

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4511-DN6TB7
Issue Date: January 19, 2026

First Ardelt Holdings Limited
418 Hanland Road, No. 19
Woodbridge, Ontario
L4L 4Z1

Site Location: Redevelopment of 41 Ardelt Place
41 Ardelt Place
City of Kitchener, Regional Municipality of Waterloo
N2C 2C8

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:

the establishment of stormwater management Works for the collection, transmission, treatment and disposal of stormwater runoff from a catchment area of approximately 2.7 hectares (ha) located within the northern quadrant of the approximately 6.8 ha site and consisting of two (2) commercial/industrial buildings, to provide Enhanced Level water quality protection, erosion control and water balance and to attenuate post-development peak flows to allowable discharge rates, for all storm events up to and including the 100-year return storm, discharging to the existing 825 mm diameter storm sewer located along Ardelt Place and ultimately to Schneider Creek, consisting of the following:

Unit 4 Addition SWM Works

- rooftop storage provided on the approximately 5,580 m² roof area of one (1) industrial building (Unit 4 Addition), having an available storage volume of approximately 419 m³ and a maximum ponding depth of 150 mm, discharging via twelve (12) roof drains (ZCF-121 by Zurn Drainage and Control Systems Ltd. or Equivalent Equipment) allowing a total maximum discharge of 26.9 L/s via a 250 mm diameter on-site storm sewer to an infiltration gallery;
- one (1) approximately 56 m long, 6.5 m wide and 1.1 m deep infiltration gallery located east of the industrial building (Unit 4 Addition), receiving stormwater runoff from the roof area of the industrial building (Unit 4 Addition), having a filter bed surface area of approximately 364 m² and a retention volume of approximately 140 m³, complete with a 20 mm clear stone trench wrapped in approved geotextile fabric, complete with a 250 mm diameter overflow pipe discharging to the existing 825 mm diameter storm sewer located along Ardelt Place and ultimately to Schneider Creek;

- underground storage provided in one (1) approximately 27.7 m long, 13.6 m wide and 1.5 m deep storage system (CULTEC No. 4800 Recharger 902HD Heavy Duty Stormwater Management System), located south-east of the industrial building (Unit 4 Addition), designed to accommodate up to and including the 100-year return storm runoff from a catchment area of approximately 1.1 ha, having a surface area of approximately 326 m² and an available storage volume of approximately 332 m³, consisting of a 600 mm diameter inlet/outlet pipe, one hundred twenty three (123) CULTEC Recharger 902HD stormwater chambers installed within a 1.7 m deep layer of crushed stone wrapped with an impermeable fabric around the top and sides of the stone layer, one (1) inspection port kit and one (1) 450 mm diameter high-flow bypass pipe discharging to a 1,200 mm diameter manhole complete with a minimum 600 mm deep sump, the underground storage system discharging via one (1) 600 mm diameter inlet/outlet pipe and the 1,200 mm diameter manhole complete with a minimum 600 mm deep sump to a 450 mm diameter on-site storm sewer;
- 300 mm, 375 mm, 450 mm and 600 mm diameter on-site storm sewers discharging via the underground storage system (CULTEC No. 4800 Recharger 902HD Heavy Duty Stormwater Management System) to a 825 mm diameter on-site storm sewer discharging to a 450 mm diameter on-site storm sewer complete with a 300 mm diameter orifice plate allowing a total maximum discharge of 184 L/s (100-year return storm) via 525 mm and 600 mm diameter on-site storm sewers to an oil/grit separator;

Unit 1/5 Addition SWM Works

- rooftop storage provided on the approximately 870 m² roof area of one (1) industrial building (Unit 1/5 Addition), having an available storage volume of approximately 65 m³ and a maximum ponding depth of 150 mm, discharging via three (3) roof drains (ZCF-121 by Zurn Drainage and Control Systems Ltd. or Equivalent Equipment) allowing a maximum discharge of 6.7 L/s via 200 mm and 300 mm diameter on-site storm sewers, the existing 450 mm diameter on-site storm sewer and a 450 mm diameter on-site storm sewer to the oil/grit separator;

Unit 4 Addition and Unit 1/5 Addition SWM Works

- one (1) oil/grit separator (Stormceptor Model EFO10 or Equivalent Equipment) located at the north-west corner of the northern quadrant of the site, serving a catchment area of 1.85 ha, having a sediment storage capacity of approximately 17.8 m³, a hydrocarbon storage capacity of approximately 1,670 L, a total holding capacity of 23,700 L and a maximum treatment flow rate of 65 L/s, discharging via a 675 mm diameter outlet pipe to the existing 825 mm diameter storm sewer located along Ardelt Place and ultimately to Schneider Creek;
- including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works;

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

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

1. "Approval" means this entire document and any schedules attached to it, and the application;

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 Guelph District Office of the Ministry;
4. "EPA" means the *Environmental Protection Act* , R.S.O. 1990, c.E.19, as amended;
5. "Equivalent Equipment" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of a named equipment;
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. "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;
8. "Owner" means First Ardelt Holdings Limited, and its successors and assignees;
9. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;
10. "Works" means the sewage works described in the Owner's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval.

