



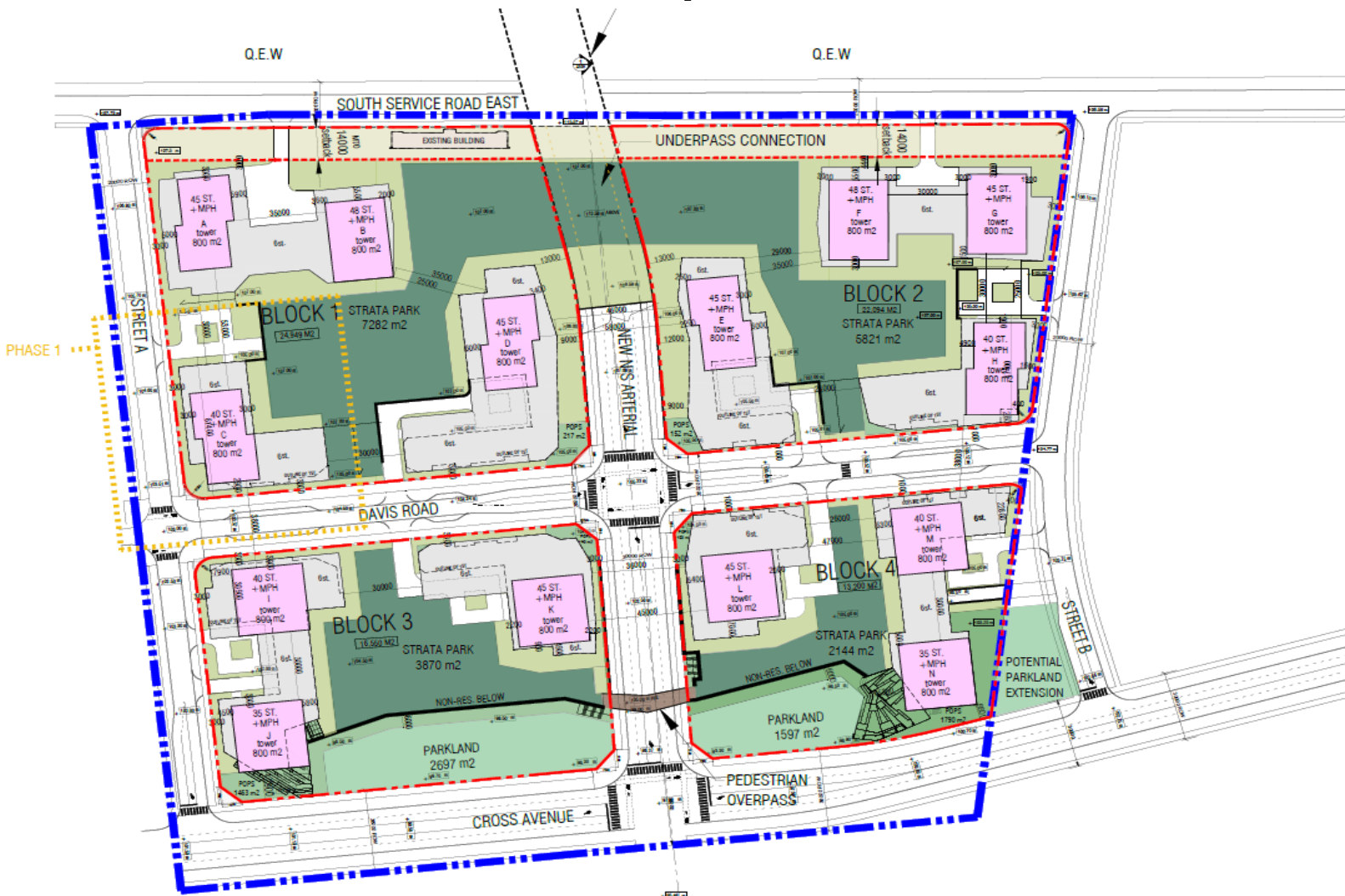
Land Use Compatibility Study

420-468 South Service Road East
Oakville, Ontario

South Service Holding Corp.

16 October 2025

➔ The Power of Commitment



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Executive Summary

GHD Limited (GHD) was retained by South Service Holding Corp. (Client) to prepare a Land use Compatibility Study (Study) for the proposed residential development (Development) located at 420-468 South Service Road East, Oakville, Ontario (Site). This Study has been prepared in support of the planning approvals for the Development.

The Site is bounded by South Service Road and the Highway 403 to the northwest, the Oakville GO Subdivision Rail Line to the southeast, with existing light industrial / commercial properties to the northeast and southwest. The Development includes 16 high-rise residential towers ranging from 30 to 48 storeys tall, with seven podiums at the bases of the towers ranging from one to four storeys tall. There is a publicly accessible park planned for the southern corner of the property.

The purpose of this Study is to assess the land use compatibility of the Development with existing and future industrial/commercial facilities with respect to noise, vibration, odour, dust, and air quality in accordance with the Ontario Ministry of the Environment, Conservation and Parks (MECP) guideline D-6, "Compatibility Between Industrial Facilities".

Industrial air quality, odour, and dust impacts from the surrounding industries are not expected to impact the Development based on GHD's review of the existing uses, their proximity to existing residential uses, and setbacks from the Development.

Traffic Related Air Pollution (TRAP) impacts to the Development have also been considered. Due to the Development's proximity to the Highway 403, this Study includes design recommendations to help minimize future occupants' exposure to TRAP.

As part of the Guideline D-6 review, GHD identified industrial/commercial facilities that warrant further assessment with respect to stationary noise. Detailed assessment of these facilities is to be included in a separate Noise and Vibration Impact Study.

In summary, the Development is considered compatible with the surrounding land uses and is not expected to be impacted by air quality, odour, dust, noise, or vibration emissions from nearby employment uses, however, design recommendations are included to help minimize impacts due to local TRAP.

This report is subject to, and must be read in conjunction with, the limitations set out in section 1.3 and the assumptions and qualifications contained throughout the report.

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1. Introduction

1.1 Purpose of this Report

GHD Limited (GHD) was retained by South Service Holding Corp. (Client) to prepare a Land Use Compatibility Study (Study) for the proposed high rise residential Development (Development) located at 420-468 South Service Road East, Oakville, Ontario (Site). This Study has been prepared in support of the planning applications for the Development.

1.2 Site and Development Description

The Site is located at 420-468 South Service Road East, Oakville, Ontario, approximately 210 metres northeast of Trafalgar Road and approximately 15 metres southeast of Highway 403. The CN / GO Transit Oakville Subdivision Rail Line runs approximately 90 metres southeast from the Site. A key plan is included as Figure 1.1, which shows the location of the Site in relation to these transportation corridors.

The area surrounding the Site is relatively flat apart from a few bridge features (for instance, the Trafalgar Road bridge over Highway 403), and there are several intervening structures that obstruct the line of sight to the roadways, particularly at the lower floors.

The current concept of the Development comprises 14 high-rise residential towers ranging from 35 to 48 storeys tall, with ten six-storey podiums at the bases of the towers ranging from one to four storeys tall. Locations of outdoor amenities are not known at this time but are expected to be provided at-grade, and/or on the roofs of the podiums and towers. The current site plan drawing is included in Appendix A for reference.

1.3 Zoning

The Site is currently zoned as Employment (6T-32T-MTE). The lands surrounding the Site predominantly include properties zoned as Employment (MTE, E1, E2), Commercial (C2, C3, MTC, E4), and Utility (U) on all cardinal directions, Residential to the northwest and southeast and a few additional zoning categories dispersed around a one-kilometre radius around the Site (including designations such as: Future Development, Community Use, Institutional, Natural Area, and Park). A zoning map is included in Figure A.1 of Appendix A.

1.4 Official Plan

As identified in Official Plan for the Halton Planning Area Halton (dated May 16, 2024), the Site is located in a Major Transit Station Area and Urban Growth Centre bounded by South Service Road East to the north, Chartwell Road to the east, Cornwall Road to the south, and Lyons Lane/Cross Ave to the west. Major Transit Station Areas and Urban Growth Centres are generally intended as areas for increased residential and employment density to help achieve the Region's intensification targets.

1.5 Scope and Limitations

This report: has been prepared by GHD for South Service Holding Corp. and may only be used and relied on by South Service Holding Corp. for the purpose agreed between GHD and South Service Holding Corp. as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than South Service Holding Corp. arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

2. Compatibility Assessment

2.1 Assessment Framework

2.1.1 Provincial Planning Statement

The Provincial Planning Statement (“PPS”) is a consolidated statement of the provincial government’s policies on land use planning. It “provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.”

The current PPS became effective on October 20, 2024. Policy direction concerning land use compatibility is provided in Section 3.5 of the PPS:

- “1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.
2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.”

The goals of the PPS are implemented through Municipal and Provincial policies, as discussed below. Provided the Municipal and Provincial policies, guidelines, standards and procedures are met, the requirements of the PPS will be met.

2.1.2 Halton Region Guidelines

The Halton Region Land Use Compatibility Guidelines (HRLUCG) provide a structured approach for municipalities to assess and mitigate potential conflicts between industrial and sensitive land uses, such as residential or institutional areas. Developed in accordance with the Regional Official Plan and relevant provincial legislation, the HRLUCG outlines processes for Official Plan and Zoning By-law amendments, recommend separation distances based on facility classification per MECP Guideline D-6, and includes examples of mitigation measures including site layout, acoustic barriers, vegetation buffers, and building design. The HRLUCG ensures that new developments comply with environmental standards and minimise adverse effects from noise, vibration, odour, and air pollution, and are generally consistent with MECP Guideline D-6.

The Halton Region Air Quality Guidelines (HRAQG) provide a framework for evaluating and mitigating air quality impacts associated with land use and development, particularly for sensitive uses such as residential areas. The

HRAQG indicates that source emission studies may only be applicable when sensitive uses are proposed meeting the following conditions:

1. Located within 30 metres of arterial roads or 150 metres of provincial highways;
2. In proximity to an industrial use; and a
3. Utility use.

2.1.3 MECP Guideline D-6

The MECP Guideline D-6 "Compatibility Between Industrial Facilities and Sensitive Land Uses" (Guideline D-6) provides recommended minimum separation distances (RMSD) and potential areas of influence (AOI) based on the class of the industrial facility. RMSDs are provided based on the industry size and operation type. The guideline provides direction for land use planning to maximize compatibility of industrial uses with adjacent land uses. The goal of Guideline D-6 is to minimize encroachment of sensitive land uses on industrial facilities and vice versa, in order to address potential incompatibility due to adverse effects including air quality, dust, odour, noise, and vibration.

Guideline D-6 separates industries into three broad categories, depending on the nature of their operations and the types of potential impacts:

- **Class I industries** are small scale, self-contained plants or buildings, which produce and store products internally, and have low probability of fugitive emissions. They have daytime operations only, with infrequent movements of products and/or heavy trucks. Some examples include furniture repair and refinishing, electronics manufacturing, auto parts supply, distribution of dairy products, and beverages bottling.
- **Class II industries** perform medium scale processing, with occasional outputs of point source or fugitive emissions. Activities may include some outdoor storage of wastes and materials, frequent movement of products and/or heavy trucks during the daytime, and shift work. Some examples include paint spray booths, feed packing plant, dairy product manufacturing, and dry-cleaning services.
- **Class III industries** conduct large-scale manufacturing and are characterized by persistent and/or intense dust and/or odour, frequent outputs of major annoyances, and have a high probability of fugitive emissions. Activities may include continuous operations and movements of products, outside storage of raw and finished goods, and high levels of production. Some examples include manufacturing of paint and varnish, manufacturing of resins and coatings, solvent recovery plants, organic chemicals manufacturing, breweries, and metal manufacturing.

The following table summarizes the recommended minimum setback distances and areas of potential influence which represent the distances within which adverse effects could potentially occur.

Table 2.1 Guideline D-6 Industry Separation Distances

Industry Classification	RMSD (metres)	AOI (metres)
Class I	20	70
Class II	70	300
Class III	300	1,000

Guideline D-6 provides criteria for classifying industrial land uses, based on their outputs, scale of operations, processes, schedule, and intensity of operations. Often an industry will fall between two Classes. Guideline D-6 states that no incompatible development should occur within the recommended minimum separation distance as noted in Table 2.1. In cases where the recommended minimum separation distances are not met, further detailed assessment is warranted to ensure compatibility as stated in guideline D-6.

2.2 Classification of Industries

GHD has reviewed available information pertaining to the commercial/industrial facilities in the general vicinity of the Site, including Environmental Compliance Approvals (ECAs) and Environmental Activity Sector Registrations (EASRs)

where applicable; and observations and measurements from the site visit to apply the appropriate classification per Guideline D-6.

2.2.1 Field Review

GHD conducted a site visit on September 27, 2024, to record observations regarding significant sources of noise, vibration, odour, dust, and air quality emissions in the area surrounding the Development. GHD observed the following during the field review:

- Sound levels at the site were generally dominated by noise from the surrounding roadways (primarily Highway 403). Noise from off-site industrial activity was not audible during the site visit.
- Vibration was not perceptible during the site visit.
- There are no significant sources of fugitive dust that would be expected to impact the Development.
- Odours in the area immediately surrounding the site are generally associated with diesel exhaust emissions from heavy trucks on the adjacent roads. Odours from industrial operations were not perceptible with a D/T <2 (D/T ratio is a measure of the number of dilutions needed to make the odorous ambient air non-odorous), at their respective property lines and are not anticipated to result in odour impacts at the Development.
- GHD observed that none of the industries within 1 km of the Site included tall stacks (tall stacks are generally defined as stacks that exhaust at twice the height of the associated building).

2.2.2 Complaints History

GHD contacted the MECP Duty Officer for Oakville on October 2, 2024, to inquire about the history of complaints with respect to emissions from industries in the area surrounding the Development. The search criteria used included 1 km radius around the Development. The Duty Officer informed GHD that there have been no recent complaints in the area.

2.2.3 Screening Methodology

All industries within 300 metres of the Site and all industries with active Air/Noise ECAs within 1000 metres of the Site have been reviewed in detail and are included in Table 2.2 below. Additionally, any industries that may be considered Class III industries and fall within 1000 metres of the Site have also been reviewed in detail and are included in Table 2.2 below. Other industries, which were determined to be Class I or II (based on scale, lack of outdoor storage, etc.) and are greater than 300 metres from the Site have been reviewed at a high level but are not described in detail herein, as no impacts to the Development from such industries would be expected.

2.2.4 Industry Classification Summary

GHD's evaluation and classification of these facilities is summarized in Table 2.2 below.

Table 2.2 Summary of Key Industries Nearby to the Development

Facility Name	Address	MECP Permit / Registration (Air / Noise)	Description of Operations	D-6 Class	RMSD (m)	AOI (m)	Distance from Site (m)	Further Assessment(s) Warranted?
Safe Management Group Inc.	389 Davis Road	N/A	Training Centre: <ul style="list-style-type: none">– Small-scale, self-contained operations– No outdoor storage of raw materials or products– Infrequent truck movements	I	20	70	< 20	Yes (Noise)
Balletomane	379 Davis Road	N/A	Dance School: <ul style="list-style-type: none">– Small-scale, self-contained operations– No outdoor storage of raw materials or products	I	20	70	60	No (not a significant source of emissions)
BrokerLink	349 Davis Road	N/A	Corporate Office: <ul style="list-style-type: none">– Small-scale, self-contained operations– No outdoor storage of raw materials or products– Infrequent truck movements	I	20	70	135	No
Multi-Tenant Office Building – 354 Davis Road	354 Davis Road	N/A	Corporate Office: <ul style="list-style-type: none">– Small-scale, self-contained operations– No outdoor storage of raw materials or products– Infrequent truck movements	I	20	70	140 (measured from building footprint, as parking lot forms a buffer)	No
Multi-Tenant Commercial Building – 361 Cornwall Road	361 Cornwall Road	N/A	Multi-Tenant Commercial Building: <ul style="list-style-type: none">– Small-scale, self-contained operations– No outdoor storage of raw materials or products– Infrequent truck movements	I	20	70	250	No
Oakville & Milton Humane Society	445 Cornwall Road	N/A	Animal Shelter: <ul style="list-style-type: none">– Small-scale, self-contained operations– No outdoor storage of raw materials or products– Infrequent truck movements	I	20	70	115	No
Kids and Company Oakville Cornwall	463 Cornwall Road	N/A	Daycare Centre <ul style="list-style-type: none">– Small-scale, self-contained operations– No outdoor storage of raw materials or products	I	20	70	225	No

Facility Name	Address	MECP Permit / Registration (Air / Noise)	Description of Operations	D-6 Class	RMSD (m)	AOI (m)	Distance from Site (m)	Further Assessment(s) Warranted?
Multi-Tenant Commercial Building – 469 Cornwall Road	469 Cornwall Road	N/A	Multi-Tenant Commercial Building: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	105	No
BMO Bank of Montreal	475 Cornwall Road	N/A	Commercial Bank: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	215	No
Multi-Tenant Commercial Building – 481 Cornwall Road	481 Cornwall Road	N/A	Multi-Tenant Commercial Building: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	170	No
Multi-Tenant Commercial Building – 487 Cornwall Road	487 Cornwall Road	N/A	Multi-Tenant Commercial Building: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	100	No
Multi-Tenant Commercial Building – 499 Cornwall Road	499 Cornwall Road	N/A	Multi-Tenant Commercial Building: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	210	No
Blastaway Cleaning Services	562 Chartwell Road	N/A	Power Wash Cleaning Service: – Small-scale, self-contained operations – Outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	< 20 m	Yes (Noise)
Braam's Custom Cabinets	557 Chartwell Road	N/A	Cabinet Manufacturer: – Small-scale, self-contained operations – Infrequent truck movements – No outdoor storage of raw materials or products	I	20	70	265	No
Whitehall Homes and Construction	565 Chartwell Road	N/A	Custom Home Builder: – Small-scale, self-contained operations – Infrequent truck movements – No outdoor storage of raw materials or products	I	20	70	260	No

Facility Name	Address	MECP Permit / Registration (Air / Noise)	Description of Operations	D-6 Class	RMSD (m)	AOI (m)	Distance from Site (m)	Further Assessment(s) Warranted?
Prasada Custom Homes	570 Chartwell Road	N/A	Custom Home Builder - Truck Storage Yard: – Small-scale, self-contained operations – Infrequent truck movements – No outdoor storage of raw materials or products	I	20	70	160	No
Forget Me Not Flowers and John Willmott Architect Inc.	594 Chartwell Road	N/A	Flower Designer and Corporate Office: – Small-scale, self-contained operations – Infrequent truck movements – Outdoor storage of raw materials or products – Noise occasionally audible off-property	I	20	70	120	No
Rohan's Architect Firm	599 Chartwell Road	N/A	Corporate office: – Small-scale, self-contained operations – No outdoor storage of raw materials or products	I	20	70	260	No
Multi-Tenant Office Building – 610 Chartwell Road	610 Chartwell Road	N/A	Corporate office: – Small-scale, self-contained operations – No outdoor storage of raw materials or products	I	20	70	175 (measured from building footprint, as parking lot forms a buffer)	No
Multi-Tenant Commercial Building – 482 South Service Road East	482 South Service Road East	N/A	Multi-Tenant Commercial Building: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	< 20	Yes (Noise)
Innovative Food Brands	531 North Service Road East	N/A	Corporate office: – Small-scale, self-contained operations – No outdoor storage of raw materials or products	I	20	70	225	No
Atlas Van Lines Canada	485 North Service Road East	N/A	Logistics Service Office: – Small-scale, self-contained operations – Infrequent truck movements – No outdoor storage of raw materials or products	I	20	70	85	No
Galaxy 707 Club	475 North Service Road East	N/A	Banquet Hall: – Small-scale, self-contained operations – No outdoor storage of raw materials or products	I	20	70	85	No

Facility Name	Address	MECP Permit / Registration (Air / Noise)	Description of Operations	D-6 Class	RMSD (m)	AOI (m)	Distance from Site (m)	Further Assessment(s) Warranted?
Multi-Tenant Commercial Building – 455 North Service Road East	455 North Service Road East	N/A	Multi-Tenant Commercial Building: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	85	No
Multi-Tenant Office Buildings – 406-420 North Service Road East	406-420 North Service Road East	N/A	Multi-Tenant Office Buildings: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	110	No
BDO Canada LLP – Oakville	360 Oakville PI Drive	N/A	Corporate office: – Small-scale, self-contained operations – No outdoor storage of raw materials or products	I	20	70	200	No
Multi-Tenant Commercial Building – 418 Iroquois Shore Road	418 Iroquois Shore Road	N/A	Multi-Tenant Commercial Building: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	280	No
Voak Health	438 Iroquois Shore Road	N/A	Medical Centre: – Small-scale, self-contained operations – No outdoor storage of raw materials or products	I	20	70	280	No
SmartStop Self Storage – Oakville	450 Iroquois Shore Road	N/A	Self-Storage Facility: – Small-scale, self-contained operations – No outdoor storage of raw materials or products	I	20	70	215	No
Sky Contracting	474 Iroquois Shore Road	N/A	General Contractor: – Small-scale operations – Some outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	210	No
Multi-Tenant Commercial Building – 504 Iroquois Shore Road	504 Iroquois Shore Road	N/A	Multi-Tenant Commercial Building: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	275	No

Facility Name	Address	MECP Permit / Registration (Air / Noise)	Description of Operations	D-6 Class	RMSD (m)	AOI (m)	Distance from Site (m)	Further Assessment(s) Warranted?
Pioneer Family Pools and Spas	1020 South Service Road East	N/A	Swimming Pool Supply Store: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	275	No
Davis Road Booster Station	320 South Service Road East	N/A	General Contractor: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Potential for noise emissions from pumping equipment	I	20	70	270	No
Vacant Lot – 81 South Service Road East	81 South Service Road East	N/A	Vacant Lot	I	20	70	270	No (Current zoning for the vacant lot allows for some land uses that could be considered as Class II at the worst. However, there are existing and planned sensitive land uses located closer to this lot, and thus, the Development will not impact the compatibility of potential future uses on this vacant lot.)
Legend Kitchen and Bath Studio Inc.	505 Iroquois Shore Road Unit 15	R-010-2110933912 (EASR)	Custom Kitchen Designer: – Small-scale, self-contained operations – Infrequent truck movements – No outdoor storage of raw materials or products	I	20	70	405	No
Whole Foods	301 Cornwall Road	6505-7XWQ8C (ECA)	General Contractor: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements – Large heating, ventilating, and air conditioning equipment on the rooftop	I	20	70	430	No
Shoufany Custom Woodworking Ltd.	1143 Invicta Drive	2226-AANRPJ (ECA)	Custom Kitchen Designer: – Small-scale, self-contained operations – Infrequent truck movements – Outdoor storage of raw materials or products – Paint spraying (wood staining) operations	I	20	70	950	No

Facility Name	Address	MECP Permit / Registration (Air / Noise)	Description of Operations	D-6 Class	RMSD (m)	AOI (m)	Distance from Site (m)	Further Assessment(s) Warranted?
Oakville Place	240 Leighland Ave	5755-6JSMEW (ECA)	Shopping Mall: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements	I	20	70	260	No
Cogeco Cable Canada Inc.	574 Chartwell Road	3630-7LZLYQ (ECA)	Corporate office: – Small-scale, self-contained operations – No outdoor storage of raw materials or products – Infrequent truck movements – Noise occasionally audible off-property	I	20	70	120	No
Assured Automotive (Oaktown Collision Inc.)	359 Davis Road	7087-698MPW (ECA)	Auto Body Shop: – Small-scale operations – Infrequent truck movements – No outdoor storage of raw materials or products – Paint spraying operations – Noise occasionally audible off-property	II	70	300	100	Yes (Noise)
Eastside Auto Services Ltd.	573 Chartwell Road	N/A	Auto Repair Shop: – Small-scale operations – Infrequent truck movements – No outdoor storage of raw materials or products – Paint spraying operations – Noise occasionally audible off-property	II	70	300	260	No (there are existing sensitive receptors approximately 145 m away from this facility)
G & B Sport Marine	579 Chartwell Road	N/A	Boat Repair Shop: – Small-scale operations – Infrequent truck movements – Outdoor storage of raw materials or products – Paint spraying operations – Noise occasionally audible off-property	II	70	300	260	No (there are existing sensitive receptors approximately 150 m away from this facility)
Multi-Tenant Commercial Building – 521 North Service Road East	521 North Service Road East	N/A	Multi-Tenant Commercial Building Including a Tire Shop: – Small-scale operations – Infrequent truck movements – Outdoor storage of raw materials or products	II	70	300	160	No (primary emission is noise, which is considered insignificant in comparison to Highway 403)

Facility Name	Address	MECP Permit / Registration (Air / Noise)	Description of Operations	D-6 Class	RMSD (m)	AOI (m)	Distance from Site (m)	Further Assessment(s) Warranted?
Dilawri Collision Centre Oakville	501 North Service Road East	N/A	Auto Repair Shop: <ul style="list-style-type: none"> – Small-scale operations – Infrequent truck movements – No outdoor storage of raw materials or products – Paint spraying operations – Noise occasionally audible off-property 	II	70	300	115	No (primary emission is noise, which is considered insignificant in comparison to Highway 403)
Vital Bio	400 Iroquois Shore Road	N/A	Medical diagnosis device manufacturer: <ul style="list-style-type: none"> – Medium-scale operations – Infrequent truck movements – Heavy cooling equipment and short exhaust stacks on rooftop 	II	70	300	115	No (primary emission is noise, which is considered insignificant in comparison to Highway 403)
Oakville Honda Service	500 Iroquois Shore Road	1902-79RK4R (ECA) R-001-3283371845 (EASR) R-001-3283371845 (EASR)	Auto Repair Shop: <ul style="list-style-type: none"> – Small-scale operations – Infrequent truck movements – No outdoor storage of raw materials or products – Paint spraying operations – Noise occasionally audible off-property 	II	70	300	250	No (primary emission is noise, which is considered insignificant in comparison to Highway 403)
Magnum 2000 Inc.	1137 North Service Road East	0659-5ZYH29 (ECA)	Automotive Parts Manufacturer: <ul style="list-style-type: none"> – Medium-scale operations – No outdoor storage of raw materials or products – Infrequent truck movements – Noise occasionally audible off-property 	I	20	70	850	No
CN Oakville Yard	1220 South Service Road East	N/A	Train Yard: <ul style="list-style-type: none"> – Large-scale operations – Frequent train movements and freight car adjustments – Noise generated from coupling/decoupling freight cars and train movements – Vibration generated from train movements 	III	300	1000	560	No (observed to be insignificant compared to background noise from Highway 403 based on field measurements and proximity to Development. Not anticipated to be a significant source of air contaminant, dust or odour emissions)

The Environmental Compliance Approval (ECA) and Environmental Activity Sector Registration (EASR) documents referenced above are included in Appendix B.

