

## ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4962-CVNJN9

Issue Date: February 17, 2026

JCS Investments Inc.  
370 Ontario Street North  
Milton, Ontario  
L9T 2V1

Site Location: Fresh Taste New Distribution Centre  
11450 Steeles Avenue  
Town of Halton Hills, Regional Municipality of Halton

*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 existing stormwater management Works servicing approximately 2.62 hectares of an existing industrial building, located in the Town of Halton Hills, Ontario, for the collection, treatment and disposal of stormwater runoff, providing Enhanced level of stormwater quality control, and attenuating post development peak flows to pre-development levels for all the storm events up to and including the 100-year storm event, consisting of the following Existing Works:

### Existing Works:

- **storm sewers**, located on site, collecting stormwater run-off, along with Catch Basin (CB) Shields installed at CB10 and CB15 providing stormwater pre-treatment, before discharging to oil and grit separator, identified below;
- **stormwater storage**: approximately 126.9 cubic metres of stormwater storage provided for the 100-year storm event via underground pipes, along with orifice controlled discharge, to control stormwater discharge to 0.86 cubic metres per second for the 100-year storm event, discharging to oil and grit separator, identified below;
- **oil and grit separator (catchment area 2.62 hectares)**: one (1) oil and grit separator Model Hydroworks HD-8 or Equivalent Equipment, located at north-east side of the building, having a sediment storage capacity of 6,800 litres, an oil storage capacity of 1,863 litres, a total holding capacity of 12,100 litres, and a maximum treatment flow rate of 860 litres per second, ultimately discharging to Middle Sixteen Mile Creek via wetland;

all in accordance with the submitted application and supporting documents listed in Schedule A forming part of this Approval.

*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. "Equivalent Equipment" means alternate piece(s) of equipment that meets the design requirements and performance specifications of the piece(s) of equipment to be substituted;
6. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;
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. "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;
9. "Owner" means JCS Investments Inc. and its successors and assignees;
10. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
11. "Works" means the approved sewage works, and includes Existing 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. 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.
4. 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 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. 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, other than a change in ownership to the municipality, 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.
3. The Owner shall ensure that all communications made pursuant to this condition refer to the number of this Approval.

## **3. RECORD DRAWINGS**

1. A set of record drawings of the Works shall be kept up to date through revisions undertaken

from time to time and a copy shall be readily accessible for reference at the Works.

#### **4. OPERATIONS AND MAINTENANCE**

1. 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, health or flooding hazard to the general public.
2. The Owner shall undertake an inspection of the condition of the 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 Works to prevent the excessive build-up of sediment, oil/grit, debris and/or decaying vegetation, to avoid reduction of the capacity and/or permeability of the Works, as applicable. The Owner shall also regularly inspect and clean out the inlet to and outlet from the Works to ensure that these are not obstructed.
3. The Owner shall carry out and maintain an inspection and maintenance program on the operation of the oil and grit separator in accordance with the manufacturer's recommendation.
4. The Owner shall ensure that the manhole for the oil and grit separator remains accessible year-round to facilitate maintenance access and spill response measures.
5. The Owner shall ensure the immediate inspection of the Works after a fuel or oil spill capture and, if necessary, clean and maintain the Works to prevent the excessive buildup of oil or fuel.
6. The Owner shall ensure that equipment and material for the containment, clean-up and disposal of fuel and oil and materials contaminated with such, is on hand and in good repair for immediate use in the event of:
  - a. loss of fuel or oil to the Works; or
  - b. a spill within the meaning of Part X of the EPA.
7. The Owner shall prepare an operations manual prior to the commencement of operation of the Works, that includes, but is not necessarily limited to, the following information:
  - a. operating procedures for routine/periodic operation and self-monitoring of the Stormwater Management 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. a spill prevention, control and countermeasures plan including procedures for notifying the District Manager; and
- e. procedures for responding to environmental concerns from the public.

8. The Owner shall maintain the operations manual up to date through revisions undertaken from time to time and retain a copy at the location of the Works for as long as they are in operation. Upon request, the Owner shall make the manual available for inspection and copying by Ministry personnel.

## 5. EFFLUENT OBJECTIVES

- 1. The Owner shall design and undertake everything practicable to operate the Works in accordance with the following objectives:
  - a. Effluent parameters design objectives listed in the table(s) included in **Schedule B**.
  - b. 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 or sheen or foam or discolouration on the receiving waters.

## 6. EFFLUENT LIMITS

- 1. The Owner shall design, construct and operate the Works such that the concentrations of the materials listed as effluent parameters in the effluent limits table in **Schedule B** are not exceeded in the effluent from the Works.

## 7. EFFLUENT MONITORING

- 1. The Owner shall, upon commencement of operation of the Works, carry out a monitoring program, and 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.
- 2. 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 in the effluent monitoring table in **Schedule B**.
- 3. The methods and protocols for sampling, analysis, toxicity testing, 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 Version 2.0" (January 2016), PIBS 2724e02, as amended;
  - 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;

- c. for any parameters not mentioned in the documents referenced in Paragraphs 3.a and 3.b, the written approval of the District Manager shall be obtained prior to sampling.
4. The measurement frequencies specified in the effluent monitoring table in Schedule B in respect of any parameter are minimum requirements which may, after **24 months** of monitoring in accordance with this Condition, be modified by the Director in writing from time to time.
5. 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 monitoring activities required by this Approval.

## 8. RECORD KEEPING

1. 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 site for inspection by the Ministry. The logbook shall include the following:
  - a. the name of the Works;
  - b. the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed; and
  - c. the date of each spill within the catchment area, including follow-up actions / remedial measures undertaken.
2. The Owner shall retain for a minimum of **five (5) years** from the date of their creation, or longer if requested in writing by the Director, all records and information required by this Approval.

