

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 8756-DAXLAS  
Issue Date: January 21, 2026

LaSalle Agri Inc.  
7162 LaSalle Line, Town of Watford, Ontario, N0M 2S0

Site Location: 25700 Kerwood Road  
Adelaide Metcalfe Township,  
County of Middlesex  
Ontario, N7G 3H5

*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:*

establishment of stormwater management works for the collection, transmission, treatment and disposal of stormwater runoff from a fertilizer storage facility with a total catchment area of 11.09 hectares, to provide Enhanced Level quality control and erosion control, to restrict post-development outflows for the 2, 5, and 10-year design storm events to the capacity of the downstream 250 mm diameter municipal drainage tile, and to attenuate post-development peak flows to pre-development peak flows for the 25 to 250-year design storm events, discharging to the existing Winter Municipal Drain, consisting of the following:

**Proposed Works:**

**Non-contact Stormwater Management Works**

- Six (6) conveyance grass swales, totaling approximately 733 m in length, 'trapezoidal' shaped, maximum side slopes of 3:1, and a longitudinal slope ranging from 0.5% to 2.1%, each acting as low-impact development (LID) features to provide an initial level of quality control while directing flows to the SWM Facility as described below;
- One (1) SWM Facility consisting of a dry cell and a wet cell to provide attenuation for non-contact runoff from a catchment area of 4.94 ha, with the dry cell having maximum slopes of 4:1, a ranging depth of 1.40 m to 1.60 m (top elevation 223.80 m, bottom elevation 222.40 to 222.20 m), a total maximum storage volume (up to elevation of 223.50 m without including 30 cm freeboard) of 3,742 cubic metres, and the wet cell having side slopes from 3:1 to 5:1 (safety slope), a permanent pool depth of 1.00 m (bottom elevation 221.20 m and permanent pool elevation 222.20 m) with a permanent pool volume of 1714 cubic metres, an extended detention volume of 3,356 cubic metres, and a total maximum storage volume of approximately 5,070 cubic metres at elevation of 223.50 m for 100-year storm event, discharges via outlet control structure

consisting of a headwall (HW1) with an inlet elevation set at the permanent pool (222.20 m), a 1200 mm diameter maintenance hole (MH1) c/w a Tempest LMF Inlet Control Device to restrict outflows through the downstream 300 mm diameter outlet pipes prior to outletting to the oil & grit separator as described below;

- One (1) oil & grit separator (OGS) device specified as a Contech Engineering Solutions CDS (continuous deflection separation) unit Model CDS 5 or equivalent, receiving stormwater effluent from the SWM facility, having a 45.3 L/s peak treatment capacity, discharging to the Winter Municipal drain;

### **Contact Stormwater Management Works**

- One quantity pond including a clay-lined cell to provide storage for the contact runoff from a catchment area of approximately 3.84 ha, having maximum slopes of 3:1, a depth ranging from 3.20 m to 3.30 m. (top elevation 223.80 m, bottom elevation 220.60 m to 220.50 m), with a total storage volume of approximately 29,100 cubic metres, designed with no discharge and the pond content to be utilized for irrigation per the approved Non-Agricultural Source Material (NASM) Plan Approval;

including erosion/sedimentation control measures and all other appurtenances essential for the proper operation of the aforementioned Works.

all in accordance with supporting documents listed in **Schedule A**.

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

1. "Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;
2. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;
3. "District Manager" means the District Manager of the appropriate local District Office of the Ministry, where the Works are geographically located;
4. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
5. "Licensed Engineering Practitioner" means a person who holds a licence, limited licence or temporary licence under the *Professional Engineers Act*, R.S.O. 1990, c. P.28;
6. "Ministry" 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;
7. "Owner" means LaSalle Agri Inc. and its successors and assignees;
8. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
9. "Proposed Works" means those portions of the Works included in the Approval that are under

construction or to be constructed;

10. "Single Sample Concentration" means the concentration of a parameter in the effluent discharged on any day, as measured by a probe, analyzer or in a composite or grab sample, as required;
11. "Works" means the approved sewage works, and includes Proposed Works.

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

## **TERMS AND CONDITIONS**

### **1. GENERAL PROVISIONS**

- (1) The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and the terms and conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
- (2) Except as otherwise provided by these terms and conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with this Approval.
- (3) Where there is a conflict between a provision of this environmental compliance approval and any document submitted by the Owner, the conditions in this environmental compliance approval shall take precedence. Where there is a conflict between one or more of the documents submitted by the Owner, the Application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- (4) Where there is a conflict between the documents listed in the Schedule A, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
- (5) The terms and conditions of this Approval are severable. If any term and condition of this environmental compliance approval, or the application of any requirement of this environmental compliance approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.
- (6) The issuance of, and compliance with the Conditions of 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, the obligation to obtain approval from the local conservation authority necessary to construct or operate the sewage Works; or
  - (b) limit in any way the authority of the Ministry to require certain steps be taken to require the

Owner to furnish any further information related to compliance with this Approval.

