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 0057-DXZNV7
Issue Date: October 15, 2026

2295135 Ontario Limited
1129 Highway 3
Delhi, Ontario
N4B 2W6

Site Location: 1. 1 Clearview Drive (Part of Lots 1 and 2 Concession 5 N.T.R., Part of Lot 1 Concession 6 N.T.R., Part of the road allowance between Concessions 5 and 6 N.T.R., Part 2 - Plan 41R-3501), and,

2. 3500 Highway No.3 (Part of Lot 1 Concession 5 N.T.R., Part of Lot 1 Concession 6 N.T.R., Part of the road allowance between Concessions 5 and 6 N.T.R., Part 1 - Plan 41R-3501)

Town of Tillsonburg, County of Oxford

*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 Titan Trailers Inc. two parcels of lands, 10.4 ha and 9.6 ha (approx. 20 ha in total) of Industrial lands under corporations 657694 Ontario Limited and 2295135 Ontario Limited, (Municipal address, No. 3500 Highway No.3 and 1 Clearview Drive, respectively) located on the north side of Highway No.3 within the limits of the Town of Tillsonburg, for the collection, transmission, treatment and disposal of stormwater runoff from a total catchment area of 20 ha, to attenuate post-development peak flows to pre-development peak flows for all storm events up to and including the 100-year storm event, and discharging to municipal storm sewers that ultimately discharge to Van Norman Innovation Park stormwater management facility, comprising;

- Conversion of the Existing dual-cell wet pond, serving both parcels of land collectively 18.7 ha area, to a dry pond by removing the existing pond outlet structure and 450 mm dia. outlet pipe and replacing it with a 750 mm dia. pond outlet pipe set at the bottom of the pond to act as a bottom draw, complete with a 450 mm

pipe installed within the 900 mm sewer to convey the restricted outflows of 640 L/s under 100 year storm for the entire Titan Trailers site within the allocated flows to the Van Norman Innovation Park storm design;

all in accordance with the **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. "Existing Works" means those portions of the Works included in the Approval that have been constructed previously;

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 2295135 Ontario Limited, 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. "Site" means the properties listed in the Site Location section of this Approval;

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

## 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 6 (six) months 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 ensure the immediate clean-out of the Works after a fuel or oil spill capture.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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 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.

## 8. 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.

## 9. 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.

## 10. REGISTRATION ON TITLE REQUIREMENT

1. Pursuant to Section 197 of the Environmental Protection Act, prior to dealing with any of the properties comprising the Site in any way, the Owner shall provide a copy of this Approval and any amendments, to any person who will acquire an interest in the property as a result of the dealing.

2. Within **sixty (60) calendar days** of the issuance of this Approval, the Owner shall submit to the Director:

a. a plan of survey including each property comprising the Site indicating where the Works will be located;

b. a completed Certificate of Requirement and its supporting documents containing a registerable description of each property comprising the Site.

3. Within **fifteen (15) calendar days** of receiving a Certificate of Requirement authorized by the Director, the Owner shall:

a. register the Certificate of Requirement in the Land Titles Division of the Land Registry Office on the title to each property comprising the Site; and

b. submit to the Director written verification that the Certificate of Requirement has been registered on title.

*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. (*if needed* - 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 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.

9. Condition 9 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.

10. Condition 10 is included in order to require the Owner to give notice of this Approval to potential future owners of the property before the property is dealt with.

## Schedule A

1. Environmental Compliance Approval Application for Industrial Sewage Works dated January 6, 2026 and received on January 27, 2026.

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

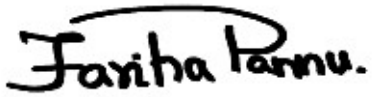
The Director appointed for the purposes of
Part II.1 of the *Environmental Protection Act*
Ministry of the Environment,
Conservation and Parks
40 St. Clair Avenue West, 2nd Floor
Toronto, Ontario
M4V 1M2

*** 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 15th day of October, 2026



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

KH/
c: District Manager, MECP London District.
Alex Muirhead, Cyril J.Demeyere Limited