



November 16, 2018

Reference No. 11148856

Ms. Shelley Wells
Plan Wells Associates
40 Connor Avenue
Collingwood, Ontario
L9Y 5K6

Dear Ms. Wells:

**Re: Environmental Dust and Odour Feasibility Study
Proposed Residential Development –295 Mountain Road, Collingwood, Ontario**

1. Introduction

GHD was retained by Ted North (295 Mountain Road) Ltd. (Applicant) to complete an Environmental Dust and Odour Feasibility Study (Study) in support of the proposed residential development (Development) to be located at 295 Mountain Road in Collingwood, Ontario (Site). The proposed development Development will consist of two storey detached houses and townhouses (up to 12 m height), and four four storey apartment buildings (Buildings 1 to 3, up to 18 m height; and Building 4, up to 15 m height). It is understood that there is a possibility that a school may also be included within the Development.

This Study characterizes the feasibility of a low, medium and high density residential development to be located at the Site considering the existing nearby commercial and industrial facilities and the County of Simcoe Landfill as well as road traffic.

GHD has reviewed the proposed development plan for the Applicant's Site (dated November 14, 2018). Any changes made to the plan may require further analysis and a Study update.

Based on GHD's review, there is no anticipated dust or odour impacts on the proposed development from the adjacent land uses.

The following attachments were included in support of this Study:

- Attachment A – Site Plan
- Attachment B – Land use Zoning Plan
- Attachment C – Collingwood Wind Rose (2010 – 2014)
- Attachment D – MECP Approvals for Nearby Industrial/Commercial Land Uses

2. Land Development and Site Conditions

The property for the proposed new Development is located to the west of 10th Line which borders several commercial and industrial uses to the east of 10th Line as well as the County of Simcoe landfill and



transfer station to the north of the Site. There are also existing single residential uses north of the site as well as existing and proposed subdivisions to the south of Mountain Road.

A site plan is provided in Attachment A and the Land Use Zoning Plan for the surrounding area is provided in Attachment B.

The existing commercial/industrial land uses in the area are as follows:

- County of Simcoe Landfill Site #2
- Lafarge Canada – Ready-Mix Concrete Batch Plant
- Leased Industrial Building with multiple tenants (including Side Launch Brewery)
- Gravel Pit remediation (located south of 11th Line)
- Eriks Industrial Services LP (a rubber hose manufacturing facility)
- Custom Prefab Homes
- Ken Astill Public Works and Recreation Building
- The Justin & Eileen Cork Animal Shelter
- Mountain Mini Storage
- CRS Contractors Rental Supply
- Banff Sports Rental and All Stone Landscaping

3. Identified Facilities with Odour Potential

Based on GHD's preliminary review, the County of Simcoe Landfill (the Landfill), Side Launch Brewing Company and Eriks Industrial Services LP are the only sites likely to have a potential odour impact at the proposed development site.

County of Simcoe Landfill

GHD conducted an Odour Impact Assessment in January 2007, which concluded that the maximum odour concentration at the proposed development site, approximately 290 m from the waste disposal limit, is 0.71 odour units (OU). This is below the Ministry of Environment, Conservation and Parks (MECP) guideline of 1.0 OU. The Odour Impact Assessment assumed that all waste accepted at the Landfill had the potential to generate landfill gas, however, it was concurred with the County of Simcoe at the time that only about 20 percent of the accepted waste would generate landfill gas. Therefore, it is estimated that the maximum odour concentration could be adjusted to 0.15 OU.

One OU is defined as the concentration at which 50 percent of the general population can detect an odour and the other 50 percent cannot.



Side Launch Brewing Company

Side Launch Brewing Company (Side Launch) is a craft brewery that opened in 2014, operating under Air & Noise Environmental Compliance Approval (ECA) No. 3829-9EHQ3F, issued February 20, 2014, which approves the Facility to produce up to 2,000,000 L of beer per year. An odour limit is not identified as a condition of the ECA, which typically indicates there is minimal odour generated from the operations. Since odour is a complaint driven compliance obligation, the absence of an odour limit identified on the ECA indicates odour is not a major concern from the Facility.

In addition, Table 1 of the MECP Environmental Activity and Sector Registry (EASR) Publication provides odour separation distances for known potential sources of odour. The minimum separation distance for breweries with production capacities less than 20,000,000 L/year is 250 m to the nearest odour receptor. Side Launch is located approximately 260 m from the southeast corner of the proposed development. Therefore, Side Launch is not anticipated to have any potential odour impact on the proposed development.

However, breweries are recommended as a Class III Industrial Facility under Guideline D-6, which has a minimum 300 m minimum separation distance in which incompatible development should not normally take place.

GHD conducted a site-visit on September 27, 2018 and met with Dave Sands, Vice President of Operations for Side Launch. Mr. Sands indicated that they have not received an odour complaint since he started at Side Launch in 2016. Side Launch operates between 6:00 a.m. and 12:00 a.m. Monday to Friday during peak season. Odours from the brewing process occur when the kettle is heating the beer, which typically occurs approximately 3 times per day every 4 hours for a 2 to 3 hours period. The maximum potential for odour is 6 hours per day, intermittently, during peak season between 10:00 a.m. and 10:00 p.m.