2. EXPIRY OF APPROVAL

This Approval will cease to apply to those parts of the Works which have not been constructed within **five (5) years** of the date of this Approval.

3. CHANGE OF OWNER

(1) The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within **thirty (30) days** of the change occurring:

(a) change of Owner;

(b) change of address of the Owner;

(c) change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c. B17 shall be included in the notification to the District Manager;

(d) change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.

(2) In the event of any change in ownership of the Works, other than a change in ownership to the municipal, i.e. assumption of the Works, the Owner shall notify the succeeding owner in writing of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.

4. CONSTRUCTION

(1) The contact stormwater pond shall be constructed with an appropriately engineered and inspected clay liner. During construction, the pond excavation should be inspected by a qualified person (i.e. geotechnical engineer). If any granular layers or lenses which may act as a preferential flow pathway are encountered within the excavation, this should be documented by the qualified person who should also provide recommendations to mitigate infiltration in these areas.

(2) Any existing field drainage tiles that drain towards the proposed facility be rerouted away from the facility and all downstream tiles from the facility be capped or removed prior to the start of construction. Any tiles left in place outside of the facility footprint should be appropriately capped/sealed.

(3) Any existing water supply wells on the property must be maintained or abandoned in accordance with the requirements of Regulation 903. If a former well is discovered during construction of the facility, the local District Office should be notified and the well should be inspected by a licenced well technician to ensure that appropriate steps are taken to prevent the flow of water and/or contaminants

into the subsurface.

(4) Upon the construction of the Works, the Owner shall prepare a statement, certified by a Licensed Engineering Practitioner, that the Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry personnel.

(5) Within **one (1) year**, a set of as-built drawings showing the Works “as constructed” shall be prepared. These drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be retained at the Works for the operational life of the Works.

## 5. EFFLUENT OBJECTIVES

(1) The Owner shall use best efforts to design, construct and operate the Works with the objective that the concentrations of the materials named below as effluent parameters are not exceeded in the effluent of the non-contact stormwater management works (collected from MH2 located downstream of OGS).

<b>Table 1 - Effluent Objectives</b> (for sample collected at MH2 located downstream of OGS)	
<b>Effluent Parameter</b>	<b>Single Sample Concentration Objectives</b> (milligrams per litre unless otherwise indicated)
Column 1	Column 2
Oil and Grease	15
Total Suspended Solids	25
pH of the effluent maintained between 6.0 to 9.5, inclusive, at all times	

## 6. SPILL CONTINGENCY AND POLLUTION PREVENTION PLAN

(1) Before the commencement of operation of the Works, the Owner shall prepare a Spill Contingency and Pollution Prevention Plan that outlines procedures as to how to mitigate the impacts of a spill within the area serviced by the Works and prevent pollution incidents, and provide a copy to the District Manager. The said plan shall include as a minimum, but not limited to:

(a) the name, job title and 24-hour telephone number of the person(s) responsible for activating the Spill Contingency and Pollution Prevention Plan;

(b) a site plan drawn to scale showing the types of business, streets, catch basins & manholes, drainage patterns (including direction(s) of flow in storm sewers) and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);

(c) steps to be taken to report, contain, clean up and dispose of contaminants following a spill;

(d) a listing of telephone numbers for: local clean-up companies who may be called upon to assist

in responding to spills; local emergency responders including health institution(s); and the Ministry Spills Action Centre 1-800-268-6060;

(e) Materials Safety Data Sheets (MSDS) for each and every hazardous material which may be transported or stored within the area serviced by the Works;

(f) a description of the spill response and pollution prevention training provided to employees assigned to work in the area serviced by the Works, the date(s) on which the training was provided and to whom;

(g) an inventory of response and clean-up equipment available to implement the Spill Contingency and Pollution Prevention Plan, location and date of maintenance/replacement if warranted, including testing and calibration of the equipment; and

(h) the date on which the Spill Contingency and Pollution Prevention Plan was prepared and subsequently, amended.

(2) The Spill Contingency and Pollution Prevention Plan shall be kept in a conspicuous place near the reception area on site.

(3) The Spill Contingency and Pollution Prevention Plan will be amended from time to time as needed by changes in the operation of the facility or to reflect updates in the Municipal By-Laws, or improved Best Management Practices by the Owner.

## 7. OPERATION AND MAINTENANCE

(1) The Owner shall ensure that at all times, the Works and related equipment and appurtenances which are installed or used to achieve compliance with this Approval are properly operated and maintained according to the manufacturer's recommendations.

