

RECOMMENDED CONDITIONS OF APPROVAL:

- (a) That the applicant demonstrate or create an access easement granting access to 1133 Industrial Drive over 386 Wilcox Street to a municipal right-of-way, to the satisfaction of the Director of Development Planning.
- (b) That the applicant applies for and receives final approval of a Site Plan Control application from the City's Planning Division to the satisfaction of the Director of Heritage and Urban Design.
- (c) That a current copy of the Emergency Response Plan, Spills Containment and Contingency Plan, daily product inventory list, including product quantities and exact location within all facilities, along with the applicable Material Safety Data Sheets, be externally stored in a secure location (exterior lock box) on site in a manner such that all noted documents are readily available to Hamilton Emergency Services - Fire, 24 hours a day, seven days a week, 365 days a year.
- (d) That storage and housekeeping practices must be in place to allow ease of access by emergency personnel such as Hamilton Fire and/or other first responders.
- (e) That a final version of the Liquid Soil Dewatering Facility Design, Operations, and Procedures Manual prepared by Environmental Business Consultants, dated April 2024, be stamped by a professional engineer, and be provided to the City of Hamilton, Superintendent, Environmental Monitoring and Enforcement, Public Works Department.
- (f) That the owner apply for and obtain a City of Hamilton's Surcharge Discharge Permit and comply with the City of Hamilton's Sewer Use By-law No. 14-090.
- (g) That the Environmental Compliance Approval limit the maximum daily receipt of non-hazardous waste to a maximum rate of 276 cubic metres per day, including aggregate and soil materials, and water.
- (h) That the Environmental Compliance Approval limit the maximum storage capacity to 510 tonnes of solids and 650 cubic metres of water.
- (i) That the applicant implements spills prevention on-site, and containment measures be included in the Environmental Compliance Approval.
- (j) That the Contingency Plans for spills on-site and clean-up procedures are covered under the Environmental Compliance Approval, and that the City's Spills phone number (905) 546-2489 is included in the company's on-site Contingency Plan. The Contingency Plan shall also deal with run-off water and from any fire-fighting activity from the operation and consider efforts to mitigate or eliminate materials and spill runoff from vehicle activity on site. Secondary containment

measures must be explored to reduce spill runoff. Further, that a copy of the Contingency Plan be forwarded to the Compliance and Regulations Section, Water and Wastewater Division, Public Works Department, City of Hamilton, and be submitted to the satisfaction of the Ministry of the Environment, Conservation and Parks.

- (k) That in case of any spills, the General Manager of the Operations must immediately contact the City of Hamilton's Spills line at 905-546-2489.
- (l) That an effective odour / dust / noise mitigation control plan for day-to-day activities be implemented to the satisfaction of Public Health Services.
- (m) That the owner establish a Fire Response Box providing up to date data and details (such as contents, amounts, locations, etc.) of all waste materials transferred and stored on site, to the satisfaction of the Chief Fire Prevention Officer, Hamilton Fire Department.
- (n) That the owner contact the Hamilton Fire Department's Fire Prevention Division and schedule an inspection of the facility and that all violations identified as part of the inspection be resolved prior to approval, to the satisfaction of the Chief Fire Prevention Officer, Hamilton Fire Department.
- (o) That the owner establishes a fire access route, to the satisfaction of the Chief Fire Prevention Officer, Hamilton Fire Department.
- (p) That an inventory of waste types stored on-site shall be updated daily, and be provided to the Ministry of the Environment, Conservation and Parks.
- (q) That waste shall not be accepted from the United States of America and / or any other Province or Territories.
- (r) That the owner be required to provide financial assurance to the Ministry of the Environment, Conservation and Parks to cover final clean-up of the site, following the cessation of use.
- (s) That a Ministry of the Environment, Conservation and Parks staff person be identified to the City as the contact for all issues and complaints regarding the subject property.
- (t) That Contingency Plans for water that does not meet Ontario Provincial Water Quality Guidelines and is not suitable for re-use be covered under the Environmental Compliance Approval. Further, that a copy of the Contingency Plan be forwarded to the Compliance and Regulations Section, Water and Wastewater Division, Public Works Department, City of Hamilton, and be submitted to the satisfaction of the Ministry of the Environment, Conservation and Parks.

- (u) That the Liquid Soil Dewatering Facility Design, Operations, and Procedures Manual prepared by Environmental Business Consultants, dated April 2024, be updated and resubmitted to the City of Hamilton to include an alternative method for testing whether incoming material is free from contamination to the satisfaction of the Director of Growth Management and Chief Development Engineer.
- (v) That the owner prepare and submit an Environmental Emergency and Contingency Plan for review and signoff by the City of Hamilton Director of Growth Management and Chief Development Engineer prior to Environmental Compliance Approval.