June 28, 2022

Corley Developments Inc.
1065 Clarke Road
London, Ontario, Canada N5V 3B3

Attention: Mr. Marko Juricic

Re: BRM-22011775-A0 **Phase One ESA Letter Update**
284 – 292 Plains Road East, Burlington, Ontario

Dear Mr. Juricic:

EXP Services Inc. (EXP) was retained by Corley Developments Inc. (Client) to complete a Phase One Environmental Site Assessment (ESA) Letter Update of the property located 284 – 292 Plains Road East in Burlington, Ontario (hereinafter referred to as the "Site"). The objective of the investigation was to support the filing of a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04, as amended (O.Reg.153/04).

A Phase One ESA for the Site was completed by EXP Services Inc. (EXP) in compliance with Ontario Regulation (O.Reg.) 153/04 in September 2020. The objective of this Phase One ESA Update is to assess if there have been any material changes to the Site or the Phase One Study Area since the previous Phase One ESA by EXP in order to support the filing of a Record of Site Condition (RSC) under O.Reg. 153/04.

The scope of work for the Phase One ESA Update included the following:

- Site Information;
- Records Reviews – Previous Phase One ESA and Ontario Ministry of the Environment, Conservation and Parks (MECP) Records; and,
- Site Visit.

As part of the 2020 Phase One ESA completed by EXP, the following documents were reviewed:

- Fire Insurance Plans;
- Chain of Title;
- Environmental Source Information;
- Physical Setting Sources; and
- Interviews.

As these records predate 2022 and are not subject to change, they were not provided in this update, but were used to determine areas of potential environmental concern (APECs) at the Site based on conclusions in the 2020 Phase One ESA. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Appendix A.

1595 Clark Boulevard | Brampton, ON, L6T 4V1 | CANADA
t: (905) 793-9800 | f: 905.793.0641 | exp.com

1. Phase One Property Information

The property 284-292 Plains Road East, Burlington, Ontario is located on the south side of Plains Road East, approximately 65 m west of Filmandale Road in Burlington, Ontario. The Site has an area of approximately 0.32 hectares (0.78 acres) and is occupied by two (2) vacant residential/commercial buildings. The Site building A (284 Plains Road East) occupies a footprint of approximately 128 square metres (m^2) (1,378 square feet [ft^2]) in area and Site building B (292 Plains Road East) occupies a footprint of approximately 129 m^2 (1,386 ft^2) in area. The location of the Site is shown in Figure 1.

For ease of reference, Plains Road East is considered oriented in an east-west direction in the report.

Details of the Site are as follows:

Municipal Address(es)	284 and 292 Plains Road East, Burlington, Ontario
Current Land Use	Commercial / Residential
Proposed Land Use	Residential
Legal Description	Part Lot 4, Con Broken Front as in 213867, except Pt 1 PM426 Part Lot 4, Con Broken Front as in 688195
Property Identification Number (PIN)	07108-0007 (LT) 07108-0008 (LT)
Universal Transverse Mercator (UTM) coordinates	NAD83 17T 593825 m E 4796293 m N
Accuracy Estimate of UTM	10-15 m
Site Area	0.32 hectares (0.78 acres)
Property Owner, Contact, and Address	Corley Developments c/o Mr. Jamie Crich 560 Wellington Street, 2nd Floor London, Ontario L6A 3R4, Canada

2. Background

EXP completed a Phase One report entitled "*284-292 Plains Road East, Burlington, Ontario*" dated September 24, 2020. The review of that report identified the following information of environmental significance:

- At the time of the investigation, the Site was developed with two (2) residential / commercial buildings, where 284 Plains Road East was a residential building and 292 Plains Road East was historically a periodical publisher, based on the ERIS report. A shed and garage were present on the southeast corners of 284 Plains Road East and 292 Plains Road East, respectively.

- Based on the results of the 2020 Phase One ESA, no PCAs were identified that were considered to contribute to an APEC on-Site.

- As no PCAs contributing to an APEC were identified, no APECs were found for the Site.

3. Historical Review

3.1 Ontario Ministry of the Environment, Conservation and Parks (MECP) Records

In May 2022, a request for information was submitted to the Ontario Ministry of the Environment Conservation and Parks (MECP) Freedom of Information, Protection of Privacy Office for information in their files regarding the Site that pertain to any Environmental Concerns, Orders and Spills.

