Ontario

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

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 7985-DV3RTS
Issue Date: July 9, 2026

Vaughan 1E Energy Storage 1 GP Inc. as general partner
for and on behalf of Vaughan 1E Energy Storage 1 LP
161 Cityview Blvd
Vaughan, Ontario
L4H 0A9

Site Location: 8118 Dufferin Street
Vaughan City, Regional Municipality of York
L4K 1R7

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:

establishment of sewage works for the collection, transmission and disposal of stormwater as well as spill containment works servicing a proposed Vaughan 1E Energy Solutions battery energy storage system (BESS) on approximately 0.43 ha of land located at the above site address, to provide an Enhanced Level quality control and to attenuate post-development peak flows to 5-year pre-development peak flow rate for all storm events up to and including the 100-year storm event, discharging into an existing west ditch of Dufferin Street., consisting of the following proposed Works:

PROPOSED WORKS

complete with five (5) transformers containing approximately 3,126 litres of insulating mineral oil each and two (2) transformers containing approximately 908 litres; with the containment area designed to contain runoff from the 100-year storm event and any oil spill from the on-site transformers comprised of:

Spill Containment Works

- **Spill Containment Pit with Containment System for SOC#1**: one (1) irregular rectangular- shaped spill containment pit, located at the northwest corner of the BESS yard, having an approximate length of 11.3 metres, width of 7.3 metres and depth of 0.45 metres excluding surface stone depth, containing one (1) transformer with approximately 3,126 litres of insulating oil, providing a spill containment volume no less than 4,192 litres, containing two 50 mm sand layer, an oil mat, a Super Absorbent Mat (SAMTM) layer, non-woven geotextile, woven geotextile, impermeable liner, approximately 350 mm of fire quenching stone and 150 mm of surface stone.
- **Spill Containment Pit with Containment System for SOC#2:** one (1) rectangular-shaped spill

containment pit, located at the north of the BESS yard and east of SOC#1, having an approximate length of 11.3 metres, width of 7.5 metres and depth of 0.45 metres excluding surface stone depth, containing one (1) transformer with approximately 3,126 litres of insulating oil, providing a spill containment volume no less than 4,721 litres, containing two 50 mm sand layer, an oil mat, a Super Absorbent Mat (SAMTM) layer, non-woven geotextile, woven geotextile, impermeable liner, approximately 350 mm of fire quenching stone and 150 mm of surface stone.

- **Spill Containment Pit with Containment System for SOC#3:** one (1) irregular rectangular-shaped spill containment pit, located at the north of the BESS yard and east of SOC#2, having an approximate length of 11.0 metres, width of 7.45 metres and depth of 0.45 metres excluding surface stone depth, containing one (1) transformer with approximately 3,126 litres of insulating oil, providing a spill containment volume no less than 4,389 litres, containing two 50 mm sand layer, an oil mat, a Super Absorbent Mat (SAMTM) layer, non-woven geotextile, woven geotextile, impermeable liner, approximately 350 mm of fire quenching stone and 150 mm of surface stone.
- **Spill Containment Pit with Containment System for SOC#4:** one (1) rectangular-shaped spill containment pit, located at the north-east side of the BESS yard and east of SOC#3, having an approximate length of 21.1 metres, width of 7.0 metres and depth of 0.45 metres excluding surface stone depth, containing one (1) transformer with approximately 3,126 litres each of insulating oil, providing a spill containment volume no less than 7,439 litres, containing two 50 mm sand layer, an oil mat, a Super Absorbent Mat (SAMTM) layer, non-woven geotextile, woven geotextile, impermeable liner, approximately 350 mm of fire quenching stone and 150 mm of surface stone.
- **Spill Containment Pit with Containment System for SOC#5**: one (1) rectangular-shaped spill containment pit, located at the north-east of the BESS yard, having an approximate length of 12.2 metres, width of 7.0 metres and depth of 0.45 metres excluding surface stone depth, containing one (1) transformer with approximately 3,126 litres of insulating oil, providing a spill containment volume no less than 4,478 litres, containing two 50 mm sand layer, an oil mat, a Super Absorbent Mat (SAMTM) layer, non-woven geotextile, woven geotextile, impermeable liner, approximately 350 mm of fire quenching stone and 150 mm of surface stone.
- **Spill Containment Pit with Containment System for SST EAST**: one (1) irregular rectangular-shaped spill containment pit, located at the east of the BESS yard, having an approximate length of 4.9 metres, width of 5.0 metres and depth of 0.45 metres excluding surface stone depth, containing one (1) transformer with approximately 908 litres of insulating oil, providing a spill containment volume no less than 1,313 litres, containing two 50 mm sand layer, an oil mat, a Super Absorbent Mat (SAMTM) layer, non-woven geotextile, woven geotextile, impermeable liner, approximately 350 mm of fire quenching stone and 150 mm of surface stone.
- **Spill Containment Pit with Containment System for SST WEST**: one (1) irregular rectangular-shaped spill containment pit, located at the east of the BESS yard, having an approximate length of 6.0 metres, width of 5.1 metres and depth of 0.45 metres excluding surface stone depth, containing one (1) transformer with approximately 908 litres of insulating oil, providing a spill containment volume no less than 2,073 litres, containing two 50 mm sand layer, an oil mat, a Super Absorbent Mat (SAMTM) layer, non-woven geotextile, woven geotextile, impermeable liner, approximately 350 mm of fire quenching stone and 150 mm of surface stone.

