
ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER A-500-5321841479

Version: 1.0

Issue Date: September 8, 2025

Pursuant to section 20.3 of the *Environmental Protection Act*, Revised Statutes of Ontario (R.S.O.) 1990, c. E. 19 and subject to all other applicable Acts or regulations this Environmental Compliance Approval is issued to:

1000752515 ONTARIO INC.

7628 FLEWELLYN ROAD

OTTAWA ONTARIO

K2S 1B6

For the following site:

543 Witt Road , Pembroke, OTTAWA, ONTARIO, CANADA, K8A 6W8

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 4 ha waste disposal site to be used for the receipt and temporary storage and transfer of following types of waste:

- Scrap metals and white Goods (Ferrous and Non-Ferrous Scrap metal)
- Construction and demolition waste (C&D)
- Wood waste
- Non-hazardous domestic waste
- Used tires
- Asbestos waste
- Refrigerant appliance
- Propane tanks

DEFINITIONS

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

1. Definitions

"Approval" means this entire provisional Environmental Compliance Approval document, issued in accordance with Part II.1 of the EPA, and includes any schedules to it, the application and the supporting documentation listed in Schedule"1", as amended from time to time;

"Asbestos waste" as defined in Regulation 347;

"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 EPA as a Director for the purposes of Part V of the EPA;

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

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

"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 and OWRA under the *Executive Council Act*, R.S.O. 1990 c. E.25;

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

"NMA" means the Nutrient Management Act , 2002, S.O. 2002, c. 4, 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, and includes its successors or assignees;

"Owner" means any person that is responsible for the establishment or operation of the Site being approved by this Approval, and includes 1000752515 ONTARIO INC., its successors and assignees;

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

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

"Provincial Officer" means any person designated in writing by the Minister as a provincial officer pursuant to Section 5 of the OWRA or Section 5 of the EPA or Section 17 of the PA or Section 4 of the NMA or Section 8 of the SDWA;

"Regional Director" means the Regional Director of the local regional office of the Ministry in which the Site is located;

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

"residual waste" means waste components that are generated after Owner's processing operation, and are destined for re-use or final disposal at a ministry approved facility;

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

"Site" means CFT Recycling - Pembroke facility located at 543 Witt Road, Pembroke, Ontario, authorized by this Approval;

"Tire Unit" means one tire weighing less than twelve kilograms, or twelve kilograms of chipped or shredded tires;

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

- a. relevant waste management legislation, regulations and guidelines;
- b. major environmental concerns pertaining to the material being handled;
- c. occupational health and safety concerns pertaining to the processes and materials being handled;
- d. site management procedures, including the use and operation of the equipment that person is required to operate for the processes and materials being handled by that person;
- e. emergency response procedures;
- f. specific written procedures for the control of nuisance conditions;
- g. specific written procedures for management of unacceptable loads;

h. the requirements of this Approval.

"Transfer Station" means the transfer station established on Site for the temporary storage, processing and bulking of waste;

"Used Tires" means a tire that is used and has not been refurbished for road use; and

"White goods" means White goods which contain, or may contain refrigerants, and which include, but are not restricted to, refrigerators, freezers and air-conditioning systems.

TERMS AND CONDITIONS

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

1. 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.

2. In Accordance

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 December 17, 2024, and the supporting documentation listed in Schedule "1".
2. Construction and installation of the aspects of the Site described in the application for this Approval must be completed within 5 years of the later of:
 - a. the date this Approval is issued; or
 - b. if there is a hearing or other litigation in respect of the issuance of this Approval, the date that this hearing or litigation is disposed of, including all appeals.
3. This Approval ceases to apply in respect of the aspects of the Site noted above that have not been constructed or installed before the later of the dates identified in Condition 2.2.b. above.

3. Interpretation

1. Where there is a conflict between a provision of any document, including the

application, referred to in this Approval, and the conditions of this Approval, the conditions in this Approval shall take precedence.

