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444 York Street, London

D-6 LAND USE COMPATIBILITY - AIR IMPACT ASSESSMENT

1000725093 Ontario Inc.

Document Control

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**July
8, 2026**

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1 Introduction

Tatham Engineering Limited (Tatham) was retained by 1000725093 Ontario Inc. to provide engineering services in support of the Planning Applications for the proposed residential development located at 444 York Street in the City of London, Ontario (the development).

The scope of this study is to review the potential air contaminants, dust, and odour impacts of the surrounding industrial facilities on the proposed development. In addition, the proposed development should not prevent the existing surrounding industrial facilities from operating normally or limit their ability to obtain or maintain their environmental permits. As such the effect of the proposed development on the surrounding environment is also assessed. The purpose of this report is to assess air quality, dust and odour impacts. Another separate report has been prepared for the noise impact assessment.

The following steps were taken to complete the air impact assessment:

- Desktop review of the surrounding area to identify types and nature of the existing land uses in the area, their permit conditions and potential impacts;
- Review of the draft site plan of the proposed development;
- Review of zoning by-law, and applicable ministry of the Environment, Conservation and Parks (MECP) regulations and guidelines;
- Review of meteorological data;
- Determine the D-6 industrial classification of the surrounding facilities; and
- Qualitative assessment of potential air, odour and dust impacts on the proposed development.



2 Applicable Regulations and Guidelines

This report was prepared in accordance with and in consideration of the following guidelines and documents:

- MECP, D-6 Compatibility between Industrial Facilities, July 1995.
- Ontario Provincial Planning Statement, October 20, 2024.
- Ontario Regulation 419/05: Air Pollution – Local Air Quality, February 25, 2022.
- MECP guidelines related to odour emissions.
- Ontario Ambient Air Quality Criteria.

2.1 D-6 GUIDELINES

The D-Series guidelines, also known as the land use compatibility guidelines, were developed by the Ministry of the Environment, Conservation and Parks (MECP) in 1995. The D-6 guideline, titled “Compatibility Between Industrial Facilities and Sensitive Land Uses,” aims to minimize or prevent conflicts arising from the encroachment of sensitive land uses and industrial activities. The D-6 guidelines specify what type of land uses are appropriate near industrial areas.

The D-6 guideline provides direction on the types of land uses that are appropriate near industrial areas. It categorizes industrial facilities into three classes based on the nature of their emissions, physical size, production volumes, and the intensity of operations. Each class is assigned a potential influence area, along with recommended separation distances.

Table 1 summarizes the potential influence areas and recommended minimum separation distances for each industrial class. Table 2 outlines the industrial classification criteria, as defined in Appendix A of the D-6 guideline.

Table 1: Summary of D-6 Distances for Industrial Classifications

	CLASS I	CLASS II	CLASS III
Potential Influence Area	70 m	300 m	1,000 m
Recommended Minimum Separation Distance	20 m	70 m	300 m



Table 2: Summary of D-6 Industrial Classification Criteria

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

2.2 ONTARIO PROVINCIAL PLANNING STATEMENT

The following Sections of the Provincial Planning Statement contain guidance on land use compatibility:



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

2.8.2 – Employment Areas: Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs. Planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.

3.4.1(b) – Airports, Rail and Marine Facilities: Airports, rail facilities and marine facilities, and sensitive land uses are appropriately designed, buffered and/or separated from each other, in accordance with policy 3.5.

2.3 O.REG. 419/05

The O.Reg 419/05 is part of the province's air management framework that regulates air contaminants released into the air by various sources, including industrial facilities. The regulation's intent is to limit exposure to substances released into the air that can adversely affect human health and the environment, while allowing industries to operate normally. According to this regulation all industries in Ontario should meet the limits, standards and benchmarks set for contaminants at their property boundary and elevated receptors or points of impingement (POIs) outside of the property boundary. The standards and limits identified by MECP are listed in the "Air Contaminants Benchmark List (ACB list)". The ACB List compiles air standards, guidelines, and screening levels for approximately 5,200 contaminants. Under Section 45 of this regulation, it is prohibited for anyone to cause or permit the emission of any air contaminant that may cause discomfort to persons, loss of enjoyment of normal use of property, interference with normal conduct of business, or damage to property.

The regulation also provides a list of approved air dispersal models that can be used to assess POI concentrations. The approved dispersion models under this regulation are AERMOD and SCREEN3.



2.4 MECP ODOUR GUIDELINES

Limited odourous components are regulated under O.Reg. 419/05 and are included in the ACB list. Mixed odours are only regulated under O.Reg. 1/17 for Air Emissions EASR registrations. However, the odour guidelines available under O.Reg. 1/17 set frameworks and are being used by other practitioners for other environmental assessments.

The following guidelines and policies are being considered:

- MECP Technical Bulletin entitled, Methodology for Modelling Assessment of Contaminants with 10-Minute Average Standards and Guidelines Under O.Reg. 419/05 (2008).
- Environmental Activity and Sector Registry – limits and other requirements for activities with air emissions (EASR Publication): under this publication, minimum setback distances were introduced for different activities and odorous processes. The minimum setbacks are from the odour producing sources to the sensitive receptors (i.e., residential area). The MECP odour screening process determines if a facility has a potential to cause odour problems, needs an odour best management practice plan (BMPP), or needs an odour control report (OCR) based on odour generating processes and their distances to the odour sensitive receptors. A new development introduces new sensitive receptors at which odour impacts could potentially cause adverse effects.

2.5 ONTARIO AMBIENT AIR QUALITY (AAQC)

The Ontario Ambient Air Quality Criteria (AAQC) are values established by MECP to protect public health and the environment from the adverse effects of air pollution. While AAQCs are non-regulatory benchmarks, they represent desirable concentrations of specific air contaminants in ambient air. They inform environmental assessments, development approvals and air quality monitoring initiatives. AAQC's are based on the most sensitive effect identified through a review, and they may be modified over time based on new or relevant scientific information. For contaminants identified having multiple effects, multiple AAQC are set and all of them are used for assessment purposes.



3 Site Condition

3.1 THE PROJECT SITE

The proposed development is located at 444 York Street. Currently the site includes two existing buildings: one residential and one commercial. The site location plan is shown in Figure 1.

The proposed development includes the retention of the existing residential building and an office-to-residential conversion for the commercial building. The residential building will include four-units, and the commercial building will include six-units. The site plan is shown in Appendix A.

3.2 ZONING BY-LAW

The subject property is currently zoned as Restricted Service Commercial 2 (RSC2) and Restricted Service Commercial 4 (RSC4) under the City of London's Zoning By-law No. Z.-1. The zoning map is presented in Figure 2.

3.3 SURROUNDING LAND USE

The City of London's Zoning By-law No. Z.-1 was used to determine the zoning for the surrounding land uses. Here is a detailed description of the surrounding land use:

- **North:** Zoned as Office Residential Zone (OR), with a density of 250 units per net residential hectare, and a maximum height of 68 metres.
- **East:** Zoned as Restricted Service Commercial 2 (RSC2) and Restricted Service Commercial 4 (RSC4).
- **South:** Zoned as Residential R11 Zone (R11).
- **West:** Zoned as Restricted Office 1 (RO1), Restricted Service Commercial 2 (RSC2) and Restricted Service Commercial 4 (RSC4).