(2) Upon commencement of operation of the Works, the Owner shall implement a Spill Contingency and Pollution Prevention Plan prepared according to Condition 6.

(3) The Owner shall construct, operate and maintain the Works with the objective that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen, foam or discoloration on the receiving waters.

(4) The Owner shall ensure that the design minimum liquid retention volumes of the ponds are maintained at all times.

(5) The Owner shall maintain a minimum of 30 cm of freeboard in the contact pond at all times. If liquid levels rise into the freeboard range, preparations should be made to remove contact stormwater in the pond so that the level is restored below the freeboard.

(6) If contact stormwater in the pond cannot be disposed of through the NASM Plan approval, it must be disposed of through a permitted and approved method including, but not limited to an approved treatment system under a mobile sewage approval, alternative NASM, or licensed disposal site.

(7) The Owner shall conduct quarterly inspection of the Works (e.g. catch basins, ditch/swales, dry pond, wet pond, oil & grit separator etc.) and, if necessary, clean and maintain the Works to prevent the excessive build-up of sediments and/or vegetation.

(8) The Owner shall carry out and maintain an inspection and maintenance program on the operation of the manhole oil & grit separator in accordance with the manufacturer's recommendation and ensure that the manhole for the oil/grit separator remains accessible year-round to facilitate maintenance access and spill response measures.

(9) The Owner shall prepare an Operations Manual within six (6) months of the start up of the Works, that includes, but is not necessarily limited to, the following information:

- (a) operating procedures for routine operation of the Works;

- (b) procedures for the inspection and calibration of monitoring equipment;

- (c) inspection programs, including frequency of inspection, for the Works and the methods or tests employed to detect when maintenance is necessary.

- (d) repair and maintenance programs, including the frequency of repair and maintenance for the sewage Works;

- (e) contingency plans and procedures for dealing with equipment breakdowns, potential spills and any other abnormal situations, including notification of the District Manager; and

- (f) complaint procedures for receiving and responding to public complaints.

(10) The Owner shall maintain the Operations Manual current and retain a copy at the location of the Works for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

(11) The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall keep the logbook at the Owner's office for inspection by the Ministry. The logbook shall include the following:

- (a) the name of the Works; and

- (b) the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed.

- (c) the date of each spill within the catchment area, including follow-up actions / remedial

measures undertaken.

## 8. MONITORING AND RECORDING

(1) The Owner shall, upon commencement of operation of the sewage works, carry out a stormwater monitoring program. The monitoring program shall include obtaining grab samples from the outlet of the Oil & Grit Separator (outlet to the Winter Municipal Drain) for **at least four (4) rainfall wet events** per year (a wet event is defined as a minimum of 15 mm of rain in the previous 24 hours), with at least 30 days between two sampling events. Sampling Collection is only to occur when the pond is discharging.

(2) All samples and measurements taken for the purposes of this Approval are to be taken at a time and in a location characteristic of the quality and quantity of the effluent stream over the time period being monitored.

(3) Samples shall be collected and analyzed at the following sampling point(s), at the sampling frequencies and using the sample type specified for each parameter listed:

<b>Table 2 - Stormwater Monitoring</b>	
<b>Sampling Locations</b>	Outlet of the Oil & Grit Separator (outlet to the Winter Municipal Drain)
<b>Frequency and Sample Type</b>	Quarterly (see Section 8 (1) for details) Grab samples within 24 hour of wet events
<b>Parameters</b>	Total Suspended Solids, Oil and Grease, Total Phosphorus, Orthophosphate, Total Ammonia Nitrogen, Nitrate-Nitrogen, Total Nitrogen, metal scan, Temperature, pH, E. coli, Pharmaceuticals and personal care products*, PFAS

\*Note: Pharmaceuticals and personal care products to be tested bi-annually with samples collected from the discharge to Winter Drain MH2

(4) The methods and protocols for sampling, analysis, and recording shall conform, in order of precedence, to the methods and protocols specified in the following:

(a) the Ministry's publication "Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater" (August 1994), ISBN 0-7778-1880-9, as amended from time to time by more recently published editions;

(b) the publication "Standard Methods for the Examination of Water and Wastewater" (21st edition) as amended from time to time by more recently published editions; and,

(c) in respect of any parameters not mentioned in (a) or (b), the written approval of the District Manager, which approval shall be obtained prior to sampling.

(5) The temperature and pH of the discharge from the site shall be determined in the field at the time of sampling for Total Ammonia Nitrogen.



(6) The Owner shall retain for a minimum of three (3) years from the date of their creation, all records and information related to or resulting from the monitoring activities required by this Approval.

(7) The measurement frequency specified in this Condition, Subsection (1), above, and monitoring parameters specified in Subsections (3), above, may, after two (2) years of monitoring in accordance with this Condition, be modified by the Director in writing from time to time.

