Linksview Development Corporation

Compatibility & Mitigation Study
Air Quality, Dust, Odour
Collingwood, ON

SLR Project No: 209.30027.00000
March 2022

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SLR Project No.: 209.30027.0000

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March 2022

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EXECUTIVE SUMMARY

SLR Consulting (Canada) Ltd. (SLR), was retained by the Wyview Group to peer review the report entitled "Linksview Development Corporation, Air Quality and Odour Study for the Linksview Residential Site, Collingwood, Ontario" dated September 14, 2014 and prepared by Ortech Environmental and prepare an independent environmental air quality study.

The current report has been prepared in support of a Planning Application for the property located at 780 Line 10 in Collingwood, Ontario ("Project site").

The addition of "sensitive" land uses within the Project site, including residential, requires an assessment of land use compatibility with the surrounding proposed, and existing, employment land uses.

In this assessment, SLR considered air quality and reviewed potential industrial odour and dust emissions.

SLR understands that emissions of noise and vibration will be considered and is included in a separate SLR report.

Based on the review completed, the proposed development is anticipated to be compatible with the surrounding land uses from an air quality perspective. Concerns due to emissions of dust and odour at the Project site are not anticipated. The Project site is not anticipated to limit surrounding existing, or future industries and their ability to obtain/maintain their required Ministry of the Environment, Conservation & Parks (MECP) and/or Ministry of Natural Resources and Forestry (MNRF) permits and/or approvals.

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1. INTRODUCTION

SLR Consulting (Canada) Ltd. (SLR), was retained by the Wyview Group to peer review the report entitled "Linksview Development Corporation, Air Quality and Odour Study for the Linksview Residential Site, Collingwood, Ontario" dated September 14, 2014 and prepared by Ortech Environmental and prepare an independent environmental air quality study.

This report is prepared in support of a Planning Application for the property located at 780 Line 10 in Collingwood, Ontario ("Project site").

A review of the existing industries surrounding the Project site with respect to air quality has been performed.

This assessment has considered industrial air quality, odour, and dust emissions.

In this assessment, SLR has reviewed the surrounding industrial land uses and major facilities in the area with respect to the following guidelines:

- The Provincial Policy Statement;
- The Provincial Growth Plan;
- Ministry of the Environment, Conservation and Parks ("MECP") D-Series Guidelines;
- Ontario Regulation 419/05: *Air Pollution – Local Air Quality* and its associated air quality standards and assessment requirements; and
- The MECP draft policies on odour impacts and assessment.

This report identifies and evaluates options to achieve land use compatibility through appropriate design, buffering and/or separation distances between the proposed sensitive land uses, including residential uses, and nearby employment areas and/or major facilities.

2. DESCRIPTION OF DEVELOPMENT AND SURROUNDINGS

2.1 PROPOSED DEVELOPMENT

The Project site is located at 780 line 10 in Collingwood, Ontario. The Project lands are not occupied at this time. A residential subdivision referred to as Linksview is proposed for the Project site.

The current context plan and Site Plan for the development is shown in Figures 1.

2.2 SURROUNDINGS

The site is bounded by Tenth Line and a residential subdivision to the east. The Blue Mountain Golf and Country Club is located north of the Project site. The lands to the south of the Project site contain residential dwellings, soccer fields, and open space.

2.3 TOWN OF COLLINGWOOD OFFICIAL PLAN

The Project site and lands east of Tenth Line are designated Residential in the Town of Collingwood Official Plan. The lands to north are designated Recreation and Environment Protection. To the south, the lands are designated Recreation, Rural and Environment Protection.

Excerpts from Town of Collingwood zoning map are illustrated in **Figure 2a**.

2.4 TOWN OF COLLINGWOOD ZONING BYLAW 2010-040

As per Town of Collingwood Zoning By-Law 2010-040 the Project site is comprised of the following zoning categories Residential Third Density Exception Forty (R3-40), Residential Forth Density Exception six (R4-6), Community Services Exception Two (CS-2), Environmental Protection (EP), and Recreation (REC). The lands north of the Project site are zoned as Recreation (REC). The eastern portion of the lands south of the site are zoned as REC, and the western portion is zoned as Rural (RU) and Environmental Protection (EP). The lands to the west are zoned as Rural. To the east of the Project site, the lands are zoned as R3 with a variety of exceptions including R3-1, R3-4 and R3-47.

Excerpts from Town of Collingwood zoning map are illustrated in **Figure 2b**.

3. ASSESSMENT FRAMEWORK

The intent of this report is to undertake an assessment of land use compatibility between the Project site and surrounding proposed, and existing, employment land uses. This report identifies and evaluates options to support compatibility between the sensitive, employment and/or major facility land uses through design, buffering and/or creation of separation distances.

The requirements of Ontario planning regime are organized such that generic policy is informed by specific policy, guidance, and legislation, as follows:

- The Ontario Planning Act, Section 2.1 – sets the ground rules for land use planning in Ontario, whereby planning decisions have regard to matters of provincial interest including orderly development, public health, and safety; then
- The Provincial Policy Statement ("PPS") sets out goals to ensure adjacent land uses are compatible from a health and safety perspective and are appropriately buffered); then
- The Provincial Growth Plan, Section 2.2.5 – builds on the PPS to establish a unique land use planning framework for the Greater Golden Horseshoe, where the development of sensitive land uses will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing, or other uses that are particularly vulnerable to encroachment; then
- The MECP D-series of guidelines set out methods to determine if assessments are required (areas of influence, recommended separation distances, and the need for additional studies); then
- MECP and Municipal regulations, policies, standards, and guidelines then set out the requirements of additional air quality, noise and vibration studies and the applicable policies, standards, guidelines, and objectives to ensure that adverse effects do not occur.

3.1 ONTARIO PLANNING ACT

The Ontario Planning Act is "provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The purpose of the Act is to:

- provide for planning processes that are fair by making them open, accessible, timely and efficient
- promote sustainable economic development in a healthy natural environment within a provincial policy framework
- provide for a land use planning system led by provincial policy
- integrate matters of provincial interest into provincial and municipal planning decisions by requiring that all decisions be consistent with the Provincial Policy Statement and conform/not conflict with provincial plans
- encourage co-operation and coordination among various interests
- recognize the decision-making authority and accountability of municipal councils in planning"

Section 2.1 of the Ontario Planning Act describes how approval authorities and Tribunals must have regard to matters of provincial interest including orderly development, public health, and safety.

