

**AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 0861-DNSKJA

Issue Date: February 17, 2026

Lambton Hot Mix Ltd.  
910 Plank Road  
Sarnia, Ontario  
N7T 7H5

Site Location: 910 Plank Road  
910 Plank Rd Lambton Hot Mix  
Sarnia City, County of Lambton  
N7T 7H5

*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:*

one (1) drum mix hot mix asphalt plant having a maximum production rate of 272 tonnes per hour, equivalent to 2,720 tonnes per day and 371,280 tonnes per year, consisting of the following equipment and operations:

- one (1) dryer/mixer equipped with one (1) burner having a maximum thermal input rating of 87 million kilojoules per hour and fired by natural gas, discharging into a baghouse dust collector;
- one (1) baghouse dust collector, equipped with 918 square meters of polypropylene felt filter material and a pulse jet cleaning mechanism, discharging to the air at a volumetric flow rate of 31 cubic metres per second and a temperature of 132 degrees Celsius, through a stack having an exit diameter of 1.1 metres, extending 18 metres above grade;
- one (1) liquid asphalt cement storage tank equipped with one (1) hot oil heater, having a maximum thermal input rating of 1.2 million kilojoules per hour and fired by natural gas, discharging to the air through a stack having an exit diameter of 0.36 metre, extending 3.1 metres above grade;
- one (1) recycled asphalt pavement scalping screen;
- one (1) aggregate scalping screen;
- two (2) hot mix asphalt storage silos, each having a capacity of 200 tonnes and each discharging

passively to the air; and

- fugitive emissions resulting from the delivery, storage, and transfer of materials associated with hot mix asphalt manufacturing;

all in accordance with the Environmental Compliance Approval Application dated March 4, 2025 and signed by Angela Edlington, Lambton Hot Mix Ltd., and all supporting information associated with the application including the Emission Summary and Dispersion Modelling Report provided by WSP Canada Inc., dated February 13, 2025; the revised Emission Summary and Dispersion Modelling Report provided by WSP Canada Inc., dated October 23, 2025 and received on December 10, 2025, Operations Summary Letter, dated February 6, 2026, signed by Roy E. Botma, Lambton Hot Mix Ltd.; and the Acoustic Assessment Report prepared by WSP Canada Inc. dated February 26, 2025 and signed by Nghi Nguyen.

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

1. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
2. "Best Management Practices Plan" means a document or a set of documents which describe measures to minimize dust emissions from the Facility and/or Equipment;
3. "Company" means Lambton Hot Mix Ltd., that is responsible for the construction or operation of the Facility and includes any successors and assigns in accordance with section 19 of the EPA;
4. "Director" means a person appointed for the purpose of section 20.3 of the EPA by the Minister pursuant to section 5 of the EPA;
5. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;
6. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19;
7. "Equipment" means the equipment and processes described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;
8. "Facility" means the entire operation located on the property where the Equipment is located;
9. "Fugitive Dust" means any solid particulate matter that becomes airborne, other than that emitted from an exhaust stack, directly or indirectly as a result of the activities of any person;
10. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;
11. "Method 22" means the United States Environmental Protection Agency document titled "Method 22

- Visual Determination of Fugitive Emissions from Material Sources and Smoke Emissions from Flares" dated January 14, 2019, as amended;
- 12. "Ministry" means the ministry of the government of Ontario responsible for the EPA and includes all officials, employees or other persons acting on its behalf;
- 13. "Operations Summary Letter" means the letter from Lambton Hot Mix Ltd. dated February 6, 2026 and signed by Roy E. Botma and forms part of this Approval;
- 14. "Publication NPC-300" means the Ministry Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300", August 2013, as amended;
- 15. "Raw Materials" means unprocessed materials that are received by the Facility and fed to the dryer/mixer; and
- 16. "Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources" means the Ministry publication "Technical Bulletin: management approaches for industrial fugitive dust sources", March 8, 2017, as amended.

*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. OPERATION AND MAINTENANCE**

- 1. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:
  - a. prepare, not later than three (3) months after the date of this Approval, and update, as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:
    - i. routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
    - ii. emergency procedures, including spill clean-up procedures;
    - iii. procedures for any record keeping activities relating to operation and maintenance of the Equipment;
    - iv. procedures for determining the type and region of Raw Materials;

- v. all necessary procedures and undertaken measures to ensure compliance with Condition 2.1;
- vi. all appropriate measures to minimize noise and odorous emissions from all potential sources; and
- vii. the frequency of inspection and replacement of the filter material in the Equipment;
- viii. the frequency of inspection and maintenance of water spray bar systems controlling Fugitive Dust emissions from the Equipment;

- b. implement the recommendations of the Manual.

