



# Compatibility Mitigation Study, Air Quality

**150 Steeles Avenue East – Milton, ON**

**150 Steeles Milton Inc.**

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SLR Project No.: 241.031807.00001

February 18, 2026

Revision: 0

## Revision Record

<b>Revision</b>	<b>Date</b>	<b>Prepared By</b>	<b>Checked By</b>	<b>Authorized By</b>
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## Executive Summary

SLR Consulting (Canada) Ltd. (SLR), was retained by 150 Steeles Milton Inc. (“Neatt Communities”), to conduct a Compatibility / Mitigation Study focusing on air quality, odour and dust in support of Phase 1 for a combined Draft Plan of Subdivision, Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) application with the Town of Milton. Phase 2 of the development will be assessed separately at a future date. The development site is located at 150 Steeles Avenue East and 248, 250 and 314 Martin Street in Milton, Ontario (“the Project site”).

This assessment has considered:

- Industrial air quality, odour, and dust emissions; and
- Transportation-related air pollution.

The assessment has included a review of air quality emissions from industrial facilities in the area.

Given the presence of some Class II industries within the Potential Area of Influence of the Project site, it is recommended that Warning Clauses be included in the sales and purchase documents. A summary of the mitigation measures and the Warning Clauses is provided in Appendix C.

With the inclusion of the Warning Clauses, the Project Site is anticipated to be compatible with the surrounding land uses from an air quality perspective. Further, the Project site will not affect the ability for industrial facilities to obtain or maintain compliance with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines. The requirements of MECP Guideline D-6 and Regulation 419/05 are met. As the applicable policies and guidelines are met, the Project site is:

- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the major facilities; and
- Unlikely to result in constraints on major facilities to reasonably expand, intensify or introduce changes to their operations.



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## Acronyms and Abbreviations

AADT	Average Annual Daily Traffic
EASR	Environmental Activity and Sector Registry
ECA	Environmental Compliance Approval
ECO	Environmental Commissioner of Ontario
EPI	Environmental Property Information
FOI	Freedom of Information
HVAC	Heating Ventilation and Air Conditioning
MECP	Ministry of the Environment, Conservation and Parks
MMAH	Ontario Ministry of Municipal Affairs and Housing
O. Reg. 419/05	Ontario Regulation 419/05
OPA	Official Plan Amendment
PPS	Provincial Planning Statement
ToR	Terms of Reference
ZBA	Zoning By-law Amendment



## 1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR), was retained by 150 Steeles Milton Inc (“Neat Communities”), to conduct a Compatibility / Mitigation Study focusing on air quality, odour and dust in support of Phase 1 for a combined Draft Plan of Subdivision, Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) with the Town of Milton. Phase 2 of the development will be assessed separately at a future date. The development site is located at 150 Steeles Avenue East and 248, 250 and 314 Martin Street in Milton, Ontario (“the Project site”).

This assessment has considered:

- Industrial air quality, odour, and dust emissions; and
- Transportation-related air pollution;

The assessment has included a review of air quality emissions from industrial facilities in the area. Noise and vibration were assessed in a separate Environmental Noise Study prepared by SLR.

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

- The Halton region Land Use Compatibility Guidelines (LUCG), Regional Official Plan Guidelines;
- The Provincial Planning Statement;
- 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
- Public Health Toronto report “City of Toronto. Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure. Technical Report”, dated October 2017.

This report identifies existing and potential land use compatibility issues and identifies and evaluates options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses, including residential uses, and nearby Employment Areas and/or major facilities.

## 2.0 Description of Development and Surroundings

### 2.1 Proposed Development

The Project site is located at 150 Steeles Avenue East and 248, 250 and 314 Martin Street, near the corner of intersection of Steeles Avenue East and Martin Street in Milton, Ontario. The Project site was previously partially occupied by Meritor Suspension Systems Co. and Moonstone Transport Ltd. which has been demolished in preparation of the Proposed Development.



The Proposed Development consists of two phases contemplating 15 development blocks. Phase 1 includes the creation of four (4) new public streets, six (6) development blocks, a stormwater management pond, a Natural Heritage Area and buffer zone. Phase 2 is contemplated to include nine smaller future development blocks which will include within them two community open spaces/parks and one public street. This study focuses on Phase 1 of the Proposed Development.

Phase 1 of the Proposed Development will be comprised of six (6) development blocks:

- Block 01: Midrise up to eight (8) storeys high;
- Block 02: Townhouses up to three (3) storeys high;
- Block 03: Midrise up to eight (8) storeys high;
- Block 04: Townhouses up to three (3) storeys High;
- Block 05 Midrise up to ten (10) storeys high; and
- Block 06: Midrise up to nine (9) storeys high.

The concept plan is provided for reference in Appendix A.

A location and context plan is provided in Figure 1.

## 2.2 Surroundings

The Project site is bounded by Steeles Avenue East to the north, the Milton Honda dealership to the northeast, low-density residential and Martin Street to the east, the Martin Street Public School and the CP Galt Subdivision rail line to the south.

The lands located immediately to the west of the Project site are intended to accommodate the future Phase 2 development of the Project. Beyond the immediate surrounding, to the west are several commercial and industrial properties, the intersection of Bronte Street North and Steeles Avenue East, and the CN Halton Subdivision rail line.

A context plan of the Project site and surroundings is shown on Figure 1.

## 2.3 Land Use Designations in the Area

The sections to follow outline the current land use designations under the Town of Milton Official Plan (OP) (December 2024 consolidation).

### 2.3.1 Town of Milton Official Plan

An excerpt from the Town of Milton Official Plan Map for the area is provided in Figure 2a. The Project site is designated as Business Park Area and Natural Heritage System. The lands to the east of the Project site are designated as Residential Areas. The lands to the north of the Project site are designated as Business Park Area and Industrial Area. The lands to the west of the Project site are part of the Rural Land use Plan and are designated as Natural Heritage System and Agricultural Area.



### **2.3.2 Town of Milton Zoning By-Law 016-2014**

An excerpt from the Town of Milton Zoning Map for the area is provided in Figure 2b. The Project site is currently zoned as Business Park (M1\*38). The lands immediately north and west of the Project site, and on the north side of Steeles Avenue East are also zoned as Business Park. To the south and southwest of the Project site, lands are zoned as Natural Heritage System (NHS). To the east of the Project site, lands are zoned as Residential Low Density (RDL).

Beyond the immediate surroundings, lands to the east are zoned as RDL, lands to the south are zoned as NHS, Institutional (I-A) or Open Space (OS), lands to the west are zoned as NHS and lands to the north are zoned as Industrial (M2) or Highway Commercial (C5).

## **3.0 Assessment Framework**

The intent of this report is to identify any existing and potential land use compatibility issues and to identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the surrounding sensitive land uses, including residential uses, and nearby Employment Areas and/or major facilities. Recommended measures intended to eliminate or mitigate negative impacts and adverse effects are provided.

The requirements of the 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 Planning Statement (“PPS”) sets out goals – making sure adjacent land uses are compatible from a health and safety perspective and are appropriately buffered; then
- The Halton Region Land Use Compatibility Guidelines (“LUCG”) developed by the Region to “identify how land use compatibility issues may be addressed by municipalities during a development proposal...” The LUCG were developed by the Region in consideration of the Provincial D-Series of Guidelines, prepared by the Ontario Ministry of Environment, Conservation & Parks (“MECP”). These guidelines set out methods to determine if assessments are required (Areas of Influence, Recommended Minimum Separation Distances, and the need for additional studies); then
- The MECP D-series of guidelines set out methods to determine if assessments are required (Areas of Influence, Recommended Minimum 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 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 Planning 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”<sup>1</sup>

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 Planning Statement

The PPS “provides policy direction on matters of provincial interest related to land use planning and development. As a key part of the Ontario policy-led planning system, the Provincial Planning 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.

The Province of Ontario approved PPS came into effect on October 20, 2024. Policy direction concerning land use compatibility is provided in the following sections of the PPS.

*“Policy 2.8.3: In addition to Policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the longterm economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.*

*Policy 3.5.1: 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.*

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<sup>1</sup> <https://www.ontario.ca/document/citizens-guide-land-use-planning/planning-act>



*Policy 3.5.2: Where avoidance is not possible in accordance with Policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.*

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

### **3.3 Halton Region Regional Official Plan Guidelines**

As a result of Bill 23, the *More Homes Built Faster Act* (2022), several upper-tier municipalities, including Halton Region, no longer have planning authority, and local municipalities are now responsible for managing development approvals. Halton Region has several Official Plan Guidelines related to land use compatibility assessment. While no longer reviewed by Halton Region, lower-tier municipalities including Milton still refer to these guidelines when reviewing development proposals.

#### **3.3.1 Halton Region Regional Official Plan Guidelines – Land Use Compatibility Guidelines**

The purpose of Land Use Compatibility Guidelines development by the Region (LUCG) is to “identify how land use compatibility issues may be addressed by municipalities during a development proposal...” The LUCG were developed by the Region in consideration of the Provincial D-Series of Guidelines, prepared by the MECP in 1995 for planning guidance in evaluating land use compatibility. Section 2 of the LUCG identifies the relevant provincial guidelines and regulations which are to be considered in conducting air quality assessment in Ontario:

*“The D-Series are used for development applications that require the re-designation (Official Plan Amendment) or rezoning of land uses (Zoning By-law amendment). The MOE’s D-Series are only applicable when a:*

- *New sensitive land use requires a land use amendment and is proposed to be located within the influence, or potential influence, area of an impacting use, such as an existing industrial land use; or when a*
- *New industrial use requires a land use amendment and is proposed to be located near an existing sensitive residential use.”<sup>2</sup>*

Included in the summary by the Region is a discussion of the “potential areas of influence” approach, as presented in the D-series of guidelines when assessing compatibility of industrial uses with more sensitive uses such as residences.

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<sup>2</sup> <https://www.halton.ca/Repository/Land-Use-Compatibility-Guidelines>



### 3.3.2 Halton Region Official Plan Guidelines: Air Quality Guidelines

The Halton Region Air Quality Guidelines<sup>3</sup> (AQG) were developed along with several other guidelines for land use planning which came out of the Regional Official Plan Amendment (ROPA 38). In general terms, the AQG recommends consideration of local industrial sources and transportation features when evaluating the siting of a residential land use.

The AQG acts as a summary document of the applicable guidelines for a particular undertaking.

*“2.1 Under the Region’s policy 143(12), any source emission studies may only be applicable when sensitive land uses (residential, natural heritage) are proposed with these 3 conditions present:*

- 1) *Within 30 m of a major arterial road or provincial highway or within 150 m of provincial freeway;*
- 2) *In proximity to an industrial use; and a*
- 3) *Utility use”*

SLR conducted a review of identified industrial uses and roadways/highways, as referred to in items 1) and 2) of Section 2.1 listed above.

### 3.4 D-Series of Guidelines

The D-series of guidelines were developed by the MECP in 1995 as a means to assess Recommended Minimum Separation Distances and other control measures for land use planning proposals in an effort 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 D-3), landfills (Guideline D-4), water services (Guideline D-5) and industries (Guideline D-6).<sup>4</sup>

For this assessment, the applicable guideline is Guideline D-6 - *Compatibility between Industrial Facilities and Sensitive Land Uses*.

Sensitive Land Use is defined in the D-Series Guidelines as:

“A building, ‘amenity area’ or outdoor space where routine or normal activities occurring at reasonably expected times would experience 1 or more ‘adverse effect(s)’ from contaminant discharges generated by a nearby ‘facility’. The ‘sensitive land use’ may be a part of the natural or built environment. Depending upon the particular ‘facility’ involved, a sensitive land use and associated activities may include one or a combination of:

- I. residences or facilities where people sleep (e.g. single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.). These uses are considered to be sensitive 24 hours/day.
- II. a permanent structure for non-facility related use, particularly of an institutional nature (e.g. schools, churches, community centres, day care centres).
- III. certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (e.g. trailer park, picnic area, etc.).

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<sup>3</sup> <https://www.halton.ca/Repository/Air-Quality-Guidelines>

<sup>4</sup> <https://www.ontario.ca/page/environmental-land-use-planning-guides>



- IV. certain agricultural operations (e.g. cattle raising, mink farming, cash crops and orchards).
- V. bird/wildlife habitats or sanctuaries.”

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”.

### 3.4.1 Guideline D-6 Requirements

The guideline specifically addresses issues of air quality, odour, dust, noise, and litter. To minimize the potential to cause an adverse effect, Areas of Influence and Recommended Minimum Separation Distances are included within the guidelines. The 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
Class III – Heavy Industrial	1000 m	300 m

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

**Table 2: Guideline D-6 - Industrial Categorization Criteria**

Category	Outputs	Scale	Process	Operations / Intensity	Possible Examples
<b>Class I Light Industry</b>	<ul style="list-style-type: none"> <li>• Noise: Sound not audible off-property</li> <li>• Dust: Infrequent and not intense</li> <li>• Odour: Infrequent and not intense</li> </ul>	<ul style="list-style-type: none"> <li>• No outside storage</li> <li>• Small-scale plant or scale is irrelevant in relation to all other criteria for this Class</li> </ul>	<ul style="list-style-type: none"> <li>• Self-contained plant or building which produces/ stores a packaged product</li> </ul>	<ul style="list-style-type: none"> <li>• Daytime operations only</li> <li>• Infrequent movement of products and/ or heavy trucks</li> </ul>	<ul style="list-style-type: none"> <li>• Electronics manufacturing and repair</li> <li>• Furniture repair and refinishing</li> <li>• Beverage bottling</li> </ul>



Category	Outputs	Scale	Process	Operations / Intensity	Possible Examples
	<ul style="list-style-type: none"> <li>Vibration: No ground-borne vibration on plant property</li> </ul>		<ul style="list-style-type: none"> <li>Low probability of fugitive emissions</li> </ul>		<ul style="list-style-type: none"> <li>Auto parts supply</li> <li>Packaging and crafting services</li> <li>Distribution of dairy products</li> <li>Laundry and linen supply</li> </ul>
<b>Class II Medium Industry</b>	<ul style="list-style-type: none"> <li>Noise: Sound occasionally heard off-property</li> <li>Dust: Frequent and occasionally intense</li> <li>Odour: Frequent and occasionally intense</li> <li>Vibration: Possible ground-borne vibration, but cannot be perceived off-property</li> </ul>	<ul style="list-style-type: none"> <li>Outside storage permitted</li> <li>Medium level of production allowed</li> </ul>	<ul style="list-style-type: none"> <li>Open process</li> <li>Periodic outputs of minor annoyance</li> <li>Low probability of fugitive emissions</li> </ul>	<ul style="list-style-type: none"> <li>Shift operations permitted</li> <li>Frequent movements of products and/ or heavy trucks with the majority of movements during daytime hours</li> </ul>	<ul style="list-style-type: none"> <li>Magazine printing</li> <li>Paint spray booths</li> <li>Metal command</li> <li>Electrical production</li> <li>Manufacturing of dairy products</li> <li>Dry cleaning services</li> <li>Feed packing plants</li> </ul>
<b>Class III Heavy Industry</b>	<ul style="list-style-type: none"> <li>Noise: Sound frequently audible off property</li> <li>Dust: Persistent and/ or intense</li> <li>Odour: Persistent and/ or intense</li> <li>Vibration: Ground-borne vibration can frequently be perceived off-property</li> </ul>	<ul style="list-style-type: none"> <li>Outside storage of raw and finished products</li> <li>Large production levels</li> </ul>	<ul style="list-style-type: none"> <li>Open process</li> <li>Frequent outputs of major annoyances</li> <li>High probability of fugitive emissions</li> </ul>	<ul style="list-style-type: none"> <li>Continuous movement of products and employees</li> <li>Daily shift operations permitted</li> </ul>	<ul style="list-style-type: none"> <li>Paint and varnish manufacturing</li> <li>Organic chemical manufacturing</li> <li>Breweries</li> <li>Solvent recovery plants</li> <li>Soaps and detergent manufacturing</li> <li>Metal refining and manufacturing</li> </ul>



### 3.4.2 Requirements for Assessments

Guideline D-6 requires that studies be conducted to assess impacts 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). 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).

### 3.4.3 Recommended 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.

## 4.0 Nearby Industries

The Guideline D-6 Separation distances from the Project site are shown in Figures 3a and 3b. The separation distances consider Phase 1 of the proposed development only. SLR personnel conducted a site visit to the area on December 9, 2025. Local industries within 1 km of the Project site were inventoried. The lands surrounding the Project site are generally comprised of commercial, residential and employment uses.

In Ontario, facilities that emit significant amounts of contaminants to the environment are required to obtain and maintain an Environmental Compliance Approval (“ECA”) from the MECP or submit an Environmental Activity and Sector Registry (“EASR”). ECAs/ EASRs within 1 km of the Project site were obtained from the MECP *Access Environment* website<sup>5</sup>.

Table 3 lists the identified industries within 1000 m of the Project site and within their applicable Area of Influence. A more detailed table of all industries within 1000 m is provided in Appendix B. Industries which lie within their applicable Area of Influence in respect to the Project are discussed further below. Note that distances to the identified industries were measured from the extent of Phase 1 of the proposed development at the Project site.

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<sup>5</sup> <https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action>



**Table 3: Identified Industries Within the Potential Area of Influence of the Project Site**

Facility	Type of Operation	ECA/EASR Number	Industry Class	Area of Influence Dist. (m)	Actual Distance to Project Site (m)	Additional Assessment Provided in Report
Ontario Redimix Milton Plant	Concrete Batching Plant	3380-9F5L9J (2014)	II	300	210	Yes
Mr. Waste Inc. and 1441168 Ontario Limited	Waste Transportation Storage Yard	R-004-8495457460 (2015) R-004-7495387013 (2015)	II	300	220	Yes
Wet Paint! Kitchen and Bath Cabinet Painting Inc.	Paint Booth	6283-A8AKB2 (2016)	II	300	240	Yes
G&D Tank and Trailer Repairs	Truck Tank Repairs	n/a	II	300	270	Yes
Aimco Solrec Limited	Waste Solvent Recycling Facility	8247-D3AHVN (2024)	II	300	270	Yes
Team Honda Powerhouse of Milton	Car Dealership & Service Centre		I	70	0	Yes

The industries listed above were identified to be inside the Potential Area of Influence and, therefore, require additional assessment.

All other industries, detailed in Appendix B, are outside of their respective Guideline D-6 Area of Influence and, therefore, are anticipated to be compatible with the proposed Project site development.

#### 4.1 Class III Heavy Industries

The area within 1 km of the Project site was reviewed. As shown in Figure 3a, there are no Class III Heavy industries within 1 km of the Project site.

#### 4.2 Class I Light and Class II Medium Industries

The area within 300 m of the Project site was reviewed. There are a number of Class II medium scale and Class I light industries within 300 m of the Project site, as shown in Figure 3b, namely:

- Ontario Redimix Milton Plant;
- Mr. Waste Inc. and 1441168 Ontario Limited;
- Wet Paint! Kitchen and Bath Cabinet Painting Inc.;
- G&D Tank and Trailer Repairs;



- Aimco Solrec Limited; and
- Team Honda Powerhouse of Milton.