Based on a review of the Facility operations and a history of no odour complaints, GHD considers Side-Launch to be a Class II Industrial Facility, which has a 300 m Potential Area of Influence and a 70 m recommended minimum separation distance. As the nearest potential Point of Odour Reception of the proposed Panorama North development is located 260 m from Side Launch, there is minimal impact expected.

Eriks Industrial Services LP

Eriks Industrial Services LP (Eriks), previously known as Goodall Rubber, and located at 530 Third Street in Collingwood, manufactures industrial rubber hoses. Eriks currently operates under Air & Noise ECA No. 0657-AJUMX4 issued February 27, 2017.

The ECA does not require Eriks to demonstrate compliance with the odour guidelines, therefore, the Facility is not expected to be a significant source of odour. Rubber product manufacturing is not an eligible EASR Activity, therefore, there is no setback available in the EASR Publication.



Additionally, Eriks is located approximately 1,180 m from the southeast corner of the proposed development, which is outside the potential area of influence for Class III Industrial Facilities, detailed in MECP Guideline D-6.

GHD's opinion is that the potential for odour at the proposed development is minimal.

4. Identified Facilities with Dust Potential

Lafarge - Ready-Mix Concrete Batch Plant

Lafarge Canada Inc. (Lafarge) operates a ready-mix concrete batching plant, located at 555 Tenth Line in Collingwood, with a maximum production rate of 500 m³/day. The operations are approved under Air and Noise ECA No. 8276-APMNYQ issued on November 22, 2017. Approximately 290 m of the Site are opposite Lafarge across the Tenth Line with a separation distance of approximately 30 m to the development property line and approximately 115 m to the nearest residence.

Lafarge is a potentially significant source of fugitive dust, and is required under Condition 2 of their ECA to develop and implement a Fugitive Dust Best Management Practices Plan (BMPP) on or before May 22, 2018. The fugitive dust BMPP should identify preventative and control measures for all potential sources of dust. Lafarge is also required to maintain inspection and maintenance procedures and monitoring initiatives to ensure effective implementation of the preventative and control measures.

However, Lafarge is considered a Class III Industrial Facility with a recommended minimum separation distance of 300 m in which incompatible development should not normally take place.

GHD conducted a site visit of the Lafarge Facility on September 27, 2018 to review the operations. The weather conditions during the site visit were dry, low wind, and approximately 15°C. These weather conditions generally present the worst-case scenario for fugitive dust. GHD found the site to operating normally, and did not observe any significant fugitive dust. Based on the GHD's review of the operations, which included minimal operations (i.e., only 1 front-end loader in operation) and no dust or odours observed off-site, the Lafarge site can be considered a Class II Industrial Facility which has a 300 m Potential Area of Influence and a 70 m recommended minimum separation distance. The actual separation distance to the nearest residential point of reception is approximately 115 m, which is outside the recommended minimum setback distance. GHD expects minimal impacts from Lafarge on the proposed development.

The particle sizes of the materials within the piles are typically large and partially wet. Since Lafarge is required to ensure there is minimal amounts of fugitive dust as part of their Fugitive Dust BMPP, these piles are not expected to be a significant source of fugitive dust emissions and do not pose any human health risk. In addition, there is an existing residence on Tenth Line less than 50 m from the north end of Lafarge's operations and the Facility is shown to be currently compatible with this residence. This is further supported from a review of the prevailing wind direction in Collingwood. A wind rose detailing the average wind speed and direction for the Collingwood from 2010 to 2014 (i.e., 5-years of weather data) is provided in Attachment C, and shows the wind blowing from Lafarge towards the proposed Panorama



North development occurs on average only 6 – 8 percent of the year. Therefore, GHD does not anticipate any compatibility issues between the proposed Panorama North development and Lafarge.

Gravel Pit Remediation

Located approximately 400 m southwest of the development is an old quarry currently under remediation. Pits and quarries are not typically part of the Guideline D-6 compatibility assessment, however, in the absence of any site-specific studies, the site should be evaluated with the same potential area of influence and recommended minimum separation distances for a Class III industrial facility.

Although the proposed development is outside the minimum 300 m separation distance, it is still within the 1,000 m potential area of influence of the old quarry.

GHD attempted to conduct a site-visit of the pit on September 27, 2018, however, the driveway was restricted and public access was not permitted. GHD was able to observe open gravel storage piles and a conveyor belt to move gravel onto the pile, however, GHD was unable to observe typical operations.

It was observed that there was significant foliage between the gravel pit and the proposed Panorama North development, which acts as a fugitive dust screen. In addition, there is an existing residential subdivision between the Panorama North development and the gravel pit operations, which are closer to the source of fugitive dust, and the Facility is shown to be currently compatible with residential uses. Therefore, GHD does not anticipate any compatibility issues between the proposed Panorama North development and the gravel pit.

5. Conclusions

The results of this Study indicate that the potential dust and odour impacts from existing industrial operations near the proposed development are likely insignificant. The proposed Panorama North residential development is within the Potential Area of Influence Zone of three nearby industrial facilities.

