

RIC (MIDLAND LAND) INC.

LAND USE COMPATIBILITY STUDY

40 WILSON AVENUE, BELLEVILLE

AUGUST 10, 2022

FINAL





LAND USE COMPATIBILITY STUDY

40 WILSON AVENUE,
BELLEVILLE

RIC (MIDLAND LAND) INC.

FINAL

PROJECT NO.: 221-06831-00

DATE: AUGUST 10, 2022

WSP
UNIT 2
126 DON HILLOCK DRIVE
AURORA, ON, CANADA L4G 0G9

T: +1 905 750-3080
F: +1 905 727-0463
WSP.COM



August 10, 2022

RIC (Midland Land) Inc.
163 Cumberland Street, Suite 300
Toronto, ON M5R 3N5

Attention: Bill Ulicki

Subject: 40 Wilson Avenue, Belleville, ON Land Use Compatibility Study

WSP Canada Inc. (WSP) was retained by RIC (Midland Land) Inc. to complete a Land Use Compatibility Study (the 'Study') to assess potential air quality, dust, odour, noise and vibration concerns for the introduction of sensitive land uses at the proposed residential development (the 'Proposed Development') to be located at 40 Wilson Avenue, in Belleville, Ontario (the 'Site'). It is understood that the Proposed Development will consist of 157 residential units with 86 units to be developed as single detached lots and 71 units as townhomes. It is also understood that the Proposed Development would facilitate the extension of Wilson Avenue to connect with Palmer Road to the west, and include the addition of three (3) new local roads.

The Study was completed in support of a Zoning By-Law Amendment ('ZBA') and Draft Plan of Subdivision ('DPS') application, as requested by the City of Belleville ('City'). The Site is proposed to be rezoned from Urban Holding ('UH') and General Industrial ('M2') to Residential Fourth Density ('R4').

The Study was conducted in accordance with "Compatibility between Industrial Facilities and Sensitive Land Uses", published by the Ontario Ministry of the Environment, Conservation and Parks (MECP) as Guideline D-6 (the 'D-6 Guideline').

The purpose of the Study was to assess potential impacts that the surrounding industrial facility operations could have on the Proposed Development and vice versa. The objective was to review compatibility of land uses and flexibility for growth in developing the community.

Sincerely,

WSP Canada Inc.

Lillian Li, M.Eng.
Air Quality Specialist

WSP ref.: 221-06831-00

SIGNATURES

PREPARED BY



Lillian Li, M.Eng.
Air Quality Specialist

REVIEWED BY



Stephanie Clarke, B.A.
Environmental Consultant – Air Quality



Katie Armstrong, B.Sc., M.Sc.
Team Lead – Air Quality, Modelling and Approvals

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1 INTRODUCTION

WSP Canada Inc. (WSP) was retained by RIC (Midland Land) Inc. (RIC) to prepare a Land Use Compatibility Study (the ‘Study’) for the introduction of sensitive land uses at the proposed residential development (the ‘Proposed Development’) to be located at 40 Wilson Avenue, in Belleville, Ontario (the ‘Site’). WSP has reviewed the surrounding land uses with respect to the guideline “Compatibility between Industrial Facilities and Sensitive Land Uses”, published by the Ontario Ministry of the Environment, Conservation and Parks (MECP) as Guideline D-6 (the ‘D-6 Guideline’).

The purpose of the Study is to assess potential air quality, dust, odour, noise, and vibration (nuisance) impacts that the surrounding land uses could have on the introduction of sensitive land uses at the Proposed Development, and vice versa. The objective is to evaluate compatibility of land uses and flexibility for growth in developing the community. This report describes the industrial and commercial facilities surrounding the Site, and identifies those which have the greatest potential to impact the Proposed Development, with respect to air quality, dust, odour, noise and vibration.

The methodology, findings, conclusions, and recommendations of the Study are presented in the subsequent sections of this report.

1.1 PROPOSED DEVELOPMENT

The Proposed Development is located at 40 Wilson Avenue, in Belleville, Ontario, as shown in **Figure 1**. It is understood that the Proposed Development will consist of 157 residential units with 86 units to be developed as single detached lots and 71 units as townhomes. It is also understood that the Proposed Development would facilitate the extension of Wilson Avenue to connect with Palmer Road to the west, and include the addition of three (3) new local roads (Streets ‘B’, ‘C’ & ‘D’ indicated on the Site Plan). A copy of the Site Plan can be found in **Figure 2**, as provided by RIC.

It is understood that RIC is required to submit a Zoning By-Law Amendment (‘ZBA’) and Draft Plan of Subdivision (‘DPS’) application to the City of Belleville (‘City’) for the proposed re-zoning of the Site to Residential Fourth Density (‘R4’). This Study has been prepared to support these applications.

1.2 ZONING

The Site is located in the City of Belleville, Ontario, and is currently zoned as Urban Holding (‘UH’) and General Industrial (‘M2’) under the City of Belleville Zoning By-Law. The area surrounding the Site consists primarily of residential zoning to the north and west, and industrial zoning to the east and south. A zoning map of the land surrounding the Site is shown in **Figure 3**.

1.3 EVALUATION OF SURROUNDING LAND USES

Following the D-6 Guideline, a Study Area of 1,000 m around the Site was established. The D-6 Guideline outlines recommended minimum separation distances and potential influence areas between industrial facilities and sensitive land uses based on an industrial classification system. The minimum separation distance is the distance (property line to property line) between land uses, within which an industrial use has the potential to cause an adverse effect. The potential influence area is a greater distance in which the industrial operations may have the potential to cause an adverse effect, depending on site operations and meteorological conditions. Facilities that are located outside of their respective recommended minimum separation distance and potential influence area from sensitive land use are expected to have less potential for creating nuisance issues that would give rise to complaints.

In this Study, facilities of potential concern were identified based on readily available information (*i.e.* aerial photography, City of Belleville zoning database, Ontario Access Environment permitting database, and facility websites etc.). A total of ninety-nine (99) facilities were identified and are included on **Figure 4**.

2 APPLICABLE GUIDELINES

The following regulations and guidelines have been reviewed as part of this Study:

- MECP Environmental Land Use Planning Guide, D-6 Compatibility between Industrial Facilities and Sensitive Land Uses (D-6 Guideline);
- Ontario Environmental Protection Act, R.S.O. 1990, c.E19;
- Ontario Regulation 419/05: Air Pollution – Local Air Quality;
- Ontario Regulation 524/98: Air Pollution – Environmental Compliance Approvals – Exemptions from Section 9 of the Act; and
- Ontario Regulation 1/17: Registrations Under Part II.2 of The Act – Activities Requiring Assessment of Air Emissions.
- Ontario Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)

3 EVALUATING POTENTIAL FACILITIES OF CONCERN

3.1 D-6 GUIDELINE

The objective of the D-6 Guideline is to prevent or minimize the encroachment of sensitive land uses upon industrial land uses and vice versa. These two land uses may be considered incompatible due to possible adverse effects on sensitive land uses created by industrial operations. For the Study a commercial or employment land use is considered an industrial operation in terms of potential to adversely impact a sensitive land use. The D-6 Guideline categorizes industrial facilities into three classes according to their size, volume of operations, and nature of their emissions and defines a sensitive land use.

The D-6 Guideline provides definitions and examples to illustrate the three industrial classes, provided in **Appendix B**. Facilities that do not meet the definition of any one of the three industrial classes are understood to have little potential for creating nuisance issues that would give rise to complaints. The definitions and examples in the D-6 Guideline relevant to nuisance concerns were used to characterize nearby industrial facilities. The D-6 Guideline defines a recommended minimum separation distance and potential influence area between industrial facilities and sensitive land uses for each industrial classification, presented in **Table 3-1**.

Table 3-1 Guideline D-6 Recommended Minimum Separation Distance and Potential Influence Areas for Industrial Land Uses

INDUSTRIAL CLASSIFICATION	RECOMMENDED MINIMUM SEPARATION DISTANCE (m)	POTENTIAL INFLUENCE AREA (m)
Class I – Light Industrial	20	70
Class II – Medium Industrial	70	300
Class III – Heavy Industrial	300	1 000

3.2 POTENTIAL IMPACT OF SURROUNDING FACILITIES ON THE PROPOSED DEVELOPMENT

After reviewing maps and aerial imagery of the area, a comprehensive list of commercial and industrial facilities within the Study Area was generated. These facilities were divided into four categories:

- A Class 0 facility (WSP identifier, not listed in the D-6 guideline) is a place considered to have negligible concern to sensitive land uses at the Proposed Development, and consisting of minor sources of air quality, dust, odour noise and/or vibration;
- A Class I facility is a place of business for a small scale, self contained plant or building which produces and stores a product that is contained in a package and has low probability of fugitive emissions. It has daytime operations only, with infrequent movement of products and heavy trucks and no outside storage;
- A Class II facility is a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials. It could have shift operations and there is frequent movement of products and heavy trucks during daytime hours. It has periodic outputs of major annoyance.
- A Class III facility is a place of business for large scale manufacturing or processing, which has large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.

Table A1 in Appendix A provides the name of each of the identified facilities which have been included in this assessment. **Figure 4** identifies the locations of the facilities which have been included in this Study. The Study was based on publicly available information (*i.e.* aerial photography, City of Belleville zoning database, Ontario Access Environment permitting database, and facility websites etc).

3.3 FACILITIES WITH NEGLIGIBLE CONCERN FOR IMPACTS

Facilities reviewed in this D-6 Compatibility Assessment were categorized as either facilities of negligible concern, facilities of limited concern, or facilities of potential concern with respect to the Site and the surrounding environment.

Table A3 in Appendix A presents ninety-eight (98) facilities that were either identified as Class 0 or are located outside the recommended minimum separation distance and the potential influence area for their respective class. These facilities included retailers, restaurants, suppliers, auto repair facilities, financial institutions, and professional services. Therefore, adverse nuisance impacts to sensitive land uses at the Site are not expected from current and future operations at these facilities. The introduction of sensitive land uses at the Site are also not expected to adversely impact operations at these facilities.

3.4 FACILITIES WITHIN THE RECOMMENDED MINIMUM SEPARATION DISTANCE AND POTENTIAL INFLUENCE AREA

The Site is located within the recommended minimum separation distance and potential influence area of one (1) facility, as shown in **Table 3-2**.

Table 3-2 Facilities Identified Within the MECP D-6 Potential Influence Area

FACILITY	INDUSTRIAL CLASS	APPROXIMATE DISTANCE FROM SITE (M)	MECP D-6 MINIMUM SEPARATION DISTANCE (M)	MECP D-6 POTENTIAL INFLUENCE AREA (M)
Crematorium operated by Quinte Funeral Centres Limited*	I	Immediately adjacent - Shares property boundary	20	70

Notes:

* - indicates the facility operates under an environmental permit, a copy of the can be found in Appendix C.

Quinte Funeral Centres Limited operate a crematorium located at 53 Wilson Avenue (the ‘Facility’) which is located west of the Site and shares a property boundary with the Site. This Facility currently operates under an Environmental Compliance Approval (ECA) No. 8109-8SDPCY issued by MECP on March 23, 2012. A copy of the ECA is provided in **Appendix C**. Based on the facility equipment and operations listed under the ECA as well as a review of aerial imagery of the facility, th Facility has been classified as a Class I facility in the Study. This classification has characteristics described in the D-6 Guideline including small scale operations, infrequent movements of products, no outside storage, and low probability of fugitive emissions.

The ECA for the Facility states that emission sources include two (2) cremation units where each cremation unit is equipped with a primary burner and a secondary burner, and one (1) cremains processor which is equipped with a particulate filter. The ECA also includes a condition for the operation of a Continuous Emission Monitoring (CEM) system when the cremation units are running to minimize air, dust, and odour emissions. As Quinte Funeral Centres Limited was granted an ECA by the MECP for the Facility, an Emission Summary and Dispersion Modelling (ESDM) Report demonstrating that emissions from the Facility comply with the MECP air quality limits at ground level locations, at and beyond the property line. Given that the Proposed Development includes town homes, which are adjacent to the Facility boundary, according to the Site Plan, and include elevated openable windows and/or fresh air intakes, compliance with air quality limits would not have been assessed at these locations.

An assessment of odour would also have been completed to demonstrate compliance with the odour guideline at the closest odour sensitive receptor. The Proposed Development will introduce sensitive receptors at a closer proximity to the Facility than existing odour sensitive receptors.

Noise generated at the Facility may be occasionally audible off site and may impact sensitive land uses at the Site as it is within the potential influence area. To be granted an ECA, the Facility would have been required to prepare an Acoustic Assessment Report (AAR) demonstrating compliance with MECP limits for noise at existing noise sensitive receptors, however, the Proposed Development will introduce noise sensitive receptors at a closer proximity than those that would have been previously assessed.

Based on the above assessment, operations at the Quinte Funeral Centres Limited facility may have the potential to result in adverse air, noise, and odour impacts to new sensitive land uses at the Site due to close proximity. The introduction of sensitive land uses at the Site may require reconsideration of Quinte Funeral Centre Limited's compliance with their ECA.

3.5 METEOROLOGICAL DATA ANALYSIS

Localized meteorological data was reviewed to assess the prevailing wind direction and frequency of winds blowing from the Facility to the Proposed Development. WSP obtained historical climate data from the Environment and Climate Change Canada (ECCC) website and reviewed the meteorological data for the frequency analysis. The Trenton Station (Climate ID #6158875) was selected based on proximity to the Site and data availability to provide representative wind conditions at the Site.

The wind data averaged from 2015 to 2019 compiled from the Trenton Station, located approximately 11 km north northwest from our Site, was analyzed and applied to the area to evaluate the frequency that the wind could contribute to nuisance issues such as fugitive dust and odour at the Site. A 'blowing from' wind rose was produced for the aforementioned period and is included in this report as **Figure 5**. The frequency data is included in **Table 3-3** below.

Table 3-3 Wind Data for Station #6158875

WIND BLOWING FROM	FREQUENCY (%)	EQUIVALENT DAYS PER YEAR
N	3.7	13
NNE	5.1	19
NE	8.4	31
ENE	5.5	20
E	3.7	14
ESE	2.2	8
SE	2.1	8
SSE	3.0	11
S	3.8	14
SSW	9.1	33
SW	11.5	42
WSW	6.9	25
W	6.4	23
WNW	7.7	28
NW	6.3	23
NNW	4.8	17

Note: A total of 9.8 % of hourly data (equivalent to 36 days per year) is missing/incomplete or are calms which are defined as an absence of wind flow or any other air motion, from the ECCC weather station.