The surrounding area includes a mix of residential, office uses, and commercial.

3.4 METEOROLOGY OF THE AREA

Historical meteorological data was obtained from the Environment Canada for the London Weather Station (Climate ID: 6144473) (the closest weather station to the site) for the past 5 years to generate the historical wind frequency distribution diagram (wind rose). The wind rose is shown in Figure 3. The wind rose indicates that winds predominantly originate from the west to southwest sector, with a secondary contribution from the east.



4 Nearby Industrial Classification

Nearby industrial and commercial facilities within one kilometre radius of the proposed development site were identified and reviewed.

A summary of the identified facilities, including their D-6 classification and applicable area of influence, is provided in Table 3 and discussed in the following sections. In addition, MECP Air and Noise ECA or EASR were obtained from the publicly available MECP database and reviewed, where applicable to support the assessment.



Table 3: Classification of Industries within One Kilometre of the Site in Terms of Air Criteria

FACILITY NAME	ADDRESS	DESCRIPTION	ECA/EASR	MECP INDUSTRIAL CLASS	D-6 RECOMMENDED MINIMUM SEPERATION DISTANCE	D-6 POTENTIAL AREA OF INFLUENCE	APPROX DISTANCE TO THE SITE ¹
Piccadilly Motors and Jasmin Auto Repair	470 York Street	Two auto repair shops in a shared facility	N/A ²	Class I	20 m	70 m	55 m
ACX Burwell	485 York Street	Auto body shop	EASR – Automotive Refinishing Facility ECA - Air	Class I	20 m	70 m	110 m
Platingmaster 1978 Ltd.	1 Hamilton Road	Auto body shop	ECA - Air	Class I	20 m	70 m	165 m
London District Energy	301 Colborne Street, London	Electricity, chilled water and steam production	ECA – Air	Class II	70 m	300 m	175 m
Ace Auto Collision	495 Horton Street East	Auto body shop	No EASR or ECA found	Class I	20 m	70 m	350 m
Peters Auto Repair, Kaz's Auto Centre, and Maz Auto Tech	95 Hamilton Road	Three auto repair shops in a shared facility	N/A ²	Class I	20 m	70 m	370 m
London Police Headquarter	601 Dundas Street, London	Municipal police service headquarters	N/A ²	Class I	20 m	70 m	430 m
Supersonic Auto Body (Previously Cheers Auto Ltd.)	575 Grey Street	Auto body shop	ECA - Air	Class I	20 m	70 m	505 m
A.J. Tyler Operations Centre	663 Bathurst Street, London	Municipal operations centre	N/A	Class II	70 m	300 m	575 m

Notes:

- Distances are from property line of facility to property line of the proposed development site
- N/A ECA or EASR is not potentially required.



5 Assessment of Facilities with Limited Potential Impacts

The facilities identified in Section 4 are expected to have limited potential impacts in terms of air quality and are considered compatible.

ACX Burwell, Platingmaster 1978 Ltd., and Supersonic Auto Body

Auto body shops are required to obtain an EASR if they offer spray painting/refinishing operations. If they offer more complex auto body repairs with additional environmental impacts, they may be required to obtain an ECA which is a more comprehensive approval. The following auto body shops are located within one kilometre of the development site, but are outside of their respective Potential Area of Influence and have also obtained an environmental approval:

- **ACX Burwell** (EASR – Automotive Refinishing Facility & ECA – Air)
- Platingmaster 1978 Ltd. (ECA – Air)
- **Supersonic Auto Body** (ECA – Air)

Operation: these auto body shops offer dent removal, paint refinishing, and windshield and glass repair services.

Potential air emission sources: use of solvents or degreasers, fuel and lubricant, maintenance & repairs on vehicles, and paint booth.

Main contaminants: fugitive dust (fine particulate matter) from repairs and volatile organic compounds (VOCs).

Potential impacts: in obtaining these environmental approvals, their air emissions are considered compliant at their property boundary. Additionally, all three facilities are outside of the Potential Area of Influence. Therefore, they are anticipated to have negligible effects on the proposed development.

Piccadilly Motors and Jasmin Auto Repair

Operation: two auto repair shops that share the same facility. Piccadilly Motors offers car detailing services as well as car repairs, including oil changes, brake work and tune-ups. Piccadilly Motors also buys, sells and trades cars. Jasmins Auto Repair is an auto repair shop specializing in high-end vehicle diagnostic and comprehensive maintenance solutions. Their services include tune-ups, oil changes, and brake and suspension work.



ECA or EASR: the search of publicly available database did not reveal any ECA or EASR permits for either Piccadilly Motors or Jasmin Auto Repair.

Potential air emission sources: use of solvents or degreasers, fuel and lubricant, and maintenance & repairs on vehicles.

Main contaminants: fugitive dust (fine particulate matter) from repairs and volatile organic compounds (VOCs).

Potential impacts: given the enclosed nature of operations and the absence of significant emission sources (paint spray booths), emissions are expected to be minimal. These facilities are therefore not expected to result in adverse air quality, odour, or dust impacts on the proposed development.

London District Energy

Operation: a utility production facility that delivers electricity generation, chilled water and steam. The plant supplies power to Ontario's provincial electricity grid through London's local grid.

ECA or EASR: the search of publicly available database revealed an ECA – Air and Noise for London District Energy. The ECA is attached to Appendix B.

Potential air emission sources: three natural gas fired boilers, one standby diesel generator, three cooling towers, four absorber water chillers, and two co-generational units (CHP1 and CHP2) consisting of one natural gas fired combustion turbine, one natural gas fired heat recovery steam generator, and one steam turbine generator.

Main contaminants: combustion byproducts mainly nitrogen oxides (NOx) and carbon monoxide (CO) as well as particulate matter.

Potential Impacts: although London District Energy is within the Potential Area of Influence (300 m), it is anticipated to have minimal impacts as their ECA – Air and Noise requires demonstration of compliance with applicable MECP air criteria at property boundary.

Ace Auto Collision

Operation: an auto body repair shop providing rust repair, collision, bumper repair, and auto body paint services.

ECA or EASR: the search of publicly available database did not reveal any ECA or EASR permits for Ace Auto Collision.

Potential air emission sources: use of solvents or degreasers, fuel and lubricant, maintenance & repairs on vehicles, and paint booth.



Main contaminants: fugitive dust (fine particulate matter) from repairs and volatile organic compounds (VOCs).

Potential Impacts: minimal, no or very limited odour, dust or air emissions. The development site is approximately 350 m away from this facility and is outside of the Potential Area of Influence (70 m).

Peters Auto Repair, Kaz's Auto Centre, and Maz Auto Tech

Operation: three auto repair shops in a shared facility. Peters Auto Repair offers a variety of services, including air & cabin filters, brakes, steering, suspension, exhaust, transmission, wheel alignment and oil changes. Kaz's Auto Centre offers oil changes, emissions testing, electronic/computer diagnostic, brakes, engine tune-up, AC services and safety testing. Maz Auto Tech also offers a variety of services, including brake, suspension, transmission, exhaust, radiator, AC, wheel alignment and battery replacements.

ECA or EASR: the search of publicly available database did not reveal any ECA or EASR permits for Peters Auto Repair, Kaz's Auto Centre or Maz Auto Tech.

Potential air emission sources: use of solvents or degreasers, fuel and lubricant, and maintenance/repairs on vehicles.