3.2 PROVINCIAL POLICY STATEMENT

The PPS "provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians."

The PPS is a generic document, providing a consolidated statement of the government policies on land use planning and is issued under section 3 of the Planning Act. Municipalities are the primary implementers of the PPS through policies in their local official plans, zoning by-laws, and other planning related decisions. Policy direction concerning land use compatibility is provided in Section 1.2.6 of the PPS (2020).

> "1.2.6 Land Use Compatibility
>
> 1.2.6.1 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.
>
> 1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards, and procedures:
>
> a) there is an identified need for the proposed use;
>
> b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;

c) adverse effects to the proposed sensitive land use are minimized and mitigated; and

d) potential impacts to industrial, manufacturing, or other uses are minimized and mitigated."

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.

3.3 D-SERIES OF GUIDELINES

The D-series of guidelines were developed by the MECP in 1995 to assess Recommended Minimum Separation Distances and other control measures for land use planning proposals to prevent or minimize 'adverse effects' from the encroachment of incompatible land uses where a facility either exists or is proposed. D-series guidelines address sources including sewage treatment (Guideline D-2), gas and oil pipelines (Guideline D3), landfills (Guideline D-4), water services (Guideline D-5) and industries (Guideline D-6).

For this project, the applicable guideline is Guideline D-6 - Compatibility *between Industrial Facilities and Sensitive Land Uses*. The guidelines specifically address emissions of air quality, odour, dust, noise, and litter.

Adverse effect is a term defined in the Environmental Protection Act and "means one or more of

- impairment of the quality of the natural environment for any use that can be made of it,
- injury or damage to property or to plant or animal life,
- harm or material discomfort to any person,
- an adverse effect on the health of any person,
- impairment of the safety of any person,
- rendering any property or plant or animal life unfit for human use,
- loss of enjoyment of normal use of property, and
- interference with the normal conduct of business".

3.3.1 GUIDELINE D-6 REQUIREMENTS

This guideline specifically addresses emissions of air quality, odour, dust, noise, and litter. To minimize the potential to cause an adverse effect, potential Areas of Influence and Recommended Minimum Separation Distances are included within the guidelines. The potential Areas of Influence and Recommended Minimum Separation Distances from the guidelines are provided in the table below.

Table 1: Guideline D-6 - Potential Areas of Influence and Recommended Minimum Separation Distances for Industrial Land Uses

Industry Classification	Area of Influence	Recommended Minimum Separation Distance
Class I – Light Industrial	70 m	20 m
Class II – Medium Industrial	300 m	70 m

Industry Classification	Area of Influence	Recommended Minimum Separation Distance
Class III – Heavy Industrial	1000 m	300 m

Industrial categorization criteria are supplied in Guideline D-6-2, and are shown in the following table:

Table 2: Guideline D-6 - Industrial Categorization Criteria

Category	Outputs	Scale	Process	Operations / Intensity	Possible Examples
Class I Light Industry	• Noise: Sound not audible off-property • Dust: Infrequent and not intense • Odour: Infrequent and not intense • Vibration: No ground-borne vibration on plant property	• No outside storage • Small-scale plant or scale is irrelevant in relation to all other criteria for this Class	• Self-contained plant or building which produces/ stores a packaged product • Low probability of fugitive emissions	• Daytime operations only • Infrequent movement of products and/ or heavy trucks	• Electronics manufacturing and repair • Furniture repair and refinishing • Beverage bottling • Auto parts supply • Packaging and crafting services • Distribution of dairy products • Laundry and linen supply
Class II Medium Industry	• Noise: Sound occasionally heard off-property • Dust: Frequent and occasionally intense • Odour: Frequent and occasionally intense • Vibration: Possible ground-borne vibration, but cannot be perceived off-property	• Outside storage permitted • Medium level of production allowed	• Open process • Periodic outputs of minor annoyance • Low probability of fugitive emissions	• Shift operations permitted • Frequent movements of products and/ or heavy trucks with the majority of movements during daytime hours	• Magazine printing • Paint spray booths • Metal command • Electrical production • Manufacturing of dairy products • Dry cleaning services • Feed packing plants
Class III Heavy Industry	• Noise: Sound frequently audible off property • Dust: Persistent and/ or intense • Odour: Persistent and/ or intense • Vibration: Ground-borne vibration can frequently be perceived off-property	• Outside storage of raw and finished products • Large production levels	• Open process • Frequent outputs of major annoyances • High probability of fugitive emissions	• Continuous movement of products and employees • Daily shift operations permitted	• Paint and varnish manufacturing • Organic chemical manufacturing • Breweries • Solvent recovery plants • Soaps and detergent manufacturing • Metal refining and manufacturing

3.3.2 REQUIREMENTS FOR ASSESSMENTS

Guideline D-6 requires that studies be conducted to assess potential air and noise emissions where sensitive land uses are proposed within the potential Area of Influence of an industrial facility. This report is intended to fulfill this requirement.

The D-series guidelines reference previous versions of the air quality regulation (Regulation 346) and noise guidelines (Publications NPC-205 and LU-131). However, the D-Series of guidelines are still active, still represent current MECP policy and are specifically referenced in numerous other current MECP policies. In applying the D-series guidelines, the current policies, regulations, standards, and guidelines have been used (e.g., Regulation 419, Publication NPC-300).

3.3.3 REQUIREMENTS FOR MINIMUM SEPARATION DISTANCES

Guideline D-6 also *recommends* that no sensitive land use be placed within the Recommended Minimum Separation Distance. However, it should be noted that this is a recommendation, only. Section 4.10 of the Guideline allows for development within the Recommended Minimum Separation Distance, in cases of redevelopment, infilling, and transitions to mixed use, provided that the appropriate studies are conducted and that the relevant air quality and noise guidelines are met.

4. NEARBY INDUSTRIES AND ENGAGEMENT

The Guideline D-6 setback distances from the Project site are shown in **Figure 3**. SLR personnel conducted a site visit to the area on December 7, 2021. Local industries within 1 km of the Project site were inventoried.