2.3 Guideline D-6 Assessment Conclusions

2.3.1 Existing Industries

Based on the industry classifications noted above and their setbacks relative to the sensitive uses of the Development (see Figure 2.1), GHD has identified the following industries that have potential areas of influence and/or recommended minimum setback distances within which the Development is located:

Table 2.3 Industries Warranting Further Assessment

Facility Name	Further Assessment Warranted?				
	Air Quality	Dust	Odour	Noise	Vibration
Safe Management Group Inc.				X	
Assured Automotive				X	
Multi-tenant Commercial Building - 482 South Service Road				X	
Blastaway Cleaning Services				X	

Section 4.10.3 of the D-6 Guideline allows the proponent to provide a justifying impact assessment to support an application for a change in land use where the minimum distances are not met. A separate detailed noise and vibration assessment report has been prepared to satisfy this requirement.

2.3.2 Potential Future Industries

GHD has reviewed development applications using the Active Development Application page on the Town of Oakville's official website, current at the time of writing, for proposed developments surrounding the Site. There are no new industrial uses proposed nearby to the Development.

The properties surrounding the Site are currently zoned Midtown Transitional Employment (MTE), which permits the following uses:

- Outside display and sales area
- Retail store
- Adult entertainment establishment
- Financial institution
- Food production
- Restaurant
- Service commercial establishment
- Sports facility
- Business office
- Medical office
- Day care
- Emergency service facility
- Conservation use
- Park, public
- Stormwater management facility
- Training facility
- Hotel
- Public hall
- Community centre

The types of uses listed above are commonly located in close proximity to residential uses. None of the uses listed above are expected to be incompatible with the Development with appropriate emissions controls and buffering. Therefore, it is GHD's opinion that the Development does not significantly impact the compatibility of potential future employment uses in the area.

3. Further Impact Assessments

3.1 Air Quality

3.1.1 Emissions from Surrounding Industries

Based on GHD's field observations and review of aerial imagery, the only facility with potential for adverse air quality impacts is Vital Bio. However, the risk of air compliance issues is minor as all stacks on the building are low which usually results in maximum off-property concentrations occurring at ground level at the property line and the facility is required to adhere to air quality regulations at the property line. Furthermore, the Development remains at an approximately equidistant setback when compared to the existing hotel at 374 South Service Road East and would experience similar air quality impacts (as noted by 2.2.2 the existing sensitive receptors are compatible). Therefore, there is not likely to be air quality impacts at the Development from Vital Bio and further assessment of potential air quality impacts is not warranted.

3.1.2 Transportation Impacts

3.1.2.1 Transportation Related Air Pollution Overview

The Town of Oakville does not have terms of reference with respect to Traffic Related Air Pollution (TRAP). For the purpose of this Study, GHD referenced the City of Toronto report titled "Reducing Health Risks from Traffic Related Air Pollution (TRAP) in Toronto", dated October 16, 2017. The report describes potential air pollution issues which are relevant to developments nearby to highways and major roads as follows:

"Exposures to traffic-related air pollution (TRAP) are highest near highways and busy roads. The health literature indicates that health risk from TRAP is higher within 500 metres of highways with an average daily traffic volume of 100,000 vehicles or more, within 150 metres of highways with an average daily traffic volume of 50,000 vehicles or more, and within 100 metres of arterial roads with an average daily traffic volume of 15,000 vehicles or more." The report recommends that City Staff "develop guidance to assist appropriate City agencies, corporations, and divisions in establishing traffic-related air pollution mitigation measures at City owned sites located within the setbacks described above, and develop best practices guidelines for new and existing buildings, in consultation with industry professionals, and raise awareness of these practices among school board staff, childcare centre operators, long-term care facility operators, and residents, as well as builders, developers, designers, architects, engineers and other professionals."

3.1.2.2 TRAP Screening Results

The road data for the highways and arterial roads surrounding the Development can be found in Appendix C and is summarized in the table below:

Table 3.1 Road Traffic Volumes and Approximate Setback Distance to the Development

Road Segment	Most Recent Available AADT	Future AADT	Approximate Distance to the Development (metres)
Highway 403 (QEW)	237,900	258,138	20
Trafalgar Road	29,396	50,000 ^(a)	210

Road Segment	Most Recent Available AADT	Future AADT	Approximate Distance to the Development (metres)
Cornwall Road	16,436	21,040	190
South Service Road E	4,168	5,336	5
North Service Road E	7,100	10,540	75
Chartwell Road	4,000	5,938	250

Notes:

a. Future AADT value presented is the Ultimate AADT as provided by Halton Region

Based on the future road traffic volumes, the Development is located within the 500-metre TRAP zone of exposure for Highway 403 which has current and future annual average daily traffic (AADT) exceeding 100,000 vehicles. Thus, potential exists for TRAP exposure from Highway 403.

GHD notes that there are also anticipated to be air emissions associated with idling of locomotives on the spur line east of the Site and train movements along the railway corridor. While the majority of rail marshalling activities are expected to occur within the CN Oakville Yard, the nearest location on the spur at which locomotives are anticipated to potentially idle is just east of Chartwell Road (i.e., 270 metres or greater from the Site). Overall, TRAP emissions from railway operations are anticipated to be insignificant in comparison to emissions from traffic on the QEW, based on GHD's experience.

In order to mitigate the potential for TRAP related issues at the development, GHD recommends the following mitigation measures:

- Add a Warning Clause related to TRAP for the Site.
- Face all primary air intakes southeast, away from the Highway 403, which is the primary source of TRAP emissions to the Development.
- Install carbon and dust filters on all air intakes, HVAC units, make-up air units, and heat/energy recovery ventilators at the Development.
- Locate outdoor amenity spaces as far away from the Highway 403 as possible.

Further detailed modelling of TRAP impacts is not required. However, a detailed modelling assessment may be considered, at the owner's discretion, to refine the extents of the mitigation measures listed above.

3.2 Dust

Based on GHD's field observations and review of aerial imagery, there are no significant sources of dust emissions in close proximity to the Development. Further assessment of potential dust impacts is not warranted.

3.3 Odour

There are no potentially odorous facilities located within the applicable D-6 Category Area of Influence. Site visit observations made on September 27, 2024 confirm the lack of odour impacts as described in section 3.3.3.

3.3.1 Determining Odorous Impacts

Odours are best detected and qualified with the human nose; however, it is difficult to accurately quantify the intensity of an odour with a nose alone. Therefore, GHD sent a qualified employee capable of using a Nasal Ranger on the site visit on September 27, 2024, to conduct accurate odour readings for the industries surrounding the Development.

A Nasal Ranger provides quantitative measurements of odour by mixing odorous ambient air with the odour free filtered air at selectable dilution ratios, called dilution-to-threshold (D/T) ratios. The D/T ratio is a measure of the number of dilutions needed to make the odorous ambient air non-odorous.

A precision electronic flow meter built into the Nasal Ranger barrel measures the total volume of mixed airflow travelling down the barrel on the way to the nasal mask. The readout display recessed on top of the Nasal Ranger housing shows the user when the inhalation flow rate is within the required 16-20 litres per minute.

The rotational position of the Nasal Ranger D/T dial determines the orifice size and therefore, the volume of odorous air that enters through the selected orifice. The principle of field olfactometry calculates the D/T ratio as:

$$D/T = \frac{\text{Volume of Carbon Filtered Air}}{\text{Volume of Odorous Air}}$$

When using the Nasal Ranger, odours will fall within the D/T range of less than 2-D/T, or greater than 60-D/T.

3.3.2 Meteorological Effects

Generally, worst-case odour impacts will occur during low wind scenarios – at higher winds, the air emissions are well dispersed and not likely to cause any odour impacts. To be conservative, a light breeze was considered for potential to carry odours without significant dilution.

A wind rose is provided in Appendix D which represents Environment Canada's Climate Data (WMO ID #71437, Burlington Piers) which is the nearest station to the Development with data spanning back more than a year. The wind rose indicates that the Development has the potential to be downwind from Assured Automotive (Oaktown Collision Inc.) approximately 12% of the time, based on four years of historical meteorological data. Furthermore, calm winds are very infrequent, only occurring approximately 3% of the time. Therefore, the likelihood of potential odour impacts is less than 0.36% of the time. The MECP technical bulletin titled "Methodology for Modelling Assessments of Contaminants With 10-Minute Average Standards and Guidelines for Odour Under O. Reg. 419/05", states that if the frequency of an odour is less than 0.5% of the time then the impact is deemed acceptable.

3.3.3 Results

Odour measurements were taken at the property line of the Development during calm conditions downwind from the industrial lands with the highest potential for odorous impacts (wind blowing from the northeast at approximately one mile per hour); there were no odours detected representing a D/T of < 2. Therefore, odour impacts from surrounding industries are not expected to cause compatibility issues with the proposed Development due to the low odour outputs of the facilities, setback distance to the Development, and the dominant wind direction/speeds of the area.

3.4 Noise and Vibration

As identified in Table 2.3 of this Study, the following industries warrant further detailed assessment of potential noise impacts:

- Safe Management Group Inc.
- Assured Automotive
- Multi-tenant Commercial Building – 482 South Service Road
- Blastaway Cleaning Services

Potential noise impacts to the Development from these employment uses are evaluated further in the Noise and Vibration Assessment Study prepared by GHD under separate cover.

Additionally, GHD submitted a request to CN Proximity to obtain a copy of the noise model for the CN Oakville Yard. CN Proximity advised that CN does not have an acoustic model for the CN Oakville Yard. Further, GHD notes that there are existing residential uses along the south side of Cornwall Road, approximately 115 metres from the CN Oakville Yard. The CN Oakville Yard is significantly closer to these existing points of reception than the Development. Therefore, the CN Oakville Yard is not considered to warrant further assessment.

No significant industrial sources of ground-borne vibration have been identified.

4. Conclusions

The Study concludes that, based on the Guideline D-6 assessment and supporting justifying impact assessments, the proposed Development is feasible and will not be impacted by the surrounding air quality, odour, and dust emissions sources. Therefore, it is GHD's opinion that the Development is compatible with the existing and potential future developments surrounding the Site.

GHD also completed a qualitative TRAP analysis to capture the air quality impacts from the surrounding roadways. The analysis indicates that mitigation should be considered due to the traffic volumes on Highway 403. Some examples include:

- Add a Warning Clause related to TRAP for the Site: "Purchasers/tenants are advised that due to the proximity of adjacent transportation corridors, dust and odours from may at times be perceptible."
- Face all air intakes away from Highway 403, which is the primary source of TRAP emissions.
- Install carbon and/or dust filters on all air intakes, HVAC units, make-up air units, and heat/energy recovery ventilator units at the Site.
- Locate outdoor amenity spaces as far away from Highway 403 as possible, with physical screening between the outdoor amenity spaces and the Highway 403.

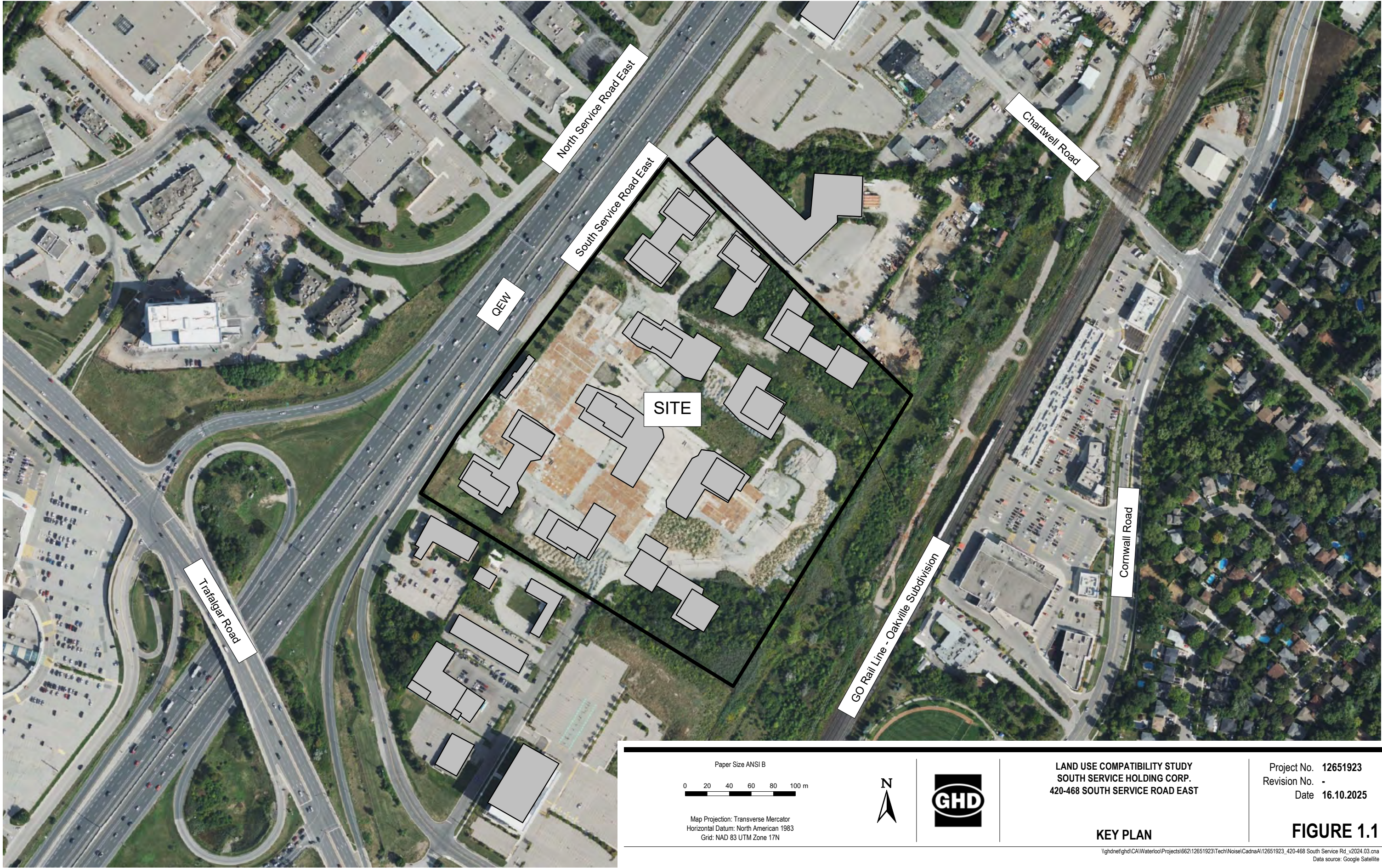
5. References

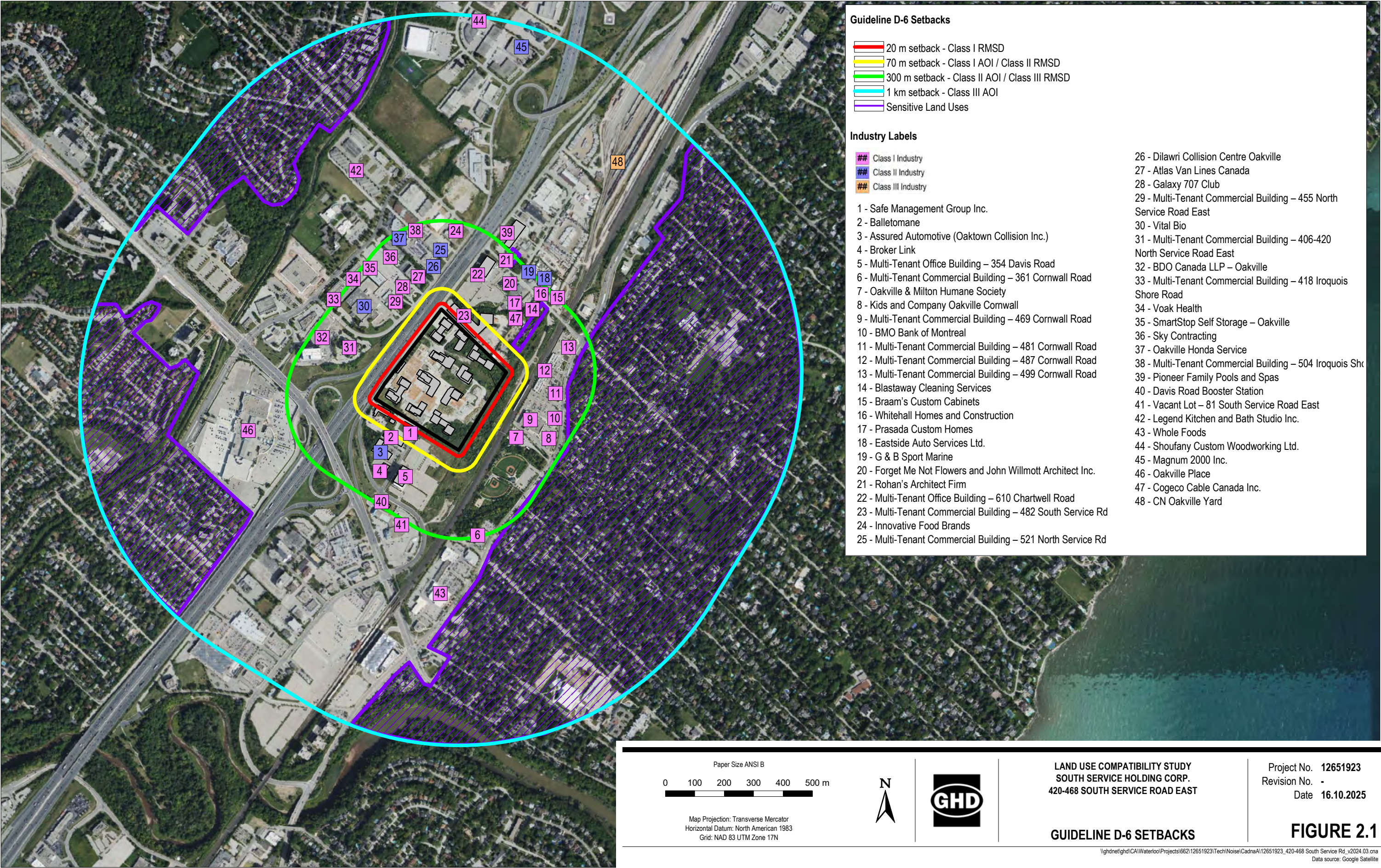
Ontario Ministry of Environment, Conservation and Parks (MECP, 1995), Guideline D-1: *Land Use Compatibility*

Ontario Ministry of Environment, Conservation and Parks (MECP, 1995), Guideline D-6: *Compatibility Between Industrial Facilities and Sensitive Land Uses*

Ontario Ministry of Environment, Conservation and Parks (MECP, 2021), *Environmental Activity and Sector Registry limits and other requirements for activities with air emissions*

The City of Toronto (Toronto, 2017), Report for Action: *Reducing Health Risks from Traffic-Related Air Pollution (TRAP) in Toronto*



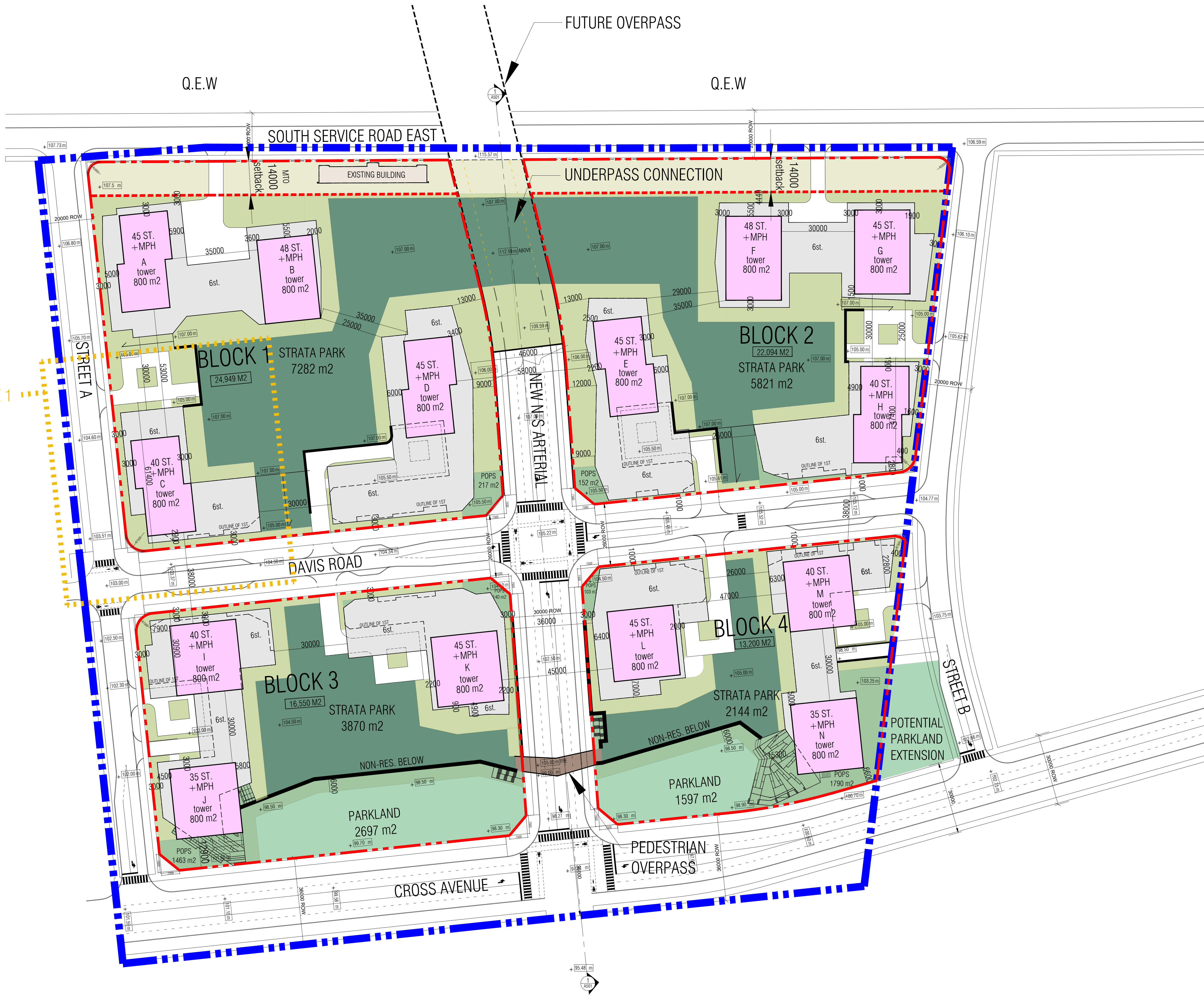


Appendices

Appendix A

Zoning Map and Development Drawings

PHASE 1



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1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

- SEP.12.2024 ISSUED TO CITY FOR PAC MEETING J. CHL
- NOV.01.2024 ISSUED TO CITY FOR OPA J. CHL
- OCT.22.2025 ISSUED TO CITY FOR OPA J. CHL

LEGEND

- PROPERTY LINE
- PHASE 1 LIMIT
- RETAINING WALL
- POPS
- PRIVATE OPEN SPACE
- STRATA PARK
- PARKLAND
- MTO SETBACK
- PEDESTRIAN OVERPASS
- EXISTING BUILDING

ISSUED FOR REVISIONS

**GRAZIANI
CORAZZA
ARCHITECTS**

8400 AINE STREET, BUILDING D SUITE 300 CONCORD, ONTARIO L4K 4L5
T.905.795.2841 F.905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED-USE DEVELOPMENT

SOUTH SERVICE ROAD

THE ROSE CORPORATION

OAKVILLE ONTARIO

PROJECT ARCHITECT: J.C.

ASSISTANT DESIGNER: B.D. / J.L.

DRAWN BY: B.D. / C.R. / S.H. / J.L.

CHECKED BY: D.B. / G.C.

PLOT DATE: OCT.07.2025

JOB #: 2127.23

SITE PLAN

1:750

A102

TITLEBLOCK SIZE: 610 x 900

Appendix B

Applicable ECAs and EASRs



Ministry of the Environment, Conservation and Parks
Operations Division

Confirmation of Registration

Registration Number: R-010-2110933912

Version Number: 001

Date Registration Filed: Feb 01, 2019 09:13:02 AM

Dear Sir/Madam,

LEGEND KITCHEN AND BATH STUDIO INC.

505 Iroquois Shore Road Unit 15
Oakville ON L6H 2R4

You have registered, in accordance with Section 20.21(1) (a) of the *Environmental Protection Act*, the use, operation, construction, alteration, extension or replacement of any plant, structure, equipment, apparatus, mechanism or thing that is located at the facility noted below, or the alteration of a process or rate of production at the facility, including the activities set out in schedule 'A'.

505 Iroquois Shore Road Unit 15 Oakville ON L6H 2R4

Please note that the facility noted above is subject to the applicable provisions of O. Reg. 245/11, and O. Reg. 1/17.