## 9. SPILL CONTINGENCY PLAN

1. Within six (6) 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. The Owner shall, upon request, make this plan available to Ministry staff. This plan shall include as a minimum:
  - a. the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the facility;
  - b. the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency plan;
  - c. a site plan drawn to scale showing the facility, nearby buildings, streets, catch-basins

and 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);

- d. steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
- e. 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 Ministry Spills Action Centre 1-800-268-6060;
- f. Safety Data Sheets (SDS) for each hazardous material which may be transported or stored within the area serviced by the Works;
- g. the means (internal corporate procedures) by which the spill contingency plan is activated;
- h. 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;
- i. an inventory of response and clean-up equipment available to implement the spill contingency plan, location and, date of maintenance/replacement if warranted; and
- j. the 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 facility.

## **10. REPORTING**

1. In the event of an exceedance of the effluent limits (set out in Condition 6) or effluent objectives (set out in Condition 5), the Owner shall:
  - a. notify the District Manager as soon as possible orally, as soon as reasonably possible, and in writing within seven (7) days of the exceedance;
  - b. take immediate action to identify the source of contamination; and
  - c. take immediate action to prevent further exceedance.

- d. re-sample the exceeded effluent parameter the following month.
- 2. The Owner shall prepare performance reports on a calendar year basis and submit to the District Manager by March 31 of the calendar year following the period being reported upon. The reports shall contain, but shall not be limited to, the following information pertaining to the reporting period:
  - a. a summary and interpretation of all monitoring data and a comparison to the effluent limits outlined in Condition 6, including an overview of the success and adequacy of the Works;
  - b. a description of efforts made and results achieved in meeting the Effluent Objectives of Condition 5.
  - c. a description of any operating problems encountered and corrective actions taken;
  - d. a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works;
  - e. a summary of the calibration and maintenance carried out on all effluent monitoring equipment;
  - f. a summary of any effluent quality assurance or control measures undertaken in the reporting period;
  - g. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
  - h. a summary of all spill or abnormal discharge events; and
  - i. any other information the District Manager requires from time to time.
- 3. 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.
- 4. The Owner shall, upon request, make all manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

## **Schedule A**

1. Application for Environmental Compliance Approval, dated September 12, 2022 and received on September 20, 2022, submitted by MGM Consulting Inc., on behalf of JCS Investments Inc., along with all other supporting information, including engineering drawings submitted by MGM Consulting Inc..
2. Addendum to Functional Servicing and Stormwater Management Report - January 28, 2022, for Leeswood Construction, for a property located at 11450 Steeles Avenue, Halton Hills, Ontario, dated March 31, 2022, prepared by MGM Consulting Inc.
3. Functional Servicing and Stormwater Management Report, dated January 28, 2022, for Leeswood Construction, for a property located at 11450 Steeles Avenue, Halton Hills, Ontario, prepared by MGM Consulting Inc.

## Schedule B

### Effluent Objectives Table (measured at the discharge outlet from the Oil and grit separator)

Effluent Parameter	Concentration Objective (milligrams per litre unless otherwise indicated)
Oil and Grease	10
Total Suspended Solids	15
pH	between 6.0 - 9.5 inclusive
BTEX	Benzene - 0.002 Toulene - 0.002 Ethyl Benzene - 0.002 Xylenes - 0.0044

### Effluent Limits Table (measured at the discharge outlet from the Oil and grit separator)

Effluent Parameter	Concentration Limits (milligrams per litre unless otherwise indicated)
Oil and Grease	15
Total Suspended Solids	20

### Effluent Monitoring Table

Sampling Location	Discharge outlet from Oil and Grit Separator
Frequency	Four samples per year (during 25 mm of rain or greater storm event), with minimum 30 days between two sampling events
Sample Type	Grab
Parameters	Total Suspended Solids, Oil and Grease, pH, BTEX

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

1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review 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.
2. Condition 2 is included to ensure that the Ministry records are kept accurate and current with respect to approved Works and to ensure that any subsequent Owner of the Works is made aware of the Approval and continue to operate the Works in compliance with it.
3. Condition 3 included to ensure that the Works are constructed, and may be operated and maintained such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.
4. Condition 4 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. Such a manual is an integral part of the operation of the Works. Its compilation and use should assist the Owner in staff training 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 operation of the Works. Furthermore, this Condition is included to ensure that the Works are operated and maintained to function as designed.
5. Condition 5 is imposed to establish non-enforceable effluent quality objectives which the Owner is obligated to use best efforts to meet on an ongoing basis. Also imposed are procedures to be followed to minimize environmental impact in the event the objectives are exceeded.
6. Condition 6 is imposed to ensure that the effluent discharged from the Works meets the Ministry's effluent quality requirements, as specified, on a continuous basis, thus minimizing environmental impact on the receiver.
7. Condition 7 is included to require the Owner to demonstrate on a continual basis that the quality and quantity of the effluent from the approved Works is consistent with the design and effluent objectives specified in the Approval and that the approved Works does not cause any impairment to the receiving watercourse.

8. Condition 8 is included to require the Owner to demonstrate on a continual basis that the quality and quantity of the effluent from the approved Works is consistent with the design and effluent objectives specified in the Approval and that the approved Works does not cause any impairment to the receiving watercourse.
9. Condition 9 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.
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.

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

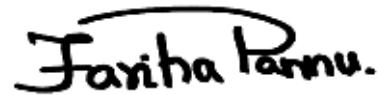
\* **Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or [www.olt.gov.on.ca](http://www.olt.gov.on.ca)**

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 17th day of February, 2026



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Fariha Pannu, P.Eng.

Director

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

MS/

c: District Manager, MECP Halton-Peel  
Matt Stairs, MGM Consulting Inc.