2. The Company shall prepare and implement procedures to monitor and keep records of the liquid asphalt cement storage tank temperature, to ensure that the liquid asphalt cement storage tank does not operate above 150 degrees Celsius.
3. The Company shall prepare and implement procedures to determine and keep records of the temperatures of hot-mix asphalt as it leaves the mixing process to ensure the mixer does not operate above 135 degrees Celsius.
4. The Company shall ensure that the only Raw Materials that are processed at the hot mix asphalt plant are Reclaimed Asphalt Paving (RAP), sand and mixed stone/gravel from Central/Southwestern Ontario.

## **2. FUGITIVE DUST CONTROL**

1. The Company shall ensure that visible Fugitive Dust emissions from activities where material is dropped:
  - a. will not extend more than 30 metres in any direction from the activities, excluding no more than 6 minutes in any hour; and
  - b. will not extend beyond the property boundary at any time.
2. The Company shall determine visible Fugitive Dust emissions, referred to in Condition 2.1, using Method 22, at the closest practical observation location as described in Method 22.
3. The Company shall develop in consultation with the District Manager, a Best Management Practices Plan for the control of Fugitive Dust emissions. This Best Management Practices Plan shall:
  - a. at minimum, be prepared in accordance with Ministry Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources;

- b. include a list of all Ministry comments received, if any, on the development of the Best Management Practices Plan, and a description of how each Ministry comment was addressed in the Best Management Practices Plan; and
  - c. include a list of all necessary procedures and undertaken control measures to ensure compliance with Condition No. 2.1 of this Approval.
4. The Company shall submit the Best Management Practices Plan to the District Manager not later than three (3) months after the date of this Approval or as otherwise indicated by the District Manager.
5. Upon acceptance of the Best Management Practices Plan by the District Manager, the Company shall immediately implement the Best Management Practices Plan for the control of Fugitive Dust emissions to provide effective dust suppression measures to any potential sources of Fugitive Dust emissions resulting from the operation of the Facility.
6. The Company shall update the Best Management Practices Plan as necessary or at the direction of the District Manager.
7. The Company shall retain on-site the latest version of the Best Management Practices Plan and shall provide it to any employee or agent of the Ministry upon request.

### **3. RECORD RETENTION**

1. The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this Approval, and make these records available for review by staff of the Ministry upon request. The Company shall retain:
  - a. all records on the maintenance, repair and inspection of the Equipment;
  - b. all records of liquid asphalt cement storage tank temperature;
  - c. all records of the temperatures of hot-mix asphalt as it leaves the mixing process;
  - d. all records of processing rates and the type and region of Raw Materials; and
  - e. all records of any environmental complaints, including:
    - i. a description, time and date of each incident to which the complaint relates;
    - ii. wind direction at the time of the incident to which the complaint relates; and
    - iii. a description of the measures taken to address the cause of the incident to which the

complaint relates and to prevent a similar occurrence in the future.

#### **4. NOTIFICATION OF COMPLAINTS**

1. The Company shall notify the District Manager, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:
  - a. a description of the nature of the complaint; and
  - b. the time and date of the incident to which the complaint relates.

#### **5. NOISE**

1. The Company shall, at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-300.

#### **6. CHANGE OF OWNERSHIP**

1. The Company shall notify the Director in writing, and forward a copy of the notification to the District Manager, within thirty (30) days of the occurrence of any of the following changes to Facility operations:
  - a. the ownership of the Facility;
  - b. the operator of the Facility;
  - c. the address of the Company;
  - d. the partners, where the Company is or 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; or
  - e. the name of the corporation where the Company is or at any time becomes a corporation, other than a municipal 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 Facility, the Company shall notify the successor of the existence of this Approval and provide the successor with a copy of this Approval, and the Company shall provide a copy of the notification to the District Manager and the Director.

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

1. Conditions No. 1 and 2 are included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the EPA, the Regulations and

this Approval.

2. Condition No. 3 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the EPA, the Regulations and this Approval can be verified.
3. Condition No. 4 is included to require the Company to notify staff of the Ministry so as to assist the Ministry with the review of the site's compliance.
4. Condition No. 5 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.
5. Condition No. 6 is included to require the Company to notify/report to the Ministry so that compliance with the EPA, the regulations and this Approval can be verified.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s).  
5096-9JPRRG issued on November 20, 2014.**

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.

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\*  
Ontario Land Tribunal  
655 Bay Street, Suite 1500  
Toronto, Ontario

and

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

The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks

M5G 1E5  
OLT.Registrar@ontario.ca

M7A 2J3

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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Nancy E Orpana, P.Eng.  
Director  
appointed for the purposes of Part II.1 of the  
*Environmental Protection Act*

AA/  
c: District Manager, MECP Sarnia District Office  
Justin Tayles, WSP Canada Inc.