocell Management Plan.

8. The Company shall ensure that the Process and Equipment at the site is configured in accordance with the ESDM Report.

9. The Company shall ensure that no soil handling activities, including screening, transfer to storage piles or into vehicles, are carried out during windy conditions that could result in adverse off-site airborne impacts.

10. The Company shall not receive or process Asbestos waste at the site.

2. FUGITIVE DUST CONTROL

1. The Company shall,

   a. within thirty (30) days after the date of this Approval implement the Best Management Practices Plan for the control of fugitive dust emissions resulting from the operation of the Facility;

   b. review and update the Best Management Practices Plan annually or at the direction of the District Manager;

   c. record the results of each review and update the Best Management Practices Plan within thirty (30) days of the completion of the review;

   d. maintain the updated Best Management Practices Plan at the Facility and provide a copy to the District Manager within forty-five (45) days of the update; and

   e. implement, at all times, the most recent version of the Best Management Practices Plan.

2. The Company shall record, either electronically or in a log book, each time a specific preventative and control measure described in the Best Management Practices Plan is implemented. The Company shall record, as a minimum:

   a. the date when each emission control measure is installed, including a description of the control measure;

b. the date when each new preventative measure or operating procedure to minimize emissions is implemented, including a description of the preventative measure or operating procedure; and

c. the date, time of commencement, and time of completion of each periodic activity conducted to minimize emissions, including a description of the preventative measure/procedure and the name of the individual performing the periodic activity.

3. ODOUR MANAGEMENT PLAN

1. The Company shall,

   a. within thirty (30) days after the date of this Approval implement the Odour Management Plan to control emissions resulting from the operation of the Facility;

   b. review and update the Odour Management Plan annually or at the direction of the District Manager;

   c. record the results of each review and update as required the Odour Management Plan within thirty (30) days of the completion of each review;

   d. maintain the updated Odour Management Plan at the Facility and make available to the Ministry upon request; and

   e. implement, at all times, the most recent version of the Odour Management Plan.

2. The Company shall record, either electronically or in a log book, each time a specific preventative and control measure described in the Odour Management Plan is implemented. The Company shall record, as a minimum:

   a. the date when each emission control measure is implemented, including a description of the control measure;

   b. the date when each new preventative measure or operating procedure to minimize emissions is implemented, including a description of the preventative measure or operating procedure; and

   c. the date, time of commencement, and time of completion of each periodic activity conducted to minimize emissions, including a description of the preventative measure/procedure and the name of the individual performing the periodic activity.

4. COMPLAINT RESPONSE

1. The Company shall post on a sign in a prominent location at the Facility entrance a 24-hour telephone number to contact a designated representative to receive public complaints regarding emissions resulting from the operations at the Facility.

2. The Company shall respond to complaints according to the following procedure:

    a. 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 and the telephone number of the complainant (if provided); and

        iii. the time and date of the complaint.

    b. the Company shall immediately initiate an investigation of the complaint. The investigation shall include, as a minimum, the following:

        i. a determination of the activities being undertaken in the Facility at the time of the complaint;

        ii. meteorological conditions including, but not limited to the ambient temperature, approximate wind speed and its direction;

        iii. an assessment of all the possible cause(s) of the complaint;

        iv. remedial action(s) to address the cause(s) of the complaint; and

        v. implementation of remedial action(s) to eliminate the cause(s) of the complaint.

    c. the Company shall document the response provided to the complainant, if known, and shall make the document(s) available for inspection by staff of the Ministry upon request. The response shall include:

        i. the results of the investigation of the complaint;

        ii. the action(s) taken or planned to be taken to address the cause(s) of the complaint; and

        iii. follow-up response(s).

    d. the Company shall, within two (2) business days of the complaint, submit a report to the District Manager which fulfils the requirements of Condition 6.

5. 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 operation, maintenance, repair and inspection of the Process and associated Equipment;

    b. all records related to Waste processing, including:

        i. quantity and type of Waste received, processed and transferred at the Facility; and

        ii. all verification sampling and testing of Waste.

    c. all records on the operation of the Process, including:

        i. quantity of Contaminated Soil received at the site;

        ii. the concentration of the contaminants listed in Schedule A as measured in the Contaminated Soil at the Source Site;

        iii. the quantity of Contaminated Soil in each storage pile and Biocell;

        iv. the concentration of the contaminants listed in Schedule A in the Treated Soil; and

        v. total quantity of Excess Soil, Contaminated Soil, and Treated Soil at the Facility.

    d. 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.

6. 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. this Approval number;

    b. a description of the nature of the complaint;

c. the time and date of the incident to which the complaint relates;

d. the wind direction at the time of the incident to which the complaint relates; and

e. a description of the remedial measures taken to address the cause of the incident to which the complaint relates and to prevent a similar occurrence in the future.

7. 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. ensure that the Acoustic Barrier described in the Acoustic Assessment Report, when required, is implemented at all times during the operation of the Equipment;

   b. ensure that the Acoustic Barrier, when required, is continuous, without holes, gaps or other penetrations, and having a surface mass of at least 20 kilograms per square metre, and that it will be positioned in between the Equipment and Points of Reception that require shielding, according to Figure 2 of the Acoustic Assessment Report; and

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

8. CHANGE OF OWNERSHIP

1. The Company shall notify the Director in writing, and forward a copy of the notification to the District Manger, within thirty (30) days of the occurrence of any of the following changes to the 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;

   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.