A response from the MECP typically requires several months. If upon receipt of the response from MECP, any significant issues are identified, EXP will forward their response to the client as an addendum to this report. A copy of the request is included in Appendix B.

4. Site Visit

4.1 General Requirements

The Phase One ESA Site reconnaissance was conducted on May 11, 2022, between 2:15 pm and 2:45 pm by Ms. Vanessa Sticklee, EPt. During the Site reconnaissance visit, both Site buildings were reportedly vacant.

Photographs documenting the Site Reconnaissance visits are included in Appendix A.

4.2 Specific Observations at Phase One ESA Property

4.2.1 Site Description and Buildings

The Site has an area of approximately 0.32 hectares (0.78 acres) and is occupied by two (2) vacant residential/commercial buildings. The Site building A (284 Plains Road East) occupies a footprint of approximately 128 m^2 (1,378 ft^2) in area and Site building B (292 Plains Road East occupies a footprint of approximately 129 m^2 (1,386 ft^2) in area.

The exterior areas surrounding Site building A consisted of a paved asphalt parking lot to the northwest and landscaped areas in all directions. The exterior areas surrounding Site building B consisted of a paved asphalt parking lot and laneway to the north, west, and south, and landscaped areas to the east. A shed was present at the southeast corner of 284 Plains Road East, and a garaged was located in the southeast corner of 292 Plains Road East.

The main characteristics of the Site buildings are included in the following table:

Building Surface	Building Material Description
Floor Surfaces	Tile, wood, concrete
Ceilings	Drywall, wood
Interior Walls	Drywall, tile
Exterior Walls	Brick, glass windows, stucco, siding

4.2.2 Heating and Cooling Systems

The buildings were heated and cooled by a natural gas-fired furnaces and air conditioning units.

4.2.3 Site Utilities and Services

The Site utilities and services were identified at the Site based on information provided in environmental records, relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below and noted on Figure 3, where available. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Natural Gas	Enbridge	Underground	Enters Site building A on the northwestern exterior. Enters Site building B on the southwestern exterior.
Sanitary Sewer	City of Toronto	Underground	Unknown
Storm Sewer	City of Toronto	Underground	Unknown
Water	City of Toronto	Underground	Unknown
Electricity	Toronto Hydro	Underground	Enters Site building A on the northeastern exterior. Enters Site building B on the northwestern exterior.
Telecommunications	Unknown	South Exterior	Enters Site building A on the northeastern exterior. Enters Site building B on the northwestern exterior.

4.2.4 Site Production and Manufacturing

No on-Site production or manufacturing processes occur at the Site.

4.2.5 Drains, Pits and Sumps

At the time of the Site visit, a concrete covering was observed beneath the deck of the Site building A. There is potential that this is associated with a cistern.

No other sumps or drains were observed at the time of the Site visit.

4.2.6 Storage Tanks

4.2.6.1 Underground Storage Tanks

The presence/absence and condition (if present) of Underground Storage Tanks (USTs) at the Site were assessed during the Site visit. Based on the Site visit observations, no evidence of USTs (i.e. fill and vent pipes) were identified.

4.2.6.2 Above Ground Storage Tanks

The presence/absence and condition (if present) of Aboveground Storage Tanks (ASTs) at the Site were assessed during the Site visit. Based on the Site visit observations, no evidence of ASTs were identified.

4.2.7 Water Wells

No water supply wells were identified at the Site.

4.2.8 Site Housekeeping

At the time of the Site visit, the Site building was in good condition with no mould or staining identified.

4.2.9 Chemical Storage and Handling and Floor Condition

No chemicals were observed on the Site at the time of the Site visit.

4.2.10 Areas of Stained Soil, Pavement or Stressed Vegetation

No significant staining or stressed vegetation was observed at the time of the Site visits.

4.2.11 Fill and Debris

Fill material is typically brought to a property as a base for buildings and pavement areas. Fill can also be used to re-grade a property and to backfill excavations.

Based on the observations made at the time of the Site visit and the Phase One ESA conducted at the Site in September 2020, there was no evidence of fill material.