· All containment pits have individual and interconnected sub-drainage systems consisting of wick drains that

transition into 100 mm PVC pipes, which direct rainwater and snowmelt from north and south of the containment pits, respectively into a 1.2 m x 1.2 m x 2.0 m galvanized sump canister (canister materials and size can differ depending on sump canister supplier). The water is then drained into a 100 mm PVC pipe and discharged to rip rap outlet located at southeast of the site.

Stormwater Management Works

- On-site swales equipped with weeping tiles located running between battery pads and along the south side of the site to collect stormwater runoff from the BESS site and discharge the as described below;

· Site drainage is collected in on-site swales with a total storage volume of 64.7 m^3 Discharge is controlled by a 100 mm. diameter orifice tube and routed through an OGS prior to subsequently being released to the municipal roadside ditch. The proposed measures will control the 2 – 100 year storms, attenuating post-development peak flows to 5-year pre-development level for all storm events up to and including the 100 year storm event, discharging into an oil and grit separator as described below.

· Quality control for the site will be achieved through a treatment train comprised of infiltration in the site permeable granular surface and an OGS unit.

· Oil and grit separator STC-1 (Stormceptor EF8 or Equivalent Equipment), receiving stormwater runoff from a drainage area of 0.4 ha, having a sediment storage capacity of 8,710 L and an oil storage capacity of 1,070 L, discharging to the roadside ditch. This unit provides 80% TSS removal and oil storage in the event of a spill.

· In-ground, single compartment pre-cast, concrete, oil/water separator/holding tank ((Stormceptor EF8 or Equivalent Equipment), approximately 2.59 metres deep by 2.4 metres of diameter, with a concrete, slotted baffle extending from the floor to within 0.15 metres of the roof slab, at a distance of approximately 1.0 metre from the inlet wall and two (2) access hatches, to function as a post containment pit secondary oil/water separator and oil capture tank, designed to provide:

Storm Water Conveyance

Ten (10) V-shape perimeter swales to be constructed along the perimeter of each battery pads which are to convey runoff from the south portion of the site to the south, discharging into a **main** collection swale equipped with a weeping tile. Collected runoff will be subsequently routed through an OGS prior to being released to the municipal roadside ditch. Perimeter swales are described as follows:

- **V-shape swale (Swale #1)** of approximately 1.9 metres wide depths ranging from 0.2 m to 0.3 and a 6.4:1 west slope and a 4.2:1 east slope, constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

- V-shape swale (Swale #2) of approximately 1.9 metres wide, depths ranging from 0.2 m to 0.3 m and a 3.5:1 west slope and a 4.1:1 east slope, constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock

will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

- **V-shape swale (Swale #3)** of approximately 1.9 metres wide, depths ranging from 0.2 m to 0.3 m and a 3.4:1 west slope and a 4.0:1 east slope, constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