Based on the data presented in **Table 3-3**, the dominant wind direction at the Site is blowing from the southwest and south southwest. Winds blowing from the northeast are also notable. The Quinte Funeral Centres Limited is located east of the Site. Winds blowing from the east towards the Site occur approximately 3.7% of the time, accounting for approximately 14 days of the year.

4 SUMMARY OF POTENTIAL IMPACTS

A 1,000 m radius Study area around the Proposed Development was used to identify the location of surrounding industrial and commercial operations that may have the potential to impact air quality, odour, dust, noise and/or vibration at the Site. The MECP D-6 methodology was used to identify the ‘potential area of influence’ and ‘minimum setback distance’ of each facility. Of the ninety-nine (99) facilities reviewed, it was identified that the Proposed Development is located within the minimum setback distance and potential area of influence of one facility.

Quinte Funeral Centres Limited operate a crematorium located at 53 Wilson Avenue, which is located west of the Site and shares a property boundary with the Site. The Proposed Development is therefore located within the potential influence area of this facility. The Facility currently operates under an Environmental Compliance Approval (ECA) No. 8109-8SDPCY issued by MECP on March 23, 2012. Based on the facility equipment and operations listed under the ECA, the facility has been classified as a Class I facility in the Study.

The Facility has emissions of air quality, dust, odour and noise. The closest existing sensitive receptors to this facility are a residential development located at 134 m from the property boundary. The Proposed Development will introduce sensitive receptors at a closer location to the Facility than existing sensitive locations, as a result the Proposed Development has the potential to impact the ability of the Facility to comply with air and/or noise regulations. The Proposed Development also has the potential to be impacted by air quality, odour, dust and noise impacts from the Facility. It is estimated to be located downwind of the facility approximately 3.7% of the time.

All other facilities reviewed as part of this the Study are not expected to adversely impact new sensitive land uses at the Proposed Development. New sensitive land uses at the Proposed Development are also not expected to impact current and future operations at these facilities.

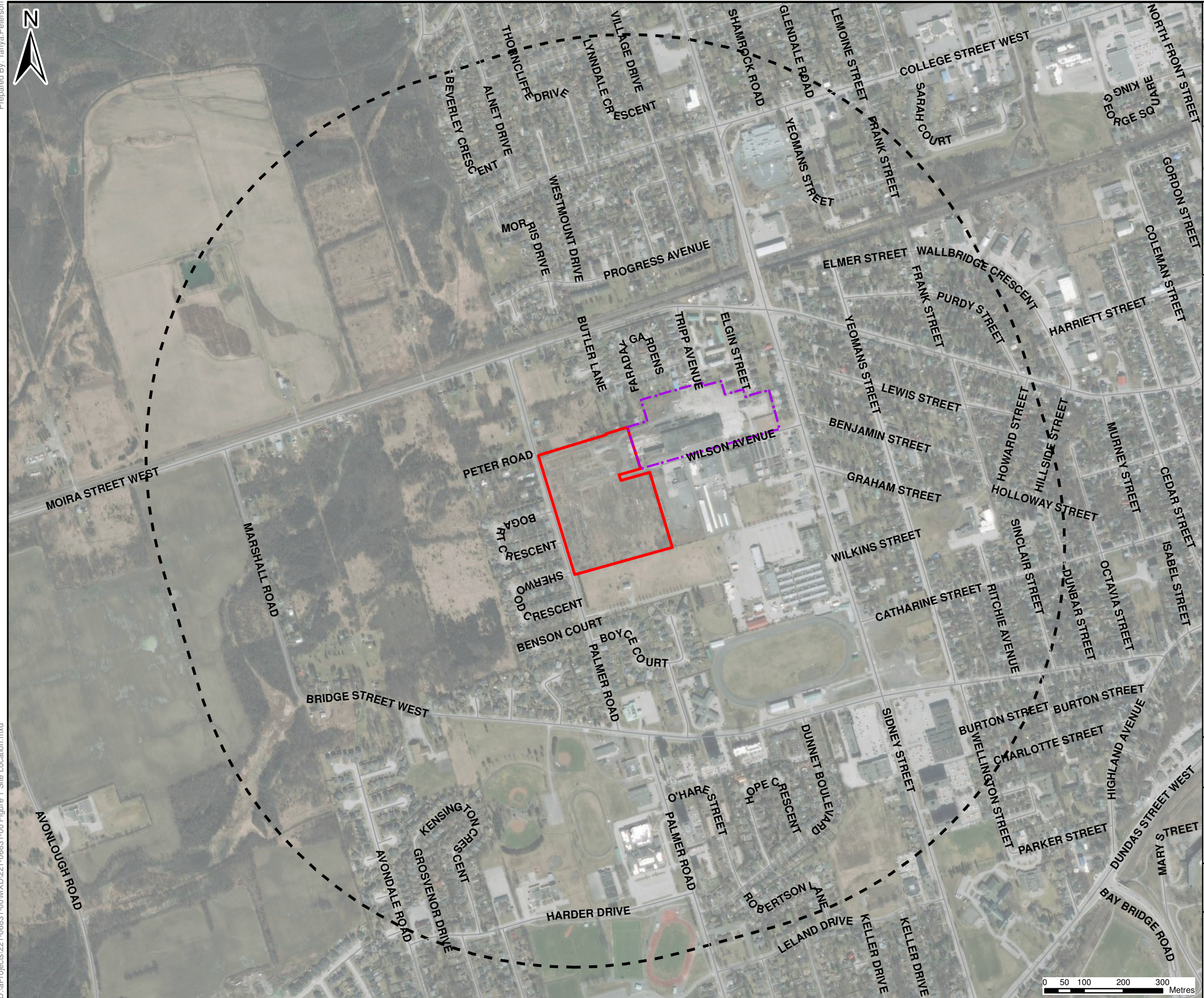
5 CONCLUSIONS AND RECOMMENDATIONS

Based on the assessment of the Proposed Development and surrounding facilities, the conclusions and recommendations are outlined below:

- The Proposed Development was identified to be within the recommended minimum separation distance and potential influence area of one (1) Class I facility, the Quinte Funeral Centres Limited’s crematorium facility.
- WSP recommends increasing the separation distance between the Proposed Development and Quinte Funeral Centres Limited to a minimum of 70 m, so the Proposed Development is located outside the minimum separation distance and potential influence area of Quinte Funeral Centre Limited’s crematorium facility.
- If a separation distance of 70 m between of the Proposed Development and Quinte Funeral Centres Limited cannot be achieved, a detailed Noise Impact Study and Air Quality Assessment (including odour) should be completed to quantify impacts to the Proposed Development and recommend mitigation that could be incorporated into the Site Plan.

FIGURES

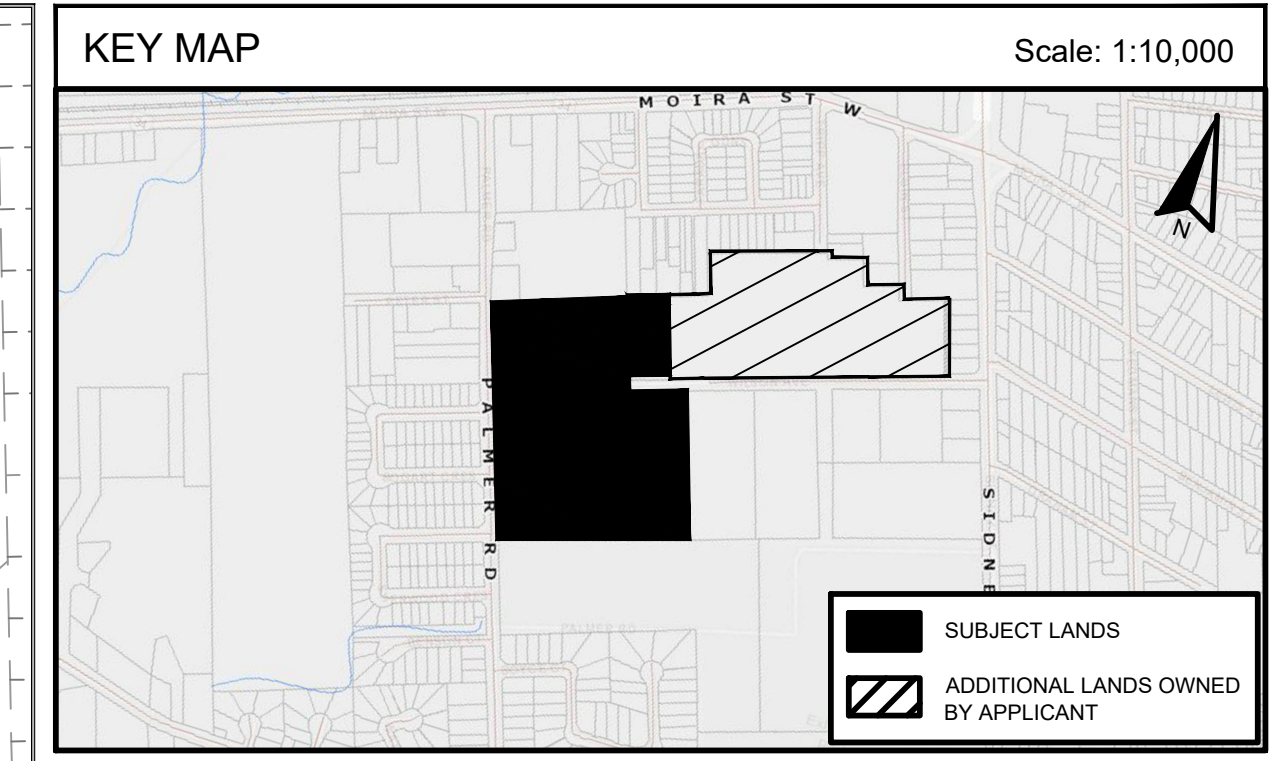
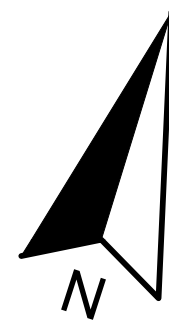




LEGEND

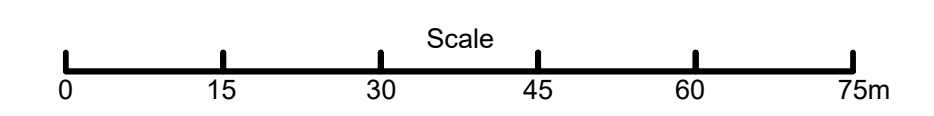
- SITE BOUNDARY
- 1000 m STUDY AREA
- ADDITIONAL LANDS OWNED BY APPLICANT

TITLE:	SITE LOCATION	
PROJECT:	LANDUSE COMPATIBILITY STUDY 40 WILSON AVENUE BELLEVILLE, ONTARIO	
CLIENT:	RIC (MIDLAND LAND) INC.	
 GOLDER	PROJECT NO.: 221-06831-00	REVIEWED BY: LL
	DATE: JUNE 2022	FIGURE: 1



DRAFT PLAN OF SUBDIVISION

Part of Lots 15, 16, 17, 26 & 27, Plan 135,
Part of Lots 6 & 7, Plan 1819
In the City of Belleville,
County of Hastings



- LEGEND**
- SUBJECT SITE
 - ADDITIONAL LANDS OWNED BY APPLICANT

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE _____ RIC (MIDLAND LAND) INC.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

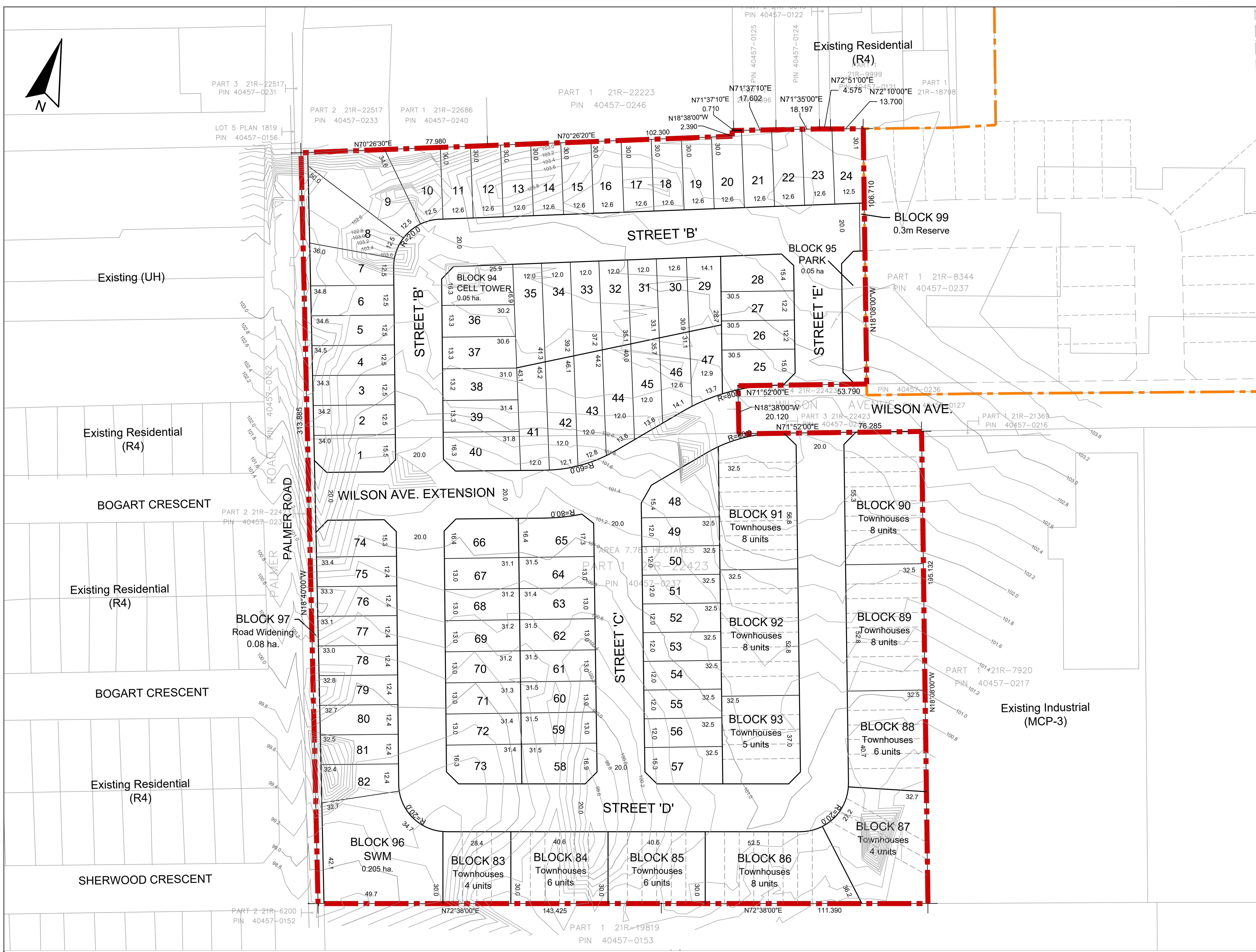
DATE _____ KEITH WATSON, ONTARIO LAND SURVEYOR
WATSON LAND SURVEYORS LTD.