Main contaminants: fugitive dust (fine particulate matter) from repairs and volatile organic compounds (VOCs).

Potential Impacts: minimal, no or very limited odour, dust or air emissions. The development site is approximately 370 m away from this shared facility and is outside of the Potential Area of Influence (70 m).

London Police Headquarters

Operation: the City of London's municipal police enforcement headquarters.

ECA or EASR: the search of publicly available database did not reveal any air related ECA or EASR permits for the London Police Headquarters.

Potential air emission sources: aerial imaging revealed 4 smaller natural gas fired rooftop heating cooling and ventilation (HVAC) equipment, and one larger rooftop air conditioning condenser unit.

Main contaminants: combustion by products mainly nitrogen oxides (NOx).

Potential Impacts: minimal, no or very limited odour, dust or air emissions. The development site is approximately 430 m away from this facility and is outside of the Potential Area of Influence (70 m).



A.J. Tyler Operations Centre

Operation: the City of London's municipal operations centre for vehicle maintenance, administrative offices, and that houses city fleet.

ECA or EASR: the search of publicly available database did not reveal any ECA or EASR permits for A.J. Tylers Operations Centre.

Potential air emission sources: vehicle exhaust and fugitive dust from vehicle traffic.

Main contaminants: carbon dioxide (CO₂), carbon monoxide (CO), nitrogen oxides (NO_x), and particulate matter.

Potential Impacts: minimal, no or very limited odour, dust or air emissions. The development site is approximately 575 m away from this facility and is outside of the Potential Area of Influence (300 m).

5.1 VACANT LOTS

Under D-6 Guidelines, the use of vacant lands should be reviewed in land use compatibility studies.

There is a vacant lot located at 415 York Street, which is within close proximity to the development site. A review of the City of London's Planning and Development applications, a 38-storey mixed-use building with 422 residential dwelling units and 611 m² of commercial floor area is proposed for this vacant lot.

There are also several vacant lots located southeast of the development zoned as Light Industrial (LI), which is currently being used as gravel parking. If a new industrial facility is proposed for any of the vacant Light Industrial lots, it is recommended that a land use compatibility assessment be completed during the planning stage. In addition, new facilities must obtain an ECA or EASR approval from MECP, if applicable. As part of the approval process the facility should demonstrate air emission compliance with the requirements of O.Reg. 419/05 and applicable guidelines at the industrial facility's property boundary. The proposed industrial facility should also meet the applicable requirements of the MECP NPC-300 for noise emissions which needs compliance at existing and approved residential locations.



6 Transportation Corridors

York Street and the shared CN and Via Rail railway are the primary transportation sources affecting the development site, based on proximity and roadway classification.

York Street is the main road bordering the development site. It consists of a four-lane urban asphalt cross-section, with a posted speed limit of 50 km/h. There are high road traffic volumes on York Street.

The shared CN and Via Rail railway is located south of the development site. There are three separate tracks that pass by the development site. The rail traffic composition includes freight, way freight, and passenger train traffic. There are moderate train traffic volumes on this railway.

The primary source of air emissions associated with the bordering roadway is fugitive dust, primarily generated from vehicle travel. The primary source of air emissions associated with the railway is fugitive dust generated from train travel, as well as emissions generated from the diesel combustion in the locomotives engine. The diesel combustion emissions include nitrogen oxides (NO_x), sulfur oxides (SO_x) and particulate matter.

Given the direction of the dominant winds blowing from the south and southwest directions, the residential units may be impacted by potential fugitive dust emissions.

While transportation emissions fall outside MECP guidelines, the City of Toronto's "Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure" report provides applicable guidance. TRAP emission sources are not anticipated to exceed Ontario Ambient Air Quality Criteria.

- Recommended mitigation strategies include:
- Physical or vegetative barriers between sources and sensitive areas
- Strategic building location and orientation
- Mechanical ventilation with MERV 9-12 particulate filters
- Ventilation intakes positioned away from traffic sources

The most practical mitigation is installing centralized air conditioning or equivalent systems in sensitive spaces, enabling residents to maintain closed windows and comfortable indoor conditions.

The development site is compatible with existing TRAP sources when select air quality mitigation measures are implemented.



7 Effect of the Development on its Surrounding Environment

The proposed development should not prevent the surrounding industrial facilities identified in Section 4 from obtaining or maintaining their environmental permits. Desktop review of the surrounding area revealed that each of the surrounding industries is located closer to other existing or approved residential sites. Thus, the 1000725093 Ontario Inc. development is not expected to limit the surrounding industries ability to obtain or maintain environmental permits.

