



Ministry of the Environment, Conservation and Parks
Ministère de l'Environnement,
de la Protection de la nature et des Parcs

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER A-500-1188155825

Version: 2.0

Issue Date: January 25, 2026

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:

2374868 ONTARIO INC.

6678 WELLINGTON RD 34 ROAD
CAMBRIDGE ONTARIO
N3C 2V4

For the following site:

75 Udine Avenue (AVE) , Welland, WELLAND, ONTARIO, CANADA, L3B
2K4

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s) A-500-1188155825 version 1.0, issued on May 15, 2023.

You have applied under section 20.2 of Part II.1 of the *Environmental Protection Act*, R.S.O. 1990, c. E. 19 (*Environmental Protection Act*) for approval of:

a waste disposal site to be used for the processing of Liquid Soil.

DEFINITIONS

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

1. "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 "A", as amended from time to time;
2. "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;

3. "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;
4. "District Manager" means the District Manager of the local district office of the Ministry in which the Site is geographically located;
5. "Dry Soil" is as defined in O. Regulation 406/19;
6. "EPA" means *Environmental Protection Act*, R.S.O. 1990, c. E.19, as amended;
7. "Excess Soil Standards" means the document entitled "Part II: Excess Soil Quality Standards", published by the Ministry and dated February 19, 2024, available on a website of the Government of Ontario as Part II of the document entitled "Rules for Soil Management and Excess Soil Quality Standards";
8. "Financial Assurance" as defined in the EPA;
9. "Groundwater Monitoring Plan" means the groundwater monitoring plan described in Attachment 4 of Item 6 in Schedule "A";
10. "Liquid Soil" as defined in Ontario Regulation 406/19 of the EPA, as amended;
11. "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;
12. "Ministry" means the ministry of the Minister;
13. "NMA" means the Nutrient Management Act, 2002, S.O. 2002, c. 4, as amended;
14. "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 assigns;
15. "Owner" means any person that is responsible for the establishment or operation of the Site being approved by this Approval, and includes 2374868 Ontario Inc., its successors and assigns;
16. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
17. "O. Regulation 406/19" means Ontario Regulation 406/19, entitled "On-Site and Excess Soil Management" made under the EPA, as amended;
18. "PA" means the *Pesticides Act*, R.S.O. 1990, c. P.11, as amended;
19. "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 SDWA;
20. "Regional Director" means the Regional Director of the local regional office of the Ministry

in which the Site is located;

21. "Reg. 347" means R.R.O. 1990, Regulation 347: General - Waste Management, made under the EPA, as amended from time to time;
22. "Site" means the facility located at 75 Udine Avenue, Welland, Ontario, authorized by this Approval;
23. "Processed Liquid Soil" means dry excess soils generated after processing (decanting) of Liquid Soil;
24. "SDWA" means the *Safe Drinking Water Act*, 2002, S.O. 2002, c. 32, as amended;
25. "Soil Quality Criteria" means the Excess Soil Standards set out in the Soil Rules required for a Reuse Site and also includes the site-specific criteria as set out in Section D of the Soil Rules;
26. "Soil Rules" means the document entitled "Part I: Rules for Soil Management", published by the Ministry and as amended from time to time, available on a website of the Government of Ontario as Part I of the document entitled "Rules for Soil Management and Excess Soil Quality Standards";
27. "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.

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. 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.
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 August 9, 2022, and the supporting documentation listed in Schedule "A".
 2.
 1. 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:
 1. the date of Approval of May 15, 2023 when Approval No: A-500-1188155825, Version: 1.0 was issued; or
 2. 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.
 2. 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 3.2.1 above.
 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.
 8. The issuance of, and compliance with the conditions of, this Approval does not:
 1. relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement; or

2. 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.
9. 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.
10. 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.
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:
 1. the ownership of the Site
 2. the Owner or Operator of the Site;
 3. the name or address of the Owner or Operator;
 4. 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
 5. 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.
13. No person shall hinder or obstruct a Provincial Officer in the performance of their duties, including 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 to:
 1. enter upon the premises where the Site is located, or the location where the records required by the conditions of this Approval are kept;
 2. have access to, inspect, and copy any records required by the conditions of this Approval;

3. inspect the practices, procedures, or operations required by the terms and conditions of this Approval; and
4. sample and monitor for the purposes of assessing compliance with the conditions of this Approval or the OWRA, the EPA, the PA, the SDWA or the NMA.

