

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8981-DGWJZ8
Issue Date: August 18, 2025

JCL Material and Recovery Station Inc.
633 Coronation Dr
Toronto, Ontario
M1E 2K4

Site Location: JCL Material and Recovery Station
633 Coronation Dr
Toronto City, ON

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 1.19 hectare (ha) Waste Disposal Site

to be used for the receipt, processing and transfer of the following types of waste:

- solid, non-hazardous Excess Soil meeting Table 1 - Excess Soil Quality Standards for residential, parkland and institutional property use;
- solid, non-hazardous Excess Soil meeting Table 2.1 - Excess Soil Quality Standards for residential/parkland/institutional and industrial/commercial/community property use;
- solid, non-hazardous Excess Soil meeting Table 3.1 - Excess Soil Quality Standards for residential/parkland/institutional and industrial/commercial/community property use
- solid, non-hazardous Excess Soil exceeding Table 3.1 -Excess Soil Quality Standards for industrial/commercial/community property use for sodium adsorption ratio (SAR), electrical conductivity (EC) and metals.

Note: Use of the site for any other type of waste is not approved under this environmental compliance approval, and requires obtaining a separate approval amending this environmental compliance approval.

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

"Approval" or "ECA" mean this Environmental Compliance Approval and any Schedules to it,

including the application and supporting documentation listed in Schedule "A";

"Contaminants of Potential Concern" is as defined in the Soil Rules;

"Design and Operations Report" means the document describing all on-Site operations, procedures and environmental protection measures, further described in the conditions of this Approval;

"Director" means any Ministry employee appointed in writing by the Minister pursuant to section 5 of the Act as a Director for the purposes of Part V of the Act;

"District Manager" means the District Manager of the local district office of the Ministry in which the Site is geographically located;

"Dry Soil" is as defined in O. Regulation 406/19, as amended;

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

"Excess Soil Quality Standards" means the Excess Soil Standards set out in Appendix 1 of Part II of the Soil Rules;

"Excess Dry Soil" in the context of this Approval is the incoming Dry Soil that meets Table 1 of the Excess Soil Quality Standards for residential, parkland and institutional property use or Table 2.1 or Table 3.1 of Excess Soil Quality Standards for residential, parkland and institutional, and commercial, industrial and community property uses or Excess Soil that exceeds Table 3.1 of the Excess Soil Quality Standards for commercial, industrial and community property use for SAR, EC and metals, and does not contain free -phase liquids and is accepted at the Site to be managed in accordance with this Approval and transferred from the Site in compliance with the requirements set out in O. Regulation 406/19 .

"free-phase liquid" also known as nonaqueous phase liquid, are organic liquid contaminants, characterized as being relatively immiscible with water;

"Leachate Screening Levels" means values that are listed in the tables of Leachate Screening Levels within Part II – Excess Soil Quality Standards, contained in Appendix 2 of the Soil Rules;

"Ministry" and "MECP" means the Ontario Ministry of the Environment, Conservation and Parks;

"NMA" means the Nutrient Management Act, 2002, S.O. 2002, c. 4, as amended;

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

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

"O. Regulation 406/19" means Ontario Regulation 406/19, entitled "on-Site and Excess Soil

Management" made under the EPA, as amended;

"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 JCL Material and Recovery Station Inc., and, its successors and assigns;

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

"Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" means the Ministry's document entitled "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" dated March 9, 2004, amended July 1, 2011, and as further amended at any 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 Act or section 17 of PA or Section 4 of the NMA or Section 8 of the SDWA;

"Qualified Person" or "QP" means a person who meets the qualifications to be a qualified person for conducting a Phase I ESA and a Phase II ESA and for completing certifications in a record of site condition, as set out in Section 5 of O. Regulation 153/04 made under the EPA. Qualified Person also means a person as defined in O. Regulation 406/19;

"Reuse Site" is as defined in O. Regulation 406/19;

"Rock" is as defined in O. Regulation 406/19;

"SDWA" means the Safe Drinking Water Act, 2002, S.O. 2002, c. 32, as amended;

"Site" means the JCL Material and Recovery Station located at 633 Coronation Dr, Toronto City, ON;

"Slump Test" means the Test Method for the Determination of "Liquid Waste" (Slump Test) set out in Schedule 9 in Reg. 347;

"Soil" as defined in O. Regulation 406/19;"

Soil Rules" means the Ministry's "Rules for Soil Management and Excess Soil Quality Standards" document, 2024;

"Source Site" means the source of the incoming Excess Dry Soil;

"TCLP" means the Toxicity Characteristic Leaching Procedure which is defined in Reg. 347 as the

Toxicity Characteristic Leaching Procedure;

"Trained Personnel" means knowledgeable in the following through instruction and/or practice:

- (i) relevant waste management legislation, regulation, and guidelines;
- (ii) major environmental concerns pertaining to the waste to be handled;
- (iii) occupational health and safety concerns pertaining to the processes and wastes to be handled;
- (iv) management procedures including the use and operation of equipment for the processes and wastes to be handled;
- (v) emergency response procedures and the equipment used for spill containment, fire, uncontrolled chemical reaction and other environmental emergencies;
- (vi) specific written procedures for the control of nuisance conditions
- (vii) specific written procedures for the refusal of unacceptable waste loads;
- (viii) specific written procedures for the maintenance, calibration, and operation of all equipment associated with the operation of the Owner;
- (ix) the requirements of this Approval.