SCHEDULE "A"

Table 1: Maximum Acceptable Contaminant Concentration

Contaminant	Chemical Abstract Service Number	Maximum Concentration (micrograms per gram of soil)
Acetone	67-64-1	223
Benzene	71-43-2	0.031
Bromodichloromethane	75-27-4	6.6
Bromoform	75-25-2	1
Bromomethane	74-83-9	25.3
Carbon Tetrachloride	56-23-5	0.045
Chlorobenzene	108-90-7	26.1
Chloroform	67-66-3	0.019
Dibromochloromethane	124-48-1	0.0038
1,2 - dichlorobenzene	95-50-1	292
1,3 - dichlorobenzene	541-73-1	0.94
1,4 - dichlorobenzene	106-46-7	1.8
1,1 - dichloroethane	75-34-3	3.1
1,2 - dichloroethane	107-06-2	0.038
1,1-dichloroethylene	75-35-4	0.19
Cis-1,2-dichloroethylene	156-59-2	2
trans-1,2-dichloroethylene	156-60-5	2
1,2-dichloropropane	78-87-5	45
Ethylbenzene	100-41-4	11
Ethyl Dibromide	106-93-4	0.056
Methyl Ethyl Ketone	79-93-3	18.8
Methylene Chloride	75-09-2	4.1
Methyl Isobutyl Ketone	108-10-1	22.5
Methyl-t-butyl ether	1634-04-4	131
Styrene	100-42-5	7.5
1,1,1,2-tetrachloroethane	630-20-6	0.0094
1,1,2,2-tetrachloroethane	79-34-5	0.0019
Toluene	108-88-3	37.5
Tetrachloroethylene	127-18-4	6.8
1,1,1 -Trichloroethane	71-55-6	2,158
1,2,2 - Trichloroethane	79-00-5	0.0056
Trichlorethylene	79-01-6	0.23
Vinyl Chloride	75-01-4	0.019
Xylene	1330-20-7	13.7
Dichlorodifluoromethane	75-71-8	9,381
Dioxane, 1,4-	123-91-1	65.7
Hexane(n)	110-54-3	141

Trichlorofluoromethane	75-69-4	113
1,3-dichloropropane (cis+ trans)	542-75-6	0.023

Table 2: Maximum Acceptable Contaminant Concentration

Contaminant	Chemical Abstract Service Number	Maximum Concentration (micrograms per gram of soil)
Acetone	67-64-1	892
Benzene	71-43-2	0.12
Bromodichloromethane	75-27-4	26.3
Bromoform	75-25-2	4.1
Bromomethane	74-83-9	101
Carbon Tetrachloride	56-23-5	0.18
Chlorobenzene	108-90-7	104
Chloroform	67-66-3	0.075
Dibromochloromethane	124-48-1	0.015
1,2 - dichlorobenzene	95-50-1	1,166
1,3 - dichlorobenzene	541-73-1	3.8
1,4 - dichlorobenzene	106-46-7	7.1
1,1 - dichloroethane	75-34-3	12.4
1,2 - dichloroethane	107-06-2	0.15
1,1-dichloroethylene	75-35-4	0.75
Cis-1,2-dichloroethylene	156-59-2	7.9
trans-1,2-dichloroethylene	156-60-5	7.9
1,2-dichloropropane	78-87-5	180
Ethylbenzene	100-41-4	44.0
Ethyl Dibromide	106-93-4	0.23
Methyl Ethyl Ketone	79-93-3	75.0
Methylene Chloride	75-09-2	16.5
Methyl Isobutyl Ketone	108-10-1	90.1
Methyl-t-butyl ether	1634-04-4	525
Styrene	100-42-5	30
1,1,1,2-tetrachloroethane	630-20-6	0.038
1,1,2,2-tetrachloroethane	79-34-5	0.0075
Toluene	108-88-3	150
Tetrachloroethylene	127-18-4	27.0
1,1,1 -Trichloroethane	71-55-6	8,630
1,2,2 - Trichloroethane	79-00-5	0.023
Trichlorethylene	79-01-6	0.90
Vinyl Chloride	75-01-4	0.075
Xylene	1330-20-7	54.8

Dichlorodifluoromethane	75-71-8	37,524
Dioxane, 1,4-	123-91-1	263
Hexane(n)	110-54-3	563
Trichlorofluoromethane	75-69-4	450
1,3-dichloropropane (cis+ trans)	542-75-6	0.094

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

1. Condition Nos. 1 to 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 respond to complaints resulting from the operation of the Facility, according to a procedure that includes methods for preventing recurrence of similar incidents and a requirement to prepare a written report.

3. Condition No. 5 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the EPA, the regulations and this Approval can be verified.

4. Conditions No. 6 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.

5. Condition No. 7 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from operation of the Facility.

6. Condition No. 8 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.

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**

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

BR/
c: District Manager, MECP Barrie
Jeff Campbell, O2E Inc.