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 7033-DXHHJ2
Issue Date: October 27, 2026

York1 Nugget Transfer Ltd.
156 Disco Rd, Toronto,
Ontario, M9W 1M4

Site Location: 300 Nugget Avenue
300 Nugget Ave, City of Toronto,
Ontario, M1S 4A4

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

the establishment of industrial stormwater management Works for Nugget Avenue Waste Processing/Transfer Facility, located in the City of Toronto, for the collection, transmission, treatment and disposal of stormwater run-off from a total catchment area of 2.33 hectares, to provide Enhanced Level water quality protection and erosion control, and to attenuate post-development peak flows to 2 year event pre-development flows for all storm events up to and including the 100-year storm event, discharging to municipal storm sewer on Nugget Avenue, consisting of the following:

Proposed Works:

Conveyance and Surface Detention Storage: existing catch basins with 200 mm diameter stormsewer leads, and site sewers diameters ranging from 375 mm to 600 mm, collecting surface run-off from the building roof, grassed and asphalted drainage areas and parking lots having a detention depth of not more then 350 mm for more than 2 hours to provide a total 175 cubic metres of storage volume to discharge into manhole MH 2;

Oil Grit Separator - OGS # 1: manufactured treatment device (for catchment area 2.27 hectares): one (1) oil and grit separator (OGS), (Contech Stormceptor Model EF 08 or Equivalent Equipment) located downstream of MH 2 on the existing 600 mm diameter storm sewer installed in an on-line configuration having a sediment storage capacity of 8.78 cubic metres, an oil storage capacity of 1070 litres, and a total storage capacity of approximately 12.10 cubic metres with a maximum treatment flow rate of 41.6 litres per second, and peak conveyance flow rate of 1700 litres per second, receiving run-off from asphalted parking, work lay by and truck movement areas discharging to the existing 600 mm diameter stormsewer downstream with ultimate discharge to the existing **Duromaxx subsurface detention and infiltration trench System** as described below:

Subsurface Infiltration Trench System, an existing Duromaxx Detention and Infiltration System with a

permanent/ dead storage volume of 63 cubic metres and total storage volume of 230 cubic metres; comprised of a 300 millimetre deep clear stone layer wrapped in non-woven filter fabric installed at north of Nugget Avenue, east of site entrance, complete with an emergency overflow outlet discharging via a 300 mm diameter storm sewer to flow finally into an existing catch basin manhole EXMH 3, on a 600 mm diameter sewer connected finally with an existing 900 mm diameter Municipal Storm sewer on Nugget Avenue;

Subsurface Storage (StomTech): a proprietary manufactured unit storage pipes/lined tanks (Model StormTech MC-4500) 18 pieces installed in one row, located south of the Metal Siding Building having a total length of 25 metres, a width of 3.14 metres, a base area of 79 square metres, a maximum allowable storage depth of 2.05 metres and a total available storage volume of 53 cubic metres, comprised of a 230 millimetre deep clear stone layer; complete with an emergency overflow outlet and Inspection/clean-out port; discharging via a 300 mm diameter storm sewer into a NeoPlast manhole, located downstream of the OGS #1;

Existing OGS 2:(Stormceptor, Model STC 300): located at EXMH 3, to provide additional polishing quality control for the stormwater discharge into the municipal stormsewer having a maximum oil storage capacity of 300 litres, a sediment holding capacity of 1.45 cubic metres, a total holding volume of 1.78 cubic metres and a maximum treatment rate of 9.0 litres per minute, discharging into existing 600 mm diameter storm sewer on the Nugget Avenue;

including erosion/sedimentation control measures 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. "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;

7. "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;

8. "Owner" means York1 Nugget Transfer Ltd. and its successors and assignees;

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

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

11. "Works" means the approved sewage works, and includes Proposed 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. EXPIRY OF APPROVAL

1. This Approval will cease to apply to those parts of the Works which have not been constructed within **five (5) years** of the date of this Approval.

2. In the event that completion and commissioning of any portion of the Works is anticipated to be more than five (5) years, the Owner shall submit an application for extension at least **twelve (12) months** prior to the end of the five (5) years from the day of issuance of this Approval. The application shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards

applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

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 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 Works, the Owner shall prepare a statement, certified by a Licensed Engineering Practitioner, that the 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 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

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 construct, operate and maintain the Works with the objective that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen, foam or discoloration on the receiving waters.

4. The Owner shall carry out and maintain an inspection and maintenance program on the operation of the manhole oil/grit separator in accordance with the manufacturer's recommendation.

5. The Owner shall ensure that the manhole for the oil/grit separator remains accessible year-round to facilitate maintenance access and spill response measures.

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

7. 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.

8. 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 and maintenance procedures for routine operation of the Works;

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

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

    d. 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.

9. The Owner shall maintain an up to date operations manual and make the manual readily accessible for reference at the Works for the operational life of the Works. Upon request, the Owner shall make the

manual available to Ministry staff.

10. 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 Works 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 method of clean-out of the Works; and

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

11. 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. 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.

7. 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.

2. In the event of two (2) consecutive exceedances of the objective concentrations set out in subsection 1,

the Owner shall:

a. notify the District Manager as soon as possible during normal working hours;

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

c. take immediate action to prevent further exceedance.

8. 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.

9. 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 7.

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

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

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

10. 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.

PROHIBITION:

The Owner shall ensure that the Works are operated exclusively for the collection, transmission, treatment and disposal of stormwater run-off from the site. Under no circumstance shall any run-off from the Waste Processing washing areas of the facility shall be discharged into the **Works.**

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

1. Condition 1 is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted. 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 as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.

7. Condition 7 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.

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 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.

10. Condition 10 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 Compliance Approval Application for Industrial Sewage Works submitted by Harold Faulkner, of R.J. Burnside & Associates Ltd., dated June 11, 2026, and signed by George Kirchmair, Vice-President, Environmental Services of York 1 Nugget Transfer Ltd., and all supporting of documentation and information.

Schedule B

Effluent Objectives Table
(measured at the discharge outlet from the oil and Grit Separator OGS 1 and 2)

Effluent Parameter	Average Calculator	Objective
Total Suspended Solids	Single sample result	25 mg/L
Oil and grease I	Single sample result	15 mg/L

Effluent Monitoring Table

(sample point at the outlet of the Oil and grit separator OGSs)

Effluent Parameter	Frequency	Sample Type
Total Suspended Solids	Quarterly means once in 3 months after a rain of 12 mm or more	Grab
Oil and grease	Quarterly means once in 3 months after a rain of 12 mm or more	Grab

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 40 St. Clair Avenue West, 2nd Floor Toronto, Ontario M4V 1M2

*** 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 27th day of October, 2026

Fariha Pannu.

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

MN/
c: District Manager, MECP Toronto - District
Harold Faulkner, R.J. Burnside & Associates Ltd.