"Transfer" means the receipt, temporary storage and subsequent transport off-Site to a Reuse site, to a waste disposal site or to any other site approved to accept such waste by an appropriate government agency of equivalent jurisdiction.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

GENERAL

Compliance

1. The Owner and Operator 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.

in Accordance

3. (1) Except as otherwise provided by this Approval, the Site shall be designed, developed, built, operated and maintained in accordance with the application for this Approval dated October 25, 2024 and the supporting documentation listed in the attached Schedule "A".
- (2) Construction and installation of the aspects of the Site described in Item 2 in Schedule "A" must be completed within 5 years of the later of
 - a. the date this Approval was originally 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 3(2) above.

Interpretation

4. 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.
5. 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.
6. 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.
7. The requirements of this Approval are severable. If any requirement of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this Approval shall not be affected thereby.

Other Legal Obligations

8. (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 approval from the Chief Fire Prevention Officer.
 - b. limit in any way the authority of the Ministry to require certain steps be taken or to require the Owner and Operator to furnish any further information related to compliance with this Approval.
 - c. All wastes at the Site shall be managed and disposed in accordance with the Act and Reg. 347.
- (2) Within 60 days of the issuance of the Approval, the Owner shall submit a complete environmental compliance approval application including all necessary supporting documents to obtain:
- a. a Site-specific s. 53, OWRA, approval; and
 - b. a Site-specific s. 9 (air and noise) EPA approval.

Adverse Effect

- 9. The Owner and Operator 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.
- 10. Despite an Owner, Operator or any other person fulfilling any obligations imposed by this Approval the Owner, Operator or any other 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.

Change of Owner

- 11. 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 of the following changes:
 - a. the ownership of the Site
 - b. the Owner or Operator of the Site;

- c. the name or address of the Owner or Operator;
 - d. the partners, where the Owner or Operator is or at any time becomes a partnership and a copy of the most recent declaration filed under the Partnerships Act, R.S.O. 1990, c. P.5 shall be included in the notification; or
 - e. the directors, where the Owner of the Operator is or at any time becomes a corporation, and a copy of the most current information filed as required by the Corporations Information Act, R.S.O. 1990, c. C.39 shall be included in the notification.
12. 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

Inspections

13. No person shall hinder or obstruct a Provincial Officer from carrying out any and all inspections authorized by the OWRA, the EPA, the PA, the SDWA or the NMA 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 OWRA, the EPA, the PA, the SDWA or the NMA.

Information and Record Retention

14. 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.
15. 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.
16. All records required by the conditions of this Approval must be retained on Site for a minimum period of two (2) years from the date of their creation.
17. 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.

Financial Assurance

18. By September 15th, 2025, the Owner shall provide to the ministry a Financial Assurance as defined in Section 131 of the EPA in the amount of \$899,785.00. This financial assurance shall be in a form and amount acceptable to the Director and shall provide sufficient funds to pay for compliance with and performance of any action specified in this Approval, including Site clean-up, monitoring and the disposal of all quantities of waste on-site, closure and post-closure care of the Site and contingency plans for the Site.
19. Commencing on September 15, 2030, and every 5 years thereafter, the Owner shall provide to the Director a re-evaluation of the amount of the financial assurance required to facilitate the actions described under condition 18 above. Additional financial assurance, if required, must be submitted to the Director within 20 days of written acceptance of the re-evaluation by the Director.
20. The amount of financial assurance is subject to review at any time by the Director and may be amended at his/her discretion. 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 60 days before the financial assurance terminates, the financial assurance shall forthwith be replaced by cash.

OPERATIONS

Hours of Operation

21. (1) Outside loading and unloading of waste and processed soil and receiving and shipping of waste and processed soil may be carried out between 6 a.m. to 8 p.m. from Monday through Sunday, unless otherwise restricted by municipal by-laws.
- (2) Waste may be processed and managed 24 hours per day, 7 days per week, unless otherwise restricted by municipal by-laws.