Table 3 lists the identified industries which lie within their applicable Area of Influence in respect to the Project and are discussed further in this Section.

Table 3: Identified Industries Within 1000 m of Proposed Development

Facility	Type of Operation	Environmental Compliance Approval No.	Industry Class	Area of Influence Dist (m)	Actual Distance to Site (m)	Additional Assessment Required?
Ken Winters Construction	Aggregate Pit	-	III	1000	130	Yes
Side Launch Brewing Company Inc.	Brewery	3829-9EHQ3F (2015)	II	300	320	No
AGNORA, Architectural Glass North America	Glass Fabricator	-	I	70	320	No
Lafarge Canada	Concrete Plant	8276-APMNYQ (2017)	II	300	820	No

The industries that are located within their respective Areas of Influence for their identified Class category are further detailed below.

Within Ontario, facilities with air emissions are required to obtain and maintain an Environmental Compliance Approval (an "ECA") from the MECP or submit an Environmental Activity and Sector Registry ("EASR"). ECA/ EASRs within 1 k m of the Project were obtained from the MECP *Access Environment* website.

4.1 GUIDELINE D-6 CLASS III HEAVY INDUSTRIES

The area within 1000 m of the Project was reviewed. One Class III Heavy Industries was identified.

4.1.1 KEN WINTERS CONSTRUCTION

ADDRESS	BLUE LINE ROAD
DISTANCE TO PROJECT:	130 m
D-6 CLASSIFICATION:	III

Ken Winters Construction is a class A licensed aggregate pit operated by Ken Winters Construction. The aggregate pit is located 130 meters north-west of the Project site. This facility produces and distributes materials such as aggregate, sand, stone, and gravel. A search of the MECP registry did not yield a permit or registration for this site.

Noise, dust, and odour from the facility could not be verified during the site visit conducted on December 7, 2021.

The extraction operations are permitted under a Class A licence by the Ministry of Natural Resources and Forestry (MNRF) and is identified as ALPS ID: 3785. According to available information on the MNRF website, the licenced extraction area is 21.9 hectares (Ha) with a maximum extraction tonnage of 250,000.

Based on the observations during the site visit, aerial photography, and SLR experience with similar operations, air quality sources of interest for this type of facility include:

- Outdoor aggregate stockpiles;
- Material handling operations:
  - Excavators
  - Loading haul trucks
  - Front-end loaders loading highway trucks for shipping
- Equipment movement over unpaved surfaces;
- Material screening and stockpiling;
- Crushing and stockpiling; and
- Tailpipe emissions from on-site vehicles and heavy equipment.

Based on the size and nature of the facility operations, Ken Winters Construction is considered a Class III Heavy Industry, with a Minimum Recommended Separation Distance of 300 m and an Area of Influence of 1000 m. The Project lies within the 1000 m Area of Influence and inside of the 300 m Recommended Minimum Separation Distance. Therefore, additional review and further analysis of the facility is warranted and included further in this report.

4.2 CLASS I LIGHT AND CLASS II MEDIUM INDUSTRIES

There are several existing Class I light and Class II medium scale industries within 300 m of the Project, as shown in **Figure 3**, namely:

- Side Launch Brewing Company Inc.;
- AGNORA, Architectural Glass North America; and
- Lafarge Canada.

4.2.1 SIDE LAUNCH BREWING COMPANY INC.

ADDRESS	200 MOUNTAIN ROAD
DISTANCE TO PROJECT:	320 m
D-6 CLASSIFICATION:	II

Side Launch Brewing Company Inc. is a micro-brewery facility located approximately 320 m north of the Project site, at the corner of Tenth Line and Mountain Road. The facility operates under MECP ECA 3829-9EHQ3F dated October 21, 2015. Copies of the MECP permit are located in Appendix A.01.

Breweries are listed as Class III uses under Table 2: Guideline D-6 – Industrial Categorization Criteria. This classification refers to large-scale commercial brewing operations such as Labatts or MolsonCoors. Side Launch produces small batches of beer in comparison to a major brewery. Therefore, it is identified as a Class II facility in this assessment. Possible odour emissions sources include processes and exhaust stacks associate with the brewing operation.

On December 7, 2021, SLR personnel conducted a site visit to the area to observe the potential air exhaust sources at the facility. Beer-like odours from the brewery were detected on Tenth Line immediately across from the facility. Odours were faint, inconsistent, and local the facility. The odours were not detected with the nasal olfactometer and were not detected at the Project site.

Side Launch Brewing Company Inc. is located approximately 320 m from the Project site, placing it outside of the Class II Area of Influence and outside of the Recommended Minimum Setback Distance. Therefore, additional review and further analysis of the facility is not warranted. Concerns due to emissions of dust and odour at the Project site are not anticipated. The Project site is not anticipated to limit the ability for the brewery to obtain or maintain required Ministry of the Environment, Conservation & Parks (MECP) permits and/or approvals. As such, the proposed development is anticipated to be compatible with Side Launch Brewing Company Inc. from an air quality perspective.

4.2.2 AGNORA, ARCHITECTURAL GLASS NORTH AMERICA

ADDRESS	200 MOUNTAIN ROAD
DISTANCE TO PROJECT:	320
D-6 CLASSIFICATION:	I

AGNORA Architectural Glass North America facility occupies a portion of the building located at 200 Mountain Road alongside the Side Launch Brewing Company. The facility manufactures architectural glass products. A search of the MECP registry did not yield a permit or registration for this facility.

The manufacturing of architectural glass products occurs with processes including heat treatment, lamination, cutting, polishing, grinding, and roller paining. Typically, these processes do not emit dust or odour.

The roller painting operation uses a water-based silicone coating, which is not expected to emit odour volatile solvents. The cutting, polishing and grinding is a wet water system that eliminates dust emissions. The heat treatment and laminating processes emit only heat which is discharged into the plant.

The AGNORA facility is considered a Class I light industry with a Potential Area of Influence of 70 m and a Recommended Minimum Separation Distance of 20 m. The facility falls outside both the Potential Area of

Influence and Recommended Minimum Separation Distance. Therefore, additional review and further analysis of the facility is not warranted.