#### 4.2.1 Ontario Redimix Milton Plant

<b>Address:</b>	<b>105 Steeles Avenue East</b>
Distance To Project:	210 m
D-6 Classification:	Class II Medium Industry

The Ontario Redimix Milton Plant is a ready-mix concrete batch plant located approximately 210 m north of the Project site. The facility operates under MECP ECA 3380-9F5L9J, dated 2014. According to the permit information, the concrete batching facility is permitted to operate on the property with a maximum production rate of 1,200 cubic metres of ready mix concrete per day. A copy of the MECP permit can be found in Appendix B1.

On December 9, 2025, SLR personnel conducted a site visit to the area. No odours or visible dust were observed at the facility at the time of the site visit.

The following air quality sources of interest were identified based on the ECA and site visit observations:

- Four baghouse dust collectors servicing the two storage silos, truck loading and weigh scale operations;
- Fugitive emissions resulting from the delivery, storage and transfer of materials associated with concrete batching operations;
- Maintenance welding operations;
- Diesel storage tanks;
- Ready-mix trucks washing operations;
- Natural gas fired comfort heating equipment;
- Outdoor stockpiles; and
- No crushing equipment is used on the property.

The Facility operations have the following characteristics:

- Outputs: Dust generation;
- Scale: Outside storage of materials, large production levels;
- Process: open processes, high probability of fugitive emissions; and
- Operations/ Intensity: Shift operations permitted, frequent movements of products and/ or heavy trucks with the majority of movements during daytime hours.

Based on the size and nature of the facility operations, including daytime, and expected night-time (early morning) operations Ontario Redimix Milton is considered a Class II Medium Industry under MECP Guideline D-6, with a 300 m Area of Influence and a Recommended Minimum Separation Distance of 70 m.

The Project site is located within the 300 m Area of Influence. Additional assessment is, therefore, warranted and provided further within this report.



#### 4.2.2 Mr. Waste Inc. and 1441168 Ontario Limited

<b>Address:</b>	<b>389 Bronte Street North</b>
Distance To Project:	220 m
D-6 Classification:	Class II Medium Industry

Mr. Waste Inc. and 1441168 Ontario Limited both operate a waste transportation Vehicle storage yard at 389 Bronte Street North. The facilities are located approximately 220 m southwest of the Project site. Mr. Waste Inc. operates under EASR registration number R-004-8495457460, dated March 27, 2015. 1441168 Ontario Limited operates under EASR registration number R-004-7495387013, also dated March 27, 2015. Copies of the MECP permits can be found in Appendix B2.

On December 9, 2025, SLR personnel conducted a site visit to the area. No odours or visible dust were observed at the facility at the time of the site visit.

The registrations for the two owners are for waste transportation systems and are similar overall. Each permit notes the waste transportation system does not include any on-truck processing of waste, and that waste will not be stored at the truck storage yard. Each registration includes one truck for the waste management system. The following categories of waste that will be transported are included in each of the registrations:

- Blue Box Materials;
- Domestic sources;
- Commercial Waste;
- Wood Waste; and
- Non-hazardous Solid Industrial Waste.

The registration for 1441168 Ontario Limited also includes contaminated soil.

Based on the nature of the of the facility operations, including outdoor storage and potential for odourous emissions, the Mr. Waste Inc. and 1441168 Ontario Limited facilities are considered Class II Medium Industries under MECP Guideline D-6. The Recommended Minimum Separation Distance is 70 m, and the Potential Area of Influence is 300 m. The Project lies outside of the Recommended Minimum Separation Distance but is within the Potential Area of Influence. Therefore, additional assessment is warranted and provided in subsequent sections of this report.

#### 4.2.3 Wet Paint! Kitchen and Bath Cabinet Painting Inc.

<b>Address:</b>	<b>400 Morobel Drive</b>
Distance To Project:	240 m
D-6 Classification:	Class II Medium Industry

Wet Paint! Kitchen and Bath Cabinet Painting is a kitchen re-modelling facility located approximately 240 m northwest of the Project site. The facility offers cabinet resurfacing with professional painting for homeowners. The facility operates under ECA number 6283-A8AKB2 dated March 24, 2016. A copy of the MECP permit can be found in Appendix B3.

On December 9, 2025, SLR personnel conducted a site visit to the area. Paint odours were detected in the parking lot of the facility. Paint odours were not detected beyond the property line of the facility.



The ECA permits a paint spray booth for the application of solvent based coatings. The company website notes their process includes receiving pre-built cabinet doors and drawers, sanding doors and drawers in preparation of painting, priming the cabinets, and painting them in a paint spray booth.

Based on the nature of the of the facility operations, including a paint spray booth and potential wood working activities, the Wet Paint! Kitchen and Bath Cabinet Painting Inc. facility is considered Class II Medium Industries under MECP Guideline D-6. The Recommended Minimum Separation Distance is 70 m, and the Potential Area of Influence is 300 m. The Project lies outside of the Recommended Minimum Separation Distance but is within the Potential Area of Influence. Therefore, additional assessment is warranted and provided in subsequent sections of this report.

#### 4.2.4 G&D Tank and Trailer Repairs

<b>Address:</b>	<b>55 Steeles Avenue East</b>
Distance To Project:	270 m
D-6 Classification:	Class II Medium Industry

G&D Tank and Trailer Repairs specialize in tank repairs, modifications and alterations for the truck industry. The facility is located approximately 270m northwest of the Project site. A search of the MECP Access Environment Ontario website did not yield a permit for the facility.

On December 9, 2025, SLR personnel conducted a site visit to the area. No odours or visible dust were observed at the facility at the time of the site visit.

The company website notes that their facility is equipped with a fabrication shop used for truck repairs. Several services are offered on their website, including pit repairs, weld repairs, frame re-builds, re-skin trailers and others.

Based on the nature of the of the facility operations, including outdoor storage and potential welding emissions, the G&D Tank and Trailer Repairs facility is considered Class II Medium Industries under MECP Guideline D-6. The Recommended Minimum Separation Distance is 70 m, and the Potential Area of Influence is 300 m. The Project lies outside of the Recommended Minimum Separation Distance but is within the Potential Area of Influence, therefore additional assessment is warranted and provided in subsequent sections of this report.

#### 4.2.5 Aimco Solrec Limited

<b>Address:</b>	<b>425 Morobel Drive</b>
Distance To Project:	270 m
D-6 Classification:	Class II Medium Industry

Aimco Solrec Limited is a solvent recycling facility located approximately 270 m northwest of the Project site. The facility operates under MECP ECA number 8247-D3AHVN, dated August 27, 2024. A copy o the MECP permit is located in Appendix B4.

On December 9, 2025, SLR personnel conducted a site visit to the area. No odours or visible dust were observed at the facility at the time of the site visit.

Based on a review of the MECP permit, activities with potential air emissions include :

- Receiving, loading, storing and emptying waste solvent;
- Waste solvent processing in distillation units;



- Waste fuel blending; and
- Monitoring of recovered solvent leaving the facility.

Based on the size and nature of the above noted operations, the Aimco Solrec Limited facility is considered a Class II Medium Industry under MECP Guideline D-6, with a 300 m Area of Influence and a Recommended Minimum Separation Distance of 70 m.

The Project site is located outside of the Minimum Recommended Separation Distance but is within the Potential Area of Influence of this Class II Medium Industry. Therefore, additional assessment is warranted and provided further within this report.

#### 4.2.6 Team Honda Powerhouse of Milton

<b>Address:</b>	<b>170 Steeles Avenue East</b>
Distance To Project:	0 m
D-6 Classification:	Class I Light Industry

Team Honda Powerhouse of Milton is a car dealership that is located adjacent to the Project site on the southwest corner of the Steeles Avenue East and Martin Street intersection, immediately northeast of the Project site. A search of the MECP registry did not yield a permit or registration for this site. The facility includes a service shop.

SLR personnel conducted site visits to the area on December 9, 2025. During the site visit no dust or odours were detected from the facility.

As suggested in Guideline D-6, automotive refinishing facilities maybe listed as a Class II facility partly due to the operation of a spray-paint booth. However, auto-repair shops of this size are now generally considered Class I facilities, as the MECP has a specific Environmental Activity and Sector Registry for this industry with specific operating conditions required which reduces emissions. Auto-repair shops are regulated under Ontario Regulation 347/12: Regulations under part II.2 of the Ontario Environmental Protection Act – Automotive Refinishing. Therefore, Team Honda Powerhouse of Milton is classified as a Class I light industry, with a Recommended Minimum Separation Distance of 20 m and a Potential Area of Influence of 70 m.

The Project site is within the Recommended Minimum Separation Distance and the Potential Area of Influence. Therefore, additional assessment is warranted and is provided in subsequent sections of this report.

### 4.3 Future Development Uses

A review of development applications in the area indicated that there is one active development application within 1000 m of the Project site. The following is a summary of the significant applications and excludes committee of adjustment applications such as minor variance or consent.



This information is reflective of those applications listed online at the City of Milton [Ward 1 Development Applications](#) as of February 4, 2026:

**Table 4: Development Applications in the Area**

Address	Date	Development Application Information *	Details
Slessor Square LP Inc. - 388 Main Street East, 389, 395, 399, 405, 409 Pearl Street and 17 Prince Street	2025	LOPA-07/25 and Z-18/25	Slessor Square LP Inc. has applied for an Official Plan Amendment and Zoning By-law Amendment to redevelop the lands located at 388 Main Street East, 389, 395, 399, 405 and 409 Pearl Street and 17 Prince Street. The proposed mixed-use development consists of two towers (16-storeys and 18-storeys) on a shared 6-storey podium. The proposed development includes 570 residential units and 815 square metres of ground floor commercial space along Main Street East. Parking is proposed to be accommodated on three levels of underground parking.

The above table illustrates that some of the surrounding landowners are pursuing rezoning applications to enable more efficient use of land and mixed uses including residential.

## 4.4 Summary

From the list of industries discussed in Section 4, six are identified to require further analysis as a result of being within their Area of Influence. These industries include:

- Ontario Redimix Milton Plant;
- Mr. Waste Inc. and 1441168 Ontario Limited;
- Wet Paint! Kitchen and Bath Cabinet Painting Inc.;
- G&D Tank and Trailer repairs;
- Aimco Solrec Limited; and
- Team Honda Powerhouse of Milton

## 5.0 Air Quality, Dust and Odour Assessment

### 5.1 Industrial Sources

#### 5.1.1 Guidelines and Regulations

Within Ontario, facilities which emit significant amounts of contaminants to the environment 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 contaminants at their property line.



## 5.1.2 Air Quality

Under O.Reg. 419/05, a facility is required to meet prescribed standards for air emissions 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 mid-rise or high-rise residential buildings could trigger a facility to re-assess compliance at new, elevated receptor locations, the introduction of new low-rise receptors does not introduce a new condition related to demonstrating compliance, as the facility is already required to be in compliance at grade-level at the property line of the operating industry.

### 5.1.2.1 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.
- **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.

### 5.1.2.2 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 site.

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.

### 5.1.2.3 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 is 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.

#### **5.1.2.4 Local Meteorology**

Surface wind data was obtained to generate a wind rose from data collected at the Pearson International Airport in Toronto from 1991 through 2020, as shown in Figure 4. As can be seen in the wind rose, predominant winds are from the north and southwest quadrants, while winds from the northeast and southeast quadrants may be the least frequent.

#### **5.1.3 Site Visits and Odour and Dust Observations**

A site visit was conducted to the area on December 9, 2025, by SLR personnel to identify significant sources of air quality emissions and to identify any significant sources of noise, vibration, odour, or dust in the area surrounding the Project site. During the site visit, the staff members observed existing industries from the sidewalks and other publicly accessible areas. Wind conditions during the site visit were noted as:

- December 9, 2025 south westerly winds, 13 km/h, -4°C, 55% RH

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

#### **5.1.4 Ministry of Environment, Conservation and Parks Facility Information**

SLR recognizes that complaint history can be useful in evaluating land use compatibility. SLR typically only requests potential complaints information for facilities located within the Recommended Minimum Separation Distance or where an industry is known to have the potential to generate significant air emissions.

The Aimco Solrec Limited facility is outside of the Minimum Separation Distance for Phase 1 of the proposed development. However, given the potential for odorous emissions and the fact that it will be inside of the Minimum Separation Distance for Phase 2 of the proposed development, SLR submitted a request related to neighbourhood complaint history with MECP through their Environmental Property Information (EPI) Program. The results are provided in Appendix D.

A review of the EPI results indicates that there are a variety of reports of interest related to this property. These documents include air permits, incident reports, and abatement and occurrence reports. SLR advanced an FOI request to review relevant reports from 2016 to Present. At the time of preparation of this report a response from the FOI requests has not been received.

Although follow-up information has not been received at this time, the results of these reports are not anticipated to change the findings of this report.

#### **5.1.5 Assessment of Potential Air Emissions**

The following facilities were identified as being within the Potential Area of Influence for their industrial classification and were identified to require additional review from an air quality perspective:

- Ontario Redimix Milton Plant;
- Mr. Waste Inc. and 1441168 Ontario Limited;
- Wet Paint! Kitchen and Bath Cabinet Painting Inc.;



- G&D Tank and Trailer Repairs;
- Aimco Solrec Limited; and
- Team Honda Powerhouse of Milton

Further discussion regarding each of these facilities and potential air emissions is provided below.

All the other industries surrounding the Project site were outside of the Potential Area of Influence. Therefore, the development of the Project site is anticipated to be compatible with these facilities from an air quality perspective. In addition, emissions of dust, and/or odour at the Project are not anticipated. Further the Project site is not anticipated to limit the ability of these industries to obtain or maintain required MECP permits and approvals.

#### **5.1.5.1 Ontario Redimix Milton Plant**

The Ontario Redimix Milton Plant is a ready-mix concrete batch plant located approximately 210 m north of the Project site. The facility operates under MECP ECA 3380-9F5L9J, dated 2015. According to the permit information, the concrete batching facility is permitted to operate on the property with a maximum production rate of 1,200 cubic metres of ready mix concrete per day. The permit for the facility does not include crushing operations.

The concrete batching plant is considered a Class II Medium Industry, with a Potential Area of Influence of 300 m and a Recommended Minimum Separation Distance of 70 m. The Project site lies within the Potential Area of Influence.

As the facility holds an ECA, it is required to meet guidelines for air emissions at the property line. The potential exists for air quality emissions including fugitive dust from outdoor storage of materials, movement of materials and on-site vehicle movements. The ECA for the facility requires that the Company implement a Best Management Practices Plan (BMPP) for fugitive dust control.

On December 9, 2025, SLR personnel conducted a site visit to the area. The Project site was observed from the public sidewalks off of Steeles Avenue East and Chris Hadfield Way. Although activity on site was minimal, trucks were observed entering and exiting the facility. No odours or visible dust were observed at the facility at the time of the site visit.

There are existing residences located to the southeast of the facility along Martin Street. These residences are approximately 185 m from the Ontario Redimix facility and are in closer proximity to the facility than the Project site (210 m).

A wind frequency distribution diagram (a wind rose) is provided in Figure 4. Winds with the potential to direct air emissions from the Ontario Redimix facility towards the Project site are from the northwest. These winds are predicted to occur approximately 25-30% of the time

The majority of the emissions from the facility are expected to be fugitive in nature, resulting from storage piles and product movement throughout the site. Fugitive emission of this nature are low in elevation and therefore, potential emissions generally occur at or near the facility property boundary. Elevated sources including the silos and the plant building are controlled with baghouse dust collectors to control emissions, as noted in the ECA. The fugitive emission sources are controlled with the BMPP implemented at the facility.



Given the use of emissions controls at the facility, the presence of existing sensitive receptors in closer proximity, and a separation distance of three times the Recommended Minimum Separation Distance, the Project site is anticipated to be compatible with the Ontario Redimix facility from an air quality perspective. Emissions of dust, and/or odour at the Project site are not anticipated. Further, the Project site is not anticipated to limit the ability of Ontario Redimix to obtain or maintain required MECP permits or approvals. However, given the presence of the Class II industry within the Potential Area of Influence that has the potential for fugitive dust emissions, a Warning Clause is recommended, as provided in Appendix C.

#### **5.1.5.2 Mr. Waste Inc. and 1441168 Ontario Limited**

Mr. Waste Inc. and 1441168 Ontario Limited both operate a waste transportation vehicle storage yard at 389 Bronte Street North. The facilities are located approximately 220 m west of the Project site. Mr. Waste Inc. operates under EASR registration number R-004-8495457460, dated March 27, 2015. 1441168 Ontario Limited operates under EASR registration number R-004-7495387013, also dated March 27, 2015.

The waste transportation vehicle facility is considered a Class II Medium Industry, with a Potential Area of Influence of 300 m and a Recommended Minimum Separation Distance of 70 m. The Project site lies within the Potential Area of Influence.

The facilities are permitted to transport various types of waste including Blue Box Materials, Domestic Sources, Commercial Waste, Wood Waste, Non-hazardous Solid Industrial Waste and Contaminated Soils. The permits note that there is no on-truck processing of waste, and no waste is stored within the truck storage yard.

On December 9, 2025, SLR personnel conducted a site visit to the area. No odours or visible dust were observed at the facility at the time of the site visit.

The overall scale of the facility is small. Given that no waste material is processed or stored at the facility, and the primary use of the facility is for storage of waste transportation vehicles, emissions of odours are not anticipated. Furthermore, odours were not detected in the vicinity of the facility during the site visit.

Outdoor storage appears to be metal bins and seacans. The storage area is unpaved, which may result in emissions of dust. However, given the size of the yard, vehicle speeds would be limited, which reduces the potential for dust emissions. In addition, each permit includes one vehicle as part of the waste management system, for a total of two vehicles operating at the facility. Given the low traffic volume at the facility, fugitive dust emissions from the unpaved storage area are anticipated to be minimal.

Based on the above, in combination with a separation distance that is three times the Minimum Recommended Separation Distance, the Project site is anticipated to be compatible with the waste transportation vehicle facility from an air quality perspective. Emissions of dust, and/or odour at the Project site are not anticipated. Further, the Project site is not anticipated to limit the ability of Mr. Waste Inc. and 1441168 Ontario Limited to obtain or maintain required MECP permits or approvals.

#### **5.1.5.3 Wet Paint! Kitchen and Bath Cabinet Painting Inc.**

Wet Paint! Kitchen and Bath Cabinet Painting is a kitchen re-modelling facility located approximately 240 m northwest of the Project site. The facility offers cabinet resurfacing with professional painting for homeowners. The facility operates under ECA number 6283-A8AKB2 dated March 24, 2016.



The facility is small in scale, however, given the presence of a paint booth and the potential for wood working activities, the facility is conservatively considered a Class II Medium Industry under MECP Guideline D-6. The Recommended Minimum Separation Distance is 70 m, and the Potential Area of Influence is 300 m. The Project site lies within the Potential Area of Influence.

On December 9, 2025, SLR personnel conducted a site visit to the area. Paint odours were detected in the parking lot of the facility. Paint odours were not detected beyond the property line of the facility.

The facility is small in scale, operating out of a single unit within a multi-tenant building. As the facility holds an ECA, it is required to meet guidelines for air emissions at the property line, as well as at the fresh air intakes for the neighbouring units within the multi-tenant building.

The emission sources are observed to be low level and primarily located on the facility roof. Because of the low height of the sources, potential emissions, will be influenced by the presence of the existing building and associated “downwashing” generated through building “wake” effects. This typically results in potential emissions occurring at or near to the facility property boundary.

