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Phase One Environmental Site Assessment



800 Burloak Drive, Burlington, Ontario

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(Revised April 2026) April 2024

Executive Summary

G2S Consulting Inc. (G2S) was retained by Emshih Developments Inc. (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the property located at 800 Burloak Drive in Burlington, Ontario (hereinafter referred to as the 'Site'). The Site does not include the north or east easements currently in use for the temporary re-routing of a railway line for underpass construction. Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA was provided by Leyla Dincer of Emshih Developments Inc.

For the purpose of this report, Site North has been established as parallel to Burloak Drive, with Burloak Drive running north to south. The irregular shaped Site is located on the west side of Burloak Drive, approximately 290 m south of the intersection with Harvester Road, and covers an approximate plan area of 1.68 hectares (4.16 acres). The Study Area consists of residential, parkland, commercial and industrial land use. A tributary of Sheldon Creek is located approximately 450 m east, Sheldon Creek is located approximately 530 m west, and Lake Ontario is located approximately 2.8 km south.

G2S understands the Client requires a Phase One ESA as requested by the City of Burlington (the City) to support the future development of the Site. The Site will be used for mixed use including commercial, residential and institutional property use, the Site was historically used for agricultural purposes and a change in use to a more sensitive use is not planned. In this regard, a Record of Site Condition (RSC) is not required under O.Reg. 153/04. The Phase One ESA was completed in accordance with Schedule D. of O.Reg. 153/04, to meet City requirements related to the development.

This Phase One ESA was conducted to:

i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;

ii. Determine the need for a Phase Two ESA; and

iii. Provide a basis for carrying out any Phase Two ESA, if required.

The Site has historically consisted of an undeveloped, vacant lot; the Study Area began development in approximately 1975 and continues to present day.

Historical review of the Site and surrounding properties within a 250 m radius of the Site identified no on-Site Potentially Contaminating Activities (PCAs) and several off-Site PCAs, as defined in the amended O.Reg. 153/04. The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, the following APECs have been identified:

APEC 1: North portion of Site – A temporary Canadian National Railway (CNR) detour line runs north adjacent to the Site to divert rail traffic during underpass construction on Burloak Drive and a CNR railway line is located approximately 15 m north of the Site trending east to west.

APEC 2: North portion of Site – Current and historical operations of a plastic manufacturing facility (Bericap Inc. and Twinpak Inc.) at 835 Syscon Court (~75 m north).

APEC 3: East and south portion of Site – Potential for off-Site use of de-icing salt on the adjacent roadways and sidewalks.

Regarding APEC 3 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. In this regard, further assessment of this APEC is not required.

A Phase Two ESA is recommended to investigate the potential for contamination related to the above-noted APECs.

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1. Introduction

G2S Consulting Inc. (G2S) was retained by Emshih Developments Inc. (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the property located at 800 Burloak Drive in Burlington, Ontario, hereinafter referred to as the 'Site'. Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA was provided by Leyla Dincer of Emshih Developments Inc.

G2S understands the Client requires a Phase One ESA as requested by the City of Burlington (the City) to support the future development of the Site. The Site will be used for mixed use including residential, institutional and commercial use, the Site was historically used for agricultural purposes and a change in property use to a more sensitive use is not planned. In this regard, a Record of Site Condition (RSC) is not required under O. Reg. 153/04; however, the Phase One ESA was completed in accordance with Schedule D. of O. Reg. 153/04, to meet City requirements related to the development.

1.1 Terms of Reference

This Phase One ESA incorporates the concept of Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) identified by the Ministry of the Environment, Conservation and Parks (MECP) as outlined in Schedule D of O. Reg. 153/04.

The nature of a Phase One ESA by definition is a nonintrusive site examination of "readily accessible features"; therefore, the Phase One ESA does not quantify the chemical or physical quality of the exposed or inaccessible features such as materials beneath buildings or buried on Site. In this regard, the Phase One ESA must be viewed as a mechanism that may assist in reducing, rather than eliminating, the uncertainty of encountering environmental contaminants during future use of the Site.

This Phase One ESA was conducted to:

i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;

ii. Determine the need for a Phase Two ESA; and

iii. Provide a basis for carrying out any Phase Two ESA required.

1.2 Phase One ESA Property Information

Table 1: General Site Details

Municipal Address:	800 Burloak Drive, Burlington, Ontario
General Site Location:	West side of Burloak Drive, approximately 290 m south of Harvester Road. A tributary of Sheldon Creek is located approximately 450 m east, Sheldon Creek is located approximately 530 m west, and Lake Ontario is located approximately 2.8 km south.
Approximate Plan Area:	Approximate plan area of 1.68 hectares (4.16 acres).
Property Identification Numbers (PIN):	Part of pins: 1. 07014-2106 (LT) 2. 07014-0291 (LT) 3. 07014-0275 (LT) 4. 07014-1635 (LT)
Legal Description:	Part of: 1. BLOCK 72, PLAN 20M582 EXCEPT PARTS 1-10 20R15092; S/T EASE H545082; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 5,6 HR1782711 AS IN HR1782711; CITY OF BURLINGTON 2. PART PCL STREETS-1, SEC 20M582; BLOCKS 74 & 75, PLAN 20M582; S/T HR38946; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 HR1782711 AS IN HR1782711; CITY OF BURLINGTON 3. PCL 73-1, SEC 20M582, BLOCK 73, PLAN 20M582; S/T HR38946; SUBJECT TO AN EASEMENT IN GROSS OVER PART 3 HR1782711 AS IN HR1782711; CITY OF BURLINGTON 4. PART BLOCK 28, PLAN 20M280, PARTS 3,4,7 20R13949; S/T H194755; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1,2 HR1782711 AS IN HR1782711; SUBJECT TO AN EASEMENT OVER PART 7 20R13949 IN FAVOUR OF BLOCK 72 PLAN 20M582 AS IN HR38946; CITY OF BURLINGTON
Current Site Owner and Contact Information:	Emshih Developments Inc.
Current Site Occupant:	Vacant (undeveloped field)

The Phase One Study Area includes the Site and lands within approximately 250 m of the Site, as shown on Drawing 2 in Appendix A (hereinafter referred to as the ‘Study Area’).