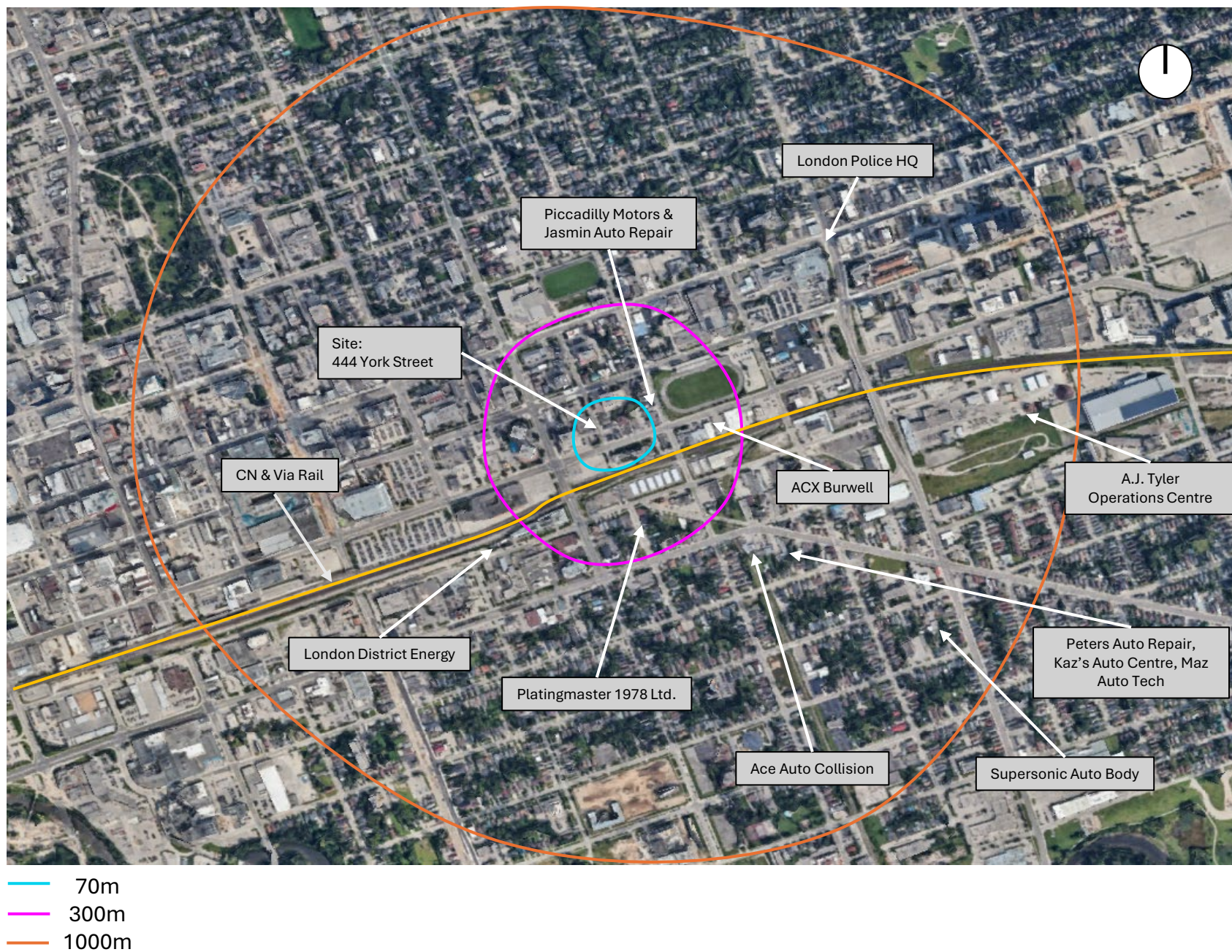


8 Summary

An air impact assessment for land use compatibility under MECP D-6 guidelines was completed for the proposed development. The assessment included the review of air emissions, dust and odour from the surrounding industrial facilities and the review of vacant lots. The assessment also included the review of air emissions, dust and odour from York Street and the shared CN and Via Rail railway. The effect of the proposed development on its surrounding environment was also considered.

Based on the detailed review and meteorology of the area, it is anticipated that the air impacts from the surrounding industrial facilities are limited on the proposed development site. Further, the proposed development site does not limit the ability of the surrounding facilities to operate normally and obtain the required environmental permits. Therefore, the proposed development is considered compliant with its surrounding environment from an air quality perspective.

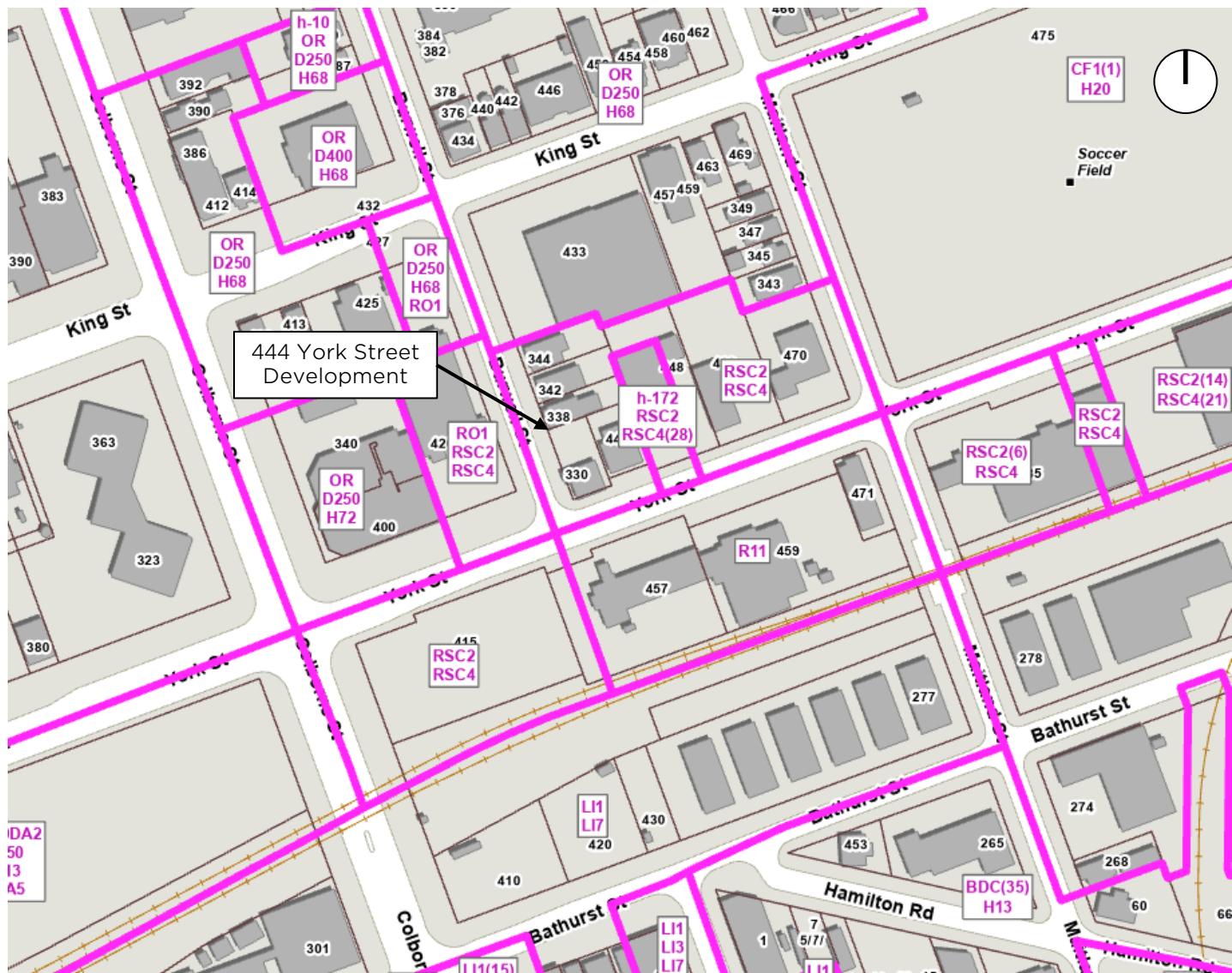




1000725093 Ontario Inc - 444 York Street, London - D-6 LAND USE COMPATIBILITY - AIR IMPACT ASSESSMENT

Figure 1: Site Plan and Surrounding Environment





CLASS: Symbol	RESIDENTIAL Name
R1	Residential R1 Zone
R2	Residential R2 Zone
R3	Residential R3 Zone
R4	Residential R4 Zone
R5	Residential R5 Zone
R6	Residential R6 Zone
R7	Residential R7 Zone
R8	Residential R8 Zone
R9	Residential R9 Zone
R10	Residential R10 Zone
R11	Residential R11 Zone
CLASS: Symbol	OFFICE Name
OR	Office Residential Zone
OC	Office Conversion Zone
RO	Restricted Office Zone
OF	Office Zone
CLASS: Symbol	COMMERCIAL Name
DA	Downtown Area Zone
RA	Regional Shopping Area Zone
CSA	Community Shopping Area Zone
NSA	Neighbourhood Shopping Area Zone
ASA	Associated Shopping Area Commercial Zone
BDC	Business District Commercial Zone
AC	Arterial Commercial Zone
HS	Highway Service Commercial Zone
RSC	Restricted Service Commercial Zone
CC	Convenience Commercial Zone
SS	Automobile Service Station Zone
CLASS: Symbol	INSTITUTIONAL FACILITIES Name
RF	Regional Facility Zone
CF	Community Facility Zone
NF	Neighbourhood Facility Zone
HER	Heritage Zone
DC	Day Care Zone
CLASS: Symbol	OPEN SPACE AND RECREATION Name
OS	Open Space Zone
ER	Environmental Review Zone (Z.1-051390)
CR	Commercial Recreation Zone
CLASS: Symbol	INDUSTRIAL Name
OB	Office Business Park Zone
LI	Light Industrial Zone
GI	General Industrial Zone
HI	Heavy Industrial Zone
EX	Resource Extraction Zone
RT	Rail Transportation Zone (Z.1-051390)
CLASS: Symbol	AGRICULTURAL (Z.1-051390) Name
AG	Agricultural Zone (Z.1-051390)
AGC	Agricultural Commercial Zone (Z.1-051390)
RRC	Rural Settlement Commercial Zone (Z.1-051390)
TGS	Temporary Garden Suite Zone (Z.1-051390)
CLASS: Symbol	MISCELLANEOUS Name
UR	Urban Reserve Zone
T	Temporary Zone