Based on the above, in combination with a separation distance that is three times the Minimum Recommended Separation Distance, the Project site development is anticipated to be compatible with the Wet Paint! Kitchen and bath Cabinet Painting Inc. facility from an air quality perspective. Emissions of dust, or odour at the Project site are not anticipated. Further, the Project site is not anticipated to limit the ability of the facility to obtain or maintain required MECP permits or approvals.

#### **5.1.5.4 G&D Tank and Trailer Repairs**

G&D Tank and Trailer Repairs specialize in tank repairs, modifications and alterations for the truck industry. The facility is located approximately 270m northwest of the Project site. A search of the MECP Access Environment Ontario website did not yield a permit for the facility.

The facility is considered a Class II Medium Industry under MECP Guideline D-6, with a Potential Area of Influence of 300 m and a Recommended Minimum Separation Distance of 70 m. The Project site lies inside of the Potential Area of Influence.

The company website notes that their facility is equipped with a fabrication shop used for truck repairs. Services noted on their website which may have associated air emissions include pit repairs, weld repairs, frame re-builds, re-skin trailers and others. The facility also has an outdoor storage yard for truck and tank trailers, which is unpaved.

On December 9, 2025, SLR personnel conducted a site visit to the area. Minimal truck activity was observed during the visit, and no odours or visible dust were detected at the facility at the time of the site visit.

Tall stacks were not observed on the on the rooftop of the on-site building, which is assumed to be the fabrication shop. Therefore, potential emission sources from the fabrication shop are anticipated to be at low elevation and either from low source points on the facility roof, or fugitive in nature from bay doors. Due to the low height of the sources, potential emissions will be influenced by the presence of the existing building and associated “downwashing” generated through building “wake” effects. This typically results in potential emissions occurring at or near to the facility property boundary.



The storage yard appears to store truck and tank trailers, and large bulk materials. Storage of materials with the potential for fugitive dust were not observed. The storage area is unpaved, which may result in emissions of dust. However, given the size of the yard, vehicle speeds and movements would be limited, which reduces the potential for dust emissions.

Based on the above, in combination with a separation distance that is three times the Minimum Recommended Separation Distance, the Project site development is anticipated to be compatible with the G&D Tank and Trailer Repairs facility from an air quality perspective. Emissions of dust, or odour at the Project site are not anticipated. Further, the Project site is not anticipated to limit the ability of the facility to obtain or maintain required MECP permits or approvals.

#### **5.1.5.5 Aimco Solrec Limited**

Aimco Solrec Limited is a solvent recycling facility located approximately 275 m northwest of the Project site. The facility operates under MECP ECA number 8247-D3AHVN, dated August 27, 2024.

The facility is considered a Class II Medium Industry under MECP Guideline D-6, with a Potential Area of Influence of 300 m and a Recommended Minimum Separation Distance of 70 m. The Project site lies inside of the Potential Area of Influence.

On December 9, 2025, SLR personnel conducted a site visit to the area, during which the facility was observed from Morobel Drive. At the time of the site visit, truck activity entering and exiting the facility was noted, along with open bay doors and rooftop exhaust with visible plumes. No odours or visible dust were observed at the facility at the time of the site visit.

There are existing residences located to the east of the facility along Martin Street. These residences are approximately 275 m from the Aimco Solrec Limited facility, which is similar to the proximity of Project site to the facility.

As the facility holds an ECA, it is required to meet guidelines for air emissions at the property line. Per the operation and maintenance requirements, the facility is required to implement procedures to prevent and/or minimize odorous emissions.

It appears that truck loading/unloading occurs in within covered bay areas of the building on the south portion of the property. This will minimize the potential for fugitive odour emissions.

The ECA from 2003 provides a schedule of exhaust sources. The majority of the exhaust sources are less than 2m above the roof and will, therefore, be influenced by the presence of the existing building and associated “downwashing” generated through building “wake” effects. This typically results in potential emissions occurring at or near to the facility property boundary. The main general exhaust stack and main exhaust stack for the vacuum pumps are 3.66 and 7.62 m above roof (or 10.96 and 14.92 m above grade), respectively. The temperature of each of these stacks is noted to be 20-26 degrees Celsius, which is not considered hot and therefore will be not have an overly buoyant exhaust plume.

Given that the facility operates in compliance with an existing ECA at their property line, the requirements to implement best management practices to minimize fugitive odour emissions, and a separation distance of three times the Recommended Minimum Separation Distance, the Project site is anticipated to be compatible with the Aimco Solrec Limited facility from an air quality perspective. Emissions of dust, and/or odour at the Project site are not anticipated.



Further, the Project site is not anticipated to limit the ability of Aimco Solrec Limited to obtain or maintain required MECP permits or approvals. However, given the presence of the Class II industry within the Potential Area of Influence that has the potential for fugitive odour emissions, a Warning Clause is recommended, as provided in Appendix C.

#### **5.1.5.6 Team Honda Powerhouse of Milton**

Team Honda Powerhouse of Milton is a car dealership that is located adjacent to the Project site on the southwest corner of the Steeles Avenue East and Martin Street intersection, immediately northeast of the Project site. A search of the MECP registry did not yield a permit or registration for this site. The facility includes a service shop.

As suggested in Guideline D-6, automotive refinishing facility maybe listed as a Class II facility partly due to the operation of a spray-paint booth. However, auto-repair shops are now generally considered Class I facilities, and the MECP has a specific Environmental Activity and Sector Registry for this industry with specific operating conditions required which reduces emissions. Auto-repair shops are regulated under Ontario Regulation 347/12: Regulations under part II.2 of the Ontario Environmental Protection Act – Automotive Refinishing.

Based on a review of aerial photography and observations made during the site visit, the service shop is located on the west side of the facility, towards the south side of the building. Tall exhaust stacks were not observed. There is no MECP permit for Team Honda Powerhouse of Milton, therefore, SLR is unable to confirm if an automotive repair shop is operated at the property. However, to provide for a “worst-case” analysis, SLR is conservatively classifying Team Honda Powerhouse of Milton as a Class I Light Industry, with a Recommended Minimum Separation Distance of 20 m and a Potential Area of Influence of 70 m.

SLR personnel conducted site visits to the area on December 9, 2025. During the site visit no dust or odours were detected from the facility.

The Project site will introduce new elevated receptors, however, based on a review of aerial imagery of the Team Honda Powerhouse of Milton facility, SLR is of the opinion that the operations have a low potential to generate fugitive emissions of dust and odour. Under standard operating procedures for paint booth operations, emissions are controlled through the use of filters, and most paints used at this time are water based versus oil based. The water based paints have a lower potential for the generation of fugitive odours. The emission sources are observed to be low level and primarily located on or adjacent to the facility building. Due to the low height of the sources, potential emissions, will be influenced by the presence of the existing building and associated “downwashing” generated through building “wake” effects. This typically results in potential emissions occurring at or near to the facility property boundary. Additionally, the service centre building is separated from the facility property line by an additional 85 m of outdoor parking space.

Based on SLR experience with similar facilities, it is anticipated that, if present, the paint application rate at Team Honda Powerhouse of Milton will fall within the lowest application rate category listed in O.Reg 347/12 and have no required Recommended Minimum Separation Distance between the paint booth exhaust stack and the nearest property boundary. Given the anticipated, low usage rate of the paint booth and the fact that O. Reg 347/12 does not require a Minimum Separation Distance between the paint booth stack and property line for this facility, air emissions from the paint booth operations are not anticipated at the proposed Project Site development.



Based on the above information, the Project site is anticipated to be compatible with Team Honda Powerhouse of Milton from an air quality perspective. Emissions of dust, and odour are not anticipated at the Project site. Further, the Project site is not anticipated to limit the ability of Team Honda Powerhouse of Milton to obtain or maintain required MECP permits or approvals.

### 5.1.5.7 Future Uses

The potential exists for industries to turn over, therefore, SLR completed a review of Town of Milton Comprehensive Zoning By-law No. 016 - 2014 Section 8.1 – permitted uses for employment zones and have classified the uses permitted in zones M1 and M2 in accordance with the MECP D-6 Guidelines.

**Table 5: D-6 Classification of Proposed Town of Milton Zoning By-law No. 016 – 2014 Section 8.1 - Permitted Uses in Employment Zones**

Land Use	Type of Operation	Industry Class	Area of Influence Distance (m)	Recommended Minimum Separation Distance (m)
Adult Entertainment Parlour	N/A	N/A	N/A	N/A
Adult Specialty Store	N/A	N/A	N/A	N/A
Adult Video Store	N/A	N/A	N/A	N/A
Body Rub Parlour	N/A	N/A	N/A	N/A
Animal Training Facility	N/A	N/A	N/A	N/A
Aggregate Recycling Facility	Classification depends on intensity. MECP Permits required for emissions to atmosphere	II or III	300 or 1000	70 or 300
Building Supply Outlet	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Bulk Fuel Depot	Self-contained minimal air emissions	I	70	20
Bulk Propane Storage Depot	Self-contained minimal air emissions	I	70	20
Cannabis Production and Processing Facility	Classification depends on intensity. MECP Permits required for emissions to atmosphere	II or III	300 or 1000	70 or 300
Commercial School – Skill	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Commercial School – Trade/Profession	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Commercial Storage Facility	Self-contained minimal air emissions	I	70	20



<b>Land Use</b>	<b>Type of Operation</b>	<b>Industry Class</b>	<b>Area of Influence Distance (m)</b>	<b>Recommended Minimum Separation Distance (m)</b>
Concrete Batching Plant	Classification depends on intensity. MECP Permits required for emissions to atmosphere	II or III	300 or 1000	70 or 300
Contractors yard	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Convenience Store	N/A	N/A	N/A	N/A
Convention Centre	N/A	N/A	N/A	N/A
Day Care Centre	N/A	N/A	N/A	N/A
Dog Daycare	N/A	N/A	N/A	N/A
Dry Cleaning Depot	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Dry Cleaning Establishment	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Equipment Sales and rental	Self-contained minimal air emissions	I	70	20
Fitness Centre	N/A	N/A	N/A	N/A
Food Bank	N/A	N/A	N/A	N/A
Funeral Home	Self-contained minimal air emissions	I	70	20
Hotel	N/A	N/A	N/A	N/A
Industrial Use	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I, II or III	70, 300 or 1000	20, 70 or 300
Medical Clinic	N/A	N/A	N/A	N/A
Monument Sales Shop	N/A	N/A	N/A	N/A
Motor Vehicle Body Shop	Self-contained minimal air emissions	I	70	20
Motor Vehicle Dealership	Self-contained minimal air emissions	I	70	20
Motor Vehicle Rental Agency	Self-contained minimal air emissions	I	70	20
Motor Vehicle Repair Garage	Self-contained minimal air emissions	I	70	20
Motor Vehicle Washing Establishment	Self-contained minimal air emissions	I	70	20



<b>Land Use</b>	<b>Type of Operation</b>	<b>Industry Class</b>	<b>Area of Influence Distance (m)</b>	<b>Recommended Minimum Separation Distance (m)</b>
Office Building	N/A	N/A	N/A	N/A
Office Use	N/A	N/A	N/A	N/A
Outdoor Storage use	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Place of Assembly	N/A	N/A	N/A	N/A
Place of Entertainment	N/A	N/A	N/A	N/A
Place of Worship	N/A	N/A	N/A	N/A
Transit Depot	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I, II or III	70, 300 or 1000	20, 70 or 300
Recreation and Athletic Facility	N/A	N/A	N/A	N/A
Recycling Facility	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I, II or III	70, 300 or 1000	20, 70 or 300
Research and Technology Use	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Restaurant	N/A	N/A	N/A	N/A
School, Adult Education	N/A	N/A	N/A	N/A
Service and Repair Shop	Self-contained minimal air emissions	I	70	20
Towing Yard	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Transportation Terminal	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
U-Brew Establishment	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Veterinary Clinic – Small or Large Animal	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Veterinary Hospital – Small Animal	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70



Land Use	Type of Operation	Industry Class	Area of Influence Distance (m)	Recommended Minimum Separation Distance (m)
Warehouse/Distribution Centre	Classification depends on intensity. MECP Permits required for emissions to atmosphere	I or II	70 or 300	20 or 70
Wholesale Operation	Self-contained minimal air emissions	I	70	20

The majority of the Table 7 employment uses have the following characteristics:

- Outputs: low potential for fugitive emissions of dust or odour;
- Scale: limited outside storage;
- Process: Self-contained within buildings; and
- Operations/ Intensity: Infrequent movements of equipment and personnel.

Based on the above employment characteristics, existing surrounding sensitive land uses, size, and nature of the possible employment land uses, the majority of the possible uses are considered a Class I Light Industries or Class II Medium Industries under MECP Guideline D-6. Depending on the intensity of the employment uses, Class III Medium Industries may also occur. Under MECP Guideline D-6, Class III industries have a 1000 m Area of Influence and a Recommended Minimum Separation Distance of 300 m.

Facilities with significant emission to atmosphere are required, under the Environmental Protection Act, to ensure compliance with the applicable Provincial air quality regulations and standards and noise guidelines at all existing sensitive receptors and any elevated receptor locations. There are existing residences immediately east of the Project site, and at the southwest corner of Steeles Avenue and Martin Street.

## 5.2 Transportation Related Air Pollution

Transportation related air pollution (TRAP) is generally considered in background pollution levels, however, based on recent studies conducted by Toronto Public Health (TPH), the City of Toronto is starting to look more closely at TRAP and its potential air emissions on new residential developments near major highways and roadways. The 2017 Toronto Public Health *'Avoiding the Trap' Technical Report – Land Use Planning at the Project site Level* and *"Operational and Behaviour strategies in Buildings"* document notes that TRAP is a major local contributor to air pollution in Toronto and can result in adverse health outcomes for people residing near highways and roadways. Common mitigation strategies for TRAP include filtration, strategic intake/amenity location, HVAC system operational procedures (i.e. timing around rush hour), physical barriers and vegetation buffers.



The City of Toronto document entitled Reducing Health Risks from Traffic Related Air Pollution (TRAP) in Toronto, October 16, 2017<sup>6</sup> identifies that:

“Exposures to traffic-related air pollution (TRAP) are highest near highways and busy roads. The health literature indicates that health risk from TRAP is higher within 500 metres of highways with an average daily traffic volume of 100,000 vehicles or more, and within 100 metres of arterial roads with an average daily traffic volume of 15,000 vehicles or more.”

The report recommends that City Staff

“develop guidance to assist appropriate City agencies, corporations, and divisions in establishing traffic-related air pollution mitigation measures at City owned sites located within 500 metres of roads with annual average traffic volumes of 100,000 vehicles or more per day, and within 100 metres of roads with annual average traffic volumes of 15,000 vehicles or more per day; and

develop best practices guidelines for new and existing buildings, in consultation with industry professionals, and raise awareness of these practices among school board staff, childcare centre operators, long-term care facility operators, and residents, as well as builders, developers, designers, architects, engineers and other professionals”

At this time, there is no guidance related to assessments of TRAP within potential exposure zones.

### **5.2.1 Arterial Roadways**

The Project site is outside the 500 m TRAP exposure zone to Highway 401.

The surrounding arterial roadways within the potential 100 m TRAP exposure zone include Martin Street. Steeles Avenue East is located greater than 100 m from Phase 1 of the Project site. The forecasted 2036 annual average daily traffic (AADT) volume on Martin Street south of Steeles Avenue East is 12, 537. As the traffic volumes on roadways within 100 m of the Project site are below 15,000 AADT, mitigation measures for TRAP are not warranted.

## **5.3 Summary of Air Quality, Dust and Odour Conclusions And Recommendations**

The potential for air quality emissions at the Project Site including dust and odour have been assessed.

Overall, the Project site is anticipated to be compatible with the surrounding land uses from an air quality perspective. The Project site is not anticipated to limit the ability of the surrounding existing industries to obtain or maintain required MECP permits and approvals. Given the presence of some Class II industries within the Potential Area of Influence of the Project site, it is recommended that Warning Clauses be included in the sales and purchase documents.

A summary of the Warning Clause is provided in Appendix C.

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<sup>6</sup> <https://www.toronto.ca/legdocs/mmis/2017/pe/bgrd/backgroundfile-108665.pdf>



## 6.0 Conclusions

A compatibility/mitigation assessment has been completed, examining the potential for air quality, dust and odour impacts from surrounding roadways and nearby industrial land uses to affect the Project site. The assessment was focused on Phase 1 of the proposed development only. Noise and vibration were assessed in a separate Environmental Noise Study prepared by SLR.

The assessment has included a review of air quality emissions from industrial facilities in the area.

Given the presence of some Class II industries within the Potential Area of Influence of the Project site, it is recommended that Warning Clauses be included in the sales and purchase documents. A summary of the mitigation measures and the Warning Clauses is provided in Appendix C.

With the inclusion of the Warning Clauses, the Project Site is anticipated to be compatible with the surrounding land uses from an air quality perspective. Further, the Project site will not affect the ability for industrial facilities to obtain or maintain compliance with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines. The requirements of MECP Guideline D-6 and Regulation 419/05 are met. As the applicable policies and guidelines are met, the Project site is:

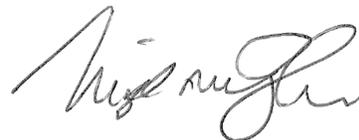
- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the major facilities; and
- Unlikely to result in constraints on major facilities to reasonably expand, intensify or introduce changes to their operations.

## 7.0 Closure

Should you have questions on the above report, please contact the undersigned.

Regards,

**SLR Consulting (Canada) Ltd.**



**Jenny Graham, P. Eng.**  
Senior Air Quality Engineer

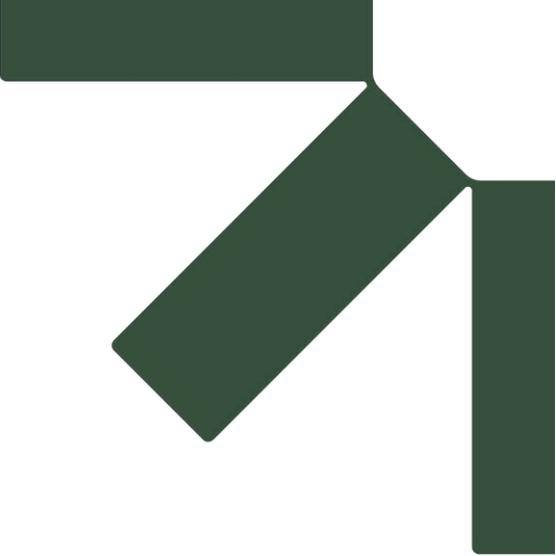
**Nigel Taylor, M. Sc., EP**  
Senior Specialist, Air Quality



## 8.0 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*, September 2016
- Ontario Ministry of Municipal Affairs and Housing (MMAH, 2024). *Provincial Planning Statement*
- 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 Regulation 419/05 – *Local Air Quality*.