- V-shape swale (Swale #4) of approximately 1.9 metres wide, depths ranging from 0.2 m to 0.3 m and a 3.3:1 west slope and a 3.3:1 east slope, constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

- **V-shape swale (Swale #5)** of approximately 1.9 metres wide, depths ranging from 0.2 m to 0.3 m and a 3.9:1 west slope and a 3.8:1 east slope, constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

- **V-shape swale (Swale #6)** of approximately 1.9 metres wide, depths ranging from 0.2 m to 0.3 m and a 3.1:1 west slope and a 3.9:1 east slope, constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

- **V-shape swale (Swale #7)** of approximately 1.9 metres wide, depths ranging from 0.2 m to 0.3 m and a 3.4:1 west slope and a 4.0:1 east slope, constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

-V-shape swale (Swale #8) of approximately 1.9 metres wide, depths ranging from 0.2 m to 0.3 m a 3.5:1 west slope and a 4.1:1 east slope, constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock

will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

- **V-shape swale (Swale #9)** of approximately 1.9 metres wide, depths ranging from 0.2 m to 0.3 m and a 3.4:1 west slope and a 4:1 east slope and reinforced with a retaining wall on the west slope. Swale will be constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

- V-shape swale (Swale #10) of approximately 1.9 metres wide, depths ranging from 0.2 m to 0.3 m and a 2:1 west slope and 2:1 east slope and reinforced with a retaining wall on the west slope. Swale will be constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

- **One main (1) gravel V- shape swale** equipped with weeping tile of approximately 0.6 m deep, 1.85 m wide and 16.5 m long and a 2:1 west slope and 2:1 east slope, reinforced with a retaining wall on the west slope. Swale will be constructed with a 150 mm of insulating gravel underlain by 400 mm of Granular B Type 1 compacted to 98% standard proctor maximum dry density followed by 200 mm Granular A compacted to 98% standard proctor maximum dry density and 12 oz. Non-Woven Geotextile. 150 mm perforated heavy duty PVC drain pipe with 4.0 oz. of Non-woven Geotextile sock will be installed in an excavated trench of approximately 0.5 m deep and 0.5 m wide, and filled with 50 mm clear stone.

- Infiltrated water collected by weeping tiles installed along V-shape swales will be collected in a sump pit and subsequently discharge through a heavy duty outlet pipe with a diameter of 100 mm. The allowable discharge rate from the outlet is calculated to be 2.6 L/s.

including erosion/sedimentation control measures (include if site specific ESC measures were reviewed by the reviewer) and all other appurtenances essential for the proper operation of the aforementioned Works.

all in accordance with supporting documents listed in Schedule A.

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. "Grab Sample" means an individual sample of at least 1000 millilitres collected in an appropriate container at a randomly selected time over a period of time not exceeding 15 minutes;

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. "Limited Operational Flexibility" (LOF) means the conditions that the Owner shall follow in order to undertake any modification that is pre-authorized as part of this Approval;

9. "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;

10. "Owner" means Vaughan 1E Energy Storage 1 GP Inc. as general partner for and on behalf of Vaughan 1E Energy Storage 1 LP and its successors and assignees;

11. "OWRA" means the *Ontario Water Resources Act* , R.S.O. 1990, c. O.40, as amended;

12. "Proposed Works" means those portions of the Works included in the Approval that are under construction or to be constructed;

13. "Quarterly" means four times over a year, relatively evenly spaced where possible, commencing with the start-up of the Works.

14. "Works" means the approved sewage works, and includes Proposed Works and Existing Works.

15. "mg/L" means milligrams per litre;

16. "µg/L" means micrograms per litre;

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. EXPIRY OF APPROVAL

1. This Approval will cease to apply to those Proposed Works which have not been constructed before December 30, 2027.

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; or

    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. C39 shall be included in the notification.

2. In the event of any change in ownership of the Works, the Owner shall notify 2. in writing the succeeding owner 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.

4. CONSTRUCTION OF PROPOSED WORKS

1. Upon the construction of the Proposed Works, the Owner shall prepare a statement, certified by a Licensed Engineering Practitioner, that the Proposed Works are constructed in accordance with this Approval, and upon request, shall make the written statement available for inspection by Ministry personnel.