City of London
Zoning By-law
No. Z.-1

1000725093 Ontario Inc- 444 York Street, London - D-6 LAND USE COMPATIBILITY - AIR IMPACT ASSESSMENT

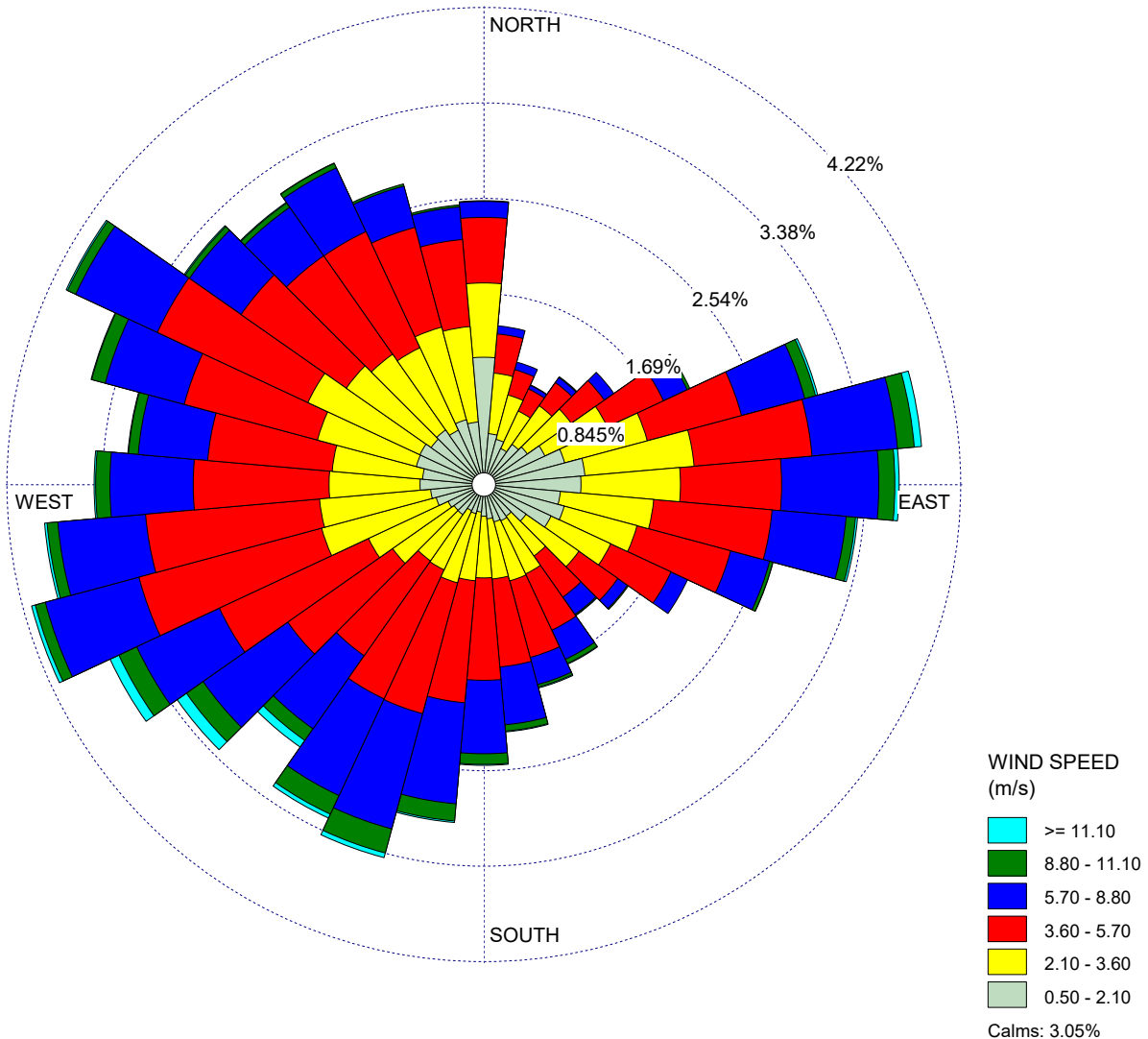
Figure 2: Zoning Plan (Development and Surrounding Area)



WIND ROSE PLOT:

Air Impact Assessment for D-6 Compatibility, 444 York Street, London

DISPLAY:

Wind Speed
Direction (blowing from)

COMMENTS:

Station #61444 - LONDON,
ON

DATA PERIOD:

Start Date: 3/1/2021 - 00:00
End Date: 3/31/2026 - 23:00

CALM WINDS:

3.05%

AVG. WIND SPEED:

3.95 m/s

COMPANY NAME:

Tatham Engineering Limited

MODELER:

EO

TOTAL COUNT:

44514 hrs.

DATE:

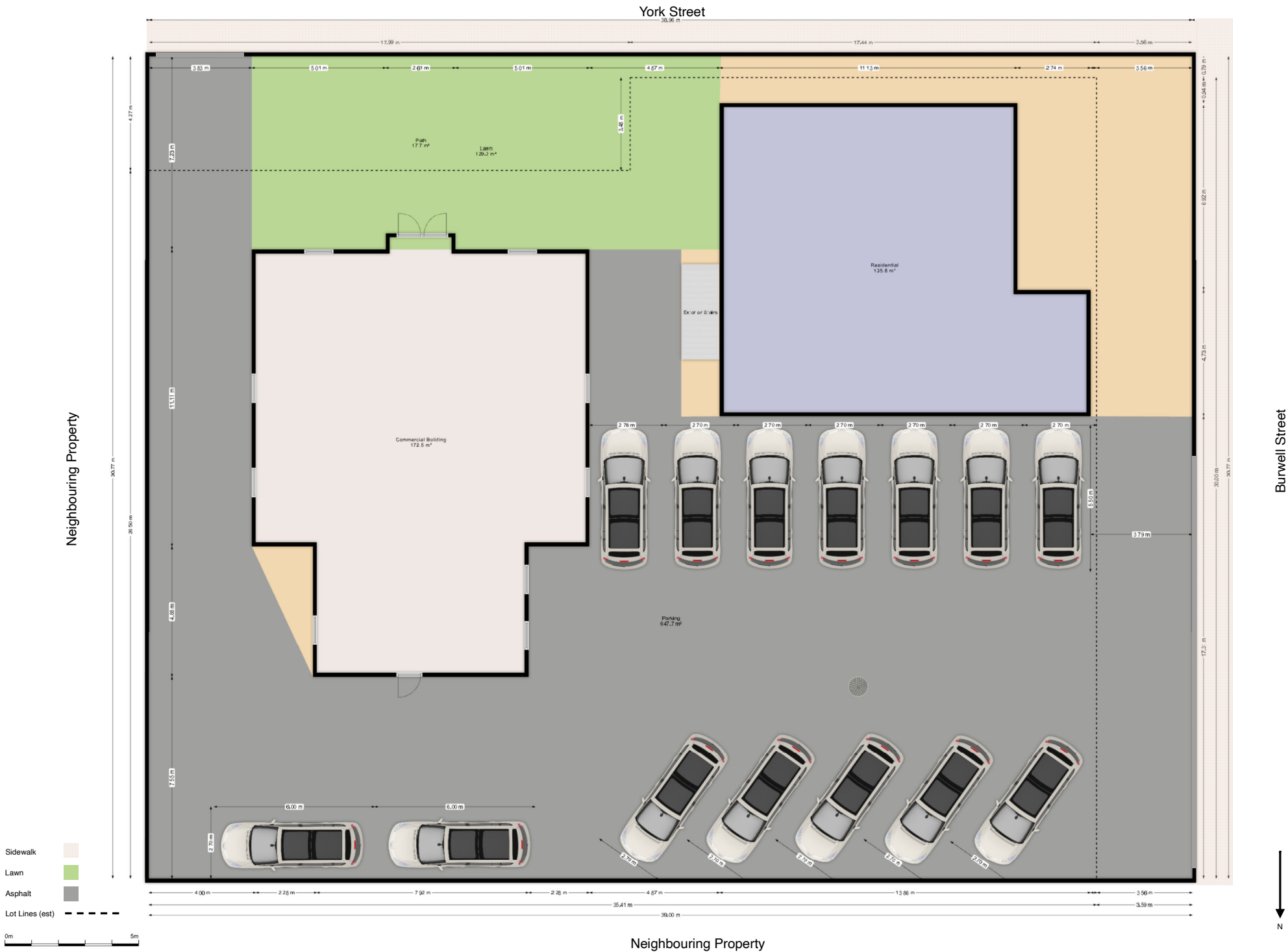
4/10/2026

PROJECT NO.:

426046



Appendix A: Site Plan



Appendix B: London District Energy's Air and Noise ECA

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 4883-BDPNMH

Issue Date: November 13, 2019

London District Energy GP Inc., as general partner for and on behalf of London
District Energy LP
301 Colborne Street
London, Ontario
N6B 2S8

Site Location: 301 Colborne Street
London City, County of Middlesex

*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) *Co-generation Unit* (CHP1) consisting of:
 - one (1) natural gas fired combustion turbine, having a maximum heat input of 147,180,300 kilojoules per hour, generating 16 Megawatts of electricity; and
 - one (1) natural gas fired heat recovery steam generator, having a maximum heat input of 89,886,000 kilojoules per hour, for a maximum steam production of 59,000 kilograms per hour of steam; and
 - one (1) steam turbine generator, generating 3.3 Megawatts of electricity,

exhausting into the air through a stack (GT1) having an exit diameter of 1.83 metres, extending 13.3 metres above the roof and 20.3 metres above grade;

- one (1) *Co-generation Unit* (CHP2) consisting of:
 - one (1) natural gas fired combustion turbine, having a maximum heat input of 159,206,850 kilojoules per hour, generating 16.4 Megawatts of electricity; and
 - one (1) natural gas fired heat recovery steam generator including a duct burner, having a maximum heat input of 35,004,420 kilojoules per hour, for a maximum steam production of 45,000 kilograms per hour of steam; and
 - one (1) steam turbine generator, generating 3.5 Megawatts of electricity,

exhausting into the air through a stack (GT2) having an exit diameter of 1.98 metres, extending 11.1 metres above the roof and 24.4 metres above grade or, when the heat recovery steam generator is not in operation, through a bypass stack (GT2-BP) having an exit diameter of 1.98 metres, extending 6.1 metres above the roof and 18.3 metres above grade;

- one (1) natural gas fired boiler, having a maximum heat input capacity of 89,675,000 kilojoules per hour, exhausting into the air via a stack (BS1) having an exit diameter of 1.07 metres, extending 6.7 metres above the roof and 13.7 metres above grade or through the heat exchanger stack (CS1) having an exit diameter of 0.91 metre, extending 13.6 metres above the roof and 20.6 metres above grade;
- one (1) natural gas fired boiler, having a maximum heat input capacity of 57,075,500 kilojoules per hour, exhausting into the air via a stack (BS1) having an exit diameter of 1.07 metres, extending 6.7 metres above the roof and 13.7 metres above grade or through the heat exchanger stack (CS1) having an exit diameter of 0.91 metre, extending 13.6 metres above the roof and 20.6 metres above grade;
- one (1) natural gas fired boiler, having a maximum heat input capacity of 57,075,500 kilojoules per hour, exhausting into the air via a stack (BS3) having an exit diameter of 0.46 metres, extending 6.7 metres above the roof and 13.7 metres above grade or through the heat exchanger stack (CS1) having an exit diameter of 0.91 metre, extending 13.6 metres above the roof and 20.6 metres above grade;
- one (1) standby diesel generator set, having a rating of 350 kilowatts, exhausting into the air via a stack having an exit diameter of 0.2 metre, extending 0.1 metre above the roof and 3.1 metres above grade;
- three (3) cooling towers, with maximum water circulation flowrates of 25.7 cubic metres per minute, 17.1 cubic metres per minute and 8.14 cubic metres per minute, respectively;
- two (2) absorber water chillers each with a water flowrate of 4.5 cubic metres per minute;
- two (2) absorber water chillers each with a water flowrate of 10 cubic metres per minute;
- two (2) electric water chillers with water flowrates of 6.4 cubic metres per minute and 4.5 cubic metres per minute;
- one (1) electric 1300 horsepower compressor;
- one (1) storage tank, containing No. 2 fuel oil, having a maximum capacity of 48,675 litres;
- one (1) parts washer for maintenance shop, and maintenance welding exhaust;

all in accordance with the Environmental Compliance Approval Application submitted by London District Energy GP Inc., dated October 29, 2018 and signed by Sean Russell, General Manager; and the supporting information, including the Emission Summary and Dispersion Modelling Report, submitted by Golder Associates Ltd., dated October 29, 2018 and signed by Katie Armstrong; and the Acoustic Assessment

Report, submitted by Golder Associates Ltd., dated October 23, 2019, and signed by Tim Gully.