# Figures

## **Compatibility Mitigation Study, Air Quality**

150 Steeles Avenue East – Milton, ON

**150 Steeles Milton Inc.**

SLR Project No.: 241.031807.00001

February 18, 2026



**150 Steeles Milton Inc.**

150 Steeles Avenue East – Milton, Ontario

Site and Context Plan

True North



Scale: 1:15,000

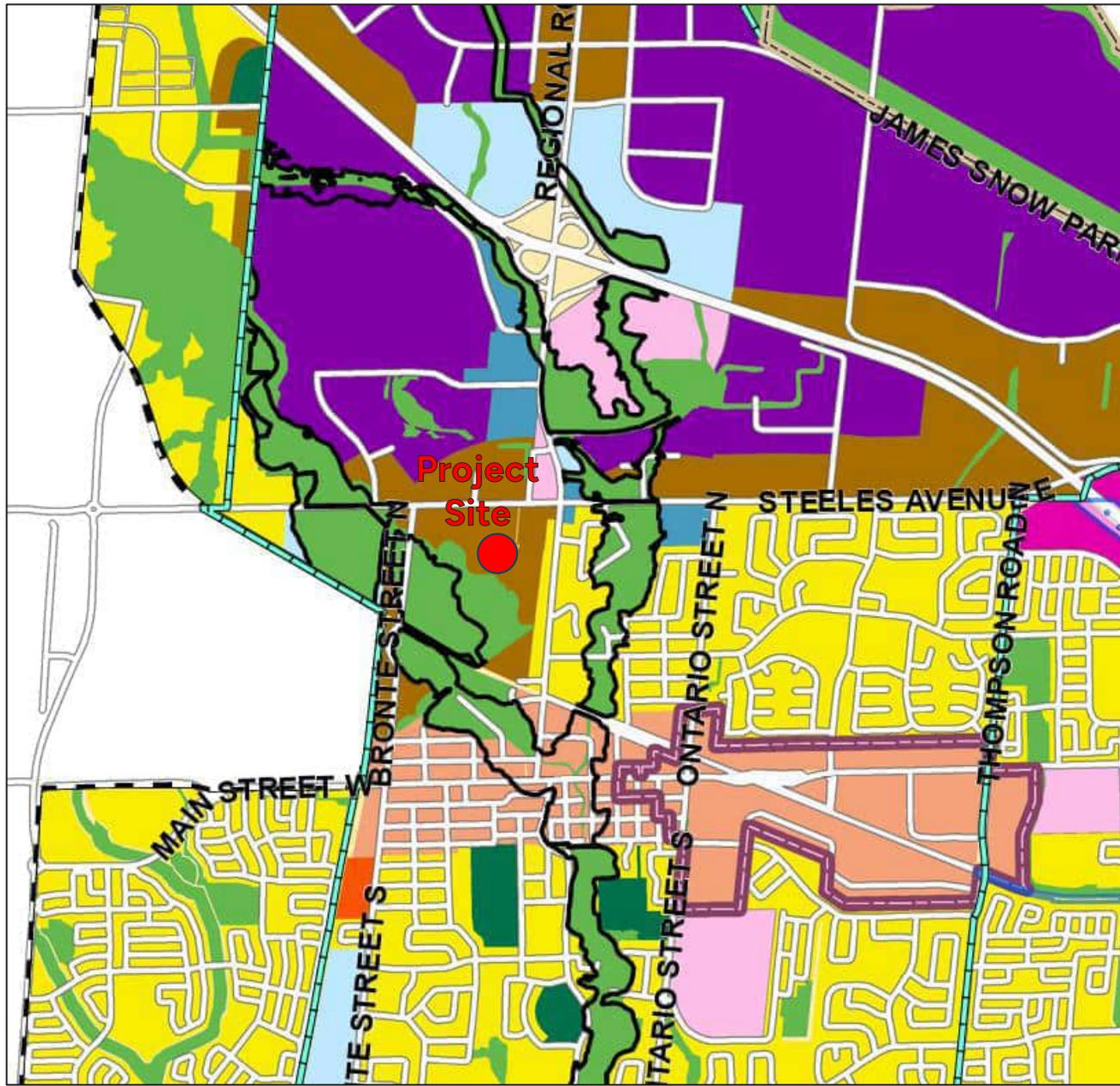
Date: Feb 2026 Rev 0

Project No. 241.031807.00001

METRES

Figure No.





**150 Steeles Milton Inc.**

150 Steeles Avenue East – Milton, Ontario

Excerpt of Official Plan Schedule B

[HTTPS://WWW.MILTON.CA/EN/BUSINESS-AND-DEVELOPMENT/RESOURCES/OFFICIAL-PLAN/JANUARY-2024-CONSOLIDATION/SCHEDULES-1--D1\\_DECEMBER-2024.PDF](https://www.milton.ca/en/business-and-development/resources/official-plan/january-2024-consolidation/schedules-1--d1_december-2024.pdf)

True North



Scale:

n/a

METRES

Date: Feb 2026

Rev 0

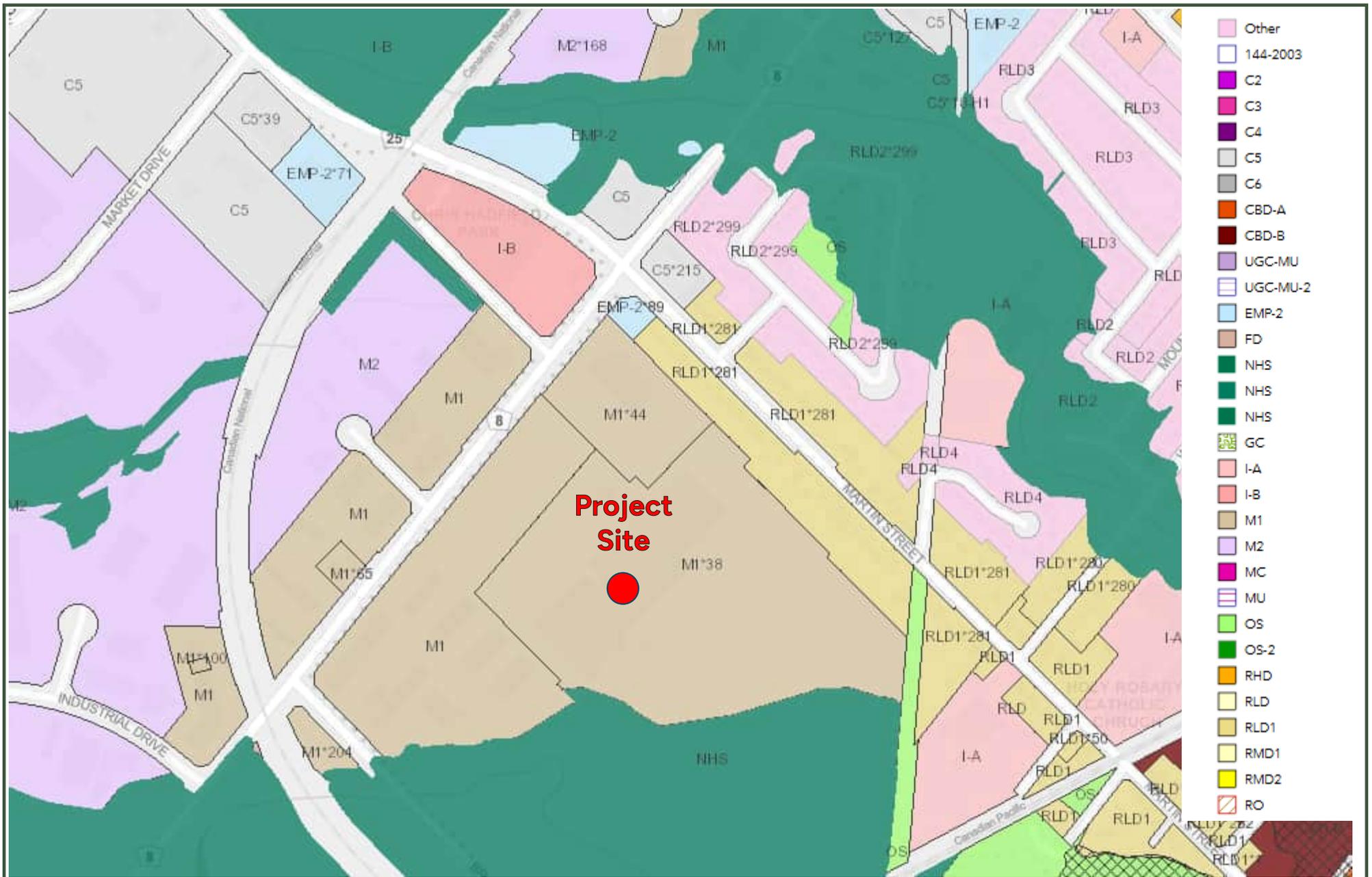
Figure No.

Project No.

241.031807.00001

**2a**





**150 Steeles Milton Inc.**

150 Steeles Avenue East – Milton, Ontario

Zoning By-Law Map – Town of Milton

True North



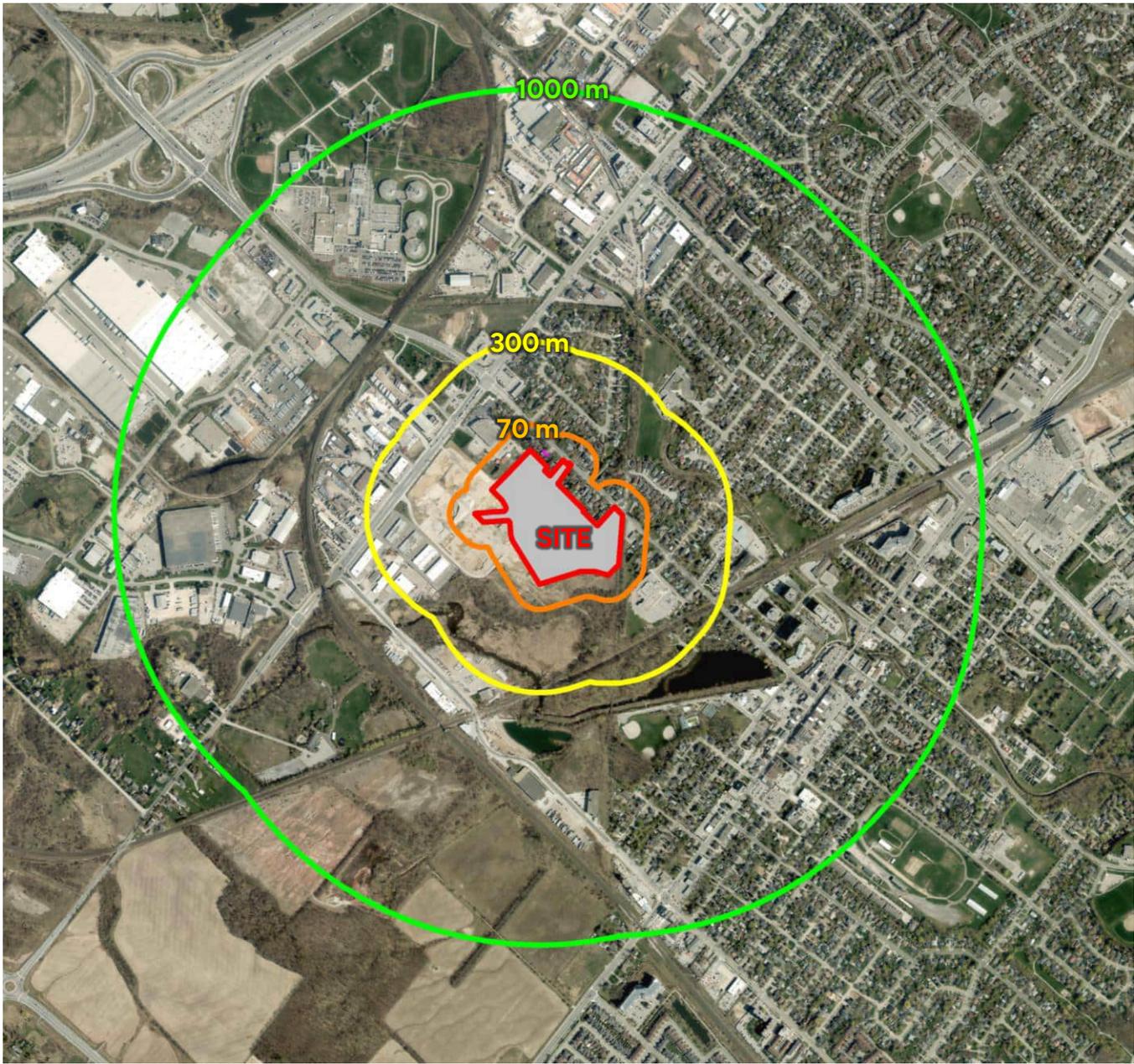
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Date: Feb 2026  
 Rev 0  
 Project No. 241.031807.00001

METRES

Figure No.  
**2b**





- Facility with MECP Permit (ECA/EASR)
- Facility without MECP Permit (ECA/EASR)
- Class I Light Industry
- Class II Medium Industry
- Class III Heavy Industry

**150 Steeles Milton Inc.**

150 Steeles Avenue East – Milton, Ontario

Guideline D-6 Separation Distances to 1000 Metres

True North



Scale: 1:15,000

Date: Feb 2026

Rev 0

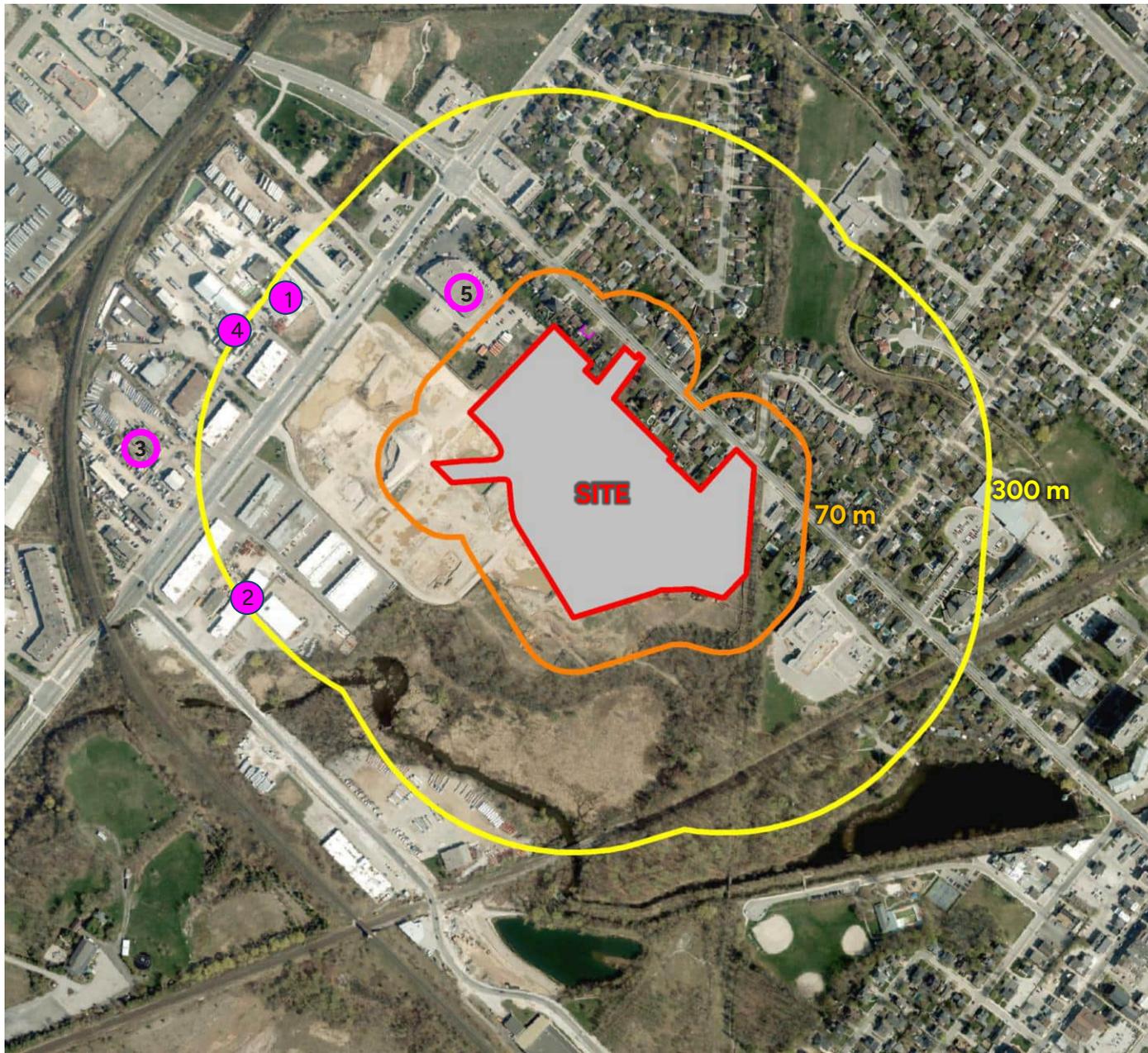
Project No. 241.031807.00001

METRES

Figure No.

**3a**





- Facility with MECP Permit (ECA/EASR)
  - Facility without MECP Permit (ECA/EASR)
  - Class I Light Industry
  - Class II Medium Industry
  - Class III Heavy Industry
1. Ontario Redimix Milton Plant
  2. Mr. Waste Inc. and 1441468 Ontario Limited
  3. G&D Tank and Trailer Repairs
  4. Aimco Solrec Limited
  5. Team Honda Powerhouse of Milton

**150 Steeles Milton Inc.**

150 Steeles Avenue East – Milton, Ontario

Guideline D-6 Separation Distances to 300 Metres

True North



Scale: 1:10,000

Date: Feb 2026

Rev 0

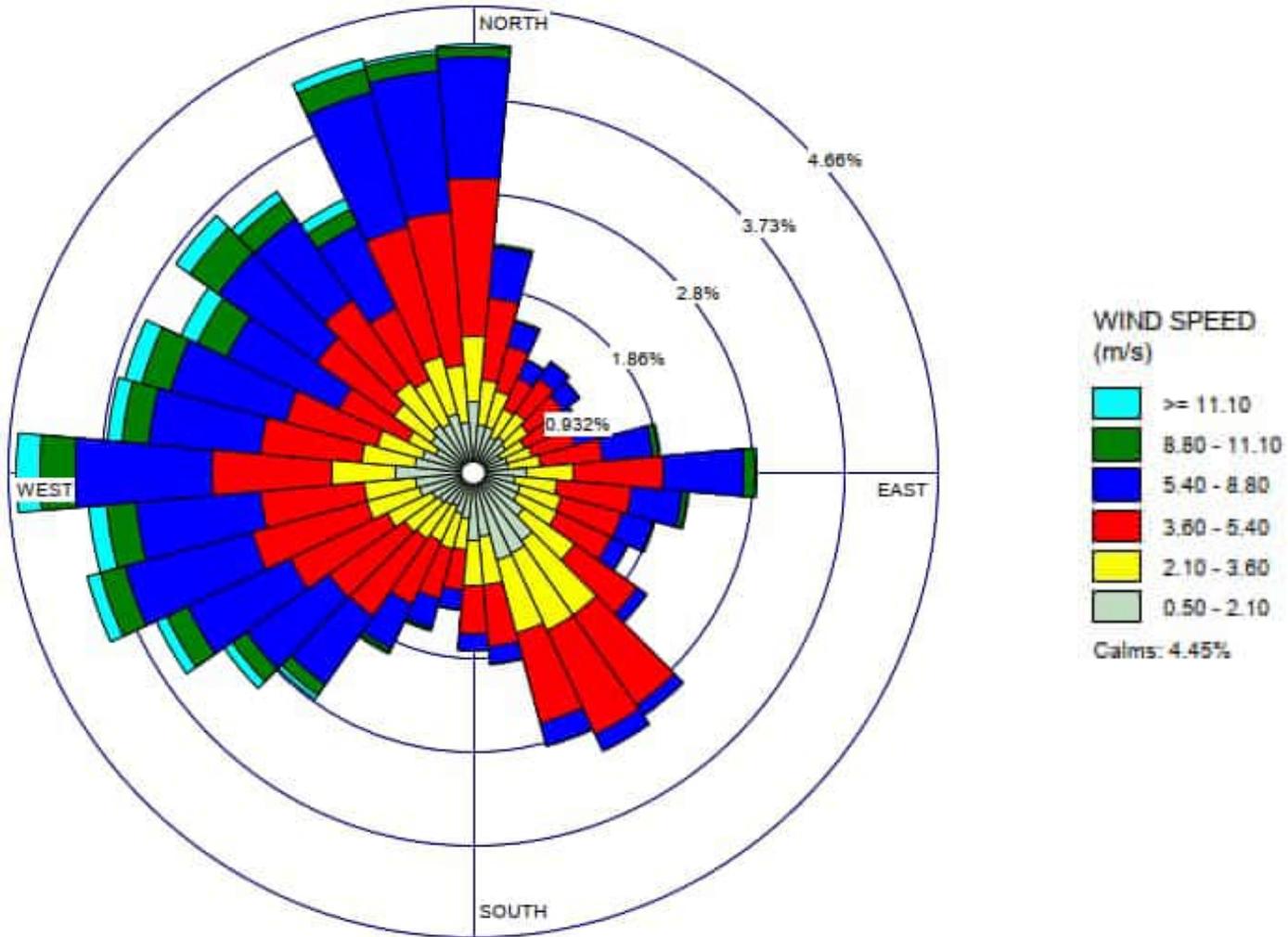
Project No. 241.031807.00001

METRES

Figure No.