2. Where there is a conflict between the application and a provision in any documents listed in Schedule "1", the application shall take precedence, unless it is clear that the purpose of the document was to amend the application and that the Ministry approved the amendment.
3. Where there is a conflict between any two documents listed in Schedule "1", other than the application, the document bearing the most recent date shall take precedence.
4. 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.

4. Other Legal Obligations

1. The issuance of, and compliance with, this Approval does not:
 - a. relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement including, but not limited to:
 - i. obtaining site plan approval from the local municipal authority;
 - ii. obtaining all necessary building permits from the local municipal authority Building Services Division;
 - iii. obtaining 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.
2. The contact stormwater run-off/dischARGE shall be managed in accordance with the applicable OWRA requirements.

5. Adverse Effects

1. The Owner and Operator shall take steps to minimize and ameliorate any adverse effect (as defined in the EPA) or impairment of air quality or water quality resulting from operations at the Site, including such accelerated or additional monitoring as may be necessary to determine the nature and extent of the effect or impairment.
2. Despite an Owner, Operator or any other person fulfilling any obligations imposed by this Approval the person remains responsible for any contravention of any other condition of this Approval or any applicable statute, regulation, or other legal

requirement resulting from any act or omission that caused the adverse effect (as defined in the EPA) or impairment of water quality.

6. Change of Owner

1. The Owner shall notify the Director in writing, and forward a copy of the notification to the District Manager, within 30 days of the occurrence of any 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.
2. No portion of this Site shall be transferred or encumbered prior to or after closing of the Site unless the Director is notified in advance and sufficient financial assurance is deposited with the Ministry to ensure that these conditions will be carried out.

7. Inspections

1. No person shall hinder or obstruct a Provincial Officer from carrying out any and all inspections authorized by the EPA, the OWRA or the PA or the NMA or the SDWA of any place to which this Approval relates, and without limiting the foregoing to:
 - a. enter upon the premises where the Site is located, or the location where the records required by the conditions of this Approval are kept;
 - b. have access to, inspect, and copy any records required by the conditions of this Approval;
 - c. inspect the practices, procedures, or operations required by the terms and conditions of this Approval; and
 - d. sample and monitor for the purposes of assessing compliance with the conditions of this Approval or the EPA, the OWRA or the PA or the NMA or the SDWA.

8. Financial Assurance

1. By October 15, 2025, the Owner shall submit financial assurance as defined in

Section 131 of the EPA to the Director in the amount of \$149,581.00. 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.

2. Commencing on September 30, 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 8.1. above.
3. 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.

9. Information and Record Retention

1. Any information requested by the Ministry concerning the Site and its operation under this Approval, including, but not limited to, any records required to be kept by this Approval, shall be provided in a timely manner to the Ministry, upon request. Records shall be retained for 5 years unless otherwise authorized in writing by the Director.
2. The receipt of any information by the Ministry or the failure of the Ministry to prosecute any person or to require any person to take any action, under this Approval or under any statute, regulation or other legal requirement, in relation to the information, shall not be construed as:
 - a. an approval, waiver, or justification by the Ministry of any act or omission of any person that contravenes any term or condition of this Approval or any statute, regulation or other legal requirement; or
 - b. acceptance by the Ministry of the information's completeness or accuracy.
3. 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.
4. All records and monitoring data required by the conditions of this Approval must be kept on the Owner's premises for a minimum period of two (2) years from the date of their creation.

10. Hours of Operations

1. Waste acceptance, processing and transfer operations may be carried out from

Monday to Friday between the hours of 8:00am and 4:00 pm, and on Saturday from 9:00am to 2:00 pm., unless otherwise restricted by municipal by-laws.