Service Area

22. Only waste generated in the Province of Ontario shall be accepted at the Site.

Approved Waste Types

23. (1) This Site is approved to receive the following waste:
- a. solid, non-hazardous Excess Soil meeting Table 1 - Excess Soil Quality Standards for residential/parkland/institutional property use;
 - b. solid, non-hazardous Excess Soil meeting Table 2.1 - Excess Soil Quality Standards for residential/ parkland/institutional and industrial/commercial/community property use;
 - c. solid, non-hazardous Excess Soil meeting Table 3.1 - Excess Soil Quality Standards for residential/ parkland/institutional and industrial/commercial/community property use; and
 - d. solid, non-hazardous Excess Soil exceeding Table 3.1 -Excess Soil Quality Standards for industrial/commercial/community property use for sodium adsorption ratio (SAR), electrical conductivity (EC) and metals.

Processing Activities

24. The Site is approved for the following waste management activities:
- a. The receipt, bulking or mixing of Excess Soil of similar chemical quality from same or different source sites when chemically assessed at the source site in accordance with the Excess Soil Quality Standards.
 - b. hand-picking to remove debris from the excess soil.
 - c. No soil screening is permitted at any time.

Receiving and Storage Limits

25. (1) The Owner shall ensure that the amount of incoming and outgoing waste per day shall not exceed 6,000 tonnes with the following breakdown and both incoming and outgoing waste shall be weighed by use of scale at the Site entrance:
- a. solid, non-hazardous Excess Soil meeting Table 1 - Excess Soil Quality Standards for residential/parkland/institutional property use: 1,000 tonnes
 - b. solid, non-hazardous Excess Soil meeting Table 2.1 - Excess Soil Quality Standards

for residential/ parkland/institutional and industrial/commercial/community property use: 5,000 tonnes

- c. solid, non-hazardous Excess Soil meeting Table 3.1 - Excess Soil Quality Standards for residential/ parkland/institutional and industrial/commercial/community property use: 5,000 tonnes
- d. solid, non-hazardous Excess Soil exceeding Table 3.1 -Excess Soil Quality Standards for industrial/commercial/community property use for sodium adsorption ratio (SAR), electrical conductivity (EC) and metals: 1,000 tonnes

- (2) Notwithstanding the individual quantities listed in Condition 25.(1), the daily amount of waste for any individual waste type listed in Condition 25.(1)a. to 25.(1)c. can increase up to 6,000 tonnes per day.
- (3) The amount of waste present at the Site at any one time shall not exceed 12,000 tonnes with the following limits:
 - a. solid, non-hazardous Excess Soil meeting Table 1, 2.1 & 3.1 of the Excess Soil Quality Standards: 11,000 tonnes
 - b. solid, non-hazardous Excess Soil exceeding Table 3.1: Excess Soil Quality Standards for sodium adsorption ratio (SAR), electrical conductivity (EC) and metals: 1,000 tonnes
- (4) In the event that waste (unprocessed or processed Excess Dry Soil) cannot be removed from the Site and the total approved storage capacity is reached, the Owner:
 - a. must cease accepting additional waste to ensure the total approved storage capacity does not exceed the maximum amount approved by Condition 25(2); and
 - b. submit to the District Manager, a schedule for removal of the stored waste, within five (5) days of reaching the storage capacity; and
 - c. remove stored waste in accordance with the schedule required in subcondition 25(4)b.

On-Site Waste Management

- 26. (1) The waste shall be managed as per the following:
 - a. The total amount of waste leaving the Site for final disposal, comprised of waste from the transfer operations and residual waste arising from the processing operations, shall not exceed 1,000 tonnes (on annual average basis) per day.
 - b. The Owner must ensure that all of the wastes generated at the Site are disposed in

accordance with Regulation 347 requirements.

- c. Excess Soil shall be stored outdoors in clearly marked designated areas as per the chemical quality of the Excess Dry Soil received.
- (2). The height of any outdoor stockpile shall not exceed 4 m in order to prevent/control wind blown soil erosion and minimize dust impact.
- (3). The Owner shall ensure the following to minimize impacts from wind-blown dust:
- a. cloth barrier material is attached to all perimeter fencing, or other barriers such as concrete blocks or acoustic barriers are employed in a manner that prevents off-Site impacts from wind-blown dust;
 - b. stockpiles are wetted as necessary, using water from the municipal water supply;
 - c. clean water from the municipal water supply is used as necessary during any outdoor loading or unloading operation; and
 - d. the Site is regularly wet-swept clean using water from the municipal water supply.
- (4). Excess Dry Soil shall be stored in dedicated outdoor storage bunkers as shown in the Design and Operations Report included as Item 2 in Schedule "A". Additional bunkers may be constructed on-Site and utilized as necessary, provided the total amount of waste stored on-Site does not exceed the limits set out in this Approval.
- (5). All bunkers at the Site shall be constructed and maintained as follows:
- a. The walls of each bunker shall be constructed of brick, block, concrete, or other rigid inert material(s) able to contain the waste placed in it.
 - b. The floor of each bunker shall be graded to promote inward drainage within the bunker.
 - c. The floor of each bunker shall be constructed of concrete so as to prevent exfiltration into the subsurface.
 - d. Each bunker shall have a sign attached that indicates the type of waste, based on chemical quality, stored in each bunker.
- (6). Each bunker containing Excess Dry Soil shall be clearly marked with a sign indicating the contents of the bunker directly or a reference to records indicating the contents of the bunker. In either case, the contents of the bunker shall be described in terms of the following:

- a. soil chemical quality;
 - b. whether the bunker contains a mixture or not; and
 - c. the source site(s) of the soil in the bunker.
- (7) The Owner shall ensure that all liquid from Excess Dry Soil piles, including contact water, is collected in the bunker that the soil pile contain and is not allowed to run off-Site.

Waste Receipt - General

27. (1) Trained Personnel shall supervise all shipments of waste received at the Site. Prior to any shipment being unloaded, Trained Personnel shall review the accompanying information for that shipment, and examine the contents of the truck where possible, to ensure the waste matches the description provided and that the waste is permitted to be received further to the conditions of this Approval. If any shipment is suspected of containing unapproved waste, that shipment shall be refused and shall not unloaded at the Site.
- (2) Trained Personnel shall examine all shipments of waste while they are being unloaded. If at any time a shipment is discovered to contain unapproved material, the shipment shall be refused and all portions of the shipment that can be recovered shall be removed from the Site.
- (3) In the event that a shipment of waste is rejected from the Site, the Owner shall forthwith (within 10 business days) notify the District Office of the following in writing:
- a. the name of the company that brought the rejected load to the Site;
 - b. the license plate number of the vehicle that brought the rejected load to the Site;
 - c. a description of the rejected waste and the reason for rejecting the shipment;
 - d. the destination of the rejected waste if the driver provides that information.

Incoming Waste Documentation - Excess Dry Soil

28. Prior to accepting any Excess Dry Soil at the Site, the Owner shall acquire from the Source Site owner/generator, the documentation that contains information on the Source Site and the characterization information of the incoming Excess Dry Soil to confirm that the Excess Dry Soil meets approved waste type specified in Condition 23 and it shall:
- a. be reviewed and deemed acceptable by Trained Person;
 - b. be for the Excess Dry Soil from each Source Site;

- c. include the following Source Site information:
 - i. the generator's name and/or Owner name, address and contact information;
 - ii. the Source Site location;
 - iii. current Source Site's activities and land use;
 - iv. past Source Site's activities and land use, if known. Including identifying any certain or likely Potentially Contaminating Activity; and
 - v. estimated quantity of the Excess Dry Soil to be received at the Site from that Source Site.
 - d. Excess Dry Soil that is not source characterized as per the Soil Rules shall not be accepted at the Site.
29. All applicable analytical results shall be from a laboratory service provider accredited by a Canadian Association for Laboratory Accreditation or equivalent.
30. The documentation required in Condition 28 shall also include sampling and testing protocols, methods and analytical results to demonstrate that the Excess Dry Soil is a solid non-hazardous waste. As a minimum, the characterization documentation shall include:
- a. the results of any Phase I Environmental Site Assessment (ESA) and Phase II ESA undertaken for the Source Site in accordance with the Ministry's requirements under O. Regulation 153/04 and in accordance with sections 1 to 4 of Section B of Part 1 of Soil Rules;
 - b. the following characterization results:
 - i. slump from the Slump Test, if the Excess Dry Soil has a high moisture content;
 - ii. characterization to demonstrate that the Excess Dry Soil is a non-hazardous waste which was done in accordance with the following:
 - A. sampling and testing results to demonstrate that the Excess Dry Soil does not trigger any criteria from the hazardous waste definition from Reg. 347, including TCLP analysis results, from samples,
 - 1. collected in accordance with the procedures set out in the Ministry's document entitled "Principles of Sampling and Analysis of Waste for TCLP under Reg. 347", as amended; and
 - 2. tested for contaminants of potential concern identified by QP and

determined from the information contained in the general documentation required in Condition 28 and analysed with methods in accordance with the Ministry-published methods and as recommended by the accredited laboratory service provider; and

31. Any Excess Dry Soil that is not characterized at the source in accordance with sections 1 to 4, Section B of Part 1 of Soil Rules for the contaminants listed in paragraph 2(3)14 of Section B of Part I of the Soil Rules shall be deemed as rejected waste, and shall be transferred from the Site in accordance with the requirements of this Approval.