The nearest Facility is Lafarge, but based on a review of the mitigation measures in place for Lafarge, a review of the prevailing wind direction in Collingwood, and since Lafarge has already demonstrated compatibility with existing residential uses, there are no adverse impacts anticipated with Lafarge.

Class Designation	Facility	Address	Activity	Separation Distance (m)	Potential Area of Influence (m)	Recommended Minimum Separation Distance (m)	Comment
II	Lafarge	555 Tenth Line	Ready-Mix Concrete Batch Plant	100	300	70	No compatibility issues expected
II	Side Launch Brewery	200 Mountain Road	Brewery	260	300	70	No compatibility issues expected



Class Designation	Facility	Address	Activity	Separation Distance (m)	Potential Area of Influence (m)	Recommended Minimum Separation Distance (m)	Comment
III	Quarry remediation	Eleventh Line	Old quarry	400	1,000	300	No compatibility issues expected
III	Eriks Industrial Services LP	530 Third Street	Rubber Hose Manufacturing	1,160	1,000	-	Outside of Potential Area of Influence

This analysis is not an exhaustive consideration of all possible industrial uses that could impact the proposed Site but rather a preliminary screening of probable uses of the Identified Facilities, in keeping with the current uses. Any changes in such industrial uses, which are proposed by the operators of those Identified Facilities, should be evaluated to determine future land use compatibility.

Should you have any questions on the above, please do not hesitate to contact us.

Sincerely,

GHD

Prepared by:

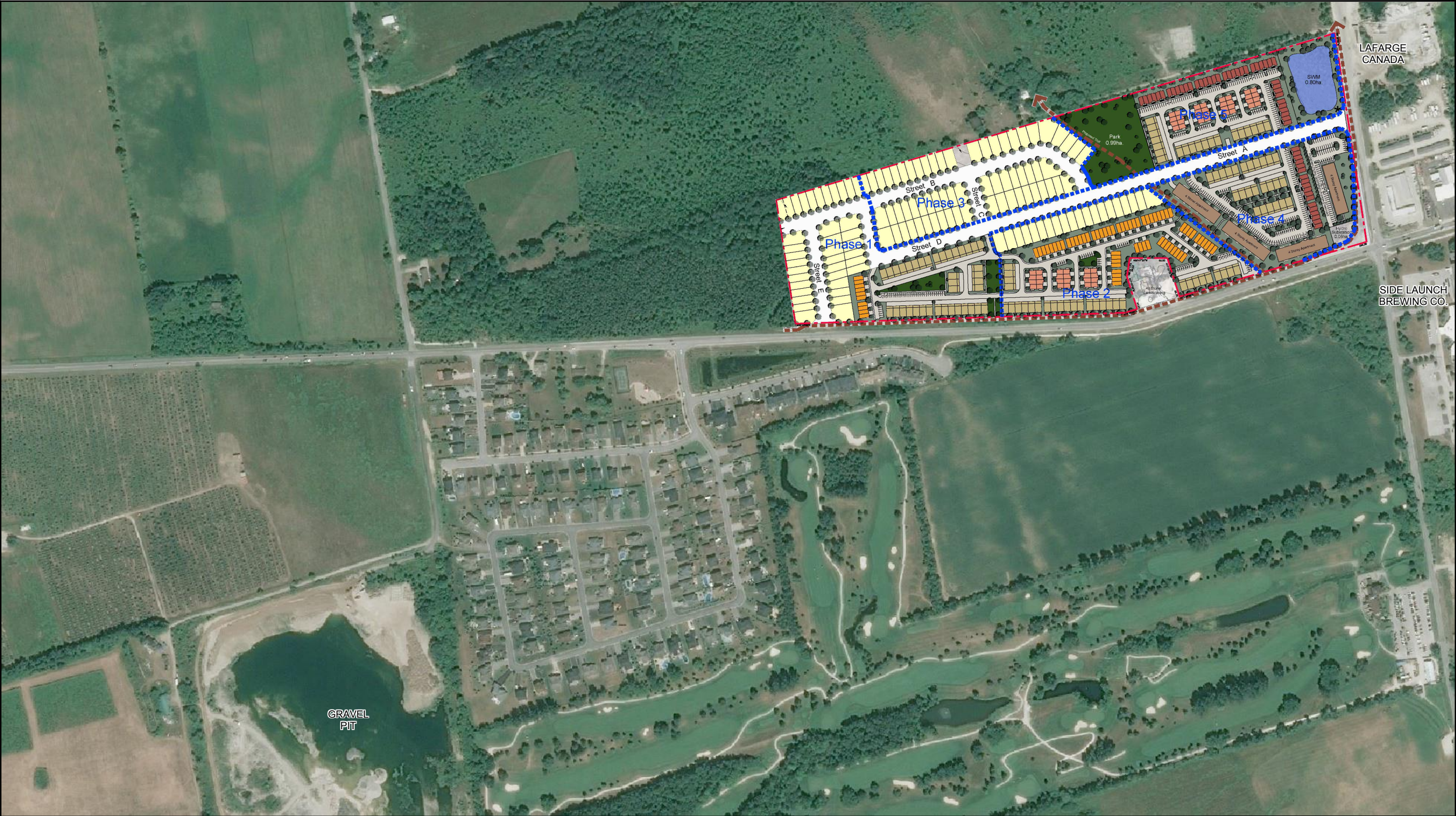
Erik Martinez, P. Eng.