The activity related information provided during the registration process is included as part of the confirmation of registration as schedule 'A'.

Dated on Feb 01, 2019

Director

Environmental Approvals Access and Service Integration Branch
Ministry of the Environment, Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto ON M4V 1P5

Any questions related to this registration and the Environmental Activity and the Sector Registry should be directed to:

Ministry of the Environment, Conservation and Parks

Customer Service Representative

Environmental Approvals Access and Service Integration Branch

Phone: (416) 314-8001

Toll free: 1-800-461-6290

Schedule 'A'

Part 3 - Activity Information

3.1 Industry Eligibility Check

a. Please select the facility's primary North American Industry Classification System (NAICS) code.	337110
b. Does the facility have any other applicable NAICS codes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. i. If yes, please select the facility's secondary NAICS code(s), and confirm any other applicable NAICS code(s).	
c. Are you engaged in an activity at the facility that may discharge or from which may be discharged a contaminant into any part of the natural environment other than water?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
d. Is the activity exempt from requiring an Environmental Compliance Approval (ECA) under section 9 (1) of the Environmental Protection Act (EPA) other than an activity that has been prescribed by an EASR regulation under Part II.2 of the Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Are the only activities engaged in at the facility, other than activities described in question 3.1d above, prescribed under a single other EASR regulation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is an alternative low-carbon fuel site within the meaning of Ontario Regulation (O. Reg.) 79/15 (Alternative Low-Carbon Fuels) operated at the facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Is the activity a renewable energy project as defined in the EPA?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is an end-of-life vehicle waste disposal site within the meaning of O. Reg. 85/16 operated at the facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

3.2 Facility Related Information

a. Has a site-specific air standard ever been set for a contaminant discharged from the facility? (section 35 of O. Reg. 419/05 (Air Pollution -- Local Air Quality))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Has a person ever been registered in the Ministry's Technical Standards Registry – Air Pollution under section 39 of O. Reg. 419/05 (Air Pollution – Local Air Quality) in respect of the facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Do all of the activities to be registered occur exclusively at the site? <i>Please Note: Discrete activities that involve the use of equipment that is intended to be moved from one site to another to perform the same function (such as the use of mobile rock crushing equipment or mobile PCB destruction equipment) are not prescribed for the purpose of the Environmental Activity and Sector Registry, and an Environmental Compliance Approval may be required.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
d. Is the facility located on a property that has been deemed a single property under subsection 4 (2) of O. Reg. 419/05?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Is the facility located in an area of development control within the Niagara Escarpment Planning Area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. i. If yes, has a development permit required under section 24 of the Niagara Escarpment Planning and Development Act (NEPDA) in respect of the facility been issued?	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. Is there a landfilling site that is no longer permitted to accept waste for disposal located on the site on which the facility is located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Is the activity part of an undertaking to which the Environmental Assessment Act applies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. i. If yes, is one or more of the following conditions met: - All class EA requirements have been completed, including decisions on any Part II order requests; OR - The facility has received approval to proceed with the undertaking.	<input type="checkbox"/> Yes <input type="checkbox"/> No

h. Please provide a description of the facility. The description should include a summary of operations and activities at the facility that discharge contaminants, as well as what is produced, if applicable.

This report was prepared in support of the Application for Air Emission - Environmental Activity and Sector Registration (AE-EASR) for air emissions generated by two (2) semi-downdraft spray paint booths and a mixing room operated by Eureka Kitchen and Bath Inc. The spray paint booths and paint mixing room are part of the workshop that manufactures various wood products such as kitchen and bath furniture. The finishing operation requires the application of finishing coats or paints on the products in the dedicated spray paint booths. The workshop is located in an industrial building located at 505 Iroquois Shore Road, Unit 15, Oakville, Ontario (Facility).

i. Please enter the date on which the facility commenced or will commence operations.

2019-02-18

j. Is the facility located in a multi-tenant building?

☐ Yes

☒ No

3.3 Activity Related Information

a. Does the land disposal of waste as defined in Regulation 347 General – Waste Management occur at the facility?

☐ Yes

☒ No

b. Does the facility process or dispose of waste by way of thermal treatment, other than the thermal treatment of wood fuel that meets the specifications in Chapter 5 of the EASR publication in a wood-fired combustor?

☐ Yes

☒ No

c. Does the facility use a wood-fired combustor?

☐ Yes

☒ No

c. i. If yes, does the wood-fired combustor have a nominal load heat input capacity of less than 3 megawatts?

☐ Yes

☐ No

c. ii. If yes, was the wood-fired combustor installed at the facility on or after January 31, 2017?

☐ Yes

☐ No

c. iii. If yes, does the wood-fired combustor exclusively use one or more of the following as fuel:

- Wood chips that meet the specifications set out in Chapter 5 of the EASR publication.
- Wood briquettes that meet the specifications set out in Chapter 5 of the EASR publication.
- Wood pellets that meet the specifications set out in Chapter 5 of the EASR publication.

☐ Yes

☐ No

d. Does the facility have any plating processes that use cadmium, cyanide, chromium or nickel, including chrome plating, electroplating or electroless plating?

☐ Yes

☒ No

e. Is an electrolytic stripping process that removes cadmium, chromium or nickel from an object used at the facility?

☐ Yes

☒ No

f. Are metals processed outdoors at the facility, including torching, shearing, shredding or plasma cutting, other than for the purpose of routine maintenance carried out at the facility on any plant, structure, equipment, apparatus or thing?

☐ Yes

☒ No

g. Is a fossil-fuel electric power generation facility with a maximum electrical power output capacity equal to or greater than 25 megawatts operated at the facility?

☐ Yes

☒ No

h. Is a combustion source that uses biogas, biomass, coal, petroleum coke or waste as a fuel, or that uses a fuel derived from biogas, biomass, coal, petroleum coke or waste other than a small wood-fired combustor operated at the facility?

☐ Yes

☒ No

i. Is a combustion turbine used at the facility?

☐ Yes

☒ No

Part 4 - Operational Information

4.1 Air

a. Does the EASR Emission Summary and Dispersion Modelling (ESDM) Report provide for modifications that have not yet been implemented at the facility? ☐ Yes ☒ No

a. i. If yes, please provide the date on which the modifications will be completed.

b. Has an instrument under O. Reg. 419/05 been issued in respect of the facility? ☐ Yes ☒ No

b. i. If yes, what type(s) of instruments (including any notices, orders or approvals) has (have) been issued? (select all that apply)

ss. 7(1) Specified Dispersion Models ☐

ss. 8(2) Negligible Sources ☐

ss. 10(2) Operating Conditions ☐

ss. 11(2) Refined Emission Rates ☐

ss. 13.1 Value of Dispersion Modelling Parameters ☐

ss. 13(1) Meteorological Data ☐

ss. 14(6) Area of Modelling Coverage ☐

ss. 20(5) Speed-up Order ☐

Other ☐

List all that have been issued

c. To what standard did the licensed engineering practitioner assess compliance of the facility's emissions (please select the applicable box(es)):

Section 19 of O. Reg. 419/05 (Schedule 2) ☒

Section 20 of O. Reg. 419/05 (Schedule 3) ☐

N/A – The amount of any contaminant discharged from the site is negligible ☐

N/A – Source(s) discharge only sound as a contaminant ☐

N/A – Source(s) discharge sound as a contaminant and the amount of any other contaminant discharged is negligible ☐

d. Please select all applicable boxes that apply to a discharge of a contaminant(s) to air from the facility:

Contaminant(s) belonging to Benchmark 1 category of ACB list is at or below the concentration for each specified averaging period set out for the contaminant ☒

Contaminant(s) belonging to Benchmark 2 category of ACB list is at or below the concentration for each specified averaging period set out for the contaminant ☒

Contaminant(s) belonging to Benchmark 2 category of ACB list is above the concentration for a specified averaging period set out for the contaminant ☐

The concentration of the contaminant(s) does not have a Ministry standard, guideline, or screening level set out for the contaminant ☐

N/A – The amount of any contaminant discharged from the site is negligible	<input type="checkbox"/>		
N/A – Source(s) discharge only sound as a contaminant	<input type="checkbox"/>		
N/A – Source(s) discharge sound as a contaminant and the amount of any other contaminant discharged is negligible	<input type="checkbox"/>		
e. Does the facility operate a generator for non-emergency purposes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Does the facility use or operate a large boiler or heater greater than 10.5 gigajoules per hour?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. Will an Emissions Summary Table be uploaded? <i>Please Note: An Emissions Summary Table is required to be uploaded at the time of registration. An Emissions Summary Table is also required to be uploaded if any modifications to the facility require an update to the EASR ESDM. Additionally, as part of the 10 year review required by O. Reg. 1/17, an updated Emissions Summary Table is required to be uploaded.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
h. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the EASR ESDM Report and made statements in the EASR ESDM Report Supplement and the date signed.			
First Name	Last Name	Licence Number(s)	Date Signed
Andrei	Cornel	90273657	2019-01-30

4.2 Fugitive Dust Control

a. Does the EASR ESDM Report prepared for the facility identify a source of fugitive dust?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
a. i. If yes, has a licensed engineering practitioner signed and sealed a Best Management Practice Plan (BMPP) for fugitive dust control?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
b. Has a BMPP for fugitive dust control been prepared as a result of a written notice from the Director issued under O. Reg. 1/17?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the BMPP for fugitive dust control and the date signed and sealed.			
First Name	Last Name	Licence Number(s)	Date Signed

4.3 Noise

a. Please select the noise assessment method that was completed for the facility:	
The facility meets the 1000m setback distance	<input type="checkbox"/>
Primary Noise Screening Method	<input checked="" type="checkbox"/>
Secondary Noise Screening Method	<input type="checkbox"/>
Acoustic Assessment Report	<input type="checkbox"/>
a. i. If the Primary Noise Screening Method was used, is the actual separation distance from the facility to the closest Point of Noise Reception equal to or greater than the minimum separation distance as determined by the Primary Noise Screening Method?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
a. ii. If the Secondary Noise Screening Method was used, is the combined sound level from the facility at each affected Point of Noise Reception as determined by the Secondary Noise Screening Method less than or equal to the applicable sound level limit set out in Chapter 3 of the EASR publication?	<input type="checkbox"/> Yes <input type="checkbox"/> No
a. iii. If an acoustic assessment was completed, did the acoustic assessment determine that the combined sound level from the facility at each affected Point of Noise Reception less than or equal to of the applicable sound level limit set out in Chapter 3 of the EASR publication?	<input type="checkbox"/> Yes <input type="checkbox"/> No

a. iii. a) If no, has a Noise Abatement Action Plan been developed for the facility? ☐ Yes ☐ No

a. iii. b) If yes, please provide the title of the Noise Abatement Action Plan and the date it was prepared.

Name of NAAP	Date Prepared

b. Has an Acoustic Audit Report been prepared as a result of a written notice from the Director? ☐ Yes ☒ No

b. i. If yes, please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the acoustic audit report, and the date signed and sealed.

First Name	Last Name	Licence Number(s)	Date Signed

c. Will an Acoustic Assessment Summary Table be uploaded? ☐ Yes ☒ No

Please Note: An Acoustic Assessment Summary Table is required to be uploaded at the time of registration if an Acoustic Assessment was completed for the facility. An Acoustic Assessment Summary Table is also required to be uploaded if any modifications to the facility require an update to the facility's noise report. Additionally, as part of the 10 year review required by O. Reg. 1/17, an updated Acoustic Assessment Summary Table is required to be uploaded.

d. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the noise report, and the date signed and sealed.

First Name	Last Name	Licence Number(s)	Date Signed
Andrei	Cornel	90273657	2019-01-30

4.4 Odour

a. Did the Odour Screening Report indicate that a circumstance which requires a BMPP for odour to be prepared exists at the facility? ☐ Yes ☒ No

b. Did the Odour Screening Report indicate that a circumstance which requires an Odour Control Report (OCR) to be prepared exists at the facility? ☐ Yes ☐ No

b. i. If yes, please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the Odour Control Report and the date signed and sealed.

First Name	Last Name	Licence Number(s)	Date Signed

c. Has a BMPP for odour been prepared as a result of a written notice from the Director issued under O. Reg. 1/17? ☐ Yes ☒ No

d. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the BMPP for odour and the date signed and sealed.

First Name	Last Name	Licence Number(s)	Date Signed

	Contaminant Name	CAS Registry Number	Total Facility Emission Rate (g/s)	Air Dispersion Model Used	Maximum POI Concentration	Averaging Period	Ministry POI Limit	Limiting Effect	Section 19 or 20 of O. Reg. 419/05	Schedule	% of Ministry POI Limit	Source	Benchmark	Unit for POI Values	Notes	Version Date of ACB List
1	Formaldehyde	50-00-0	0.0092	O. Reg 346 Appendix	6.0812	1/2-hour	65	Odour & Irritative	s. 19	Sch. 2	9%	Standard	B1	ug/m3		2
2	Ethanol (Ethyl alcohol)	64-17-5	0.0138	O. Reg 346 Appendix	9.1218	1/2-hour	19000	Odour	s. 19		0%	Guideline	B1	ug/m3	ACB List (To be updated - Note 5)	2
3	Methanol (Methyl alcohol)	67-56-1	0.0458	O. Reg 346 Appendix	30.2738	1/2-hour	12000	Health	s. 19	Sch. 2	0%	Standard	B1	ug/m3		2
4	Isopropanol (Isopropyl alcohol)	67-63-0	0.1186	O. Reg 346 Appendix	78.3946	1/2-hour	22000	Health	s. 19	Sch. 2	0%	Standard	B1	ug/m3	ACB List (URT - Note 4, Table 4)	2
5	Acetone	67-64-1	0.1386	O. Reg 346 Appendix	91.6146	1/2-hour	35640	Health	s. 19	Sch. 2	0%	Standard	B1	ug/m3	ACB List (URT - Note 4, Table 4)	2
6	Butanol, n-	71-36-3	0.1066	O. Reg 346 Appendix	70.4626	1/2-hour	2760	Health	s. 19	Sch. 2	3%	Standard	B1	ug/m3	ACB List (Note 2URT - Note 4, Table 4)	2
7	Isobutanol	78-83-1	0.1072	O. Reg 346 Appendix	70.8592	1/2-hour	13800	Health	s. 19	Sch. 2	1%	Standard	B1	ug/m3	ACB List (Note 2, URT - Note 4, Table 4)	2
8	Dibutyl phthalate (DBP, di-n- butyl phthalate)	84-74-2	0.00229	O. Reg 346 Appendix	1.51369	1/2-hour	100	Health	s. 19		2%	Guideline	B1	ug/m3		2
9	Isobutyl isobutyrate	97-85-8	0.0395	O. Reg 346 Appendix	26.1095	1/2-hour	4500	Health	s. 19		1%	SL-JSL	B2	ug/m3		2
10	Ethyl benzene	100-41-4	0.0578	O. Reg 346 Appendix	38.2058	1/2-hour	1400	Odour	s. 19	Sch. 2	3%	Standard	B1	ug/m3	ACB List (Note 2, URT - Note 4, Table 4)	2
11	Propylene glycol methyl ether	107-98-2	0.0458	O. Reg 346 Appendix	30.2738	1/2-hour	89000	Odour	s. 19		0%	Guideline	B1	ug/m3	ACB List (Note 3)	2
12	Propylene glycol monomethyl ether acetate	108-65-6	0.0412	O. Reg 346 Appendix	27.2332	1/2-hour	5000	Odour	s. 19		1%	Guideline	B1	ug/m3	ACB List (To be updated - Note 5)	2
13	Toluene	108-88-3	0.158	O. Reg 346 Appendix	104.438	1/2-hour	2000	Odour	s. 19	Sch. 2	5%	Standard	B1	ug/m3		2
14	Isobutyl acetate	110-19-0	0.158	O. Reg 346 Appendix	104.438	1/2-hour	1220	Odour	s. 19		9%	Guideline	B1	ug/m3	ACB List (Note 3)	2
15	Butyl acetate, n-	123-86-4	0.275	O. Reg 346 Appendix	181.775	1/2-hour	735	Odour	s. 19		25%	Guideline	B1	ug/m3	ACB List (Note 2, 3)	2
16	Ethyl acetate	141-78-6	0.1186	O. Reg 346 Appendix	78.3946	1/2-hour	19000	Odour	s. 19	Sch. 2	0%	Standard	B1	ug/m3		2
17	Xylenes	1330-20-7	0.1898	O. Reg 346 Appendix	125.4578	1/2-hour	2200	Health	s. 19	Sch. 2	6%	Standard	B1	ug/m3	ACB List (Note 2, 22, URT - Note 4, Table 4)	2
18	Bentonite	1302-78-9	0.00069	O. Reg 346 Appendix	0.45609	1/2-hour	45	Health & Partic.	s. 19		1%	SL-JSL	B2	ug/m3		2
19	Nitrocellulose	9004-70-0	0.00458	O. Reg 346 Appendix	3.02738	1/2-hour	100	Health & Partic.	s. 19		3%	SL-MD	B2	ug/m3		2
20	Talc - fibrous	14807-96-6	0.00267	O. Reg 346 Appendix	1.76487	1/2-hour	5	Health	s. 19		35%	Guideline	B1	ug/m3		2



CERTIFICATE OF APPROVAL

AIR

NUMBER 6505-7XWQ8C

Issue Date: December 31, 2009

Fresh Fields Markets, Inc.
199 Bay St 4900, Commerce Court West
Toronto, Ontario
M5L 1J3

Site Location: 301 Cornwall Road
Oakville Town, Regional Municipality of Halton
L6J 7Z5

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) exhaust system, equipped with pleated type filter, serving coffee roasting operations at a maximum roasting rate of 4.0 kilograms of coffee beans per hour, venting into the atmosphere at a nominal volumetric flow rate of 0.20 actual cubic metre per second through a stack, having an exit diameter of 0.30 metre, extending 9.2 metres above grade and 1.14 metres below the top roof;

all in accordance with the application for a Certificate of Approval (Air) dated August 15, 2008 and signed by Tyron Goss, Ass. Store Team Leader, the letter dated September 19, 2008 and signed by Brian N. Ryell (Ryell Environmental Company), and all information associated with the application.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

1. "Act" means the Environmental Protection Act, R.S.O. 1990, c. E.19;
2. "Certificate" means this Certificate of Approval, issued in accordance with Section 9 of the Act;
3. "Company" means Fresh Fields Markets, Inc.;
4. "District Manager" means the District Manager of the appropriate local district office of the *Ministry*, where the *Facility* is geographically located;
5. "Equipment" means the coffee roaster and pleated type filter described in the Company's application, this Certificate and in the supporting documentation submitted with the application, to the extent approved by this Certificate;
6. "Facility" means the entire operation located on the property where the Company is located;
7. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;
8. "Ministry" means the ministry of the government of Ontario responsible for the Act and includes all officials, employees or other persons acting on its behalf; and
9. "Publication NPC-205" means the Ministry Publication NPC-205, "Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October, 1995 as amended.

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

TERMS AND CONDITIONS

OPERATION AND MAINTENANCE

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

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

- (a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
- (b) emergency procedures;
- (c) procedures for any record keeping activities relating to operation and maintenance of the Equipment; and
- (d) all appropriate measures to minimize noise and odorous emissions from all potential sources;

(2) implement the recommendations of the Manual.

RECORD RETENTION

2. 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 Certificate, and make these records available for review by staff of the Ministry upon request. The Company shall retain:

(1) all records on the maintenance, repair and inspection of the Equipment; and

(2) all records of any environmental complaints; including:

- (a) a description, time and date of each incident to which the complaint relates;
- (b) wind direction at the time of the incident to which the complaint relates; and
- (c) 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.

NOTIFICATION OF COMPLAINTS

3. 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:

(1) a description of the nature of the complaint; and

(2) the time and date of the incident to which the complaint relates;

NOISE

4. The Company shall, at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-205.

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

1. Condition No. 1 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the Regulations and this Certificate.
2. Condition No. 2 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the Act, the Regulations and this Certificate can be verified.
3. Condition No. 3 is 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.
4. Condition No. 4 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the *Facility*.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the 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:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

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

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto, Ontario
M5G 1E5

AND

The Environmental Commissioner
1075 Bay Street, 6th Floor
Suite 605
Toronto, Ontario
M5S 2B1

AND

The Director
Section 9, *Environmental Protection Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

This instrument is subject to Section 38 of the Environmental Bill of Rights, 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 www.ene.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 31st day of December, 2009

Victor Low, P.Eng.
Director
Section 9, *Environmental Protection Act*

JK/
c: District Manager, MOE Halton-Peel
Brian Ryell, RYELL Environmental Company



AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8569-9HCQ5D

Issue Date: March 28, 2014

Wellspring Pharmaceutical Canada Corp.
400 Iroquois Shore Rd
Oakville, Ontario
L6H 1M5

Site Location: 400 Iroquois Shore Road
Oakville Town, Regional Municipality of Halton

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:

Description Section

A pharmaceutical manufacturing facility for the production of products including tablets, capsules, creams, lotions, ointments, gels, suspensions, solutions, and over-encapsulation of study drug and comparator products, consisting of the following processes and support units:

- table film coating;
- product drying oven;
- fluidized bed dryer for powder products;
- vacuum systems for powder mixing operations;
- maintenance area with welding and battery charging;

including the *Equipment* and any other ancillary and support processes and activities, operating at a *Facility Production Limit* of up to 1,450 lots of pharmaceutical products per year, discharging to the air as described in the *Original ESDM Report*.

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

1. "Acceptable Maximum Ground Level Concentration" means a concentration accepted by the *Ministry*, as described in the Guide to Applying for Approval (Air & Noise), for a *Compound of Concern* listed in the *Original ESDM Report* that:

(a) has no *Ministry Point of Impingement Limit* and no *Jurisdictional Screening Level*, or

(b) has a concentration at a *Point of Impingement* that exceeds the *Jurisdictional Screening Level*.

2. "Acoustic Assessment Report" means the report, prepared in accordance with *Publication NPC-233* and Appendix A of the *Basic Comprehensive User Guide*, by Sam Isono of Golder Associates and dated April 2011, submitted in support of the application, that documents all sources of noise emissions and *Noise Control Measures* present at the *Facility* and includes all up-dated *Acoustic Assessment Reports* as required by the Documentation Requirements conditions of this *Approval* to demonstrate continued compliance with the *Performance Limits* following the implementation of any

Modification.

3. "*Acoustic Assessment Summary Table*" means a table prepared in accordance with the *Basic Comprehensive User Guide* summarising the results of the *Acoustic Assessment Report*, up-dated as required by the Documentation Requirements conditions of this *Approval*.
4. "*Air Standards Manager*" means the Manager, Human Toxicology and Air Standards Section, Standards Development Branch, or any other person who represents and carries out the duties of the Manager, Human Toxicology and Air Standards Section, Standards Development Branch, as those duties relate to the conditions of this *Approval*.
5. "*Approval*" means this entire Environmental Compliance Approval and any *Schedules* to it.
6. "*Basic Comprehensive User Guide*" means the *Ministry* document titled "Basic Comprehensive Certificates of Approval (Air) User Guide" dated March 2011, as amended.
7. "*Company*" means Wellspring Pharmaceutical Canada Corp. 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. "*Compound of Concern*" means a contaminant that, based on generally available information, may be discharged to the air in a quantity from the *Facility* that:
 - (a) is non-negligible in accordance with section 26(1)4 of *O. Reg. 419/05* in comparison to the relevant *Ministry Point of Impingement Limit*; or
 - (b) if a *Ministry Point of Impingement Limit* is not available for the compound, may cause an adverse effect at a *Point of Impingement* based on generally available toxicological information.
9. "*Description Section*" means the section on page one of this *Approval* describing the *Company's* operations and the *Equipment* located at the *Facility* and specifying the *Facility Production Limit* for the *Facility*.
10. "*Director*" means a person appointed by the Minister pursuant to section 5 of the *EPA*.
11. "*District Manager*" means the District Manager of the appropriate local district office of the *Ministry*, where the *Facility* is geographically located.
12. "*Emission Summary Table*" means the most updated table contained in the *ESDM Report*, which is prepared in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* listing the appropriate *Point of Impingement* concentration for each *Compound of Concern* from the *Facility* and providing comparison to the corresponding *Ministry Point of Impingement Limit* or *Maximum Concentration Level Assessment*, or *Jurisdictional Screening Level*.
13. "*Environmental Assessment Act*" means the Environmental Assessment Act, R.S.O. 1990, c.E.18, as amended.
14. "*EPA*" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended.
15. "*Equipment*" means equipment or processes described in the *ESDM Report*, this *Approval* and in the *Schedules* referred to herein and any other equipment or processes.
16. "*Equipment with Specific Operational Limits*" means any *Equipment* related to the thermal oxidation of waste or waste derived fuels, fume incinerators or any other *Equipment* that is specifically referenced in any published *Ministry* document that outlines specific operational guidance that must be considered by the *Director* in issuing an *Approval*.
17. "*ESDM Report*" means the most current Emission Summary and Dispersion Modelling Report that

describes the *Facility*. The *ESDM Report* is based on the *Original ESDM Report*, is prepared after the issuance of this *Approval* in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* by the *Company* or its consultant.

18. "*Facility*" means the entire operation located on the property where the *Equipment* is located.

19. "*Facility Production Limit*" means the production limit placed by the *Director* on the main product(s) or raw materials used by the *Facility*.

20. "*Jurisdictional Screening Level*" means a screening level for a *Compound of Concern* that is listed in the *Ministry* publication titled "Jurisdictional Screening Level (JSL) List, A Screening Tool for Ontario Regulation 419: Air Pollution - Local Air Quality", dated February 2008, as amended.

21. "*Log*" means the up-to-date log that is used to track all *Modifications* to the *Facility* since the date of this *Approval* as required by the Documentation Requirements conditions of this *Approval*.