4.2.12 Air Emissions

Air emissions in Ontario are regulated under the Environmental Protection Act (EPA) and its Regulations (O. Reg. 419/05, O. Reg. 245/11, O.Reg 1/17). Owners and operators of activities that may discharge a contaminant into the natural environment must seek permissions from the Ministry of Environment, Conservation and Parks (MECP) to carry out these activities. As of October 31, 2011, amendments to the EPA resulted in a two-path environmental approval process, the Environmental Compliance Approval (ECA) and Environmental Activity and Sector Registry (EASR). The EASR allows businesses to register certain activities with the ministry, rather than apply for approvals. The EASR is for common systems and processes, initially for heating systems, standby power systems and automotive refinishing, to which preset rules of operation can be applied. Effective January 3, 2017 additional activities were allowed through the EASR process based on the facility's North American Industry Classification System (NAICS) code but required full assessment for compliance of emissions under O.Reg. 419/05. Unless explicitly exempted, most industrial processes or modification to industrial processes and equipment require an ECA, formerly a Certificate of Approval (Air and Noise).

At the time of the Site visit, no operations were observed on-Site that would require MECP approval for air emissions.

4.2.13 Odours

During the Site visit, no odours were observed.

4.2.14 Noise

There was no noticeable noise at the time of the Site visit.

4.2.15 Polychlorinated Biphenyls (PCBs)

The manufacture of PCBs in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to have PCBs-containing equipment on the Site. Potential equipment, which could contain PCBs include fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers. Recent scientific research has indicated the potential presence of PCBs in window caulking material. A review of the Site was conducted to evaluate the potential presence of PCBs-containing equipment in use or stored at the Site.

Any electrical equipment containing PCBs must be disposed of in accordance with Ontario Regulation 362 when it is removed from service. Ongoing operation of equipment containing PCBs is permissible.

No evidence of PCB containing equipment was observed on the Site at the time of the Site visit.

4.3 Enhanced Investigation Property Observations

An Enhanced Investigation Property is "(i) a property used, or has ever been used, in whole or part, for an industrial purpose, or (ii) a commercial property used as a garage, a bulk liquid dispensing facility, including a gasoline outlet or for the operation of dry-cleaning equipment" (O.Reg.511/09).

Based on the records review and Site visit, the Site is not classified as an Enhanced Investigation Property.

4.4 Adjacent and Surrounding Properties

A visual inspection of the adjacent properties and properties within the Phase One ESA study area was conducted from publicly accessible areas to identify the occupants and document the uses and sources of potential environmental concerns that may impact the Site.

No adjacent or surrounding properties with potential environmental concerns (i.e. ASTs, USTs, etc.) were identified within the Phase One ESA study area at the time of EXP's Site visit. Refer to Section 5.1 for a list of PCAs identified in the surrounding area.

5. Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs)

5.1 Potentially Contaminating Activities

A Phase One ESA, in accordance with O.Reg.153/04, has been conducted by EXP (2019) for the individual properties of the Site. Several potentially contaminating activities (PCAs) were identified on-Site and within 250 m from the Site boundaries. Each PCA was further evaluated to determine if the activity may be contributing to an area of potential environmental concern (APEC) at the Site.

A review of the topographic map indicated that the closest body of water to the Site is an unnamed creek located approximately 340 m south of the Site and flows south towards Lake Ontario, which is approximately 1.1 km south of the Site. Based on the local topography and proximity to the unnamed Creek, the anticipated groundwater flow direction is to the south. As such, properties north are considered upgradient, properties east and west of the Site are considered trans-gradient, and properties south of the Site are considered down-gradient. All PCAs identified at adjacent upgradient properties are potentially contributing to an APEC and considered relevant to the Site. Those PCAs considerably distant from the Site, although they may be upgradient, may not be contributing to an APEC, and may not be relevant to the Site. All PCAs identified at downgradient properties were not likely contributing to an APEC and are not relevant to the Site.

For the purpose of this update report, only the PCAs that may be contributing to an APEC on the Site are presented in the update. For a complete list of the PCAs within the Phase One Study Area refer to Appendix J of the report entitled *"Phase One Environmental Site Assessment, 284-292 Plains Road East, Burlington, Ontario"*.

No new PCAs were identified on-Site that were considered to contribute to an APEC on-Site.

5.2 Areas of Potential Environmental Concern (APECs)

Based on the evaluation of the PCAs located within the Phase One Study Area, no areas of potential concern (APECs) were identified.

6. Conclusions

6.1 Whether Phase Two ESA Required Before RSC Submitted

Following a review of the 2020 Phase One ESA, and updated site reconnaissance conducted by EXP (Section 4), no new PCAs were identified on or off-site and as such a Phase Two ESA is not required before RSC submission. It should be noted that RSC # 230213 was accepted by the MECP for the Site on December 21, 2021 based on the completion of a EXP's Phase One ESA dated September 24, 2020. The RSC and Letter of Acknowledgement from the MECP is included in Appendix B.