2. Within one (1) year of the construction of the Proposed Works, a set of as-built drawings showing the Proposed Works "as constructed" shall be prepared. These drawings shall be kept up to date through revisions undertaken from time to time and a copy shall be retained at the Works for the operational life of the Works.

5. OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT WORKS

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 stormwater management works do not constitute a safety, health or flooding hazard to the general public.

2. The Owner shall inspect for oil leakage from the transformers weekly and inspect the stormwater management works including the dry pond following each significant storm event until the spill containment at the BESS site is constructed.

3. The Owner shall follow the procedures outlined in the Subject: Sorb-N-Seal overview prepared by Albarrie GeoComposites.to monitor potential oil spill from the transformers and implement preventive actions described in the plan to minimizing damage on the environment and property from any spill.

4. After the construction of spill containment at the BESS site, 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 Stormwater Management 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 Stormwater Management Works, as applicable.

5. The Owner shall ensure the immediate clean-out of the Stormwater Management Works after a fuel or oil spill capture.

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 Stormwater Management 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 Stormwater Management Works that includes, but is not necessarily limited to, the following information:

a. operating and maintenance procedures for routine operation of the Stormwater Management Works;

b. inspection programs, including frequency of inspection, for the Stormwater Management 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 Stormwater Management Works;

d. contingency plans and procedures for dealing with potential abnormal situations and for notifying the District Manager; and

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

8. The Owner shall maintain an up to date operations manual and make the manual readily accessible for reference at the Stormwater Management Works for the operational life of the Stormwater Management Works. Upon request, the Owner shall make the manual available to Ministry staff.

9. 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 Stormwater Management Works for inspection by the Ministry. The logbook shall include the following:

a. the name of the Stormwater Management Works;

b. 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

c. the date of each spill within the catchment area, including follow-up actions and remedial measures undertaken.

10. 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.

6. OPERATION AND MAINTENANCE OF THE SPILL CONTAINMENT WORKS

1. The Owner shall complete construction of the proposed spill containment system and place it into operation no later than December 30, 2027.

2. The Owner shall ensure that the Spill Containment Works and related equipment and appurtenances which are installed or used to achieve compliance with this Approval are properly operated and maintained. The Owner shall check the Spill Containment Works for evidence of leaks or spills on a monthly basis, as a minimum, and keep a record of the inspections in a log-book at the BESS site. Upon the request of the Owner, the District Manager may reduce the frequency of inspection, in writing.

3. The Owner shall promptly identify any spill and shall forthwith clean up all oil spilled within the containment pit.

4. The Owner shall, upon identification of a loss of oil, take immediate action to prevent the further occurrence of such loss.

5. In furtherance of, but without limiting the generality of, the obligation imposed by Subsection (2), the Owner shall ensure that equipment and material for the containment, clean up and disposal of oil and materials contaminated with oil are kept on hand and in good repair for immediate use in the event of:

a. loss of oil from the transformers and equipment;

b. a spill within the meaning of Part X of the EPA; or

c. the identification of spilled oil in the spill containment areas and/or downstream stormwater management works.

6. The Owner shall ensure that the oil that is used in all transformers is free from Polychlorinated Biphenyls.

7. OPERATIONS MANUAL - SPILL CONTAINMENT WORKS

1. In furtherance of, but without limiting the generality of the obligation imposed by Condition 6, the Owner shall prepare an operations manual prior to the commencement of operation of the Spill Containment Works.

2. The Owner shall ensure that the manual includes, but is not necessarily limited to, the following information:

a. operating procedures for routine operation of the Spill Containment a. Works and for

periodic self-monitoring of the containment area effluent;

b. inspection programs, including frequency of inspection, for the Spill Containment 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 Spill Containment Works;

d. a spill prevention, control and countermeasures plan to address loss of oil from the transformers and oil discharge offsite, including procedures for notifying the District Manager; and

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

3. The Owner shall maintain an up to date operations manual and make the manual readily accessible for reference at the Spill Containment Works for the operational life of the Spill Containment Works. Upon request, the Owner shall make the manual available to Ministry staff.

