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 A-500-1533223772
Version: 1.0
Issue Date: October 6, 2026

Pursuant to section 20.3 of the *Environmental Protection Act*, Revised Statutes of Ontario (R.S.O.) 1990, c. E. 19 and subject to all other applicable Acts or regulations this Environmental Compliance Approval is issued to:

MAGNA INTERNATIONAL INC.

337 MAGNA DR
AURORA ONTARIO
L4G7K1

For the following site:

1155 TALBOT Street , ST THOMAS, ST. THOMAS, ONTARIO, CANADA,
N5P 1G6

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:

Proposed industrial stormwater management Works serving Magna International Inc., located at 1155 Talbot Street, in the City of St. Thomas, Ontario, for the collection, transmission, treatment and disposal of stormwater runoff from a total catchment area of 3.43 hectares, to provide Normal Level of water quality protection and erosion control, and to attenuate post-development peak flows to pre-development peak flows for all storm events up to and including the 100-year storm event, discharging to municipal storm sewers, comprising;

**PROPOSED WORKS**

Catchment B
Proposed stormwater management works serving catchment area B to serve a new concrete pad with a drainage area of 0.17 ha, constructed in the northwest corner of the property, discharging to the municipal storm sewer along Burwell Road, comprising;

- One stormwater detention area 1 on the proposed concrete pad, implemented through graded of the concrete pad (catchment area 0.17 ha) surface and installation of a 43mm orifice at the outlet from catch basin CB1 installed in the middle of the pad, with a design ponding volume of 78m3 and a maximum ponding depth of 290mm, at a maximum elevation of 240.875 m, for all storm events up to the 100-year storm, outletting through CB1 to existing storm sewers located along the west side of the property through 250 mm proposed sewers and an oil/grit separator;

- One Proposed oil and grit separator (catchment area 0.17 hectares), Stormceptor EFO 4 or Equivalent Equipment, located downstream of CB1 at the proposed concrete pad, providing Normal Level of protection, having a sediment storage capacity of 1190 litres, an oil storage capacity of 265 litres, and a maximum treatment rate of 425 litres per second, receiving inflow from concrete pad through CB1, discharging via a 250 mm outlet pipe to existing storm sewers located west side of the property;

Catchment C
Proposed stormwater management works serving catchment area C, comprising new parking lot, parking lot, with a drainage area of 0.21 ha, discharging to municipal storm sewers along Burwell Road, comprising;

- One stormwater detention area 2 located in the middle of the new proposed parking lot on the east of the existing building, implemented through graded of the concrete pad (catchment area 0.21 ha) surface and installation of a 51mm orifice at the outlet from catch basin CB2 installed in the middle of the pad, with a design ponding volume of 84 m3 and a maximum ponding depth of 300 mm at a maximum elevation of 241.38 m, for all storm events up to the 100-year storm, outletting through CB2, an oil/grit separator, MH and new proposed sewers to existing storm sewers located along the east side of the property;

- One Proposed oil and grit separator (catchment area 0.21 hectares), Stormceptor EFO 4 or Equivalent Equipment, located at new proposed parking lot on the east of the existing building, the downstream of CB2, providing Normal Level of protection, having a sediment storage capacity of 1190 litres, an oil storage capacity of 265 litres, and a maximum treatment rate of 425 litres per second, receiving flow from detention area 2, and discharging via MH5 to the existing storm sewers located east side of the property;

Catchment D
Proposed stormwater management works serving catchment area D, comprising of a new 15,280m2 building addition, parking lot, loading docks and various asphalt surfaces, with a combined drainage area of 3.01 ha, discharging to the municipal storm sewers along Talbot Road, comprising;

- One stormwater detention Pond 3 located at south west side of the property, receiving stormwater from proposed building addition area (1.53 ha), and south east parking lot, and west loading dock, with a drainage area of 1.51 ha, with a design storage volume of 1036 m3 and a design 100 year ponding depth of 1.424 m at a maximum elevation of 239.540 m, complete with a rip-rap inlet structures, a 3 m x 3 m x 225 mm outlet with an invert elevation of 237.330 m, outletting through a 203 m orifice constructed in the headwall at an invert elevation of 237.930 m, discharging at 103 L/s under 100 year storm to existing municipal storm sewers through a proposed oil/grit separator located at the south east end of Pond 3;

- One Proposed oil and grit separator (catchment area 3.04 hectares), Stormceptor EFO 8 or Equivalent Equipment, located at the south east end of Pond 3, receiving stormwater from Pond 3, designed to provide Normal Level of protection, having a sediment storage capacity of 8,780 litres, an oil storage capacity of 10,70 litres, and a maximum treatment rate of 1,070 litres per second, to existing municipal storm sewers;

including erosion/sedimentation control measures during construction and all other controls and appurtenances essential for the proper operation of the aforementioned Works;

all in accordance with the Schedule 1.