2. Scope of Investigation

This assessment was performed in accordance with the Phase One ESA protocols and included the following tasks:

1. Records review.

2. Interviews with pertinent Site contacts.

3. A Site reconnaissance to assess current Site and Study Area conditions and the presence of any visual indications or olfactory evidence of potential contamination. A detailed review of regulatory compliance issues was not within the terms of reference for this assignment.

4. An evaluation of the information gathered from the records review, interviews, and Site reconnaissance.

5. Preparation of this report discussing the information compiled and the corresponding conclusions and recommendations.

3. Records Review

G2S reviewed reasonably accessible information and records to determine the land use history of the Site and Study Area.

3.1 General

3.1.1 Phase One ESA Study Area Determination

In accordance with O. Reg. 153/04, as amended, the Phase One ESA must include, at a minimum, the Site and any other property that is located within 250 m of the Site boundaries. This is referred to as the Phase One ESA Study Area (Study Area) as depicted on Drawing 2 in Appendix A.

3.1.2 First Developed Use Determination

In accordance with the O. Reg. 153/04, as amended, the following definition applies:

"First developed use" means *the earlier of,*

i. The first use of a phase one property in or after 1875 that resulted in the development of a building or structure on the property, and

ii. The first potentially contaminating use or activity on the phase one property.

Based on information from the records review, the Site has historically been undeveloped.

3.1.3 Chain of Title

A land title search for the Site was conducted online at the Teranet Express website for the Halton Region Land Registry Office. As well, historical data including land registry information was obtained by Opta Intelligence and Site ownership information was provided dating back to 1816.

The Land Registry documents indicate that the Site was transferred from Emshih Developments Inc., who owned the Site from 2003 to 2005, to Burloak Common Inc., in October 2005. The owner name was then changed to Emshih Developments Inc. in April of 2024.

A portion of the Site was owned by Shell Canada Limited (Shell) between 1959 and 1986. Aerial photographs, topographic maps, and information from the Site representative indicate that the Site remained undeveloped during this time, and no buildings or infrastructure owned and/or operated by Shell has ever occupied the Site. Furthermore, there is no indication that the Site was physically used by Shell in any way that included the storage or distribution of any petroleum hydrocarbon products.

In general, the Site has been owned by developers or financial institutions since the late 1980s, and by private individuals prior to Shell's ownership in 1959.

The Land Registry documents and chain of title information are included in Appendix B and summarized in Section 6.1 of this report.

3.1.4 Fire Insurance Plans

Fire Insurance Plans (FIPs) for the Site and surrounding properties were available for review at McMaster Library for the years 1910, 1924, 1932 and 1971. The Site and Study Area were not covered in the FIPs reviewed.

3.1.5 Street Directories

Vernon's Burlington and Hamilton Suburban Directories for the Site and Study Area were available for review online. Directories were reviewed in approximately five-year increments from 1979-2013, when publication ceased. The Site address was not listed prior to 2013. The table below summarizes the directory information for the Site.

Table 2: Street Directories, Site Occupant

Address	Occupant/Site Use	Years Occupied
800 Burloak Drive	Vacant	<2013

Based on the reviewed directories, several occupants on properties within the Study Area were deemed to represent PCAs, and are summarized in Section 6.2 of this report and in a table included in Appendix C. Industrial/commercial/community land uses for the surrounding properties as described in the reviewed directories, as well as the distance and direction of the surrounding properties to the Site, are also included in Appendix C.

3.1.6 Waste Management Records

The Site and properties within the Study Area were searched by company name in the Hazardous Waste Information Network (HWIN) and the Hazardous Waste Information System (HWIS) databases from 1986 – 1993 and every other year from 2002 – 2021. Properties within the Study Area were also searched for records currently registered with Resource Productivity & Recovery Authority (RPRA) (formerly HWIN), included in Appendix D. The following records were found:

Table 3: RPRA Records (formerly HWIN)

Address Direction and Distance from Site	Generator Name	Registered Wastes
728 Burloak Drive ~35 m south	Burloak Dental ON9712031 2015 - 2021	312 – Pathological wastes
	Southside Pet Hospital ON5093531 2013 – Present	312 – Pathological wastes

Address Direction and Distance from Site	Generator Name	Registered Wastes
835 Syscon Court ~75 m north	Bericap Inc. ON2275500 1997 – Present	112 – Acid solutions, sludges and residues containing heavy metals 113 – Acid solutions, sludges and residues containing other metals and non-metals 121 – Alkaline solutions, sludges and residues containing heavy metals 132 – Neutralized solutions, sludges and residues containing other metals 145 – Wastes from the use of paints, pigments, and coatings 146 – Other specified inorganic sludges, slurries or solids 148 – Miscellaneous waste inorganic chemicals 211 – Aromatic solvents and residues 212 – Aliphatic solvents and residues 213 – Petroleum distillates 251 – Waste oils/sludges (petroleum based) 252 - Waste crankcase oils and lubricants 253 – Emulsified oils 331 – Waste compressed gases
	Twinpak Inc. ON0230702 1991 – 1998	145 – Wastes from the use of paints, pigments, and coatings 213 – Petroleum distillates 241 – Halogenated solvents and residues 252 – Waste crankcase oils and lubricants
5510 Harvester Road ~190 m north	Gears Bike & Ski Shop Ltd. ON8021636 ~2021 – Present	251 - Waste oils/sludges (petroleum based)
	Fisher Service Company ON0204901 1988 – 2000	113 – Acid solutions, sludges and residues containing other metals and non-metals 145 – Wastes from the use of paints, pigments, and coatings 146 – Other specified inorganic sludges, slurries or solids 212 – Aliphatic solvents and residues 213 – Petroleum distillates 251 – Waste oils/sludges (petroleum based) 252 – Waste crankcase oils and lubricants 253 – Emulsified oils
5490 Harvester Road ~190 m north	Access Security ON7531498 2016	145 – Wastes from the use of paints, pigments, and coatings 252 – Waste crankcase oils and lubricants
	Navona Realty Services Inc. ON5205237	213 – Petroleum distillates 252 – Waste crankcase oils and lubricants