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT**
- | | |
|------------------------------|----------------------------|
| A) SEE SURVEYORS CERTIFICATE | I) AS SHOWN ON PLAN |
| B) AS SHOWN ON PLAN | J) AS SHOWN ON PLAN |
| C) AS SHOWN ON KEY PLAN | K) FULL MUNICIPAL SERVICES |
| D) SEE LOTTING SUMMARY | L) AS SHOWN ON PLAN |
| E) AS SHOWN OF PLAN | |
| F) AS SHOWN OF PLAN | |
| G) AS SHOWN ON PLAN | |
| H) FULL MUNICIPAL SERVICE | |

LAND USE STATISTICS

LAND USE	LOT / BLK. NO.	UNITS	AREA (ha)
Single Detached Lots (R4 - 12m / 371.5m ²)	1-82	82	3.60
Street Townhouse Units (R5 - 6.1m)	83-93	71	1.63
Cell Tower	94		0.05
Park	95		0.05
SWM Facilities	96		0.21
Road Widening	97		0.08
0.3m Reserves	98		0.00
20.0m ROW			2.17
TOTAL		153	7.78

Street Length (Wilson Ave Extension, Street B-E) = 1,071.5m



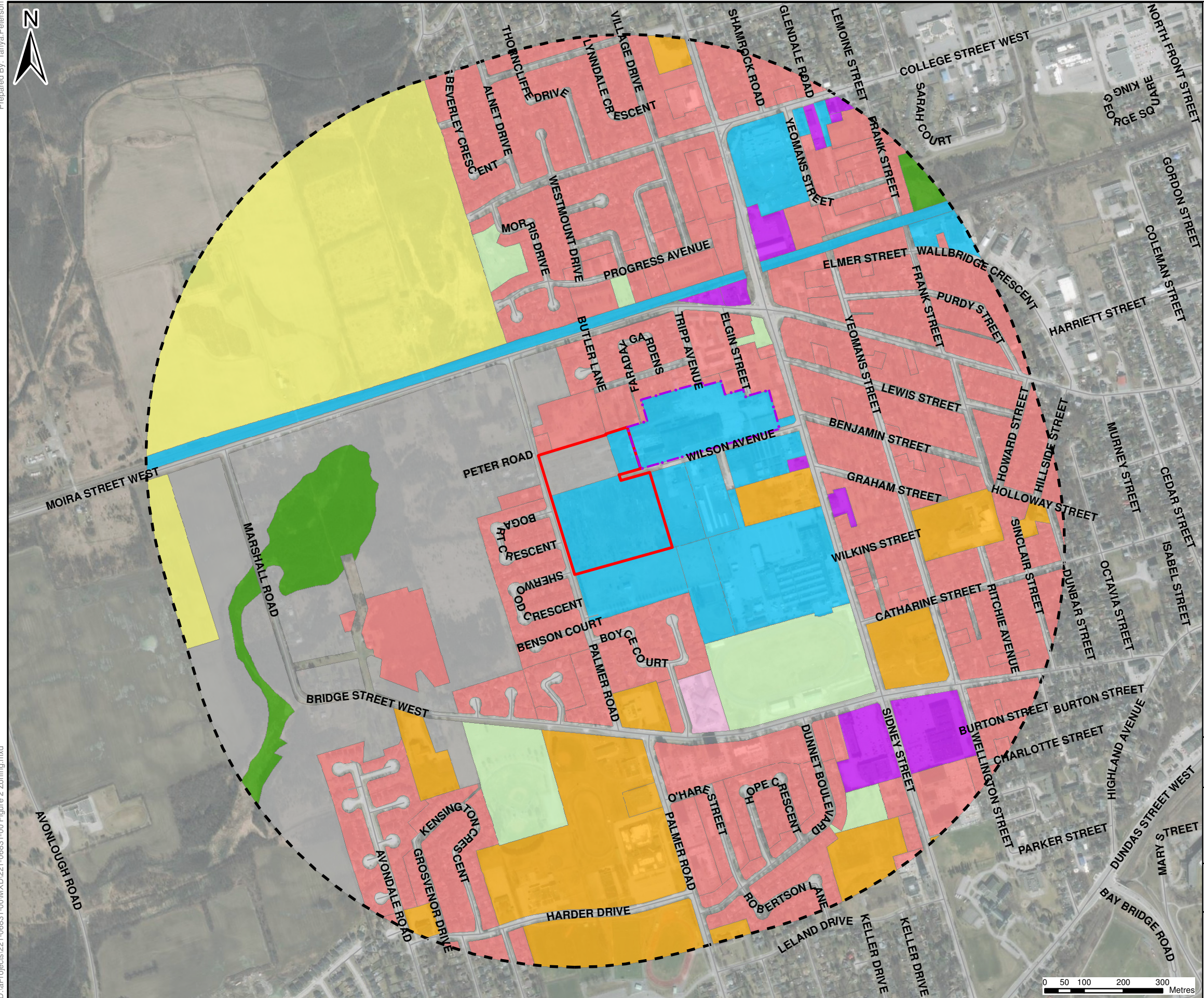
SCHEDULE OF REVISIONS

No.	Date	Description	By
1	June 1, 2022	Updated Legal description and OLS boundary	BH

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM RD., UNIT 9, BARRIE, ONTARIO, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

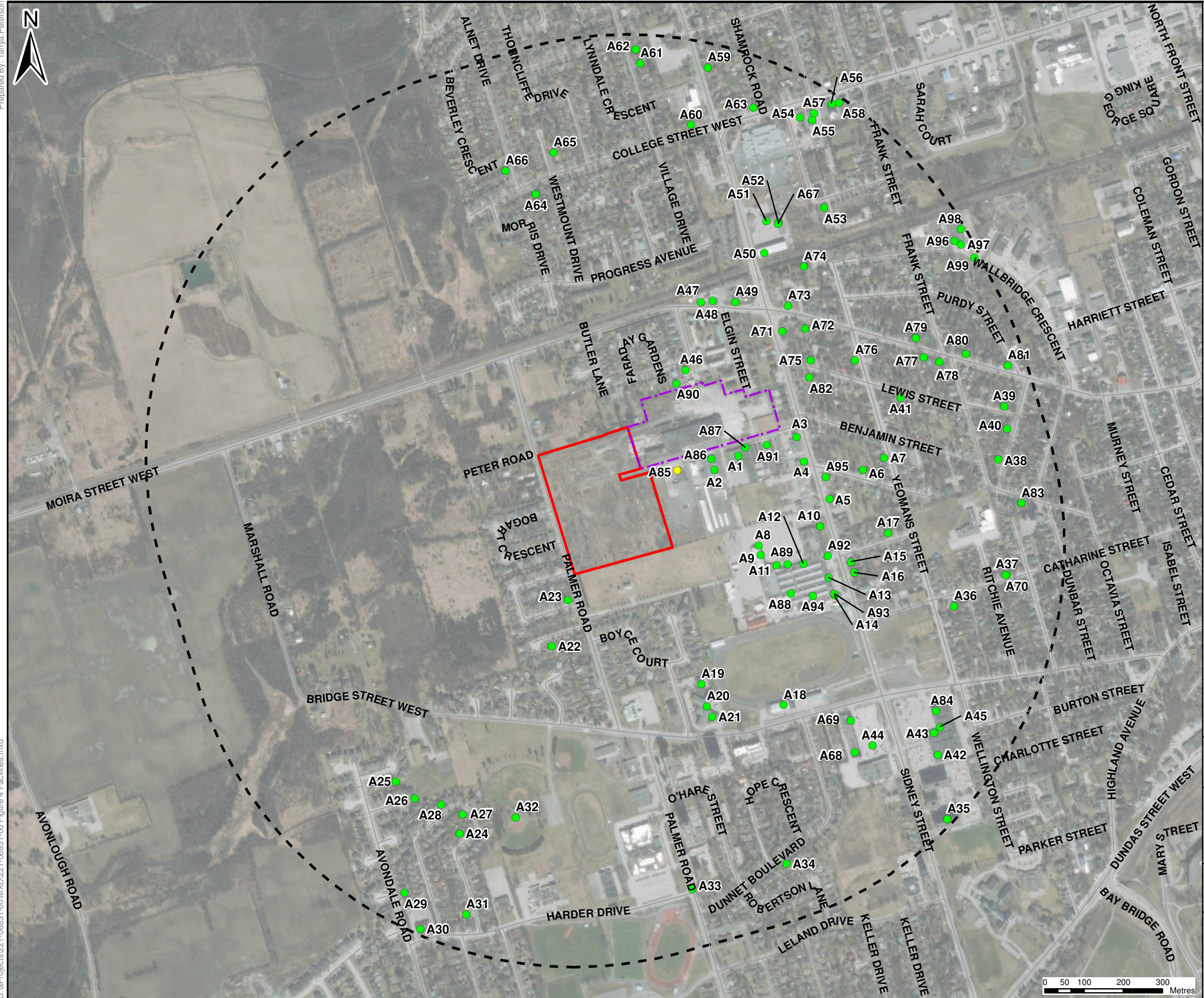
Date: December 14, 2020 Drawn By: BH
File: 20-908 Checked: KT



LEGEND

- SITE BOUNDARY
- 1000 m STUDY AREA
- ADDITIONAL LANDS OWNED BY APPLICANT
- AGRICULTURE
- COMMERCIAL
- COMMUNITY FACILITY
- ENVIRONMENTAL CONTROL
- INDUSTRIAL
- NURSING HOME
- OPEN SPACE
- RESIDENTIAL
- URBAN HOLDING

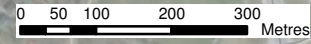
TITLE:	ZONING MAP	
PROJECT:	LANDUSE COMPATIBILITY STUDY 40 WILSON AVENUE BELLEVILLE, ONTARIO	
CLIENT:	RIC (MIDLAND LAND) INC.	
 GOLDER	PROJECT NO.:	REVIEWED BY:
	DATE:	FIGURE:
	221-06831-00	LL
	JUNE 2022	3



LEGEND

- SITE BOUNDARY
- 1000 m STUDY AREA
- ADDITIONAL LANDS OWNED BY APPLICANT
- FACILITIES WITH NEGLIGIBLE CONCERN FOR IMPACTS
- FACILITIES WITHIN THE RECOMMENDED MINIMUM SEPARATION DISTANCE AND POTENTIAL INFLUENCE AREA

TITLE: LOCATION OF FACILITIES		
PROJECT: LANDUSE COMPATIBILITY STUDY 40 WILSON AVENUE BELLEVILLE, ONTARIO		
CLIENT: RIC (MIDLAND LAND) INC.		
 GOLDER	PROJECT NO.: 221-06831-00	REVIEWED BY: LL
	DATE: JULY 2022	FIGURE: 4