4.2.3 LAFARGE CANADA

ADDRESS	555 TENTH LINE
DISTANCE TO PROJECT:	820 m
D-6 CLASSIFICATION:	II

Lafarge Canada is a ready-mix concrete plant located approximately 820 m north of the Project site. The facility operates under MECP ECA 8276-APMNYQ, dated November 22, 2017. Copies of the MECP permit can be found in Appendix A.02.

Potential sources of fugitive dust emissions include aggregate and materials handling, vehicle traffic on the unpaved roads, and the ready-mix concrete manufacturing processes. Based on the size and nature of the processes, the facility is considered to be a Class II medium industry.

On December 7, 2021, SLR personnel conducted a site visit to the area to observe the facility. Fugitive dust emissions were not observed at the time of the site visit. Sources of interest were identified based on the ECA, site visit, aerial photography and typical operations for this type of facility and include:

- Outdoor stockpiles
- Vehicle movements including loader;
- Screener;
- Cement truck load out, mix and wash and pneumatic cement power unloading; and
- Dust Collectors and associated impulsive jet pulse filter cleaning mechanism.

Based on a review of the facility ECA, the ready mix facility air exhausts are equipped with baghouse filters to control dust emission. Lafarge Canada operates with a Best Management Practices Plan (BMPP) related to fugitive dust management with the goal to minimize on-site fugitive dust emissions. The facility is outside of both the Recommended Minimum Separation Distance of 70 m and a Potential Area of Influence of 300 m. Therefore, additional review and further analysis of the facility is not warranted.

Emissions of dust and odour at the Project site are not anticipated. The Project site is not anticipated to limit the ability of the ready-mix facility to obtain/maintain their required Ministry of the Environment, Conservation & Parks (MECP) permits and/or approvals. As such, the proposed development is anticipated to be compatible with the Lafarge Canada facility from an air quality perspective.

4.3 SUMMARY

From the list of industries discussed in Section 4 only Ken Winters Construction Ltd. requires further analysis because it is located within the respective Area of Influence.

5. AIR QUALITY, DUST AND ODOUR ASSESSMENT

5.1 INDUSTRIAL SOURCES

5.1.1 GUIDELINES AND REGULATIONS

Within Ontario, facilities with sources of air emissions are required to obtain and maintain an ECA from the MECP or submit an EASR. Facilities with an ECA/EASR should already meet the MECP guidelines for air quality at their property line.

5.1.1.1 Air Quality Emissions

Under O.Reg. 419/05, a facility is required to meet prescribed standards for air quality at their property boundary line and any location off-site. The MECP does not require industries to assess their emissions at elevated points off-site if a receptor does not exist at that location. While the introduction of high and mid-rise residential properties could trigger a facility to re-assess compliance at new receptor locations, the introduction of new low-rise receptors does not introduce any new receptors, as the facility is already required to comply at grade-level at their property line.

5.1.1.2 Odour

There are a select few compounds that are provincially regulated from an odour perspective; however, there is no formal regulation with respect to mixed odours. Impacts from mixed odours produced by industrial facilities are generally only considered and regulated by the MECP in the presence of persistent complaints (ECO 2010).

The MECP assesses mixed odours, in Odour Units, following draft guidelines. One odour unit (1 OU) has been used as a default threshold. This is the concentration at which 50 % of the population will just detect an odour (but not necessarily identify/recognize or object to it). Recognition of an odour will typically occur between 3 and 5 odour units. The following factors may be considered:

- Frequency – How often the odour occurs. The MECP typically allows odours to exceed 1 OU with a 0.5 % frequency.
- Intensity – The strength of the odour, in odour units. 1 OU is often used in odour assessments in Ontario.
- Duration – How long the odour occurs.
- Offensiveness – How objectionable the odour is. The MECP may allow for a higher concentration of pleasant smells such as baking as opposed to off-putting smells such as rotting garbage or rancid meat.
- Location – Where the odour occurs. The MECP assesses at odours where human activity is likely to occur.

The MECP has decided to apply odour-based standards to locations “where human activities regularly occur at a time when those activities regularly occur,” which is generally accepted to be places that would be considered sensitive such as residences and public meeting places. As a guide, the MECP has provided proposed clarification of human odour receptors, as shown in the following table:

Table 4: Proposed Clarification of Human Receptors (MECP 2008)

Receptor Category	Examples	Exposure Type	Type of Assessment
Permanent potential 24-hour sensitivity	Anywhere someone could sleep including any resident or house, motels, hospitals, senior citizen homes, campgrounds, farmhouse, etc.	Individual likely to receive multiple exposures	Considered sensitive 24 hours per day
Permanent daily hours but with definite periods of shutdown/closure	Schools, daycares, community centres, soccer fields, farmland, churches, bicycle paths, hiking areas, lakes, commercial or institutional facilities (with consideration of hours of operation such as night clubs, restaurants, etc.)	Individual could receive multiple exposures	Nighttime or daytime exclusion only (consider all other hours)
Seasonal variations with clear restrictions on accessibility during the off season	Golf courses, amusement parks, ski hills, other clearly seasonal private property	Short term potential for exposure	Exclusions allowed for non-seasonal use
Transient	Open fields, roadways, easements, driveways, parking lots, pump houses	Very short-term potential for exposure, may not be a single resident exposed to multiple events	Generally, would not be included as human receptors unless otherwise specified.

Note that commercial facilities are considered to be odour sensitive points of reception, as well as community spaces and residences. The MECP odour policy would apply to the proposed development.

5.1.1.3 Dust

Ontario Regulation 419/05 also provides limits for dust, including limits for suspended particulates and dust fall. Under Reg. 419/05, these air quality limits must be met at the property line and all points beyond. This is not changed by the addition of the Project. That is to say, the existing mutual property line is already a point of reception for dust, and the limits must already be met at that location.

5.1.1.4 Cumulative Assessments

Cumulative impact assessments, examining the combined effects of individual industries, or the combined effects of industry and roadway emissions, are generally not required. Neither the PPS, the D-Series of Guidelines, Regulation 419/05, or the current MECP odour assessment protocols require an assessment of cumulative impacts.

Which is not to say that such assessments are never warranted; rather, the need to do so must be considered on a case-by-case basis, depending on the nature and intensity of the industrial operation(s), and the nature of the pollutants released. Based on the types of pollutants released by the industries in this area, cumulative effects assessments are not warranted.