Outgoing Excess Dry Soil Criteria

32. The following applies to the soil received at site as Excess Dry Soil that have been characterized at the source in accordance sections 1 to 4, Section B of Part 1 of Soil Rules for the contaminants listed in paragraph 2(3)14 of Section B of Part I of the Soil Rules:
 - a. No soil that was received as, and remains, Excess Dry Soil shall leave the Site for reuse unless accompanying documentation has been prepared as follows:
 - i. For Excess Dry Soil from a single source site that was processed on-Site but not mixed or contaminated with any other soil or material on-Site, the accompanying documentation may consist of the documentation required for that Excess Dry Soil during receipt and shall be Slump Tested.
 - ii. For Excess Dry Soil consisting of soil from more than one source site that was mixed together on-Site with Excess Dry of similar chemical quality, provided it was not contaminated with any other material on-Site, the accompanying documentation shall be the quality based on the maximum concentration of each contaminant present in any of the soil loads that form part of the mixture and shall be Slump Tested.
33. The Owner shall maintain a Quality Assurance/Quality Control (QA/QC) program for sampling and analysis of wastes, as required by this Approval, and shall make the results of the QA/QC program available for inspection upon request by the District Manager, the Director and any Provincial Officer.

Off-Site Excess Dry Soil Reuse

34. (1) For Excess Dry Soil destined for final disposal at a non-hazardous waste landfill site, the Owner shall ensure that the Excess Dry Soil has been tested for the parameters required to verify that the incoming Excess Dry Soil is a non-hazardous waste, including the relevant parameters set out in Schedule 4 entitled "Leachate Quality Criteria" of Regulation 347.
- (2) Excess Dry Soil to be sent off-Site for beneficial reuse as described Section 5 in Ontario Regulation 406/19 shall only be sent off-Site for reuse in accordance with Section 3 of

Ontario Regulation 406/19 and Section D of the Soil Rules.

- (3) Rock (having a same meaning as in Ontario Regulation 406/19) that does not meet the definition of inert fill set out in Regulation 347 shall only be transferred off-Site to a waste disposal site that is approved to accept that type of material in accordance with the Environmental Compliance Approval for that site, or to a location not require to obtain an Environmental Compliance Approval to manage that material.
- (4) The Excess Dry Soil intended for Transfer:
 - a. shall be transferred from the Site only to a Ministry approved waste disposal site or any other site approved to accept such waste by an appropriate government agency of equivalent jurisdiction;
 - b. shall not exceed the criteria set out in the Environmental Compliance Approval issued by the Ministry for the receiving waste disposal site or the other site approved to accept such waste by an appropriate government agency of equivalent jurisdiction; and
 - c. shall be subject to compliance with the applicable quality criteria and restrictions in O. Regulation 406/19.
- (5) The Owner shall ensure that no Excess Dry Soil is transferred from the Site except to be deposited at a property or a site in accordance with one of the following criteria:
 - a. to an approved waste disposal facility permitted to accept soil under Part V of the EPA;
 - b. to an approved waste disposal site for use as daily cover or intermediate cover in accordance with the requirements of the Environmental Compliance Approval for the receiving site;
 - c. to a receiving property that has been assessed by a QP who confirms that the receiving site has a fill management/site grading plan and that the soil quantity and quality is acceptable for the intended receiving property such that it will not cause an adverse effect to human health or the environment;
 - d. to a receiving property that has site specific standards developed in a risk assessment as outlined in Ontario Regulation 153/04 made under the EPA, and which the soil meets; and
 - b. The Owner shall ensure that for any soil that is to be transferred to a receiving property to be used as clean fill in accordance with Condition 34(5)c., a copy of the analytical results shall be forwarded to the receiving property.

- (6) Before shipping any Excess Dry Soil from the Site to a receiving property (that is, a property other than a waste disposal site approved under Part V of the EPA), the Owner shall require the following:
- a. a record of the receiving property owner's name, contact information, receiving site address, any correspondence with the receiving property, and the quantity of soil being sent to the receiving property;
 - b. written confirmation from the QP that they:
 - i. have assessed the receiving property;
 - ii. have identified the applicable soil quality standards for the receiving property as required by the local municipality, the local Conservation Authority, any applicable provincial/federal legislation, or (in the absence of such requirements) as recommended by the Qualified Person;
 - iii. have reviewed the test results for the soil and agree that the testing is sufficient to establish compatibility of the Excess Dry Soil with the receiving property and that the Excess Dry Soil meets the criteria for the receiving waste set out in Condition 34(5) above; and
 - iv. agree that the soil quantity and quality meet the requirements of the fill management plan for the receiving property.
 - c. written confirmation from the receiving property owner that the soil quality and quantity to be provided is appropriate to the receiving property based on the recommendation of the Qualified Person, and that the receiving property agrees to accept it.
- (7) The Owner shall ensure that all written records for each load of soil, including but not limited to QP statements, analytical results and receiving site written confirmation, shall be maintained on Site for a minimum of five (5) years, and shall be made available to a Provincial Officer upon request.
- (8) Excess Dry Soil can only be transferred to a pit or quarry for pit rehabilitation under the Aggregate Resources Act, R.S.O. 1990, c.A.8 only if:
- a. a Qualified Person has confirmed, in writing, that the concentrations of constituent contaminants of the soil, and the deposition of the soil at the pit or quarry, are in accordance with the Aggregate Resources Act, R.S.O. 1990, c.A.8 and the regulations, the site plan and the conditions of the licence or permit under the Aggregate Resources Act, R.S.O. 1990, c.A.8; and
 - b. a Qualified Person has determined it is appropriate to bring the soil to the pit or