22. "*Maximum Concentration Level Assessment*" means the Maximum Concentration Level Assessment for the purposes of an *Approval*, described in the *Basic Comprehensive User Guide*, prepared by a *Toxicologist* using currently available toxicological information, that demonstrates that the concentration at any *Point of Impingement* for a *Compound of Concern* that does not have a *Ministry Point of Impingement Limit* is not likely to cause an adverse effect as defined by the *EPA*.

23. "*Ministry*" means the ministry of the government of Ontario responsible for the *EPA* and its regulations and includes all officials, employees or other persons acting on its behalf.

24. "*Ministry Point of Impingement Limit*" means the applicable Standard set out in Schedule 2 or 3 of *O.Reg. 419/05* or a limit set out in the *Ministry* publication titled "Summary of Standards and Guidelines to support Ontario Regulation 419: Air Pollution - Local Air Quality (including Schedule 6 of *O. Reg. 419* on Upper Risk Thresholds)", dated April 2012, as amended.

25. "*Modification*" means any construction, alteration, extension or replacement of any plant, structure, equipment, apparatus, mechanism or thing, or alteration of a process or rate of production at the *Facility* that may discharge or alter the rate or manner of discharge of a *Compound of Concern* to the air or discharge or alter noise or vibration emissions from the *Facility*.

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

27. "*O. Reg. 419/05*" means the Ontario Regulation 419/05, Air Pollution – Local Air Quality, as amended.

28. "*Original ESDM Report*" means the Emission Summary and Dispersion Modelling Report which was prepared in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* by Golder Associates and dated April 11, 2011, submitted in support of the application, and includes any changes to the report made up to the date of issuance of this *Approval*.

29. "*Performance Limits*" means the performance limits specified in Condition 3.2 of this *Approval* titled Performance Limits.

30. "*Point of Impingement*" has the same meaning as in section 2 of *O. Reg. 419/05*.

31. "*Point of Reception*" means Point of Reception as defined by *Publication NPC-205* and/or *Publication NPC-232*, as applicable.

32. "*Procedure Document*" means *Ministry* guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated March 2009, as amended.

33. "*Processes with Significant Environmental Aspects*" means the *Equipment* which, during regular operation, would discharge a contaminant or contaminants into the air at an amount which is not considered as negligible in accordance with section 26(1)4 of O. Reg. 419/05 and the *Procedure Document*.

34. "*Publication NPC-205*" means the *Ministry* Publication NPC-205, "Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October, 1995, as amended.

35. "*Publication NPC-207*" means the *Ministry* draft technical publication "Impulse Vibration in Residential Buildings", November 1983, supplementing the Model Municipal Noise Control By-Law, Final Report, published by the *Ministry*, August 1978, as amended.

36. "*Publication NPC-232*" means the *Ministry* Publication NPC-232, "Sound Level Limits for Stationary Sources in Class 3 Areas (Rural)", October, 1995, as amended.

37. "*Publication NPC-233*" means the *Ministry* Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended.

38. "*Schedule*" means the following schedule attached to this *Approval* and forming part of this *Approval* namely:

Schedule A - Supporting Documentation.

39. "*Toxicologist*" means a qualified professional currently active in the field of risk assessment and toxicology that has a combination of formal university education, training and experience necessary to assess contaminants.

40. "*Written Summary Form*" means the electronic questionnaire form, available on the *Ministry* website, and supporting documentation, that documents the activities undertaken at the *Facility* in the previous calendar year that must be submitted annually to the *Ministry* as required by the section of this *Approval* titled Reporting Requirements.

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

1.1 Except as otherwise provided by this *Approval*, the *Facility* shall be designed, developed, built, operated and maintained in accordance with the terms and conditions of this *Approval* and in accordance with the following *Schedule* attached hereto:

Schedule A - Supporting Documentation.

2. LIMITED OPERATIONAL FLEXIBILITY

2.1 Pursuant to section 20.6(1) of the *EPA* and subject to Conditions 2.2 and 2.3 of this *Approval*, future construction, alterations, extensions or replacements are approved in this *Approval* if the future construction, alterations, extensions or replacements are *Modifications* to the *Facility* that:

(a) are within the scope of the operations of the *Facility* as described in the *Description Section* of this *Approval*;

(b) do not result in an increase of the *Facility Production Limit* above the level specified in the *Description Section* of this *Approval*; and

(c) result in compliance with the *Performance Limits*.

2.2 Condition 2.1 does not apply to:

(a) the addition of any new *Equipment with Specific Operational Limits* or to the *Modification* of any existing *Equipment with Specific Operational Limits* at the *Facility*; or

(b) *Modifications* to the *Facility* that would be subject to the *Environmental Assessment Act*.

2.3 Condition 2.1 of this *Approval* shall expire ten (10) years from the date of this *Approval*, unless this *Approval* is revoked prior to the expiry date. The *Company* may apply for renewal of Condition 2.1 of this *Approval* by including an *ESDM Report* and an *Acoustic Assessment Report* that describes the *Facility* as of the date of the renewal application.

3. REQUEST FOR MAXIMUM CONCENTRATION LEVEL ASSESSMENT AND PERFORMANCE LIMITS

3.1 REQUEST FOR MAXIMUM CONCENTRATION LEVEL ASSESSMENT

3.1.1 If the *Company* proposes to make a *Modification* to the *Facility*, the *Company* shall determine if the proposed *Modification* will result in:

(a) a discharge of a *Compound of Concern* that was not previously discharged; or

(b) an increase in the concentration at a *Point of Impingement* of a *Compound of Concern*.

3.1.2 If a proposed *Modification* mentioned in Condition 3.1.1 will result in the discharge of a *Compound of Concern* that was not previously discharged, the *Company* shall submit a *Maximum Concentration Level Assessment* to the *Director* for review by the *Air Standards Manager* in the following circumstances:

(a) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level*.

(b) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level*.

(c) Prior to the proposed *Modification*, a contaminant was discharged in a negligible amount and the proposed *Modification* will result in the discharge of the contaminant being considered a *Compound of Concern* and the *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level*.

(d) Prior to the proposed *Modification*, a contaminant was discharged in a negligible amount and the proposed *Modification* will result in the discharge of the contaminant being considered a *Compound of Concern*. Additionally, the *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level*.

3.1.3 If a proposed *Modification* mentioned in Condition 3.1.1 will result in an increase in the concentration at a *Point of Impingement* of a *Compound of Concern*, the *Company* shall submit a *Maximum Concentration Level Assessment* to the *Director* for review by the *Air Standards Manager* in the following circumstances:

(a) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level* and the concentration at a *Point of Impingement* will exceed the *Acceptable Maximum Ground Level Concentration*.

(b) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level* and the concentration at a *Point of Impingement* will exceed the most recently accepted *Maximum Concentration Level Assessment* submitted under Condition 3.1.2 or this

Condition.

(c) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level* and the *Acceptable Maximum Ground Level Concentration*.

(d) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level* and the most recently accepted *Maximum Concentration Level Assessment* submitted under Condition 3.1.2 or this Condition.

(e) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit*, *Acceptable Maximum Ground Level Concentration* or a *Maximum Concentration Level Assessment* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level*.

3.1.4 Subject to the Operational Flexibility set out in Condition 2 of this *Approval*, the *Company* may make the *Modification* if the submission of a *Maximum Concentration Level Assessment* under Condition 3.1.2 or 3.1.3 is not required.

3.1.5 A *Company* that is required to submit an assessment under Condition 3.1.2 or 3.1.3 shall submit the assessment at least thirty (30) days before the proposed *Modification* occurs.

3.1.6 The *Ministry* shall provide to the *Company* written confirmation of the receipt of the assessment under Condition 3.1.2 or 3.1.3.

3.1.7 If an assessment is submitted under Condition 3.1.2 or 3.1.3, the *Company* shall not modify the *Facility* unless the *Ministry* accepts the assessment.

3.1.8 If the *Ministry* notifies the *Company* that it does not accept the assessment submitted under Condition 3.1.2 or 3.1.3, the *Company* shall:

(a) revise and resubmit the assessment; or

(b) notify the *Ministry* that the *Company* will not be modifying the *Facility*.

3.1.9 The re-submission under Condition 3.1.8 (a) is considered by the *Ministry* as a new submission.

3.2. **PERFORMANCE LIMITS**

3.2.1 Subject to Condition 3.2.2, the *Company* shall, at all times, ensure that all *Equipment* that is a source of a *Compound of Concern* is operated to comply with the following *Performance Limits*:

(a) for a *Compound of Concern* that has a *Ministry Point of Impingement Limit*, the maximum concentration of that *Compound of Concern* at any *Point of Impingement* shall not exceed the corresponding *Ministry Point of Impingement Limit*;

(b) for a *Compound of Concern* that has an *Acceptable Maximum Ground Level Concentration* and no *Maximum Concentration Level Assessment*, the maximum concentration of that *Compound of Concern* at any *Point of Impingement* shall not exceed the corresponding *Acceptable Maximum Ground Level Concentration*; and

(c) for a *Compound of Concern* that has a *Maximum Concentration Level Assessment*, the maximum concentration of that *Compound of Concern* at any *Point of Impingement* shall not exceed the most recently accepted corresponding *Maximum Concentration Level Assessment*.

3.2.2 If the *Company* has modified the *Facility* and was not required to submit a *Maximum Concentration Level Assessment* with respect to a *Compound of Concern* under Condition 3.1.2 or 3.1.3, the *Company* shall, at all times, ensure that all *Equipment* that is a source of the *Compound of Concern* is operated such that the maximum concentration of the *Compound of Concern* shall not

exceed the concentration listed for the *Compound of Concern* in the most recent version of the *ESDM Report*.

3.2.3 The *Company* shall, at all times, ensure that the noise emissions from the *Facility* comply with the limits set out in *Ministry Publication NPC-205*.

3.2.4 The *Company* shall, at all times, ensure that the vibration emissions from the *Facility* comply with the limits set out in *Ministry Publication NPC-207*.

3.2.5 The *Company* shall, at all times, operate any *Equipment with Specific Operational Limits* approved by this *Approval* in accordance with the *Original ESDM Report* and the conditions in this *Approval*.

4. DOCUMENTATION REQUIREMENTS

4.1 The *Company* shall, at all times, maintain documentation that describes the current operations of the *Facility*, including but not limited to:

- (a) an *ESDM Report* that demonstrates compliance with the *Performance Limits* for the *Facility*;
- (b) an *Acoustic Assessment Report* that demonstrates compliance with the *Performance Limits* for the *Facility*;
- (c) an up-to-date *Log* that describes each *Modification* to the *Facility*; and
- (d) a record of the changes to the *ESDM Report* and the *Acoustic Assessment Report* that documents how each *Modification* is in compliance with the *Performance Limits*.

4.2 The *Company* shall, during regular business hours, make the current *Emission Summary Table* and *Acoustic Assessment Summary Table* available for inspection at the *Facility* by any interested member of the public.

4.3 Subject to Condition 4.5, the *Company* shall prepare and complete no later than March 15 of each year documentation that describes the activities undertaken at the *Facility* in the previous calendar year, including but not limited to:

- (a) a list of all *Compounds of Concern* for which a *Maximum Concentration Level Assessment* was submitted to the *Director* for review by the *Air Standards Manager* pursuant to Condition 3.1.2 or 3.1.3 of this *Approval*;
- (b) if the *Company* has modified the *Facility* and was not required to submit a *Maximum Concentration Level Assessment* with respect to a *Compound of Concern* under Condition 3.1.2 or 3.1.3, a list and concentration level of all such *Compounds of Concern*;
- (c) a review of any changes to *Ministry Point of Impingement Limits* that affect any *Compounds of Concern* emitted from the *Facility*; and
- (d) a table of the changes in the emission rate of any *Compound of Concern* and the resultant increase or decrease in the *Point of Impingement* concentration reported in the *ESDM Report*.

4.4 Subject to Condition 4.5, the *Company* shall, at all times, maintain the documentation described in Condition 4.3.

4.5 Conditions 4.3 and 4.4 do not apply if Condition 2.1 has expired.

4.6 The *Company* shall, within three (3) months after the expiry of Condition 2.1 of this *Approval*, update the *ESDM Report* and the *Acoustic Assessment Report* such that they describe the *Facility* as it was at the time that Condition 2.1 of this *Approval* expired.

5. REPORTING REQUIREMENTS

5.1 Subject to Condition 5.2, the *Company* shall provide the *Ministry* and the *Director* no later than March 15 of each year, a *Written Summary Form* that shall include the following:

(a) a declaration of whether the *Facility* was in compliance with section 9 of the *EPA, O.Reg. 419/05* and the conditions of this *Approval*;

(b) a summary of each *Modification* that took place in the previous calendar year that resulted in a change in the previously calculated concentration at the *Point of Impingement* for any *Compound of Concern* or resulted in a change in the sound levels reported in the *Acoustic Assessment Summary Table* at any *Point of Reception*.

5.2 Condition 5.1 does not apply if Condition 2.1 has expired.

6. OPERATION AND MAINTENANCE

6.1 The *Company* shall prepare and implement, not later than three (3) months from the date of this *Approval*, operating procedures and maintenance programs for all *Processes with Significant Environmental Aspects*, which shall specify as a minimum:

(a) frequency of inspections and scheduled preventative maintenance;

(b) procedures to prevent upset conditions;

(c) procedures to minimize all fugitive emissions;

(d) procedures to prevent and/or minimize odorous emissions;

(e) procedures to prevent and/or minimize noise emissions; and

(f) procedures for record keeping activities relating to the operation and maintenance programs.

6.2 The *Company* shall ensure that all *Processes with Significant Environmental Aspects* are operated and maintained at all times in accordance with this *Approval*, the operating procedures and maintenance programs.

7. COMPLAINTS RECORDING PROCEDURE

7.1 If at any time, the *Company* receives any environmental complaints from the public regarding the operation of the *Equipment* approved by this *Approval*, the *Company* shall respond to these complaints according to the following procedure:

(a) the *Company* shall record and number each complaint, either electronically or in a log book, and shall include the following information: the time and date of the complaint and incident to which the complaint relates, the nature of the complaint, wind direction at the time and date of the incident to which the complaint relates and, if known, the address of the complainant;

(b) the *Company*, upon notification of a complaint, shall initiate appropriate steps to determine all possible causes of the complaint, and shall proceed to take the necessary actions to appropriately deal with the cause of the subject matter of the complaint; and

(c) the *Company* shall complete and retain on-site a report written within one (1) week of the complaint date, listing the actions taken to appropriately deal with the cause of the subject matter of the complaint and any recommendations for remedial measures, and managerial or operational changes to reasonably avoid the recurrence of similar incidents.

8. RECORD KEEPING REQUIREMENTS

8.1 Any information requested by any employee in or agent of the *Ministry* concerning the *Facility* and

its operation under this *Approval*, including, but not limited to, any records required to be kept by this *Approval*, shall be provided to the employee in or agent of the *Ministry*, upon request, in a timely manner.

8.2 The *Company* shall retain, for a minimum of five (5) years from the date of their creation, except as noted below, all reports, records and information described in this *Approval* and shall include but not be limited to:

(a) If the *Company* has updated the *ESDM Report* in order to comply with Condition 4.1(a) of this *Approval*, a copy of each new version of the *ESDM Report*;

(b) If the *Company* has updated the *Acoustic Assessment Report*, in order to comply with Condition 4.1(b) of this *Approval*, a copy of each new version of the *Acoustic Assessment Report*;

(c) supporting information used in the emission rate calculations performed in the *ESDM Reports* and *Acoustic Assessment Reports* to document compliance with the *Performance Limits*(superseded information must be retained for a period of three (3) years after *Modification*);

(d) the *Log* that describes each *Modification* to the *Facility*;

(e) all documentation prepared in accordance with Condition 4.3 of this *Approval*;

(f) copies of any *Written Summary Forms* provided to the *Ministry* under Condition 5.1 of this *Approval*;

(g) the operating procedures and maintenance programs, including records on the maintenance, repair and inspection of the *Equipment* related to all *Processes with Significant Environmental Aspects*; and

(h) the complaints recording procedure, including records related to all environmental complaints made by the public as required by Condition 7.1 of this *Approval*.

9. REVOCATION OF PREVIOUS APPROVALS

9.1 This *Approval* replaces and revokes all Certificates of Approval (Air) issued under section 9 *EPA* and Environmental Compliance Approvals issued under Part II.1 *EPA* to the *Facility* in regards to the activities mentioned in subsection 9(1) of the *EPA* and dated prior to the date of this *Approval*.

SCHEDULE A

Supporting Documentation

(a) Application for Approval (Air & Noise), dated April 7, 2011, signed by David Martin and submitted by the *Company*;

(b) Emission Summary and Dispersion Modelling Report, prepared by Golder Associates and dated April 11, 2011;

(c) AAR or other Noise Report entitled "Wellspring Pharmaceutical Canada Corp., Oakville, Ontario, Acoustic Assessment Report" prepared by Golder Associates, , dated April 2011 and signed by David Martin of the Company and Sam Isono of Golder Associates.

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

GENERAL

1. Condition No. 1 is included to require the *Approval* holder to build, operate and maintain the *Facility* in accordance with the Supporting Documentation in Schedule A considered by the *Director* in issuing this *Approval*.

LIMITED OPERATIONAL FLEXIBILITY, REQUEST FOR *MAXIMUM CONCENTRATION LEVEL ASSESSMENT AND PERFORMANCE LIMITS*

2. Conditions No. 2 and 3 are included to limit and define the *Modifications* permitted by this *Approval*, and to set out the circumstances in which the *Company* shall submit a *Maximum Concentration Level Assessment* prior to making *Modifications*. The holder of the *Approval* is approved for operational flexibility for the *Facility* that is consistent with the description of the operations included with the application up to the *Facility Production Limit*. In return for the operational flexibility, the *Approval* places performance based limits that cannot be exceeded under the terms of this *Approval*. *Approval* holders will still have to obtain other relevant approvals required to operate the *Facility*, including requirements under other environmental legislation such as the *Environmental Assessment Act*.

DOCUMENTATION REQUIREMENTS

3. Condition No. 4 is included to require the *Company* to maintain ongoing documentation that demonstrates compliance with the *Performance Limits* of this *Approval* and allows the *Ministry* to monitor on-going compliance with these *Performance Limits*. The *Company* is required to have an up to date *ESDM Report* and *Acoustic Assessment Report* that describe the *Facility* at all times and make the *Emission Summary Table* and *Acoustic Assessment Summary Table* from these reports available to the public on an ongoing basis in order to maintain public communication with regard to the emissions from the *Facility*.

REPORTING REQUIREMENTS

4. Condition No. 5 is included to require the *Company* to provide a yearly *Written Summary Form* to the *Ministry*, to assist the *Ministry* with the review of the site's compliance with the *EPA*, the regulations and this *Approval*.

OPERATION AND MAINTENANCE

5. Condition No. 6 is included to require the *Company* to properly operate and maintain the *Processes with Significant Environmental Aspects* to minimize the impact to the environment from these processes.

COMPLAINTS RECORDING PROCEDURE

6. Condition No. 7 is included to require the *Company* to respond to any environmental complaints regarding the operation of the *Equipment*, according to a procedure that includes methods for preventing recurrence of similar incidents and a requirement to prepare and retain a written report.

RECORD KEEPING REQUIREMENTS

7. Condition No. 8 is included to require the *Company* to retain all documentation related to this *Approval* and provide access to employees in or agents of the *Ministry*, upon request, so that the *Ministry* can determine if a more detailed review of compliance with the *Performance Limits* is necessary.

REVOCATION OF PREVIOUS APPROVALS

8. Condition No. 9 is included to identify that this *Approval* replaces all Section 9 Certificate(s) of Approval and Part II.1 Approvals in regards to the activities mentioned in subsection 9(1) of the *EPA* and dated prior to the date of this *Approval*.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 9190-6CAKRT issued on July 15, 2005.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing 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.

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:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. 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:

The Secretary*		The Director appointed for the
Environmental Review		purposes of Part II.1 of the
Tribunal		Environmental Protection Act
655 Bay Street, Suite	AND	Ministry of the Environment
1500		2 St. Clair Avenue West, Floor
Toronto, Ontario		12A
M5G 1E5		Toronto, Ontario
		M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 314-4506 or www.ert.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 www.ebr.gov.on.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 28th day of March, 2014

Rudolf Wan, P.Eng.

Director

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

AH/

c: District Manager, MOE Halton-Peel

Emily Lau, Golder Associates Ltd.



Ministry of the Environment and Climate Change
Ministère de l'Environnement et de l'Action en matière de changement
climatique

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 2226-AANRPJ

Issue Date: June 7, 2016

1507969 Ontario Inc.
1143 Invicta Dr, No. 1-3
Oakville, Ontario
L6H 4M1

Site Location: Shoufany Custom Woodworking
1143 Invicta Dr, No. 1-3
Town of Oakville, Regional Municipality of Halton

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:

- one (1) paint spray booth for the application of solvent based coatings at maximum usage rate of 1 litres per half-hour, equipped with a 4.3 square metres of dry type paint arrestor filters, exhausting into the atmosphere through a stack, at a volumetric flow rate of 3.8 cubic metres per second, having an exit diameter of 0.9 metre, extending 1.7 metres above the roof and 7.5 metres above grade;
- one (1) open-ended paint spray booth for the application of adhesive at a maximum rate of 1 litres per half-hour, equipped with 3.0 square metres of dry type paint arrestor filters, exhausting into the atmosphere at a volumetric flow rate of 2.8 actual cubic metres per second, through a stack, having an exit diameter of 0.6 metre, extending 2.1 metres above the roof and 7.9 metres above grade;
- one (1) exhaust fan serving the building facility, for the application of wiping stain at a maximum usage rates as listed in Schedule "A", exhausting into the atmosphere at a volumetric flow rate of 0.7 cubic metres per second, through a side wall, having an exit cross section of 0.3 x 0.3 metre, and extending 4.8 metres above grade;
- one (1) dust collector serving the woodworking operations, exhausting into the atmosphere through a stack, at a volumetric flow rate of 3.6 cubic metres per second, having an exit cross section of 0.6 by 1.0 metres, and extending 6.4 metres above grade;

all in accordance with the Environmental Compliance Approval Application submitted by 1507969 Ontario Inc., dated March 14, 2015 and signed by Cheryl Taylor, President; and the supporting information, including the Emission Summary and Dispersion Modelling Report, submitted by Pollutech Environmental Limited, dated April 30, 2015 and signed by Omid Tayyeba; and additional electronic information provided by Omid Tayyeba, Pollutech Environmental Limited, dated June 3, 2016.

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

1. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
2. "Company" means 1507969 Ontario Inc., that is responsible for the construction or operation of the Facility and includes any successors and assigns;

3. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Facility is geographically located;
4. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
5. "Equipment" means equipment described in the Company's application, this Approval, and in the supporting documentation submitted with the application, to the extent approved by this Approval;
6. "Facility" means the entire operation located on the property where the Equipment is located;
7. "Manual" means a document or set of documents that provide written instructions to staff of the Company;
8. "Ministry" means the Ministry of the Government of Ontario responsible for the EPA and includes all officials, employees or other persons acting on its behalf; and
9. "Publication NPC-300" means the Ministry Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning", August 2013, as amended.

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

TERMS AND CONDITIONS

GENERAL

1. Except as otherwise provided by these Conditions, the Company shall design, build, install, operate and maintain the Equipment in accordance with the description given in this Approval, application for approval of the Equipment and the submitted supporting documents and plans and specifications as listed in this Approval.
2. Where there is a conflict between a provision of any submitted document referred to in this Approval and the Conditions of this Approval, the Conditions in this Approval shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

OPERATION AND MAINTENANCE

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

(1) 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:

- (a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
- (b) emergency procedures;
- (c) procedures for any record keeping activities relating to operation and maintenance of the Equipment;
- (d) the frequency of inspection and replacement of the filter material in the Equipment;

- (e) procedures for recording and responding to environmental complaints; and
- (f) appropriate measures to minimize odorous emissions from all potential sources.

(2) implement the recommendations of the operating and maintenance Manual.

PERFORMANCE

4. The Company shall restrict the operation of the Equipment to the daytime hours from 7:00 am to 7:00 pm.
5. The Company shall, at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-300.

RECORD RETENTION

6. 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:

- (1) all records on the maintenance, repair and inspection of the Equipment; and
- (2) all records of any environmental complaints; including:
 - (a) a description, time and date of each incident to which the complaint relates;
 - (b) wind direction at the time of the incident to which the complaint relates; and
 - (c) 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.

NOTIFICATION OF COMPLAINTS

7. 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:

- (1) a description of the nature of the complaint; and
- (2) the time and date of the incident to which the complaint relates;

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

1. Condition Nos. 1 and 2 are imposed to ensure that the Equipment is built and operated in the manner in which it was described for review and upon which approval was granted. These conditions are 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.

2. Condition No. 3 is 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 Nos. 4 and 5 are included to provide the minimum performance requirement considered necessary to prevent an adverse effect resulting from the operation of the Equipment.