2. No waste shall be received at the Site except when the Site is under the supervision of a Trained Personnel.

11. Service Area

1. Only waste generated in the Eastern Ontario shall be accepted at the Site.

12. Approved Waste Types

1. This Site is approved to receive the following waste types:
 - a. Scrap metals and white Goods (Ferrous and Non-Ferrous Scrap metal)
 - b. Construction and demolition waste (C&D)
 - c. Wood waste
 - d. Non-hazardous domestic waste
 - e. Used tires
 - f. Asbestos waste
 - g. Refrigerant appliance
 - h. Propane tanks

13. Processing Activities

1. The operation of the processing and transfer facility is limited to the following:
 - a. The receipt, sorting, processing (shearing and shredding) and storage of ferrous and non-ferrous metals;
 - b. The receipt and the temporary storage of used tire units for off-site processing;
 - c. the receipt and temporary storage of construction and demolition (C&D) waste;
 - d. the receipt and temporary storage of wood (untreated and painted) waste;
 - e. the receipt and temporary storage of asbestos waste; and
 - f. the receipt and temporary storage of non-hazardous domestic waste.

14. Waste Limits and Storage

1. The amount of waste received per day at the Site shall not exceed the following limits:

- a. Scrap metals and white Goods (Ferrous and Non-Ferrous Scrap metal): 27 tonnes
 - b. Construction and demolition waste (C&D): 10 tonnes
 - c. Wood waste: 5 tonnes
 - d. Non-hazardous domestic waste: 1 tonnes
 - e. Used tires: 191 tire units
 - f. Asbestos waste: 1 tonne
 - g. Refrigerant appliance: 30 units
 - h. Propane tanks: 30 units
2. The maximum quantity of waste stored at any time shall not exceed the following limits:
- a. Scrap metals and White goods (Ferrous and Non-Ferrous Scrap metal): 960 tonnes
 - b. Construction and demolition waste (C&D): 300 tonnes
 - c. Wood waste: 45 tonnes
 - d. Non-hazardous domestic waste: 2 tonnes
 - e. Used tires: 1,000 tire units
 - f. Asbestos waste: 2 tonne
 - g. Refrigerant appliance: 30 units
 - h. Propane tanks: 30 units
3. The Owner shall refuse any load if the receipt of that load could reasonably be expected to cause non-compliance with this Approval, including the receipt and storage limitations set out above.
4. Domestic waste shall be stored in roll-off bins or walking floor trailer which shall be covered or tarped to prevent nuisance.
5. Domestic waste shall be removed and disposed of to a licenced waste disposal facility within 48 hours of its receipt.
6. In the event the waste cannot be transferred from the Site, the Owner shall cease accepting waste and shall ensure the total amount of waste on Site does not exceed

the maximum quantity approved under Condition 14.2.

7. White goods appliances containing refrigerant can be accepted at the Site, but they shall be stored in a temporary holding area prior to the refrigerant removal.
8. The refrigerant removal shall be conducted by a licensed technician.
9. Under no circumstances shall burning or incineration of any material be allowed at this Site.
10. The Owner shall ensure that:
 - a. all bins and waste storage areas are clearly labelled;
 - b. all lids or doors on bins shall be kept closed during non-operating hours and during high wind events;
 - c. if necessary to prevent litter, waste storage areas shall be covered during high wind events; and
 - d. Refrigerant appliances have been tagged to indicate that the refrigerant has been removed by a licensed technician. The tag number shall be recorded in the log book and shall remain affixed to the appliance until transferred from the Site.
 - e. Refrigerant removal in White goods stored in a temporary storage area shall be completed within 1 week of reaching the maximum storage quantity by a licensed technician.
 - f. tires shall be transferred off-Site within one week of reaching the maximum storage capacity on-Site.
11. Vehicle salvage operations are not permitted at the Site except removal of batteries.
12. The batteries recovered from the vehicle shall be removed from the Site and transported off-Site to processing facility at the end of the operating day each day.
13. Within 60 days of the issuance of this Approval, the Owner shall remove soil pile and transport it to a licensed facility for processing or final disposal.

15. Management of Asbestos Waste

1. The following requirements apply to the management of asbestos waste:
 - a. The Owner shall ensure that signage is posted at the entrance to the Site displaying appropriate asbestos waste receipt, packaging and asbestos waste hauling vehicle storage requirements.
 - b. The Owner shall inspect all incoming asbestos waste loads to ensure that all asbestos waste received and stored in asbestos hauling vehicle at the Site is

enclosed in six-mil polyethylene bags free from punctures, tears or leaks.