quarry, and this determination was done with consideration given to the contaminant volumes and loadings, the impacts on the existing conditions at the pit or quarry, and the introduction of new contaminants to the pit or quarry.

Spill and Emergency Response Plan

35. (1) Within 60 days of the issuance of this Approval, the Owner shall prepare spill and emergency response plan and provide a copy of the emergency response plan to the District Manager. At minimum, the spill and emergency response plan shall include the following:
- a. a drawing which accurately reflects the final Site plan layout and clearly indicates all storage areas and the location of emergency equipment;
 - b. emergency response procedures to be undertaken in the event of a spill or process upset, including specific clean up methods;
 - c. a list of equipment and clean up materials available for use in emergencies;
 - d. a list of names and telephone numbers of clean up companies available for emergency response; and
 - e. notification protocol, with names and telephone numbers of persons to be contacted, including Owner personnel, the Ministry's Spills Action Centre and District Office, the local Fire and Police Departments, the local Municipality, the local Medical Officer of Health, and the Ministry of Labour.
- (2) The spill and emergency response plan shall be kept up to date, and a copy shall be retained and accessible to all staff at all times.
- (3) The equipment, materials and personnel requirements outlined in the emergency response plan shall be immediately available on the Site at all times. The equipment shall be kept in a good state of repair and in a fully operational condition.
- (4) Each staff member that operates the Site shall be fully trained in the use of the equipment they are required to operate under the emergency response plan and in the procedures to be employed in the event of an emergency.
- (5) The Owner shall immediately take all measures necessary to contain and clean up any spill (as defined in the EPA) which may result from the operation of this Site and immediately implement the emergency response plan if required.
- (6) All spills, as defined in the EPA, shall be immediately reported to the Ministry's Spill Action Centre at 1-800-268-6060.

Nuisance, Noise and Air emission Control

36. (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 ensure that all on-Site roads and operations/yard areas are regularly swept/washed to prevent dust impacts off-Site.
- (4) The Owner shall ensure that any waste causing a nuisance or Adverse Effect shall be removed from the Site no later than 6 hours of the commencement of the nuisance or Adverse Effect.
- (5) 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.
- (6) The Owner shall implement recommendations of the Transportation Impact Study included as Item 3 in Schedule "A".
- (7) Until a Site-specific s. 9 noise EPA approval is obtained, the Owner shall, at all times, ensure that the noise emissions from the Site comply with the limits set out in the Ministry Publication NPC-300.
- (8) Until a Site-specific s. 9 air EPA approval is obtained, the Owner shall not receive Excess Dry Soil listed in Condition 23.(1).d.
- (9) Within 60 days of the issuance of this Approval, the Owner shall prepare and provide to the District Manager for approval a dust management plan to prevent and control fugitive dust emission. The dust management plan shall be implemented to control dust associated with waste management operations at Site after its acceptance by the District Manager.

Signage and Security

37. (1) A sign shall be posted and maintained at the entrance to the Site in a manner that is clear and legible, and shall include the following information:
- a. the name of the Site and Owner;
- b. this Approval number;

- c. the name of the Operator;
 - d. the normal hours of operation;
 - e. the allowed materials that may be accepted at the Site, and any materials explicitly prohibited by conditions of this Approval;
 - f. a telephone number to which complaints may be directed; and
 - g. a twenty-four (24) hour emergency telephone number (if different from above).
- (2) The Site shall be operated and maintained in a secure manner, such that unauthorized persons cannot enter the Site.

Design and Operations Report

38. (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 Site's operations 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) Within 3 months of the completion of the construction and installation of building and structures, the Owner shall submit to the District Manager "As-Built" individual drawings for all on-Site structures including buildings, Excess Dry Soil storage areas, and update the Design and Operations Report.