4. Condition No. 6 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.

5. Condition No. 7 is 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.

SCHEDULE "A"

Product Use/Class	Product Name / Code #	Usage Rate (L/0.5 h)
Wiping Stain	Aquawipe H/H Base	1
Wiping Stain	Varsol (100-104)	0.25
Wiping Stain	Lacquer Thinner (121-001)	0.5

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing 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:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. 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:

The Secretary*
Environmental Review
Tribunal
655 Bay Street, Suite
1500
Toronto, Ontario
M5G 1E5

AND

The Environmental
Commissioner
1075 Bay Street, Suite
605
Toronto, Ontario
M5S 2B1

AND

The Director appointed for the
purposes of Part II.1 of the
Environmental Protection Act
Ministry of the Environment and
Climate Change
135 St. Clair Avenue West, 1st
Floor
Toronto, Ontario

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.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 www.ebr.gov.on.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 7th day of June, 2016

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

RU/
c: District Manager, MOECC Halton-Peel
Omid Tayyeba, Pollutech Environmental Limited



Ministry
of the
Environment

Ministère
de
l'Environnement

CERTIFICATE OF APPROVAL
AIR
NUMBER 7087-698MPW

Oaktown Collision Inc.
359 Davis Road
Oakville, Ontario
L6J 2X2

Site Location: 359 Davis Road
Oakville Town, Regional Municipality of Halton, Ontario

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) paint spray booth for the application of solvent based coatings at a maximum rate of 1.5 litres per hour, equipped with one (1) natural gas fired air make-up unit having a maximum thermal input of 1,055,056 kilojoules per hour and a water wash filtration system, exhausting into the atmosphere at a volumetric flow rate of 5.19 actual cubic metres per second at an approximate temperature of 21 degrees Celsius, through a stack, having an exit diameter of 0.56 metre, extending 1.5 metres above the roof and 6.5 metres above grade. The air make-up combustion products are exhausted into the atmosphere through an independent stack, having an exit diameter of 0.2 metre, extending 1.7 metres above the roof and 6.7 metres above grade;
- one (1) paint spray booth for the application of solvent based coatings at a maximum rate of 1 litre per hour, equipped with one (1) natural gas fired air make-up unit having a maximum thermal input of 1,055,056 kilojoules per hour and a water wash filtration system, exhausting into the atmosphere at a volumetric flow rate of 5.19 actual cubic metres per second at an approximate temperature of 21 degrees Celsius, through a stack, having an exit diameter of 0.56 metre, extending 1.5 metres above the roof and 6.5 metres above grade. The air make-up combustion products are exhausted into the atmosphere through an independent stack, having an exit diameter of 0.2 metre, extending 1.7 metres above the roof and 6.7 metres above grade;
- one (1) preparation area consisting of three (3) stations for the application of solvent based primer coatings at a combined rate of 0.75 litre per hour, each station is equipped with 6.6 square metres of dry type paint arrestor filters, exhausting into the atmosphere through three (3) identical stacks, each at a volumetric flow rate of 5.19 actual cubic metres per second at an approximate temperature of 21 degrees Celsius, each having an exit diameter of 0.71 metre, extending 2 metres above the roof and 7 metres above grade;
- one (1) preparation area consisting of four (4) stations for the surface preparation of automobiles, each station is equipped with 2.5 square metres of dry type paint arrestor filters, exhausting into the atmosphere through four (4) identical stacks, each at a volumetric flow rate of 4.72 actual cubic metres per second at an approximate temperature of 21 degrees Celsius, each having an exit diameter of 0.86 metre, extending 1.7 metres above the roof and 6.7 metres above grade;
- one (1) preparation station for the application of solvent based primer coatings at a maximum rate of 0.25 litre per hour, equipped with 5.5 square metres of dry type paint arrestor filters, exhausting into the atmosphere at a volumetric flow rate of 4.72 actual cubic metres per second at an approximate temperature of 21 degrees Celsius, through a stack, having an exit diameter of 0.66 metre, extending 2 metres above the roof and 7 metres above grade; and
- one (1) paint mix room, exhausting into the atmosphere at a volumetric flow rate of 0.2 actual cubic metres per second, through a stack, having an exit diameter of 0.23 metre, extending 1 metre above the roof and 6 metres above grade;

all in accordance with the application for a Certificate of Approval (Air) dated July 12, 2004 and signed by Greg D. Thomas on behalf of Oaktown Collision Inc., and all supporting information associated with the application including additional information provided by Greg D. Thomas and dated September 10, 2004.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions

apply:

- (1) "Act" means the *Environmental Protection Act*;
- (2) "Approved Automotive Refinish Coatings" means automotive refinish coatings that comply with the VOC content limits indicated in Section 3.2.1 *VOC Content Limits* of the National Standards;
- (3) "CCME Guideline" means the document entitled "National Standards and Guidelines for the Reduction of Volatile Organic Compounds from Canadian Commercial/Industrial Surface Coating Operations-Automotive Refinishing, October 1998, PN 1278", as amended, and published by the Canadian Council of Ministers of the Environment;
- (4) "Certificate" means this Certificate of Approval issued in accordance with Section 9 of the Act;
- (5) "District Manager" means the District Manager, Halton-Peel District Office, Central Region of the Ministry;
- (6) "Equipment" means the paint spray booths, preparation areas and preparation station described in the Owner's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;
- (7) "Facility" means the entire operation located on the property where the Equipment is located;
- (8) "High Efficiency-type Paint Spray System" means equipment used for the application of automotive refinish coatings conforming to Section 3.4 *Application Equipment* of the CCME Guideline;
- (9) "Manual" means a document or a set of documents that provide written instructions to staff of the Owner;
- (10) "Ministry" means the Ontario Ministry of the Environment;
- (11) "National Standards" means the document entitled "National Standards for the Volatile Organic Compound Content of Canadian Commercial/Industrial Surface Coating Products Automotive Refinishing, October 1998, PN 1288" and published by the Canadian Council of Ministers of the Environment;
- (12) "Owner" means Oaktown Collision Inc., and includes its successors and assignees;
- (13) "Point of Reception" means any point on the premises of a person where sound or vibration originating from other than those premises is received.

For the purpose of verifying compliance with Section 9 of the Act, the Point of Reception may be located on any of the following existing or zoned for future use premises: permanent or seasonal residences, hotels/motels, nursing/retirement homes, rental residences, hospitals, camp grounds, and noise sensitive buildings such as schools and places of worship.

For equipment/facilities proposed on premises such as nursing/retirement homes, rental residences, hospitals, and schools, the Point of Reception may be located on the same premises;
- (14) "Publication NPC-205" means Ministry Publication NPC-205 "Sound level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October 1995;
- (15) "Publication NPC-232" means Ministry Publication NPC-232 "Sound Level Limits for Stationary Sources in Class 3 Areas (Rural)", October 1995; and
- (16) "Trained" and "Training" refers to a training program which conforms with Section 4.3 *Training* of the CCME Guideline.

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

TERMS AND CONDITIONS

GENERAL

1. Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Equipment in accordance with the description given in this Certificate, application for approval of the Equipment and the submitted supporting documents and plans and specifications as listed in this Certificate.
2. Where there is a conflict between a provision of any submitted document referred to in this Certificate and the Conditions of this Certificate, the Conditions in this Certificate shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

OPERATION AND MAINTENANCE

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

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

- (a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
- (b) emergency procedures;
- (c) list of Trained personnel responsible for the operation and maintenance of the Facility;
- (d) procedures for any record keeping activities relating to operation and maintenance of the Equipment;
- (e) a regular maintenance program for each booth fan, including but not limited to cleaning and balancing of the fan blades, to ensure the fan noise emissions do not exceed at any time the levels specified in Publication NPC-205 or NPC-232 as applicable;
- (f) the frequency of inspection and replacement of the filter material in the Equipment;
- (g) procedures for recording and responding to environmental complaints; and
- (h) appropriate measures to minimize emissions from all potential sources;

(2) implement the recommendations of the operating and maintenance Manual;

(3) ensure that all surface coating operations are performed using a High Efficiency-type Paint Spray System;

(4) ensure that all surface coating operations are performed using Approved Automotive Refinish Coatings;

(5) ensure that operators involved in the application of automotive refinish coatings receive Training in the proper use of High Efficiency-type Paint Spray Systems; and

(6) Implement the provisions of Section 4.0 *Codes of Good Practice* and Section 5.0 *Check List for Good Practices for Automotive Refinish Facilities* of the CCME Guideline.

RECORD RETENTION

4. The Owner 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 operation and maintenance activities required by this Certificate. These records as well as the Manual shall be made available to staff of the Ministry upon request. The Owner shall retain:

(1) all records on the maintenance, repair and inspection of the Equipment; and

(2) all records on the environmental complaints, including:

- (a) a description, time and date of each incident;
- (b) operating conditions (e.g. the product name(s) of the Approved Automotive Refinish Coating being sprayed, any upset conditions, etc.) at the time of the incident; and
- (c) a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future.

NOTIFICATION OF COMPLAINTS

5. The Owner shall notify the District Manager, in writing, of each environmental complaint and the measures taken to address the cause of the complaint within five (5) business days of the complaint.

PERFORMANCE

6. The Owner shall ensure that the noise emissions from the Equipment comply with the limits set in Publication NPC-205 or NPC-232 as applicable.

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

- 1. Condition Nos. 1 and 2 are imposed to ensure that the Equipment is built and operated in the manner in which it was described for review and upon which approval was granted. These conditions are also included to emphasize the precedence of Conditions in the Certificate and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.
- 2. Condition No. 3 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate.
- 3. Condition No. 4 is included to require the Owner to keep records and provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.
- 4. Condition No. 5 is included to require the Owner to notify staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.
- 5. Condition No. 6 is included to provide minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility/Equipment.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

- 1. The portions of the approval or each term or condition in the 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:

- 3. The name of the appellant;
- 4. The address of the appellant;
- 5. The Certificate of Approval number;
- 6. The date of the Certificate of Approval;
- 7. The name of the Director;

8. The municipality within which the works are located;

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

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Environmental Commissioner
1075 Bay Street, 6th Floor
Suite 605
Toronto, Ontario
M5S 2B1

AND

The Director
Section 9, *Environmental Protection Act*
Ministry of Environment and Energy
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

This instrument is subject to Section 38 of the Environmental Bill of Rights, 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 www.ene.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 3rd day of February, 2005

Aziz Ahmed, P.Eng.
Director
Section 9, *Environmental Protection Act*

TT/
c: District Manager, MOE Halton-Peel District Office
Greg Thomas, P.Eng., PRIME Environmental Services Inc.



AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 3799-9G2KVB

Issue Date: November 4, 2014

Henniges Automotive Schlegel Canada Inc.
514 South Service Road East
Oakville, Ontario
L6J 2X6

Site Location: 514 South Service Road East
Oakville Town, Regional Municipality of Halton
L6J 2X6

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:

Description Section

An automotive and architectural trim material manufacturing facility, consisting of the following processes and support units:

- Extrusion Lines;
- Injection Moulding;
- Weaving;
- Foam Lines;
- Paint Spray Booth;
- Finishing comprised of assembly, packaging, storage and shipping; and
- One (1) natural gas fired Pyrolysis (burn-off) Oven with maximum heat input rating of approximately 316,500 kilojoules per hour, discharging into the air through a stack, having a diameter of 0.36 metre and extending 7.72 metres above grade;

including the *Equipment* and any other ancillary and support processes and activities, operating at a *Facility Production Limit* of up to **5,010,000 kilograms of finished product per year**, discharging to the air as described in the *Original ESDM Report*.

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

1. " *Acceptable Maximum Ground Level Concentration*" means a concentration accepted by the *Ministry*, as described in the Guide to Applying for Approval (Air & Noise), for a *Compound of Concern* listed in the *Original ESDM Report* that:

(a) has no *Ministry Point of Impingement Limit* and no *Jurisdictional Screening Level*, or

(b) has a concentration at a *Point of Impingement* that exceeds the *Jurisdictional Screening Level*.

2. "*Acoustic Assessment Report*" means the Noise Impact Assessment Report report, prepared in

accordance with *Publication NPC-233* and Appendix A of the *Basic Comprehensive User Guide*, by O'Connor Associates Environmental Inc. and dated June 4, 2004 submitted in support of the application, that documents all sources of noise emissions and *Noise Control Measures* present at the *Facility* and includes all up-dated *Acoustic Assessment Reports* as required by the Documentation Requirements conditions of this *Approval* to demonstrate continued compliance with the *Performance Limits* following the implementation of any *Modification*.

3. "*Acoustic Assessment Summary Table*" means a table prepared in accordance with the *Basic Comprehensive User Guide* summarising the results of the *Acoustic Assessment Report*, up-dated as required by the Documentation Requirements conditions of this *Approval*.

4. "*Air Standards Manager*" means the Manager, Human Toxicology and Air Standards Section, Standards Development Branch, or any other person who represents and carries out the duties of the Manager, Human Toxicology and Air Standards Section, Standards Development Branch, as those duties relate to the conditions of this *Approval*.

5. "*Approval*" means this entire Environmental Compliance Approval and any *Schedules* to it.

6. "*Basic Comprehensive User Guide*" means the *Ministry* document titled "Basic Comprehensive Certificates of Approval (Air) User Guide" dated March 2011, as amended.

7. "*Company*" means Henniges Automotive Schlegel Canada Inc. 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. "*Compound of Concern*" means a contaminant that, based on generally available information, may be discharged to the air in a quantity from the *Facility* that:

(a) is non-negligible in accordance with section 26(1)4 of *O. Reg. 419/05* in comparison to the relevant *Ministry Point of Impingement Limit*; or

(b) if a *Ministry Point of Impingement Limit* is not available for the compound, may cause an adverse effect at a *Point of Impingement* based on generally available toxicological information.

9. "*Description Section*" means the section on page one of this *Approval* describing the *Company's* operations and the *Equipment* located at the *Facility* and specifying the *Facility Production Limit* for the *Facility*.

10. "*Director*" means a person appointed by the Minister pursuant to section 5 of the *EPA*.

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

12. "*Emission Summary Table*" means the most updated table contained in the *ESDM Report*, which is prepared in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* listing the appropriate *Point of Impingement* concentration for each *Compound of Concern* from the *Facility* and providing comparison to the corresponding *Ministry Point of Impingement Limit* or *Maximum Concentration Level Assessment*, or *Jurisdictional Screening Level*.

13. "*Environmental Assessment Act*" means the Environmental Assessment Act, R.S.O. 1990, c.E.18, as amended.

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

15. "*Equipment*" means equipment or processes described in the *ESDM Report*, this *Approval* and in the *Schedules* referred to herein and any other equipment or processes.

16. "*Equipment with Specific Operational Limits*" means the Pyrolysis Oven and any

Equipment related to the thermal oxidation of waste or waste derived fuels, fume incinerators or any other *Equipment* that is specifically referenced in any published *Ministry* document that outlines specific operational guidance that must be considered by the *Director* in issuing an *Approval*.

17. "*ESDM Report*" means the most current Emission Summary and Dispersion Modelling Report that describes the *Facility*. The *ESDM Report* is based on the *Original ESDM Report*, is prepared after the issuance of this *Approval* in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* by the *Company* or its consultant.

18. "*Facility*" means the entire operation located on the property where the *Equipment* is located.

19. "*Facility Production Limit*" means the production limit placed by the *Director* on the main product(s) or raw materials used by the *Facility*.

20. "*Jurisdictional Screening Level*" means a screening level for a *Compound of Concern* that is listed in the *Ministry* publication titled "Jurisdictional Screening Level (JSL) List, A Screening Tool for Ontario Regulation 419: Air Pollution - Local Air Quality", dated February 2008, as amended.

21. "*Log*" means the up-to-date log that is used to track all *Modifications* to the *Facility* since the date of this *Approval* as required by the Documentation Requirements conditions of this *Approval*.

22. "*Maximum Concentration Level Assessment*" means the Maximum Concentration Level Assessment for the purposes of an *Approval*, described in the *Basic Comprehensive User Guide*, prepared by a *Toxicologist* using currently available toxicological information, that demonstrates that the concentration at any *Point of Impingement* for a *Compound of Concern* that does not have a *Ministry Point of Impingement Limit* is not likely to cause an adverse effect as defined by the *EPA*.

23. "*Ministry*" means the ministry of the government of Ontario responsible for the *EPA* and its regulations and includes all officials, employees or other persons acting on its behalf.

24. "*Ministry Point of Impingement Limit*" means the applicable Standard set out in Schedule 2 or 3 of *O.Reg. 419/05* or a limit set out in the *Ministry* publication titled "Summary of Standards and Guidelines to support Ontario Regulation 419: Air Pollution - Local Air Quality (including Schedule 6 of *O. Reg. 419* on Upper Risk Thresholds)", dated April 2012, as amended.

25. "*Modification*" means any construction, alteration, extension or replacement of any plant, structure, equipment, apparatus, mechanism or thing, or alteration of a process or rate of production at the *Facility* that may discharge or alter the rate or manner of discharge of a *Compound of Concern* to the air or discharge or alter noise or vibration emissions from the *Facility*.

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

27. "*O. Reg. 419/05*" means the Ontario Regulation 419/05, Air Pollution – Local Air Quality, as amended.

28. "*Original ESDM Report*" means the Emission Summary and Dispersion Modelling Report which was prepared in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* by Ray Hyde, Parsons and dated November 20, 2012 submitted in support of the application, and includes any changes to the report made up to the date of issuance of this *Approval*.

29. "*Performance Limits*" means the performance limits specified in Condition 3.2 of this *Approval* titled Performance Limits.

30. "*Point of Impingement*" has the same meaning as in section 2 of *O. Reg. 419/05*.

31. "*Point of Reception*" means Point of Reception as defined by *Publication NPC-205* and/or *Publication NPC-232*, as applicable.

32. "*Procedure Document*" means *Ministry* guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated March 2009, as amended.

33. "*Processes with Significant Environmental Aspects*" means the *Equipment* which, during regular operation, would discharge a contaminant or contaminants into the air at an amount which is not considered as negligible in accordance with section 26(1)4 of *O. Reg. 419/05* and the *Procedure Document*.

34. "*Publication NPC-205*" means the *Ministry* Publication NPC-205, "Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October, 1995, as amended.

35. "*Publication NPC-207*" means the *Ministry* draft technical publication "Impulse Vibration in Residential Buildings", November 1983, supplementing the Model Municipal Noise Control By-Law, Final Report, published by the *Ministry*, August 1978, as amended.

36. "*Publication NPC-232*" means the *Ministry* Publication NPC-232, "Sound Level Limits for Stationary Sources in Class 3 Areas (Rural)", October, 1995, as amended.

37. "*Publication NPC-233*" means the *Ministry* Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended.

38. "Pyrolysis Oven" means the natural gas fired Pyrolysis (burn-off) Oven described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval.

39. "*Schedules*" means the following schedules attached to this *Approval* and forming part of this *Approval* namely:

Schedule A - Supporting Documentation;

Schedule B - Monitoring.

39. "*Toxicologist*" means a qualified professional currently active in the field of risk assessment and toxicology that has a combination of formal university education, training and experience necessary to assess contaminants.

40. "*Written Summary Form*" means the electronic questionnaire form, available on the *Ministry* website, and supporting documentation, that documents the activities undertaken at the *Facility* in the previous calendar year that must be submitted annually to the *Ministry* as required by the section of this *Approval* titled Reporting Requirements.

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

1.1 Except as otherwise provided by this *Approval*, the *Facility* shall be designed, developed, built, operated and maintained in accordance with the terms and conditions of this *Approval* and in accordance with the following *Schedules* attached hereto:

Schedule A - Supporting Documentation

Schedule B - Monitoring

2. LIMITED OPERATIONAL FLEXIBILITY

2.1 Pursuant to section 20.6(1) of the *EPA* and subject to Conditions 2.2 and 2.3 of this *Approval*, future construction, alterations, extensions or replacements are approved in this *Approval* if the future construction, alterations, extensions or replacements are *Modifications* to the *Facility* that:

- (a) are within the scope of the operations of the *Facility* as described in the *Description Section* of this *Approval*;
- (b) do not result in an increase of the *Facility Production Limit* above the level specified in the *Description Section* of this *Approval*; and
- (c) result in compliance with the *Performance Limits*.

2.2 Condition 2.1 does not apply to:

- (a) the addition of any new *Equipment with Specific Operational Limits* or to the *Modification* of any existing *Equipment with Specific Operational Limits* at the *Facility*; or
- (b) *Modifications* to the *Facility* that would be subject to the *Environmental Assessment Act*.

2.3 Condition 2.1 of this *Approval* shall expire on February 1, 2020 the date of this *Approval*, unless this *Approval* is revoked prior to the expiry date. The *Company* may apply for renewal of Condition 2.1 of this *Approval* by including an *ESDM Report* and an *Assessment Report* that describes the *Facility* as of the date of the renewal application.

3. REQUEST FOR MAXIMUM CONCENTRATION LEVEL ASSESSMENT AND PERFORMANCE LIMITS

3.1 REQUEST FOR MAXIMUM CONCENTRATION LEVEL ASSESSMENT

3.1.1 If the *Company* proposes to make a *Modification* to the *Facility*, the *Company* shall determine if the proposed *Modification* will result in:

- (a) a discharge of a *Compound of Concern* that was not previously discharged; or
- (b) an increase in the concentration at a *Point of Impingement* of a *Compound of Concern*.

3.1.2 If a proposed *Modification* mentioned in Condition 3.1.1 will result in the discharge of a *Compound of Concern* that was not previously discharged, the *Company* shall submit a *Maximum Concentration Level Assessment* to the *Director* for review by the *Air Standards Manager* in the following circumstances:

- (a) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level*.
- (b) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level*.
- (c) Prior to the proposed *Modification*, a contaminant was discharged in a negligible amount and the proposed *Modification* will result in the discharge of the contaminant being considered a *Compound of Concern* and the *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level*.
- (d) Prior to the proposed *Modification*, a contaminant was discharged in a negligible amount and the proposed *Modification* will result in the discharge of the contaminant being considered a *Compound of Concern*. Additionally, the *Compound of Concern* does not have a *Ministry Point of Impingement*

Limit and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level*.

3.1.3 If a proposed *Modification* mentioned in Condition 3.1.1 will result in an increase in the concentration at a *Point of Impingement* of a *Compound of Concern*, the *Company* shall submit a *Maximum Concentration Level Assessment* to the *Director* for review by the *Air Standards Manager* in the following circumstances:

(a) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level* and the concentration at a *Point of Impingement* will exceed the *Acceptable Maximum Ground Level Concentration*.

(b) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* or a *Jurisdictional Screening Level* and the concentration at a *Point of Impingement* will exceed the most recently accepted *Maximum Concentration Level Assessment* submitted under Condition 3.1.2 or this Condition.

(c) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level* and the *Acceptable Maximum Ground Level Concentration*.

(d) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level* and the most recently accepted *Maximum Concentration Level Assessment* submitted under Condition 3.1.2 or this Condition.

(e) The *Compound of Concern* does not have a *Ministry Point of Impingement Limit*, *Acceptable Maximum Ground Level Concentration* or a *Maximum Concentration Level Assessment* and the concentration at a *Point of Impingement* will exceed the *Jurisdictional Screening Level*.

3.1.4 Subject to the Operational Flexibility set out in Condition 2 of this *Approval*, the *Company* may make the *Modification* if the submission of a *Maximum Concentration Level Assessment* under Condition 3.1.2 or 3.1.3 is not required.

3.1.5 A *Company* that is required to submit an assessment under Condition 3.1.2 or 3.1.3 shall submit the assessment at least thirty (30) days before the proposed *Modification* occurs.

3.1.6 The *Ministry* shall provide to the *Company* written confirmation of the receipt of the assessment under Condition 3.1.2 or 3.1.3.

3.1.7 If an assessment is submitted under Condition 3.1.2 or 3.1.3, the *Company* shall not modify the *Facility* unless the *Ministry* accepts the assessment.

3.1.8 If the *Ministry* notifies the *Company* that it does not accept the assessment submitted under Condition 3.1.2 or 3.1.3, the *Company* shall:

(a) revise and resubmit the assessment; or

(b) notify the *Ministry* that the *Company* will not be modifying the *Facility*.

3.1.9 The re-submission under Condition 3.1.8 (a) is considered by the *Ministry* as a new submission.

3.2. PERFORMANCE LIMITS

3.2.1 Subject to Condition 3.2.2, the *Company* shall, at all times, ensure that all *Equipment* that is a source of a *Compound of Concern* is operated to comply with the following *Performance Limits*:

(a) for a *Compound of Concern* that has a *Ministry Point of Impingement Limit*, the maximum concentration of that *Compound of Concern* at any *Point of Impingement* shall not exceed the corresponding *Ministry Point of Impingement Limit*;

(b) for a *Compound of Concern* that has an *Acceptable Maximum Ground Level Concentration* and no *Maximum Concentration Level Assessment*, the maximum concentration of that *Compound of Concern* at any *Point of Impingement* shall not exceed the corresponding *Acceptable Maximum Ground Level Concentration*; and

(c) for a *Compound of Concern* that has a *Maximum Concentration Level Assessment*, the maximum concentration of that *Compound of Concern* at any *Point of Impingement* shall not exceed the most recently accepted corresponding *Maximum Concentration Level Assessment*.

3.2.2 If the *Company* has modified the *Facility* and was not required to submit a *Maximum Concentration Level Assessment* with respect to a *Compound of Concern* under Condition 3.1.2 or 3.1.3, the *Company* shall, at all times, ensure that all *Equipment* that is a source of the *Compound of Concern* is operated such that the maximum concentration of the *Compound of Concern* shall not exceed the concentration listed for the *Compound of Concern* in the most recent version of the *ESDM Report*.

3.2.3 The *Company* shall, at all times, ensure that the noise emissions from the *Facility* comply with the limits set out in *Ministry Publication NPC-205* or *Publication NPC-232*. [select the applicable publication - the NPC documents are being updated to NPC-300 so ensure you reference the new version once published].

3.2.4 The *Company* shall, at all times, ensure that the vibration emissions from the *Facility* comply with the limits set out in *Ministry Publication NPC-207*.

3.2.5 The *Company* shall, at all times, operate any *Equipment with Specific Operational Limits* approved by this *Approval* in accordance with the *Original ESDM Report* and Conditions (insert relevant condition numbers as necessary) in this *Approval*.

4. DOCUMENTATION REQUIREMENTS

4.1 The *Company* shall, at all times, maintain documentation that describes the current operations of the *Facility*, including but not limited to:

(a) an *ESDM Report* that demonstrates compliance with the *Performance Limits* for the *Facility*;

(b) an *Acoustic Assessment Report* that demonstrates compliance with the *Performance Limits* for the *Facility*;

(c) an up-to-date *Log* that describes each *Modification* to the *Facility*; and

(d) a record of the changes to the *ESDM Report* and the *Acoustic Assessment Report* that documents how each *Modification* is in compliance with the *Performance Limits*.