- c. All asbestos waste received at the Site shall be transported/hailed by an approved waste management system operator and shall be stored in a secure manner inside a hauling vehicle which is used to transport the asbestos waste. Hauling vehicle containing asbestos waste shall be parked in a secured designated area and asbestos waste shall not be removed or unloaded from the asbestos hauling vehicles at the Site.
 - d. No other waste shall be stored with asbestos waste or in haulage vehicles containing asbestos waste.
 - e. The Owner shall ensure that every person involved in the handling or management of asbestos waste is trained in the handling and clean-up asbestos waste, and shall take all precautions necessary to prevent asbestos waste from becoming airborne.
2. No asbestos waste shall remain at the Site for longer than 24 hours from the date of its receipt.
 3. The Owner shall ensure that asbestos spill and safety equipment is available and maintained in good working order at the Site, including (but not limited to) a shovel, a broom, wetting agent, protective clothing, a supply of six-mil polyethylene bags, bag closures, NIOSH-approved personal respiratory equipment for protection against asbestos fibers, and HEPA vacuum(s).
 4. The Owner shall ensure that all asbestos waste shipped from the Site shall be transported directly to a site approved to accept asbestos waste for final disposal, and not to a site where final disposal of the waste will not take place.
 5. The Owner shall ensure that all asbestos waste leaving the Site is packaged in accordance with the Act and Reg. 347, and in a manner which is acceptable to the receiving site.
 6. Before shipping any asbestos waste from the Site, the Owner shall notify the receiving site of the shipment's anticipated time of arrival.
 7. The Owner shall request written confirmation of receipt from the receiving site for each asbestos waste shipment. These written records shall be made available to any Provincial Officer upon request.

16. Signage and Security

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 as described in Condition 10.1. above;
- 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.

17. Design and Operations Report

- 1. The Design and Operations Report shall be kept up-to-date, with any changes to the Design and Operations Report requiring approval being submitted to the Director for approval prior to implementation.
- 2. Changes to the Site's operations that:
 - a. 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; and
 - b. require an amendment to this Approval under Section 27 of the EPA shall not be implemented on-site or included in the Design and Operations Report until they have been approved by the Director.
- 3. An updated Design and Operations Report, including the revisions tracking log noted above, shall be submitted with all future Environmental Compliance Approval applications for the Site.
- 4. The Design and Operations Report shall be retained at the Site and available for inspection by a Provincial Officer upon request.

18. Staff Training

- 1. Within 60 days of the issuance of this Approval, the Owner shall prepare and maintain a training plan to be used to train all employees that operate the Site.
- 2. The Owner shall ensure that Trained Personnel are available at all times during the hours of operation of this Site, and that Trained Personnel supervise all management of processed and unprocessed waste at the Site.
- 3. The Owner shall ensure that Site personnel are trained, and receive annual refresher training, on the operation and management of the Site, or area(s) within the Site, in

accordance with the specific job requirements of each individual, including but not limited to:

- a. receiving and recording procedures (including recording procedures for wastes which are the use and operation of equipment for the processes and wastes to be handled;
- b. storage, handling, sorting and shipping procedures;
- c. operation of equipment and procedures to be followed in the event of a process upset or an emergency situation;
- d. procedures for the control of nuisance conditions;
- e. housekeeping, inspection and maintenance procedures; and
- f. procedures for recording and responding to public complaints.

19. Site Inspection

1. An inspection of the entire Site and all equipment on the Site shall be conducted each day the Site is in operation to ensure that:
 - a. the Site is secure;
 - b. the operation of the Site is not causing any nuisances;
 - c. the operation of the Site is not causing any adverse effects on the environment; and
 - d. the Site is being operated in compliance with this Approval.
2. 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.