8. 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 millimetres 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.

9. EFFLUENT OBJECTIVES - STORMWATER MANAGEMENT WORKS

1. The Owner shall design and undertake everything practicable to operate the Stormwater Management 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 Stormwater Management 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.

2. In the event of an exceedance of the objective set out in Subsection 1, the Owner shall:

a. notify the District Manager as soon as possible;

b. take immediate action to identify the source of contamination; and

c. take immediate action to prevent further exceedance.

10. EFFLUENT MONITORING - STORMWATER MANAGEMENT WORKS

1. The Owner shall, upon commencement of operation of the Stormwater Management 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 three (3) years 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.

11. EFFLUENT OBJECTIVES - SPILL CONTAINMENT WORKS

1. The Owner shall use best efforts to design, construct and operate the Spill Containment Works with the objective that the concentrations of the materials named as effluent parameters under the Effluent Objectives Table listed in Schedule C are not exceeded in the effluent from the Spill Containment Works.

2. In the event of an exceedance of one of the objectives set out in Subsection 1, the Owner shall:

a. notify the District Manager as soon as possible;

b. take immediate action to identify the source of contamination; and

c. take immediate action to prevent further exceedance.

12. EFFLUENT QUALITY MONITORING - SPILL CONTAINMENT WORKS

1. The Owner is exempted from the requirement of a regular, Approval-imposed effluent monitoring program for the effluent from the transformer Spill Containment Works under the following conditions:

a. The Spill Containment Works shall be operated using Best Management Practices and in compliance with the established effluent objectives as set out in the Effluent Objectives Table in Schedule C, as confirmed, from time to time, by recorded self-monitoring data (Oil and Grease sampling in accordance with Schedule B);

b. Ministry staff may enter the site of the Spill Containment Works at any reasonable time to inspect the Spill Containment Works which can include, but not be limited to, the taking of samples and copying of monitoring information from the station record; and

c. The monitoring requirements as described under Subsection 2 below will be undertaken for twelve (12) months directly following a spill, with termination of the monitoring requirements to be determined by the District Manager at the end of the twelve (12) month period.

2. The Owner shall carry out the following effluent monitoring program immediately after a spill as defined under Condition 6, Subsection (5)(b):

a. The effluent from the spill affected containment area shall be sampled at the designated outlet, in accordance with the monitoring frequency and sample type specified for each parameter listed in the Effluent Monitoring Table included in Schedule C, unless otherwise required in writing by this Approval or by the District Manager.

b. In the event of an exceedance of the objective set out in Condition 11, Subsection 1, the Owner shall increase the frequency of sampling of the affected effluent from the containment area to once per month for each month that discharge occurs until it is demonstrated to the District Manager that the effluent complies with the said objective.

3. The methods and protocols for sampling, analysis, and recording shall conform, in order of precedence, to the methods and protocols specified in the following:

a. Ministry of the Environment publication "Protocol for the Sampling a. and Analysis of Industrial/Municipal Wastewater", January 2016, as amended from time to time by more

recently published editions;

b. the publication "Standard Methods for the Examination of Water and Wastewater", 21st edition, 2005, as amended from time to time by more recently published editions.

4. 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 District Manager, all records and information related to, or resulting from, the monitoring, inspection and maintenance activities required by this Approval.

13. REPORTING

1. One (1) 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. The Owner shall, upon request, make all reports, manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.

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 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 description of any operating problems encountered and corrective actions taken;

b. a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works, including an estimate of the quantity of any materials removed from the Works;

c. a summary of the calibration and maintenance carried out on all effluent monitoring equipment;

d. a summary of any effluent quality assurance or control measures undertaken in the reporting period;

e. a description of efforts made and results achieved in meeting the Effluent Objectives of Condition 9 and 11;

f. a summary of pond inlet and outlet water quality;

g. a summary of installation and replacement dates of any Super Absorbent Mats (SAMs) components as well as a description of annual maintenance performed on any pond outlet valves;

h. a summary of any complaints received during the reporting period and any steps taken to address the complaints;

i. a summary of all spill or abnormal discharge events; and

j. any other information the District Manager requires from time to time.