9. TEMPORARY EROSION AND SEDIMENT CONTROL

(1) The Owner shall install and maintain temporary sediment and erosion control measures during construction and conduct inspections once every two (2) weeks and after each significant storm event (a significant storm event is defined as a minimum of 25 mm of rain in any 24 hours period). The inspections and maintenance of the temporary sediment and erosion control measures shall continue until they are no longer required and at which time they shall be removed and all disturbed areas reinstated properly.

(2) The Owner shall maintain records of inspections and maintenance which shall be made available for inspection by the Ministry, upon request. The record shall include the name of the inspector, date of inspection, and the remedial measures, if any, undertaken to maintain the temporary sediment and erosion control measures.

10. REPORTING

(1) One week prior to the start up of the operation of the Proposed Works, the Owner shall notify the District Manager (in writing) of the pending start up date.

(2) The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

(3) In addition to the obligations under Part X of the *Environmental Protection Act*, the Owner shall, within ten (10) working days of the occurrence of any reportable spill as defined in Ontario Regulation 675/98, bypass or loss of any product, by-product, intermediate product, oil, solvent, waste material or any other polluting substance into the environment, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill or loss, clean-up and recovery measures taken, preventative measures to be taken and schedule of implementation.

(4) The Owner shall prepare and submit a performance report to the District Manager on an annual basis within 60 days following the end of the period being reported upon. The first such report shall cover the first annual period following the commencement of operation of the works and subsequent reports shall be submitted to cover successive annual periods following thereafter. The reports shall contain, but shall not be limited to, the following information:

(a) a summary and interpretation of all monitoring data, including an overview of the success and adequacy of the sewage works;

- (b) a description of any operating problems encountered and corrective actions taken;
- (c) a summary of all inspection, maintenance and clean-out carried out on the ditch/swales, the dry pond, wet ponds, and Oil & Grit Separator;
- (d) a summary of all spill or abnormal discharge events; and,
- (e) a summary of any Notifications and Contingency Plan undertaken during the reporting period and a discussion regarding their adequacy.

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

1. Condition 1 is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted. This condition is also included to emphasize the precedence of conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. Condition 1.4 is included to emphasize that the issuance of this Approval does not diminish any other statutory and regulatory obligations to which the Owner is subject in the construction, maintenance and operation of the Works. The Condition specifically highlights the need to obtain any necessary conservation authority approvals. The Condition also emphasizes the fact that this Approval doesn't limit the authority of the Ministry to require further information.)
2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to the approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
4. Condition 4 is included to ensure that the Works are constructed in accordance with the approval and that record drawings of the Works "as constructed" are maintained for future references.
5. Condition 5 is imposed to establish non-enforceable effluent quality objectives which the Owner is obligated to use best efforts to strive towards on an ongoing basis. These objectives are to be used as a mechanism to trigger corrective action pro-actively and voluntarily before environmental impairment occurs.
6. Condition 6 is included to ensure that the Ministry is immediately informed of the occurrence of an emergency or otherwise abnormal situation so that appropriate steps are taken to address the immediate concerns regarding the protection of public health and minimizing environmental damage and to be able to devise an overall abatement strategy to prevent long term degradation and the re-occurrence of the situation.
7. Condition 7 is included to require that the Works be properly operated and maintained such that the environment is protected.
8. Condition 8 is included to enable the Owner to evaluate and demonstrate the performance of the Works, on a continual basis, so that the Works are properly operated and maintained at a level which is consistent with the design objectives specified in the Approval and that the

Works do not cause any impairment to the receiving watercourse.

9. Condition 9 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.
10. Condition 10 is included to provide a performance record for future references, to ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

### **Schedule A**

1. Application for Approval of Industrial Sewage Works, dated July 18, 2024 and received on July 31, 2024, submitted by Pinchin Ltd.;
2. Sewage Works Summary Report dated July 18 2024, along with drawings, prepared by Pinchin Ltd.;
3. Functional SWM & Servicing Report (i.e. updated Sewage Works Summary Report) dated June 6, 2025, along with drawings, submitted by Pinchin Ltd.;
4. Email from Ian Hutcheson, Business Lead - Engineering of Pinchin Ltd. dated October 17, 2025, for the testing list of pharmaceuticals and personal care products .

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](http://www.olt.gov.on.ca)**

This instrument is subject to Section 38 of the *Environmental Bill of Rights*, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at <https://ero.ontario.ca/>, you can determine when the leave to appeal period ends.

The above noted activity is approved under s.20.3 of Part II.1 of the *Environmental Protection Act*.

DATED AT TORONTO this 21st day of January, 2026



---

Neryed Ragbar, P.Eng.

Director

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

YZ/

c: District Manager, MECP London - District Office  
Ian Hutcheson, Pinchin Ltd.