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. The Owner shall design, construct, operate and maintain the Works in accordance with the conditions of this Approval.
3. Where there is a conflict between a provision of any document referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence.

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 address of Owner;
 - (b) change of Owner, including address of new 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. B.17* shall be included in the notification;
 - (d) change of name of the corporation and a copy of the most current information filed under the *Corporations Information Act, R.S.O. 1990, c. C.39* shall be included in the notification.
2. In the event of any change in ownership of the Works, the Owner shall notify the succeeding owner in writing, of the existence of this Approval, and forward a copy of the notice to the District Manager.
3. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

4. OPERATION AND MAINTENANCE

1. The Owner shall exercise due diligence in ensuring that, at all times, the Works and the related equipment and appurtenances used to achieve compliance with this Approval are properly operated and maintained.
2. The Owner shall make all necessary investigations, take all necessary steps and obtain all necessary approvals so as to ensure that the physical structure, siting and operations of the Works do not constitute a safety or health hazard to the general public.
3. The Owner shall design, construct and operate 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 not store outside the industrial buildings any process materials or any materials that may alter the quantity or quality of the stormwater runoff discharged from the site.
5. The Owner shall use best efforts to immediately identify and clean up any spill, bypass or loss of any product, by product, intermediate product, oils, solvents, waste material or any other polluting substance.

6. The Owner shall, upon identification of any spill, bypass or loss of any product, by product, intermediate product, oils, solvents, waste material or any other polluting substance, take immediate action to prevent the further occurrence of such loss.
7. In furtherance of, but without limiting the generality of, the obligation imposed by subsection (1), the Owner shall ensure that equipment and material for the containment, clean up and disposal of any spill, bypass or loss of any product, by product, intermediate product, oils, solvents, waste material or any other polluting substance are kept on hand and in good repair for immediate use in the event of:
 - (a) any spill, bypass or loss of any product, by product, intermediate product, oils, solvents, waste material or any other polluting substance;
 - (b) a spill within the meaning of Part X of the EPA; or
 - (c) the identification of an abnormal amount of any product, by product, intermediate product, oils, solvents, waste material or any other polluting substance in any part of the Works.
8. The Owner shall ensure that the design minimum liquid retention volumes of the approved stormwater management Works are maintained at all times.
9. The Owner shall undertake an inspection of the condition of the stormwater management Works, at least once a year, and undertake any necessary cleaning and maintenance to ensure that sediment, debris and excessive decaying vegetation are removed from the above noted stormwater management Works to prevent the excessive build-up of sediment, debris and/or decaying vegetation to avoid reduction of capacity of the Works. The Owner shall also regularly inspect and clean out the inlet to and outlet from the Works to ensure that these are not obstructed.
10. The Owner shall ensure the immediate clean-out of the infiltration gallery and the oil/grit separator after a fuel or oil spill capture.
11. The Owner shall undertake an inspection of the condition of the oil/grit separator, at least once a year, in accordance with the manufacturer's recommendation, and undertake any necessary cleaning and maintenance to ensure that hydrocarbons, sediment, debris and excessive decaying vegetation are removed from the above noted oil/grit separator to prevent the excessive build-up of hydrocarbons, sediment, debris and/or decaying vegetation to avoid reduction of capacity of the oil/grit separator.
12. 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 corporate office for inspection by the Ministry. The logbook shall include the following:
 - (a) the name of the Works;
 - (b) the name of the person who conducted each inspection;
 - (c) the date and results of each inspection, maintenance and cleaning, including an estimate of the

quantity of any materials removed and method of clean-out of the stormwater management Works;
and

(d) the date of each spill within the sub-catchment areas, including follow-up actions/remedial measures undertaken.

13. The Owner shall retain for a minimum of five (5) years from the date of their creation, all records and information related to or resulting from the Operation and Maintenance activities required by this Approval.

5. OPERATIONS MANUAL

1. The Owner shall prepare an operations manual prior to the commencement of operation of the Works, that includes, but not necessarily limited to, the following information:

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

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

(c) repair and maintenance programs, including the frequency of repair and maintenance for the Works;

(d) procedures for the inspection of monitoring equipment;

(e) a spill prevention control and countermeasures plan, consisting of contingency plans and procedures for dealing with equipment breakdowns, potential spills and any other abnormal situations, including notification of the District Manager. The contingency plan shall be prepared by a Licensed Engineering Practitioner to the satisfaction of the District Manager, and shall cover the entire operational life of the sewage Work; and

(f) procedures for receiving, responding and recording public complaints, including recording any follow-up actions taken.