Address Direction and Distance from Site	Generator Name	Registered Wastes
	2006	
	Precision Metal Cutting Inc. ON5652938 2004 – 2005	253 – Emulsified oils
	Fab Industries Inc. ON2200900 1997 – 2001	252 – Waste crankcase oils and lubricants
5530 Harvester Road ~190 m north	OLG ON4779897 2014 – 2015	148 – Miscellaneous waste inorganic chemicals 213 – Petroleum distillates 263 – Miscellaneous waste organic chemicals 264 – Photo processing wastes 265 – Graphic arts wastes
5470 Harvester Road ~195 m northwest	Ottobock Healthcare ON3786204 ~2014 – 2021	145 – Wastes from the use of paints, pigments, and coatings 232 – Polymeric resins 331 – Waste compressed gases
5450 Harvester Road ~220 m northwest	Isologic Innovative Pharmaceuticals ON8767514 ~2014 – Present	146 – Other specified inorganic sludges, slurries or solids 263 – Miscellaneous waste organic chemical 312 – Pathological wastes
	GE Healthcare ON6201293 2005 – 2015	146 – Other specified inorganic sludges, slurries or solids 148 – Miscellaneous waste inorganic chemicals 261 – Pharmaceuticals 263 – Miscellaneous waste organic chemical 312 – Pathological wastes
	Cardinal Health Canada Inc. ON6101356 2011 – 2014	146 – Other specified inorganic sludges, slurries or solids 263 – Miscellaneous waste organic chemical 312 – Pathological wastes
	Raylex Company Ltd. ON1695000 1992 – 2000	146 – Other specified inorganic sludges, slurries or solids 148 – Miscellaneous waste inorganic chemicals
5400 Harvester Road ~250 m northwest	Laurel Steel ON0112700 1993 – Present	111 – Spent pickle liquor 114 – Other inorganic acid wastes 145 – Paint/pigments/coating residues 146 – Other specified inorganics 148 – Inorganic laboratory chemicals 213 – Petroleum distillates 251 – Oil skimmings & sludges 267 – Organic acids 331 – Waste compressed gases

Address Direction and Distance from Site	Generator Name	Registered Wastes
845 Burloak Drive ~250 m northeast	Metrolinx ON2644163 ~2018	221 – Light fuels 251 – Waste oils/sludges (petroleum based)

The occupants at 835 Syscon Court, 5400 Harvester Road, and 5490 Harvester Road are deemed to represent PCAs, which are summarized in Section 6.2 of this report.

3.1.7 Environmental Reports

G2S was provided with a previous report completed for the Site and the following is a general summary of the information obtained.

Table 4: Summary of Previous Environmental Report

Report Details	Findings and Conclusions
Title: Phase I Environmental Site Assessment Proposed Commercial Development 700, 728, 738 & 799 Burloak Drive, Burlington, Ontario **Date of Report:** September 2008, revised December 2008. **Author of the Report:** Soil-Mat Engineers & Consultants Ltd.	• At the time of investigation, the property was bisected by a hydro corridor, separating it into a north and south parcel; the northern parcel (799 Burloak Drive, currently addressed as 800 Burloak Drive) was vacant, undeveloped lands, and the south parcel (700, 728, and 738 Burloak Drive) was developed with one multi-unit commercial building and two commercial buildings under construction. • The Study Area consisted of residential/parkland and commercial/industrial or vacant land uses. • The building on the south parcel of the site was developed in approximately 2005 – 2006 for retail commercial operations; the north parcel had historically been undeveloped. • A dry cleaning depot was located at 728 Burloak Drive at the time of the 2008 Phase One ESA; however, no dry cleaning operations were being undertaken at this location. • Adjacent property uses were identified as a CNR railway to the northwest, gasoline service station to the north, and a petroleum refinery to the east/southeast. It was noted that the main refinery operation and storage tank nest area was located more than 1 km east and trans-gradient of the site. • Based on anticipated local groundwater flow and potential for contamination migration, distance from the site, and operations onsite, the likelihood of adverse impacts from the surrounding properties were considered to be low. • No evidence of adverse environmental impacts was identified for the Site and no further investigation was recommended.
G2S Notes: • The 2008 Phase One ESA report included additional properties which are not included in the scope of the Phase One ESA investigation. The Site is included as part of the northern parcel identified by Soil-Mat and G2S notes that no buildings were developed within these property limits at the time of the previous investigation.	

3.2 Environmental Source Information

Table 5: Environmental Source Information

Document	Source	Pertinent Information
The City of Burlington Official Plan: Schedule C: Land Use – Urban Area Schedule M: The Natural Heritage System (The City of) Oakville Livable Plan Schedule F: Southwest Land Use	The City of Burlington website The City of Oakville website	The Site and most of the Study Area are classified as "General Employment". The west portion of the Study Area is classified as "Major Parks and Open Space". The east portion of the Study Area is classified as "Business Employment" and "Business Commercial." No records of natural heritage areas for the Site or Study Area.
Ministry of Natural Resources (MNR) and Forestry, Ontario, Natural Heritage Areas database	MNR online	No Areas of Natural Significance located on Site or within the Study Area.
National Pollutant Release Inventory (NPRI) database	NPRI online	Search for records in the vicinity of the Site was conducted in two-year increments for the years 1993-2022. The following records were found for: - 850 Syscon Court (~50 m north): Records found the release of air pollutants (Associated Paving & Materials Ltd., 2002 – 2010) - 835 Syscon Court (~75 m northwest): Records found the release of air pollutants (Bericap Inc. 2008 – 2021) - 5400 Harvester Road (~250 m northwest): Records found offsite treatment/disposal of acids and metals, and release of air pollutants. (Laurel Steel Products, 1994 – 2022)
Ontario Inventory of Polychlorinated Biphenyl (PCB) Storage Sites (1991 & 1995)	MECP	No records for Site or Study Area.
Environmental Registry Ontario (ERO)	Access Environment and MECP online	The following Environmental Compliance Approval (ECA) records were found for: - 850 Syscon Court (~50 m north): Amended Certificate of Approval (COA) – Air, for the years 2008, 2019 and 2023, for the facility operations at a hot-mix asphalt and aggregate processing facility. - 835 Syscon Court (~75 m north): Amended COA – Air, for the years 2005 and 2017, for the facility manufacturing plastic caps and enclosures for food. - 845 Burloak Drive (~250 m northeast): COA – Industrial Sewage works, for the year 2004, for complying with storage components, flow control and oil/grit interceptor at a gasoline service station.

