

**ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 7120-DPAKBM  
Issue Date: March 26, 2026

St. Marys Cement Inc. (Canada) operating as CBM Ready  
Mix  
55 Industrial St  
Toronto, Ontario  
M4G 3W9

Site Location: 410 Bowmanville Avenue  
Clarington Municipality, Regional Municipality of Durham

*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) truck-mix concrete batching plant (Hagan 4), having a maximum production rate of 575 cubic metres of concrete per day, including the following operations and equipment:
  - one (1) baghouse dust collection system, to control emissions from cement weigh scale and the loading point, complete with polyester filter material having a filtering area of 100.6 square metres and a pulse-jet type cleaning system, discharging to the air with a maximum volumetric flow rate of 3.1 cubic metres per second through a stack having an exit dimension of 0.2 metre x 0.4 metre, extending 3.7 metres above grade;
  - two (2) identical baghouses, each serving a cementitious material silo, complete with polyester filter material having a filtering area of 14 square metres and a pulse-jet type cleaning system, discharging to the air with a maximum volumetric flow rate of 0.33 cubic metres per second through a stack having an exit diameter of 0.296 metre, extending 6 metres above grade; and
  - fugitive emissions resulting from the delivery, storage and transfer of materials associated with the ready-mix concrete batching operations.
- Two (2) identical pre-mix concrete batching plants (Planetary), only one of which shall operate at any time, each having a maximum production rate of 100 cubic metres of concrete per day, and each including the following operations and equipment:

- o one (1) baghouse dust collection system, to control emissions from the central mixer and material transfer to the central mixer, complete with polyester filter material having a filtering area of 2 square metres and a pulse-jet type cleaning system, discharging to the air with a maximum volumetric flow rate of 0.24 cubic metres per second through a stack extending 7.3 metres above grade;
- o one (1) baghouse dust collector, serving a cementitious material silo, complete with polyester filter material having a filtering area of 19.6 square metres and a shaker type cleaning system, discharging to the air with a maximum volumetric flow rate of 0.27 cubic metres per second through a stack having an exit diameter of 0.15 metre, extending 4.0 metres above grade;
- o two (2) identical baghouses, each serving a cementitious material silo, complete with polyester filter material having a filtering area of 14 square metres and a pulse-jet type cleaning system, discharging to the air with a maximum volumetric flow rate of 0.4 cubic metres per second through a stack having an exit diameter of 0.296 metre, extending 11.0 metres above grade; and
- o fugitive emissions resulting from the delivery, storage and transfer of materials associated with the ready-mix concrete batching operations.

all in accordance with the Application for an Environmental Compliance Approval, dated August 12, 2025 and signed by Colin Evans, and the supporting information, including the Emission Summary and Dispersion Modelling Report, submitted by Ramboll Canada Inc., dated March 4, 2026 and signed by Xiaoxi Song, and Colin Evans, and the additional air related information by email dated January 12, 2026; revised air dispersion modelling files provided by email dated February 20, 2026 by Ramboll Canada Inc., the Acoustic Assessment Report prepared by HGC Engineering, dated February 13, 2026, and signed by Harry Ao Cai, MEng, P.Eng.

*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 St. Marys Cement Inc. (Canada) operating as CBM Ready Mix 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 ready-mix concrete batching equipment 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. "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; and
14. "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, before commencement of operation of the Equipment , 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, including but not limited to the baghouse dust collectors;

- ii. emergency procedures, including spill clean-up procedures;
  - iii. procedures for any record keeping activities relating to operation and maintenance of the Equipment;
  - iv. all appropriate measures to minimize noise and odorous emissions from all potential sources; and
  - v. the frequency of inspection and replacement of the filter material in the Equipment;
- b. implement the recommendations of the Manual; and
  - c. The Equipment shall be powered exclusively using the electrical grid.

## **2. FUGITIVE DUST CONTROL**

1. 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 all necessary procedures, undertaken control measures and observation records to ensure compliance with Condition No. 3.1 of this Approval; and
  - c. 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.
2. The Company shall submit the Best Management Practices Plan to the District Manager not later than three (3) months from the date of this Approval or as otherwise indicated by the District Manager.
3. 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.
4. The Company shall update the Best Management Practices Plan as necessary or at the direction of the District Manager.
5. The Company shall retain on-site the most recent version of the Best Management Practices Plan and shall provide it to any employee or agent of the Ministry upon request.

### **3. VISIBLE FUGITIVE DUST EMISSIONS**

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 3.1, using Method 22, at the closest practical observation location as described in Method 22.

### **4. 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; and
  - b. 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.

### **5. COMPLAINTS RECORDING AND REPORTING**

1. If at any time, the Company receives an environmental complaint from the public regarding the operation of the Equipment approved by this Approval, the Company shall take the following steps:
  - a. Record and number each complaint, either electronically or in a log book. The record shall include the following information: the time and date of the complaint and incident to which the complaint relates, the nature of the complaint, wind direction at the time and date of the incident to which the complaint relates and, if known, the address of the complainant.
  - b. Notify the District Manager of the complaint within two (2) business days after the complaint is received, or in a manner acceptable to the District Manager.

- c. Initiate appropriate steps to determine all possible causes of the complaint, and take the necessary actions to appropriately deal with the cause of the subject matter of the complaint attributable to the operations of the Facility.
- d. Complete and retain on-site a report written within five (5) business days of the complaint date. The report shall list the actions taken to appropriately deal with the cause of the complaint and set out steps to be taken to avoid the recurrence of similar incidents.

## **6. 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.

## **7. 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. Condition Nos. 1, 2 and 3 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. 4 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. 5 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. 6 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. 7 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.

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

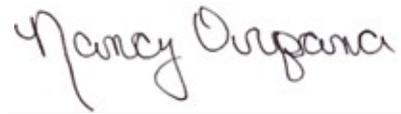
The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment,  
Conservation and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* 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 26th day of March, 2026



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Nancy E Orpana, P.Eng.

Director

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

SA/

c: District Manager, MECP York-Durham  
Xiaoxi (Winnie) Song, Ramboll Canada Inc.