## DEFINITIONS

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

"Approval" means this entire Environmental Compliance Approval and any Schedules attached to it;

"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;

"District Manager" means the District Manager of the appropriate local District Office of the Ministry, where the Works are geographically located;

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

"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; (include if Limited Operational Flexibility applies or if equivalent equipment is deemed adequate by the reviewer)

"Licensed Engineering Practitioner" means a person who holds a license, limited license or temporary license under the *Professional Engineers Act*, R.S.O. 1990, c. P.28;

"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;

"Owner" means MAGNA INTERNATIONAL INC., and its successors and assignees;

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

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

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

## TERMS AND CONDITIONS

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

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: (if needed)

        1. 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

2. 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.17shall 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.

5. **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.

## 6. **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:

    1. loss of fuel or oil to the Works; or
    2. 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:

1. operating and maintenance procedures for routine operation of the Works;
2. inspection programs, including frequency of inspection, for the Works and the methods or tests employed to detect when maintenance is necessary;
3. repair and maintenance programs, including the frequency of repair and maintenance for the Works;
4. contingency plans and procedures for dealing with potential abnormal situations and for notifying the District Manager; and
5. 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:

    1. the name of the Works;
    2. 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
    3. 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.

## 7. **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 mm 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.

8. **EFFLUENT OBJECTIVES**

1. The Owner shall design and undertake everything practicable to operate the Works in accordance with the following objectives:

    1. Effluent parameters design objectives listed in the table(s) included in Schedule 2.

    2. 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 discoloration on the receiving waters.

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

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

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

    3. take immediate action to prevent further exceedance.

9. **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 2.
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:

    1. the Ministry's publication"Protocol for the Sampling and Analysis of Industrial/Municipal Wastewater Version 2.0" (January 2016), PIBS 2724e02, as amended;

    2. the publication"Standard Methods for the Examination of Water and Wastewater" (21st edition) as amended from time to time by more recently published editions;

    3. 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 (6/12/24) 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.

10. **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.

11. **SPILL CONTINGENCY PLAN**

1. Within six (6) months from the issuance of this Approval (for existing SWM facilities) OR No later than four (4) weeks prior to commencement of operation of the Works (for proposed SWM facilities), 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:

    1. the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the facility;
    2. the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency plan;
    3. 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);

4. steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
5. 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;
6. Safety Data Sheets (SDS) for each hazardous material which may be transported or stored within the area serviced by the Works;
7. the means (internal corporate procedures) by which the spill contingency plan is activated;
8. 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;
9. an inventory of response and clean-up equipment available to implement the spill contingency plan, location and, date of maintenance/replacement if warranted; and
10. 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.

## REASONS

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 imposed to ensure that the effluent discharged from the Works meets the Ministry's effluent quality requirements, as specified, on a continuous basis, thus minimizing environmental impact on the receiver.

9. Condition 9 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.

10. Condition 10 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.

11. Condition 11 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.

## APPEAL PROVISIONS

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me and the Ontario Land Tribunal, within 15 days after the service of this notice, require a hearing by the Tribunal. You must also provide notice to, the Minister of the Environment, Conservation and Parks in accordance with Section 47 of the *Environmental Bill of Rights*, 1993 who 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:

1. 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;
2. 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*<br>Ontario Land Tribunal<br>655 Bay Street, Suite 1500<br>Toronto, Ontario<br>M5G 1E5<br>OLT.Registrar@ontario.ca | and | The Minister of the Environment, Conservation and Parks<br>777 Bay Street, 5th Floor<br>Toronto, Ontario<br>M7A 2J3 | and | The Director appointed for the purposes of Part II.1 of the *Environmental Protection Act*<br>Ministry of the Environment, Conservation and Parks<br>40 St. Clair Avenue West, 2nd Floor<br>Toronto, Ontario<br>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 Ontario Land Tribunal's**

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 Environmental Registry of Ontario, 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 6th day of October, 2026



Fariha Pannu

Director

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

c: Michelle DeMeel, MAGNA INTERNATIONAL INC.
Rachel Muir, SPH Engineering Inc.

The following schedules are a part of this environmental compliance approval:

## SCHEDULE 1

1. Environmental Compliance Approval Application for Industrial Sewage Works dated February 20, 2026.

# SCHEDULE 2

### Effluent Objectives Table

applicable to the following Works

1. STC EFO 4 – northeast parking lot, outlets to Yarmouth Rd municipal storm sewers

2. STC EFO 4 – northwest racking storage concrete pad, outlets to Burwell Road municipal storm sewers

3. ETC EFO 8 – pond outlet in the southwest corner of the property, outlets to Talbot St municipal storm sewers

| Effluent Parameter | Average Calculator | Objective |
|---|---|---|
| Total Suspended Solids TSS) | Annual Average | 25 mg/L |
| Oil/Grease | Annual Average | 25 mg/L |
| pH | Single Sample Result | 6 - 9.5 inclusive |

### Effluent Monitoring Table

**Sample locations**

1. STM MH 5 – northeast parking lot, downstream of STC EFO 4

2. Ex STM MH in road – east side of Burwell Road, approximately 18m south of the new loading dock

3. Ex DICB north inlet (from site) – north of Talbot Street at the corner of Talbot St and Burwell Rd.

| | |
|---|---|
| **Frequency** | Once every month |
| **Sample Type** | Grab |
| **Parameter** | TSS, Oil/Grease, pH |