14. By February 28, 2026, the Owner shall submit additional Financial Assurance as defined in Section 131 of the EPA to the Director in the amount of \$115,970.00 to bring total Financial Assurance to \$174,108.00. 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.

15. Commencing on January 31, 2031, 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 14 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.

16. 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 sixty (60) days before the Financial Assurance terminates, the Financial Assurance shall forthwith be replaced by cash.

17. 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 7 years unless otherwise authorized in writing by the Director.

18. 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:

1. 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
2. acceptance by the Ministry of the information's completeness or accuracy.

19. 1. The receipt, unloading, loading and transfer of waste and other waste-derived materials may be carried out at the Site between the hours of 7:00am and 6:00pm, Monday through Friday, unless otherwise restricted by municipal by-laws.

2. Waste may be processed and managed at the Site 24 hours per day, 7 days per week,

unless otherwise restricted by municipal by-laws.

20. Only waste generated in the province of Ontario shall be accepted at the Site.
21. No waste other than non-hazardous excess soil that is liquid shall be accepted at the Site.
22. The Site is approved for the following waste management activities:
 1. The receipt, temporary storage, and transfer of excess soil that is liquid, and the temporary storage and transfer of processed Dry Soil, process water and other process derivatives.
 2. The processing of Liquid Soil using the equipment and methods described in Item 1 of Schedule "A", including the passive dewatering of excess soil that is liquid in bunkers and the infiltration of process water.
 3. The sorting of excess Dry Soil into soil fractions and the blending of excess Dry Soil.
 4. Processed Dry Soil stockpile height shall not be more than 2.5 m.
 5. A free board of 0.37 m shall always be maintained in the Liquid Soil management/processing area as shown on Figure 3 of the Design and Operations Report included as Item 6 in Schedule "A".
 6. The construction of a noise attenuating berm as described in Items 2 and 3 in Schedule "A", using Dry Soil imported to the Site for the express purpose of berm construction and/or from solid soils derived from the processing of excess soil received at the Site, further to the restrictions set out in condition 25.6 below.
23. 1. The amount of waste received at the Site shall not exceed 200 cubic meter per day.
 2. The amount of waste and waste-derived materials present at the Site at any one time shall not exceed the following:
 1. 2,250 cubic meter of Liquid Soil, including excess soil that is liquid and process water;
 2. 1,500 cubic meter of all other waste, including processed Dry Soil and process derivatives.
 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.
24. 1. 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.
2. In the event that a shipment of waste is rejected from the Site, the Owner shall forthwith notify the District Office of the following in writing:
 1. the name of the company that brought the rejected load to the Site;
 2. the license plate number of the vehicle that brought the rejected load to the Site;
 3. a description of the rejected waste and the reason for rejecting the shipment;
 4. the destination of the rejected waste if the driver provides that information.
3. All Liquid Soil shall be unloaded directly into the designated soil management area in a manner that prevents spills during transfer.
4. The Owner shall ensure that:
 1. no process water is discharged directly to a storm sewer, to any waterbody or any other part of the natural environment, or otherwise in a manner that requires approval under Section 53 of the OWRA, unless such an approval is in effect for the Site; and
 2. all process water is otherwise managed in accordance with applicable municipal, provincial and federal requirements, which may include discharge to sanitary sewer as permitted by the local municipality or disposal of the process water off-site in a facility permitted to receive such material.
5. Notwithstanding Condition 24.4 above, process water may be infiltrated at the Site provided the Site is being monitored in accordance with the Groundwater Monitoring Plan.
6. Excess Dry soil and aggregate recovered from processing of Liquid Soil may be stored outdoors in stockpiles in designated areas.
7. The Owner shall ensure the following to minimize impacts from wind-blown dust:
 1. stockpiles are wetted as necessary, using water from the municipal water supply, or the on-Site water well, or water from storage tanks if the water has

been tested consistent with the requirements of Condition 25.7;

2. water from the municipal water supply, or the on-Site water well, or water from storage tanks if the water has been tested consistent with the requirements of Condition 25.7, is used as necessary during any outdoor loading or unloading operation;
3. the site is regularly wet-swept clean using water from the municipal water supply, or the on-Site water well or water from storage tanks if the water has been tested consistent with the requirements of Condition 25.7.