SA/wg/3

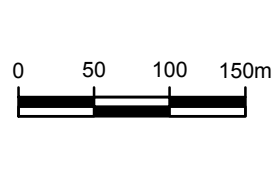
Encl.

cc: Gordon Reusing, GHD
Jim Yardley, GHD

Attachment A Site Plan



Source: GSP GROUP, PANORAMA NORTH, CONCEPT PLAN, APPLICANT: TED NORTH (295 MOUNTAIN ROAD) LTD., NOVEMBER 14, 2018 AND MICROSOFT PRODUCT SCREEN SHOT(S) REPRINTED WITH PERMISSION FROM MICROSOFT CORPORATION, ACCESSED: 2018.



TENTH LINE AND MOUNTAIN ROAD, COLLINGWOOD, ONTARIO

DEVELOPMENT CONCEPT

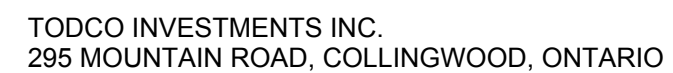
11148856-04

Sep 19, 2018

FIGURE

Attachment B

Land use Zoning Designation Plan



Oct 31, 2018

FIGURE 2

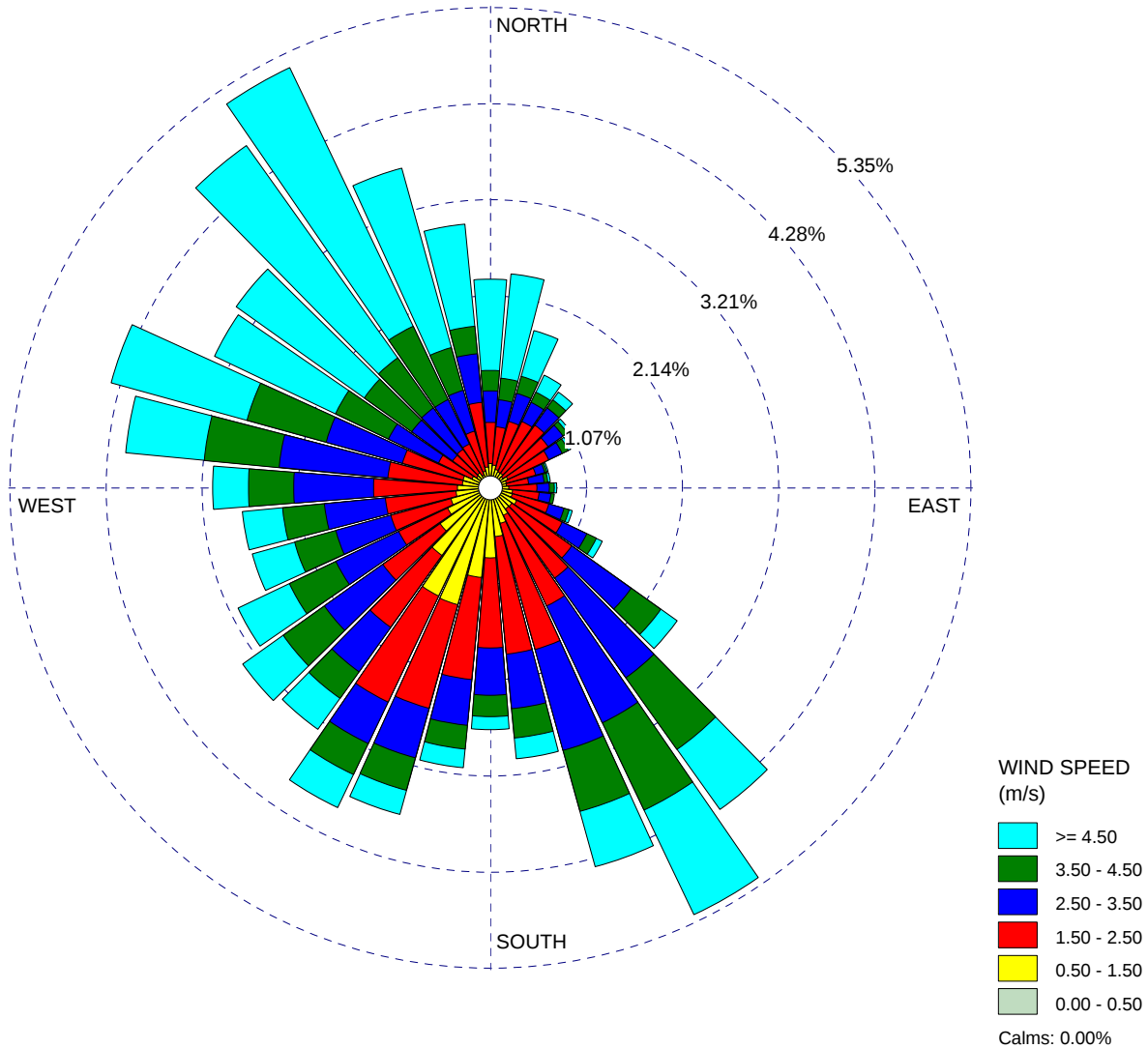
Attachment C

Collingwood Wind Rose (2010 – 2014)

WIND ROSE PLOT:

Collingwood Wind Rose
2010-2014 (MOE Processed)

DISPLAY:

Wind Speed
Direction (blowing from)


COMMENTS:

DATA PERIOD:

Start Date: 1/1/2010 - 00:00
End Date: 12/31/2014 - 23:59

COMPANY NAME:

MODELER:

GHD

CALM WINDS:

0.00%

TOTAL COUNT:

43690 hrs.