Document	Source	Pertinent Information
Inventory of Coal Gasification Plant Waste Sites in Ontario	MECP	No records for Site or Study Area
Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars in Ontario	MECP	No records for Site or Study Area
Freedom of Information (FOI) Request	MECP	Requests generally take several weeks to months to generate a response. Should a response from the government agency change the conclusions or recommendations of this report, an addendum letter will be provided along with the information received.
Waste Disposal Site Inventory, June 1991	MECP	No records for Site or Study Area
Environmental Site Registry for Record of Site Condition (RSC)	Access Environment	The following property within the Study Area has a Record of Site Conditions (RSCs) filed: - 845 Burloak Drive (~250 m northeast): A Phase One and Phase Two were conducted on the property by Terrapex Environmental Ltd. No soil or groundwater contamination was identified above the applicable standards, and no remediation was conducted.
Technical Standards and Safety Authority (TSSA)	TSSA via email	The following TSSA records were found within the Study Area: - 835 Syscon Court (~75 m north) o One record for Fuel Safety (FS) Appliance - 845 Burloak Drive (~250 m northeast) o One FS Gasoline Station – Self Serve. o Four FS Liquid Fuel Tanks o Two FS Cylinder Exchanges

The occupants at 835 Syscon Court, 850 Syscon Court, 845 Burloak Drive and 5400 Harvester Road were deemed to represent PCAs and are summarized in Section 6.2 of this report. The environmental source information is included in Appendix D.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

For ease of reference, aerial photographs are included as Drawings 4 through 9 in Appendix A. The following table summarizes the information.

Table 6: Aerial Photographs

Year	Site Description	Study Area Description
1954	The Site is undeveloped and consists of a vacant or agricultural field, similar to present day.	A Canadian National Railway (CNR) line is developed north of the Site and is trending east to west. Burloak Drive is developed east of the Site. The Study Area is undeveloped or used for agricultural purposes.
1969		The area southeast of the Site has been developed presumably for use by the Petro Canada Refinery (the main facility is located further east of the Study Area). Several aboveground storage tanks (ASTs) are located on the property. The remainder of the Study Area remains undeveloped.
1988		The previously developed area southeast of the Site, presumably used by Petro Canada Refinery, has been demolished. Harvester Road appears to be developed north of the Site with commercial properties, similar to present. Residential dwellings have been developed in the southwest portion of the Study Area, and Sherwood Forest Park has been developed with recreational facilities west of the Site.
1995		Additional roadways have been developed similar to present day. Commercial/industrial buildings have been developed north of the Site along Syscon Court, including buildings located directly north of the CNR line, and residential dwellings have been developed in the southern portion of the Study Area.
2015		Commercial buildings have been developed south adjacent, southeast, and north of the Site, and additional residential dwellings have been constructed south of the Site.
2023		A parking lot has been developed west adjacent to the Site as part of Sherwood Forest Park. The Study Area is developed similar to present.

3.3.2 Topographic and Other Maps

For ease of reference, selected maps are included as Drawings 10 through 12 in Appendix A. The following table summarizes the information.

Table 7: Topographic and Other Maps

Item	Year	Site Description	Study Area Description
Topographic Map	1938	The Site is undeveloped, with no building present, similar to present day. The ground elevation is approximately 100 – 105 m above sea level (ASL) and elevations are decreasing towards Lake Ontario.	The Study Area appears to be developed with a CNR north adjacent to the Site trending east to west, and Burloak Drive developed east of the Site. Sheldon Creek is located approximately 530 m west, and a tributary of Sheldon Creek is located approximately 450 m east of the Site, both flowing south towards Lake Ontario.

Item	Year	Site Description	Study Area Description
Topographic Map	1978	The Site is undeveloped, with no building present, similar to present day. The ground elevation is approximately 100 – 105 m ASL and elevations are decreasing towards Lake Ontario.	The Petro Canada Refinery is developed southeast of the Site, extending west to Burloak Drive. Commercial buildings have been developed northwest of the Site, and an oil pipeline is located south adjacent to the Site.
Topographic Map	1996		The refinery southeast of the Site has been demolished. Harvester Road and Syscon Court are developed north of the Site with commercial/industrial buildings.
Soil Associations of Southern Ontario	1960	The Site and Study Area is dominantly clay or clay loam from Chinguacousy, Jeddo and Oneida groups.	
Palaeozoic Geology of Southern Ontario, Map 2254, Ontario Division of Mines	1972	The Site and Study Area is underlain by red shale of the Upper Ordovician Queenston Formation.	

3.3.3 Hydrology and Hydrogeology

Surface water from the Site is expected to infiltrate through the unpaved areas of the Site.

A tributary of Sheldon Creek is located 450 m east, and Sheridan Creek is located approximately 530 m west of the Site, both flowing south towards Lake Ontario located approximately 2.8 km south. Surface elevations in the area decrease to the south. Based on our observations and review, the expected direction of groundwater flow underlying the Site is south towards Lake Ontario.

3.3.4 Water Bodies, Areas of Natural Significance and Groundwater Information

No waterbodies or areas of natural significance are located within the Study Area. Woodland areas are located southwest of the Study Area in the area surrounding Sheldon Creek.

The Site and Study area are located within Proposed Intake Protection Zone (IPZs) 2, which is defined as “an area upstream where a spill might reach the intake pipe before the plant operator can react (minimum time of 2 hours)”. The vulnerability score associated with the Burloak area is 4.8 which has been deemed not high enough to pose a significant risk. The Site and Study area are not located within a wellhead protection area.

Several monitoring well records were identified within the Study Area; no drinking water well records were located. The Site is within a developed urban setting and potable water is provided from a piped municipal supply that is sourced from Lake Ontario.