8. Excess Dry Soils that have been tested shall remain segregated from all other soils on-Site.

25. No processed Dry Soil shall leave the Site for reuse unless it has been sampled, analysed and managed in accordance with the following:

1. The Owner shall ensure that soil sampling, analysis and the number of samples collected for each stockpile is in accordance with Table 2 of Schedule E in Ontario Regulation 153/04.
2. 1. The Owner shall ensure that discrete samples are taken and analysed for:
 1. metals;
 2. hydride-forming metals;
 3. petroleum hydrocarbons (PHCs);
 4. benzene, toluene, ethylbenzene, xylene (BTEX);
 5. volatile organic compounds (VOCs);
 6. polycyclic aromatic hydrocarbons (PAHs);
 7. acid/base/neutral compounds (ABNs);
 8. chlorophenols (CPs).
2. The Owner shall ensure that each processed soil load leaving the Site is tested in accordance with Schedule 9 in Reg. 347 ("slump test") to ensure the processed Dry Soil is solid.
3. The Owner shall ensure that any additional sampling and analysis specific to the receiving site shall be carried out as required by the local municipality, the local conservation authority and any applicable federal/provincial legislation.
4. Should the receiving site be subject to the requirements set out in O. Regulation 153/04, the Owner shall ensure that any additional sampling and

analysis specific to the receiving site shall be carried out as recommended by the Qualified Person for the receiving site.

3.
 1. When determining bulk concentrations of contaminants in the processed soil to verify compliance with the Soil Standards, the testing shall be in compliance with the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the *Environmental Protection Act*", dated July 1, 2011, as amended and in accordance with the industry standards.
 2. The Owner shall submit the samples to an accredited laboratory for the required analysis. All samples shall be handled in accordance with the instructions of the accredited laboratory carrying out the analytical testing.
4. Processed Dry Soil to be sent off-site for beneficial reuse as described Section 5(1)3 in Ontario Regulation 406/19 shall only be sent off-site for reuse in accordance with Section 3 of Ontario Regulation 406/19 and the Soil Rules. All other processed soil 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 required to obtain an Environmental Compliance Approval to manage that material.
5. Rock (having a same meaning as in Ontario Regulation 406/19) that does not meet the definition of inert fill set out in Reg. 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 required to obtain an Environmental Compliance Approval to manage that material.
6. A noise attenuating berm shall be constructed on-Site in accordance with the following:
 1. the berm shall be constructed on the eastern, southern and western sides of the property, where the dimensions of the berm shall not exceed 3 metres in height and 5 metres in base width, and the berm shall be constructed as generally described in Items 2 and 3 in Schedule "A" and as required under the Environmental Compliance Approval (Air) No. A-500-2188195417;
 2. the soil used to construct the berm shall not exceed Table 3.1 (full depth excess soil quality standards in a non-potable groundwater condition, industrial/commercial/community property use) in the Soil Rules;
 3. the soil used to construct the berm may consist of Dry Soil imported to the Site for the express purpose of berm construction and/or from solid soils derived from the processing of Liquid Soil received at the Site;
 4. the berm shall be constructed within 2 years of the date of issuance of Approval No: A-500-1188155825

Version: 1.0 dated May 15, 2023.

7. No process water (decanted effluent) is loaded onto hydrovac trucks for reuse or for dust suppression unless dewatering/decanted effluent is tested for metals, VOCs, PHC and PAHs and meets Table 3, O. Reg. 153/04, as amended as per Item 6 of Schedule "A".
8. Decanted water storage tank/cistern shall not be topped-up after completion of the chemical testing required in Condition 25.7 until the stored decanted water is completely reused.