5.1.2 LOCAL METEOROLOGY

Surface wind data was obtained to generate a wind rose from data collected at the Barrie from 2004 through 2018, as shown in Figure 4. As can be seen in the wind rose, predominant winds are from the west and northwestern quadrants, while winds from the northeast and southeast quadrants may be the least frequent.

5.1.3 PROJECT SITE VISITS AND ODOUR AND DUST OBSERVATIONS

A Project site visit was conducted to the area on December 7, 2021 by SLR personnel to identify potential sources of air emissions in the Project neighbourhood. During the site visits, the staff member observed existing industries from the sidewalks and other publicly accessible areas. Wind conditions during the site visit were noted as:

- December 7, 2021: northwest winds, 12 km/h, -7°C, 52%RH

During the site visit beer like odours were detected in the vicinity of the Side Launch Brewing Company. The odours were faint and infrequent. The odours were local to the area and were not detected downwind or at the Project site. As was concluded in Section 4.2.1, potential odours from the brewery are not anticipated to be a concern at the Project Site.

No visible dust or odours were detected at the Project site during the site visit.

5.1.4 ASSESSMENT OF POTENTIAL AIR QUALITY EMISSIONS

From the list of industries in Sections 4 only Ken Winters Construction requires further analysis, as it is located within the respective Area of Influence.

Additional details regarding potential air quality emissions from this facility is discussed below.

5.1.4.1 Ken Winters Construction

Ken Winters Construction owns the aggregate pit located on Eleventh Line in Collingwood approximately 130 meters north-west of the Project site. This facility produces and distributes materials such as aggregate, sand, stone, and gravel. A search of the MECP registry did not yield an air permit or registration for this facility. On December 7, 2021, SLR personnel conducted a site visit to the area to observe potential air quality sources. No odour or dust was observed at the time of the visit.

The extraction operations are permitted under a Class A licence by the Ministry of Natural Resources and Forestry (MNRF) and is identified as ALPS ID: 3785. According to available information on the MNRF website, the licenced extraction area is 21.9 hectares (Ha) with a maximum extraction tonnage of 250,000.

The facility operations have the potential to create fugitive dust emissions. Typically, aggregate operations use a variety of methods to limit off-property emission of fugitive dust including:

- Watering of unpaved haul roads;
- Use of spray bars on processing equipment (crusher, screener, and on the conveyor belt system);
- Water spray or chemical dust suppression of piles;
- Monitoring of weather conditions and adjustments to the mitigation frequency as needed; and
- Housekeeping and inspection protocols.

There are a number of existing residences on Kells Crescent located adjacent to the aggregate operations (0 m). These residences are located closer in proximity to the operations than the Project site (130 m). The closest existing residences are immediately adjacent to the aggregate facility and within the Minimum Recommended Separation Distance. It is expected that the facility mitigates fugitive emissions at the residences on Kells Crescent. These actions will also mitigate potential emissions at the Project site.

A review of **Figure 3** identifies that the Project site is buffered from the aggregate operations by Environmental Protection lands.

Based on the above analysis, the proposed development is anticipated to be compatible with the Ken Winters Construction Aggregate Pit from an air quality, perspective. Emissions of dust, and/or odour at the Project site are not anticipated.

6. SUMMARY AND CONCLUSIONS

A Compatibility/ Mitigation assessment has been completed, examining the potential for air quality, dust, odour, and noise emissions from nearby industrial land uses at the Project site.

Based on the review completed, the proposed development is anticipated to be compatible with the surrounding land uses from an air quality perspective. Concerns due to industrial emissions of dust and odour at the Project site are not anticipated. The Project site is not anticipated to limit surrounding existing, or future industries and their ability to obtain or maintain required MECP and MNRF approvals.

7. REFERENCES

Environmental Commissioner of Ontario (ECO, 2010), *Review of Posted Decision: Developing an Odour Policy Framework*, April 2010.

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

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

Ontario Ministry of the Environment, Conservation & Parks (MECP, 2008), *Technical Bulletin, Standards Development Branch, Methodology For Modelling Assessments Of Contaminants With 10-Minute Average Standards And Guidelines Under O. Reg. 419/05*, April 2008.

Ontario Ministry of Municipal Affairs and Housing (MMAH, 2021). *Provincial Policy Statement*

Ontario Regulation 419/01 – *Local Air Quality.*

8. STATEMENT OF LIMITATIONS

This report has been prepared and the work referred to in this report has been undertaken by SLR Consulting (Canada) Ltd. (SLR) for Wyview Group, hereafter referred to as the "Client". It is intended for the sole and exclusive use of the Client. The report has been prepared in accordance with the Scope of Work and agreement between SLR and the Client. Other than by the Client and as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted unless payment for the work has been made in full and express written permission has been obtained from SLR.

This report has been prepared in a manner generally accepted by professional consulting principles and practices for the same locality and under similar conditions. No other representations or warranties, expressed or implied, are made.