4.2 The *Company* shall, during regular business hours, make the current *Emission Summary Table* and *Acoustic Assessment Summary Table* available for inspection at the *Facility* by any interested member of the public.

4.3 Subject to Condition 4.5, the *Company* shall prepare and complete no later than August 15 of each year documentation that describes the activities undertaken at the *Facility* in the previous calendar year, including but not limited to:

(a) a list of all *Compounds of Concern* for which a *Maximum Concentration Level Assessment* was submitted to the *Director* for review by the *Air Standards Manager* pursuant to Condition 3.1.2 or 3.1.3 of this *Approval*;

(b) if the *Company* has modified the *Facility* and was not required to submit a *Maximum Concentration Level Assessment* with respect to a *Compound of Concern* under Condition 3.1.2 or 3.1.3, a list and concentration level of all such *Compounds of Concern*;

(c) a review of any changes to *Ministry Point of Impingement Limits* that affect any *Compounds of Concern* emitted from the *Facility*; and

(d) a table of the changes in the emission rate of any *Compound of Concern* and the resultant increase or decrease in the *Point of Impingement* concentration reported in the *ESDM Report*.

4.4 Subject to Condition 4.5, the *Company* shall, at all times, maintain the documentation described in Condition 4.3.

4.5 Conditions 4.3 and 4.4 do not apply if Condition 2.1 has expired.

4.6 The *Company* shall, within three (3) months after the expiry of Condition 2.1 of this *Approval*, update the *ESDM Report* and the *Acoustic Assessment Report* such that they describe the *Facility* as it was at the time that Condition 2.1 of this *Approval* expired.

5. REPORTING REQUIREMENTS

5.1 Subject to Condition 5.2, the *Company* shall provide the *Ministry* and the *Director* no later than August 15 of each year, a *Written Summary Form* that shall include the following:

(a) a declaration of whether the *Facility* was in compliance with section 9 of the *EPA, O.Reg. 419/05* and the conditions of this *Approval*;

(b) a summary of each *Modification* that took place in the previous calendar year that resulted in a change in the previously calculated concentration at the *Point of Impingement* for any *Compound of Concern* or resulted in a change in the sound levels reported in the *Acoustic Assessment Summary Table* at any *Point of Reception*.

5.2 Condition 5.1 does not apply if Condition 2.1 has expired.

6. OPERATION AND MAINTENANCE

6.1 The *Company* shall operate the Pyrolysis Oven in such a manner that:

(a) the burner flame in the secondary chamber is established before the primary chamber is fired;

(b) the temperature in the secondary chamber, as measured by the thermocouple, is maintained at a minimum of 815 degrees Celsius at all times when the primary chamber is loaded and heat cleaning is in progress;

(c) the burner in the primary chamber is automatically turned off, if the secondary burner fails;

(d) no substances containing chlorinated and/or fluorinated compounds, including polyvinyl chloride and Teflon, are loaded into the Pyrolysis Oven;

(e) the concentration of carbon monoxide in the undiluted gas emitted from the Equipment shall not exceed 100 ppm on a dry basis averaged over any ten-minute period; and

(f) the concentration of total hydrocarbons expressed as methane in the undiluted gas emitted from the Equipment shall not exceed 100 ppm on a dry basis averaged over any ten-minute period.

6.2 The *Company* shall prepare and implement, not later than three (3) months from the date of this *Approval*, operating procedures and maintenance programs for all *Processes with Significant Environmental Aspects*, which shall specify as a minimum:

(a) frequency of inspections and scheduled preventative maintenance;

(b) procedures to prevent upset conditions;

- (c) procedures to minimize all fugitive emissions;
- (d) procedures to prevent and/or minimize odorous emissions;
- (e) procedures to prevent and/or minimize noise emissions; and
- (f) procedures for record keeping activities relating to the operation and maintenance programs.

6.3 The *Company* shall ensure that all *Processes with Significant Environmental Aspects* are operated and maintained at all times in accordance with this *Approval*, the operating procedures and maintenance programs.

7. MONITORING

7.1 The *Company* shall continuously monitor the temperature in the secondary chamber of the Pyrolysis Oven, when the Pyrolysis Oven is in operation. The continuous temperature monitoring system shall comply with the requirements outlined in the attached Schedule B.

8. COMPLAINTS RECORDING PROCEDURE

8.1 If at any time, the *Company* receives any environmental complaints from the public regarding the operation of the *Equipment* approved by this *Approval*, the *Company* shall respond to these complaints according to the following procedure:

- (a) the *Company* shall record and number each complaint, either electronically or in a log book, and shall include the following information: the time and date of the complaint and incident to which the complaint relates, the nature of the complaint, wind direction at the time and date of the incident to which the complaint relates and, if known, the address of the complainant;
- (b) the *Company*, upon notification of a complaint, shall initiate appropriate steps to determine all possible causes of the complaint, and shall proceed to take the necessary actions to appropriately deal with the cause of the subject matter of the complaint; and
- (c) the *Company* shall complete and retain on-site a report written within one (1) week of the complaint date, listing the actions taken to appropriately deal with the cause of the subject matter of the complaint and any recommendations for remedial measures, and managerial or operational changes to reasonably avoid the recurrence of similar incidents.

9. RECORD KEEPING REQUIREMENTS

9.1 Any information requested by any employee in or agent of the *Ministry* concerning the *Facility* and its operation under this *Approval*, including, but not limited to, any records required to be kept by this *Approval*, shall be provided to the employee in or agent of the *Ministry*, upon request, in a timely manner.

9.2 The *Company* shall retain, for a minimum of five (5) years from the date of their creation, except as noted below, all reports, records and information described in this *Approval* and shall include but not be limited to:

- (a) If the *Company* has updated the *ESDM Report* in order to comply with Condition 4.1(a) of this *Approval*, a copy of each new version of the *ESDM Report*;
- (b) If the *Company* has updated the *Acoustic Assessment Report*, in order to comply with Condition 4.1(b) of this *Approval*, a copy of each new version of the *Acoustic Assessment Report*;
- (c) supporting information used in the emission rate calculations performed in the *ESDM Reports* and *Acoustic Assessment Reports* to document compliance with the *Performance Limits*(superseded

information must be retained for a period of three (3) years after *Modification*);

(d) the *Log* that describes each *Modification* to the *Facility*;

(e) all documentation prepared in accordance with Condition 4.3 of this *Approval*;

(f) copies of any *Written Summary Forms* provided to the *Ministry* under Condition 5.1 of this *Approval*;

(g) the operating procedures and maintenance programs, including records on the maintenance, repair and inspection of the *Equipment* related to all *Processes with Significant Environmental Aspects*; and

(h) the complaints recording procedure, including records related to all environmental complaints made by the public as required by Condition 7.1 of this *Approval*.

10. REVOCATION OF PREVIOUS APPROVALS

10.1 This *Approval* replaces and revokes all Certificates of Approval (Air) issued under section 9 *EPA* and Environmental Compliance Approvals issued under Part II.1 *EPA* to the *Facility* in regards to the activities mentioned in subsection 9(1) of the *EPA* and dated prior to the date of this *Approval*.

SCHEDULE A

Supporting Documentation

(a) Application for Approval (Air & Noise), dated November 22, 2012, signed by Palmo D'Ippolito, Engineering Manager and submitted by the *Company*;

(b) Emission Summary and Dispersion Modelling Report, prepared by Parsons and dated November 20, 2012;

(c) Noise Impact Assessment prepared by O'Connor Associates Environmental Inc., dated June 4, 2004 and signed by Ron McKee.

SCHEDULE B

Monitoring

PARAMETER	Temperature
LOCATION	The sample point for the continuous temperature monitoring shall be located at a location where the measurements are representative of the minimum temperature of the gases leaving the secondary chamber of the Pyrolysis Oven.
PERFORMANCE	The continuous temperature monitoring and recording system shall meet the following minimum performance specifications for the following parameters.
PARAMETERS/SPECIFICATION	1. Type: Shielded "K" type thermocouple, or equivalent. 2. Accuracy: ± 1.5 percent of the minimum gas temperature
RELIABILITY	The monitor shall be operated and maintained so that accurate data is obtained during a minimum of 95 percent of the time for each calendar quarter.

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

GENERAL

1. Condition No. 1 is included to require the *Approval* holder to build, operate and maintain the *Facility*

in accordance with the Supporting Documentation in Schedule A considered by the *Director* in issuing this *Approval*.

LIMITED OPERATIONAL FLEXIBILITY, REQUEST FOR *MAXIMUM CONCENTRATION LEVEL ASSESSMENT AND PERFORMANCE LIMITS*

2. Conditions No. 2 and No. 3 are included to limit and define the *Modifications* permitted by this *Approval*, and to set out the circumstances in which the *Company* shall submit a *Maximum Concentration Level Assessment* prior to making *Modifications*. The holder of the *Approval* is approved for operational flexibility for the *Facility* that is consistent with the description of the operations included with the application up to the *Facility Production Limit*. In return for the operational flexibility, the *Approval* places performance based limits that cannot be exceeded under the terms of this *Approval*. *Approval* holders will still have to obtain other relevant approvals required to operate the *Facility*, including requirements under other environmental legislation such as the *Environmental Assessment Act*.

DOCUMENTATION REQUIREMENTS

3. Condition No. 4 is included to require the *Company* to maintain ongoing documentation that demonstrates compliance with the *Performance Limits* of this *Approval* and allows the *Ministry* to monitor on-going compliance with these *Performance Limits*. The *Company* is required to have an up to date *ESDM Report* that describes the *Facility* at all times and make the *Emission Summary Table* from that report available to the public on an ongoing basis in order to maintain public communication with regard to the emissions from the *Facility*.

REPORTING REQUIREMENTS

4. Condition No. 5 is included to require the *Company* to provide a yearly *Written Summary Form* to the *Ministry*, to assist the *Ministry* with the review of the site's compliance with the *EPA*, the regulations and this *Approval*.

OPERATION AND MAINTENANCE

5. Conditions No. 6 and No. 7 are included to require the *Company* to properly operate and maintain the *Processes with Significant Environmental Aspects* to minimize the impact to the environment from these processes.

COMPLAINTS RECORDING PROCEDURE

6. Condition No. 8 is included to require the *Company* to respond to any environmental complaints regarding the operation of the *Equipment*, according to a procedure that includes methods for preventing recurrence of similar incidents and a requirement to prepare and retain a written report.

RECORD KEEPING REQUIREMENTS

7. Condition No. 9 is included to require the *Company* to retain all documentation related to this *Approval* and provide access to employees in or agents of the *Ministry*, upon request, so that the *Ministry* can determine if a more detailed review of compliance with the *Performance Limits* is necessary.

REVOCATION OF PREVIOUS APPROVALS

8. Condition No. 10 is included to identify that this *Approval* replaces all Section 9 Certificate(s) of Approval and Part II.1 Approvals in regards to the activities mentioned in subsection 9(1) of the *EPA* and dated prior to the date of this *Approval*.

Upon issuance of the environmental compliance approval, I hereby revoke Approval

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing 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.

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:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. 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:

The Secretary*
Environmental Review
Tribunal
655 Bay Street, Suite
1500
Toronto, Ontario
M5G 1E5

AND

The Environmental
Commissioner
1075 Bay Street, Suite
605
Toronto, Ontario
M5S 2B1

AND

The Director appointed for the
purposes of Part II.1 of the
Environmental Protection Act
Ministry of the Environment
2 St. Clair Avenue West, Floor
12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 314-4506 or www.ert.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 www.ebr.gov.on.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 4th day of November,
2014

Rudolf Wan, P.Eng.

Director

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

BA/

c: District Manager, MOE Halton-Peel

Ray Hyde, Hemmera



Ministry
of the
Environment

Ministère
de
l'Environnement

CERTIFICATE OF APPROVAL
AIR
NUMBER 0659-5ZYH29

Magnum 2000 Inc.
1137 North Service Road East
Oakville, Ontario
L6H 1A7

Site Location: 1137 North Service Road East
Oakville Town, Regional Municipality of Halton

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) general exhaust system that ventilates the Hydromat machines, exhausting into the atmosphere at a volumetric flow rate of 15.82 cubic metres per second through a stack V-1, having an exit diameter of 1.3 metres, extending 0.97 metre above the roof and 8.79 metres above grade;
- one (1) exhaust system that ventilates the parts washing system equipped with a natural gas fired heater having a maximum heat input of 253,000 kilojoules per hour, exhausting into the atmosphere at a volumetric flow rate of 0.07 cubic metre per second through a stack V-2, having an exit diameter of 0.2 metre, extending 1.8 metres above the roof and 9.62 metres above grade; and
- one (1) exhaust system that ventilates the wire cutting machine located in the machine shop, exhausting into the atmosphere through a stack V-3, having an exit diameter of 0.13 metre, extending 0.97 metre above the roof and 8.53 metres above grade;

all in accordance with the Application for a Certificate of Approval (Air), submitted by Magnum 2000 Inc.; signed by Michael Vella, dated November 21, 2003, including the supporting information prepared by Hanley Environmental Limited.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the 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:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

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

This Notice must be served upon:

CONTENT COPY OF ORIGINAL

The Secretary*
Environmental Review Tribunal
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Environmental Commissioner
1075 Bay Street, 6th Floor
Suite 605
Toronto, Ontario
M5S 2B1

AND

The Director
Section 9, *Environmental Protection Act*
Ministry of Environment and Energy
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

This instrument is subject to Section 38 of the Environmental Bill of Rights, 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 www.ene.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 15th day of June, 2004

Neil Parrish, P.Eng.
Director
Section 9, *Environmental Protection Act*

AK/
c: District Manager, MOE Halton-Peel
Glenn Hanley, P.Eng., Hanley Environmental Limited



Ministry
of the
Environment

Ministère
de
l'Environnement

CERTIFICATE OF APPROVAL
AIR
NUMBER 1902-79RK4R
Issue Date: December 12, 2007

1257707 Ontario Limited
4611 Highway #7 c/o Markham Mitsubishi
Markham, Ontario
L3R 1M6

Site Location: Oakville Honda
501 North Service Road East
Oakville, Regional Municipality of Halton, Ontario

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) paint spray booth for the application of solvent based coatings at a maximum rate of 1.5 litres per hour, equipped with one (1) natural gas fired bake cycle heater unit having a maximum thermal input of 1,005,000 kilojoules per hour and 4.7 square metres of dry type paint arrestor filters, exhausting into the atmosphere at a volumetric flow rate of 5.52 cubic metres per second through a stack having an exit cross section of 0.66 by 0.66 metre, extending 2.44 metres above the roof and 8.74 metres above grade;
- one (1) prep station for the application of solvent based coatings at a maximum rate of 1.0 litre per hour, equipped with 3.53 square metres of dry type paint arrestor filters, exhausting into the atmosphere at a volumetric flow rate of 3.78 cubic metres per second through a stack having an exit diameter of 0.46 metre, extending 2.44 metres above the roof and 8.74 metres above grade;
- one (1) prep station for the application of solvent based coatings at a maximum rate of 1.0 litre per hour, equipped with 3.97 square metres of dry type paint arrestor filters, exhausting into the atmosphere at a volumetric flow rate of 4.72 cubic metres per second through a stack having an exit diameter of 0.71 metre, extending 2.44 metres above the roof and 8.74 metres above grade; and
- one (1) paint mixing room;

all in accordance with the Application for Approval (Air & Noise) dated October 18, 2006 and signed by Phil Martiniello, Operations Manager, 1257707 Ontario Limited, and all supporting information associated with the application provided by Steven Challoner, P.Eng.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

- (1) "Act" means the *Environmental Protection Act*;
- (2) "Approved Automotive Refinish Coatings" means automotive refinish coatings that comply with the VOC content limits indicated in Section 3.2.1 *VOC Content Limits* of the National Standards;
- (3) "CCME Guideline" means the document entitled "National Standards and Guidelines for the Reduction of Volatile Organic Compounds from Canadian Commercial/Industrial Surface Coating Operations-Automotive Refinishing, October 1998, PN 1278", as amended, and published by the Canadian Council of Ministers of the Environment;
- (4) "Certificate" means this Certificate of Approval issued in accordance with Section 9 of the Act;
- (5) "District Manager" means the District Manager, Halton-Peel District Office, Central Region of the Ministry;
- (6) "Equipment" means the paint spray booth described in the Owner's application, this Certificate and in the supporting

documentation referred to herein, to the extent approved by this Certificate;

(7) "Facility" means the entire operation located on the property where the Equipment is located;

(8) "High Efficiency-type Paint Spray System" means equipment used for the application of automotive refinish coatings conforming to Section 3.4 *Application Equipment* of the CCME Guideline;

(9) "Manual" means a document or a set of documents that provide written instructions to staff of the Owner;

(10) "Ministry" means the Ontario Ministry of the Environment;

(11) "National Standards" means the document entitled "National Standards for the Volatile Organic Compound Content of Canadian Commercial/Industrial Surface Coating Products Automotive Refinishing, October 1998, PN 1288" and published by the Canadian Council of Ministers of the Environment;

(12) "Owner" means 1257707 Ontario Limited, and includes its successors and assignees;

(13) "Publication NPC-205" means Ministry Publication NPC-205 "Sound level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October 1995; and

(14) "Trained" and "Training" refers to a training program which conforms with Section 4.3 *Training* of the CCME Guideline.

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

TERMS AND CONDITIONS

GENERAL

1. Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Equipment in accordance with the description given in this Certificate, application for approval of the Equipment and the submitted supporting documents and plans and specifications as listed in this Certificate.

2. Where there is a conflict between a provision of any submitted document referred to in this Certificate and the Conditions of this Certificate, the Conditions in this Certificate shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

OPERATION AND MAINTENANCE

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

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

(a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;

(b) emergency procedures;

(c) list of Trained personnel responsible for the operation and maintenance of the Facility;

(d) procedures for any record keeping activities relating to operation and maintenance of the Equipment;

(e) the frequency of inspection and replacement of the filter material in the Equipment;

(f) procedures for recording and responding to environmental complaints; and

(g) appropriate measures to minimize emissions from all potential sources;

- (2) implement the recommendations of the operating and maintenance Manual;
- (3) ensure that all surface coating operations are performed using a High Efficiency-type Paint Spray System;
- (4) ensure that all surface coating operations are performed using Approved Automotive Refinish Coatings;
- (5) ensure that operators involved in the application of automotive refinish coatings receive Training in the proper use of High Efficiency-type Paint Spray Systems; and
- (6) Implement the provisions of Section 4.0 *Codes of Good Practice* and Section 5.0 *Check List for Good Practices for Automotive Refinish Facilities* of the CCME Guideline.

RECORD RETENTION

4. The Owner 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 operation and maintenance activities required by this Certificate. These records as well as the Manual shall be made available to staff of the Ministry upon request. The Owner shall retain:

- (1) all records on the maintenance, repair and inspection of the Equipment; and
- (2) all records on the environmental complaints, including:
 - (a) a description, time and date of each incident;
 - (b) operating conditions (e.g. the product name(s) of the Approved Automotive Refinish Coating being sprayed, any upset conditions, etc.) at the time of the incident; and
 - (c) a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future.

NOTIFICATION OF COMPLAINTS

5. The Owner shall notify the District Manager, in writing, of each environmental complaint and the measures taken to address the cause of the complaint within five (5) business days of the complaint.

PERFORMANCE

6. The Owner shall ensure that the noise emissions from the Equipment comply with the limits set in Publication NPC-205.

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

- 1. Condition Nos. 1 and 2 are imposed to ensure that the Equipment is built and operated in the manner in which it was described for review and upon which approval was granted. These conditions are also included to emphasize the precedence of Conditions in the Certificate and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.
- 2. Condition No. 3 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate.
- 3. Condition No. 4 is included to require the Owner to keep records and provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.
- 4. Condition No. 5 is included to require the Owner to notify staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

5. Condition No. 6 is included to provide minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility/Equipment.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the 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:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

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

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
2300 Yonge St., Suite 1700
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Environmental Commissioner
1075 Bay Street, 6th Floor
Suite 605
Toronto, Ontario
M5S 2B1

AND

The Director
Section 9, *Environmental Protection Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

This instrument is subject to Section 38 of the Environmental Bill of Rights, 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 www.ene.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 12th day of December, 2007

Mansoor Mahmood, P.Eng.
Director
Section 9, *Environmental Protection Act*

JB/
c: District Manager, MOE Halton-Peel
Steven Challoner, P.Eng., Environmental Consultant



Ministry
of the
Environment

Ministère
de
l'Environnement

CERTIFICATE OF APPROVAL
AIR
NUMBER 5755-6JSMEW
Issue Date: January 13, 2006

Ivanhoe Cambridge Inc.
95 Wellington Street West, Suite 300
Toronto, Ontario
M5J 2R2

Site Location: Oakville Place
240 Leighland Ave
Oakville Town, Regional Municipality of Halton
L6H 3H6

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

The operation of HVAC, Hot Water Supply, Emergency Generating Sets and Maintenance Equipment at the shopping centre, exhausting to the atmosphere as described in the ESDM Report.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

For the purpose of this Certificate of Approval the following terms shall have the meanings set out below:

1. "Certificate" means this entire certificate of approval document, issued in accordance with section 9 of the *EPA* and includes all the *Schedules*, and the *Supporting Documentation*.
2. "Company" means Ivanhoe Cambridge Inc. that is responsible for the construction or operation of the *Shopping Centers* and includes any successors and assigns.
3. "Director" means any person appointed in writing by the Minister of the Environment pursuant to section 5 of the *EPA* as a Director for the purposes of section 9 of the *EPA*.
4. "District Manager" means the District Manager of the appropriate local district office of the *Ministry*, where the *Company's* Head Office is geographically located.
5. "Emission Summary Table" means the table prepared in accordance with the *Procedure Document* listing the maximum half hour average *Point of Impingement* concentrations of Nitrogen Oxides from the *Shopping Center* and providing comparison to the corresponding *Ministry Point of Impingement Limit*.
6. "Environmental Assessment Act" means the Environmental Assessment Act, R.S.O. 1990, c.E.18.
7. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19.
8. "Equipment" means the HVAC, Hot Water Supply, Emergency Generators and Maintenance Equipment described in the *ESDM Report*, this *Certificate* and in the *Supporting Documentation* referred to herein.
9. "ESDM Report" means the Emission Summary and Dispersion Modelling Report prepared in accordance with the *Procedure Document* for the *Shopping Center* as listed in Schedule A, submitted in support of the application, and includes all up-dated *ESDM Reports* prepared as required by the Documentation Requirements conditions of this *Certificate*.
10. "Emergency Generating Sets" means an independent power generation system used to produce electrical power solely for the purposes of the *Shopping Center* use during periods of electrical power interruption ("black-outs") from the main

electrical power supply.

11. “*HVAC*” means natural gas fired Heating, Ventilation, Air Conditioning and Humidification Equipment, Cooling Towers and Air makeup units used to heat or cool the *Shopping Center*.

12. “*Hot Water Supply*” means natural gas fired boilers or other equipment used to provide hot water to the *Shopping Center*.

13. “*Maintenance Equipment*” means all equipment for the routine maintenance of the *Shopping Center*, including minor painting and welding operations.

14. “*Log*” means the up-to-date log that is used to track all *Modifications* to the *HVAC, Domestic Hot Water or Emergency Generating Sets* since the date of this *Certificate* as required by the Documentation Requirements conditions of this *Certificate*.

15. “*Ministry*” means the ministry of the government of Ontario responsible for the *EPA* and includes all officials, employees or other persons acting on its behalf.

16. “*Ministry Point of Impingement Limit*” means the Maximum Half Hour Average Point of Impingement Limit listed in the *Ministry* publication titled “Summary of Point of Impingement Standards, Point of Impingement Guidelines and Ambient Air Quality Criteria (AAQCs)”, September 2001.

17. “*Modification*” means any construction, alteration, extension or replacement of any piece of the *HVAC or Emergency Generating Sets*.

18. “*Performance Limits*” means the performance limits specified in the section of this *Certificate* titled Performance Limits.

19. “*Point of Impingement*” means any point in the natural environment located outside the *Company’s Shopping Center* property boundaries, at which the highest concentration of a *Compound of Concern* is expected to occur, when that concentration is calculated in accordance with the *Procedure Document* using the dispersion models included in the Appendix to Regulation 346 written under the *EPA*, or any other method accepted in writing by the *Director*.

20. “*Procedure Document*” means *Ministry* Procedure titled “Procedure for Preparing an Emission Summary and Dispersion Modelling Report” dated June 1998.

21. “*Professional Engineer*” means a professional engineer within the meaning of the *Professional Engineers Act*.

21. “*Publication NPC-205*” means the *Ministry* Publication NPC-205, “Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)”, October, 1995.

22. “*Schedules*” means the following schedule(s) attached to the *Certificate* and forming part of the *Certificate* namely:

Schedule A - Supporting Documentation

23. “*Shopping Center*” means the site served by the *Equipment* which forms part of this *Certificate*.

24. “*Supporting Documentation*” means the documents listed in Schedule A of this *Certificate* which forms part of this *Certificate*.

25. “*Written Summary*” means the written summary that must be submitted annually to the *Ministry* as required by the Section titled Reporting Requirements of this *Certificate*.

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

TERMS AND CONDITIONS

1. GENERAL

1.1 Except as otherwise provided by this *Certificate*, the *Shopping Center* shall be designed, developed, built, operated and maintained in accordance with the terms and conditions of this *Certificate* and in accordance with the application, the *ESDM Report*, plans, specifications and *Supporting Documentation* submitted and the following *Schedule(s)* attached hereto:

Schedule A - Supporting Documentation

2. OPERATIONAL FLEXIBILITY

2.1 The *Company* may make *Modifications* to the *HVAC, Hot Water Supply, Emergency Generating Sets and Maintenance Equipment* approved by this *Certificate* in accordance with this *Certificate*.