AVG. WIND SPEED:

3.32 m/s

DATE:

9/28/2018

PROJECT NO.:



Station ID: 61117
 Start Date: 1/1/2010 - 00:00
 End Date: 12/31/2014 - 23:59

FrequencyReport
 Run ID:

Frequency Distribution
 (Count)

		Speed m/s				
Wind	Direction	0.00 - 0.50	0.50 - 1.50	1.50 - 2.50	2.50 - 3.50	3.50 -
4.50	>= 4.50	Total				
337.50	- 22.50	0	469	1037	781	
556	2245	5088				
22.50	- 67.50	0	398	1162	414	
171	201	2346				
67.50	- 112.50	0	416	620	278	
89	42	1445				
112.50	- 157.50	0	620	1726	1926	
1237	1170	6679				
157.50	- 202.50	0	1633	2390	1217	
700	525	6465				
202.50	- 247.50	0	1696	1791	1319	
923	979	6708				
247.50	- 292.50	0	723	1574	1758	
1234	1421	6710				
292.50	- 337.50	0	384	751	1120	
1438	4556	8249				
	Sub-Total:	0	6339	11051	8813	
6348	11139	43690				
	Calms:	0				
Missing/Incomplete:		134				
	Total:	43824				

Frequency of Calm Winds: 0.00%
 Average Wind Speed: 3.32 m/s

Station ID: 61117
 Start Date: 1/1/2010 - 00:00
 End Date: 12/31/2014 - 23:59

Run ID:

Frequency Distribution
 (Normalized)

		Speed m/s				
Wind	Direction	0.00 - 0.50	0.50 - 1.50	1.50 - 2.50	2.50 - 3.50	3.50 -
4.50	>= 4.50	Total				
337.50	- 22.50	0.000000	0.010702	0.023663	0.017821	
0.012687	0.051228	0.116101				
22.50	- 67.50	0.000000	0.009082	0.026515	0.009447	
0.003902	0.004587	0.053532				
67.50	- 112.50	0.000000	0.009493	0.014147	0.006344	
0.002031	0.000958	0.032973				

			FrequencyReport		
112.50 - 157.50	0.000000	0.014147	0.039385	0.043949	
0.028227 0.026698	0.152405				
157.50 - 202.50	0.000000	0.037263	0.054536	0.027770	
0.015973 0.011980	0.147522				
202.50 - 247.50	0.000000	0.038700	0.040868	0.030098	
0.021062 0.022339	0.153067				
247.50 - 292.50	0.000000	0.016498	0.035916	0.040115	
0.028158 0.032425	0.153112				
292.50 - 337.50	0.000000	0.008762	0.017137	0.025557	
0.032813 0.103961	0.188230				
Sub-Total:	0.000000	0.144647	0.252168	0.201100	
0.144852 0.254176	0.996942				
Calms:					
	0.000000				
Missing/Incomplete:					
	0.003058				
Total:					
	1.000000				

Frequency of Calm Winds: 0.00%
Average Wind Speed: 3.32 m/s

Attachment D

MECP Approvals for Adjacent Land Uses

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8276-APMNYQ

Issue Date: November 22, 2017

Lafarge Canada Inc.
6509 Airport Road
Mississauga, Ontario
L4V 1S7

Site Location: 555 Tenth Line
Collingwood Town, County of Simcoe
L9Y 0W1

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) ready-mix concrete batching plant having a maximum production rate of 500 cubic metres per day, and consisting of the following:

- One (1) baghouse dust collector controlling emissions from a 70 tonne capacity storage silo designated as Silo #1, equipped with 10.6 square metres of polyester filter material and a reverse pulse-jet type cleaning system, discharging to the air at a volumetric flow rate of 0.5 cubic metre per second through a vent having an exit diameter of 0.13 metre, extending 13.1 metres above grade;
- One (1) baghouse dust collector controlling emissions from a 55 tonne capacity storage silo designated as Silo #2, equipped with 10.6 square metres of polyester filter material and a reverse pulse-jet type cleaning system, discharging to the air at a volumetric flow rate of 0.5 cubic metre per second through a vent having an exit diameter of 0.13 metre, extending 22.6 metres above grade;
- One (1) baghouse dust collector controlling emissions from the transfer of cementitious material to the cement weigh scale, equipped with 10.6 square metres of polyester filter material and a reverse pulse-jet type cleaning system, discharging to the air at a volumetric flow rate of 0.5 cubic metre per second through a vent having an exit diameter of 0.13 metre, extending 12.6 metres above grade;
- One (1) No. 2 fuel oil fired hot water boiler having a maximum heat input of 2.2 million kilojoules per hour, discharging to the air at a volumetric flow rate of 0.41 cubic metre per second through a stack having an exit diameter of 0.3 metre, extending 7.3 metres above the roof and 11 metres above grade;

- Fugitive dust emissions resulting from the delivery, storage, and transfer of materials associated with ready-mix concrete batching operations, including controls and enclosures as described in the *ESDM Report* and *Best Management Practices Plan*.