APPENDIX

A SUMMARY OF FACILITIES

Table A1: Facilities within the Study Area of the Proposed Development

ID	Company/Facility Name	Address	Description of Operations	MECP D-6 Industrial Class #	Potential Issues	MECP D-6 Minimum Separation	MECP D-6 Potential Area of Influence	Distance from Site (Property-Line to Property-Line)
						(m)	(m)	(m)
A1	Floortrends	35 Wilson Avenue, Belleville	Flooring Store	0	N/A	N/A	N/A	N/A
A2	Valorem - Property Valuations & Appraisals Belleville	45 Wilson Avenue, Belleville	Appraiser	0	N/A	N/A	N/A	N/A
A3	ChoiceCom Networks & Communications Ltd.	330 Sidney Street, Belleville	Computer Repair Services	0	N/A	N/A	N/A	N/A
A4	Hilton's Physiotherapy & Rehab Centre	320 Sidney Street, Belleville	Physiotherapist	0	N/A	N/A	N/A	N/A
A5	Quinte First Credit Union	293 Sidney Street, Belleville	Credit Union	0	N/A	N/A	N/A	N/A
A6	Cleaver Excavating	38 Graham Street, Belleville	Excavating Contractor	0	N/A	N/A	N/A	N/A
A7	Matthew's Trucking	120 Yeomans Street, Belleville	Trucking Company	0	N/A	N/A	N/A	N/A
A8	No Limits Youth Organization	250 Sidney Street, Belleville	Gym	0	N/A	N/A	N/A	N/A
A9	Enrichment Centre for Mental Health	250 Sidney Street, Belleville	Mental Health Organization	0	N/A	N/A	N/A	N/A
A10	Farren Drafting Services Inc.	250 Sidney Street, Belleville	Drafting Services	0	N/A	N/A	N/A	N/A
A11	Periwinkle Designs	250 Sidney Street, Belleville	Interior Decorator	0	N/A	N/A	N/A	N/A
A12	Loyalist Martial Arts Academy	250 Sidney Street, Belleville	Martial Arts School	0	N/A	N/A	N/A	N/A
A13	Nesda Technologies	250 Sidney Street, Belleville	Computer Support and Services	0	N/A	N/A	N/A	N/A
A14	Get Kinected Fitness	250 Sidney Street, Belleville	Fitness Center	0	N/A	N/A	N/A	N/A
A15	Wilkins Variety	31 Wilkins Street, Belleville	Variety Store	0	N/A	N/A	N/A	N/A
A16	Manlow Electric	259 County Road 30, Belleville	Electrician	0	N/A	N/A	N/A	N/A
A17	KJS Electric	12 Wilkins Street, Belleville	Electrician	0	N/A	N/A	N/A	N/A
A18	Quinte Curling Club	246 Bridge Street West, Belleville	Curling Club	0	N/A	N/A	N/A	N/A
A19	Wannamaker Tricia	250 Bridge Street West, Belleville	Massage therapist	0	N/A	N/A	N/A	N/A
A20	Pure Energy Fitness Studio	250 Bridge Street West, Belleville	Personal Trainer	0	N/A	N/A	N/A	N/A
A21	Collaborative Care Massage Therapy	250 Bridge Street West, Belleville	Massage Therapist	0	N/A	N/A	N/A	N/A
A22	Landis Leads	11 Benson Ct, Belleville	Internet Marketing Service	0	N/A	N/A	N/A	N/A
A23	Tip Top Charcuterie	4 Sherwood Crescent, Belleville	Art Handicraft	0	N/A	N/A	N/A	N/A
A24	TerHaar Painting & Decorating Service	53 Kensington Crescent, Belleville	Painter	0	N/A	N/A	N/A	N/A
A25	Olive Rose	22 Lavender Pl, Belleville	Children's Clothing Store	0	N/A	N/A	N/A	N/A
A26	Smart Choice Financial Constng	16 Amber Pl, Belleville	Financial Planner	0	N/A	N/A	N/A	N/A
A27	Quinte Android Box	71 Kensington Crescent, Belleville	Electronics Store	0	N/A	N/A	N/A	N/A
A28	All Tech Help	86 Kensington Crescent, Belleville	Computer Support and Services	0	N/A	N/A	N/A	N/A
A29	Mehul Computer Services	207 Avondale Road, Belleville	Computer Service	0	N/A	N/A	N/A	N/A
A30	The Grand	70 Harder Drive, Belleville	Banquet Hall	0	N/A	N/A	N/A	N/A
A31	A Better Build Contracting	11 Kensington Crescent, Belleville	General Contractor	0	N/A	N/A	N/A	N/A
A32	Quinte Bay Gymnastics	14 Harder Drive, Belleville	Gymnastics Center	0	N/A	N/A	N/A	N/A
A33	All Star Landscaping & Maintenance	179 Palmer Road, Belleville	Landscaper	0	N/A	N/A	N/A	N/A
A34	Write On	29 Dunnett Blvd, Belleville	Marketing Agency	0	N/A	N/A	N/A	N/A
A35	Xpert - Cleaning Solutions	95 Sidney Street, Belleville	Cleaning Service	0	N/A	N/A	N/A	N/A
A36	Zach Adams Drywall & Taping	135 Catharine Street, Belleville	Insulation Contractor	0	N/A	N/A	N/A	N/A
A37	Flawless Roofing	106 Catharine Street, Belleville	Roofing Service	0	N/A	N/A	N/A	N/A
A38	CCS Global Logistics	14 Howard Street, Belleville	Logistics Service	0	N/A	N/A	N/A	N/A
A39	JW Contracting	8 Greene Street, Belleville	Painter	0	N/A	N/A	N/A	N/A
A40	Wendy's Little Footprints Daycare	30 Howard Street, Belleville	Daycare Centre	0	N/A	N/A	N/A	N/A
A41	Pics & Tweaks Photography	35 Lewis Street, Belleville	Photographer	0	N/A	N/A	N/A	N/A
A42	Giant Tiger	161 Bridge Street West, Belleville	Department Store	0	N/A	N/A	N/A	N/A
A43	Dollarama	161 Bridge Street West, Belleville	Discount Store	0	N/A	N/A	N/A	N/A
A44	Shoppers Drug Mart	150 Sidney Street, Belleville	Drug Store	0	N/A	N/A	N/A	N/A
A45	Surplus Furniture and Mattress Warehouse	161 Bridge Street West, Belleville	Furniture Store	0	N/A	N/A	N/A	N/A
A46	Nippy Cat	25 Tripp Avenue, Belleville	Sewing Shop	0	N/A	N/A	N/A	N/A
A47	U-haul Dealer	269 Moira Street West, Belleville	Truck Rental Agency	0	N/A	N/A	N/A	N/A
A48	Mobil Gas Station	269 Moira Street West, Belleville	Gas Station	0	N/A	N/A	N/A	N/A
A49	Tran Sidney Inn	265 Moira St W, Belleville, ON K8P 1T8	Convenience Store	0	N/A	N/A	N/A	N/A
A50	MasterBedroom	393 Sidney Street, Belleville	Furniture Store	0	N/A	N/A	N/A	N/A
A51	Hilden Homes	393 Sidney Street, Belleville	Construction Company	0	N/A	N/A	N/A	N/A
A52	Belleville's Thrift Store	393 Sidney Street, Belleville	Second-hand Store	0	N/A	N/A	N/A	N/A
A53	PL Roofing	358 Union Street, Belleville	Roofing Contractor	0	N/A	N/A	N/A	N/A
A54	SESCO	175 College Street West, Belleville	Electrical Supply Store	0	N/A	N/A	N/A	N/A
A55	Culligan - The Good Water Company Ltd	163 College Street West, Belleville	Water Softening Equipment Supplier	0	N/A	N/A	N/A	N/A
A56	Milestone Bath Experts	161 College Street West, Belleville	Bathroom remodeler	0	N/A	N/A	N/A	N/A
A57	Trotlage Life	161 College Street West, Belleville	Furniture Store	0	N/A	N/A	N/A	N/A
A58	Doug's Bicycle Sales & Service	159 College Street West, Belleville	Bicycle Shop	0	N/A	N/A	N/A	N/A
A59	Nvision Productions	495 Sidney Street, Belleville	Photographer	0	N/A	N/A	N/A	N/A
A60	Leon James Home Renovations & Repairs	232 College Street West, Belleville	Construction Company	0	N/A	N/A	N/A	N/A
A61	Making Memories	49 Village Drive, Belleville	Craft Store	0	N/A	N/A	N/A	N/A
A62	Trend Setter Distributing	53 Village Drive, Belleville	Hair Salon	0	N/A	N/A	N/A	N/A
A63	The Business Resource Centre	206 College Street West, Belleville	Business Management Consultant	0	N/A	N/A	N/A	N/A
A64	Foster Contracting	271 College Street West, Belleville	General Contractor	0	N/A	N/A	N/A	N/A
A65	Flip Media Computer Repair	28 Conger Pl, Belleville	Computer Repair Service	0	N/A	N/A	N/A	N/A
A66	P&M Personal Injury Law	4 Ainet Drive, Belleville	Personal Injury Attorney	0	N/A	N/A	N/A	N/A
A67	Rebound Skates and Golf Belleville	393 Sidney Street, Belleville	Sporting Goods Store	0	N/A	N/A	N/A	N/A
A68	Sutherland-Chan Clinic	150 Sidney Street, Belleville	Massage Therapist	0	N/A	N/A	N/A	N/A
A69	Dollar Tree	150 Sidney Street, Belleville	Dollar Store	0	N/A	N/A	N/A	N/A
A70	Flawless Roofing	121 Dundas Street East, Belleville	Roofing Contractor	0	N/A	N/A	N/A	N/A
A71	Brass Fitting	373 Sidney Street, Belleville	Metal Supplier	0	N/A	N/A	N/A	N/A
A72	Perley Automation	227 Moira Street West, Belleville	Software Company	0	N/A	N/A	N/A	N/A
A73	Pinnacle Property Management	236 Moira Street West, Belleville	Property Management	0	N/A	N/A	N/A	N/A
A74	Bst Investments	208 Yeomans Street, Belleville	Investment Company	0	N/A	N/A	N/A	N/A
A75	Lee's Mobile Small Engine Repair	76 Lewis Street, Belleville	Engine Repair	0	N/A	N/A	N/A	N/A
A76	Change4Life	162 Yeomans Street, Belleville	Health and Beauty Shop	0	N/A	N/A	N/A	N/A
A77	S.m Roofing	171 Moira Street West, Belleville	Roof Service	0	N/A	N/A	N/A	N/A
A78	Wayne Vanhome Financial Svc	161 Moira Street West, Belleville	Financial Consultant	0	N/A	N/A	N/A	N/A

Project Name: Land Use Compatibility Assessment
 Site Addresses: 40 Wilson Avenue, Belleville ON

Table A1: Facilities within the Study Area of the Proposed Development

ID	Company/Facility Name	Address	Description of Operations	MECP D-6 Industrial Class #	Potential Issues	MECP D-6 Minimum Separation	MECP D-6 Potential Area of Influence	Distance from Site (Property-Line to Property-Line)
						(m)	(m)	(m)
A79	NH Graphic Design	172 Moira Street West, Belleville	Graphic Designer	0	N/A	N/A	N/A	N/A
A80	Luv'em Lash Extensions	146 Moira Street West, Belleville	Health and Beauty Shop	0	N/A	N/A	N/A	N/A
A81	picAwe Photographs	128 Moira Street West, Belleville	Photographer	0	N/A	N/A	N/A	N/A
A82	Handy Fairies Belleville	77 Lewis Street, Belleville	House Cleaning Service	0	N/A	N/A	N/A	N/A
A83	Desra Productions	35 Holloway Street, Belleville	Craft Store	0	N/A	N/A	N/A	N/A
A84	MEIA Employment Services	161 Bridge Street West, Belleville	Employment Services	0	N/A	N/A	N/A	N/A
A85	Quinte Funeral Centres Limited*	53 Wilson Avenue, Belleville	Crematorium	I	Air/Noise/Odour	20	70	Immediately adjacent - shares property boundary
A86	COWS of Belleville	45 Wilson Avenue, Belleville	Moving and Storage Facility	I	Air/Noise	20	70	96
A87	Airborne Systems Canada Ltd*	35 Wilson Avenue, Belleville	Parachute Manufacturer	I	Air/Noise/Odour	20	70	102
A88	Intelcom	250 Sidney Street, Belleville	Logistics Service	I	Air/Noise	20	70	227
A89	County Courier	250 Sidney Street, Belleville	Transportation Service	I	Air/Noise	20	70	227
A90	M/T Automotive Services	31 Tripp Avenue, Belleville	Car Repair and Maintenance	I	Air/Noise/Odour	20	70	228
A91	UStore & Lock	25 Wilson Avenue, Belleville	Self Storage Facility	I	Air/Noise	20	70	261
A92	Voice Directed Tally Systems Inc.	250 Sidney Street, Belleville	Equipment Manufacturer	I	Air/Noise	20	70	336
A93	Sidney Street Properties Corp. **	250 Sidney Street, Belleville	Property Management - Boilers on Site	I	Air/Noise	20	70	336
A94	Nortel Networks Limited**	250 Sidney Street, Belleville	Manufacturer - Standby Generators on Site	I	Air/Noise	20	70	336
A95	Parsons Cleaners	57 Graham Street, Belleville	Laundry Service	I	Air	20	70	410
A96	Lapalm Moving/Allied Van Lines Canada Agent	87 Wallbridge Crescent, Belleville	Moving and storage services	I	Air/Noise	20	70	945
A97	Loyalist Moving	87 Wallbridge Crescent, Belleville	Moving and storage services	I	Air/Noise	20	70	945
A98	Emsco Ltd*	87 Wallbridge Crescent, Belleville	Electric Motor & Industrial Equipment Repairing Services	I	Air/Noise/Odour	20	70	945
A99	Quinte Recycling**	75 Wallbridge Crescent, Belleville	Waste Management Services	II	Air/Noise/Odour	70	300	997

Notes:

- 1) * - indicates the facility operates under an ECA or EASR. ECA and EASR documents can be found in Appendix C.
- 2) ** - indicates the company identified at the facility's location does not match the company name of the ECA or EASR filed.
- 3) N/A - indicates 'Not Applicable'.

 - Indicates that the proposed development is within the minimum separation distance and potential influence area of the facility.

Project Name: Land Use Compatibility Assessment
 Site Addresses: 40 Wilson Avenue, Belleville ON

Table A2: Facilities of Negligible Concern within the Study Area of the Proposed Development