2.2 Despite Condition 2.1, all *Modifications* made by the *Company* shall be within the *Operating Envelope* as defined by conditions 2.3 to 2.7.

2.3 Despite Condition 2.1, the *Company* shall not make *Modifications* that would add any or modify equipment other than the *HVAC, Hot Water Supply, Emergency Generating Sets and Maintenance Equipment*.

2.4 Despite Condition 2.1, the *Company* shall not make *Modifications* that would add or modify *HVAC or Hot Water Supply*, where the Ministry of Environment *Guideline A-9, NOx Emissions from Boilers and Heaters* is applicable, without obtaining approval from the *Director*.

2.5 Despite Condition 2.1, the *Company* shall only make *Modifications* to the *HVAC or Emergency Generating Sets* which comply with the *Performance Limits in the ESDM Report*.

2.6 Despite Condition 2.1, the *Company* shall not make *Modifications* if the *Modifications* would be subject to the *Environmental Assessment Act*.

2.7 Despite Condition 2.1, the *Company* shall only operate *Emergency Generating Sets* for periodic testing, routine maintenance and during power outages. The *Company* shall not operate *Emergency Generating Sets* for non-emergency use such as peak load shaving or selling electricity to a power distributor or aggregator, without ensuring compliance with Condition 2.5 and without obtaining approval from the *Director*.

2.8 Condition 2.1 of this *Certificate* shall expire ten (10) years from the date of this *Certificate*, unless this *Certificate* is revoked prior to this date. Upon expiry of Condition 2.1 of this *Certificate*, the *Company* shall apply for amendment to include the current *ESDM Report* for the *Shopping Center*.

3. PERFORMANCE LIMITS

3.1 The *Company* shall, at all times, ensure that all *HVAC, Hot Water Supply, and Maintenance Equipment* approved by this *Certificate* are operated to comply with limit for Nitrogen Oxides of *Regulation 346* written under the *EPA*.

3.2 The *Company* shall, at all times, ensure that the noise emissions from the *HVAC or Emergency Generating Sets* approved by this *Certificate* comply with the limits set out in *Ministry Publication NPC-205*.

3.3 The *Company* shall ensure that only one (1) *Emergency Generator Set* is periodically tested at any one time.

4. DOCUMENTATION REQUIREMENTS

4.1 The *Company* shall, at all times, maintain documentation at the *Shopping Centre* that describes the current *HVAC, Hot Water Supply, Emergency Generating Sets and Maintenance Equipment* approved by this *Certificate* for the *Shopping Centre*, including but not limited to:

- (a) a copy of this Certificate and the current *ESDM Report*, that demonstrates compliance with the *Performance Limits in the ESDM Report*;
- (b) an up-to-date *Log* that describes each *Modification* to the *HVAC, Hot Water Supply, Emergency Generating Sets and Maintenance Equipment*; and,
- (c) a record of the changes to the *ESDM Report* that documents how each *Modification* is in compliance with the *Performance Limits in the ESDM Report*.

5. REPORTING REQUIREMENTS

5.1 The *Company* shall provide the *District Manager* and the *Director* no later than February 1 of each year, a *Written Summary* of activities undertaken in the previous calendar year that shall include the following:

- (a) a signed statement that the *Shopping Center* was in compliance with the *Performance Limits*;
- (b) a summary of each *Modification* to the *HVAC, Hot Water Supply, Emergency Generating Sets and Maintenance Equipment*. that took place in the previous calendar year; and
- (c) the *Emission Summary Table* for the *Shopping Center* as of December 31 from the previous calendar year.

6. OPERATION AND MAINTENANCE

6.1 The *Company* shall prepare and implement, not later than three (3) months from the date of this *Certificate*, operating procedures and maintenance programs for all *Emergency Generator Sets*. The *Company* shall ensure that all *Emergency Generator Sets* are operated and maintained at all times in accordance with this *Certificate*, the operating procedures and maintenance programs. The operating procedures and maintenance programs shall specify as a minimum:

- (a) frequency of inspections and scheduled preventative maintenance;
- (b) procedures to prevent upset conditions;
- (c) procedures to prevent and/or minimize noise; and
- (d) procedures for record keeping activities relating to the operation and maintenance programs.

7. RECORD KEEPING REQUIREMENTS

7.1 Any information requested by the *Ministry* concerning the to the *HVAC, Hot Water Supply, Emergency Generating Sets and Maintenance Equipment*. approved by this *Certificate*, including, but not limited to, any records required to be kept by this *Certificate*, shall be provided to the *Ministry*, upon request, in a timely manner.

7.2 The *Company* shall retain, for a minimum of seven (7) years from the date of their creation, except as noted below, all reports, records and information described in this *Certificate* and shall include but not be limited to:

- (a) the *ESDM Report*;
- (b) supporting information used in the emission rate calculations performed in the *ESDM Report* to document compliance with the *Performance Limits* (superseded information must be retained for a minimum period of three (3) years after *Modification*);
- (c) the *Log* that describes each *Modification* to the *Shopping Center*;
- (d) the *Written Summaries* provided to the *Ministry*; and

(e) the operating procedures and maintenance programs, including records on the maintenance, repair and inspection of the *Equipment*.

8. REVOCATION OF PREVIOUS CERTIFICATES OF APPROVAL(Air & Noise)

8.1 This *Certificate* replaces and revokes all Section 9 Certificates of Approval issued to the *Shopping Center* and dated prior to the date of this *Certificate*.

SCHEDULE “A”

The following is a list of documents relied upon for the issuance of this *Certificate*:

1. Application signed by Mr. D. Harman, dated October 14, 2004, and all supporting documentation and information, including the Emission Summary and Dispersion Modelling Reports submitted by the *Company* for a Certificate of Approval (Air & Noise);

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

1. GENERAL

Condition No. 1 is included to require the *Certificate* holder to build, operate and maintain the *Shopping Center* the in accordance with the *Supporting Documentation* considered by the *Director* in issuing this *Certificate*.

2. OPERATIONAL FLEXIBILITY AND PERFORMANCE LIMITS

Condition Nos. 2 and 3 are included to limit *Modifications* and define the Operating Envelope permitted by this *Certificate*. The holder of the *Certificate* is approved to make *Modifications* to *HVAC* or *Emergency Generating Sets* in accordance with this *Certificate*. In return for the operational flexibility the *Certificate* places performance based limits that can not be exceeded under the terms of this *Certificate*. *Certificate* holders will still have to obtain other relevant approvals required to operate the *Shopping Center*, add any other equipment other than *HVAC*, *Hot Water Supply*, *Emergency Generating Sets* and *Maintenance Equipment* or requirements under other environmental legislation such as the *Environmental Assessment Act*.

3. DOCUMENTATION REQUIREMENTS

Condition No. 4 is included to require the *Company* to maintain ongoing documentation that demonstrates compliance with the *Performance Limits* of this *Certificate* and allows the *Ministry* to monitor on-going compliance with the *Performance Limits*. The *Company* is required to have an up to date *ESDM Report* that describes the *Shopping Center* approved by this *Certificate*.

4. REPORTING REQUIREMENTS

Condition No. 5 is included to require the *Company* to provide a yearly *Written Summary* to the *Ministry*.

5. OPERATION AND MAINTENANCE

Condition No. 6 is included to require the *Company* to properly operate and maintain the *Emergency Generator Sets* to minimize their impact to the environment.

7. RECORD KEEPING REQUIREMENTS

Condition No. 7 is included to require the *Company* to retain all documentation related to this *Certificate* and

provide access to *Ministry* staff, upon request, so that the *Ministry* can determine if a more detailed review of compliance is necessary.

8. REVOCATION OF PREVIOUS CERTIFICATES OF APPROVAL (Air & Noise)

Condition No. 8 is included to confirm that this *Certificate* replaces all Section 9 Certificate(s) of Approval for *HVAC, Hot Water Supply, Emergency Generating Sets and Maintenance Equipment* that have been previously issued for to the *Shopping Centers* approved by this *Certificate*.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the 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:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

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

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Environmental Commissioner
1075 Bay Street, 6th Floor
Suite 605
Toronto, Ontario
M5S 2B1

AND

The Director
Section 9, *Environmental Protection Act*
Ministry of Environment and Energy
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

This instrument is subject to Section 38 of the Environmental Bill of Rights, 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 www.ene.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 13th day of January, 2006

Aziz Ahmed, P.Eng.
Director
Section 9, *Environmental Protection Act*

AA/

c: District Manager, MOE Halton-Peel
Roslyn Miller, Pinchin Environmental Ltd.



CERTIFICATE OF APPROVAL

AIR

NUMBER 3630-7LZLYQ

Issue Date: December 5, 2008

Cogeco Cable Canada Inc.
950 Syscon Road
Post Office Box, No. 5076
Burlington, Ontario
L7R 4S6

Site Location:

574 Chartwell Road
Oakville Town, Regional Municipality of Halton, Ontario
L6J 4A5

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) standby diesel generator set, having a rating of 125 kilowatts, to provide power for the telecommunications systems during emergency situations;

all in accordance with the Application for Approval (Air & Noise) dated October 9, 2008 and signed by Daniel Sacolle, (HE Engineering Manager), Cogeco Cable Canada Inc., and all supporting information associated with the application including additional information provided and signed by Steve Challoner, P.Eng, dated October 16, 2008, .

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

- (1) "Act" means the *Environmental Protection Act*;
- (2) "Certificate" means this Certificate of Approval issued in accordance with Section 9 of the Act;
- (3) "Equipment" means the diesel generator set described in the Owner's application, this Certificate and in the supporting documentation submitted with the application, to the extent approved by this Certificate;
- (4) "Manual" means a document or a set of documents that provide written instructions to staff of the Owner;
- (5) "Ministry" means the Ontario Ministry of the Environment; and
- (6) "Owner" means Cogeco Cable Canada Inc., and includes its successors and assignees.

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

TERMS AND CONDITIONS

GENERAL

1. Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Equipment in accordance with the description given in this Certificate, application for approval of the Equipment and the submitted supporting documents and plans and specifications as listed in this Certificate.

2. Where there is a conflict between a provision of any submitted document referred to in this Certificate and the Conditions of this Certificate, the Conditions in this Certificate shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

OPERATION AND MAINTENANCE

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

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

- (a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
- (b) emergency procedures;
- (c) procedures for any record keeping activities relating to operation and maintenance of the Equipment;
- (d) all appropriate measures to minimize noise and odorous emissions from all potential sources;

(2) implement the recommendations of the Manual; and

(3) retain, for a minimum of two (2) years from the date of their creation, all records on the maintenance, repair and inspection of the Equipment, and make these records available for review by staff of the Ministry upon request.

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

1. Condition Nos. 1 and 2 are imposed to ensure that the Equipment is built and operated in the manner in which it was described for review and upon which approval was granted. These conditions are also included to emphasize the precedence of Conditions in the Certificate and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.

2. Condition No. 3 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate. In addition the Owner is required to keep records and provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

- 1. The portions of the approval or each term or condition in the 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:

- 3. The name of the appellant;
- 4. The address of the appellant;

CONTENT COPY OF ORIGINAL

5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

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

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto, Ontario
M5G 1E5

AND

The Director
Section 9, *Environmental Protection Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at:
Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 5th day of December, 2008

Zafar Bhatti, P.Eng.
Director
Section 9, *Environmental Protection Act*

WA/
c: District Manager, MOE Halton-Peel
Steven Challoner, P.Eng.

Confirmation of Registration

Registration Number: R-001-3283371845
Version Number: 001
Date Registration Filed: Nov 17, 2012 9:15:36 PM

Dear Sir/Madam,

1257707 ONTARIO LIMITED
500 IROQUOIS SHORE ROAD OAKVILLE
OAKVILLE ON L6H2Y7

You have registered, in accordance with Section 20.21(1)(a) of the Environmental Protection Act, the use, operation, construction, alteration, extension or replacement of any structure, equipment, apparatus, mechanism or thing that is used in an automotive refinishing facility located at:

500 IROQUOIS SHORE ROAD
OAKVILLE ON L6H 2Y7

Please note that the automotive refinishing facility is subject to the applicable provisions of O. Reg. 245/11, including operational requirements and a mandatory update of your registration information on or before every first anniversary from the date you receive this confirmation.

Any questions related to this registration and the Environmental Activity and Sector Registry should be directed to:

Ministry of the Environment
Customer Service Representative
Environmental Approvals Access and Service Integration Branch
2 St. Clair Avenue West, Floor 12A
Toronto ON M4V 1L5
Phone: (416) 314-8001
Toll free: 1-800-461-6290

Confirmation of Registration

Registration Number: R-001-3283371845
Version Number: 001
Date Registration Filed: Nov 17, 2012 9:15:36 PM

Dear Sir/Madam,

1257707 ONTARIO LIMITED
500 IROQUOIS SHORE ROAD OAKVILLE
OAKVILLE ON L6H2Y7

You have registered, in accordance with Section 20.21(1)(a) of the Environmental Protection Act, the use, operation, construction, alteration, extension or replacement of any structure, equipment, apparatus, mechanism or thing that is used in an automotive refinishing facility located at:

500 IROQUOIS SHORE ROAD
OAKVILLE ON L6H 2Y7

Please note that the automotive refinishing facility is subject to the applicable provisions of O. Reg. 245/11, including operational requirements and a mandatory update of your registration information on or before every first anniversary from the date you receive this confirmation.

Any questions related to this registration and the Environmental Activity and Sector Registry should be directed to:

Ministry of the Environment
Customer Service Representative
Environmental Approvals Access and Service Integration Branch
2 St. Clair Avenue West, Floor 12A
Toronto ON M4V 1L5
Phone: (416) 314-8001
Toll free: 1-800-461-6290

Appendix C

Road Traffic Data

Year	Highway	Location Description	Dist (KM)	Pattern Type	AADT	SADT	SWADT	WADT	Truck AADT	Total Collisions	Total CR	Trucks Collisions	Truck CR
2004	QEW			C	159,200	179,300	179,600	143,400	14,300	96	0.8	11	0.1
2005	QEW			C	161,900	180,300	181,800	145,400	14,600	114	0.9	17	0.1
2006	QEW			C	164,700	183,000	184,400	148,200	14,800	97	0.8	11	0.1
2007	QEW			C	167,400	186,000	188,600	150,400	15,100	101	0.8	19	0.1
2008	QEW			C	170,100	187,700	185,100	152,600	15,300	91	0.7	23	0.2
2009	QEW			C	172,900	190,200	191,900	155,600	15,600	70	0.5	12	0.1
2010	QEW			C	175,600	193,500	195,300	158,100	15,800	68	0.5	9	0.1
2011	QEW			C	178,400	196,600	198,400	160,600	16,100	133	1.0	22	0.2
2012	QEW			C	181,100	199,500	195,300	163,100	16,300	90	0.6	8	0.1
2013	QEW			C	187,000	206,100	203,500	168,300	16,800	71	0.5	6	0.0
2014	QEW			C	206,000	226,600	220,400	185,400	18,500	101	0.6	12	0.1
2015	QEW			C	210,000	231,000	224,700	189,000	18,900	102	0.6	10	0.1
2016	QEW			C	215,000	236,500	230,000	193,500	19,400	91	0.6	15	0.1
2017	QEW			C	205,500	224,800	224,300	186,500	18,500	95	0.6	11	0.1
2018	QEW			C	208,900	229,000	227,700	188,500	18,800	104	0.7	14	0.1
2019	QEW			C	212,300	232,100	230,700	192,200	19,100	106	0.7	19	0.1
2021	QEW			C	219,100	238,300	237,000	198,700	19,700	174	1.0	20	0.1
1988	QEW	TRAFALGAR RD IC-118	1.4	C	111,500	123,800	123,800	100,400	15,600	66	1.2	13	0.2
1989	QEW			C	115,300	128,000	129,100	103,800	16,100	97	1.7	13	0.2
1990	QEW			C	120,100	133,300	133,300	108,100	16,800	84	1.4	11	0.2
1991	QEW			C	121,300	133,400	134,600	110,400	17,000	93	1.5	23	0.4
1992	QEW			C	123,300	133,200	136,900	113,400	17,300	77	1.3	15	0.2
1993	QEW			C	129,500	141,200	143,300	119,100	18,100	113	1.8	15	0.2
1994	QEW			C	130,800	143,200	145,800	118,400	18,300	100	1.5	12	0.2
1995	QEW			C	133,800	146,100	149,900	122,400	18,700	89	1.3	20	0.3
1996	QEW			C	136,800	155,100	155,600	123,500	19,200	73	1.1	10	0.1
1997	QEW			C	139,800	158,000	159,400	125,800	19,600	109	1.6	11	0.2
1998	QEW			C	142,700	161,300	161,300	128,400	20,000	97	1.4	13	0.2
1999	QEW			C	143,400	160,600	162,000	129,100	20,100	142	2.0	19	0.3
2000	QEW			C	146,500	165,500	165,500	131,800	20,500	117	1.6	24	0.3
2001	QEW			C	149,700	168,600	168,900	134,800	21,000	97	1.3	14	0.2
2002	QEW			C	152,800	171,100	172,400	137,500	21,400	89	1.2	16	0.2
2003	QEW			C	156,000	174,300	175,400	140,800	21,800	86	1.1	15	0.2
2004	QEW			C	158,100	178,100	178,400	142,400	22,100	115	1.5	21	0.3
2005	QEW			C	160,800	179,000	180,500	144,400	22,500	126	1.6	18	0.2
2006	QEW			C	163,500	181,700	183,100	147,100	22,900	140	1.7	19	0.2
2007	QEW			C	166,200	184,700	187,200	149,300	23,300	108	1.3	24	0.3
2008	QEW			C	168,900	186,400	183,800	151,500	23,600	141	1.7	33	0.4
2009	QEW			C	171,600	188,800	190,500	154,400	24,000	103	1.2	14	0.2
2010	QEW			C	174,300	192,100	193,800	156,900	24,400	93	1.1	16	0.2
2011	QEW			C	177,000	195,100	196,800	159,300	24,800	52	0.6	10	0.1

Year	Highway	Location Description	Dist (KM)	Pattern Type	AADT	SADT	SWADT	WADT	Truck AADT	Total Collisions	Total CR	Trucks Collisions	Truck CR
2012	QEW			C	179,700	198,000	193,800	161,800	25,200	38	0.4	3	0.0
2013	QEW			C	195,000	214,900	212,200	175,500	27,300	77	0.8	12	0.1
2014	QEW			C	200,000	220,000	214,000	180,000	28,000	94	0.9	12	0.1
2015	QEW			C	210,000	231,000	224,700	189,000	29,400	119	1.1	17	0.2
2016	QEW			C	215,000	236,500	230,000	193,500	30,100	73	0.7	11	0.1
2017	QEW			C	205,000	224,300	223,700	186,000	28,700	97	1.0	16	0.2
2018	QEW			C	208,500	228,500	227,200	188,200	29,200	114	1.1	14	0.1
2019	QEW			C	211,900	231,600	230,200	191,800	29,700	142	1.4	20	0.2
2021	QEW			C	218,700	237,900	236,600	198,300	30,600	122	1.1	19	0.2
1988	QEW	ROYAL WINDSOR DR (WBL) IC 119	3.1	C	96,000	106,600	106,600	86,400	14,400	72	0.7	14	0.1
1989	QEW			C	99,300	110,200	111,200	89,400	14,900	72	0.6	9	0.1
1990	QEW			C	103,200	114,600	114,600	92,900	15,500	42	0.4	3	0.0
1991	QEW			C	103,900	114,300	115,300	94,500	15,600	38	0.3	2	0.0
1992	QEW			C	105,400	113,800	117,000	97,000	15,800	38	0.3	4	0.0
1993	QEW			C	106,000	115,500	117,300	97,500	15,900	52	0.4	5	0.0
1994	QEW			C	109,600	120,000	122,200	99,200	16,400	54	0.4	15	0.1
1995	QEW			C	111,800	122,100	125,300	102,300	16,800	44	0.4	13	0.1
1996	QEW			C	113,900	129,100	129,600	102,800	17,100	64	0.5	12	0.1
1997	QEW			C	116,100	131,200	132,400	104,500	17,400	105	0.8	22	0.2
1998	QEW			C	118,200	133,600	133,600	106,400	17,700	63	0.5	15	0.1
1999	QEW			C	136,900	153,300	154,700	123,200	20,500	44	0.3	12	0.1
2000	QEW			C	140,000	158,200	158,200	126,000	21,000	111	0.7	19	0.1
2001	QEW			C	143,200	161,300	161,600	129,000	21,500	76	0.5	14	0.1
2002	QEW			C	146,300	163,800	165,100	131,700	21,900	83	0.5	13	0.1
2003	QEW			C	149,500	167,000	168,100	134,900	22,400	79	0.5	26	0.2
2004	QEW			C	156,500	176,300	176,600	141,000	23,500	100	0.6	22	0.1
2005	QEW			C	161,600	179,900	181,400	145,200	24,200	98	0.5	11	0.1
2006	QEW			C	166,600	185,100	186,600	149,900	25,000	94	0.5	16	0.1
2007	QEW			C	171,700	190,800	193,400	154,300	25,800	103	0.5	23	0.1
2008	QEW			C	176,800	195,100	192,400	158,600	26,500	136	0.7	26	0.1
2009	QEW			C	181,900	200,100	201,900	163,700	27,300	92	0.5	12	0.1
2010	QEW			C	187,000	206,100	207,900	168,300	28,000	84	0.4	19	0.1
2011	QEW			C	192,000	211,600	213,500	172,800	28,800	104	0.5	19	0.1
2012	QEW			C	197,100	217,200	212,600	177,500	29,600	84	0.4	14	0.1
2013	QEW			C	202,200	222,800	220,000	182,000	30,300	112	0.5	14	0.1
2014	QEW			C	187,000	205,700	200,100	168,300	28,000	107	0.5	12	0.1
2015	QEW			C	195,000	214,500	208,600	175,500	29,200	154	0.7	29	0.1
2016	QEW			C	198,000	217,800	211,900	178,200	29,700	101	0.5	16	0.1
2017	QEW			C	213,300	233,300	232,800	193,500	32,000	160	0.7	25	0.1
2018	QEW			C	217,800	238,700	237,400	196,600	32,700	162	0.7	23	0.1
2019	QEW			C	222,300	243,000	241,500	201,200	33,300	135	0.5	15	0.1

Trafalgar Rd @ Cornwall Rd

Morning Peak Diagram

Specified Period

From: 7:00:00

To: 9:00:00

One Hour Peak

From: 8:00:00

To: 9:00:00

Municipality: Halton Region

Site #: 1030770100

Intersection: Trafalgar Rd & Cornwall Rd

TFR File #: 1

Count date: 9-May-2024

Weather conditions:

Clear/Dry

Person(s) who counted:

Pyramid Traffic Inc

** Signalized Intersection **

Major Road: Trafalgar Rd runs N/S

North Leg Total: 2702

North Entering: 1553

North Peds: 29

Peds Cross: \bowtie

Cyclists	0	1	1	2
Trucks	10	16	15	41
Cars	356	592	562	1510
Totals	366	609	578	



Cyclists 0

Trucks 40

Cars 1109

Totals 1149

East Leg Total: 1870

East Entering: 911

East Peds: 5

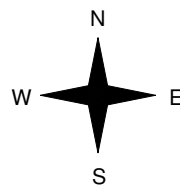
Peds Cross: \bowtie

Cyclists	Trucks	Cars	Totals
0	29	728	757



Cornwall Rd

Cyclists	Trucks	Cars	Totals
0	6	227	233
0	19	316	335
0	4	57	61
0	29	600	



Trafalgar Rd

Cars	Trucks	Cyclists	Totals
536	26	0	562
311	18	0	329
18	2	0	20
865	46	0	

Cornwall Rd



Cars	Trucks	Cyclists	Totals
921	37	1	959

Peds Cross: \bowtie

West Peds: 18

West Entering: 629

West Leg Total: 1386

Cars	667	Cars	61	346	43	450
Trucks	22	Trucks	1	8	3	12
Cyclists	1	Cyclists	0	0	0	0
Totals	690	Totals	62	354	46	



Peds Cross: \bowtie

South Peds: 14

South Entering: 462

South Leg Total: 1152

Comments

Trafalgar Rd @ Cornwall Rd

Mid-day Peak Diagram

Specified Period

From: 11:00:00

To: 14:00:00

One Hour Peak

From: 11:45:00

To: 12:45:00

Municipality: Halton Region

Site #: 1030770100

Intersection: Trafalgar Rd & Cornwall Rd

TFR File #: 1

Count date: 9-May-2024

Weather conditions:

Clear/Dry

Person(s) who counted:

Pyramid Traffic Inc

** Signalized Intersection **

Major Road: Trafalgar Rd runs N/S

North Leg Total: 2744

North Entering: 1382

North Peds: 25

Peds Cross: \times

Cyclists	0	1	0	1
Trucks	22	9	15	46
Cars	262	566	507	1335
Totals	284	576	522	



Cyclists 2

Trucks 39

Cars 1321

Totals 1362

East Leg Total: 1956

East Entering: 1019

East Peds: 15

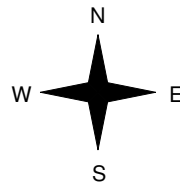
Peds Cross: \times

Cyclists	Trucks	Cars	Totals
0	35	642	677



Cornwall Rd

Cyclists	Trucks	Cars	Totals
1	11	290	302
1	15	335	351
0	0	64	64
2	26	689	



Trafalgar Rd



Cars	Trucks	Cyclists	Totals
594	16	0	610
345	13	0	358
49	2	0	51
988	31	0	

Cornwall Rd



Cars	Trucks	Cyclists	Totals
901	35	1	937

Peds Cross: \times

West Peds: 7

West Entering: 717

West Leg Total: 1394

Cars	679	Cars	35	437	59	531
Trucks	11	Trucks	0	12	5	17
Cyclists	1	Cyclists	0	1	0	1
Totals	691	Totals	35	450	64	