All in accordance with the Environmental Compliance Approval application signed by Doug England, dated July 23, 2013, and submitted by the Company, the Emission Summary and Dispersion Modelling Report prepared by Adam Draper of BCX Environmental Consulting, dated July 2013, and submitted in support of the application, the supporting information submitted via e-mail by Susanne Pyda of BCX Environmental Consulting on July 20, 2017; the Acoustic Assessment Report prepared by HGC Engineering, dated November 17, 2017 and signed by Corey Kinart, P.Eng.; and all other supporting information and documentation submitted in support of the application.

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

1. "*Acoustic Assessment Report*" means the report, prepared in accordance with *Publication NPC-233* submitted in support of the application, that documents all sources of noise emissions and *Noise Control Measures* present at the *Facility*. "*Acoustic Assessment Report*" also means the Acoustic Assessment Report prepared by HGC Engineering, dated November 17, 2017 and signed by Corey Kinart, P.Eng.;
2. "*Approval*" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
3. "*Best Management Practices Plan*" means a document or a set of documents which describe measures to minimize dust emissions from the *Facility* and/or *Equipment*;
4. "*Building Code Act, 1992*" means the Building Code Act, S.O. 1992, c.23, as amended and any replacement or successor legislation;
5. "*Company*" means Lafarge Canada Inc., that is responsible for the construction or operation of the *Facility* and includes any successors and assigns;
6. "*Director*" means a person appointed for the purpose of section 20.3 of the *EPA* by the *Minister* pursuant to section 5 of the *EPA*;
7. "*District Manager*" means the District Manager of the appropriate local district office of the *Ministry*, where the *Facility* is geographically located;
8. "*ESDM Report*" means the Emission Summary and Dispersion Modelling Report

prepared by Adam Draper of BCX Environmental Consulting, dated July 2013, and submitted in support of the application, and includes any changes to the report made up to the date of issuance of this *Approval*;

9. "*EPA*" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
10. "*Equipment*" means the equipment and processes described in the *Company's* application, this *Approval* and in the supporting documentation submitted with the application, to the extent approved by this *Approval*;
11. "*Facility*" means the entire operation located on the property where the *Equipment* is located;
12. "*Manual*" means a document or a set of documents that provide written instructions to staff of the *Company*;
13. "*Minister*" means the Minister of the Environment and Climate Change or such other member of the Executive Council as may be assigned the administration of the *EPA* under the Executive Council Act;
14. "*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;
15. "*Noise Control Measures*" means measures to reduce the noise emission from the *Facility* including, but not limited to silencers, acoustic louvres, enclosures, absorptive treatment, plenums and barriers. It also means the noise control measures outlined in the *Acoustic Assessment Report*;
16. "*Publication NPC-233*" means the *Ministry* Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended;
17. "*Publication NPC-300*" means the *Ministry* Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300", August, 2013, as amended;
18. "*RMC Plant Batch Building*" means the building containing the aggregate bins and aggregate weigh scale; and
19. "*Truck(s)*" means ready-mix truck(s), sand truck(s), or cementitious material tanker truck(s).

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

TERMS AND CONDITIONS

1. OPERATION AND MAINTENANCE

1. The *Company* shall ensure that the *Equipment* is properly operated and maintained at all times. The *Company* shall:
 - a. prepare, not later than three (3) months after the date of this *Approval*, and update, as necessary, a *Manual* outlining the operating procedures and a maintenance program for the *Equipment*, including:
 - i. routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the *Equipment* suppliers;
 - ii. emergency procedures; including spill clean-up procedures;
 - iii. procedures for any record keeping activities relating to operation and maintenance of the *Equipment*;
 - iv. the frequency of inspection and replacement of the filter material in the *Equipment*; and
 - v. all appropriate measures to minimize noise and odorous emissions from all potential sources;
 - b. implement the recommendations of the *Manual*.
2. The *Company* shall ensure that all doors of the *RMC Plant Batch Building* remain fully closed when the *Facility* is in operation, except when being used for personnel ingress and egress.

2. FUGITIVE DUST CONTROL

1. The *Company* shall develop in consultation with the *District Manager*, a *Best Management Practices Plan* for the control of fugitive dust emissions. This *Best Management Practices Plan* shall include, but not be limited to:
 - a. identification of the main sources of fugitive dust emissions such as:
 - i. on-site traffic;
 - ii. paved roads/areas;
 - iii. unpaved roads/areas;
 - iv. material stock piles;
 - v. loading/unloading areas and loading/unloading techniques;
 - vi. material spills;
 - vii. material conveyance systems;
 - viii. exposed openings in process and storage buildings; and
 - ix. general work areas.