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

1. "*Acoustical Consultant*" means a person currently active in the field of environmental acoustics and noise/vibration control, who is familiar with *Ministry* noise guidelines and procedures and has a combination of formal university education, training and experience necessary to assess noise emissions from a *Facility*;
2. "*Acoustic Assessment Report*" means the report, prepared in accordance with *Publication NPC-233*, by Golder Associates Ltd. and dated October 23, 2019 submitted in support of the application, that documents all sources of noise emissions and *Noise Control Measures* present at the *Facility*;
3. "*Acoustic Audit*" means an investigative procedure consisting of measurements and/or acoustic modelling of all sources of noise emissions due to the operation of the *Facility*, assessed to determine compliance with the performance limits for the *Facility* regarding noise emissions, completed in accordance with the procedures set in *Publication NPC-103* and reported in accordance with *Publication NPC-233*;
4. "*Acoustic Audit Report*" means a report presenting the results of an *Acoustic Audit*, prepared in accordance with *Publication NPC-233*;
5. "*Approval*" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
6. "*Co-generation Units*" means the power co-generation equipment including the two (2) natural gas fired combustion gas turbines and the respective natural gas fired heat recovery steam generators, exhausting through stacks GT1, and GT2 or GT2-BP, described in the *Company's* application, this *Approval* and in the supporting documentation referred to herein, to the extent approved by this *Approval*;
7. "*Company*" means London District Energy GP Inc., as general partner for and on behalf of London District Energy LP, that is responsible for the construction or operation of the *Facility* and includes any successors and assigns;
8. "*Director*" means a person appointed for the purpose of section 20.3 of the *EPA* by the *Minister* pursuant to section 5 of the *EPA*;
9. "*District Manager*" means the District Manager of the appropriate local district office of the *Ministry*, where the *Facility* is geographically located;

10. "*EPA*" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended ;
11. "*Equipment*" means the equipment and processes described in the *Company's* application, this *Approval* and in the supporting documentation submitted with the application, to the extent approved by this *Approval*;
12. "*ESDM Report*" means the Emission Summary and Dispersion Modelling Report which was prepared in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* by Katie Armstrong of Golder Associates Ltd. and dated October 29, 2018 submitted in support of the application, and includes any changes to the report made up to the date of issuance of this *Approval*;
13. "*Facility*" means the entire operation located on the property where the *Equipment* is located;
14. "*Independent Acoustical Consultant*" means an *Acoustical Consultant* who is not representing the *Company* and was not involved in preparing the *Acoustic Assessment Report* or the design/implementation of *Noise Control Measures* for the *Facility* and/or *Equipment*. The *Independent Acoustical Consultant* shall not be retained by the *Acoustical Consultant* involved in the noise impact assessment or the design/implementation of *Noise Control Measures* for the *Facility* and/or *Equipment*;
15. "*Heat Output*" means the total useful heat energy recovered from the combustion turbine as heat, expressed in megawatts;
16. "*Lower Heating Value*" means the energy released during combustion of the fuel, excluding the latent heat content of the water vapour component of the products of combustion, expressed in megajoules per cubic metre at standard temperature and pressure, or megajoules per kilogram;
17. "*Manager*" means the Manager, Technology Standards Section, Technical Assessment and Standards Development Branch, or any other person who represents and carries out the duties of the Manager, Technology Standards Section, Technical Assessment and Standards Development Branch, as those duties relate to the conditions of this *Approval*;
18. "*Manual*" means a document or a set of documents that provide written instructions to staff of the *Company*;
19. "*Minister*" means the Minister of the Environment, Conservation and Parks or such other member of the Executive Council as may be assigned the administration of the *EPA* under the Executive Council Act;
20. "*Ministry*" means the ministry of the *Minister*;
21. "*Noise Control Measures*" means measures to reduce the noise emissions from

the *Facility* and/or *Equipment* including, but not limited to, silencers, acoustic louvres, enclosures, absorptive treatment, plenums and barriers, described in the *Company's* application, and in the supporting documentation referred to herein, including the *Acoustic Assessment Report*, to the extent approved by this *Approval*;

22. "O. Reg. 419/05" means Ontario Regulation 419/05, Air Pollution – Local Air Quality, as amended;
23. "*Power Output*" means the electricity and shaft power production of the combustion turbine, expressed in megawatts;
24. "*Pre-Test Plan*" means a plan for the *Source Testing* including the information required in Section 5 of the *Source Testing Code*;
25. "*Procedure Document*" means *Ministry* guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated March 2018, as amended;
26. "*Publication NPC-103*" means the *Ministry* Publication NPC-103 of the Model Municipal Noise Control By-Law, Final Report, August 1978, published by the *Ministry* as amended;
27. "*Publication NPC-233*" means the *Ministry* Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995 as amended;
28. "*Publication NPC-300*" means the *Ministry* Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300", August 2013, as amended;
29. "*Source Testing*" means site specific sampling and testing to measure emissions resulting from operating the *Co-generation Units* under conditions that will derive an emission rate that, for the relevant averaging period of the contaminant, is at least as high as the maximum emission rate that the source of contaminant is reasonable capable of, within the approved operating range of the *Co-generation Units* which satisfies paragraph 1 of subsection 11(1) of O.Reg. 419/05;
30. "*Source Testing Code*" means the Ontario Source Testing Code, dated June 2010, prepared by the *Ministry*, as amended;
31. "*Test Contaminants*" means Nitrogen Oxides and Carbon Monoxide.
32. "*Thermal Efficiency*" means the fraction of the total energy input into each *Co-generation Unit* which is transformed into useful energy output expressed as a percentage on a lower heating value basis.

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. PERFORMANCE LIMITS

1. The *Company* shall ensure that the *Co-generation Units* are designed and operated to comply, at all times, with the following performance requirements:
 - a. The concentrations of nitrogen oxides and carbon monoxide, in the undiluted gas emitted from the *Co-generation Units* are not greater than the limits specified in Schedule A of this *Approval*.
 - b. The *Thermal Efficiency* of the *Co-generation Units* is not less than the efficiency specified in Schedule A attached to this *Approval*.
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-300*.

2. OPERATION AND MAINTENANCE

1. The *Company* shall ensure that the *Equipment* is properly operated and maintained at all times. The *Company* shall:
 - a. prepare, not later than three (3) months after the date of this *Approval*, and update, as necessary, a *Manual* outlining the operating procedures and a maintenance program for the *Equipment*, including:
 - i. routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the *Equipment* suppliers;
 - ii. emergency procedures;
 - iii. procedures for any record keeping activities relating to operation and maintenance of the *Equipment*; and
 - iv. all appropriate measures to minimize noise and odorous emissions from all potential sources;
 - b. implement the recommendations of the *Manual*.

3. SOURCE TESTING

1. The *Company* shall perform *Source Testing*, every two (2) calendar years, in accordance with the procedure outlined in Schedule B, to determine the rate of emission of the *Test Contaminants* from the *Co-generation Units* for each of the scenarios presented in Schedule A. The first *Source Testing* program shall be conducted not later than three (3) months after the commencement of operation for *Co-generation Unit* CHP2 and within one (1) year of the date

of the *Approval for Co-generation Unit CHP1*.

4. THERMAL EFFICIENCY VERIFICATION

1. The *Company* shall perform a test once, not later than the completion of the first *Source Testing* program required in Condition 3, and once every two (2) calendar years thereafter, to determine the *Thermal Efficiency* of the *Co-generation Units* for each of the scenarios presented in Schedule A. The *Company* shall, as a minimum:
 - a. determine the parameters described in Schedule C, during the *Thermal Efficiency* testing for the *Co-generation Units*;
 - b. calculate the *Thermal Efficiency* of the *Co-generation Units* according to the formula described in Schedule C; and
 - c. prepare a summary of the results of the *Thermal Efficiency* testing no later than two (2) months after completing the test. The summary shall indicate the *Thermal Efficiency* of the *Co-generation Units* and include all parameters described in Schedule C.
2. If the measured *Thermal Efficiency* is less than the anticipated *Thermal Efficiency* specified in Schedule A of this *Approval* (with a tolerance of 0.05 multiplied by the anticipated *Thermal Efficiency*), the *Company* shall notify the *Ministry* so that the emission limits specified in Schedule A of this *Approval* could be revised accordingly.
3. *Thermal Efficiency* testing should be conducted at maximum rating or at the maximum load achievable at the time of testing and shall employ an average time of not less than three hours.