Peds Cross: \times

South Peds: 5

South Entering: 549

South Leg Total: 1240

Comments

Trafalgar Rd @ Cornwall Rd

Afternoon Peak Diagram

Specified Period

From: 15:00:00

To: 18:00:00

One Hour Peak

From: 15:00:00

To: 16:00:00

Municipality: Halton Region

Site #: 1030770100

Intersection: Trafalgar Rd & Cornwall Rd

TFR File #: 1

Count date: 9-May-2024

Weather conditions:

Clear/Dry

Person(s) who counted:

Pyramid Traffic Inc

** Signalized Intersection **

Major Road: Trafalgar Rd runs N/S

North Leg Total: 2890

North Entering: 1342

North Peds: 28

Peds Cross: \bowtie

Cyclists	2	1	1	4
Trucks	15	3	12	30
Cars	294	520	494	1308
Totals	311	524	507	



Cyclists	2
Trucks	40
Cars	1506
Totals	1548

East Leg Total: 2243

East Entering: 1271

East Peds: 12

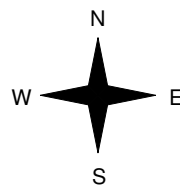
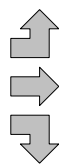
Peds Cross: \bowtie

Cyclists	Trucks	Cars	Totals
3	36	820	859



Cornwall Rd

Cyclists	Trucks	Cars	Totals
0	9	298	307
1	12	400	413
0	2	51	53
1	23	749	



Trafalgar Rd

Cars	Trucks	Cyclists	Totals
717	25	0	742
464	18	1	483
45	1	0	46
1226	44	1	



Cornwall Rd



Cars	Trucks	Cyclists	Totals
946	24	2	972

Peds Cross: \bowtie

West Peds: 8

West Entering: 773

West Leg Total: 1632

Cars	616	Cars	62	491	52	605
Trucks	6	Trucks	3	6	0	9
Cyclists	1	Cyclists	0	2	0	2
Totals	623	Totals	65	499	52	



Peds Cross: \bowtie

South Peds: 12

South Entering: 616

South Leg Total: 1239

Comments

Trafalgar Rd @ Cornwall Rd

Total Count Diagram

Municipality: Halton Region

Site #: 1030770100

Intersection: Trafalgar Rd & Cornwall Rd

TFR File #: 1

Count date: 9-May-2024

Weather conditions:

Clear/Dry

Person(s) who counted:

Pyramid Traffic Inc

**** Signalized Intersection ****

Major Road: Trafalgar Rd runs N/S

North Leg Total: 20381

North Entering: 10491

North Peds: 225

Peds Cross: \nlessgtr

Cyclists	2	6	2	10
Trucks	95	61	109	265
Cars	2347	4053	3816	10216
Totals	2444	4120	3927	

Cyclists	14
Trucks	279
Cars	9597
Totals	9890

East Leg Total: 14777

East Entering: 7632

East Peds: 98

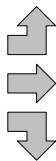
Peds Cross: \nlessgtr

Cyclists	Trucks	Cars	Totals
6	212	5654	5872

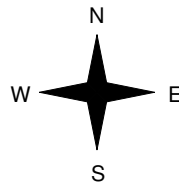


Cornwall Rd

Cyclists	Trucks	Cars	Totals
4	71	2146	2221
4	105	2685	2794
0	9	391	400
8	185	5222	



Trafalgar Rd



Trafalgar Rd

Cars	Trucks	Cyclists	Totals
4140	142	1	4283
2912	111	4	3027
310	11	1	322
7362	264	6	

Cornwall Rd



Cars	Trucks	Cyclists	Totals
6908	231	6	7145

Peds Cross: \nlessgtr

West Peds: 109

West Entering: 5415

West Leg Total: 11287

Cars	4754
Trucks	81
Cyclists	7
Totals	4842



Cars	395	3311	407	4113
Trucks	6	66	17	89
Cyclists	0	9	0	9
Totals	401	3386	424	

Peds Cross: \nlessgtr

South Peds: 82

South Entering: 4211

South Leg Total: 9053

Comments

Trafalgar Rd @ South Service Rd E

Morning Peak Diagram

Specified Period

From: 7:00:00

To: 9:00:00

One Hour Peak

From: 7:45:00

To: 8:45:00

Municipality: Halton Region

Site #: 1030780100

Intersection: Trafalgar Rd & South Service Rd E

TFR File #: 2

Count date: 9-May-2024

Weather conditions:

Clear/Dry

Person(s) who counted:

Pyramid Traffic Inc

** Signalized Intersection **

Major Road: Trafalgar Rd runs N/S

North Leg Total: 3565

North Entering: 2004

North Peds: 0

Peds Cross: \times

Cyclists	0	1	0	1
Trucks	13	38	1	52
Cars	501	1318	132	1951
Totals	514	1357	133	



Cyclists 1

Trucks 69

Cars 1491

Totals 1561

East Leg Total: 368

East Entering: 165

East Peds: 3

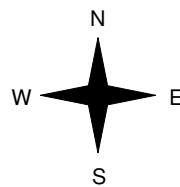
Peds Cross: \times

Cyclists	Trucks	Cars	Totals
0	23	610	633



Cross Ave

Cyclists	Trucks	Cars	Totals
0	28	431	459
0	0	47	47
0	5	89	94
0	33	567	



Trafalgar Rd

Cars	Trucks	Cyclists	Totals
77	6	0	83
35	2	0	37
43	0	2	45
155	8	2	

South Service Rd E



Cars	Trucks	Cyclists	Totals
202	1	0	203

Peds Cross: \times

West Peds: 6

West Entering: 600

West Leg Total: 1233

Cars	1450
Trucks	43
Cyclists	3
Totals	1496



Cars	74	983	23	1080
Trucks	8	35	0	43
Cyclists	0	1	0	1
Totals	82	1019	23	

Peds Cross: \times

South Peds: 6

South Entering: 1124

South Leg Total: 2620

Comments

Trafalgar Rd @ South Service Rd E

Mid-day Peak Diagram

Specified Period

From: 11:00:00

To: 14:00:00

One Hour Peak

From: 12:00:00

To: 13:00:00

Municipality: Halton Region

Site #: 1030780100

Intersection: Trafalgar Rd & South Service Rd E

TFR File #: 2

Count date: 9-May-2024

Weather conditions:

Clear/Dry

Person(s) who counted:

Pyramid Traffic Inc

** Signalized Intersection **

Major Road: Trafalgar Rd runs N/S

North Leg Total: 3369

North Entering: 1571

North Peds: 1

Peds Cross: \nlessgtr

Cyclists	0	0	0	0
Trucks	12	38	6	56
Cars	210	1215	90	1515
Totals	222	1253	96	



Cyclists 0

Trucks 69

Cars 1729

Totals 1798

East Leg Total: 392

East Entering: 219

East Peds: 8

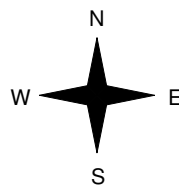
Peds Cross: \nlessgtr

Cyclists	Trucks	Cars	Totals
3	20	362	385



Cross Ave

Cyclists	Trucks	Cars	Totals
0	25	382	407
0	0	46	46
2	6	114	122
2	31	542	



Trafalgar Rd

Cars	Trucks	Cyclists	Totals
110	8	0	118
58	2	3	63
36	1	1	38
204	11	4	

South Service Rd E



Cars	Trucks	Cyclists	Totals
166	7	0	173

Peds Cross: \nlessgtr

West Peds: 8

West Entering: 575

West Leg Total: 960

Cars 1365

Trucks 45

Cyclists 3

Totals 1413



Cars 94 1237 30 1361

Trucks 6 36 1 43

Cyclists 0 0 0 0

Totals 100 1273 31

Peds Cross: \nlessgtr

South Peds: 6

South Entering: 1404

South Leg Total: 2817

Comments

Trafalgar Rd @ South Service Rd E

Afternoon Peak Diagram

Specified Period

From: 15:00:00

To: 18:00:00

One Hour Peak

From: 17:00:00

To: 18:00:00

Municipality: Halton Region

Site #: 1030780100

Intersection: Trafalgar Rd & South Service Rd E

TFR File #: 2

Count date: 9-May-2024

Weather conditions:

Clear/Dry

Person(s) who counted:

Pyramid Traffic Inc

** Signalized Intersection **

Major Road: Trafalgar Rd runs N/S

North Leg Total: 3790

North Entering: 1611

North Peds: 0

Peds Cross: \nlessgtr

	Cyclists	0	2	0	2
Trucks	13	8	1	22	
Cars	277	1205	105	1587	
Totals	290	1215	106		



	Cyclists	2
Trucks	37	
Cars	2140	
Totals	2179	

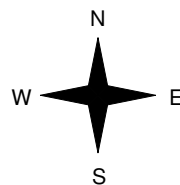
East Leg Total: 677
East Entering: 502
East Peds: 10
Peds Cross: \nlessgtr

Cyclists	Trucks	Cars	Totals
0	17	487	504



Cross Ave

Cyclists	Trucks	Cars	Totals
1	27	807	835
0	0	43	43
2	5	97	104
3	32	947	



Trafalgar Rd

Cars	Trucks	Cyclists	Totals
265	2	0	267
128	0	0	128
106	0	1	107
499	2	1	

South Service Rd E



Cars	Trucks	Cyclists	Totals
174	1	0	175

Peds Cross: \nlessgtr

West Peds: 21

West Entering: 982

West Leg Total: 1486

Cars	1408
Trucks	13
Cyclists	5
Totals	1426



Cars	82	1068	26
Trucks	4	8	0
Cyclists	0	1	0
Totals	86	1077	26

Peds Cross: \nlessgtr

South Peds: 6

South Entering: 1189

South Leg Total: 2615

Comments

Trafalgar Rd @ South Service Rd E

Total Count Diagram

Municipality: Halton Region

Site #: 1030780100

Intersection: Trafalgar Rd & South Service Rd E

TFR File #: 2

Count date: 9-May-2024

Weather conditions:

Clear/Dry

Person(s) who counted:

Pyramid Traffic Inc

**** Signalized Intersection ****

Major Road: Trafalgar Rd runs N/S

North Leg Total: 26707

North Entering: 12405

North Peds: 2

Peds Cross: \nlessgtr

	Cyclists	Trucks	Cars	Totals
North	2	10	1	13
East	100	210	25	335
South	2297	9034	726	12057
Totals	2399	9254	752	



	Cyclists	Trucks	Cars	Totals
North	13	483	13806	14302

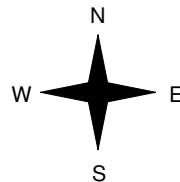
East Leg Total: 3419
 East Entering: 2104
 East Peds: 56
 Peds Cross: \nlessgtr

Cyclists	Trucks	Cars	Totals
10	149	3465	3624



Cross Ave

Cyclists	Trucks	Cars	Totals
6	197	3746	3949
1	2	349	352
12	44	749	805
19	243	4844	



Trafalgar Rd

Cars	Trucks	Cyclists	Totals
1072	50	1	1123
523	10	4	537
430	9	5	444
2025	69	10	

South Service Rd E



Cars	Trucks	Cyclists	Totals
1280	31	4	1315

Peds Cross: \nlessgtr
 West Peds: 78
 West Entering: 5106
 West Leg Total: 8730

	Cars	Trucks	Cyclists	Totals
West	10213	263	27	10503

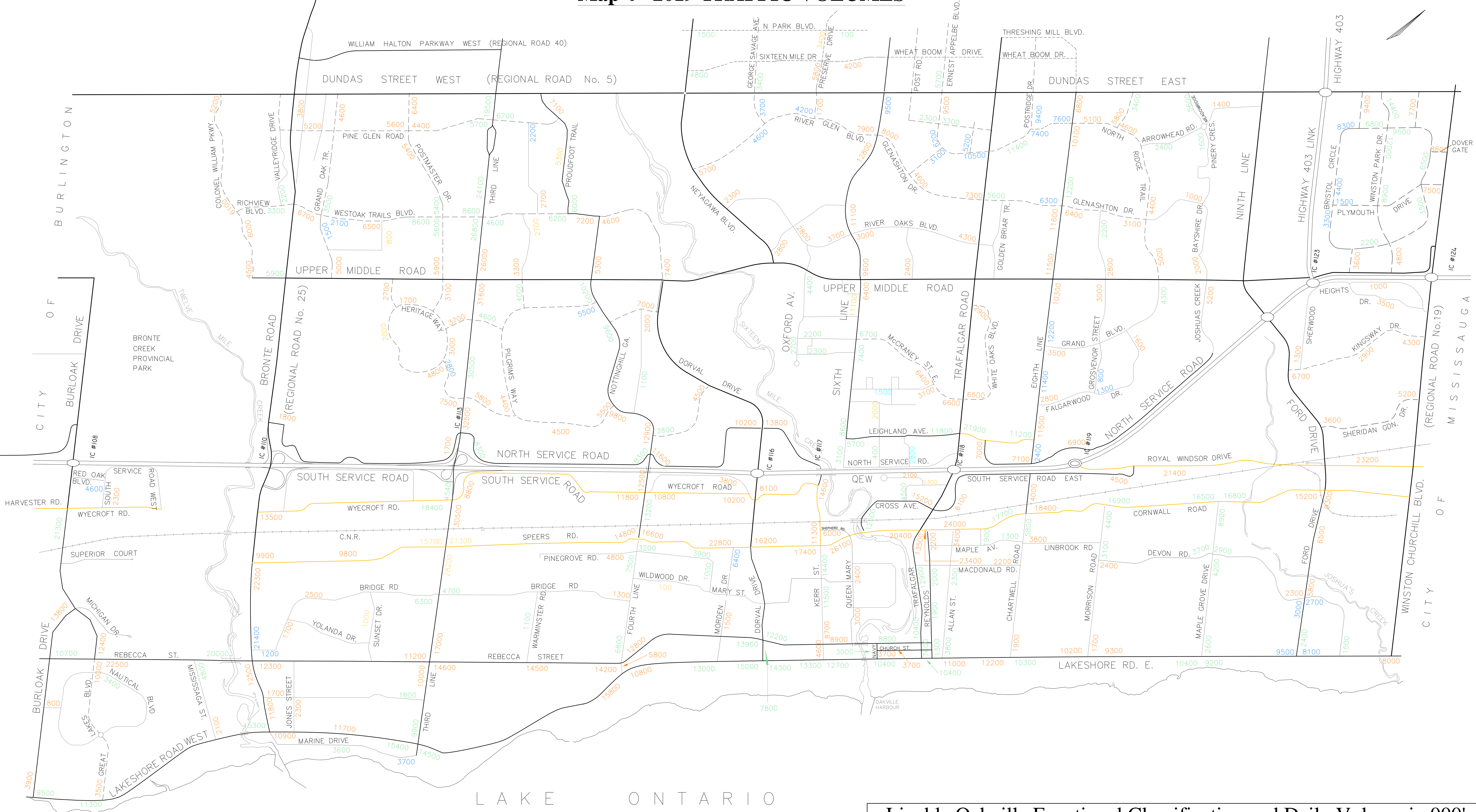


	Cars	Trucks	Cyclists	Totals
West	645	39	4	688
East	8988	236	6	9230
South	205	4	2	211
Totals	9838	279	12	

Peds Cross: \nlessgtr
 South Peds: 57
 South Entering: 10129
 South Leg Total: 20632

Comments

Map 4 - 2019 TRAFFIC VOLUMES



LEGEND					
2019 Volumes	2018 Volumes	2017 Volumes	2016 Volumes	2015 Volumes	Beyond 2015 Volumes
Please Note: All Volumes Are Rounded to the Nearest 100.					

Livable Oakville Functional Classification and Daily Volume in 000's					
Road Class	Typical Maximum		Road Class	Typical Maximum	
Major Arterials	40-60	—————	Industrial Arterials	15	—————
Multi-purpose Arterials	20-40	—————	Major Collectors	10	—————
Minor Arterials	20-40	—————	Collectors	5	—————

From: Komejan, Robert <Robert.Komejan@halton.ca>
Sent: September 30, 2025 12:03 PM
To: Ben Wiseman <ben.wiseman@ghd.com>
Subject: FW: Ultimate AADT Traffic Data - 420 South Service Road East, Oakville
Importance: High

You don't often get email from robert.komejan@halton.ca. [Learn why this is important](#)

Hi Ben,

We do not have ultimate AADT data for South Service Road, as it is a Town-owned Road. However, for Trafalgar Road, the ultimate AADT is 55,000.

Please let me know if you have any further questions or need additional information.

Regards,
Robert Komejan
Traffic Operations and Safety Co-op Student
Engineering & Construction
Public Works
Halton Region
905-825-6000, ext. x7174 | 1-866-442-5866



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From: Access Halton <accesshalton@halton.ca>
Sent: Thursday, September 25, 2025 3:04 PM
To: trafficdatarequests <trafficdatarequests@halton.ca>
Subject: FW: Ultimate AADT Traffic Data - 420 South Service Road East, Oakville
Importance: High

Hello,

The following email came into the Access Halton Inbox; would you mind having someone respond?

Many thanks,
Purnima
Customer Service Representative
Access Halton
905-825-6000 | 1-866-442-5866

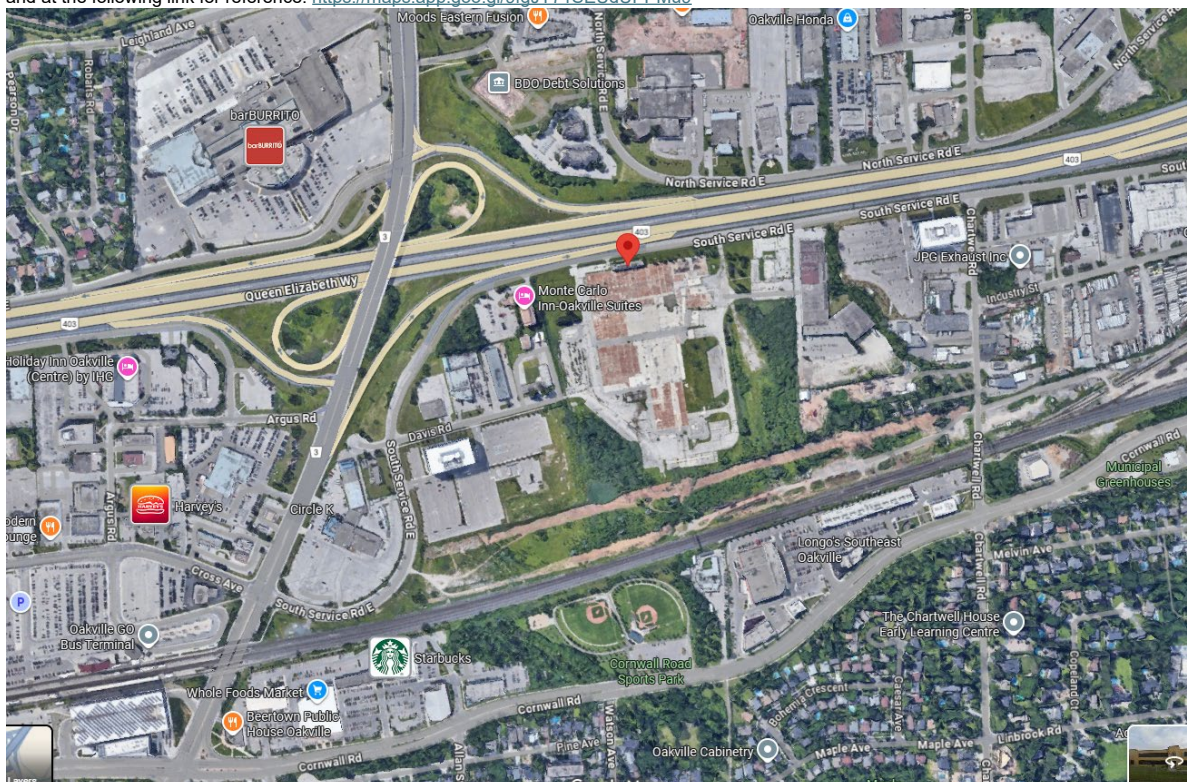


From: Ben Wiseman <Ben.Wiseman@ghd.com>
Sent: Wednesday, September 24, 2025 3:00 PM
To: Access Halton <accesshalton@halton.ca>
Cc: Andrew DeFaria <Andrew.DeFaria@ghd.com>
Subject: Ultimate AADT Traffic Data - 420 South Service Road East, Oakville
Importance: High

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure or need assistance please contact the IT Service Desk.

Hi there,

GHD is working on an updated noise impact study for a proposed residential development at 420 South Service Rd E, Oakville. See location below and at the following link for reference: <https://maps.app.goo.gl/9fgJY71SEUdUPPMu9>



As part of the updated study, we have been asked by the peer reviewer to obtain Ultimate AADT traffic data for the regional roads. Can you please advise if this data is available, and if so please provide it as soon as you are able.

Thanks,

Ben Wiseman
B.A.Sc. P.Eng.
Senior Acoustical Engineer
Air, Noise & Compliance Group

GHD
Proudly employee-owned | ghd.com
455 Phillip Street Waterloo Ontario N2L 3X2 Canada
D 519 340 4121 E ben.wiseman@ghd.com

GHD FIRST Emergency Spill Hotline +1 800 679 9082

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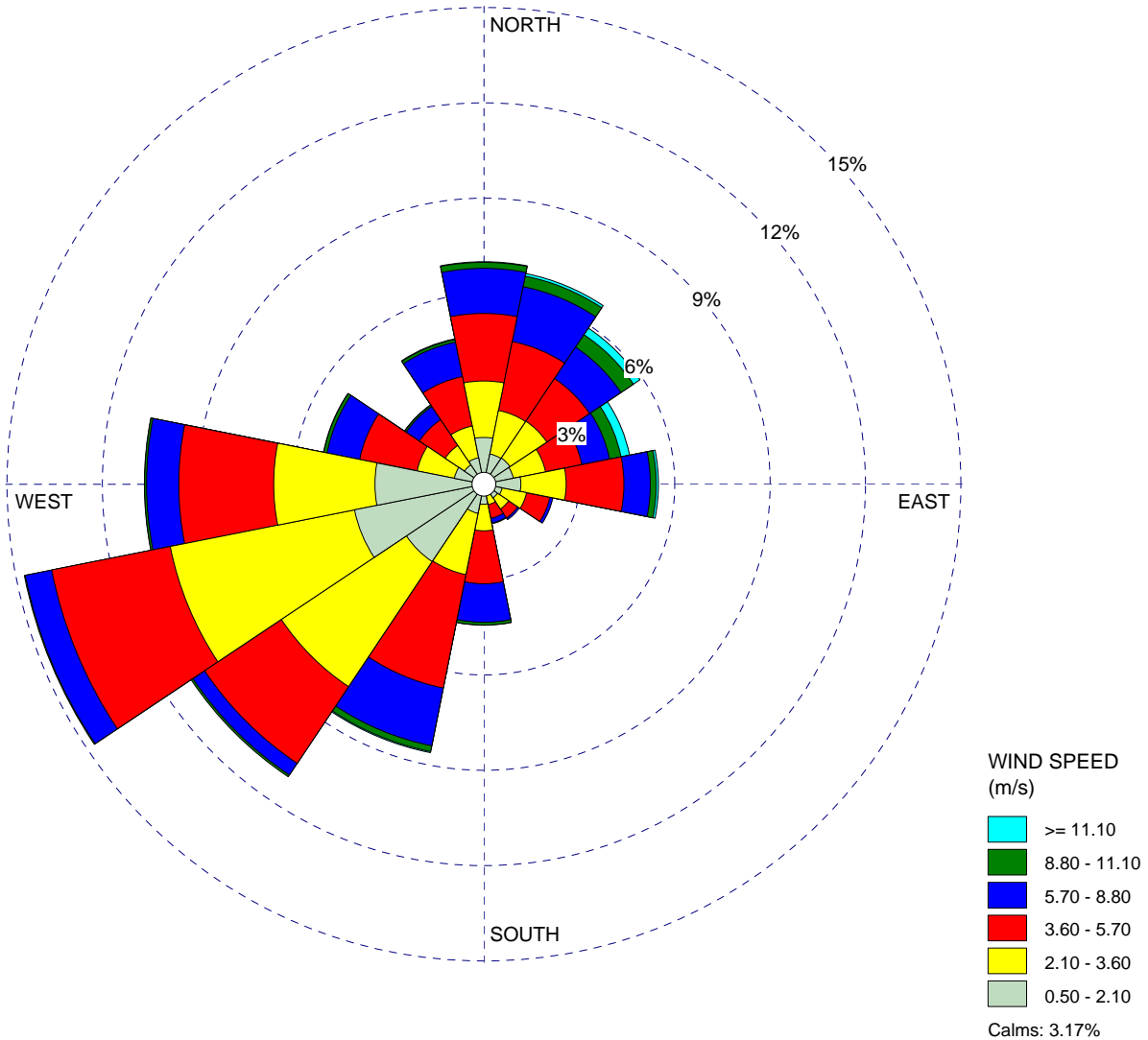
Appendix D

Wind Rose

WIND ROSE PLOT:

Wind Rose Plot for Burlington Piers (Aut) 2019-2023
WMO ID 71437

DISPLAY:

Wind Speed
Direction (blowing from)

COMMENTS:

Source: Environment Canada

DATA PERIOD:

Start Date: 1/1/2019 - 00:00
End Date: 1/31/2023 - 23:00

COMPANY NAME:

MODELER:

GHD

CALM WINDS:

3.17%

TOTAL COUNT:

35783 hrs.

AVG. WIND SPEED:

3.72 m/s

DATE:

10/2/2024

PROJECT NO.:

12651923-01