3.3.5 Well Records

According to the MECP records, there were several monitoring well records within the Study Area (included in Appendix E). A record from a monitoring well located north of the Site identified soil as brown fill to a depth of 0.9 m bgs, underlain by red clay to a depth of 3 m bgs, and red shale to a depth of 4.8 m bgs. The static water level was not recorded.

3.4 Site Operating Records

Site operating records were requested via a Phase One ESA questionnaire provided by G2S at the time of this Phase One ESA report. The following chart summarizes the records:

Table 8: Site Operating Records

Site Operating Records	
Regulatory Permits and Records	No records available
Material Safety Data Sheets	No records available
Underground Utility Drawings	No records available
Chemical Inventory and Storage	No records available
Storage Tanks	No records available
Environmental Monitoring Data	No records available
Waste Management Records	No records available
Process, Production and Maintenance Documents	No records available
Spills and Discharges	No records available
Emergency Response and Contingency Plans	No records available
Environmental Audit Reports	No records available
Facility Site Plans	No records available

4. Interviews

4.1 Site Personnel

An interview regarding the Site was conducted via email with Site Representative and project manager of Emshih Developments Inc., Ms. Leyla Dincer. A Phase One Questionnaire was also completed by Ms. Dincer and is included in Appendix F.

Ms. Dincer indicated that the there are two temporary easements located north and east adjacent to the Site and occupied by Metrolinx and the City of Burlington, respectively. The easement located north adjacent to the Site is used by Metrolinx for construction staging and temporary adjustment of the Canadian National Railway (CNR) line for ongoing underpass construction. The east adjacent easement is used by the City of Burlington for adjustments to the road and sidewalk due to the track diversion for the rail underpass. The Site does not include the easements and consists of vacant, undeveloped lands.

4.2 Third Party Individuals

Third party individuals were not available for interview at the time of this Phase One ESA.

4.3 Government Officials

The following government officials were contacted as part of this Phase One ESA:

1. Ministry of the Environment, Conservation and Parks (MECP), Freedom of Information and Protection of Privacy Office; and

2. Technical Standards and Safety Authority (TSSA).

5. Site Reconnaissance

Observations of the Site, adjacent, and surrounding properties were conducted by walking over the Site. Adjacent and surrounding properties were observed from within the Site or by other public means. Refer to Drawing 3 (Site Plan) in Appendix A. Photographs of the Site and the Study Area are included in Appendix G.

5.1 General Requirements

Table 9: Site Reconnaissance

Date:	March 12, 2023 and April 8, 2025
Time:	1:30 p.m.
Weather:	Sunny, 16 ºC
Person who conducted the Site visit:	Samantha Patrick, B.Sc. Whitney Bowden, B. Sc.
Site Contact/Personnel accompanying G2S during Site visit	N/A
Qualified Person supervising the Site visit:	Steve Campbell, P.Geo.
Facility Operating: (Yes/No)	No

5.2 Specific Observations at the Phase One Property

General Observations:	
The Site consists of a rectangular shaped vacant lot covered with grass and vegetation. A fence is located at the north and east boundary of the Site, separating the adjacent easements in use by Metrolinx and the City of Burlington, respectively. The easement to the north is currently used as a storage area (including short-term parking of vehicles, construction signs and fencing) and temporary CNR railway line adjustment for rail underpass by Metrolinx. The easement to the east, currently used by City of Burlington, has been developed with a temporary sidewalk to divert pedestrian traffic around the development project. One monument monitoring well was identified within each easement area in 2023, the wells were no longer present during the 2025 site visit.	
On-Site Potentially Contaminating Activities	
No PCAs were identified on-Site.	
Interior Observations	
Item	Observations
Building Observations	No building located on-Site.
Existing and Former Heating and Cooling Systems	Not applicable.
Description of Below-Ground Structures	Not applicable.
Exit and Entry Points	Not applicable.
Drains, Pits and Sumps	Not applicable.
Mechanical Equipment	Not applicable.
Stained Materials	Not applicable.

Noise, Odours, Vibrations	Not applicable.
Storage Tanks and Bulk Containers	Not applicable.
Unidentified Substances	Not applicable.
Hazardous Materials and Special Attention Items:	Not applicable; no buildings were on-Site at the time of this investigation therefore no hazardous materials or special attention items were present.
Site Limitations	None encountered.
Exterior Observations	
Item	Observations
Structure Exteriors	No structures on-Site.
Hazardous Materials	None observed.
Storage Tanks and Containers	None observed.
Unidentified Substances	None observed.
Wells	Two monument monitoring wells were located offsite in 2023; one located in the north easement and one located in the east easement. No previous reports or information regarding the wells were provided. The wells were no longer present during the 2025 Site visit.
Potable Water Supply	Municipal (Lake Ontario).
Underground Utility and Service Corridors	Underground utilities were not investigated as part of this report.
Sewage Disposal	Not applicable.
Pits and Lagoons	None observed.
Stained Materials	None observed.
Stressed Vegetation	None observed.
Ground Surface	Grass, exposed soil, and other vegetation across Site, gravel material and asphalt in east easement area.
Fill Materials	No obvious signs of fill material such as berms, stockpiles and/or significant grade changes was observed on Site.
Watercourses, Ditches and/or Standing Water	None observed on-Site.
Roads, Parking Facilities and Rights of Way	Access to the Site is Burloak Drive.
Noises, Odours, Vibrations	None observed.
Waste Disposal	None observed.
Storage	None observed.
Adjacent Land Uses	
North	Easement used by Metrolinx for temporary adjustment of a Canadian National Railway (CNR) line, followed by an asphalt manufacturing facility (850 Syscon Court) and plastic extrusion facility (835 Syscon Court).
South	Commercial plaza at 700, 728 and 738 Burloak Drive. Pipeline right-of-way
East	Easement used by the City of Burlington, followed by Burloak Drive, followed by lands under construction.

West	Parking lot associated with Sherwood Forest Park.
Current or Former Railway Lines or Spurs	CNR located north adjacent.

5.2.1 Enhanced Investigation Property

An enhanced investigation of the Site is necessary when the Site is being used for one of the following uses as described in clause 32 (1) (b) of Ontario Regulation 153/04, as amended of the Environmental Protection Act (EPA). Clause 32 (1) (b) identifies properties that are being used in whole or in part for:

i. For industrial use
ii. As a garage
iii. As a bulk liquid dispensing facility including gasoline service station
iv. For the operation of dry-cleaning equipment.