5. RECORD RETENTION

1. The *Company* shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this *Approval*, and make these records available for review by staff of the *Ministry* upon request. The *Company* shall retain:
 - a. all records on the maintenance, repair and inspection of the *Equipment*;
 - b. all records and summaries produced from the *Source Testing*;
 - c. all records and summaries produced from the *Thermal Efficiency* verification testing; and
 - d. all records of any environmental complaints, including:
 - i. a description, time and date of each incident to which the complaint relates;

- ii. wind direction at the time of the incident to which the complaint relates; and
- iii. 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.

6. NOTIFICATION OF COMPLAINTS

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

7. NOISE CONTROL MEASURES

1. The *Company* shall:
 - a. fully implement the *Noise Control Measures* specified in the *Acoustic Assessment Report* prior to commencement of operation of the *Equipment*;
 - b. ensure that the *Noise Control Measures* are properly maintained and continue to provide the acoustical performance outlined in the *Acoustic Assessment Report*.

8. ACOUSTIC AUDIT

1. The *Company* shall carry out acoustic audit measurements on the actual noise emissions due to the operation of the *Facility*. The *Company*:
 - a. shall carry out acoustic audit measurements in accordance with the procedures in *Publication NPC-103*;
 - b. shall submit an *Acoustic Audit Report* on the results of the *Acoustic Audit*, prepared by an *Independent Acoustical Consultant*, in accordance with the requirements of *Publication NPC-233*, to the *District Manager* and the *Director* not later than six (6) months after the full implementation of the *Noise Control Measures*.
2. The *Director*:
 - a. may not accept the results of the *Acoustic Audit* if the requirements of *Publication NPC-233* were not followed;
 - b. may require the *Company* to repeat the *Acoustic Audit* if the results of the *Acoustic Audit* are found unacceptable to the *Director*.

SCHEDULE A

Emission and Thermal Efficiency Limits

Parameter	Co-generation Unit CHP1 Limit	Co-generation Unit CHP2 Limit	Co-generation Unit CHP2 (Bypass) Limit
Nitrogen Oxides (1)	42.0 ppmv (2)	46.2 ppmv	40.0 ppmv
Carbon Monoxide	60.0 ppmv	60.0 ppmv	60.0 ppmv
<i>Thermal Efficiency</i>	81.0 percent	54.4 percent	28.4 percent

(1) "Nitrogen oxides" means oxides of nitrogen, including nitric oxide (NO) and nitrogen dioxide (NO₂).

(2) "ppmv" means parts per million by volume on a dry basis normalized to 15 per cent oxygen.

SCHEDULE B

Source Testing Procedures

1. The *Company* shall submit, at least three (3) months prior to the scheduled date of the *Source Testing*, to the *Manager* a *Pre-Test Plan* for the *Source Testing* required under this *Approval*. The *Company* shall finalize the *Pre-Test Plan* in consultation with the *Manager*.
2. The *Company* shall not commence the *Source Testing* required under this *Approval* until the *Manager* has approved the *Pre-Test Plan*.
3. The *Company* shall notify the *Manager*, the *District Manager* and the *Director* in writing of the location, date and time of any impending *Source Testing* required by this *Approval*, at least fifteen (15) days prior to the *Source Testing*.
4. The *Company* shall submit a report (electronic format) on the *Source Testing* to the *Manager*, the *District Manager* and the *Director* not later than three (3) 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:
 - a. an executive summary;
 - b. an identification of the applicable North American Industry

Classification System code (NAICS) for the *Facility*;

- c. date, time and duration of each test;
- d. records of operating conditions at the time of *Source Testing* including, but not limited to, the following:
 - a. production data and equipment operating rate as a percent of maximum capacity;
 - b. *Facility*/process information related to the operation of the *Co-generation Units*;
- e. oxygen concentration (percent by volume);
- f. stack gas volumetric flowrate (cubic metres per second at reference conditions);
- g. stack gas temperature (degrees Celsius);
- h. average of emission concentration readings of the *Test Contaminants* (part per million by volume);
- i. results of *Source Testing*, including the emission rate, emission concentration, and relevant emission factor of the *Test Contaminants* from the *Co-generation Units*; and
- j. a tabular comparison of *Source Testing* results for the *Co-generation Units* and *Test Contaminants* to original emission estimates described in the *Company's* application and the *ESDM Report*.

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

- a. the *Source Testing Code* or the requirements of the *Manager* were not followed;
- b. the *Company* did not notify the *Manager*, the *District Manager* and *Director* of the *Source Testing*; or
- c. the *Company* failed to provide a complete report on the *Source Testing*.

6. If the *Director* does not accept the results of the *Source Testing*, the *Director* may require re-testing. If re-testing is required, the *Pre-Test Plan* strategies need to be revised and submitted to the *Manager* for approval. The actions taken to minimize the possibility of the *Source Testing* results not being accepted by the *Director* must be noted in the revision.

7. If the *Source Testing* results are higher than the emission estimates in the

Company's ESDM Report, the *Company* shall update their *ESDM Report* in accordance with Section 26 of *O. Reg. 419/05* with the results from the *Source Testing* report and make these records available for review by staff of the *Ministry* upon request.

SCHEDULE C

Thermal Efficiency Verification

The *Company* shall, as a minimum:

1. Determine the following parameters:
 - a. *Power Output* (megaWatts)
 - b. *Heat Output* (megaWatts)
 - c. Fuel Flow Rate (in cubic metres per second at standard temperature and pressure, or kilograms per second)
 - d. *Lower Heating Value* of the Fuel (megajoules per cubic metre)
 - e. Ambient air temperature (degree of Celsius)
 - f. Barometric pressure (kilopascal)
 - g. Relative humidity (per cent)
 - h. Date, time and duration of test.
2. Calculate the *Thermal Efficiency* of the *Co-generation Units* according to the following formula:
 - Thermal Efficiency = (Power Output + Heat Output) x 100% / (Fuel Flow Rate x Lower Heating Value).

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

1. Conditions No. 1 is included to provide the minimum performance requirement considered necessary to prevent an adverse effect resulting from the operation of the *Facility/Equipment*.
2. Condition No. 2 is included to emphasize that the *Equipment* must be maintained and operated according to a procedure that will result in compliance with the *EPA*, the Regulations and this *Approval*.
3. Conditions No. 3 and 4 are included to require the *Company* to gather accurate information so that compliance with the *EPA*, the Regulations and 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.
6. Condition No. 7 is included to require the *Company* to implement a *Noise Control Measures* designed to ensure that the noise emissions from the *Facility* will be in compliance with applicable limits set in the *Ministry's* noise guidelines.
7. Condition No. 8 is included to require the *Company* to gather accurate information and submit an *Acoustic Audit Report* in accordance with procedures set in the *Ministry's* noise guidelines, so that the environmental impact and subsequent compliance with the *EPA*, the regulation and this *Approval* can be verified.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 4126-ABJGQE issued on August 29, 2016

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, the Minister of the Environment, Conservation and Parks, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Minister of the Environment, Conservation and Parks will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

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

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;

5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

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

AND

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

AND

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

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

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

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

DATED AT TORONTO this 13th day of
November, 2019

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

KS/
c: District Manager, MECP London - District
Katie Armstrong, Golder Associates Ltd.