**3b**





**150 Steeles Milton Inc.**

150 Steeles Avenue East – Milton, Ontario

Wind Frequency Distribution Diagram (Wind Rose)  
TORONTO LESTER B PEARSON INTERNATIONAL AIRPORT 1991-2020

True North



Scale:

n/a

METRES

Date: Feb 2026

Rev 0

Figure No.

Project No. 241.031807.00001

**4**



# Appendix A Drawings

## Compatibility Mitigation Study, Air Quality

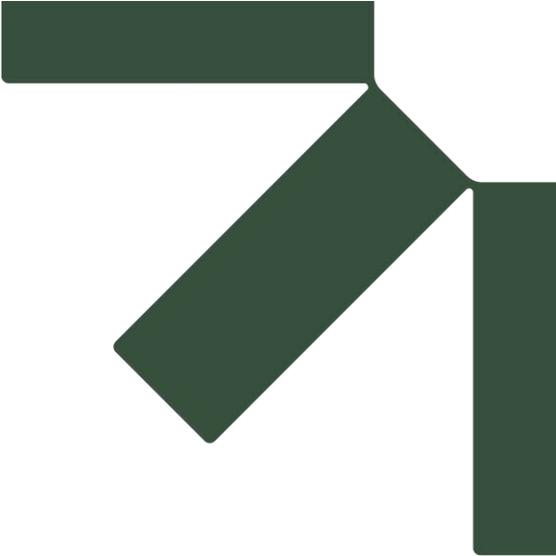
150 Steeles Avenue East – Milton, ON

**150 Steeles Milton Inc.**

SLR Project No.: 241.031807.00001

February 18, 2026





# Appendix B Industrial Information

## Compatibility Mitigation Study, Air Quality

150 Steeles Avenue East – Milton, ON

**150 Steeles Milton Inc.**

SLR Project No.: 241.031807.00001

February 18, 2026

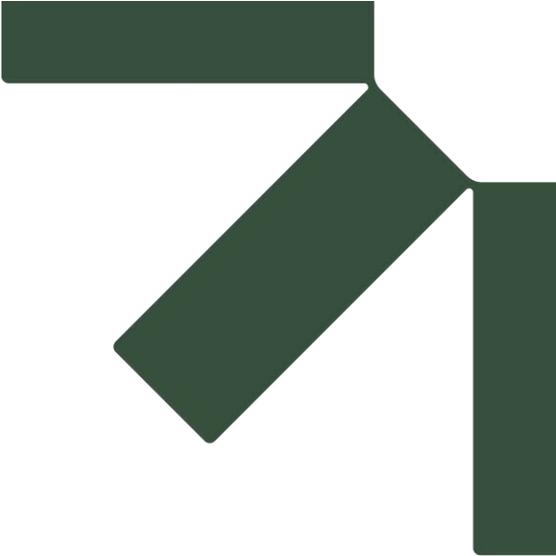
## Land Uses Surrounding 150 Steeles Avenue East

Name	Address	Description	MECP ECA or EASR No. (Date)	MECP Guideline D-6					
				Class	A of I	R M S	Actual Dist.	Within A of I?	Within R M S?
Ontario Redimix Milton Plant - CRH Canada Group Inc. / Holcim (Canada) Inc.	105 Steeles Ave E	Concrete batching plant	3380-9F5L9J (2015) 3380-9F5L9J (2014)	II	300	70	210	Yes	-
MR. WASTE INC.	389 BRONTE ST N	Waste Transportation storage yard	R-004-8495457460 (2015)	II	300	70	220	Yes	-
1441168 ONTARIO LIMITED	389 BRONTE ST N	Waste Transportation storage yard	R-004-7495387013 (2015)	II	300	70	220	Yes	-
Wet Paint! Kitchen and Bath Cabinet Painting Inc.	400 Morobel Dr	paint spray booth approval	6283-A8AKB2 (2016)	II	300	70	240	Yes	-
G&D Tank and Trailer Repairs	55 steeles Avenue E	Truck Tank repairs		II	300	70	270	Yes	-
AIMCO SOLREC LIMITED	425 MOROBEL DRIVE	Waste solvent recycling facility	8247-D3AHVN (2024) 5718-9AYJBB (2013) 2427-5J2RDZ (2003) A210315 (2001, 2004, 2006, 2016, 2020, 2024) R-003-9295986335 (2013)	II	300	70	270	Yes	-
Team Honda Powerhouse of Milton	170 Steeles Ave E	Car dealership and service centre		I	70	20	0	Yes	Yes
GFL Alliance Transfer Station	281 Alliance Rd	Waste Management Service	4555-9P4LNA (2025) R-004-7116443172 (2024) R-004-8115993020 (2024)	II	300	70	440	-	-
W R MEADOWS OF CANADA, W R MEADOWS OF CANADA LIMITED "ET AL"	70 HANNANT CRT	Heating system	R-003-1231807435 (2012)	II	300	70	480	-	-
W.R. Meadows of Canada Company and 3006331 Nova Scotia Company	70 Hannant Crt	asphaltic protection board, bagged grouts, patching and building compo und manufacturing facility	6686-9J2PQD (2014)	II	300	70	480	-	-
NEWCO Industrial	289 Alliance Rd	Heavy Machinery Moving and MillWrighting		II	300	70	540	-	-
Her Majesty the Queen in Right of Ontario as represented by the Minister of Correctional Services	661 Martin Street, P.O. Box 10	Composter for food waste	7835-4UTTXT (2001)	I	70	20	550	-	-
Meehan's Industrial Maintenance Ltd.	50 Hannant Court	Metal Fabricator, Paint spray booth	6043-7DDQC4 (2008)	II	300	70	550	-	-
Stargate Manufacturing	140 Market Drive	Trailer Manufacturing		II	300	70	570	-	-
Alfacon Solutions	180 MARKET DRIVE			II	300	70	610	-	-
Edgar Howden & Sons Limited	301 Wheelabrator Way	Contractors yard, permit for Waste management system	A840978 (2003)	II	300	70	615	-	-
Foot Locker Distribution Centre	505 Industrial Dr	Distribution Centre		II	300	70	655	-	-
Ontario Door Sales Ltd. operating as Elton Manufacturing	359 Wheelabrator Way	Door trim, window trim, and weather stripping manufacturing facility	0568-ADAKL8 (2016)	II	300	70	675	-	-
Axiom Equipment Group	470 Industrial Dr	Equipment Service Centre		II	300	70	740	-	-
Tombro Trucking Ltd	320 Market Dr	Transportation Depot		II	300	70	840	-	-
Keter Canada	205 Market Drive	Shed Manufacturer		II	300	70	875	-	-
MAGNA INTERNATIONAL INC.	365 MARKET DRIVE	EASR Registration for a standby power system	R-002-6118874132 (2012)	II	300	70	935	-	-
MAGNA INTERNATIONAL INC.	365 MARKET DRIVE	EASR Registration for a heating system	R-003-9118973808 (2012)	II	300	70	935	-	-
Magna International Inc.	365 Market Drive	Automobile parts storage facility	9380-6GFPFY (2004)	II	300	70	935	-	-
Magna International Inc.	333 Market Drive	Admendment to approval for noise	3950-66RJKU (2008 and 2012)	II	300	70	935	-	-
Magna International Inc.	331-333 Market Drive	automotive parts stamping facility	3950-66RJKU (2004)	II	300	70	935	-	-
Eaton Yale Ltd.	610 Industrial Drive	Electrical equipment and manufacturing - Exhaust units, heating units and paint spray booth amended certificate of approval	4801-6LLSX8 (2006)	II	300	70	1000	-	-
Eaton Yale Ltd.	610 Industrial Drive	Approval and Amended approval for paint spray both and exhaust	7860-4TEN49 (2001, 2003)	II	300	70	1000	-	-
ADASIM Construction/Slingshot Transportation Inc.	151 Steeles Avenue E	Transportation Depot		I	70	20	210	-	-
Liberty Fabricating Services	389 BRONTE ST N	manufacturing, repairs and maintenance of recycling and waste equipment		I	70	20	220	-	-
CM Morris Design Ltd	103 Steeles Avenue E	Custom Machining/fabrication		I	70	20	225	-	-
Halton Machining	103 Steeles Avenue E	Custom Parts Machining		I	70	20	225	-	-
McCormack Auto Services Inc.	103 Steeles Avenue E	Auto Repair Shop		I	70	20	225	-	-
Khalifa Motors Inc.	85 Steeles Ave E	Mechanic		I	70	20	230	-	-
MK Auto Repairs & Collision	53 Steeles Avenue E	Auto Repair Shop		I	70	20	280	-	-
Bargain Tire Auto Centres/PDQ Tire and Auto Shop	25 Steeles Avenue E	Tire Centre and Auto Repair Shop		I	70	20	315	-	-
Premier Equipment	15 Steeles Avenue E	Tractor Dealer		I	70	20	365	-	-
True Tech Auto Repair	310 Steeles Avenue E	Auto Repair Shop		I	70	20	440	-	-
Brown's Fuels	281 Alliance Rd	Propane Supplier		I	70	20	440	-	-
Skytrans Truck & Trailer Repair	100 Market Drive	Truck Repair Shop		I	70	20	540	-	-
Ontario Realty Corporation	655-661 Martin Street	generator, boilers, and water heater certifiical of approval	1448-4KZSSG (2000)	I	70	20	550	-	-
Romac Metal Works	40 Hannant Court	Metal Fabricator		I	70	20	580	-	-
Food Service Solutions Inc.	430 Industrial Dr #1	Distribution Centre		I	70	20	620	-	-
Milton Chrysler Dodge Jeep	81 Ontario Street N	Car Dealership		I	70	20	745	-	-
Milton Kia Dealer	65 Ontario Street N	Car Dealership		I	70	20	755	-	-
Traffix Canada	375 Wheelabrator Way	Corporate Office		I	70	20	765	-	-
Vision Transportation	95 market dr	Transportation Services		I	70	20	780	-	-
Ryder Truck Rental	500 Industrial Dr	Truck rental Agency		I	70	20	780	-	-
U-Need Storage	401 Wheelabrator Way	Self-Storage Facility		I	70	20	780	-	-
Looloo Auto Sales	610 Martin St	Used Car Dealership		I	70	20	825	-	-
Logistic Distribution Inc.	550 Industrial Dr	Logistics Company		I	70	20	940	-	-
Behl Chemicals Inc (Permanently Closed)	52 Steeles Ave E Units 3 to 5	Approval for paint mixing vessels and natural gas heaters	9337-7QQPNW (2009)	n/a	n/a	n/a	n/a		
Ainsworth Inc. (permanently closed)	300 Market Drive	Paint spray booth, washer, gas oven, etc. equipment approvals	2370-6FEJVM (2005)	n/a	n/a	n/a	n/a		
Flush Away Drain Services (permanently closed)	85 Steeles Ave E	Waste management system	5151-7EZMLG (2008)	n/a	n/a	n/a	n/a		

Notes:

A of I - Area of Influence  
RMS - Recommended Minimum Separation Distance





# **B.1 Ontario Redimix Milton Plant Permit**

## **Compatibility Mitigation Study, Air Quality**

150 Steeles Avenue East – Milton, ON

**150 Steeles Milton Inc.**

SLR Project No.: 241.031807.00001

February 18, 2026

## Content Copy Of Original



Ministry of the Environment  
Ministère de l'Environnement

### ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 3380-9F5L9J

Issue Date: January 24, 2014

Holcim (Canada) Inc.  
2300 Steeles Ave W, 4th Floor  
Concord, Ontario  
L4K 5X6

Site Location: 105 Steeles Avenue East  
Milton Town, Regional Municipality of Halton

*You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:*

a concrete batching plant, operating at a maximum production rate of 1,200 cubic metres of ready mix concrete per day, consisting of the following emission sources:

- one (1) Portland cement storage silo (Silo #1), having a nominal capacity of 90 tonnes;
- one (1) shaker type baghouse dust collector to control emissions from Silo #1, equipped with 17.3 square metres of polyester filter bags and electric shaker cleaning system, discharging into the air through a stack, having the exit diameter of 0.3 metre, extending 18.5 metres above grade;
- one (1) slag storage silo (Silo #2), having a nominal capacity of 50 tonnes;
- one (1) shaker type baghouse dust collector to control emissions from Silo #2, equipped with 17.3 square metres of polyester filter bags and electric shaker cleaning system, discharging into the air through a stack, having the exit diameter of 0.3 metre, extending 18.5 metres above grade;
- one (1) pulse jet type baghouse dust collector, to control emissions from ready-mix trucks loading operations, equipped with 51.4 square metres of polyester filter bags, discharging into the air at a nominal volumetric flow rate of 1.4 actual cubic metres per second through a stack, having the exit diameter of 0.36 metre, extending 11.6 metres above grade;
- one (1) baghouse dust collector to control emissions from a weigh scale operations venting back into the plant;
- fugitive emissions resulting from the delivery, storage, and transfer of materials associated with concrete batching operations;
- maintenance welding operations;
- diesel storage tanks;
- ready-mix trucks washing operations;
- natural gas fired comfort heating equipment;

all in accordance with the Application for Approval (Air & Noise) submitted by Holcim (Canada) Inc. , dated June 30, 2010 and received on November 10, 2010 , dated January 26, 2010 and signed by Mac Carmichael, Manager Environment; and the supporting information, including the Emission Summary and Dispersion Modelling Report, submitted by SENES Consultants Limited dated June 30, 2010 , and signed by Kim Theobald; the emails from Kimberly Theobald (SENES Consultants Limited) dated March 30, 2012 and November 25, 2013; the letter from Kimberly Theobald (SENES Consultants Limited) dated August 16, 2013; the document entitled "Emission Summary and Dispersion Modelling Report Holcim (Canada) Inc. - Milton Concrete Batching Facility", Version 2.0 October 2013, prepared by SENES Consultants and signed by Kim Theobald and Malcolm Smith, P.Eng.; the Acoustic Assessment Report submitted by SENES Consultants Limited dated November 4, 2010, updated January 30, 2013 and signed by Nick Shinbin; and all information associated with the application.

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

1. "Approval" means this Environmental Compliance Approval and any Schedules to it, including the application and supporting documentation listed above.
2. "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.
3. "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 .
4. "Acoustic Audit Report" means a report presenting the results of an Acoustic Audit , prepared in accordance with Publication NPC-233.
5. "Fugitive Dust Best Management Practice Plan (BMPP)" means the document entitled "Dust Control Measures - General Work Instruction" issued on June 5, 2005, revised on December 14, 2012 and approved by Mac Carmichael, Manager, Environment.
6. "Company" means Holcim (Canada) Inc. and includes any successors and assigns.
7. "Director" means any Ministry employee appointed by the Minister pursuant to Section 5 of the EPA.
8. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located.
9. "EPA" means the Environmental Protection Act , R.S.O. 1990, c.E.19, as amended.
10. "Equipment" means equipment described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval.
11. "Facility" means the entire operation on the property where the Equipment is located.
12. "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.

13. "Manual" means a document or a set of documents that provides written instructions to staff of the Company.

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 Equipment including, but not limited to silencers, acoustic louvers, enclosures, absorptive treatment, plenums and barriers. It also means the noise control measures detailed in the Acoustic Assessment Report.

16. "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.

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

18. "Publication NPC-233" means Ministry Publication NPC-233 "Information to be Submitted for Approval of Stationary Sources of Sound" , October 1995.

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

## **TERMS AND CONDITIONS**

### **NOISE EMISSIONS**

1. The Company shall ensure that the noise emissions from the Facility comply with the limits determined in accordance with Publication NPC-205.

2. The Company shall:

(1) implement, by not later than six (6) months of the date of this Approval, the Noise Control Measures as outlined in the Acoustic Assessment Report prepared by SENES Consultants Limited, dated January 30, 2013, and signed by Nick Shinbin;

(2) ensure, subsequent to the implementation of the proposed Noise Control Measures that the noise emissions from the Facility comply with the limits set in Ministry Publication NPC-205; and

(3) ensure that the Noise Control Measures are properly maintained and continue to provide the acoustical performance outlined in the Acoustic Assessment Report prepared by SENES Consultants Limited, dated January 30, 2013, and signed by Nick Shinbin.

3. The Company shall:

(1) restrict the front end loader operation to a limit of up to twenty five (25) minutes per hour during the evening (19:00 to 23:00), and no operation during the nighttime (23:00 to 07:00).

(2) restrict the number of aggregate material delivery to a maximum of two (2) trucks per hour during

the evening and nighttime (19:00 to 07:00).

4. The Company shall restrict the cement delivery/unloading, using truck mounted blower, to the daytime hours from 7 a.m. to 7 p.m.

## **OPERATION AND MAINTENANCE**

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

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

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

(b) emergency procedures;

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

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

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

(f) procedures for recording and responding to environmental complaints relating to the operation of the Facility; and

(2) implement the recommendations of the Manual.

## **FUGITIVE DUST CONTROL**

6. The Company shall implement the BMPP. The BMPP shall be updated/revised upon District Manager request.

## **RECORD RETENTION**

7. The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this Approval, and make these records available for review by staff of the Ministry upon request. The Company shall retain:

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

(2) all records of any upset conditions associated with the operation of the Equipment;

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

(a) a description, time, date and location of each incident;

- (b) operating conditions (e.g. upset conditions, etc.) at the time of the incident;
- (c) wind direction and other weather conditions at the time of the incident;
- (d) the name(s) of Company personnel responsible for handling the incident;
- (e) the cause of the incident;
- (f) the Company response to the incident; and
- (g) 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.