Staff Training

39. (1) Within 30 days of the issuance of this Approval and prior to the commencement of the waste acceptance at the Site, a training plan shall be developed and maintained for all

employees that operate the Site. Only Trained Personnel shall operate the Site or carry out any activity required under this Approval.

- (2) All Trained Personnel of the Site shall be trained with respect to the following:
- a. the terms, conditions and operating requirements of this Approval;
 - b. site operation and management of the Site, or areas within the Site, as per the specific job requirements of each individual operator, and which may include procedures for receiving, screening, handling, transporting, refusing and manifesting of wastes;
 - c. shipping and manifesting procedures, if such functions fall within the job requirements of the individual operator;
 - d. the Site plan and location of relevant equipment, including that for emergencies and spills;
 - e. an outline of the responsibilities of Trained Personnel including roles and responsibilities during emergencies and spills;
 - f. Spills, Emergency Response and Contingency Planning equipment and procedures;
 - g. emergency first-aid information;
 - h. information recording procedures;
 - i. equipment and Site inspection procedures; and
 - j. procedures for recording and responding to public complaints;
 - k. relevant waste management legislation and regulations, including the Act, Reg 347, O. Reg. 153/04, as amended and Reg. 406/19, as amended;
 - l. environmental and occupational health and safety concerns pertaining to the processes and wastes to be handled; and
 - m. specific written procedures for the control of nuisance conditions.

Site Inspection

40. An inspection of the entire Site and all equipment on the Site shall be conducted three times within 24 hours on each day the Site is in operation to ensure that:
- a. the Site is secure;

- b. that the operation of the Site is not causing any nuisances;
- c. that the operation of the Site is not causing any adverse effects on the environment; and
- d. that the Site is being operated in compliance with this Approval.

Any deficiencies discovered as a result of the inspection shall be remedied immediately or as soon as practicable, which may require temporarily ceasing operations at the Site if needed.

41. A record of the inspections, including the following information, shall be kept in the daily log book:
- a. the name and signature of person that conducted the inspection;
 - b. the date and time of the inspection;
 - c. a list of any deficiencies discovered;
 - d. any recommendations for remedial action; and
 - e. the date, time and description of actions taken.

Complaint Response

42. If at any time the Owner receives a complaint regarding an adverse effect (as defined in the EPA) due to operation of the Site, the Owner shall respond to the complaint according to the following procedure:
- (1) The Owner shall record and number each complaint, either electronically or in a separate log book, along with the following information:
 - a. the nature of the complaint;
 - b. the name, address and telephone number of the complainant (if provided);
 - c. the date and time the complaint was received;
 - d. a description of the weather conditions at the time of the complaint;
 - e. a description (chemical quality and quantity) of the Excess Dry Soil being received at the time of the complaint; and
 - f. a description of the known or suspected activity causing the complaint.

- (2) The Owner shall:
- a. initiate appropriate steps to determine all possible causes of the complaint;
 - b. proceed to take the necessary actions to eliminate the cause of the complaint;
 - c. notify the District Manager of the complaint within 24 hours of receiving the complaint;
 - d. forward a written response to the District Manager within 5 business days of receiving the complaint, with a copy to the complainant if they have identified themselves, that describes the actions taken to address the complaint; and
 - e. forward daily updates to the District Manager, if requested, until the complaint is resolved.
- (3) The Owner shall complete and retain on-site a report written within 10 business days of the complaint date, including:
- a. the information required in conditions 42(1) and 42(2) above;
 - b. a list of the actions taken to resolve the complaint; and
 - c. recommendations for any remedial measures, managerial changes or operational changes that would reasonably avoid the recurrence of similar incidents in the future.

Record Keeping

43. A daily log shall be maintained at the Site, either electronically or in written format, and shall include the following information as a minimum:
- a. the date;
 - b. quantities and sources of all waste received at the Site;
 - c. estimated quantities of all stockpiled soil on-Site at the end of each operating day;
 - d. quantities and destinations of all Excess Dry Soil shipped from the Site;
 - d. a record of all sampling and analysis carried out further to the conditions of this Approval;
 - e. a record of daily inspections required by this Approval;
 - f. a record of any process upsets or spills with the potential to enter the natural environment, the nature of the spill or process upset and the action taken for the clean up or correction of

the spill, the time and date of the spill or process upset, and for spills, the time that the Ministry and other persons were notified of the spill in fulfilment of the reporting requirements in the EPA.

- g. a record of any refusals, including the types and amounts of waste refused,
- h. reasons for refusal and actions taken; and
- i. a record of all complaints received regarding operations at the Site.