6.2 RSC Based on Phase One ESA Alone

An RSC can be filed based on the Phase One ESA alone.

It should be noted that RSC # 230213 was accepted by the MECP for the Site on December 21, 2021 based on the completion of a EXP's Phase One ESA dated September 24, 2020. The RSC and Letter of Acknowledgement from the MECP is included in Appendix B.

7. Closure

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.



Melina Thogersen, B.Sc.
Environmental Scientist
Environmental Services



Jason Slidders, L.E.T.
Senior Project Manager
Environmental Services

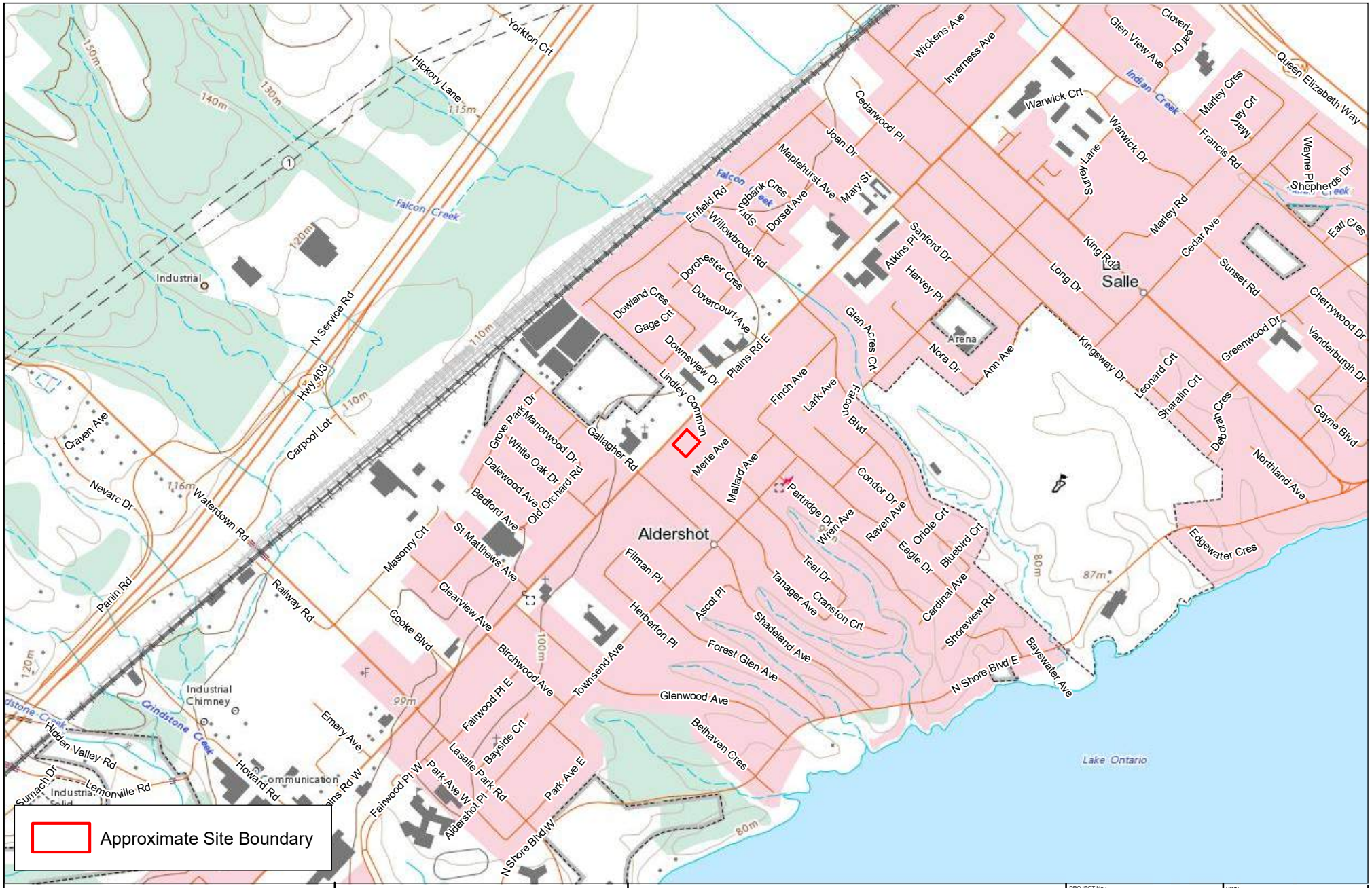
Appendices:

Figures and Aerials

Appendix A – Site Photographs

Appendix B – Regulatory Responses and RSC Documents

Figures and Aerials



EXP Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
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N

0 150 300 450 600 750 m

TITLE AND LOCATION:

SITE LOCATION PLAN
Phase One Environmental Site Assessment Update
284 - 292 Plains Road East
Burlington, Ontario

PROJECT No.:	DWN:
BRM-00258353-A0	AC
SCALE:	CHKD:
AS NOTED	JS
DATE:	FIG. No.:
MAY 2022	1



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N

0 30 60 90 120 150 m

TITLE AND LOCATION:

PHASE ONE STUDY AREA, LAND USE PLAN,
AND POTENTIALLY CONTAMINATING ACTIVITES (PCAs)
Phase One Environmental Site Assessment Update
284 - 292 Plains Road East
Burlington, Ontario

PROJECT No.: BRM-00258353-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MAY 2022	FIG. No.: 2



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N

0 5 10 15 20 25 m

TITLE AND LOCATION:

SITE PLAN AND UTILITIES
Phase One Environmental Site Assessment Update
284 - 292 Plains Road East
Burlington, Ontario

PROJECT No.: BRM-00258353-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MAY 2022	FIG. No.: 3



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N

0 30 60 90 120 150 m

TITLE AND LOCATION:

1934 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment Update
284 - 292 Plains Road East
Burlington, Ontario

PROJECT No.: BRM-00258353-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MAY 2022	FIG. No.: H1



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0 30 60 90 120 150 m

TITLE AND LOCATION:

1954 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment Update
284 - 292 Plains Road East
Burlington, Ontario

PROJECT No.: BRM-00258353-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MAY 2022	FIG. No.: H2



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N

0 30 60 90 120 150 m

TITLE AND LOCATION:

1965 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment Update
284 - 292 Plains Road East
Burlington, Ontario

PROJECT No.: BRM-00258353-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MAY 2022	FIG. No.: H3



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Canada
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N

0 30 60 90 120 150 m

TITLE AND LOCATION:

1974 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment Update
284 - 292 Plains Road East
Burlington, Ontario

PROJECT No.: BRM-00258353-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MAY 2022	FIG. No.: H4



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N

0 30 60 90 120 150 m

TITLE AND LOCATION:

1986 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment Update
284 - 292 Plains Road East
Burlington, Ontario

PROJECT No.: BRM-00258353-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MAY 2022	FIG. No.: H5



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N

0 30 60 90 120 150 m

TITLE AND LOCATION:

2002 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment Update
284 - 292 Plains Road East
Burlington, Ontario

PROJECT No.: BRM-00258353-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MAY 2022	FIG. No.: H6



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N

0 30 60 90 120 150 m

TITLE AND LOCATION:

2021 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment Update
284 - 292 Plains Road East
Burlington, Ontario

PROJECT No.:	DWN:
BRM-00258353-A0	AC
SCALE:	CHKD:
AS NOTED	JS
DATE:	FIG. No.:
MAY 2022	H7

Appendix A – Site Photographs



Photo 1: View of the front of Site building A (284 Plains Road East). Photograph taken facing southeast.



Photo 2: View of the back (south) portion of Site building A. Photograph taken facing north.



Photo 3: View of the south portion of the property of Site building A. Photograph taken facing southeast.



Photo 4: View of the front portion of Site building B (292 Plains Road East). Photograph taken facing southeast.



Photo 5: View of the parking lot portion of Site building C on the south portion of the Site. Photograph taken facing southeast.



Photo 6: View of the surrounding land use to the north and northwest.

exp. EXP Services Inc. 1595 Clark Boulevard Brampton, ON, L6T 4V1 t: 905.793.9800 f: 905.793.0641	**SITE PHOTOGRAPHS** PROJ. NO: BRM-00258353-A0	Phase One ESA Site Visit 284-292 Plains Road East Burlington, Ontario	SCALE: NTS DRAWN: MT CHECKED: JS	FIGURE A1 MAY 2022

Appendix B – Regulatory Responses and RSC Documents

Ontario

Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (*) are mandatory.

Are you: *

☑ Submitting a new FOI Request for Property Information

☐ Paying a deposit or final fee for an existing FOI Request for Property Information

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) * 1900/01/01

To (yyyy/mm/dd) * 2022/05/24

Type of Record(s) *

☑ All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations

☑ Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:
https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en.