The Site is currently a vacant undeveloped lot; therefore, an enhanced investigation is not required.

5.3 Written Description of Investigation

The investigation carried out by G2S included inspection and examination of the Site as well as a visual inspection of the Study Area from areas accessible to the public. The investigation included documenting Site and Study Area conditions through notes and photographs and review of reasonably accessible information. The data complied was reviewed and evaluated for APECs, as presented in this report.

6. Review and Evaluation of Information

6.1 Current and Past Uses

Based on the information gathered from the Site visit, records review and interviews, the following is a summary of the current and past uses of the Site:

Table 10: Summary of Current and Past Site Uses

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
Entire Site				
<1816	Crown	Vacant or undeveloped land	Agriculture or other use	Land registry documents indicate landowners.
1816-1826	McDougall Jr			
1826-1836	John Lucas			
1836-1837	Noble Palmer & Charles Stuart			
1837-1838	John Lucas			
1838-1856	Andrew P			
1856-1867	George Tindall			
1867-1868	George Long			
1868-1870	Absalom Dinon			
1870-1875	Alfred Kitchen			
1875-1890	Thomas Stephenson			
1890-1891	Charles Kirby Stephenson			
1891-1900	William Bumby			
1900-1910	Harris Bumby			

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
1910-1918	Lucy Fothergill			
1918-1926	John & Eliza Catherine Mathewman			
1926-1927	Alvin George Farrow			
1927-1931	The Agricultural Development Board (Power of Sale) Herbert William Loates	Vacant or undeveloped land	Agriculture or other use	Land registry documents indicate the landowners. No FIPS, aerial photos or directories available.
1931-1935	George La Ruez			
1935-1936	The Commissioner of Agricultural Loans			
1936-1954	John and Iolanda Toccolino			Land registry documents indicate the landowners. No FIPs or directories available. Topographic maps from 1938 and 1978 and aerial photographs from 1954, 1969, and 1988 indicate the Site is vacant or undeveloped. Shell Canada is listed as an owner between 1959 and 1984, no records, aerials, or drawings identified any building, tanks or operations at this property.
1954-1956	Maybank Land Investment Ltd.			
1956-1959	John Keafer Wall			
1959-1984	Shell Canada Limited			
PIN 07014-1635				
1984-1988	HMQ – Minister of Transportation	Vacant undeveloped land	Agriculture or other use	Land registry documents indicate the landowners. Aerial photograph from 1988 and 1995 and topographic map from 1996 confirm the Site remains vacant and undeveloped.
1988-2001	Greater Toronto Transit Authority (formerly Greater Toronto Transit Authority)			
2001-2001	The Corporation of the City of Burlington			

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
2001-2003	Manicon Development Corp			
PIN 07014-2106				
1984-1988	Joben Resources Inc.	Vacant undeveloped land	Agriculture or other use	Land registry documents indicate the landowners. No FIPS or directories available. Topographic maps from 1938 and 1978 and aerial photographs from 1954, 1969, and 1988 indicate the Site is vacant or undeveloped.
1988-1993	United Lands Corporation Limited			
1993-1999	The Bank of Nova Scotia			Land registry documents indicate the landowners. Aerial photograph from 1995 and topographic map from 1996 confirm the Site remains vacant and undeveloped.
1999-2000	Arlington Heights Home Corp.	Vacant undeveloped land	Agriculture or other use	Land registry documents indicate the landowners. Aerial photograph from 1995 and topographic map from 1996 confirm the Site remains vacant and undeveloped.
2000-2003	Manicon Development Corp			
PIN 07014-0291, PIN 07014-0275				
1984-1988	Joben Resources Inc.	Vacant or undeveloped land	Agriculture or other use	Land registry documents indicate the landowners. Aerial photograph from 1988 and 1995 and topographic map from 1996 confirm the Site remains vacant and undeveloped.
1988-1993	United Lands Corporation Limited			
1993-2001	The Corporation of the City of Burlington			
2001-2003	Manicon Development Corp.			
Entire Site				
2003-2005	Emshih Developments Inc.	Vacant or undeveloped land	Agriculture or other use	Land registry documents indicate the landowners. Aerial photographs from 2015 and 2023, and 2024 Site visit confirms the Site remains vacant and undeveloped.
2005-April 2024	Burloak Common Inc.			

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
April 2024 – Present	Emshih Developments Inc.	Vacant undeveloped land	Agriculture or other use	Land registry documents indicate the name change. Aerial photographs and 2025 Site visit confirmed current land use.

6.2 Potentially Contaminating Activities

Potentially Contaminating Activities (PCAs) identified on and off-Site are listed in Table A and on Drawing 14 in Appendix A.

6.3 Areas of Potential Environmental Concern

Based on review and evaluation of the PCAs, three APECs have been identified for the Site. Refer to Table B and Drawing 15 in Appendix A.

7. Phase One Conceptual Site Model

Site Description

For the purpose of this report, Site North has been established as parallel to Burloak Drive, with Burloak Drive running north to south. The irregular shaped Site is located on the west side of Burloak Drive, approximately 275 m south of the intersection with Harvester Road, and covers an approximate plan area of 1.68 hectares (4.16 acres). The Study Area consists of residential, parkland, commercial and industrial land use. The Site location is illustrated on Drawing 1 in Appendix A and photographs of Site are included in Appendix G.

The Site currently consists of a vacant, undeveloped lot with grass and vegetation coverage across the Site. Two temporary easements are located north and east adjacent and are not included as part of the Site. The easements are utilized by Metrolinx and the City of Burlington for the adjustment of a temporary railway line during construction of a railway underpass. Based on information collected from the Site visit and records review, the Site has historically consisted of a vacant lot.

Water Bodies/Areas of Natural Significance

A tributary of Sheldon Creek is located approximately 450 m east, and Sheldon Creek is located 530 m west of the Site, both of which flow south towards Lake Ontario located approximately 2.8 km south of the Site. A woodland is located southwest of the Site, with a key natural feature surrounding Sheldon Creek to the west of the Site. The Ministry of Natural Resources (MNR) map does not identify any areas as a provincially significant wetland.