14. SPILL CONTINGENCY PLAN

1. No later than four (4) weeks prior to commencement of operation of the Works, 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 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;

j. the date on which the contingency plan was prepared and subsequently, amended; and

k. procedures regulating the operation of outlet valves on the proposed Works to contain spills or firewater in an emergency situation.

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.

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 1. in the manner in which they were described 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. Condition 1.4 is included to emphasize that the issuance of this Approval does not diminish any other statutory and regulatory obligations to which the Owner is subject in the construction, maintenance and operation of the Works. The Condition specifically highlights the need to obtain any necessary conservation authority approvals. The Condition also emphasizes the fact that this Approval doesn't limit the authority of the Ministry to require further information.

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 the approved 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 to ensure that the Works are constructed in accordance with the approval and that record drawings of the Works "as constructed" are maintained for future references.

5. Condition 5 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from the Works are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the Works. The Condition also ensures that adequate storage is maintained in the Works at all times as required by the design. Furthermore, this Condition is included to ensure that the Works are operated and maintained to function as designed.

6. Condition 6 is included to ensure that the Works will be operated and maintained in a manner enabling compliance with the terms and conditions of this Approval, such that the environment is

protected and deterioration, loss, injury or damage to any person or property is minimized and/or prevented.

7. Condition 7 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 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.

8. Condition 8 is included as installation, regular inspection and maintenance 8. 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.

9. Condition 9 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.

10. Condition 10 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.

11. Condition 11 is imposed to establish non-enforceable effluent quality objectives for the spill containment works 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.

12. Condition 12 is related to sampling, monitoring and record keeping. They have been imposed to require the Owner to demonstrate, when required, that the performance of the Works is at a level consistent with the design and effluent objectives specified in the Approval and does not cause any impairment to the receiving watercourse, and that all pertinent information is available for any future review.

13. Condition 13 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.

14. Condition 14 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.

Schedule A

1. Environmental Environmental Compliance Approval Application for 1. Industrial Sewage Works submitted by Convergent Energy, dated March 17, 2025 and received on March 14, 2025, and all supporting documentation and information.

2. Stormwater Management Report "8118 Dufferin Street, Vaughan", dated November, 2024, including calculations and engineering drawings, prepared by C.F Crozier & Associates Inc.

3. Revised Stormwater Management Report "8118 Dufferin Street, City of Vaughan, dated May 14, 2026, including calculations and engineering drawings, prepared by WSP Canada Inc.

4. Design of Transformer Secondary Spill Containments dated June 2026 and prepared by Albarrie Canada Limited.

Schedule B

Effluent Objectives Table - Stormwater Management Works

Effluent Parameter	Average Calculation	Concentration Objective
Total Suspended Solids	Single Sample Result	25 mg/L
Oil and Grease	Single Sample Result	15 mg/L
pH	Single Sample Result	6.5 to 8.5 inclusive

Effluent Monitoring Table - Stormwater Management Works

Frequency	Quarterly during the ice-free period during periods of active discharge within 24 hours of a rainfall event greater than 15 mm.
Location	At discharge point, the Municipal Storm Ditch along Dufferin Road At the inlet to Manhole for Oil/Water Separator/Holding Tank effluent
Sample Type	Grab
Parameters	Oil and Grease, Total Suspended Solids, field pH, field temperature, Total and Dissolved Metals*, Hardness and Dissolved Organic Carbon.

* Metals have been included for exploratory monitoring to ensure BESS sites are not contributing to heavy metals contamination. This monitoring will automatically end after three years if no exceedances are found compared to PWQO,
CWQG, or FEQG standards, whichever is recent.

Schedule C

Effluent Objectives Table - Spill Containment Works

Effluent Parameter	Concentration Objective
Oil and Grease	15 mg/L
Phenols (mono-dihydric)	20 µg/L

Frequency	Quarterly
Location	At the Discharge outlet from each spill containment and Manhole #1
Sample Type	Grab
Parameters	Oil and Grease, Phenols

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 9th day of July, 2026

Neryed Ragbar, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

JG/
c: District Manager, MECP York-Durham District Office
Justin Lawrence, C.F. Crozier & Associates Inc.