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at: https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch
- RSC records filed after July 2011 are available at: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en

☐ Other Specific Document(s)

Type of Approval/Registration *

☑ Drinking Water Licenses

☑ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☑ Pesticide Licenses

Only pesticide licenses post September 2018 are available. Prior to September 2018, only Pesticide license applications and supporting documentation is available

☑ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☑ Permits to Take Water

☑ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

Water Source *

☑ Groundwater ☑ Surface Water

☑ Noise Vibrations Approvals/Registrations

☑ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☑ Air Emissions Approvals/Registrations

☑ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☑ Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains

☑ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☑ Sewage – Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary

☑ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☑ Waste Water - Industrial discharge

☑ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☑ Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites

☑ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

☑ Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems)

☑ No Supporting Documents ☐ All Supporting Documents ☐ Some Supporting Documents

Company Name

☑ Waste Generator Registration - number/class

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

Section 2 – Requester Information

Last Name * Thogersen

First Name * Melina

Middle Initial

Business/Organization Name (if applicable or indicate "N/A") * EXP Services Inc.

Project/Reference Number (if applicable) BRM-00258353

Are you submitting this request on behalf of a client? *

☐ Yes ☑ No

Mailing Address

Unit Number

Street Number * 1266

Street Name * South Service Road

PO Box

City/Town * Stoney Creek

Province * ON

Postal Code * L8E 5R9

Telephone Number * 905-931-1048

ext.

Email Address * melina.thogersen@exp.com

Is there an alternate contact (e.g. office admin)? *

☐ Yes ☑ No

Section 3 – Current Property Address Information

Is the property a:

☐ Park ☐ Lake ☐ First Nation Band ☐ Wind Farm ☐ Federal Land ☐ Island ☐ Unsurveyed Land

Are you requesting information about multiple addresses? *

☑ Yes ☐ No

Please only submit a request with multiple addresses if the property is one site. To be considered one site, addresses must be adjacent to each other and owned by the same owner(s).

Do the multiple addresses belong to one site? *

☑ Yes ☐ No

Please submit a separate FOI request for each address.

Site Name

Property Address

Address 1

Unit Number

Street Number 284

Street Name Plains Road East

Full Lot Number

Concession

Geographic Township

City/Town/Village * Burlington

Closest Intersection

Address 2

Unit Number | Street Number: 292 | Street Name: Plains Road East

Full Lot Number | Concession | Geographic Township

City/Town/Village *: Burlington

Closest Intersection

Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? *

☐ Yes ☑ No

Section 5 – Owner Information

Please provide all present and previous property owner and/or tenant names for the search years requested.

Current Property Owner/Tenant

Address 1

284 Plains Road East
Burlington

Owner Name: Corley Developments Inc. | Date of Ownership (yyyy/mm/dd)

Tenant Name

Address 2

292 Plains Road East
Burlington

Owner Name: Corley Developments Inc. | Date of Ownership (yyyy/mm/dd)

Tenant Name

Section 6 – Supporting Documents

Please upload any documents (e.g. Maps) that are relevant to your FOI request.

The total size of all attachments must not be more than 8 MB.

1. File Name

Total File Size

Payment confirmation number: 23558375

Ontario

Ministry of the Environment, Conservation and Parks

Environmental Permissions Branch

135 St. Clair Avenue West
1st Floor
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax: 416 314-8452

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

Direction des permissions environnementales

135, avenue St. Clair Ouest
Rez-de-chaussée
Toronto ON M4V 1P5
Tél : 416 314-8001
Téléc. : 416 314-8452

Via Email

December 16, 2021

JAMIE CRICH
284 PLAINS ROAD DEVELOPMENT INC.
1065 CLARKE ROAD
LONDON ON N5V 3B3

Dear JAMIE CRICH:

Record of Site Condition Number 230213 Has Been Filed in the Environmental Site Registry for 284 & 292 PLAINS ROAD EAST, BURLINGTON

Pursuant to paragraph 3 of subsection 168.4(3.1) of the *Environmental Protection Act*, this is a written acknowledgment that Record of Site Condition (RSC) number 230213 has been filed in the Environmental Site Registry on December 16, 2021.

An electronic copy of this RSC can be viewed and downloaded from the Environmental Site Registry located here:

https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/searchFiledRsc_search?request_locale=en

If you have any questions or require additional information, please contact Thomas Cruttwell, Brownfields Unit, Environmental Permissions Branch, at 416-710-7582.