- b. potential causes for high dust emissions and opacity resulting from these sources;
 - c. procedures for assessing the moisture level of aggregate material, and application of liquid dust suppressant to dry aggregate material;
 - d. preventative and control measures in place or under development to minimize the likelihood of high dust emissions and opacity from the sources of fugitive dust emissions identified above. Details of the preventative and control measures shall include:
 - i. a description of the control equipment to be installed;
 - ii. a description of the preventative procedures to be implemented; and/or
 - iii. the frequency of occurrence of periodic preventative activities, including material application rates, as applicable.
 - e. an implementation schedule for the *Best Management Practices Plan*, including training of facility personnel;
 - f. inspection and maintenance procedures and monitoring initiatives to ensure effective implementation of the preventative and control measures; and
 - g. a list of all *Ministry* comments received, if any, on the development of the *Best Management Practices Plan*, and a description of how each *Ministry* comment was addressed in the *Best Management Practices Plan*.
2. The *Company* shall submit the *Best Management Practices Plan* to the *District Manager* not later than six months after the date of this *Approval*.
- a. The *District Manager* may not accept the *Best Management Practices Plan* if the minimum requirements described in Condition 2.1 were not included in the *Best Management Practices Plan*.
 - b. If the *Best Management Practices Plan* is not accepted by the *District Manager*, the *Company* shall submit a *Best Management Practices Plan* acceptable to the *District Manager* not later than nine months after the date of this *Approval*;
3. Upon acceptance of the *Best Management Practices Plan* by the *District Manager*, the *Company* shall immediately implement the *Best Management Practices Plan* for the control of fugitive dust emissions to provide effective dust suppression measures to any potential sources of fugitive dust emissions resulting from the operation of the *Facility*.

4. The *Best Management Practices Plan* shall be updated as necessary or at the direction of the *District Manager*.

3. RECORD RETENTION

1. The *Company* shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this *Approval*, and make these records available for review by staff of the *Ministry* upon request. The *Company* shall retain:
 - a. all records on the maintenance, repair and inspection of the *Equipment*;
 - b. all records on the environmental complaints; including:
 - i. a description, time, date and location of each incident;
 - ii. wind direction and other weather conditions at the time of the incident;
 - iii. a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future, and the outcome of the measures taken.

4. NOTIFICATION OF COMPLAINTS

1. The *Company* shall notify the *District Manager*, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:
 - a. a description of the nature of the complaint;
 - b. the time, date and location of the incident.

5. NOISE

1. The *Company* shall:
 - a. implement the *Noise Control Measures* not later than twelve (12) months after the issuance of an above grade building permit under the *Building Code Act, 1992*, for a noise sensitive building on the vacant rural zoned lands west of the *Facility*;
 - b. at all times, ensure that the noise emissions from the *Facility* comply with the limits set out in *Ministry Publication NPC-300*;
 - c. limit *Trucks* arrivals and departures during the day-time hours of 7 a.m. to 7 p.m., in accordance with the following:
 - i. a maximum of seven (7) ready-mix trucks per sixty (60) minute period;
 - ii. a maximum of four (4) aggregate trucks per sixty (60) minute

- period;
 - iii. a maximum of one (1) cementitious material tanker truck per sixty (60) minute period;
 - d. limit *Trucks* arrivals and departures during the evening-time hours of 7 p.m to 11 p.m., in accordance with the following:
 - i. a maximum of two (2) ready-mix trucks per sixty (60) minute period;
 - ii. a maximum of two (2) aggregate trucks per sixty (60) minute period;
 - e. limit *Trucks* arrivals and departures during the night-time hours of 11 p.m. to 7 a.m., in accordance with the following:
 - i. a maximum of two (2) ready-mix trucks per sixty (60) minute period;
 - ii. a maximum of two (2) aggregate trucks per sixty (60) minute period;
2. The *Company* shall restrict the operation of the cementitious material tanker trucks to the daytime hours from 7 a.m. to 7 p.m.

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

1. Conditions No. 1 and 2 are included to emphasize that the *Equipment* must be maintained and operated according to a procedure that will result in compliance with the *EPA*, the regulations and this *Approval*.
2. Condition No. 3 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.
3. Condition No. 4 is included to require the *Company* to notify staff of the *Ministry* so that compliance with the *EPA*, the regulations and this *Approval* can be verified.
4. Condition No. 5.1 is included to provide the minimum performance requirement considered necessary to prevent an adverse effect resulting from operation of the *Facility*.
5. Condition No. 5.2 is included to ensure that operation of the cementitious material tanker trucks is not extended beyond the stated hours to prevent an adverse effect resulting from the operation of the *Equipment*.