ID	Facility	MECP D-6 Industrial Class #	Minimum Distance from Site (Property-Line to Property-Line)	MECP D-6 Minimum Separation	MECP D-6 Potential Area of Influence	Description of Operations	Address	Potential Issues
			(m)	(m)	(m)			
A1	Floortrends	0	Not Applicable as Class 0 facilities are not defined in the D-6 Guideline with recommended minimum separation distances or potential area of influence.			Flooring Store	35 Wilson Avenue, Belleville	N/A
A2	Valorem - Property Valuations & Appraisals Belleville	0		Appraiser	45 Wilson Avenue, Belleville	N/A		
A3	ChoiceCom Networks & Communications Ltd.	0		Computer Repair Services	330 Sidney Street, Belleville	N/A		
A4	Hitchon's Physiotherapy & Rehab Centre	0		Physiotherapist	320 Sidney Street, Belleville	N/A		
A5	Quinte First Credit Union	0		Credit Union	293 Sidney Street, Belleville	N/A		
A6	Cleaver Excavating	0		Excavating Contractor	38 Graham Street, Belleville	N/A		
A7	Matthew's Trucking	0		Trucking Company	120 Yeomans Street, Belleville	N/A		
A8	No Limits Youth Organization	0	Gym	250 Sidney Street, Belleville	N/A			
A9	Enrichment Centre for Mental Health	0	Mental Health Organization	250 Sidney Street, Belleville	N/A			
A10	Farren Drafting Services Inc.	0	Drafting Services	250 Sidney Street, Belleville	N/A			
A11	Periwinkle Designs	0	Interior Decorator	250 Sidney Street, Belleville	N/A			
A12	Loyalist Martial Arts Academy	0	Martial Arts School	250 Sidney Street, Belleville	N/A			
A13	Nesda Technologies	0	Computer Support and Services	250 Sidney Street, Belleville	N/A			
A14	Get Kincted Fitness	0	Fitness Center	250 Sidney Street, Belleville	N/A			
A15	Wilkins Variety	0	Variety Store	31 Wilkins Street, Belleville	N/A			
A16	Manlow Electric	0	Electrician	259 County Road 30, Belleville	N/A			
A17	KJS Electric	0	Electrician	12 Wilkins Street, Belleville	N/A			
A18	Quinte Curling Club	0	Curling Club	246 Bridge Street West, Belleville	N/A			
A19	Wannamaker Tricia	0	Massage therapist	250 Bridge Street West, Belleville	N/A			
A20	Pure Energy Fitness Studio	0	Personal Trainer	250 Bridge Street West, Belleville	N/A			
A21	Collaborative Care Massage Therapy	0	Massage therapist	250 Bridge Street West, Belleville	N/A			
A22	Landis Leads	0	Internet Marketing Service	11 Benson Ct, Belleville	N/A			
A23	Tip Top Charcuterie	0	Art Handcraft	4 Sherwood Crescent, Belleville	N/A			
A24	TerHaar Painting & Decorating Service	0	Painter	53 Kensington Crescent, Belleville	N/A			
A25	Olive Rose	0	Children's Clothing Store	22 Lavender Pl, Belleville	N/A			
A26	Smart Choice Financial Constng	0	Financial Planner	16 Amber Pl, Belleville	N/A			
A27	Quinte Android Box	0	Electronics Store	71 Kensington Crescent, Belleville	N/A			
A28	All Tech Help	0	Computer Support and Services	86 Kensington Crescent, Belleville	N/A			
A29	Mehul Computer Services	0	Computer Service	207 Avondale Road, Belleville	N/A			
A30	The Grand	0	Banquet Hall	70 Harder Drive, Belleville	N/A			
A31	A Better Build Contracting	0	General Contractor	11 Kensington Crescent, Belleville	N/A			
A32	Quinte Bay Gymnastics	0	Gymnastics Center	14 Harder Drive, Belleville	N/A			
A33	All Star Landscaping & Maintenance	0	Landscaper	179 Palmer Road, Belleville	N/A			
A34	Write On	0	Marketing Agency	29 Dunnett Blvd, Belleville	N/A			
A35	Xpert - Cleaning Solutions	0	Cleaning Service	95 Sidney Street, Belleville	N/A			
A36	Zach Adams Drywall & Taping	0	Insulation Contractor	135 Catharine Street, Belleville	N/A			
A37	Flawless Roofing	0	Roofing Service	106 Catharine Street, Belleville	N/A			
A38	CCS Global Logistics	0	Logistics Service	14 Howard Street, Belleville	N/A			
A39	J W Contracting	0	Painter	8 Greene Street, Belleville	N/A			
A40	Wendy's Little Footprints Daycare	0	Daycare Centre	30 Howard Street, Belleville	N/A			
A41	Pics & Tweaks Photography	0	Photographer	35 Lewis Street, Belleville	N/A			
A42	Giant Tiger	0	Department Store	161 Bridge Street West, Belleville	N/A			
A43	Dollarama	0	Discount Store	161 Bridge Street West, Belleville	N/A			
A44	Shoppers Drug Mart	0	Drug Store	150 Sidney Street, Belleville	N/A			
A45	Surplus Furniture and Mattress Warehouse	0	Furniture Store	161 Bridge Street West, Belleville	N/A			
A46	Nippy Cat	0	Sewing Shop	25 Tripp Avenue, Belleville	N/A			
A47	U-haul Dealer	0	Truck Rental Agency	269 Moira Street West, Belleville	N/A			
A48	Mobil Gas Station	0	Gas Station	269 Moira Street West, Belleville	N/A			
A49	Tran Sidney Inn	0	Convenience Store	265 Moira St W, Belleville, ON K8P 1T8	N/A			
A50	MasterBedroom	0	Furniture Store	393 Sidney Street, Belleville	N/A			
A51	Hilden Homes	0	Construction Company	393 Sidney Street, Belleville	N/A			
A52	Belleville's Thrift Store	0	Second-hand Store	393 Sidney Street, Belleville	N/A			
A53	PL Roofing	0	Roofing Contractor	35B Union Street, Belleville	N/A			
A54	SESCO	0	Electrical Supply Store	175 College Street West, Belleville	N/A			
A55	Culligan - The Good Water Company Ltd	0	Water Softening Equipment Supplier	163 College Street West, Belleville	N/A			
A56	Milestone Bath Experts	0	Bathroom remodeler	161 College Street West, Belleville	N/A			
A57	Trottagge Life	0	Furniture Store	161 College Street West, Belleville	N/A			
A58	Doug's Bicycle Sales & Service	0	Bicycle Shop	159 College Street West, Belleville	N/A			
A59	Nvision Productions	0	Photographer	495 Sidney Street, Belleville	N/A			
A60	Leon James Home Renovations & Repairs	0	Construction Company	232 College Street West, Belleville	N/A			
A61	Making Memories	0	Craft Store	49 Village Drive, Belleville	N/A			
A62	Trend Setter Distributing	0	Hair Salon	53 Village Drive, Belleville	N/A			
A63	The Business Resource Centre	0	Business Management Consultant	206 College Street West, Belleville	N/A			
A64	Foster Contracting	0	General Contractor	271 College Street West, Belleville	N/A			
A65	Flip Media Computer Repair	0	Computer Repair Service	28 Conger Pl, Belleville	N/A			
A66	P&M Personal Injury Law	0	Personal Injury Attorney	4 Anet Drive, Belleville	N/A			
A67	Rebound Skates and Golf Belleville	0	Sporting Goods Store	393 Sidney Street, Belleville	N/A			
A68	Sutherland-Chan Clinic	0	Massage Therapist	150 Sidney Street, Belleville	N/A			
A69	Dollar Tree	0	Dollar Store	150 Sidney Street, Belleville	N/A			
A70	Flawless Roofing	0	Roofing Contractor	121 Dundas Street East, Belleville	N/A			
A71	Brass fitting	0	Metal Supplier	373 Sidney Street, Belleville	N/A			

Project Name: Land Use Compatibility Assessment
 Site Addresses: 40 Wilson Avenue, Belleville ON

Table A2: Facilities of Negligible Concern within the Study Area of the Proposed Development

ID	Facility	MECP D-6 Industrial Class #	Minimum Distance from Site (Property-Line to Property-Line)			Description of Operations	Address	Potential Issues
			(m)	MECP D-6 Minimum Separation	MECP D-6 Potential Area of Influence (m)			
A72	Perley Automation	0	Not Applicable as Class 0 Facilities are not defined in the D-6			Software Company	227 Moira Street West, Belleville	N/A
A73	Pinnacle Property Management	0	Guideline with recommended minimum separation distances or potential area of influence.			Property Management	236 Moira Street West, Belleville	N/A
A74	Bst Investments	0				Investment Company	208 Yeomans Street, Belleville	N/A
A75	Lee's Mobile Small Engine Repair	0				Engine Repair	76 Lewis Street, Belleville	N/A
A76	Change4life	0				Health and Beauty Shop	162 Yeomans Street, Belleville	N/A
A77	S.m Roofing	0				Roof Service	171 Moira Street West, Belleville	N/A
A78	Wayne Vanhome Financial Svc	0				Financial Consultant	161 Moira Street West, Belleville	N/A
A79	NH Graphic Design	0				Graphic Designer	172 Moira Street West, Belleville	N/A
A80	Luv'em Lash Extensions	0				Health and Beauty Shop	146 Moira Street West, Belleville	N/A
A81	picAwe Photographs	0				Photographer	128 Moira Street West, Belleville	N/A
A82	Handy Fairies Belleville	0				House Cleaning Service	77 Lewis Street, Belleville	N/A
A83	Desra Productions	0	Craft Store	35 Holloway Street, Belleville	N/A			
A84	META Employment Services	0	Employment Services	161 Bridge Street West, Belleville	N/A			
A86	COWS of Belleville	I	96	20	70	Moving and Storage Facility	45 Wilson Avenue, Belleville	Air/Noise
A87	Airborne Systems Canada Ltd	I	102	20	70	Parachute Manufacturer	35 Wilson Avenue, Belleville	Air/Noise/Odour
A88	Intelcom	I	227	20	70	Logistics Service	250 Sidney Street, Belleville	Air/Noise
A89	County Courier	I	227	20	70	Transportation Service	250 Sidney Street, Belleville	Air/Noise
A90	MVT Automotive Services	I	228	20	70	Car Repair and Maintenance	31 Tripp Avenue, Belleville	Air/Noise/Odour
A91	UStore & Lock	I	261	20	70	Self Storage Facility	25 Wilson Avenue, Belleville	Air/Noise
A92	Voice Directed Tally Systems Inc.	I	336	20	70	Equipment Manufacturer	250 Sidney Street, Belleville	Air/Noise
A93	Sidney Street Properties Corp.	I	336	20	70	Property Management - Boilers on Site	250 Sidney Street, Belleville	Air/Noise
A94	Nortel Networks Limited	I	336	20	70	Manufacturer - Standby Generators on Site	250 Sidney Street, Belleville	Air/Noise
A95	Parsons Cleaners	I	410	20	70	Laundry Service	57 Graham Street, Belleville	Air
A96	Lapalm Moving/Allied Van Lines Canada Agent	I	945	20	70	Moving and storage services	87 Wallbridge Crescent, Belleville	Air/Noise
A97	Loyalist Moving	I	945	20	70	Moving and storage services	87 Wallbridge Crescent, Belleville	Air/Noise
A98	Emsco Ltd	I	945	20	70	Electric Motor & Industrial Equipment Repair	87 Wallbridge Crescent, Belleville	Air/Noise/Odour
A99	Quinte Recycling	II	997	70	300	Waste Management Services	75 Wallbridge Crescent, Belleville	Air/Noise/Odour

APPENDIX

B INDUSTRIAL CLASS DEFINITIONS

APPENDIX

DEFINITION OF CLASSES FROM D-6 GUIDELINE

CLASS I INDUSTRIAL FACILITY

A place of business for a small scale, self-contained plant or building which produces and/or stores a product which is contained in a package and has a low probability of fugitive emissions for any of the following: noise, odour, dust, and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.

CLASS II INDUSTRIAL FACILITY

A place of business for medium scale processing and manufacturing with outdoor storage of wastes or material (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions of any of the following: noise, odour, dust, and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

CLASS III INDUSTRIAL FACILITY

A place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is a high probability of fugitive emissions.

APPENDIX

Table A-1 Industrial Class Definitions and Specifications as outlined in D-6 Guideline

INDUSTRIAL CLASSIFICATION	OUTPUTS	SCALE	PROCESS	OPERATION/INTENSITY
Class I – Light Industrial	<p>Noise: Sound not audible off property</p> <p>Dust and/or Odour: infrequent and not intense</p> <p>Vibration: No ground borne vibration on plant property</p>	<p>No outside storage</p> <p>Small scale plant or scale is irrelevant in relation to all other criteria for this Class</p>	<p>Self-contained plant or building which produces/stores a packaged product. Low probability of fugitive emissions</p>	<p>Daytime operations only</p> <p>Infrequent movement of products and/or heavy trucks</p>
Class II – Medium Industrial	<p>Noise: Sound occasionally audible off property</p> <p>Dust and/or Odour: Frequent and occasionally intense</p> <p>Vibration: Possible ground borne vibration, but cannot be perceived off property</p>	<p>Outside storage permitted</p> <p>Medium level of production allowed</p>	<p>Open process</p> <p>Periodic outputs of minor annoyance</p> <p>Low probability of fugitive emissions</p>	<p>Shift operations permitted</p> <p>Frequent movement of products and/or heavy trucks with the majority of movements during daytime hours</p>
Class III – Heavy Industrial	<p>Noise: sound frequently audible off property</p> <p>Dust and/or Odour: Persistent and/or intense</p> <p>Vibration: Ground-borne vibration can frequently be perceived off property</p>	<p>Outside storage of raw and finished products</p> <p>Large production levels</p>	<p>Open process</p> <p>Frequent outputs of major annoyances</p> <p>High probability of fugitive emissions</p>	<p>Continuous movement of products and employees</p> <p>Daily shift operations permitted</p>

APPENDIX

C

ENVIRONMENTAL
COMPLIANCE
APPROVALS



Ministry
of the
Environment

Ministère
de
l'Environnement

CERTIFICATE OF APPROVAL
AIR
NUMBER 5029-65CRVQ

Nortel Networks Limited
250 Sidney Street
Belleville, Ontario
K8N 5B7

Site Location: 250 Sidney Street
Belleville City, County of Hastings, Ontario

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

- three (3) standby diesel generator sets, having a rating of 60 kilowatts, 496 kilowatts and 365 kilowatts, respectively, to provide power for the telecommunication facility during emergency situations;

all in accordance with the Application for Approval (Air) dated July 19, 2004, and all supporting documentation and information, signed by Patrick Hayes (Infrastructure and Services Leader), Nortel Networks Limited.

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

- (1) "Act" means the *Environmental Protection Act*;
- (2) "Certificate" means this Certificate of Approval issued in accordance with Section 9 of the Act;
- (3) "Equipment" means the diesel generator sets described in the Owner's application, this Certificate and in the supporting documentation submitted with the application, to the extent approved by this Certificate;
- (4) "Manual" means a document or a set of documents that provide written instructions to staff of the Owner;
- (5) "Ministry" means the Ontario Ministry of the Environment;
- (6) "Owner" means Nortel Networks Limited, and includes its successors and assignees; and
- (7) "Publication NPC-205" means Ministry Publication NPC-205, Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban), October, 1995.

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

TERMS AND CONDITIONS

GENERAL

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

PERFORMANCE

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

OPERATION AND MAINTENANCE

4. The Owner shall carry out periodic testing of the Equipment under practicable reduced loading conditions.

5. The Owner shall carry out the periodic testing of the Equipment at a reduced load of 30% or less.

6. The Owner shall restrict the periodic testing of the Equipment to the daytime hours from 7:00 am to 7:00 pm.

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

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

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

(b) emergency procedures;

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

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

(2) implement the recommendations of the Manual; and

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

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

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

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

3. Condition Nos. 4 and 5 are included to ensure that the nitrogen oxide emissions will not result in an adverse effect at a sensitive receptor.

4. Condition No. 6 is included to ensure that the proposed operation, excluding emergency situations, is not extended beyond specific daytime hours to prevent an adverse effect resulting from the operation of the Equipment.

5. Condition No. 7 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate. In addition the Owner is required to keep records and provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

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

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a hearing by the Tribunal. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

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

The Notice should also include:

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

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

DATED AT TORONTO this 4th day of October, 2004

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

DJ/
c: District Manager, MOE Peterborough District Office
Area Supervisor, MOE Belleville Area Office
Suzanne Lachance, Weston Solution Inc.