Regards,

Thomas Cruttwell
Director
Subsection 168.4(3), *Environmental Protection Act*

Attachment

c: JASON SLIDDERS, EXP SERVICES INC.
District Manager, Halton-Peel District Office, MECP

File No.: 21-507

Luizza Sitarski

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Wednesday, May 4, 2022 11:30 AM
To: Vanessa Sticklee
Subject: RE: Tank Search - Burlington, ON

Follow Up Flag: Follow up
Flag Status: Flagged

exp. CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

NO RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationservices@tssa.org along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Sherees

Public Information Agent
Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org
www.tssa.org

From: Vanessa Sticklee <vanessa.sticklee@exp.com>
Sent: May 4, 2022 8:15 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Tank Search - Burlington, ON

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good Morning,
Could you please perform a tank search for the following properties located in Burlington, ON;

1. 284 Plains Road East
2. 292 Plains Road East
3. 300 Plains Road East
4. 276 Plains Road East
5. 287 Plains Road East
6. 277 Plains Road East
7. 305 Plains Road East
8. 261 Plains Road East
9. 318 Plains Road East
10. 2508 Brookhurst Road

As part of our historical review for a Phase I ESA, we request that the Technical Standards and Safety Authority (TSSA), Safety Fuel Division, review its database to identify to us any records of aboveground/underground storage tanks, spills, incidents, complaints, notices, tanks removals and/or remediation etc. with the TSSA for the above-mentioned properties.

Thank you,

Vanessa Sticklee
EXP | Environmental Technician
t : +1.905.793.9800, 62609 | m : +1.416.579.5149 | e : vanessa.sticklee@exp.com
1595 Clark Boulevard
Brampton, ON L6T 4V1
CANADA
exp.com | legal disclaimer
keep it green, read from the screen
This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

Ontario

Record of Site Condition
Under Part XV.1 of the Environmental Protection Act

Summary

Record of Site Condition Number	230213
Date Filed to Environmental Site Registry	2021/12/16
Certification Date	2020/09/24
Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards	ESA Phase 1
Property Municipal Address	284 PLAINS ROAD EAST, BURLINGTON, ON, L7T 2C6, 292 PLAINS ROAD EAST, BURLINGTON, ON, L7T 2C6

Notice to Readers Concerning Due Diligence

This record of site condition (RSC) has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

Contents of this Record of Site Condition

This RSC consists of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment, Conservation and Parks.

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is submitting or authorizing the submission of the record of site condition

Owner name	284 PLAINS ROAD DEVELOPMENT INC.
Owner type	Firm, corporation or partnership
Authorized person	JAMIE CRICH
Mailing address	1065 CLARKE ROAD, LONDON Ontario, Canada
Postal Code	N5V 3B3
Phone	(519) 434-1808
Fax	
Email address	jcrich@auburndev.com

Information about other current owners

Owner name	CORLEY HOLDINGS INC.
Owner type	Firm, corporation or partnership
Authorized person	MITCHELL PRZEWIEDA
Mailing address	1065 CLARK ROAD, LONDON Ontario, Canada
Postal Code	N5V 3B3
Phone	(519) 476-7077
Fax	
Email address	mitch@corleydev.com

Information about other current owners

Owner name	TRUSS CAPITAL I LIMITED PARTNERSHIP
Owner type	Firm, corporation or partnership
Authorized person	BRETT VALLIANT
Mailing address	802-1240 BAY STREET, TORONTO Ontario, Canada
Postal Code	M5R 2A7
Phone	(416) 303-7364
Fax	
Email address	brettv@trussamg.com

Information about other current owners

Owner name	TRUSS CAPITAL GP INC.
Owner type	Firm, corporation or partnership
Authorized person	BRETT VALLIANT

Mailing address	122 BOARDWALK DRIVE, TORONTO Ontario, Canada
Postal Code	M5R 2A7
Phone	(416) 303-7364
Fax	
Email address	brettv@trussamg.com

Record of site condition property location information

Municipal address(es)	284 PLAINS ROAD EAST, BURLINGTON, ON L7T 2C6 292 PLAINS ROAD EAST, BURLINGTON, ON L7T 2C6
Municipality	Burlington
Legal description	**See attached Lawyer's letter**
Assessment roll number(s)	24-02-010-118-05800 24-02-010-118-05900
Property identifier number(s)	07108-0007 (LT) 07108-0008 (LT)