The Site and Study area are located within a Proposed Intake Protection Zone (IPZs) 2, which is defined as “an area upstream where a spill might reach the intake pipe before the plant operator can react (minimum time of 2 hours)”. The vulnerability score associated with the Burloak area is 4.8, which has been deemed not high enough to pose a significant risk. The Site and Study area are not located within a wellhead protection area.

Surface water from the Site is expected to infiltrate through the unpaved areas across the Site, or to runoff towards the paved surfaces adjacent to the Site or southeast/east towards catch basins along Burloak Drive.

Drinking Water Wells

No drinking water well records were located. The Site is within a developed urban setting and potable water is provided from a piped municipal supply that is sourced from Lake Ontario.

Geological and Hydrogeological Setting

The Site is located approximately 100 to 105 m above sea level, and topographic maps show surface elevations in the Study Area decreasing to the south. Based on our observations and review, the expected direction of groundwater flow underlying the Site is south towards Lake Ontario.

A review of soil and geological mapping for the area indicated that the near surface overburden soils at and in the vicinity of the Site comprise clay or clay loam from Chinguacousy, Jeddo and

Oneida groups. The bedrock comprises red shale of the Upper Ordovician Queenston Formation.

Underground Utilities

Although utility locations have not been identified as part of the Phase One ESA, it is unlikely that utilities such as gas, hydro, sanitary and storm sewer, and water are provided to the Site via underground services. The Site is currently and has historically been undeveloped.

Surrounding Properties

The Phase One ESA Study Area is developed for residential, parkland, commercial, and industrial land use (as shown on Drawing 2 in Appendix A). A CNR line is located north adjacent to the Site, followed by commercial and industrial operations, Burloak Drive is located east adjacent to the Site, followed by a commercial development and a commercial business park, a parking lot for Sherwood Forest Park is located west adjacent to the Site, followed by the remainder of the park, and a commercial plaza and residential dwellings are located south of the Site.

Potentially Contaminating Activities (PCAs)

Historical review of the Site and surrounding properties within a 250 m radius of the Site identified no on-Site and several off-Site PCAs, as defined in the amended O. Reg. 153/04. PCAs identified during the Phase One ESA are summarized in Section 6.2.

Areas of Potential Environmental Concern (APECs)

The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, three APECs were identified on-Site.

8. Conclusions and Recommendations

This Phase One ESA was conducted to:

i) develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;

ii) determine the need for a Phase Two ESA; and

iii) provide a basis for carrying out any Phase Two ESA required.

The assessment was performed in accordance with the Phase One ESA protocols outlined in O.Reg. 153/04, as amended, which came into force on July 1, 2011, and meets the requirements of Schedule D of the Regulation.

The Site has historically consisted of an undeveloped vacant Site; the Study Area began development in approximately 1975 and continues to present day.

Historical review of the Site and surrounding properties within a 250 m radius of the Site identified on-Site and several off-Site PCAs, as defined in the amended O. Reg. 153/04. The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc.

Based on review and evaluation of the information gathered, a Phase Two ESA is recommended to investigate the APECs.

8.1 Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted

It is the opinion of G2S that a Phase Two ESA is required before an RSC can be submitted for the Site.

8.2 Record of Site Condition Based on Phase One Environmental Site Assessment Alone

It is the opinion of G2S that an RSC can not be submitted for the Site based on a Phase One ESA alone.

9. Qualifications of the Assessor

This Phase One ESA was conducted by Samantha Patrick, B.Sc. Ms. Patrick is responsible for the successful completion of field work and reporting. Ms. Patrick has completed numerous projects on behalf of private and public sector clients for industrial, commercial, and residential sites.

This Phase One ESA was reviewed by Ms. Whitney Bowden, B.Sc. Ms. Bowden has been trained to conduct Phase One and Two ESAs in accordance with the CSA and O. Reg 153/04, as amended. She is a senior project manager with over 10 years of professional experience specializing in environmental investigations and project management. Her main areas of expertise include Phase One and Phase Two ESAs, project management, site cleanup/remediation, UST and AST removals, and site remediation. She has completed numerous projects on behalf of private and public-sector clients for industrial, commercial, and residential sites.

This Phase One ESA was reviewed by Mr. Steve Campbell, P. Geo. Mr. Campbell has over 25 years of environmental consulting experience, including Phase One and Two ESAs, hazardous materials management, contaminant hydrogeology, air quality, environmental monitoring, and remediation of contaminated sites. Mr. Campbell is responsible for the overall management of projects, QA/QC, and health and safety, as well as acting as a technical lead on projects. Mr. Campbell is a Qualified Person as defined in Ontario Regulation 153/04 for signing off on Phase One and Two ESAs, remediation reports and Records of Site Condition (RSCs). Mr. Campbell has managed numerous asbestos, designated substances and mould assessments, as well as remediation programs.

10. References and Supporting Documentation

a) Ontario Ministry of the Environment, Conservation and Parks (MECP) Ontario Regulation 153/04 (made under the Environmental Protection Act), May 2004, as amended.

b) Occupational Health and Safety Act - Ministry of Labour (MOL).

c) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.

d) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.

e) MECP Water Well Records Interactive Mapping, website.

f) "Ontario Inventory of PCB Storage Sites", Waste Management Branch, Ontario Ministry of the Environment. June 1991.

g) "Ontario Inventory of PCB Storage Sites", Waste Management Branch, Ontario Ministry of the Environment. April 1995.

h) Ontario Base Map (OBM), Scale: 1:10,000, 2004, Ontario Basic Maps ArcIMS Service, Environmental Systems Research Institute Canada, website.

i) Access Environment – environmental approvals and registrations, MECP website.

j) Hazardous Waste Information Network (HWIN), 1986 – 2005, website.

k) National Pollutant Release Inventory, Government of Canada, website.

l) Natural Heritage Information Centre (NHIC) and Land Information Ontario (LIO) Map, Ontario Ministry of Natural Resources (MNR) website.

m) Paleozoic Geology of Southern Ontario, Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.