2. 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.

6. SPILL CONTINGENCY PLAN

1. Within three (3) months from the issuance of this Approval, the Owner shall implement a spill contingency plan - that is a set of procedures describing how to mitigate the impacts of a spill within the area serviced by the Works. This plan shall include as a minimum:

(i) the name, job title and location (address) of the Owner, person in charge, management or person(s)

in control of the facility;

(ii) the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency plan;

(iii) a site plan drawn to scale showing the facility, nearby buildings, streets, catchbasins & manholes, drainage patterns (including direction(s) of flow in storm sewers), any receiving body(ies) of water that could potentially be significantly impacted by a spill 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);

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

(v) a listing of telephone numbers for: local clean-up company(ies) who may be called upon to assist in responding to spills; local emergency responders including health institution(s); and Spills Action Centre 1-800-268-6060;

(vi) Safety Data Sheet (SDS) for each hazardous material which may be transported or stored within the area serviced by the Works;

(vii) the means (internal corporate procedures) by which the spill contingency plan is activated;

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

(ix) an inventory of response and clean-up equipment available to implement the spill contingency plan, location and, date of maintenance/replacement if warranted; and

(x) date on which the contingency plan was prepared and subsequently, amended.

2. The spill contingency plan shall be kept in a conspicuous, readily accessible location on-site.
3. The spill contingency plan shall be amended from time to time as required by changes in the operation of the facilities.

7. 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.

8. REPORTING

1. One week prior to the start up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start up date.
2. In addition to the obligations under Part X of the EPA and O. Reg. 675/98 (Classification and Exemption of Spills and Reporting of Discharges) made under the EPA, the Owner shall, within fifteen (15) days of the occurrence of any reportable spill as provided in Part X of the EPA and O. Reg. 675/98, submit a full written report of the occurrence to the District Manager describing the cause and discovery of the spill, clean-up and recovery measures taken, preventative measures to be taken and a schedule of implementation.
3. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

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.
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 ownership of the 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 as regular inspection and necessary removal of hydrocarbons, sediment, debris and/or decaying vegetation from this approved stormwater management Works are required to mitigate the impact of hydrocarbons, sediment, debris and/or decaying vegetation on the treatment capacity of the Works. It is also required to ensure that adequate storage is maintained in the stormwater management Works at all times as required by the design.
5. Condition 5 is included to ensure that an operations manual governing all significant areas of operation, maintenance and repair is prepared, implemented and kept current by the Owner and made available to the Ministry, upon request. Such a manual is an integral part of the management of the Works. Its compilation and use should assist the Owner in staff training, in proper environmental management and in identifying and planning for contingencies during possible abnormal conditions. The manual will also act as a bench-mark for Ministry staff when reviewing the Owner's operations.

6. Condition 6 is included to ensure that the Owner will implement the Spill Contingency Plan, such that the environment is protected and deterioration, loss, injury or damage to any person(s) or property is prevented.
7. Condition 7 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.
8. Condition 8 is imposed 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' forms part of this Approval and contains a list of supporting documentation/information received, reviewed and relied upon in the issuance of this Approval.

SCHEDULE A

1. Environmental Compliance Approval Application submitted by Mitchell L. Bufalino, Civil EIT, The Odan/Detech Group Inc., dated November 20, 2024, and received on October 28, 2024.
2. The design report titled "PROPOSED REDEVELOPMENT OF 41 ARDELT PLACE, CITY OF KITCHENER, PROJECT No.: 21242, FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT", dated February 24, 2023, final plans and specifications prepared by The Odan/Detech Group Inc.
3. All additional documentation provided by The Odan/Detech Group Inc.

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me, the Ontario Land Tribunal and in accordance with Section 47 of the *Environmental Bill of Rights*, 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Notice") shall state:

- a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

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

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

This Notice must be served upon:

Registrar*
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5
OLT.Registrar@ontario.ca

and

The Minister of the Environment,
Conservation and Parks
777 Bay Street, 5th Floor
Toronto, Ontario
M7A 2J3

and

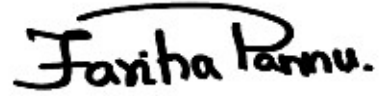
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or www.olt.gov.on.ca**

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

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

DATED AT TORONTO this 19th day of January, 2026

Handwritten signature of Fariha Pannu in black ink, featuring a stylized cursive font with a prominent arch over the 'F' and 'P'.

Fariha Pannu, P.Eng.

Director

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

KC/

c: District Manager, MECP Guelph District Office
Paul Hecimovic, The Odan Detech/Group Inc.