Annual Report

44. A written report on the development, operation and monitoring of the Site, shall be completed annually (the “Annual Report”). The Annual Report shall be submitted to the District Manager, by April 30th of the year following the period being reported upon and the first such report is due on April 30th, 2027. The Annual Report shall include but not be limited to the following information:
- a. a detailed daily and monthly summary of the type and quantity of all incoming and outgoing Excess Dry Soil and the destination of all outgoing Excess Dry Soil, rock and debris along with a summary of all sampling and analysis for outgoing materials;
 - b. any environmental and operational problems, that could negatively impact the natural environment (as defined in the EPA), encountered during the operation of the Site and during the facility inspections and any mitigative actions taken;
 - c. any changes to the emergency response plan or the Design and Operations Report since the last Annual Report;
 - d. any recommendations to minimize environmental impacts from the operation of the Site and to improve Site operations and monitoring programs in this regard.
 - e. any changes in operations, equipment, or procedures used at the Site, any operating problems encountered and corrective actions taken;
 - f. summary of inspections undertaken at the Site;
 - g. summary of any public complaints received and the responses made;
 - h. a statement as to compliance with all conditions of this Approval and the other relevant Ministry’s requirements.

Closure Plan

45. (1) A Closure Plan shall be submitted to the Director for approval, with a copy to the District

Manager, no later than six (6) months before the planned closure date of the Site. The Closure Plan shall include, at 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.

- (2) The Site shall be closed in accordance with the approved Closure Plan.
- (3) No more than 10 days after closure of the Site, the Owner shall notify the Director, in writing, that the Site is closed and that the approved Closure Plan has been implemented.

Schedule "A"

1. Environmental Compliance Approval application dated October 25, 2024.
2. Design and Operations Report, prepared by Rod Adams, dated October 31, 2024, Version 3 dated July 31, 2025 and Version 4 dated August 12, 2025.
3. Transportation Impact Study, 633 Coronation Drive Waste Transfer Station and Excess Soil Stations, HDR Corporation, dated March 12, 2025.

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

The reason for the definitions section is to simplify the wording of the subsequent conditions and define the specific meaning of terms as used in this Approval.

The reason for Conditions 1, 2, 4, 5, 6, 7, 8, 9, 10, 14, 15, and 16 is to clarify the legal rights and responsibilities of the Owner and Operator.

The reason for Condition 3 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 11 are 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.

The reasons for Condition 12 are 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.

The reason for Conditions 13 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, OWRA and PA.

Condition 17 has been included in order to clarify what information may be subject to the Freedom of Information Act.

The reason for Conditions 18 through 20 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 21 is to specify the hours of operation for the Site.

The reason for Condition 22 is to specify the approved service area from which waste may be accepted at the Site.

The reasons for Conditions 23 through 25 are to specify the types of materials that may be accepted at the Site, the maximum amounts of waste that may be stored at the Site, and the maximum rate at which the Site may receive and ship waste based on the Owner's application and supporting documentation.

The reasons for Condition 26 is to specify the allowable methods of processing and management of incoming Excess Soil based on the Owner's application and supporting documentation and 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 Condition 27 is to ensure that all wastes received at the Site are received by properly Trained Personnel to ensure they are managed in a manner that protects the health and safety of people and the environment.

Conditions 28 through 31 are included to ensure incoming waste is properly classified and specify sampling and testing requirements of the incoming waste.

The reasons for Conditions 32 through 33 is to ensure that all processed material is tested and to ensure that any processed material is only sent off-site for reuse to an appropriate receiving facility.

The reasons for Condition 34 is to ensure that processed material is only sent off-site for reuse to an appropriate receiving facility.

The reasons for Condition 35 is to ensure that an emergency response plan and a spill management plan are developed and maintained at the Site, and that staff are properly trained in the operation of the equipment used at the Site and emergency response procedures.

The reason for Condition 36 is to ensure that the site is managed in an environmentally acceptable manner in accordance with applicable Ministry regulations, and the approved documents incorporated into this Approval.

The reason for Condition 37 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.

The reason for Conditions 38 is to ensure that the Design and Operations Report is maintained, up-to-date and available at the Site at all times and to ensure that any changes to the Report are done with prior approval from the Ministry.

The reason for Condition 39 is to ensure that the Site is operated by properly Trained staff in a manner which does not result in a hazard or nuisance to people or the environment.

The reason for Conditions 40 and 41 is to ensure that inspections of all Site grounds and infrastructure are carried out on a regular basis, and that detailed records of Site inspections are recorded and maintained for compliance and information purposes.

The reason for Condition 42 is to ensure that any complaints regarding Site operations at the Site are responded to in a timely manner.

The reason for Condition 43 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 reason for Condition 44 is 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 Conditions 45 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.

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 18th day of August, 2025



Mohsen Keyvani, P.Eng.

Director

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

AQ/

c: District Manager, MECP Toronto - District
Rod Adams