20. Nuisances

1. The Owner shall operate and maintain the Site in a manner which ensures the health and safety of all persons and the protection of the environment, through active prevention of any possible environmental adverse effects, including but not be limited to odours, dust, litter, vectors, vermin, rodents and noise.

21. Complaint Response

1. 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:
 - a. The Owner shall record and number each complaint, either electronically or in a

separate log book, along with the following information:

- i. the nature of the complaint;
- ii. the name, address and telephone number of the complainant (if provided);
- iii. the date and time the complaint was received;
- iv. a description of the weather conditions at the time of the complaint; and
- v. a description of the known or suspected activity causing the complaint.

b. The Owner shall:

- i. initiate appropriate steps to determine all possible causes of the complaint;
- ii. proceed to take the necessary actions to eliminate the cause of the complaint;
- iii. notify the District Manager of the complaint within one business day of receiving the complaint;
- iv. 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
- v. forward daily updates to the District Manager, if requested, until the complaint is resolved.

c. The Owner shall complete and retain on-site a report written within 10 business days of the complaint date, including:

- i. the information required in conditions 21.1.a and 21.1.b above;
- ii. a list of the actions taken to resolve the complaint; and
- iii. recommendations for any remedial measures, managerial changes or operational changes that would reasonably avoid the recurrence of similar incidents in the future.

22. Spill and Emergency Response Plan

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.
7. The Site shall at all times be maintained and operated in accordance with the provisions of the Fire Code, as they may be amended from time to time.
8. Within 30 days of the date of the issuance of this Approval, the Owner shall prepare and provide a copy of a Fire Safety and Emergency Plan to the local Fire Department for review and approval. A copy of the Fire Emergency Safety and Emergency Plan approved by local Fire Department shall be provided to the District Manager within 15 days of receiving acceptance of the plan by the Fire Department.

23. Log Book/Record Keeping

1. 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 waste removed from the site on each operating day;
- d. destinations of all waste shipped from the Site;
- 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, reasons for refusal and actions taken;
- h. a record of all complaints received regarding operations at the Site.

24. Environmental Monitoring Plan

1. The Owner shall monitor surface water in accordance with the monitoring program outlined in Schedule"2" of this Approval.
2. A Professional Geoscientist or Engineer possessing appropriate hydrogeologic training and experience shall execute or directly supervise the execution of the surface water monitoring and reporting program.
3. The Site shall be operated in such a way as to ensure compliance with the Provincial Water Quality Objectives included in the July 1994 publication entitled Water Management Policies, Guidelines, Provincial Water Quality Objectives, as amended from time to time or limits set by the Regional Director, for the protection of the surface water at and off the Site.
4. The Owner may request to make changes to the monitoring program(s) to the District Manager in accordance with the recommendations of the Annual Report. The Owner shall make clear reference to the proposed changes in a separate letter that shall accompany the Annual Report.
5. Within fourteen (14) days of receiving the written correspondence from the District Manager confirming that the District Manager is in agreement with the proposed changes to the environmental monitoring program, the Owner shall forward a letter identifying the proposed changes and a copy of the correspondences from the District Manager and all other correspondences and responses related to the changes to the monitoring program, to the Director requesting the Approval be amended to approve the proposed changes to the environmental monitoring plan prior to implementation.

25. Reporting

1. 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 descriptive summary of any Spill or other emergency situations which have occurred at the Site, the remedial measures taken and the measures taken to prevent future occurrences;
 - b. to the extent possible, a summary of all rejected waste, including quantity, waste type, reason for rejection and origin of the rejected waste;
 - c. a monthly summary of the type and quantity of all incoming and outgoing wastes;
 - d. 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;
 - e. any changes to the emergency response plan or the Design and Operations Report since the last Annual Report;
 - f. a summary of the types and amounts of the waste received, processed, transferred or disposed through the Site;
 - g. a summary of complaints received and the manner in which they were handled;
 - h. a statement as to compliance with all Conditions of this Approval and with the inspection and reporting requirements of the Conditions herein;
 - i. any recommendations to minimize environmental impacts from the operation of the Site and to improve Site operations and monitoring programs in this regard;
 - j. summary of inspections undertaken at the Site;
 - k. summary of any public complaints received and the responses made;
 - l. a statement as to compliance with all conditions of this Approval and the other relevant Ministry's surface water requirements.