## **NOTIFICATION REQUIREMENTS**

8. The Company shall notify the District Manager, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:

- (1) a description of the nature of the complaint;
- (2) the time, date and location of the incident;
- (3) the wind direction and other weather conditions at the time of the incident; and
- (4) the name(s) of Company personnel responsible for handling the incident.

## **ACOUSTIC AUDIT**

9. The Company shall carry out Acoustic Audit measurements on the actual noise emissions due to the operation of the Facility, following the implementation of the Noise Control Measures. The Company:

- (1) shall carry out Acoustic Audit measurements in accordance with the procedures in Publication NPC-103;
- (2) 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 thirty (30) months following the issue date of this Approval.

10. The Director:

- (1) may not accept the results of the Acoustic Audit if the requirements of Publication NPC-233 were not followed;
- (2) may require the Company to repeat the Acoustic Audit if the results of the Acoustic Audit are found unacceptable to the Director.

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

- 1. Condition No. 1 to 3 are included to provide the minimum performance requirement considered necessary to prevent an adverse effect resulting from the operation of the Facility.
- 2. Condition No. 4 is included to ensure that operation of the cement delivery/unloading, using truck mounted blower, is not extended beyond the stated hours to prevent an adverse effect resulting from the operation of the Equipment.

3. Condition No. 5 and 6 are included to emphasize that the Facility must be maintained and operated according to a procedure that will result in compliance with the EPA, the regulations and this Approval.
4. Condition No. 7 is included to require the Company to keep records and to provide information to the Ministry so that compliance with the EPA, the regulations and this Approval can be verified.
5. Condition No. 8 is included to require the Company to notify/report to the Ministry so that compliance with the EPA, the regulations and this Approval can be verified. .
6. Conditions No. 9 and 10 are 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 the EPA, the regulation and this Approval can be verified.

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

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

*The Notice should also include:*

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

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

*This Notice must be served upon:*

The Secretary* Environmental Review Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5	AND	The Environmental Commissioner 1075 Bay Street, Suite 605 Toronto, Ontario M5S 2B1	AND	The Director appointed for the purposes of Part II.1 of the Environmental Protection Act Ministry of the Environment 2 St. Clair Avenue West, Floor 12A Toronto, Ontario M4V 1L5
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**\* 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](http://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](http://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 24th day of January, 2014

Rudolf Wan, P.Eng.

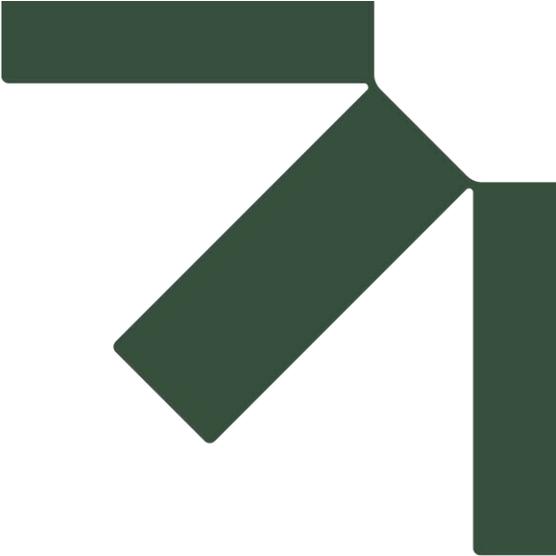
Director

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

JK/

c: District Manager, MOE Halton-Peel

Kim Theobald, SENES Consultants Limited



## **B.2 Mr Waste Inc. Permit Compatibility Mitigation Study, Air Quality**

150 Steeles Avenue East – Milton, ON

**150 Steeles Milton Inc.**

SLR Project No.: 241.031807.00001

February 18, 2026



Ministry of the Environment and Climate Change  
Operations Division

## Confirmation of Registration

**Registration Number:R-004-7495387013**

**Version Number: 001**

**Date Registration Filed:Mar 27, 2015 13:51:29 PM**

Dear Sir/Madam,

1441168 ONTARIO LIMITED  
389 BRONTE ST NORTH  
MILTON ON L9T 3N7

You have registered, in accordance with Section 20.21(1)(a) of the *Environmental Protection Act*, the use, operation, establishment, alteration, engagement or extension or replacement of a waste management system serving the Province of Ontario. The Waste Transportation Vehicle storage yard related to this registration is located at:

389 BRONTE Street North MILTON ON L9T 3N7

Please note that the Waste Transportation Vehicle is subject to the applicable provisions of O.Reg 245/11 and O. Reg. 351/12. Environmental Protection Act.

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

Dated on Mar 27, 2015

Director  
Environmental Approvals Access and Service Integration Branch  
Ministry of the Environment and Climate Change  
2 St.Clair Avenue West,Floor 12A  
Toronto ON M4V 1L5

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

Ministry of the Environment and Climate Change  
Customer Service Representative  
Environmental Approvals Access and Service Integration Branch

Phone:(416) 314-8001

Toll free: 1-800-461-6090

## Schedule 'A'

### Part 3 . Activity Information

3.1 This form is to be used to register the use, operation, establishment, alteration, enlargement or extension of a waste management system that is a waste transportation system. Please confirm that you will be engaging in one or more of these activities.  Yes  No

3.2 For the waste management system that is the subject of this registration, please confirm that ALL of the following statements apply:

(a) The waste management system involves only the collection, handling, transportation and transfer of waste by waste transportation vehicle (truck).  Yes  No

(b) The waste transportation system does not include any on-truck processing of waste.  Yes  No

3.3 Does the waste management system involve the management of any of the following waste types (as they are defined within the meaning of Regulation 347 of the Environmental Protection Act, or in the case of biomedical waste or treated biomedical waste, the Ministry of the Environment's Guideline C-4: The Management of Biomedical Waste in Ontario)?

(a) Hazardous waste\*  Yes  No

(b) Liquid industrial waste  Yes  No

(c) Biomedical waste or treated biomedical waste  Yes  No

(d) Asbestos waste  Yes  No

\* Please note that hazardous waste should also be interpreted to include waste that was characteristic waste but that has been treated so that it is no longer characteristic waste, if the waste may not be disposed of by land disposal under subsection 79 (1) of Regulation 347 of the Revised Regulations of Ontario, 1990 made under the Act.

3.4 Please select in the table below all of the categories of waste that will be transported by the system. Note that the responses given in question 3.3 should be true for any of the waste categories selected.

(a) Blue Box Materials

(b) Domestic Sources

(c) Dewatered Catch Basin Clean-Out Material

(d) Waste from Food Processing/Preparation Operations

(e) Leaf/Yard Waste

(f) Tires

(g) Commercial Waste

(h) Wood Waste

(i) Waste Wash Water

(j) Non-hazardous Solid Industrial Waste

(k) Contaminated Soil

(l) Processed Organics

(m) Hauled Sewage

(n) Non-hazardous Spill Cleanup Material

(o) Describe any other waste types managed by the system, if applicable:

construction and demolition wastes

3.5 Will waste be stored at any truck storage yard or other location as part of the operation of the waste management system?

 Yes No

3.6 (a) How many waste transportation vehicles (trucks) are included in the waste management system?

1

(b) Does the waste management system involve transportation of waste into or out of the Province of Ontario?

 Yes No

(c) Please indicate the jurisdictions from which the waste transportation vehicle(s) normally enter/exit Ontario. Please check all that apply:

Quebec  Enter from  Exit to

New York  Enter from  Exit to

Manitoba  Enter from  Exit to

Michigan  Enter from  Exit to

Minnesota  Enter from  Exit to

(d) Please indicate all jurisdictions in which waste is transferred to a storage or disposal site outside of Ontario.

Please check all that apply:

- |   |  |   |  |  |
|---|--|---|--|--|
| <input type="checkbox"/> Alberta        | <input type="checkbox"/> British Columbia      | <input type="checkbox"/> Manitoba       | <input type="checkbox"/> New Brunswick | <input type="checkbox"/> Newfoundland  |
| <input type="checkbox"/> Nova Scotia    | <input type="checkbox"/> Northwest Territories | <input type="checkbox"/> Nunavut        | <input type="checkbox"/> PEI           | <input type="checkbox"/> Quebec        |
| <input type="checkbox"/> Saskatchewan   | <input type="checkbox"/> Yukon                 | <input type="checkbox"/> Alaska         | <input type="checkbox"/> Alabama       | <input type="checkbox"/> Arkansas      |
| <input type="checkbox"/> Arizona        | <input type="checkbox"/> California            | <input type="checkbox"/> Colorado       | <input type="checkbox"/> Connecticut   | <input type="checkbox"/> Delaware      |
| <input type="checkbox"/> Florida        | <input type="checkbox"/> Georgia               | <input type="checkbox"/> Iowa           | <input type="checkbox"/> Idaho         | <input type="checkbox"/> Illinois      |
| <input type="checkbox"/> Indiana        | <input type="checkbox"/> Kansas                | <input type="checkbox"/> Kentucky       | <input type="checkbox"/> Louisiana     | <input type="checkbox"/> Massachusetts |
| <input type="checkbox"/> Maryland       | <input type="checkbox"/> Maine                 | <input type="checkbox"/> Michigan       | <input type="checkbox"/> Minnesota     | <input type="checkbox"/> Missouri      |
| <input type="checkbox"/> Mississippi    | <input type="checkbox"/> Montana               | <input type="checkbox"/> North Carolina | <input type="checkbox"/> North Dakota  | <input type="checkbox"/> Nebraska      |
| <input type="checkbox"/> Nevada         | <input type="checkbox"/> New Hampshire         | <input type="checkbox"/> New Jersey     | <input type="checkbox"/> New Mexico    | <input type="checkbox"/> New York      |
| <input type="checkbox"/> Ohio           | <input type="checkbox"/> Oklahoma              | <input type="checkbox"/> Oregon         | <input type="checkbox"/> Pennsylvania  | <input type="checkbox"/> Rhode Island  |
| <input type="checkbox"/> South Carolina | <input type="checkbox"/> South Dakota          | <input type="checkbox"/> Tennessee      | <input type="checkbox"/> Texas         | <input type="checkbox"/> Utah          |
| <input type="checkbox"/> Virginia       | <input type="checkbox"/> Vermont               | <input type="checkbox"/> Washington     | <input type="checkbox"/> Wisconsin     | <input type="checkbox"/> West Virginia |
| <input type="checkbox"/> Wyoming        |  |   |  |  |



Ministry of the Environment and Climate Change  
Operations Division

## Confirmation of Registration

**Registration Number:R-004-8495457460**  
**Version Number: 002**

**null**

**Update Date:Mar 27, 2015 14:27:19 PM**

Dear Sir/Madam,

MR. WASTE INC.  
1194 BIASON CIRCLE,  
MILTON ON L9T 8S8

You have registered, in accordance with Section 20.21(1)(a) of the *Environmental Protection Act*, the use, operation, establishment, alteration, engagement or extension or replacement of a waste management system serving the Province of Ontario. The Waste Transportation Vehicle storage yard related to this registration is located at:

389 BRONTE Street North MILTON ON L9T 3N7

Please note that the Waste Transportation Vehicle is subject to the applicable provisions of O.Reg 245/11 and O. Reg. 351/12. Environmental Protection Act.

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

Dated on Mar 27, 2015

Director  
Environmental Approvals Access and Service Integration Branch  
Ministry of the Environment and Climate Change  
2 St.Clair Avenue West,Floor 12A  
Toronto ON M4V 1L5

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

Ministry of the Environment and Climate Change  
Customer Service Representative  
Environmental Approvals Access and Service Integration Branch

Phone:(416) 314-8001  
Toll free: 1-800-461-6090

## Schedule 'A'

### Part 3 . Activity Information

3.1 This form is to be used to register the use, operation, establishment, alteration, enlargement or extension of a waste management system that is a waste transportation system. Please confirm that you will be engaging in one or more of these activities.  Yes  No

3.2 For the waste management system that is the subject of this registration, please confirm that ALL of the following statements apply:

(a) The waste management system involves only the collection, handling, transportation and transfer of waste by waste transportation vehicle (truck).  Yes  No

(b) The waste transportation system does not include any on-truck processing of waste.  Yes  No

3.3 Does the waste management system involve the management of any of the following waste types (as they are defined within the meaning of Regulation 347 of the Environmental Protection Act, or in the case of biomedical waste or treated biomedical waste, the Ministry of the Environment's Guideline C-4: The Management of Biomedical Waste in Ontario)?

(a) Hazardous waste\*  Yes  No

(b) Liquid industrial waste  Yes  No

(c) Biomedical waste or treated biomedical waste  Yes  No

(d) Asbestos waste  Yes  No

\* Please note that hazardous waste should also be interpreted to include waste that was characteristic waste but that has been treated so that it is no longer characteristic waste, if the waste may not be disposed of by land disposal under subsection 79 (1) of Regulation 347 of the Revised Regulations of Ontario, 1990 made under the Act.

3.4 Please select in the table below all of the categories of waste that will be transported by the system. Note that the responses given in question 3.3 should be true for any of the waste categories selected.

(a) Blue Box Materials

(b) Domestic Sources

(c) Dewatered Catch Basin Clean-Out Material

(d) Waste from Food Processing/Preparation Operations

(e) Leaf/Yard Waste

(f) Tires

(g) Commercial Waste

(h) Wood Waste

(i) Waste Wash Water

(j) Non-hazardous Solid Industrial Waste

(k) Contaminated Soil

(l) Processed Organics

(m) Hauled Sewage

(n) Non-hazardous Spill Cleanup Material

(o) Describe any other waste types managed by the system, if applicable:

3.5 Will waste be stored at any truck storage yard or other location as part of the operation of the waste management system?

 Yes No

3.6 (a) How many waste transportation vehicles (trucks) are included in the waste management system?

1

(b) Does the waste management system involve transportation of waste into or out of the Province of Ontario?

 Yes No

(c) Please indicate the jurisdictions from which the waste transportation vehicle(s) normally enter/exit Ontario. Please check all that apply:

Quebec  Enter from  Exit to

New York  Enter from  Exit to

Manitoba  Enter from  Exit to

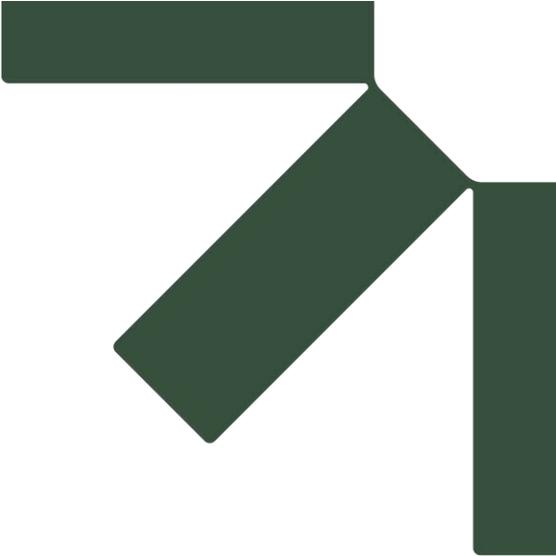
Michigan  Enter from  Exit to

Minnesota  Enter from  Exit to

(d) Please indicate all jurisdictions in which waste is transferred to a storage or disposal site outside of Ontario.

Please check all that apply:

- |   |  |   |  |  |
|---|--|---|--|--|
| <input type="checkbox"/> Alberta        | <input type="checkbox"/> British Columbia      | <input type="checkbox"/> Manitoba       | <input type="checkbox"/> New Brunswick | <input type="checkbox"/> Newfoundland  |
| <input type="checkbox"/> Nova Scotia    | <input type="checkbox"/> Northwest Territories | <input type="checkbox"/> Nunavut        | <input type="checkbox"/> PEI           | <input type="checkbox"/> Quebec        |
| <input type="checkbox"/> Saskatchewan   | <input type="checkbox"/> Yukon                 | <input type="checkbox"/> Alaska         | <input type="checkbox"/> Alabama       | <input type="checkbox"/> Arkansas      |
| <input type="checkbox"/> Arizona        | <input type="checkbox"/> California            | <input type="checkbox"/> Colorado       | <input type="checkbox"/> Connecticut   | <input type="checkbox"/> Delaware      |
| <input type="checkbox"/> Florida        | <input type="checkbox"/> Georgia               | <input type="checkbox"/> Iowa           | <input type="checkbox"/> Idaho         | <input type="checkbox"/> Illinois      |
| <input type="checkbox"/> Indiana        | <input type="checkbox"/> Kansas                | <input type="checkbox"/> Kentucky       | <input type="checkbox"/> Louisiana     | <input type="checkbox"/> Massachusetts |
| <input type="checkbox"/> Maryland       | <input type="checkbox"/> Maine                 | <input type="checkbox"/> Michigan       | <input type="checkbox"/> Minnesota     | <input type="checkbox"/> Missouri      |
| <input type="checkbox"/> Mississippi    | <input type="checkbox"/> Montana               | <input type="checkbox"/> North Carolina | <input type="checkbox"/> North Dakota  | <input type="checkbox"/> Nebraska      |
| <input type="checkbox"/> Nevada         | <input type="checkbox"/> New Hampshire         | <input type="checkbox"/> New Jersey     | <input type="checkbox"/> New Mexico    | <input type="checkbox"/> New York      |
| <input type="checkbox"/> Ohio           | <input type="checkbox"/> Oklahoma              | <input type="checkbox"/> Oregon         | <input type="checkbox"/> Pennsylvania  | <input type="checkbox"/> Rhode Island  |
| <input type="checkbox"/> South Carolina | <input type="checkbox"/> South Dakota          | <input type="checkbox"/> Tennessee      | <input type="checkbox"/> Texas         | <input type="checkbox"/> Utah          |
| <input type="checkbox"/> Virginia       | <input type="checkbox"/> Vermont               | <input type="checkbox"/> Washington     | <input type="checkbox"/> Wisconsin     | <input type="checkbox"/> West Virginia |
| <input type="checkbox"/> Wyoming        |  |   |  |  |



# **B.3 Wet Paint! Kitchen and Bath Cabinet Painting Inc. Permit**

## **Compatibility Mitigation Study, Air Quality**

150 Steeles Avenue East – Milton, ON

**150 Steeles Milton Inc.**

SLR Project No.: 241.031807.00001

February 18, 2026

**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 6283-A8AKB2

Issue Date: March 24, 2016

Wet Paint! Kitchen and Bath Cabinet Painting Inc.  
1674 Stover Crescent  
Milton, Ontario  
L9T 5N3

Site Location: 400 Morobel Drive, Unit 5  
Town of Milton, Regional Municipality of Halton

*You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:*

- one (1) paint spray booth for the application of solvent based coatings at a maximum rate of 0.5 litres per hour, equipped with 4.3 square metres of dry type paint arrestor filters, exhausting into the atmosphere through a stack, at a volumetric flow rate of 4.7 cubic metres per second having an exit diameter of 0.6 metre, extending 1.83 metres above the roof and 6.91 metres above grade;

all in accordance with the Environmental Compliance Approval submitted by Wet Paint! Kitchen and Bath Cabinet Painting Inc., dated December 3, 2015 and signed by Nasir Ishmail, Owner; and the supporting information including the Emission Summary and Dispersion Modelling Report submitted by Pollutech Environmental Ltd., dated December 1, 2015 and signed by Adam Forrest.