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Ministry of the Environment
Ministère de l'Environnement

ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER 4937-8R9TAX
Issue Date: August 22, 2013

EMSCO Ltd.
200 Laurier Blvd
Post Office Box, No. 621
Brockville, Ontario
K8V 5V8

Site Location: 87 Wallbridge Crescent
Belleville City, County of Hastings
K8P 1Z5, Ontario

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

a facility repairing industrial equipment, electrical motors, and performing various machine shop activities, consisting of the following equipment and emission sources:

- one (1) natural gas fired heat cleaning oven, designated as Source 1, equipped with two (2) natural gas fired burners, each having a maximum heat input of 790,500 kilojoules per hour, discharging into the air at a volumetric flow rate of 1.01 actual cubic metres per second at an approximate temperature of 760 degrees Celsius, through a stack, having an exit diameter of 0.41 metre, extending 1.98 metres above the roof and 8.38 metres above grade;
- one (1) electric cure oven, designated as Source 2, having a maximum power rating of 36 kilowatts, discharging into the air at a maximum volumetric flow rate of 0.3 cubic metre per second, through a stack, having an exit diameter of 0.15 metre, and extending 2.49 metres above grade;
- one (1) natural gas fired steam generator, designated as Source 3, having a maximum heat input of 363,995 kilojoules per hour, discharging into the air at a maximum volumetric flow rate of 0.104 cubic metre per second, through a stack, having an exit diameter of 0.254 metre, extending 0.75 metre above the roof and 7.15 metres above grade;
- one (1) paint spray booth used for the application of solvent based coatings, designated as Source 4, having a maximum total coating usage rate of 4.0 litres per hour, discharging into the air at a volumetric flow rate of 1.89 cubic metres per second, through a stack having exit dimensions of 0.508 metre by 0.508 metre, extending 2.75 metres above grade;
- one (1) varnish tank used for the dipping of motor parts, designated as Source 5, discharging into the air at a volumetric flow rate of 1.65 cubic metres per second, through a stack having exit dimensions of 0.254 metre by 0.254 metre, extending 3.3 metres above grade;

all in accordance with the Application for Approval (Air) submitted by EMSCO Ltd., dated March 01, 2010 and signed by Gord Cameron, President, and Emission Summary and Dispersion Modeling Report prepared by EMSCO Ltd., dated March 01, 2010, and all the information associated with the application.

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 EMSCO Ltd. 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.
3. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA.
4. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located.
5. "EPA" means the Environmental Protection Act , R.S.O. 1990, c.E.19, as amended.
6. "Equipment" means the equipment and processes described in the Company's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval.
7. "Facility" means the entire operation located on the property where the Equipment is located.
8. "Heat Cleaning Oven" means the Bayco Model BB-150 heat cleaning oven described in the Company's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval.
9. "Manual" means a document or a set of documents that provide written instructions to staff of the Company.

10. "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.
11. "Publication NPC-205" means the Ministry Publication NPC-205, "Sound Level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October, 1995 as amended.

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

TERMS AND CONDITIONS

NOISE PERFORMANCE

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

OPERATION AND MAINTENANCE

2. The Company shall operate the Heat Cleaning Oven in such a manner that:

- (1) the burner flame in the secondary chamber is established before the primary chamber is fired;
- (2) the temperature in the secondary chamber is maintained at a minimum of 760 degrees Celsius at

all times when the primary chamber is being loaded and heat cleaning is in progress;

(3) the burner in the primary chamber is automatically turned off if the burner in the secondary chamber fails; and

(4) no substances containing chlorinated and/or fluorinated compounds, including polyvinyl chloride and Teflon, are loaded into the Heat Cleaning Oven.

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, including spill clean-up procedures;

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

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

(e) all measures to minimize odourous emissions from all potential sources at the Facility.

(2) implement the recommendations of the Manual.

CONTINUOUS MONITORING

4. The Company shall install, conduct and maintain a program to continuously monitor and record the operating temperatures in the secondary chamber of the Heat Cleaning Oven, when the Heat Cleaning Oven is in operation. The continuous temperature monitoring and recording system shall comply with the following requirements:

LOCATION:

The continuous temperature monitor shall be installed at the exit of the secondary chamber of the Heat Cleaning Oven where the measurements are representative of the minimum temperature of the gases leaving the secondary chamber.

PERFORMANCE:

The Continuous Temperature Monitor shall meet the following minimum performance specifications for the following parameters.

PARAMETERS SPECIFICATION

(1). Type: shielded "K" type thermocouple, or equivalent.

(2). Accuracy: ± 1.5 percent of the minimum gas temperature

DATA RECORDER:

The data recorder must be capable of registering continuously the measurement of the monitor without

a significant loss of accuracy and with a time resolution of 1 minutes or better.

RELIABILITY:

The monitor shall be operated and maintained so that accurate data is obtained during a minimum of 95 percent of the time for each calendar quarter.

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) daily records of the actual operating temperature in the secondary chamber of the Heat Cleaning Oven;
- (3) daily records of materials loaded into the Heating Cleaning Oven; and
- (4) 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 No. 1 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility .
2. Conditions No. 2 and 3 are included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the EPA, the Regulations and this Approval.
3. Condition No. 4 is included to require the Company to gather accurate information on a continuous basis so that compliance with this Approval can be verified.
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 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**

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

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

DATED AT TORONTO this 22nd day of August, 2013

Rudolf Wan, P.Eng.

Director

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

JL/

c: District Manager, MOE Belleville

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Ministry of the Environment
Ministère de l'Environnement

ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER 2297-99AKWJ
Issue Date: November 19, 2013

Airborne Systems Canada Ltd.
35 Wilson Ave
Belleville, Ontario
K8P 1R7

Site Location: 35 Wilson Avenue
Belleville, Ontario.

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

- one (1) exhaust system serving a nylon fabric cutting process, discharging into the air at a volumetric flow rate of 0.57 cubic metre per second, via a stack having an exit diameter of 0.76 metre, extending 1.83 metres above the roof and 7.83 metres above grade; and
- one (1) exhaust system serving an engraving and parts cleaning process, discharging into the air at a volumetric flow rate of 0.12 cubic metre per second, via a stack having an exit diameter of 0.25 metre, extending 1.52 metres above the roof and 7.52 metres above grade;

all in accordance with the application for an Approval (Air) and all supporting documentation, dated June 4, 2012, signed by Guy Plamondon of Airborne Systems Canada Ltd.

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

1. "Approval" means this Environmental Compliance Approval, including the application and all supporting documentation;
2. "Company" means Airborne Systems Canada Ltd. that is responsible for the construction or operation of the Facility and includes any successors and assigns;
3. "EPA" means the Environmental Protection Act , R.S.O. 1990, c.E.19, as amended;
4. "Equipment" means the equipment described in the Company's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval;
5. "Facility" means the entire operation located on the property where the Equipment is located;
6. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;
7. "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;
8. "Publication NPC-205" means the Ministry Publication NPC-205 "Sound Level Limits for Stationary

Sources in Class 1 & Class 2 Areas (Urban)", October, 1995 as amended; and

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

1. 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 prevent process upsets and minimize odour, noise and dust emissions; and

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

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

2. The Company shall, at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-205 or Publication NPC-232, as applicable.

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 EPA, the regulations and this Approval.

2. Condition No. 2 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.

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

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

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

DATED AT TORONTO this 19th day of November,
2013

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

QN/
c: Area Manager, MOE Belleville
c: District Manager, MOE Kingston - District
Dorian Chlopas, Rowan Environmental Consulting Inc.

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Ministry of the Environment
Ministère de l'Environnement

ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER 4609-8L2QEL
Issue Date: July 25, 2012

Sidney Street Properties Corp.
257 Pinnacle St
Post Office Box, No. 1598
Belleville, Ontario
K8N 5J2

Site Location: 250 Sidney Street
250 Sidney St
Belleville City, County of Hastings
K8N 5B7

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) gas or number 2 oil fired Vapor MRG-5903-BHK-150B boiler rated at 6,619,210 kilojoules per hour and two (2) gas or number 2 oil fired Vapor MRG-5903-VHK-250B boilers rated at 11,024,840 kilojoules per hour each; all units will be exhausted through a single stack extending 13.11 metres above grade.

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 Sidney Street Properties Corp.;
3. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended
4. "Equipment" means the boilers described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;
5. "Manual" means a document or a set of documents that provide written instructions to staff of the Company; and
6. "Ministry" means the Ontario Ministry of the Environment.

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. 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; and
- (d) all appropriate measures to minimize noise and odorous emissions from all potential sources;

(2) implement the recommendations of the Manual; and

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

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

1. Condition 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 EPA, the Regulations and this Approval.

In addition, the Company is required 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.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

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

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

AND

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

Toronto, Ontario
M5G 1E5

Ministry of the Environment
2 St. Clair Avenue West, Floor
12A
Toronto, Ontario
M4V 1L5

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

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

DATED AT TORONTO this 25th day of July, 2012

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

SM/
c: District Manager, MOE Kingston
Belleville Area Office

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Ministry of the Environment
Ministère de l'Environnement

ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER 8109-8SDPCY
Issue Date: March 23, 2012

Quinte Funeral Centres Limited operating as John R. Bush Funeral Home, Cremation and Prearrangement Centre
80 Highland Ave
Belleville, Ontario
K8P 3R4

Site Location: 53 Wilson Avenue
53 Wilson Ave
Belleville City, County of Hastings

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:

- two (2) Crematory Manufacturing and Service Inc. Millennium III Series cremation units, each processing up to 68 kilograms per hour of human remains, each equipped with a primary burner having a heat input of 791,292 kilojoules per hour and a secondary burner having a heat input of 1,582,584 kilojoules per hour, exhausting into the atmosphere through a separate stack having an exit diameter of 1.0 metre, extending 2.4 metres above the roof and 6.0 metres above grade;
- one (1) cremains processor, equipped with a particulate filter, exhausting internally into the facility.

all in accordance with the application for an Environmental Compliance Approval submitted by Quinte Funeral Centres Limited operating as John R. Bush Funeral Home, Cremation and Prearrangement Centre, dated September 1, 2011, signed by Craig Rushnell, Vice President, including the Emission Summary and Dispersion Modelling Report prepared for John R. Bush Funeral Home, Cremation and Prearrangement Centre dated September 19, 2011, signed by Jim Bailey, Cambium Environmental Inc.; Abbreviated Acoustic Assessment Report prepared for John R. Bush Funeral Home, Cremation and Prearrangement Centre dated September 20, 2011, signed by Jim Bailey, Cambium Environmental Inc.; and the additional information packages submitted by email from Trevor Copland, Cambium Environmental Inc., on January 27, 2012 and March 13, 2012.

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

1. "AERMOD" means the dispersion model developed by the American Meteorological Society/U.S. Environmental Protection Agency Regulatory Model Improvement Committee (AERMIC) including the PRIME (Plume Rise Model Enhancement) algorithm, used to calculate one-hour average concentrations of a contaminant at the Point of Impingement;
2. "Approval" means this Environmental Compliance Approval, and any Schedules to it, including the application and supporting documentation listed above;
3. "CEM System" means the continuous monitoring and recording systems and associated control systems used to optimize the operation of the Equipment to minimize the emissions from the cremation units, as described in the Company's application, this Approval and in the supporting

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

4. "Company" means Quinte Funeral Centres Limited operating as John R. Bush Funeral Home, Cremation and Prearrangement Centre 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*.
5. "Director" means any Ministry employee appointed by the Minister pursuant to Section 5 of the *EPA*;
6. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the *Facility* is geographically located;
7. "EPA" means the Environmental Protection Act , R.S.O. 1990, c.E.19, as amended
8. "Equipment" means two (2) Crematory Manufacturing and Service Inc. Millennium III Series cremation units described in the Company's application, this Approval and in the supporting documentation referred to herein, to the extent approved by this Approval;
9. "Facility" means the entire operation located on the property where the Equipment is located;
10. "Manager" means the Manager, Technology Standards Section, Standards Development Branch, or any other person who represents and carries out the duties of the Manager, Technology Standards Section, Standards Development Branch, as those duties relate to the conditions of this Approval;
11. "Manual" means a document or a set of documents that provide written instruction to staff of the Company;
12. "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 ;
13. "Point of Impingement" means any point in the natural environment. The point of impingement for the purposes of verifying compliance with the *EPA* shall be chosen as the point located outside the Company's property boundaries at which the highest concentration is expected to occur, when that concentration is calculated in accordance with the Appendix to Regulation 419/05 written under the *EPA*, or any other method accepted by the Director;
14. "Pre-Test Information" means the information outlined in Section 1. of the Source Testing Code;
15. "Publication NPC-205" means Ministry Publication NPC-205 "Sound level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October 1995;
16. "O. Reg. 419" means Ontario Regulation 419, Air Pollution – Local Air Quality, as amended, made under the *EPA*;
17. "Sensitive Receptor" means any location where routine or normal activities occurring at reasonably expected times would experience adverse effect(s) from odour discharges from the *Facility*, including one or a combination of:
 - (a) private residences or public facilities where people sleep (eg: single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.),
 - (b) institutional facilities (eg: schools, churches, community centres, day care centres, recreational centres, etc.),

(c) outdoor public recreational areas (eg: trailer parks, play grounds, picnic areas, etc.), and
(d) commercial areas where there are continuous public activities (eg: commercial plazas and office buildings).

18. "Source Testing" means sampling and testing to measure emissions resulting from operating the equipment under conditions which yield the worst case emissions within the approved operating range of the equipment, as determined in consultation with the Manager;

19. "Source Testing Code" means the Source Testing Code, Version 2, Report No. ARB-66-80, dated November 1980, prepared by the Ministry, as amended; and

20. "Test Contaminants" means those contaminants set out in Schedule "B" attached to this Approval.

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

TERMS AND CONDITIONS

PERFORMANCE REQUIREMENTS

1. The Company shall ensure that the Equipment is designed and operated to comply, at all times, with the following performance requirements:

OPERATING PARAMETERS

(1) the temperature in the primary combustion chamber, as recorded by the CEM System, shall be less than 450 degrees Celsius before the primary combustion chamber is loaded;

(2) the temperature at the outlet of the primary combustion chamber, as recorded by the CEM System, shall be at least 800 degrees Celsius for at least 30 minutes during the last part of each cremation;

(3) the temperature in the secondary combustion chamber, as recorded by the CEM System, shall be at least 1000 degrees Celsius before the primary combustion chamber is loaded and thereafter throughout each cremation;

(4) the residence time of the combustion gases in the secondary combustion chamber shall be not less than one second at a temperature of not less than 1000 degrees Celsius;

EMISSION CONCENTRATION LIMITS

(5) the concentration of oxygen in the undiluted flue gas leaving the secondary chamber, as recorded by the CEM System, shall not be less than 6 percent by volume on a dry basis, calculated as a ten minute average;

(6) the half-hour average concentration of carbon monoxide in the undiluted flue gases leaving the secondary combustion chamber, as recorded by the CEM System, shall have a target level of not more than 100 parts per million by volume, on a dry basis normalized to 11 percent oxygen at a reference temperature of 25 degrees Celsius and a reference pressure of 101.3 kilopascals;

(7) the 10-minute average concentration of odour at the most impacted Sensitive Receptor, resulting from all sources of emissions at the Facility, calculated in accordance with the procedures outlined in Schedule "C", shall not exceed 1 odour unit.