26. Closure Plan

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.

REASONS

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

1. Definitions

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.

Terms and Conditions

The reason for Conditions 1, 3, 4, 5, and 9 to clarify the legal rights and responsibilities of the Owner and Operator.

The reason for Condition 2 is to ensure that the Site is operated in accordance with the application and supporting documentation submitted by the Owner, and not in a manner which the Director has not been asked to consider.

The reasons for Condition 6.1. 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 6.2. 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 Condition 7 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.

The reason for Condition 8 is to ensure that sufficient funds are available to the Ministry to clean up the Site in the event that the Owner is unable or unwilling to do so.

The reason for Condition 10 is to specify the hours of operation for the Site.

The reason for Condition 11 is to specify the approved service area from which waste may be accepted at the Site.

The reasons for Conditions 12, 13 and 14 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, the maximum rate at which the Site may receive and ship waste and the allowable methods of processing based on the Owner's application and supporting documentation.

The reason for Conditions 15 is to ensure that the Site is operated in a manner which does not result in a nuisance or a hazard to the health and safety of the environment or people.

The reason for Condition 16.1 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 Condition 16.2 is to ensure the controlled access and integrity of the Site by preventing unauthorized access when the Site is closed and no site attendant is on duty.

The reason for Conditions 17 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 Conditions 18 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 Condition 19 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 20 is to ensure that the Site is operated in a manner which does not result in a nuisance or a hazard to the health and safety of people and the environment.

The reason for Condition 21 is to ensure that any complaints regarding Site operations at the Site are responded to in a timely manner.

The reasons for Condition 22 is to ensure that an Spill and Emergency Response 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 Conditions 23 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.

Condition 24 is included to require the Owner to incorporate the approved environmental monitoring plan into the approval in order to demonstrate that the Site is performing as designed and the impacts on the natural environment are acceptable. Regular monitoring allows for the analysis of trends over time and ensures that there is an early warning of potential problems so that any necessary remedial/contingency action can be taken.

The reason for Condition 25 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 Condition 26 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.

APPEAL PROVISIONS

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me and the Ontario Land Tribunal, within 15 days after the service of this notice, require a hearing by the Tribunal. You must also provide notice to, the Minister of the Environment, Conservation and Parks in accordance with Section 47 of the *Environmental Bill of Rights*, 1993 who 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:

- 1. 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;
- 2. 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 <i>Environmental Protection Act</i> Ministry of the Environment, Conservation and Parks 135 St. Clair Avenue West, 1st Floor Toronto, Ontario M4V 1P5
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* 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 [Ontario Land Tribunal's](#)

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 [Environmental Registry of Ontario](#), 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 8th day of September, 2025



Mohsen Keyvani

Director

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

c: Charbel Bouroufai, 1000752515 ONTARIO INC.

The following schedules are a part of this environmental compliance approval:

SCHEDULE 1

Schedule"1"

1. Environmental Compliance Approval application dated December 13, 2024.
2. Design and Operations Report, Jp2g Consultants Inc., dated August 7, 2024, revised on September 11, 2024, and September 4, 2025.
3. Jp2g Consultants Inc., letter report dated August 7, 2025, Re.: CFT Recycling Pembroke, Application for an ECA, MECP Reference No.: 1000321840.

SCHEDULE 2

Schedule"2"

Surface Water Monitoring Program

Monitoring Location	Frequency	Parameters
Surface Water Stations: SW1 (ditch), SW2 (upstream side of culvert) and SW3 (upstream side of culvert)	Spring and Fall	Spring & Fall: Comprehensive List, Column 3, Reg 232/98 + Hardness and DOC with BTEX (every 3 years), Field parameters: Temperature, pH, Conductivity, Dissolved Oxygen and flow