AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 7580-DYKQKV
Issue Date: October 18, 2026

1000741056 Ontario Inc. operating as Tilbury Concrete (Windsor)
3440 Marentette Avenue
Windsor, Ontario
N8X 5C2

Site Location: Tilbury Concrete (Windsor)
3440 Marentette Avenue
Windsor City, County of Essex
N8X 5C2

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:

A ready-mix concrete batch plant, having a maximum production capacity of 1,000 cubic metres per day, consisting of the following equipment and emission sources:

- three (3) baghouse dust collectors, used to control dust emissions from Silo #1a, Silo #1b, and Silo #1c, each having 33.4 square meters of polyester filter bags and a pulse-jet cleaning system, each discharging into the air at a maximum volumetric flow rate of 0.66 cubic meter per second, through individual stacks, each stack having an exit diameter of 0.26 meter, and extending 23 meters above grade;

- one (1) baghouse dust collector, used to control dust emissions from the cement weigh scale, having 14 square meters of polyester filter bags and a pulse-jet cleaning system, discharging into the air at a maximum volumetric flow rate of 0.42 cubic meters per second, through a stack having an exit diameter of 0.61 meter, and extending 11 meters above grade;

- one (1) baghouse dust collector, used to control dust emissions from the truck loading area, discharging into the air at a maximum volumetric flow rate of 2.36 cubic meters per second, through a stack having an exit diameter of 0.33 meter, and extending 9 meters above grade;

- one (1) natural gas fired hot water boiler having a maximum heat input of 2.2 million kilojoules per hour, discharging to the air at a maximum volumetric flow rate of 0.25 cubic

meter per second, through a stack having an exit diameter of 0.25 meter, and extending 7.3 meters above grade;

- one (1) natural gas fired hot water heater having a maximum heat input of 5.3 million kilojoules per hour, discharging to the air at a maximum volumetric flow rate of 0.6 cubic meter per second, through a stack having an exit diameter of 0.51 meter, and extending 7.62 meters above grade;

- fugitive emissions from the delivery, storage and handling of materials associated with concrete batching operations.

all in accordance with the application for an Environmental Compliance Approval (Air) submitted by the Company, dated October 24, 2025, and signed by Chris MacPhee, Manager; Emission Summary and Dispersion Modelling Report prepared by BCX Environmental Consulting, dated November 2025; the Acoustic Assessment Report prepared by HGC Noise Vibration Acoustics, dated October 23, 2025 and signed by Danielle Mota and Andrew Dobson; and all the information associated with the application.

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

1. "Acoustic Assessment Report" means the report, prepared in accordance with Publication NPC-233 submitted in support of the application, that documents all sources of noise emissions and Noise Control Measures present at the Facility. "Acoustic Assessment Report" also means the Acoustic Assessment Report prepared by HGC Noise Vibration Acoustics, dated October 23, 2025 and signed by Danielle Mota and Andrew Dobson;

2. "Acoustic Audit" means an investigative procedure consisting of measurements and/or acoustic modelling of all sources of noise emissions due to the operation of the Facility, assessed to determine compliance with the Performance Limits for the Facility regarding noise emissions, completed in accordance with the procedures set in Publication NPC-103 and reported in accordance with Publication NPC-233;

3. "Acoustic Audit Report" means a report presenting the results of an Acoustic Audit, prepared in accordance with Publication NPC-233;

4. "Acoustical Consultant" means a person currently active in the field of environmental acoustics and noise/vibration control, who is familiar with Ministry noise guidelines and procedures and has a combination of formal university education, training and experience necessary to assess noise emissions from a Facility;

5. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;

6. "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;

7. "Company" means 1000741056 Ontario Inc. operating as Tilbury Concrete (Windsor), 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;

8. "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;

9. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;

10. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19;

11. "Equipment" means the equipment and processes described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;

12. "Facility" means the entire operation located on the property where the Equipment is located;

13. "Independent Acoustical Consultant" means an Acoustical Consultant who is not representing the Company and was not involved in preparing the Acoustic Assessment Report or the design/implementation of Noise Control Measures for the Facility and/or Equipment. The Independent Acoustical Consultant shall not be retained by the Acoustical Consultant involved in the noise impact assessment or the design/implementation of Noise Control Measures for the Facility and/or Equipment;

14. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;

15. "Method 22" means US EPA Method 22 - Visual Determination of Fugitive Emissions from Material Sources and Smoke Emissions from Flares, dated January 14, 2019, as amended;

16. "Minister" means the Minister of the Environment, Conservation and Parks or such other member of the Executive Council as may be assigned the administration of the EPA under the Executive Council Act;

17. "Ministry" means the ministry of the Minister;

18. "Noise Control Measures" means measures to reduce the noise emission from the Facility and/or Equipment including, but not limited to silencers, acoustic louvres, enclosures, absorptive treatment, plenums and barriers;

19. "Publication NPC-103" means the Ministry Publication NPC-103 of the Model Municipal Noise Control By-Law, Final Report, August 1978, published by the Ministry as amended;

20. "Publication NPC-233" means the Ministry Publication NPC-233, Information To Be Submitted For Approval of Stationary Sources Of Sound, October, 1995, as amended;

21. "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;

22. "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; and

23. “Truck(s)” means ready-mix truck(s), aggregate truck(s), or cementitious material tanker truck(s).