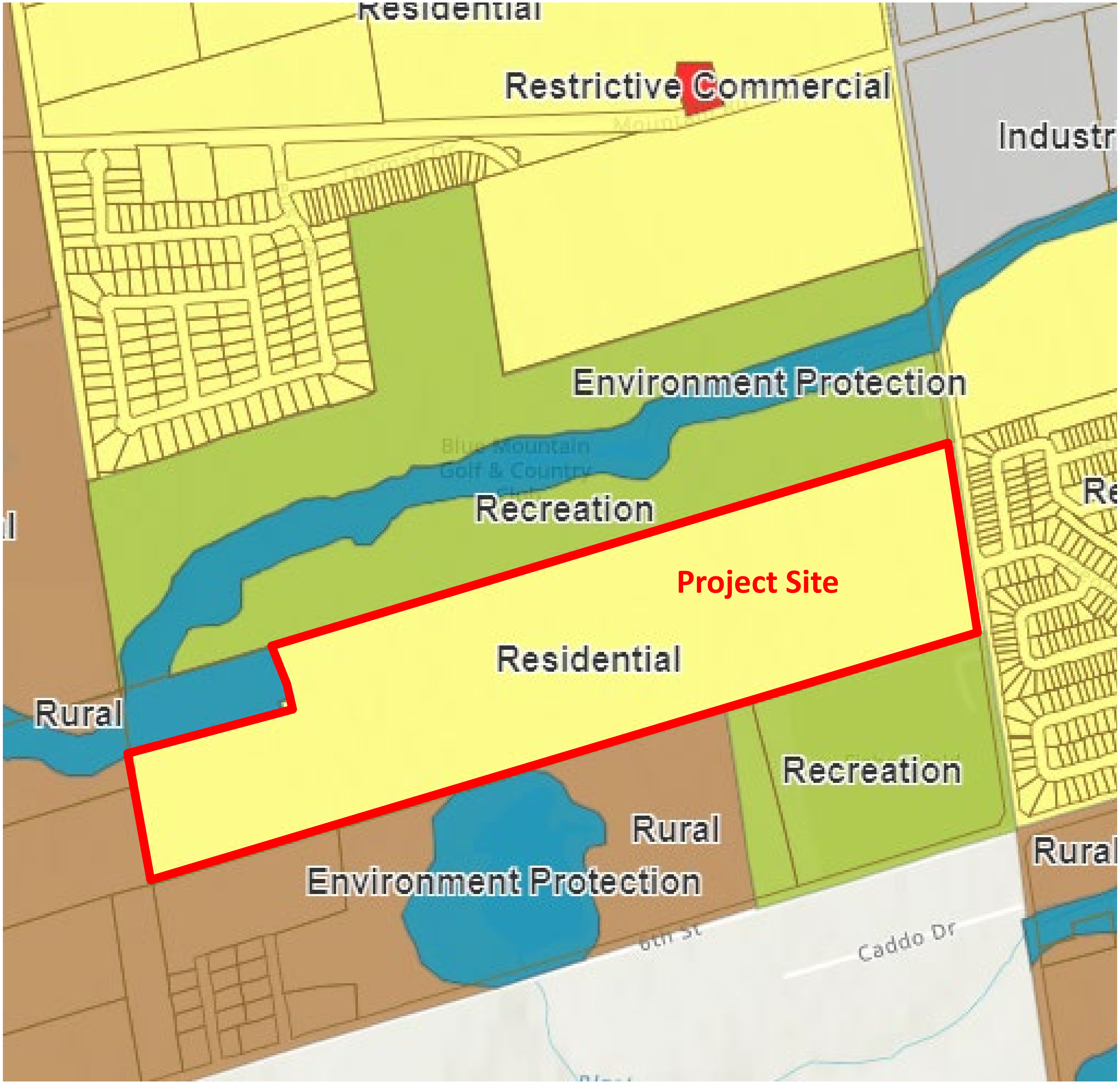
Opinions and recommendations contained in this report are based on conditions that existed at the time the services were performed and are intended only for the client, purposes, locations, time frames and project parameters as outlined in the Scope or Work and agreement between SLR and the Client. The data reported, findings, observations and conclusions expressed are limited by the Scope of Work. SLR is not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. SLR does not warrant the accuracy of information provided by third party sources.

Figures

Linksview Development Corporation
Air Quality, Dust, Odour Study
SLR Project No.: 209.30027.00000

Aerial Photography from Google Earth

WYVIEW GROUP	True North	Scale: 1:6,000		METRES	SLR global environmental solutions
780 LINE 10 COLLINGWOOD, ONTARIO		Date: Mar. 22, 2022	Rev 0.0	Figure No. 1	
SITE AND CONTEXT PLAN		Project No. 209.30027.00000			



- Inactive Private Landfill
- Industrial Fringe
- Pretty River Flood Fringe
- Secondary Plan Boundary
- Waste Disposal Assessment Areas
- Business Park
- Downtown Commercial Core
- Environment Protection
- Highway Commercial
- Industrial Park
- Light Industrial
- Mixed Use Commercial
- Industrial
- Recreation
- Regional Commercial District
- Residential
- Resort Commercial
- Restrictive Commercial
- Rural
- Rural Residential
- Shipyards
- Special Policy Area- Health
- Well Head
- Residential-Mixed Use