(8) the concentration of organic matter having a carbon content, expressed as equivalent methane, being an average of ten measurements taken at approximately one minute intervals, shall not be greater than 100 parts per million by volume, measured on an undiluted basis.

NOISE LIMITS

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

OPERATION AND MAINTENANCE

2. The Company shall ensure that the primary combustion chambers of the Equipment are not loaded unless the associated CEM System is fully operational.

3 The Company shall make all reasonable efforts to ensure that all handles are removed from the caskets before they are loaded into the Equipment.

4. 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 issuance of this Approval and update, as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:

(a) the routine and emergency operating and maintenance procedures in accordance with good engineering practice, including annual inspection procedures as recommended by the Equipment and CEM System suppliers;

(b) emergency procedures;

(c) procedures to control all discharges from the Equipment in the event of loss or failure of power source to the Equipment;

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

(e) procedures for operator training which is to be provided by an individual experienced with the Equipment;

(f) procedures for optimizing the operation of the Equipment to minimize the emissions from the Equipment;

(g) the procedures for recording and responding to complaints regarding the operation of the Equipment; and

(2) implement the recommendations of the Manual.

SOURCE TESTING

5. The Company shall perform Source Testing, to determine the rate of emission of the Test Contaminants from one of the two cremation units in accordance with the procedures in Schedule "D".

CONTINUOUS MONITORING

6. The Company shall, prior to the commencement of operation of the Equipment, install and subsequently conduct and maintain a program to continuously monitor:

- (1) the temperature at the outlet of the primary chamber of the Equipment;
- (2) the temperature at the location in the secondary chamber of the Equipment where the minimum retention time of the combustion gases at a minimum temperature of 1000 degrees Celsius for at least one second is achieved.
- (3) the carbon monoxide and oxygen concentration in the undiluted flue gas leaving the secondary chamber of the Equipment.

The CEM System shall be equipped with continuous recording devices and shall comply with the requirements outlined in the attached Schedule "A".

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 operation of the site, and monitoring and recording activities required by this Approval. These records shall be made available to staff of the Ministry upon request. The Company shall retain:

- (1) all records on maintenance, repair and inspection of the Equipment and the CEM System;
- (2) all records produced by the CEM System;
- (3) all records on operator training;
- (4) all records on the environmental complaints, including:
 - (a) a description, time and date of the 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;
- (5) daily records of each load processed by the Equipment including: a description of the material of construction of the casket, type of finish on the casket, description of any hardware not removed from the casket, estimated weight of the body as per the information obtained from the funeral home, and start and finish time of the cremation;
- (6) description of any upset conditions associated with the operation of the Equipment and remedial action taken; and
- (7) report on the annual inspection of the Equipment.

REPORTING

8. The Company shall notify the District Manager, in writing, of each environmental complaint and the measures taken to address the complaint within two (2) business days of the complaint.

NOTIFICATION

9. The Company shall notify the District Manager, in writing, at least five (5) days prior to commencement of operation of the Equipment

SCHEDULE "A"

Schedule "A" forms part of this Environmental Compliance Approval.

PARAMETER: TEMPERATURE

LOCATION:

The sample point for the Continuous Temperature Monitor shall be located in:

- (1) the outlet of the primary chamber; and
- (2) the secondary chamber where the minimum retention time of the combustion gases at a minimum temperature of 1000 degrees Celsius for at least one second is achieved.

PERFORMANCE:

The Continuous Temperature Monitor shall meet the following minimum performance specifications for the following parameters:

	PARAMETERS	SPECIFICATION
1.	Type:	shielded "K" type thermocouple, or equivalent
2.	Accuracy:	± 1.5 percent of the minimum gas temperature

DATA RECORDER:

The data recorder must be capable of registering continuously the measurement of the monitor without a significant loss of accuracy and with a time resolution of 1 minutes or better.

RELIABILITY:

The monitor shall be operated and maintained so that accurate data is obtained during a minimum of 95 percent of the time for each calendar quarter.

PARAMETER: OXYGEN

INSTALLATION:

The Continuous Oxygen Monitor shall be installed at an accessible location where the measurements are representative of the actual concentration of oxygen in the undiluted gases leaving the equipment and shall meet the following installation specifications:

	PARAMETERS	SPECIFICATION
1	Range (percentage):	0 - 20 or 0 - 25
2	Calibration Gas Ports:	close to the sample point

PERFORMANCE:

The Continuous Oxygen Monitor shall meet the following minimum performance specifications for the following parameters.

	PARAMETERS	SPECIFICATION
1	Span Value (percentage):	2 times the average normal concentration at the source
2	Relative Accuracy:	≤ 10 percent of the mean value of the reference method test data
3	Calibration Error:	0.5 percent O ₂
4	System Bias:	≤ 4 percent of the mean value of the reference method test data
5	Procedure for Zero and Span Calibration check:	all system components checked
6	Zero Calibration Drift (24-hour):	≤ 0.5 percent O ₂
7	Span Calibration Drift (24-hour):	≤ 0.5 percent O ₂
8	Response Time (90 percent response to a step change):	≤ 180 seconds
9	Operational Test Period:	> 168 hours without corrective maintenance

CALIBRATION:

Daily calibration drift checks on the monitor shall be performed and recorded in accordance with the requirements of Report EPS 1/PG/7.

DATA RECORDER:

The data recorder must be capable of registering continuously the measurement of the monitor with an accuracy of 0.5 percent of a full scale reading or better and with a time resolution of 2 minutes or better.

RELIABILITY:

The monitor shall be operated and maintained so that accurate data is obtained during a minimum of 90 percent of the time for each calendar quarter during the first full year of operation, and 95 percent, thereafter.

PARAMETER: CARBON MONOXIDE

INSTALLATION:

The Continuous Carbon Monoxide Monitor shall be installed at an accessible location where the measurements are representative of the actual concentration of carbon monoxide in the undiluted gases leaving the equipment and shall meet the following installation specifications:

	PARAMETERS	SPECIFICATION
1	Range (parts per million, ppm):	0 to > 200
2	Calibration Gas Ports:	close to the sample point

PERFORMANCE:

The Continuous Carbon Monoxide Monitor shall meet the following minimum performance specifications for the following parameters:

	PARAMETERS	SPECIFICATION
1	Span Value (nearest ppm equivalent):	2 times the average normal concentration of the source
2	Relative Accuracy:	≤ 10 percent of the mean value of the reference method test data or ± 5 ppm whichever is greater
3	Calibration Error:	≤ 2 percent of actual concentration
4	System Bias:	≤ 5 percent of the mean value of the reference method test data or +/- 5 ppm
5	Procedure for Zero and Span Calibration Check:	all system components checked
6	Zero Calibration Drift (24-hour):	≤ 5 percent of span value
7	Span Calibration Drift (24-hour):	≤ 5 percent of span value
8	Response Time (90 percent response to a step change):	≤ 180 seconds
9	Operational Test Period:	> 168 hours without corrective maintenance

CALIBRATION:

Daily calibration drift checks on the monitor shall be performed and recorded in accordance with the requirements of Report EPS 1/PG/7.

DATA RECORDER:

The data recorder must be capable of registering continuously the measurement of the monitor with an accuracy of 0.5 percent of a full scale reading or better and with a time resolution of 2 minutes or better.

RELIABILITY:

The monitor shall be operated and maintained so that accurate data is obtained during a minimum of 90 percent of the time for each calendar quarter during the first full year of operation, and 95 percent, thereafter.

SCHEDULE "B"

Schedule "B" forms part of this Environmental Compliance Approval.

Carbon Monoxide
Halogenated and Aromatic Volatile Organic Compounds
Hydrocarbons (Total Gaseous Non-Methane Organics)
Hydrogen Chloride
Odour
Oxygen
Total Suspended Particulate Matter
Vinyl Chloride

List of Metals:

Antimony
Arsenic
Barium
Beryllium
Cadmium
Chromium

Cobalt
Copper
Lead
Mercury
Molybdenum
Nickel
Selenium
Silver
Thallium
Vanadium
Zinc

List of Dioxin/Furan Isomers

2,3,7,8-Tetrachlorodibenzo-p-dioxin
1,2,3,7,8-Pentachlorodibenzo-p-dioxin
1,2,3,4,7,8-Hexachlorodibenzo-p-dioxin
1,2,3,6,7,8-Hexachlorodibenzo-p-dioxin
1,2,3,7,8,9-Hexachlorodibenzo-p-dioxin
1,2,3,4,6,7,8-Heptachlorodibenzo-p-dioxin
1,2,3,4,6,7,8,9-Octachlorodibenzo-p-dioxin
2,3,7,8-Tetrachlorodibenzofuran
2,3,4,7,8-Pentachlorodibenzofuran
1,2,3,7,8-Pentachlorodibenzofuran
1,2,3,4,7,8-Hexachlorodibenzofuran
1,2,3,6,7,8-Hexachlorodibenzofuran
1,2,3,7,8,9-Hexachlorodibenzofuran
2,3,4,6,7,8-Hexachlorodibenzofuran
1,2,3,4,6,7,8-Heptachlorodibenzofuran
1,2,3,4,7,8,9-Heptachlorodibenzofuran
1,2,3,4,6,7,8,9-Octachlorodibenzofuran

List of Polycyclic Organic Matter :

Acenaphthylene
Acenaphthene
Anthracene
Benzo(a)anthracene
Benzo(b)fluoranthene
Benzo(k)fluoranthene
Benzo(a)fluorene
Benzo(b)fluorene
Benzo(ghi)perylene
Benzo(a)pyrene
Benzo(e)pyrene
2-Chloronaphthalene
Chrysene
Coronene
Dibenzo(a,c)anthracene
9,10-Dimethylantracene
7,12-Dimethylbenzo(a)anthracene
Fluoranthene
Fluorene
Indeno(1,2,3-cd)pyrene
2-Methylantracene
3-Methylcholanthrene
1-Methylnaphthalene
2-Methylnaphthalene

1-Methylphenanthrene
9-Methylphenanthrene
Naphthalene
Perylene
Phenanthrene
Picene
Pyrene
Tetralin
Triphenylene

SCHEDULE “C”

Schedule “C” forms part of this Environmental Compliance Approval.

Procedures for the calculation of 10-minute average concentration of Odour

CALCULATE ONE-HOUR AVERAGE CONCENTRATION

1. The one-hour average concentration of odour at the Point of Impingement and at the most impacted Sensitive Receptor can be calculated using the Procedure described as follows:

(a) Calculate one-hour average concentration of odour at the Point of Impingement and at the most impacted Sensitive Receptor, employing the AERMOD atmospheric dispersion model or with another atmospheric dispersion model acceptable to the Director that employs at least five (5) years of hourly local meteorological data and that can provide results reported as individual one- hour odour concentrations;

(b) Convert each of the one-hour average concentrations predicted over the five (5) years of hourly local meteorological data to a 10-minute average concentration using the One-hour Average to 10-Minute Average Conversion described below; and

(c) Present the 10-Minute Average concentrations predicted to occur over a five (5) year period at the Point of Impingement and at the most impacted Sensitive Receptor in a histogram. The maximum 10-minute average concentration of odour at the Sensitive Receptor will be considered to be the maximum odour concentration at the most impacted Sensitive Receptor that occurs and is represented in the histogram, disregarding outlying data points on the histogram as agreed to by the Director.

ONE-HOUR AVERAGE TO 10-MINUTE AVERAGE CONVERSION

2. Use the following formula to convert one-hour average concentration predicted by the AERMOD atmospheric dispersion model to a 10-minute average concentration:

$$X_{10\text{min}} = X_{60\text{min}} * 1.65$$

where $X_{10\text{min}}$ = 10-minute average concentration

$X_{60\text{min}}$ = one-hour average concentration

SCHEDULE “D”

Schedule “D” forms part of this Environmental Compliance Approval .

Source Testing Procedures

1. The Company shall submit to the Manager a test protocol, including the Pre-Test Information for the Source Testing required by the Source Testing Code not later than three (3) months after

commencement of operation of the Equipment. The Company shall finalize the test protocol in consultation with the Manager.

2. The Company shall not commence the Source Testing until the Manager has accepted the test protocol.
3. The Company shall complete the Source Testing not later than three (3) months after the Manager has accepted the test protocol.
4. The Company shall notify the District Manager and the Manager in writing of the location, date and time of any impending Source Testing required by this Approval, at least ten (10) business days prior to the Source Testing.

5. The Company shall submit a report on the Source Testing to the District Manager and the Manager not later than two (2) months after completing the Source Testing. The report shall be in the format described in the Source Testing Code, and shall also include, but not be limited to:

(1) an executive summary;

(2) all records of the operating conditions, including: description of the material of construction of the casket, type of finish on the casket, description of any hardware not removed from the casket, estimated weight of the body as per the information obtained from the funeral home, and start and finish time of each cremation;

(3) all records produced by the CEM System;

(4) all records of the cremator settings during the cremation, including: primary and secondary chamber burner gas flow rates, primary chamber hearth air flow rate, and secondary chamber throat air flow rate;

(5) the results of dispersion calculations in accordance with Regulation 419/05 or Schedule "C" indicating the maximum concentrations of the Test Contaminants at the Point of Impingement, excluding oxygen and carbon monoxide.

6. The Director may not accept the results of the Source Testing if:

- (1) the Source Testing Code or the requirements of the Manager were not followed;
- (2) the Company did not notify the District Manager and the Manager of the Source Testing;
- (3) the Company failed to provide a complete report on the Source Testing.

7. If the Director does not accept the results of the Source Testing, the Director may require re-testing.

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

1. Condition No. 1 is included to outline the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Equipment/Facility.

2. Condition Nos. 2, 3 and 4 are included to emphasize that the Equipment must be operated and maintained according to a procedure that will result in compliance with the EPA, the regulations and this Approval.

3. Condition Nos. 5 and 6 are included to require the Company to gather accurate information so that

the environmental impact and subsequent compliance with the EPA, the regulations and this Approval can be verified.