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

1. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
2. "Company" means Wet Paint! Kitchen and Bath Cabinet Painting Inc., that is responsible for the construction or operation of the Facility and includes any successors and assigns;
3. "District Manager" means the District Manager of the appropriate local district office of the Ministry where the Facility is geographically located;
4. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
5. "Equipment" means equipment described in the Company's application, this Approval, and in the supporting documentation submitted with the application, to the extent approved by this Approval;
6. "Facility" means the entire operation located on the property where the Equipment is located;
7. "Manual" means a document or set of documents that provide written instructions to staff of the Company;
8. "Ministry" means the Ministry of the Government of Ontario responsible for the EPA and includes all officials, employees or other persons acting on its behalf; and
9. "Publication NPC-300" means the Ministry Publication NPC-300, "Environmental Noise Guideline,

Stationary and Transportation Sources – Approval and Planning", August 2013, as amended.

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

## **TERMS AND CONDITIONS**

### **GENERAL**

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

### **OPERATION AND MAINTENANCE**

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

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

- (a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
- (b) emergency procedures;
- (c) procedures for any record keeping activities relating to operation and maintenance of the Equipment;
- (d) the frequency of inspection and replacement of the filter material in the Equipment;
- (e) procedures for recording and responding to environmental complaints; and
- (f) appropriate measures to minimize odorous emissions from all potential sources.

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

### **PERFORMANCE**

4. The Company shall, at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-300.

### **RECORD RETENTION**

5. The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this Approval, and make

these records available for review by staff of the Ministry upon request. The Company shall retain:

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

## **NOTIFICATION OF COMPLAINTS**

6. The Company shall notify the District Manager, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:

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

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

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

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

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

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

*The Notice should also include:*

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

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

*This Notice must be served upon:*

The Secretary* Environmental Review Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5	AND	The Environmental Commissioner 1075 Bay Street, Suite 605 Toronto, Ontario M5S 2B1	AND	The Director appointed for the purposes of Part II.1 of the Environmental Protection Act Ministry of the Environment and Climate Change 135 St. Clair Avenue West, 1st Floor Toronto, Ontario M4V 1P5
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**\* 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](http://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](http://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 24th day of March, 2016

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

RU/  
c: District Manager, MOECC Halton-Peel  
Adam Forrest, Pollutech Environmental Ltd.

# **B.4 Aimco Solrec Limited Permit**

## **Compatibility Mitigation Study, Air Quality**

150 Steeles Avenue East – Milton, ON

**150 Steeles Milton Inc.**

SLR Project No.: 241.031807.00001

February 18, 2026





Ministry  
of the  
Environment

Ministère  
de  
l'Environnement

CERTIFICATE OF APPROVAL  
AIR  
NUMBER 2427-5J2RDZ

Ontario

Aimco Solrec Limited  
425 Morobel Drive  
Milton, Ontario  
L9T 4N6

Site Location: 425 Morobel Drive  
Milton Town, Regional Municipality Of Halton, Ontario

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

A waste solvent recovery facility, operating at a maximum production rate of up to 85 tonnes of waste solvent per hour, consisting of the following processes :

- one (1) exhaust system for the boiler room, designated as Source 3, discharging into the atmosphere through a stack, as outlined in Schedule "A";
- one (1) exhaust system for the maintenance area, designated as Source 4, discharging into the atmosphere through a stack, as outlined in Schedule "A";
- one (1) exhaust system for the truck bay, designated as Source 5, discharging into the atmosphere through a stack, as outlined in Schedule "A";
- one (1) exhaust system for the laboratory area, designated as Source 6, discharging into the atmosphere through a stack, as outlined in Schedule "A";
- one (1) exhaust system serving the distillation units, the vacuum pumps and the tank vacuum pumps, designated as Source 7, discharging into the atmosphere through a stack, as outlined in Schedule "A";
- one (1) exhaust system for the fugitive emissions from various locations inside the Facility production area, designated as Source 8, discharging into the atmosphere through a stack, as outlined in Schedule "A";
- four (4) exhaust systems for the tanker bay, designated as Sources 9, 10, 11, and 12, discharging into the atmosphere through four (4) stacks, as outlined in Schedule "A";
- eleven (11) fixed roof storage tanks, designated as Source 13, having the capacities and dimensions outlined in Schedule "B" for the storage of combustible liquids, venting into one (1) common storage tank, labelled tank no. 3, which has a diameter of 1.2 metres and a height of 4.0 metres, discharging into the atmosphere through a stack, as outlined in Schedule "A";
- three (3) fixed roof storage tanks, designated as Source 14, having the capacities and dimensions outlined in Schedule "B" or the storage of non-flammable liquids, venting into one (1) common storage tank, labelled tank no. 4, which has a diameter of 1.2 metres and a height of 3.7 metres, discharging into the atmosphere through a stack, as outlined in Schedule "A";
- two (2) exhaust systems for the warehouse, designated as Sources 16 and 17, discharging into the atmosphere through two (2) stacks, as outlined in Schedule "A";
- two (2) natural gas fired unit heaters, designated as Source 18 and 19, and four (4) natural gas fired heating, ventilating and air conditioning (HVAC) units, designated as Sources 1, 2, 15 and 20, having an aggregate heat input of 1,033,750

**CONTENT COPY OF ORIGINAL**

kilojoules per hour, discharging into the atmosphere through six (6) stacks, as outlined in Schedule "A";

all in accordance with the information presented in Schedule "C".

**SCHEDULE "A"**

Source Identifier	Description	Exhaust Conditions		Stack Parameters		
		Volumetric Flow Rate (cubic metres per second)	Temperature (degrees Celsius)	Exit Diameter (metre)	Height Above Roof (metres)	Height Above Grade (metres)
1	Office Lab - HVAC	0.0187	20	0.1524	0.91	8.21
2	Maintenance HVAC - Keeprite	0.0130	20	0.1524	0.91	8.21
3	Boiler Room General Vent	2.36	20	0.20	0.61	7.91
4	Maintenance Area General Vent	2.36	20	0.51	1.22	8.52
5	Truck Bay Exhaust	2.36	20	0.20	0.61	7.91
6	Lab Exhaust	2.36	20	0.20	0.61	7.91
7	Main Exhaust Stack - Vacuum Pumps	0.94	20-26	0.58	7.62	14.92
8	Main General Exhaust Stack	1.96	20	0.58	3.66	10.96
9	Tanker Bay Exhaust	1.77	20	0.20	0.61	7.91
10	Tanker Bay Exhaust	1.77	20	0.20	0.61	7.91
11	Tanker Bay Exhaust	1.77	20	0.20	0.61	7.91
12	Tanker Bay Exhaust	1.77	20	0.20	0.61	7.91
13	Tank Exhaust (11 tanks combined)	0.003	20	0.05	1.83	11.50
14	Tank Exhaust (3 tanks combined)	0.003	20	0.05	1.83	11.50
15	Warehouse HVAC - ICPC Commercial	0.0130	20	0.1524	0.91	8.21
16	General Warehouse Exhaust	0.05	20	0.08	0.61	7.91
17	General Warehouse Exhaust	0.05	20	0.08	0.61	7.91
18	Warehouse Unit Heater	0.0173	50	0.15	1.22	8.52
19	Warehouse Unit Heater	0.0078	50	0.15	1.22	8.52
20	Main HVAC System - Carrier	0.0187	20	0.15	1.50	8.80

**SCHEDULE "B"**

**CONTENT COPY OF ORIGINAL**

Tank No.	Type of Liquid Contained in the Tank	Tank Specifications		
		Tank Volume (litres)	Tank Diameter (metre)	Tank Height/Length (metre)
1	combustible	10,500	1.5	7.2
2	combustible	10,500	1.5	7.2
3	vent tank B for combustible	n/a	1.2	4.0
4	vent tank A for non-flammable	n/a	1.2	3.7
5	combustible	7,200	1.2	7.3
6	combustible	7,200	1.2	7.3
7	combustible	15,000	2.0	6.4
8	combustible	7,200	1.2	7.3
9	combustible	7,200	1.2	7.3
10	combustible	16,500	2.0	8.5
11	combustible	29,500	2.7	6.1
12	non-flammable	26,500	2.4	7.9
13	combustible	27,500	2.7	5.5
14	non-flammable	54,000	3.0	8.2
15	combustible	41,000	3.0	7.0
16	non-flammable	54,000	3.0	8.2

**SCHEDULE "C"**

- |   |
|---|
| <ol style="list-style-type: none"> <li>1. The Application for a Certificate of Approval (Air), submitted by Aimco Solrec Limited, dated November 27, 1989, and signed by George P. Kopulos, and all supporting information associated with the application.</li> <li>2. The Application for a Certificate of Approval (Air), submitted by Aimco Solrec Limited, dated August 8, 1997 and signed by George Kopulos, and all supporting information associated with the application.</li> <li>3. The Application for a Certificate of Approval (Air), submitted by Aimco Solrec Limited, dated January 26, 1999 and signed by George Kopulos, and all supporting information associated with the application.</li> <li>4. The Application for a Certificate of Approval (Air) dated April 24, 2002 and signed by George Kopulos, Environmental Manager, Aimco Solrec Limited, and all supporting information associated with the application including the revised Emission Summary and Dispersion Modelling (ESDM) Report prepared by Conestoga-Rovers &amp; Associates on behalf of Aimco Solrec Limited dated February 26, 2003 and signed by Gordon Reusing, P.Eng., and additional information provided by Aimco Solrec Limited, dated March 17, 2003 and signed by Ray Hurrell, Assistant Manager.</li> </ol> |
|---|

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

- (1) "Act" means the Environmental Protection Act;
- (2) "Certificate" means this Certificate of Approval, including Schedules "A", "B" and "C" issued in accordance with Section 9 of the Act;
- (3) "Company" means Aimco Solrec Limited;
- (4) "District Manager" means the District Manager, Halton-Peel District Office, Central Region of the Ministry;

(5) "Equipment" means the distillation units, pumps, tanks, exhaust systems, unit heaters and HVAC units described in the Company's application, this Certificate and in the supporting documentation submitted with the application, to the extent approved by this Certificate;

(6) "Manual" means a document or a set of documents that provide written instructions to staff of the Company; and

(7) "Ministry" means the Ontario Ministry of the Environment.

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

## **TERMS AND CONDITIONS**

### **OPERATION AND MAINTENANCE**

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

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

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

(b) emergency procedures;

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

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

(2) implement the recommendations of the Manual.

### **RECORD RETENTION**

2. The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this Certificate, and make these records available for review by staff of the Ministry upon request. The Company shall retain:

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

(2) all records on the daily operation of the Equipment; and

(3) all records on the environmental complaints; including:

(a) a description, time and date of each incident;

(b) wind direction at the time of the incident; and

(c) a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future.

### **NOTIFICATION OF COMPLAINTS**

3. The Company shall notify the District Manager, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:

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

(2) the time and date of the incident.

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

1. Condition No. 1 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate.
2. Condition No. 2 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the Act, the Regulations and this Certificate can be verified.
3. Condition No. 3 is included to require the Company to notify staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

**This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 8/300/218/89/906, 8/300/221/89/906, 8/300/222/89/906, and 8-3390-97-997 issued on January 15, 1990, January 15, 1990, January 15, 1990, and June 1, 1999, respectively.**

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

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

*The Notice should also include:*

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

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

*This Notice must be served upon:*

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

AND

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

AND

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

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

**CONTENT COPY OF ORIGINAL**

*This instrument is subject to Section 38 of the Environmental Bill of Rights, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at [www.ene.gov.on.ca](http://www.ene.gov.on.ca), you can determine when the leave to appeal period ends.*

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

DATED AT TORONTO this 24th day of June, 2003

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

CL/  
c: District Manager, MOE Halton-Peel  
Gordon Reusing, Conestoga-Rovers & Associates

**AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL**

NUMBER 8247-D3AHVN

Issue Date: August 27, 2024

Aimco Solrec Limited  
425 Morobel Drive  
Milton, Ontario  
L9T 4N6

**Site Location:** 425 Morobel Drive  
Milton Town, Regional Municipality of Halton  
L9T 4N6

*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:*

A waste solvent recycling facility and activities from the facility include:

- receiving, loading, storing and emptying waste solvent;
- waste solvent processing in distillation units;
- waste fuel blending; and
- monitoring of recovered solvent leaving the facility ;

including the Equipment and any other ancillary and support processes and activities, operating the Facility Production Limit for following:

- 21,000,000 kilograms per year of waste received;
- 18,000 kilograms of solvent distilled per day; and
- 300,000 kilograms of waste fuel blend per day.

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

1. "ACB list" means the document entitled "Air Contaminants Benchmarks (ACB) List: Standards, guidelines and screening levels for assessing point of impingement concentrations of air contaminants", as amended from time to time

and published by the Ministry and available on a Government website;

2. "Acceptable Point of Impingement Concentration" means a concentration accepted by the Ministry as not likely to cause an adverse effect for a Compound of Concern that,
  - a. is not identified in the ACB list, or
  - b. is identified in the ACB list as belonging to the category "Benchmark 2" and has a concentration at a Point of Impingement that exceeds the concentration set out for the contaminant in that document.With respect to the Original ESDM Report, the Acceptable Point of Impingement Concentration for a Compound of Concern mentioned above is the concentration set out in the Original ESDM Report;
3. "Approval" means this entire Environmental Compliance Approval and any Schedules to it.;
4. "Basic Comprehensive User Guide" means the Ministry document titled "Basic Comprehensive Certificates of Approval (Air) User Guide" dated March 2011, as amended;
5. "Company" means Aimco Solrec Limited operating as Aimco Solrec Limited 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;
6. "Compound of Concern" means a contaminant described in paragraph 4 subsection 26 (1) of O. Reg. 419/05, namely, a contaminant that is discharged from the Facility in an amount that is not negligible;
7. "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;
8. "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;
9. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;
10. "Emission Summary Table" means a table described in paragraph 14 of subsection 26 (1) of O. Reg. 419/05;
11. "Environmental Assessment Act" means the *Environmental Assessment Act*, R.S.O. 1990, c.E.18;
12. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19;
13. "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;

14. "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;
15. "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 and is updated after the issuance of this Approval in accordance with section 26 of O. Reg. 419/05 and the Procedure Document;
16. "Facility" means the entire operation located on the property where the Equipment is located;
17. "Facility Production Limit" means the production limit placed by the Director on the main product(s) or raw materials used by the Facility;
18. "Highest Ranking Person" means the highest ranking person regularly present at the Facility who has management responsibilities relating to the Facility;
19. "Log" means a document that contains a record of each change that is required to be made to the ESDM Report, including the date on which the change occurred. For example, a record would have to be made of a more accurate emission rate for a source of contaminant, more accurate meteorological data, a more accurate value of a parameter that is related to a source of contaminant, a change to a Point of Impingement and all changes to information associated with a Modification to the Facility that satisfies Condition 2;
20. "Minister" means the Minister of the Environment, Conservation and Parks or such other member of the Executive Council as may be assigned the administration of the EPA under the Executive Council Act;
21. "Ministry" means the ministry of the Minister;
22. "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;
23. "Noise Screening Documents" means the completed Primary Noise Screening Method, or the completed Secondary Noise Screening Method, with supporting information and documentation, as updated in accordance with Condition 5 of this Approval;
24. "O. Reg. 419/05" means Ontario Regulation 419/05: Air Pollution – Local Air

Quality, made under the EPA;

25. "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 Jennifer Francis of GHD Ltd. and dated October 2, 2023 submitted in support of the application, and includes any changes to the report made up to the date of issuance of this Approval;
26. "Point of Impingement" has the same meaning as in section 2 of O. Reg. 419/05;
27. "Primary Noise Screening Method" means the Ministry Primary Noise Screening Method form as described in the "Primary Noise Screening Method Guide", January 31, 2017, as amended;
28. "Procedure Document" means Ministry guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated March 2018, as amended;
29. "Processes with Significant Environmental Aspects" means the Equipment which, during regular operation, would discharge one or more contaminants into the air in an amount which is not considered as negligible in accordance with section 26 (1) 4 of O. Reg. 419/05 and the Procedure Document;
30. "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;
31. "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;
32. "Schedules" means the following schedules attached to this Approval and forming part of this Approval namely:
  - Schedule A - Supporting Documentation
33. "Secondary Noise Screening Method" means the Ministry Secondary Noise Screening Method form as described in the "Secondary Noise Screening Method Guide", January 31, 2017, as amended;
34. "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; and
35. "Written Summary Form" means the electronic questionnaire form, available on the Ministry website, that documents whether Modifications were undertaken at the Facility and compliance with the Approval, in the previous calendar year.

*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. 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

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 as specified in Condition 4.

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; and
- b. Modifications to the Facility that would be subject to the Environmental Assessment Act.

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

### 3. REQUIREMENT TO REQUEST AN ACCEPTABLE POINT OF IMPINGEMENT CONCENTRATION

1. Prior to making a Modification to the Facility that satisfies Condition 2.1.a and 2.1.b, the Company shall prepare a proposed update to the ESDM Report to

reflect the proposed Modification.

2. The Company shall request approval of an Acceptable Point of Impingement Concentration for a Compound of Concern if the Compound of Concern is not identified in the ACB list as belonging to the category “Benchmark 1” and a proposed update to an ESDM Report indicates that one of the following changes with respect to the concentration of the Compound of Concern may occur:
  - a. The Compound of Concern was not a Compound of Concern in the previous version of the ESDM Report and
    - i. the concentration of the Compound of Concern exceeds the concentration set out for the contaminant in the ACB list; or
    - ii. the Compound of Concern is not identified in the ACB list; or
  - b. The concentration of the Compound of Concern in the updated ESDM Report exceeds the higher of,
    - i. the most recent Acceptable Point of Impingement Concentration, and
    - ii. the concentration set out for the contaminant in the ACB list, if the contaminant is identified in that document.
3. The request required by Condition 3.2 shall propose a concentration for the Compound of Concern and shall contain an assessment, performed by a Toxicologist, of the likelihood of the proposed concentration causing an adverse effect at Points of Impingement.
4. If the request required by Condition 3.2 is a result of a proposed Modification described in Condition 3.1, the Company shall submit the request, in writing, to the Director at least 30 days prior to commencing to make the Modification. The Director shall provide written confirmation of receipt of this request to the Company.
5. If a request is required to be made under Condition 3.2 in respect of a proposed Modification described in Condition 3.1, the Company shall not make the Modification mentioned in Condition 3.1 unless the request is approved in writing by the Director.
6. If the Director notifies the Company in writing that the Director does not approve the request, the Company shall,
  - a. revise and resubmit the request; or
  - b. notify the Director that it will not be making the Modification.
7. The re-submission mentioned in Condition 3.6 shall be deemed a new

submission under Condition 3.2.

8. If the Director approves the request, the Company shall update the ESDM Report to reflect the Modification.
9. Condition 3 does not apply if Condition 2.1 has expired.

#### **4. PERFORMANCE LIMITS**

1. Subject to Condition 4.2, the Company shall not discharge or cause or permit the discharge of a Compound of Concern into the air if,
  - a. the Compound of Concern is identified in the ACB list as belonging to the category "Benchmark 1" and the discharge results in the concentration at a Point of Impingement exceeding the Benchmark 1 concentration; or
  - b. the Compound of Concern is not identified in the ACB list as belonging to the category "Benchmark 1" and the discharge results in the concentration at a Point of Impingement exceeding the higher of,
    - i. if an Acceptable Point of Impingement Concentration exists, the most recent Acceptable Point of Impingement Concentration, and
    - ii. the concentration set out for the contaminant in the ACB list, if the contaminant is identified in that document.
2. Condition 4.1 does not apply if the benchmark set out in the ACB list has a 10-minute averaging period and no ambient monitor indicates an exceedance at a Point of Impingement where human activities regularly occur at a time when those activities regularly occur.
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-300.
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.
5. The Company shall operate any Equipment with Specific Operational Limits approved by this Approval in accordance with the Original ESDM Report.