True North

WYVIEW GROUP

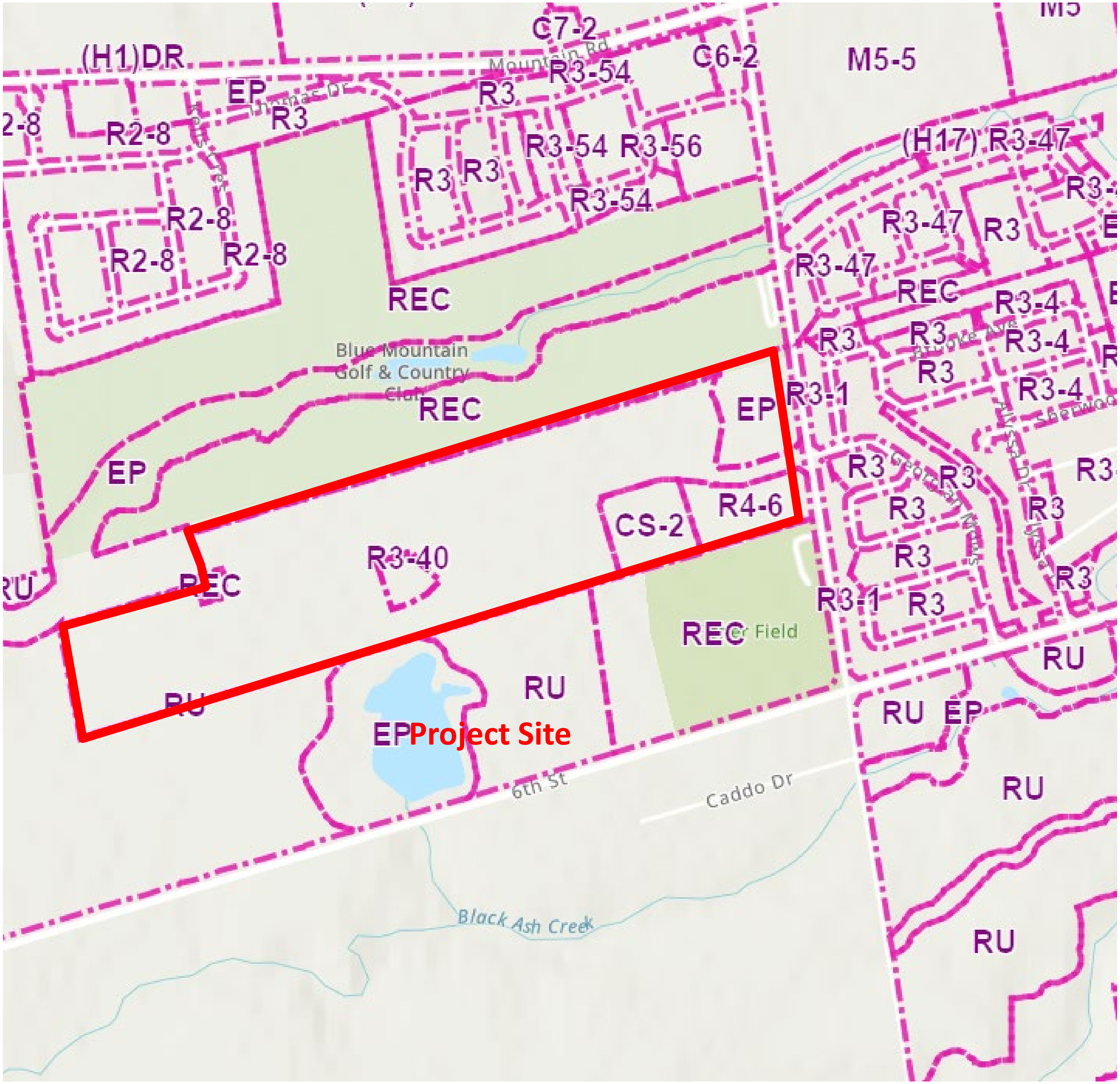
780 LINE 10
COLLINGWOOD, ONTARIO

AREA OFFICIAL PLAN MAP

https://cwood.maps.arcgis.com

Scale: n/a		METRES
Date: Mar. 22, 2022	Rev 0.0	Figure No. 2a
Project No. 209.30027.00000		

SLR global environmental solutions



True North

WYVIEW GROUP

780 LINE 10
COLLINGWOOD, ONTARIO

AREA ZONING MAP

https://cwood.maps.arcgis.com

Scale: n/a		METRES
Date: Mar. 22, 2022	Rev 0.0	Figure No. **2b**
Project No. 209.30027.00000		

SLR
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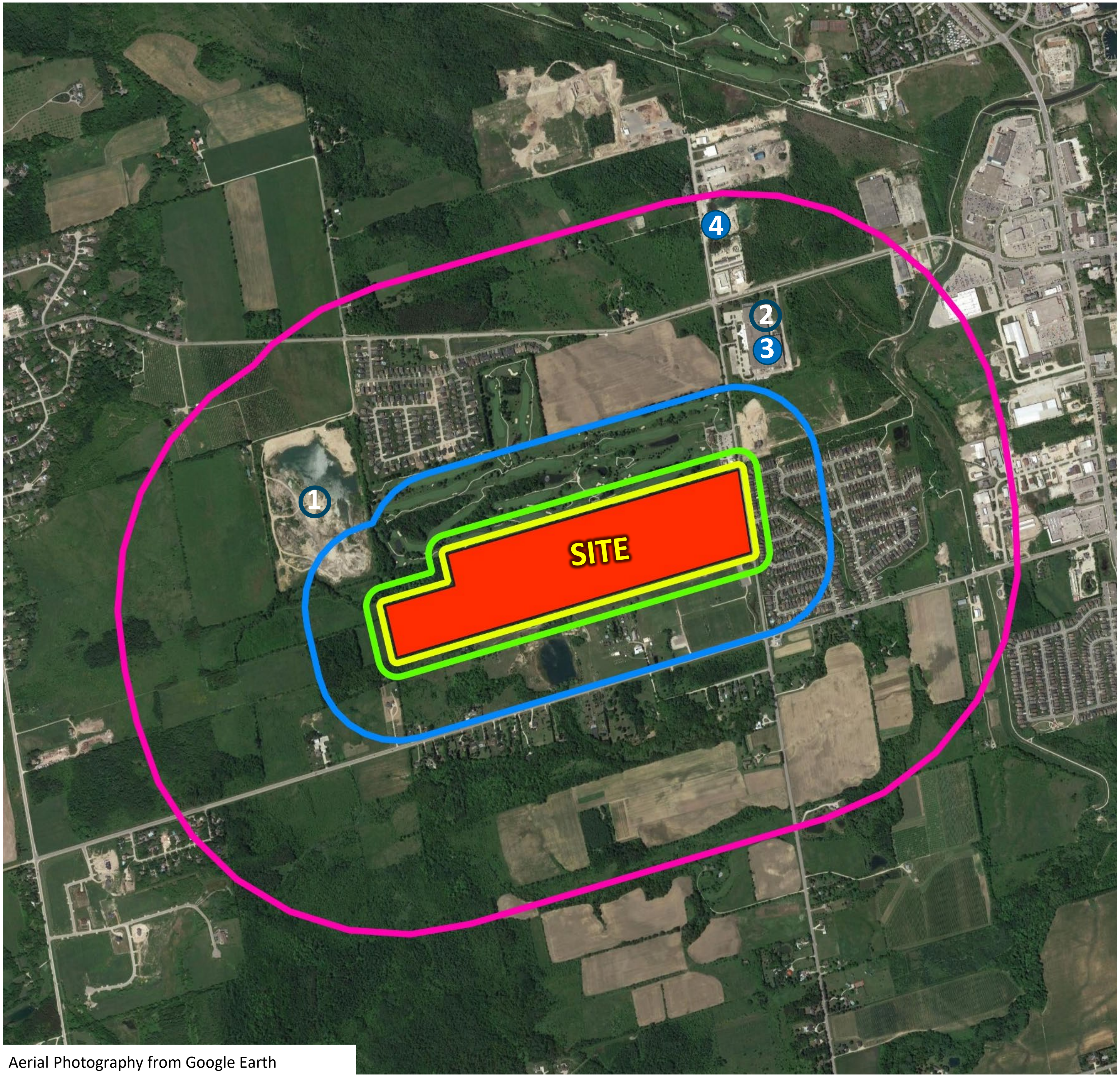