26. 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:

1. the name of the Site and Owner;
2. this Approval number;
3. the name of the Operator;
4. the normal hours of operation as described in Condition 19 above;
5. the allowed materials that may be accepted at the Site, and any materials explicitly prohibited by conditions of this Approval;
6. a telephone number to which complaints may be directed; and
7. a twenty-four (24) hour emergency telephone number (if different from above).

27. The Site shall be operated and maintained in a secure manner, such that unauthorized persons cannot enter the Site.

28.

1. The Owner shall ensure that the Site is monitored in accordance with the Groundwater Monitoring Plan, including sampling of the 9 on-Site groundwater monitoring wells on a semi-annual basis. All samples shall be submitted to a Canadian Association for Laboratory Accreditation (CALA) accredited laboratory for analysis.
2. Each sample shall be analyzed for petroleum hydrocarbon fractions F1 to F4, VOCs, BTEX and PAHs.
3. The applicable regulatory compliance standard is Guideline B-7 "Incorporation of the Reasonable Use Concept into MOEE Groundwater Management Activities".
4. Any exceedences shall be reported to the District Manager within 1 week of receiving the results.

5. If not already submitted, no later than 3 months from the date of issuance of this Approval, the Owner shall prepare a contingency plan that describes the actions to be taken in the event that infiltration is not sufficient to manage water drainage from imported Liquid Soil.
29. The Owner shall maintain a training plan to be used to train all employees that operate the Site.
30. 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 excess soils that are liquid, processed soils, and process water and other process derivatives at the Site.
31. An inspection of the entire Site and all equipment on-site shall be conducted each day the Site is in operation to ensure that: the Site is secure; that the operation of the Site is not causing any nuisances; that the operation of the Site is not causing any adverse effects on the environment; and 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.
32. A record of the inspections, including the following information, shall be kept in the daily log book:
 1. the name and signature of person that conducted the inspection;
 2. the date and time of the inspection;
 3. a list of any deficiencies discovered;
 4. any recommendations for remedial action; and
 5. the date, time and description of actions taken.
33. The Site shall be operated and maintained such that vermin, vectors, dust, litter, odour, noise and traffic do not create a nuisance.
34. 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:
 1. the nature of the complaint;

2. the name, address and telephone number of the complainant (if provided);
3. the date and time the complaint was received;
4. a description of the weather conditions at the time of the complaint;
5. a description of the Liquid Soil, processed soils and process water handling activities taking place at the time of the complaint; and
6. a description of the known or suspected activity causing the complaint.

2. The Owner shall:

1. initiate appropriate steps to determine all possible causes of the complaint;
2. proceed to take the necessary actions to eliminate the cause of the complaint;
3. notify the District Manager of the complaint within 24 hours of receiving the complaint;
4. 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
5. 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:

1. the information required in conditions 34.1 and 34.2.4 above;
2. a list of the actions taken to resolve the complaint; and
3. recommendations for any remedial measures, managerial changes or operational changes that would reasonably avoid the recurrence of similar incidents in the future.

35. The Owner shall prepare and provide a copy of an emergency response plan to the Fire Department within 30 days of the issuance of Approval No.: A-500-1188155825, Version: 1.0, dated May 15, 2023.

36. The emergency response plan shall be kept up to date, and a copy shall be retained and accessible to all staff at all times.

37. 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.

38. 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.