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. NOISE EMISSIONS

1. The Company shall:
   a. at all times, ensure that the noise emissions from the Facility comply with the limits set in Ministry Publication NPC-300;
   b. limit Trucks arrivals and departures during the day-time hours of 7 a.m. to 7 p.m., in accordance with the following:
      i. a maximum of twelve (12) ready-mix trucks per sixty (60) minute period;
      ii. a maximum of four (4) aggregate trucks per sixty (60) minute period; and
      iii. a maximum of two (2) cementitious material tanker trucks per sixty (60) minute period;
   c. limit Trucks arrivals and departures during the evening-time hours of 7 p.m. to 11 p.m., in accordance with the following:
      i. a maximum of twelve (12) ready-mix trucks per sixty (60) minute period; and
      ii. a maximum of one (1) cementitious material tanker truck per sixty (60) minute period; and
   d. limit Trucks arrivals and departures during the night-time hours of 11 p.m. to 7 a.m., in accordance with the following:
      i. a maximum of four (4) ready-mix trucks per sixty (60) minute period.

2. OPERATION AND MAINTENANCE

1. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:

    a. prepare, not later than three (3) months after the date of this Approval, and update, as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:

        i. routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;

        ii. emergency procedures, including spill clean-up procedures;

        iii. procedures for any record keeping activities relating to operation and maintenance of the Equipment;

        iv. all appropriate measures to minimize noise and dust 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.

3. 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; and

    b. include a list of all Ministry comments received, if any, on the development of the Best Management Practices Plan, and a description of how each Ministry comment was addressed in the Best Management Practices Plan.

2. The Company shall 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. VISIBLE FUGITIVE DUST EMISSIONS

1. The facility operations shall be performed to ensure that visible fugitive dust plume from activities where material is dropped;

a. will not exceed 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 lines at any time.

2. The company shall determine visible fugitive dust emissions as per Method 22, at the shortest practical observation distance as described in the Method 22.

5. 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.

6. NOTIFICATION OF COMPLAINTS

1. The Company shall notify the District Manager, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:

   a. a description of the nature of the complaint;

   b. the time, date and location of the incident to which the complaint relates;

   c. the wind direction and other weather conditions at the time of the incident; and

   d. the name(s) of Company personnel responsible for handling the incident.

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.

8. ACOUSTIC AUDIT

1. The Company shall carry out Acoustic Audit measurements on the actual noise emissions due to the operation of the Facility. The Company:

   a. shall carry out Acoustic Audit measurements in accordance with the procedures in Publication NPC-103;

   b. shall submit an Acoustic Audit Report on the results of the Acoustic Audit, prepared by an Independent Acoustical Consultant, in accordance with the requirements of Publication NPC-233, to the District Manager and the Director, not later than twelve (12) months from the date of this Approval.

2. The Director:

   a. may not accept the results of the Acoustic Audit if the requirements of Publication NPC-233 were not followed;

   b. may require the Company to repeat the Acoustic Audit if the results of the Acoustic Audit are found unacceptable to the Director.

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

1. Condition No. 1 is included to provide the minimum performance requirement considered necessary to prevent an adverse effect resulting from the operation of the Facility.

2. Conditions No. 2 to 4 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.

3. Condition No. 5 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.

4. Conditions No. 6 and 7 are 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.

5. Condition No. 8 is included to require the Company to gather accurate information and submit an Acoustic Audit Report in accordance with procedures set in the Ministry's noise guidelines, so that the environmental impact and subsequent compliance with this Approval can be verified.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 2339-7PSS97 issued on May 27, 2009.

In accordance with Section 139 of the *Environmental Protection Act,* you may by written notice served upon me, the Ontario Land Tribunal and in accordance with Section 47 of the *Environmental Bill of Rights,* 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Notice") shall state:

a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the *Environmental Protection Act,* a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

Registrar*
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

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

OLT.Registrar@ontario.ca

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 18th day of October, 2026

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

JL/
c: Area Manager, MECP Windsor
c: District Manager, MECP Sarnia
Peter Piersol, BCX Environmental Consulting