4. Condition Nos. 7, 8 and 9 are included to require the Company to retain records and provide information to the Ministry so that the environmental impact and subsequent compliance with the EPA, the regulations 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

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

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

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

DATED AT TORONTO this 23rd day of March, 2012

Ian Greason, P.Eng.

Director

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

SM/

c: District Manager, MOE Belleville

Jim Bailey, Cambium Environmental Inc.



Ministry
of the
Environment

Ministère
de
l'Environnement

AMENDED PROVISIONAL CERTIFICATE OF APPROVAL
WASTE DISPOSAL SITE
NUMBER 0568-4VPRJV

Centre & South Hastings Waste Services Board
270 West Street
Quinte West, Ontario
K8V 2N3

Site Location: 75 Wallbridge Crescent
Belleville City, County Of Hastings

You have applied in accordance with Section 27 of the Environmental Protection Act for approval of:

the permanent use of waste disposal site (Provisional Certificate of Approval #A360114) for the Industrial Commercial and Institutional (IC&I) and Municipal Household Hazardous Waste Collection Program as detailed in your amendment application dated January 23, 2001.

to be used for the transfer of the following types of waste:

112, 121, 122, 145, 147, 148, 211, 212, 213, 221, 222, 232, 241, 242, 251, 252, 261, 263, 264, 267, 269, 331 as defined in the Ministry's **New Ontario Waste Classes** document dated January 1986.

Note: Use of the site for any other type of waste is not approved under this Certificate, and requires obtaining a separate approval amending this Certificate.

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

A. DEFINITIONS

1. (a) "EPA" means Environmental Protection Act R.S.O. 1990 as amended;
- (b) "OWRA" means Ontario Water Resources Act R.S.O.1990 as amended;
- (c) "Certificate" means the entire Provisional Certificate of Approval including its Schedules, if any, issued in accordance with Section 27 of the EPA;
- (d) "Director" means Director, Section 39, EPA;
- (e) "Ministry" means the Ontario Ministry of the Environment;
- (f) "District Office" means the Peterborough District Office of the Ministry;
- (g) "District Manager" means the District Manager of the Peterborough District Office, Eastern Region of the Ministry;
- (h) "Owner" means the Centre and South Hastings Waste Services Board as defined in the agreement with participating municipalities dated September 25, 1992 and amended through Notice of Name Change dated December 16, 1998;
- (i) "Company" means operator known as Quinte Waste Solutions operated by the Centre and South Hastings Waste Services Board; its officers, employees, agents or contractors;
- (j) "Provincial Officer" means Provincial Officer as defined under the EPA, OWRA, as amended;

CONTENT COPY OF ORIGINAL

(k) "Site" means the area(s) to be used for the transfer of waste material from the IC&I and Household Hazardous Waste Program located at the City of Belleville's Public Works Yard, 75 Wallbridge Crescent;

(l) "Waste" means liquids, associated solids and sludges from the waste classes 112, 121, 122, 145, 147, 148, 211, 212, 213, 221, 222, 232, 241, 242, 251, 252, 261, 263, 264, 267, 269, 331 as defined in the Ministry's New Ontario Waste Classes document dated January 1986.

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

TERMS AND CONDITIONS

B. GENERAL

2. The requirements of this Certificate are imposed pursuant to Part V of the EPA. The issuance of this Certificate in no way abrogates the Owner/Company's legal obligations to take all reasonable steps to avoid violating other applicable provisions of this legislation and any other legislation and regulations.

3. (1) The requirements of this Certificate are severable. If any requirement of this Certificate, or the application of any requirement of this Certificate to any circumstance, is held invalid, the application of such requirement to other circumstances and the remainder of this Certificate shall not be affected thereby.

(2) In matters requiring the interpretation and implementation of this Certificate, the Conditions of the Certificate shall take precedence, followed in descending order by the application and the documentation, referred to in this Certificate, which is submitted in support of the application.

4. The Owner and Company must ensure compliance with all the Terms and Conditions of this Certificate. Non-compliance constitutes violation of the EPA and is grounds for enforcement.

5. (1) The Owner or Company shall, forthwith upon the request of the Director or District Manager, furnish any information relating to compliance with this Certificate.

(2) In the event the Owner or Company provides to the Ministry information, records, documentation in accordance with this Certificate,

(a) the receipt of said information by the Ministry;

(b) the acceptance by the Ministry of the information's completeness or accuracy; or,

(c) the failure of the Ministry to prosecute the Owner/Company, or require the Owner/Company to take action, under this Certificate or any statute or regulation in relation to said information;

shall not be construed as the approving, excusing or justifying by the Ministry of any act or omission of the Owner or Company relating to said information amounting to the non-compliance with this Certificate, statute or regulation.

6. The Owner and Company shall allow Ministry personnel, or a Ministry authorized representative(s), upon presentation of credentials, to carry out any and all inspections authorized under the EPA of any place to which this Certificate relates; and, without restricting the generality of the foregoing, to:

(a) Enter at reasonable times upon the premises, or the location where the records required by the Conditions of this Certificate are kept;

(b) Have access to and copy, at reasonable times, any records required by the Conditions of this Certificate;

(c) Inspect at reasonable times any facilities, equipment, practices, or operations required by the

Conditions of this Certificate; and

(d) Sample and monitor at reasonable times for the purpose of assuring compliance with the Conditions of this Certificate.

7. (1) The Owner shall notify the Director in writing any change in; ownership, name of corporation, participating municipalities of the IC&I and Household Hazardous Waste Program as defined in the agreement dated September 25, 1992 within thirty (30) days of the change occurring.

(2) In the event the facility is permanently closed and the Site is no longer used for the purpose of operating a IC&I and Municipal Household Hazardous Waste Program, the Site shall not be used for any other purpose prior to the inspection of the site by a Provincial Officer and written clearance from the District Manager.

8. The Owner and Company shall ensure that all communications made pursuant to this Certificate will refer to this Certificate number.

9. Any information relating to this Certificate and contained in Ministry files may be made available to the public in accordance with the provisions of the **Freedom of Information and Protection of Privacy Act** R.S.O. 1990 C. F-31.

10. Except as specified in this Certificate, the Site shall be operated in accordance with the original application dated September 15, 1992 and this amendment application dated January 23, 2001 and all supporting documentation listed in the attached "Schedule A" which now forms part of this Certificate.

C. SITE OPERATIONS

11. The operation of the Site is limited to the collection and transfer of waste referenced under the **Definitions** section of this Certificate and, only from within the participating municipalities and, in the quantities detailed in Section 4(e) of the application for a Certificate of Approval for a Waste Disposal Site (Transfer), dated January 23, 2001.

12. The Company shall ensure that waste is only accepted at the Site between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday and all in accordance with your application dated January 23, 2001.

13. No Polychlorinated Bi-phenols (PCBS) or, radioactive or, pathological wastes or derived from wastes of these specific materials as defined under regulation, shall be accepted at this Site.

14. (1) The Company shall ensure that the wastes are stored in a safe and secure manner; that the operation of this facility does not impede or is impeded by the yard work operation or any other activities associated with this Site; and that the wastes are properly handled, labelled and packaged or contained so as not to pose any threat to the general public, Site personnel and the environment all in accordance with the **OPERATIONS and MANAGEMENT MANUAL for the Hazardous Waste Program** dated January, 2001.

(2) No storage facilities other than those approved under this Certificate shall be used and fixed storage facilities shall not be moved, replaced or altered without applying for a separate amendment to this Certificate and receiving approval from the Director.

(3) Notwithstanding Condition 14 (1), all storage facilities shall be clearly marked indicating the type and nature of the hazardous waste being stored. All points of access to the waste storage facilities shall be posted to warn that the area contains hazardous materials.

15. Site storage shall not exceed 12,000 litres of waste at any given time

16. The Company shall ensure that all operators at the Site have been trained with respect to:

- (a) the Terms, Conditions and operating requirements of this Certificate;
- (b) the operation and management of all transfer, process, storage and contingency measures equipment;
- (c) any environmental concerns pertaining to the Site and wastes to be transferred; and,
- (d) relevant waste management legislation and Regulations under the EPA, OWRA and the Pesticides Act, as amended.

17. The Company shall promptly take all necessary steps to contain and clean up any spills which result from the operation of the Site. All spills and upsets shall be immediately reported to the Ministry's Spills Action Centre at (416) 325-3000 or 1-800-268-6060 and shall be recorded in a written log or an electronic file format, referred to in Condition 19 of this Certificate, as to the nature of the spill or upset, and the action taken for clean-up, correction and prevention of future occurrences.

18. The Company shall provide to the Director, by **July 17, 2001**, a written contingency plan which details how residual waste, unprocessed and processed waste materials will be stored or disposed in the event that they cannot be shipped from the site. If implementation of the contingency plan is necessary, it shall be effected through written concurrence from the Director.

D. RECORD KEEPING

19. The Company must conduct regular inspections of the equipment and facilities to ensure that all equipment and facilities at the Site are maintained in good working order at all times. Any deficiencies detected during these regular inspections must be promptly corrected. A written record must be maintained at the Site, which includes the following:

- (a) name and signature of trained personnel conducting the inspection;
- (b) date and time of the inspection;
- (c) list of equipment inspected and all deficiencies observed;
- (d) a detailed description of the maintenance activity;
- (e) date and time of maintenance activity; and
- (f) recommendations for remedial action and actions undertaken.

20. The Company shall maintain, at the Site for a minimum of two years, a log book or electronic file format which records daily the following information:

- (a) date of record;
- (b) types, quantities and source of waste received;
- (c) quantity and type of waste transferred;
- (d) quantity of residual waste on the Site;
- (e) quantities and destination of each type of waste shipped from the Site; and

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(f) a record of daily inspections including the following information as a minimum; time and date of inspection, name and title of inspector, potential impacts noted, remedial actions taken, measures to prevent the problem from recurring.

21. By March 31, 2002, and on an annual basis thereafter, the Company shall prepare and retain on-site an annual report covering the previous calendar year. Each report shall include, as a minimum, the following information:

(a) a detailed monthly summary of the type and quantity of all wastes received and transferred from the Site, including the destination of the waste;

(b) any environmental and operational problems, that could negatively impact the environment, encountered during the operation of the Site and during the facility inspections and any mitigative actions taken;

(c) a statement as to compliance with all Conditions of this Certificate and with the inspection and reporting requirements of the Conditions herein; and

(d) any recommendations to minimize environmental impacts from the operation of the Site and to improve Site operations and monitoring programs in this regard.

SCHEDULE "A"

This Schedule "A" forms part of this Provisional Certificate of Approval:

1. Application for Approval of a Waste Disposal Site (Transfer) and supporting documentation signed and dated on September 15, 1992, providing information on Site design, waste classes, public participation, Council support, general site operation and location.
2. Letter from Centre and South Hastings Waste Management Board to the Ministry dated September 17, 1992 providing additional information on contingency planning, legal identity, proof of public consultation, revised plans and approvals by the City Engineer and Fire Chief.
3. Agreement of participating municipalities for the establishment of the Centre and South Hastings Waste Management Board dated September 25, 1992.
4. Letter from the Centre and South Hastings Recycling Board to the Ministry dated December 10, 1996 requesting a Pilot Project for the collection of limited quantities of hazardous waste from local small businesses and commercial operations.
5. Notice of Amendment to Certificate from the Ministry dated April 1, 1997.
6. Letter from the Centre and South Hastings Recycling Board to the Ministry dated May 15, 1997 and attached amendment application for Approval of a Waste Disposal Site and supporting documentation on waste classes to be added, revised site plan, public notice and clients to be served.
7. Letter from the Centre and South Hastings Recycling Board to the Ministry dated July 1, 1997 providing additional information on waste storage.
8. Letter from the Belleville Fire Department to the Centre and South Hastings Recycling Board dated January 19, 1998 providing acceptance of their Safety Operation Manual (Fire Safety Plan).
9. Notice of Amendment to Certificate from the Ministry dated March 16, 1998.

CONTENT COPY OF ORIGINAL

10. Letter from Quinte Waste Solutions to the Ministry dated December 16, 1998 indicating name change from Centre and South Hastings Recycling Board to Centre and South Hastings Waste Services Board.

11. Letter and attached amendment Application for Approval of a Waste Disposal Site (Transfer) from Quinte Waste Solutions signed and dated January 23, 2001 by Jean Vilneff for permanent use of the facility in the collection and transfer of IC&I and Household Hazardous Waste Program. Supporting documentation detailing the operations, procedures, waste classes and volumes associated with the Site.

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

1. The reason for Conditions 1, 2, 3, 4, 5, 7, 8 and 9 are to clarify the legal rights and responsibilities of the Owner and Company.

2. The reason for Condition 6 is to ensure that the appropriate Ministry staff have ready access to the operations of the Site which are approved under this Provisional Certificate of Approval. The Condition is supplementary to the powers afforded a Provincial Officer pursuant to the EPA, OWRA and the Pesticides Act, as amended.

3. The reason for Conditions 10, 11, 12, 13, 14 and 15 are to ensure that the Site is operated in accordance with the application and supporting information submitted by the Owner and Company, and not in a manner which the Director has not been asked to consider.

4. The reason for Conditions 16 and 17 are to ensure that staff are properly trained in the operation of the equipment used at the Site and emergency response procedures. This will minimize the possibility of spills occurring and will enable staff to deal promptly and effectively with any spills that do occur.

5. The reason for Condition 18 is to ensure that the Site is operated in a manner which does not result in a nuisance or a hazard to the health and safety of the environment or people.

6. The reason for Condition 19, 20 and 21 is to ensure that the Site has documentation detailing it's operations and maintenance in accordance with the application and supporting information submitted by the Owner and Company, and not in a manner which the Director has not been asked to consider.

This Provisional Certificate of Approval revokes and replaces Certificate(s) of Approval No. A360114 issued on October 27, 1992 and amended April 29, 1994, April 7, 1995, May 1, 1995, August 25, 1995, April 1, 1997, March 16, 1998 and April 13, 1999.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice, require a hearing by the Board. 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 waste disposal site is located;

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

This Notice must be served upon:

CONTENT COPY OF ORIGINAL

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

AND

The Director
Section 39, *Environmental Protection Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

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

The above noted waste disposal site is approved under Section 39 of the Environmental Protection Act.

DATED AT TORONTO this 20th day of June, 2001

Henry Jun, P.Eng.
Director
Section 39, *Environmental Protection Act*

PC/
c: District Manager, MOE Peterborough District Office