39. 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.
40. 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.
41. The Site shall be closed in accordance with the approved Closure Plan.
42. 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.
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:
 1. the date;
 2. quantities and sources of all waste received at the Site;
 3. estimated quantities of all stockpiled soil on-Site at the end of each operating day;
 4. quantities and destinations of all dry Soil, Liquid Soil, processed soil, process water, rock and debris shipped from the Site;
 5. a record of all sampling and analysis carried out further to the conditions of this Approval;
 6. a record of daily inspections required by this Approval;
 7. 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 .
 8. a record of any refusals, including the types and amounts of waste refused, reasons for refusal and actions taken;
 9. a record of all complaints received regarding operations at the Site.
44. By March 31, 2024, and on an annual basis thereafter, the Owner shall prepare a written report for the previous calendar year that shall be kept on-site and made available to any Provincial Officer upon request. The report shall include, at a minimum, the following

information:

1. a detailed monthly summary of the type and quantity of all incoming and outgoing Liquid Soil, processed Dry Soil, process water, rock and debris and the destination of all outgoing Liquid Soil, processed soils, process water, rock and debris along with a summary of all sampling and analysis for outgoing materials;
2. the results of the Groundwater Monitoring Plan;
3. 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;
4. any changes to the emergency response plan or the Design and Operations Report since the last Annual Report;
5. any recommendations to minimize environmental impacts from the operation of the Site and to improve Site operations and monitoring programs in this regard.

REASONS

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

1. 1. 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.
2. The reason for Conditions 1, 2, 4, 5, 6, 7, 8, 9, 10 and 13 is to clarify the legal rights and responsibilities of the Owner and Operator.
3. 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.
4. 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.
5. 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.

6. The reason for Conditions 14, 15 and 16 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.
7. The reason for Conditions 17 and 18 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.
8. The reason for Condition 19 is to specify the hours of operation for the Site.
9. The reason for Condition 20 is to specify the approved service area from which waste may be accepted at the Site.
10. The reasons for Conditions 21, 22 and 23 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.
11. The reason for Condition 24 is to ensure that all wastes received at the Site are properly identified and classified to ensure they are managed in a manner that protects the health and safety of people and the environment.
12. The reasons for Condition 25 is to ensure that all processed material is tested and to ensure that any processed material reused on-Site or sent off-site for reuse to an appropriate receiving facility.
13. The reason for Condition 26 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.
14. The reason for Condition 27 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.
15. The reason for Conditions 28 and 33 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, and to ensure that the Site is monitored to prevent and address impacts groundwater.

16. The reason for Conditions 29 and 30 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.
17. The reason for Conditions 31 and 32 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.
18. The reason for Condition 34 is to ensure that any complaints regarding Site operations at the Site are responded to in a timely manner.
19. The reasons for Conditions 35, 36, 37, 38 and 39 is to ensure that an Emergency Response Plan is 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.
20. The reason for Conditions 40, 41 and 42 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.
21. 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.
22. 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.

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.

Pursuant to subsection 139(3) of the *Environmental Protection Act*, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

Registrar*		The Minister of		The Director appointed for the
Ontario Land Tribunal		the Environment,		purposes of Part II.1 of the
655 Bay Street, Suite 1500	and	Conservation and	and	<i>Environmental Protection Act</i>
Toronto, Ontario		Parks		Ministry of the Environment,
M5G 1E5		777 Bay Street,		Conservation and Parks
OLT.Registrar@ontario.ca		5th Floor		135 St. Clair Avenue West, 1st

Toronto, Ontario
M7A 2J3

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 [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 25th day of January, 2026



Mohsen Keyvani

Director

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

c: Eric Nafziger, 2374868 ONTARIO INC.

Roger Schieck, Agile Response Consulting Limited

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

SCHEDULE 1

Schedule "A"

1. Environmental Compliance Approval application dated August 9, 2022, signed by Eric Nafziger, Site Manager, 2374868 Ontario Inc., including all supporting documentation.
2. Report entitled "Design and Operations Report – Waste Processing Facility – 2374868 Ontario Inc." dated August 5, 2022 prepared by Fred Taylor, P.Eng., GHD Limited.
3. Email dated March 7, 2023 from Ben Wiseman, P.Eng., Acoustical Consultant, GHD, to Derek Sullivan, P.Eng., MECP, with additional information on the noise attenuating berm.
4. ECA Application, Reference Number: 1000370877, dated July 31, 2025.
5. Design and Operations Report - Revision 2, Agile Response Consulting Limited, dated July 31, 2025.
6. Design and Operations Report - Revision 3, Agile Response Consulting Limited, dated January 20, 2026.