- Facility with MECP Permit (ECA/EASR)
- Facility without MECP Permit (ECA/EASR)
- 20 m Separation
- 70 m Separation
- 300 m Separation
- 1000 m Separation

1. Ken Winters Construction – Class III
2. Side Launch Brewing Company Inc. – Class II
3. AGNORA – Class I
4. Lafarge Canada – Class II

True North

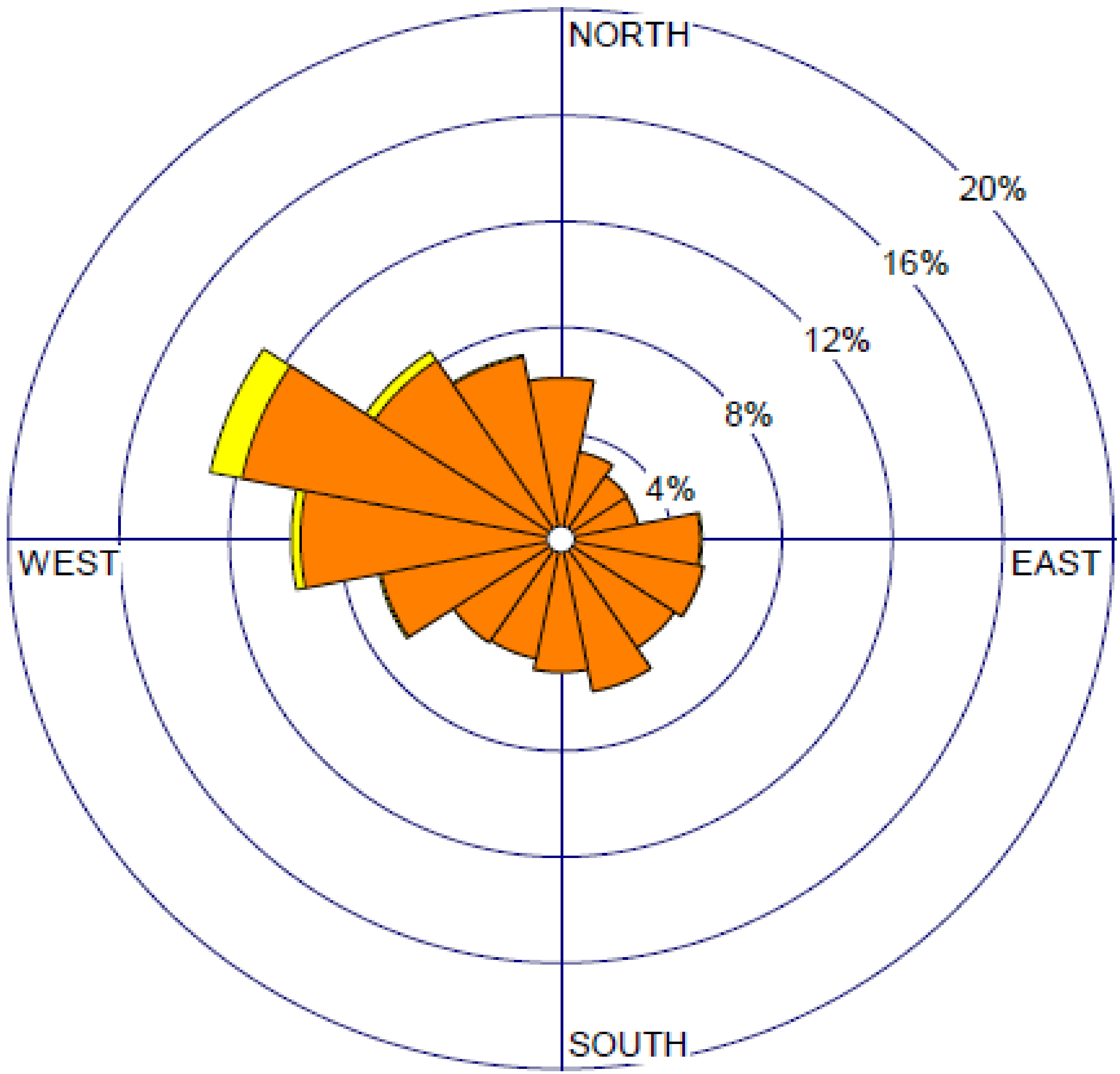
WYVIEW GROUP

780 LINE 10
COLLINGWOOD, ONTARIO

GUIDELINE D-6 SEPARATION DISTANCES TO 1000 M

Scale: 1: 64,000		METRES
Date: Mar. 22, 2022	Rev 0.0	Figure No. 3
Project No. 209.30027.00000		

SLR
global environmental solutions



True North

WYVIEW GROUP

780 LINE 10
COLLINGWOOD, ONTARIO

WIND FREQUENCY DISTRIBUTION DIAGRAM (WIND ROSE) BARRIE, ONTARIO (2004 TO 2018)

Scale: n/a		METRES
Date Mar. 22, 2022	Rev 0.0	Figure No. 4
Project No. 209.30027.00000		

SLR global environmental solutions

Appendix A
Industrial Information

Linksview Development Corporation

Air Quality, Dust, Odour Study

SLR Project No.: 209.30027.00000

Content Copy Of Original

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

AMENDMENT TO ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER 3829-9EHQ3F
Notice No. 1
Issue Date: October 21, 2015

Side Launch Brewing Company Inc.
38 Pine St, No. 2
Collingwood, Ontario
L9Y 2N7

Site Location: 200 Mountain Road
200 Mountain Rd
Collingwood Town, County of Simcoe
L9Y 4V5

You are hereby notified that I have amended Approval No. 3829-9EHQ3F issued on February 20, 2014 for a brew house , as follows:

The following conditions are hereby revoked:

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* .

The reason(s) for this amendment to the Approval is (are) as follows:

The results of the Acoustic Audit Report, prepared by NAAP Consultants and dated November 21, 2014 indicate that the facility is operating in compliance with the sound level limits.

This Notice shall constitute part of the approval issued under Approval No. 3829-9EHQ3F dated February 20, 2014

In accordance with Section 139 of the Environmental Protection Act, 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 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 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**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 21st day of October, 2015

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

DP/
c: District Manager, MOECC Barrie
na, NAAP Consultants

Content Copy Of Original

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

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 to 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