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:

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

The Notice should also include:

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

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

This Notice must be served upon:

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
M4V 1P5

*** 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 22nd day of
November, 2017

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

NR/
c: District Manager, MOECC Barrie District Office
Adam Draper, BCX Consulting



Ministry of the Environment
Ministère de l'Environnement

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 3829-9EHQ3F

Issue Date: February 20, 2014

Side Launch Brewing Company Inc.
200 Mountain Road, Unit 1
Collingwood, Ontario
L9Y 4V5

Site Location: 200 Mountain Road
Collingwood, Ontario

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 brewery, consisting of the following processes and support units:

- malting;

- mashing;
- lautering;
- boiling;
- wort settling/cooling;
- fermentation; and
- bottling, canning and kegging

including the *Equipment* and any other ancillary and support processes and activities, operating at a *Facility Production Limit* of up to **2,000,000 litres of beer 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 Stephen Kuchma, P.Eng. of Church & Trought Inc., and dated August 2013 submitted in support of the application, that documents all sources of noise emissions and *Noise Control Measures* present at the *Facility* and includes all updated *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. "*Acoustic Audit*" means an investigative procedure consisting of measurements and/or acoustic modelling of all sources of noise emissions due to the operation of the *Facility*, assessed to determine compliance with the Performance Limits for the *Facility* regarding noise emissions, completed in accordance with the procedures set in *Publication NPC-103* and reported in accordance with *Publication NPC-233*.
5. "*Acoustic Audit Report*" means a report presenting the results of an *Acoustic Audit*, prepared in accordance with *Publication NPC-233*.
6. "*Acoustical Consultant*" means a person currently active in the field of environmental acoustics and noise/vibration control, who is familiar with *Ministry* noise guidelines and procedures and has a combination of formal university education, training and experience necessary to assess noise emissions from a *Facility*.
7. "*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*.
8. "*Approval*" means this entire Environmental Compliance Approval and any *Schedules* to it.
9. "*Basic Comprehensive User Guide*" means the *Ministry* document titled "Basic Comprehensive Certificates of Approval (Air) User Guide" dated March 2011, as amended.
10. "*Company*" means Side Launch Brewing Company 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*.
11. "*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.
12. "*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*.
13. "*Director*" means a person appointed by the Minister pursuant to section 5 of the *EPA*.
14. "*District Manager*" means the District Manager of the appropriate local district office of the *Ministry*, where the *Facility* is geographically located.
15. "*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*.
16. "*Environmental Assessment Act*" means the Environmental Assessment Act, R.S.O. 1990, c.E.18, as amended.

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

18. "*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.

19. "*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*.

20. "*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.

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

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

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

24. "*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.

25. "*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*.

26. "*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*.

27. "*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.

28. "*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.

29. "*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*.

30. "*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.

31. "*O. Reg. 419/05*" means the Ontario Regulation 419/05, Air Pollution – Local Air Quality, as amended.
32. "*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 Church & Trought Inc. and dated August 2013 submitted in support of the application, and includes any changes to the report made up to the date of issuance of this *Approval*.
33. "*Performance Limits*" means the performance limits specified in Condition 3.2 of this *Approval* titled Performance Limits.
34. "*Point of Impingement*" has the same meaning as in section 2 of *O. Reg. 419/05*.
35. "*Point of Reception*" means Point of Reception as defined by *Publication NPC-205* and/or *Publication NPC-232*, as applicable.
36. "*Procedure Document*" means *Ministry* guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated March 2009, as amended.
37. "*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*.
38. "*Publication NPC-103*" means the *Ministry* Publication NPC-103 of the Model Municipal Noise Control By-Law, Final Report, August 1978, published by the *Ministry* as amended.
39. "*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.
40. "*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.
41. "*Publication NPC-232*" means the *Ministry* Publication NPC-232, "Sound Level Limits for Stationary Sources in Class 3 Areas (Rural)", October, 1995, as amended.
42. "*Publication NPC-233*" means the *Ministry* Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended.
43. "*Schedules*" means the following schedules attached to this *Approval* and forming part of this *Approval* namely:
- Schedule A - Supporting Documentation.
44. "*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.
45. "*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.

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, 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* or *Publication NPC-232*, as applicable.

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*.

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 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. ACOUSTIC AUDIT

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

(a) shall carry out *Acoustic Audit* measurements in accordance with the procedures in *Publication*

NPC-103 ;

(b) shall submit an *Acoustic Audit Report* on the results of the *Acoustic Audit* , prepared by an *Independent Acoustical Consultant* , in accordance with the requirements of *Publication NPC-233* , to the *District Manager* and the *Director* , not later than three (3) months after the commencement of operation of the *Facility*.

9.2 The *Director* :

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

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

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 August 12, 2013, signed by Garnet Pratt Siddall, President & CEO, and submitted by the *Company*;

(b) Emission Summary and Dispersion Modelling Report, prepared by Church and Trought Inc. and dated August 2013;

(c) Acoustic Assessment Report prepared by Church & Trought Inc., dated August 2013 and signed by Stephen Kuchma, P.Eng.

(d) Additional information provided by Church & Trought Inc., dated February 7, 2014 and signed by Christopher Scullion.

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.

ACOUSTIC AUDIT

8. Condition No. 9 is included to require the *Company* to gather accurate information and submit an *Acoustic Audit Report* in accordance with procedures set in the *Ministry* 's noise guidelines, so that the environmental impact and subsequent compliance with this *Approval* can be verified.

REVOCATION OF PREVIOUS APPROVALS

9. 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*.

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*		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 20th day of February,
2014

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

CL/
c: District Manager, MOE Barrie
Christopher Scullion, Church and Trought Inc.