Record of site condition property geographical references

Coordinate system	**UTM**
Datum	**NAD 83**
Zone	17
Easting	593,825.00
Northing	4,796,293.00

Record of site condition property use information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Current property use	Commercial
Intended property use	Residential
Certificate of property use has been issued under section 168.6 of the Environmental Protection Act	No

Please see the signed statements of property owner, or agent, or receiver at the end of this record of site condition

The rest of this page has been left intentionally blank

Part 2: List of reports, summary of site conditions and qualified person's statements and certifications

Qualified person's information

Name	JASON SLIDDERS
Type of licence under Professional Engineers Act	Limited licence
Licence number	100521273
Quallified person's employer name	EXP SERVICES INC.
Mailing address	1595 CLARK BOULEVARD, BRAMPTON Ontario, L6T 4V1 Canada
Phone	(905) 793-9800
Fax	(905) 793-0641
Email address	jason.slidders@exp.com

Municipal information

Local or single-tier municipality	Burlington
Upper-tier municipality	Halton

Ministry of the Environment, Conservation and Parks District Office

District office	Halton-Peel District Office
District office address	4145 North Service Road, Suite 300, Burlington ON L7L 6A3

Phase one environmental site assessment report

Document used as the phase one environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1) (a) of O. Reg. 153/04)	(yyyy/mm/dd) 2020-09-24

Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase one environmental site assessment	Phase One Environmental Site Assessment, 284 - 292 Plains Road East, Burlington, Ontario	2020-09-24	Nicole McQuoid, Jason Slidders, L. E.T.	EXP SERVICES INC.

Reports and other documents related to the phase one environmental site assessment

Reports and other documents relied upon in certifying the information set out in section 10 of Schedule A or otherwise used in conducting the phase one environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase One Environmental Site Assessment	2017-12-01	Marissa Lusito, and John DeWilde, P. Eng.	GOLDER ASSOCIATES CORPORATION

Site condition information

Certification date (yyyy/mm/dd)	2020/09/24
Total area of record of site condition property (in hectares)	0.32000
Number of any previously filed record of site condition that applies to any part of the record of site condition property	
Number of any previously filed transition notice that applies to any part of the record of site condition property	
Soil brought from another property to this record of site condition property to remain there following the filing of the record of site condition?	No

A

Qualified person's statements and certifications

As the qualified person, I certify that:

☑ A phase one environmental site assessment of the record of site condition property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☑ As of 2020/09/24, no phase two environmental site assessment is required by the regulation for the record of site condition property and based on the phase one environmental site assessment for the record site condition property, in my opinion, it is not necessary for any other reason to conduct a phase two environmental site assessment for the record of site condition property.

☑ As of 2020/09/24, in my opinion, based on the phase one environmental site assessment, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the record of site condition property that, if the record of site condition property were put to any of the types of property uses listed in subsection 1 (2) of the regulation, are likely to interfere with any of those types of property uses.

☑ I am a qualified person and have the qualifications required by section 5 of the regulation.

☑ I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.

☑ I acknowledge that the record of site condition will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

☑ The opinions expressed in this record of site condition are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.

☑ I do not hold and have not held and my employer EXP SERVICES INC.does not hold and has not held a direct or indirect interest in the record of site condition property or any property which includes the record site condition property and was the subject of a phase one or two environmental site assessmentor risk assessment upon which this record of site condition is based.

☑ To the best of my knowledge, the Certifications and statements in this part of the record of site condition are true as of 2020/09/24.

☑ By signing this record of site condition, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, JASON SLIDDERS, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2021/10/25:

a) signing this record of site condition submission as a qualified person; and
b) making all certifications required as a qualified person for this record of site condition.

☑ **I agree**

Additional documentation provided by property owner or agent

The following documents have been submitted to the Ministry of the Environment, Conservation and Parks as part of the record of site condition

Certificate of status or equivalent for the owner
Lawyer's letter consisting of a legal description of the property
Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired
A Current plan of survey
Table of current and past uses of the phase one property
Phase 1 conceptual site model
Owner or agent certification statements

10.1.2

As an owner:

1. I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of October 25, 2021
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

Name of Owner: 284 Plains Road Development Inc.

Signature:_____ Date Signed: October 25, 2021

Name of Person Signing: James Crich

I, Jamie Crich am authorized to and hereby do bind 284 Plains Road Development Inc.