#### **5. DOCUMENTATION REQUIREMENTS**

1. The Company shall maintain an up-to-date Log.
2. No later than March 31 in each year, the Company shall update the ESDM Report in accordance with section 26 of O. Reg. 419/05 and shall update the Noise Screening Documents so that the information in the reports is accurate as of December 31 in the previous year.
3. The Company shall make the Emission Summary Table (see section 27 of O.

Reg. 419/05) and the Noise Screening Documents available for examination by any person, without charge, by posting it on the Internet or by making it available during regular business hours at the Facility.

4. The Company shall, within three (3) months after the expiry of Condition 2.1 of this Approval, update the ESDM Report and the Noise Screening Documents such that the information in the reports is accurate as of the date that Condition 2.1 of this Approval expired.
5. Conditions 5.1 and 5.2 do not apply if Condition 2.1 has expired.

## **6. WRITTEN SUMMARY FORM**

1. Subject to Condition 6.2, the Company shall prepare, and make available to the Ministry upon request, no later than June 30 of each year, a Written Summary Form signed by the Highest Ranking Person.
2. Condition 6.1 does not apply if:
  - a. Condition 2.1 has expired; and
  - b. the Written Summary Form has been completed for the year in which Condition 2.1 expired.

## **7. OPERATION AND MAINTENANCE**

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

## **8. COMPLAINTS RECORDING AND REPORTING**

1. If at any time, the Company receives an environmental complaint from the public regarding the operation of the Equipment approved by this Approval,

the Company shall take the following steps:

- a. Record and number each complaint, either electronically or in a log book. The record 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. Notify the District Manager of the complaint within two (2) business days after the complaint is received, or in a manner acceptable to the District Manager.
- c. Initiate appropriate steps to determine all possible causes of the complaint, and take the necessary actions to appropriately deal with the cause of the subject matter of the complaint.
- d. Complete and retain on-site a report written within five (5) business days of the complaint date. The report shall list the actions taken to appropriately deal with the cause of the complaint and set out steps to be taken to avoid the recurrence of similar incidents.

## **9. RECORD KEEPING REQUIREMENTS**

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.
2. Unless otherwise specified in this Approval, the Company shall retain, for a minimum of five (5) years from the date of their creation all reports, records and information described in this Approval, including,
  - a. a copy of the Original ESDM Report and each updated version;
  - b. supporting information used in the emission rate calculations performed in the ESDM Reports;
  - c. the records in the Log;
  - d. copies of each Written Summary Form prepared under Condition 6.1 of this Approval;
  - e. records of maintenance, repair and inspection of Equipment related to all Processes with Significant Environmental Aspects; and
  - f. all records related to environmental complaints made by the public as required by Condition 8 of this Approval.

## 10. CHANGE OF OWNERSHIP

1. The Company shall notify the Director in writing, and forward a copy of the notification to the District Manger, within thirty (30) days of the occurrence of any changes to facility operations;
  - a. the ownership of the Facility;
  - b. the operator of the Facility;
  - c. the address of the Company;
  - d. the partners, where the Company is or any time becomes a partnership and a copy of the most recent declaration filed under the *Business Names Act*, R.S.O. 1990, c. B.17, shall be included in the notification;
  - e. the name of the corporation where the Company is or at any time becomes a corporation, other than a municipal corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C.39, shall be included in the notification.
2. In the event of any change in ownership of the Facility, the Company shall notify the successor of the existence of this Approval and provide the successor with a copy of this Approval, and the Company shall provide a copy of the notification to the District Manager and the Director.

## 11. REVOCATION OF PREVIOUS APPROVALS

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

1. Environmental Compliance Approval Application, dated September 13, 2023, signed by Jason Koebel and submitted by the Company;
2. Emission Summary and Dispersion Modelling Report, prepared by Jennifer Francis and dated September 22, 2023;
3. Primary Noise Screening Method Form (PNSMF) prepared by GHD Ltd., dated October 2, 2023 and signed by Jennifer Francis.
4. Email updates provided by Dylan Smith from GHD, dated January 29, 2024 and August 2, 2024 that includes:
  1. Standard Operating Procedure for Sampling Drums & Small Containers;

2. Laboratory Testing and Equipment Procedures;
3. Quality Control Procedures for PCB's;
4. Standard Operating Procedure for Sampling of Incoming Materials;
5. Sample Solvent Analysis;
6. Sample product Batch Analysis;
7. Revised Emission Summary and Dispersion Modelling Report, prepared by Jennifer Francis and dated August 2, 2024;

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

**1. GENERAL**

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.

**2. LIMITED OPERATIONAL FLEXIBILITY, REQUIREMENT TO REQUEST AN ACCEPTABLE POINT OF IMPINGEMENT CONCENTRATION AND PERFORMANCE LIMITS**

Conditions No. 2, 3 and 4 are included to limit and define the Modifications permitted by this Approval, and to set out the circumstances in which the Company shall request approval of an Acceptable Point of Impingement Concentration 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.

**3. DOCUMENTATION REQUIREMENTS**

Condition No. 5 is included to require the Company to maintain ongoing documentation that demonstrates compliance with the performance limits as specified in Condition 4 of this Approval and allows the Ministry to monitor ongoing compliance with these performance limits. The Company is required to have up to date Noise Screening Documents and an up to date ESDM Report that describes the Facility at all times and make the Emission Summary Table from that report and the Noise Screening Documents available to the public on an ongoing basis in order to maintain public communication with regard to the

emissions from the Facility.

**4. WRITTEN SUMMARY FORM**

Condition No. 6 is included to require the Company to prepare, and make available to the Ministry upon request, a yearly Written Summary Form, to assist the Ministry with the review of the site's compliance with the EPA, the regulations and this Approval.

**5. OPERATION AND MAINTENANCE**

Condition No. 7 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.

**6. COMPLAINTS RECORDING AND REPORTING PROCEDURE**

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

**7. RECORD KEEPING REQUIREMENTS**

Condition No. 9 is included to require the Company to retain all documentation related to this Approval and provide access to employees in or agents of the Ministry, upon request, so that the Ministry can determine if a more detailed review of compliance with the performance limits as specified in Condition 4 of this Approval is necessary.

**8. CHANGE OF OWNERSHIP**

Condition No. 10 is included to require the Company to notify/report to the Ministry so that compliance with the EPA, the regulations and this Approval can be verified.

**9. REVOCATION OF PREVIOUS APPROVALS**

Condition No. 11 is included to identify that this Approval replaces all Section 9 Certificate(s) of Approval and Part II.1 Approvals in regards to the activities mentioned in subsection 9(1) of the EPA and dated prior to the date of this Approval.

**Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 5718-9AYJBB issued on September 3, 2013**

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me, the Ontario Land Tribunal and in accordance with Section 47 of the *Environmental Bill of Rights*, 1993, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Notice") shall state:

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

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:

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

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

This Notice must be served upon:

Registrar\*  
Ontario Land Tribunal  
655 Bay Street, Suite 1500  
Toronto, Ontario  
M5G 1E5  
OLT.Registrar@ontario.ca

and

The Minister of the Environment,  
Conservation and Parks  
777 Bay Street, 5th Floor  
Toronto, Ontario  
M7A 2J3

and

The Director appointed for the purposes of  
Part II.1 of the *Environmental Protection Act*  
Ministry of the Environment, Conservation  
and Parks  
135 St. Clair Avenue West, 1st Floor  
Toronto, Ontario  
M4V 1P5

**\* Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or [www.olt.gov.on.ca](http://www.olt.gov.on.ca)**

This instrument is subject to Section 38 of the *Environmental Bill of Rights*, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at <https://ero.ontario.ca/>, you can determine when the leave to appeal period ends.

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

DATED AT TORONTO this 27th day of August,  
2024

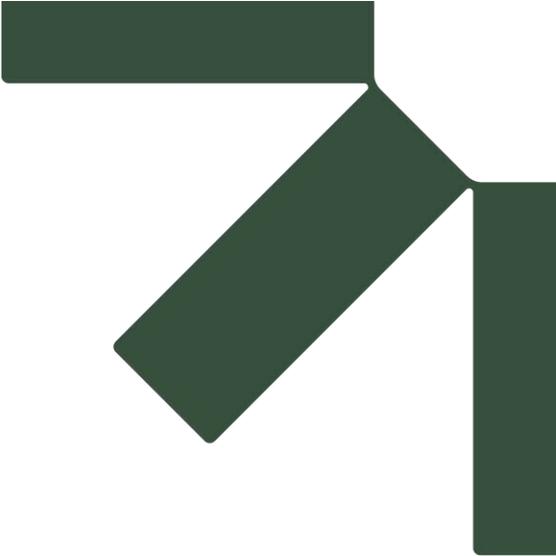
Nancy E Orpana, P.Eng.  
Director

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

TC/

c: District Manager, MECP Halton-Peel

Jennifer Francis, GHD Ltd.



# Appendix C Warning Clauses

## **Compatibility Mitigation Study, Air Quality**

150 Steeles Avenue East – Milton, ON

**150 Steeles Milton Inc.**

SLR Project No.: 241.031807.00001

February 18, 2026

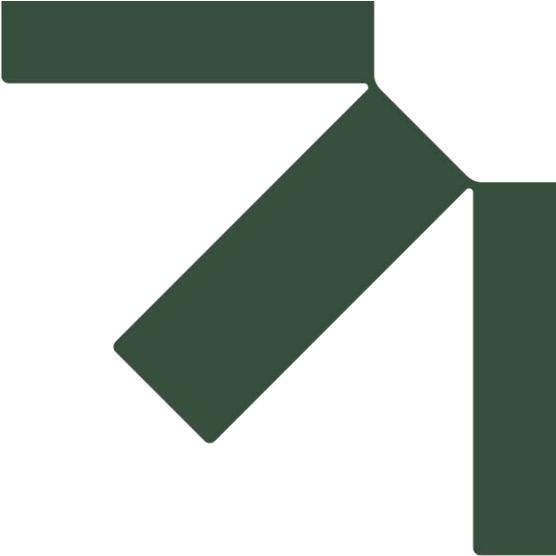
# Summary of Mitigation Measures

## Warning Clauses

### Industrial Sources

#### Air Quality, Odour, Dust Emissions

“Purchasers/tenants are advised that due to the proximity of adjacent industries, dust and odours from these facilities may at times be perceptible.”



# Appendix D EPI Result

## Compatibility Mitigation Study, Air Quality

150 Steeles Avenue East – Milton, ON

**150 Steeles Milton Inc.**

SLR Project No.: 241.031807.00001

February 18, 2026



**Ministry of the Environment,  
Conservation and Parks**

Corporate Management Division

**Ministère de l'Environnement, de la  
Protection de la nature et des Parcs**

Division de la gestion ministérielle

February 6, 2026

Alice Najjar  
SLR Consulting Ltd.

Dear Alice Najjar

RE: Request #: EPI-2026-2000007466

Requestor provided Permit Numbers: R-003-9295986335, A210315, 8247-D3AHVN

Requestor provided Client Reference: 241.031807.00001

Site address: 425 Morobel Drive, Milton

This letter confirms that, after conducting a thorough search of its source system applications, the ministry has identified potential records related to your property request. Our search indicates that the ministry may hold the following records:

- Sector Inspection
- Waste Generator number/classes
- Waste Site Records - PCB<sup>1</sup>
- Waste Management Records
- Correspondence, Abatement, Occurrence reports
- Waste Approval<sup>1</sup>
- Waste Site Approval<sup>1</sup>
- Air Approval<sup>1</sup>
- Incident Reporting
- Inspections
- Waste System Approval<sup>1</sup>
- Investigations
- Non Compliance Stub

If you would like to submit a Freedom of Information (FOI) request to the ministry, please return to the table on the Requests tab of the EPI application and select "Submit FOI" under the Actions column in the row identified by EPI-2026-2000007466.

If you have any questions regarding the matter, please contact the ministry at [eproperty@ontario.ca](mailto:eproperty@ontario.ca).

Sincerely,

Environmental Property Information (EPI) Program

**Disclaimer**

This search result is provided for informational purposes only and is not intended to provide specific advice or recommendations. The Ministry of the Environment, Conservation and Parks (MECP) cannot and does not guarantee that the information provided is current, accurate, complete, or free of errors. Any reliance upon this information is solely at the risk of the user.

<sup>1</sup> In addition to the core reports (e.g Environmental Compliance Approval), there may be extensive supporting documentation associated with this record type. When transferring your request over to FOI, we encourage you to refine the scope of your request to only the supporting documentation required for your purposes, as the inclusion of this additional documentation can add significant processing time.

Le 6 février 2026

Alice Najjar  
SLR Consulting Ltd.

Madame,  
Monsieur, Alice Najjar  
Objet : No de demande : EPI-2026-2000007466  
Numéro(s) de permis associé(s) fourni(s) par le demandeur: R-003-9295986335,  
A210315, 8247-D3AHVN  
Référence client fournie par le demandeur: 241.031807.00001  
Adresse du site: 425 Morobel Drive, Milton

La présente lettre confirme que, après avoir effectué une recherche exhaustive dans ses applications de système source, le ministère a circonscrit des dossiers potentiels reliés à votre demande concernant des biens immobiliers. Notre recherche indique que les dossiers suivants peuvent être en possession du ministère:

- Sector Inspection
- Waste Generator number/classes
- Waste Site Records - PCB<sup>1</sup>
- Waste Management Records
- Correspondence, Abatement, Occurrence reports
- Waste Approval<sup>1</sup>
- Waste Site Approval<sup>1</sup>
- Air Approval<sup>1</sup>
- Incident Reporting
- Inspections
- Waste System Approval<sup>1</sup>
- Investigations
- Non Compliance Stub

Si vous souhaitez soumettre une demande de liberté d'information (FOI) au ministère, veuillez retourner au tableau de l'onglet Requêtes de l'application EPI et sélectionner "Soumettre FOI" dans la colonne Actions de la ligne identifiée par EPI-2026-2000007466.

Si vous avez des questions concernant votre demande, nous vous invitons à communiquer avec le ministère à l'adresse électronique suivante : [eproperty@ontario.ca](mailto:eproperty@ontario.ca).

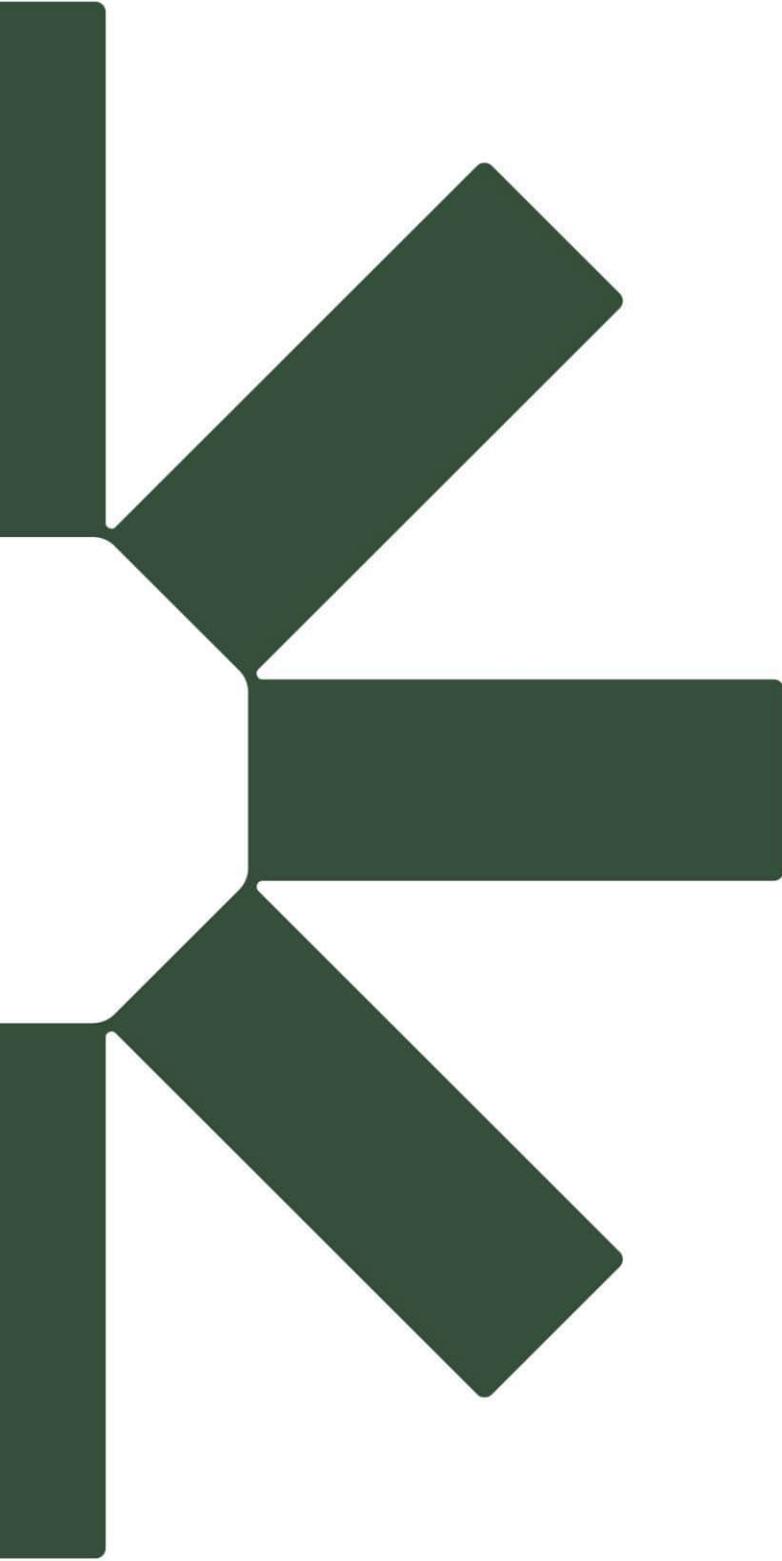
Veillez recevoir mes salutations les plus sincères,

Programme d'Information Environnementale de la propriété

### **Avertissement**

Ce résultat de recherche est fourni uniquement à titre informatif et n'a aucunement pour but de donner des conseils particuliers ou des recommandations. Le ministère de l'Environnement de la Protection de la nature et des Parcs (MEPP) ne peut pas garantir que les renseignements fournis sont à jour, exacts, complets et exempts d'erreurs. L'utilisateur qui se fie à ces renseignements le fait à ses seuls risques.

<sup>1</sup> En plus des rapports de base (par exemple, l'approbation de conformité environnementale), il peut y avoir de nombreux documents justificatifs associés à ce type d'enregistrement. Lors du transfert de votre demande vers FOI, nous vous encourageons à affiner la portée de votre demande en ne tenant compte que des pièces justificatives requises pour vos besoins, car l'inclusion de ces documents supplémentaires peut ajouter un temps de traitement important.



Making Sustainability Happen