n) "Soil Associations of Southern Ontario" Scale 1 inch to 10 miles. Published by the Soil Research Institute, Research Branch, Canada Department of Agriculture. Ottawa, 1960.

o) "The City of Burlington Official Plan," Schedule C, Urban Area. March 2024.

p) "The City of Burlington Official Plan," Schedule M, Natural Heritage System. March 2024.

q) "Livable Oakville Plan," Schedule F, Land Use - Southwest. March 2024.

r) "Assessment Report, Halton Region Source Protection Area" Source Protection Committee, Approved November 4, 2022.

s) “1954 Air Photos of Southern Ontario,” University of Toronto Libraries, Map and Data Library. Viewed online March 2024.

t) “1969 Aerial Photograph, Burlington,” Flight line 16E, Photo A20263-21, Scale 1:30,000, viewed online through the University of Trent Aerial Index

u) “1988 Aerial Photograph, Burlington,” viewed at the University of McMaster

v) “1995, 2015, and 2023 Aerial Photographs, Burlington,” viewed online through the City of Burlington interactive mapping website.

w) “Hamilton, Ontario Topographic Map” Geographical Section, Department of National Defence, 030M05, ed. 5, 1938. Scale 1:63,000.

x) “Hamilton Burlington, Ontario” Natural Resources Canada, 030M05, ed. 7, 1978. Scale 1:50,000

y) “Burlington, Ontario” Natural Resources Canada, 030M05, ed. 9, 1996. Scale 1:50,000

z) *“Phase I Environmental Site Assessment, Proposed Commercial Development, 700, 728, 738 & 799 Burloak Drive, Burlington, Ontario*.” Completed by Soil-Mat Engineers & Consultants Ltd. dated September 17, 2008, revised December 5, 2008, for Emshih Developments Inc.

11. Limitations

This Phase One Environmental Site Assessment (ESA) has been prepared for the sole benefit of Emshih Developments Inc. and is intended to provide a Phase One ESA for the Site, 800 Burloak Drive in Burlington, Ontario. The Phase One ESA may not be relied upon by any other person or entity without the expressed written consent of Emshih Developments Inc. and G2S Consulting Inc. (G2S). Any use which a third party makes of this Phase One ESA, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for any loss, damage, expenses, or penalties suffered by any third parties that may arise or result from the use of any information or recommendations contained in this report.

The report is based solely on the scope of services which are specifically referred to in this report. No physical or intrusive testing has been performed, except as specifically referenced in this report. This report is not a certification of compliance with past or present regulations, codes, guidelines and policies.

The findings in this Phase One ESA are limited to the conditions at the Site at the time of this investigation (March 2024) and supplemented by a historical review and data obtained by G2S as described herein as well as information provided by the Site representative as reported herein. Conclusions presented in this Phase One ESA should not be construed as legal advice.

If Site conditions, regulations, codes, guidelines and applicable standards change or if any additional information becomes available at a future date, changes to the findings, conclusions and recommendations in this Phase One ESA may be necessary.

This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the Site and must be viewed as a mechanism to reduce risk rather than eliminate the risk of contamination concerns.

12. Signatures and Closing Remarks

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

Yours truly,

G2S Consulting Inc.



Samantha Patrick, B.Sc.
Environmental Technician



Steve Campbell, P.Geo.
Principal, Senior Geoscientist



Whitney Bowden, B.Sc.
Senior Project Manager

13. Appendices

The following are Appendices A to G which must be read in conjunction with this report.

Appendix A:
Tables and Drawings

Table A: Potentially Contaminating Activities

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
No municipal address, temporary railway line located north adjacent and CN Railway Line (~15 m north)	**PCA #46** – Rail Yards, Tracks and Spurs	A temporary railway line has been constructed (2025) on the north adjacent easement to divert rail traffic during underpass construction on Burloak Drive. A Canadian National Railway (CNR) line is located approximately 15 m north of the Site trending east to west.	<1938 - Present	YES – APEC 1
835 Syscon Court ~75 m north	**PCA #43** – Plastics (including fibreglass) Manufacturing and Processing	Current and historical operations by Bericap Inc. and Twinpak Inc., storage tanks to the north of the building are noted to contain resin, the company manufactures bottle caps and enclosures for food, no evidence of chemical or oil storage at the property.	1991 - Present	Yes – APEC 2
Burloak Drive ~5 m east	**PCA Other 1** – Use of de-icing salt	The application of de-icing salt to adjacent roadways and sidewalks surrounding the Site.	Present	YES – APEC 3 (Not Applicable)
No municipal address ~25 m south	**PCA Other 2** – Oil pipeline	Presence of an oil pipeline.	Present	No – no spills or incidents have been reported near the Site, 25 m down-gradient with respect to expected groundwater flow direction.
850 Syscon Court ~50 m northwest	**PCA #5** – Asphalt and Bitumen Manufacturing	Current and historic operations by Associated Paving Co Ltd.	1998 - Present	No - main operations at the property are located further than 70 m from the Site and are trans-gradient with respect to potential groundwater flow direction

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
728 Burloak Drive ~35 m south	**PCA #37** – Operation of Dry-Cleaning Equipment (where chemicals are used)	Directories indicate historic operations by Stitchless Dry Cleaners.	2007 - 2013	No – the owner of 728 Burloak Drive indicated the location operated as a depot and no chemicals were used at the property. Down gradient with respect to the groundwater flow direction.
5490 Harvester Road ~190 m north	**PCA #34 –** Metal Fabrication	Historical directories indicate operations by Fab Industries Inc. and Precision Metal Cutting Inc.	1997 - 2005	No – based on distance from Site.
5400 Harvester Road ~250 m northwest	**PCA #34 –** Metal Fabrication	Historical and current operations by Laurel Steel.	1993 - Present	No – based on distance from Site and trans-gradient location with respect to potential groundwater flow direction.
845 Burloak Road ~250 m northeast	**PCA #28** – Gasoline and Associated Products Storage in Fixed Tanks	Current operations as a gasoline service station with four gasoline storage tanks with a self serve gasoline station.	<2015 - Present	No – based on distance from Site and trans-gradient location with respect to potential groundwater flow direction.

Notes: APEC – Area of Potential Environmental Concern

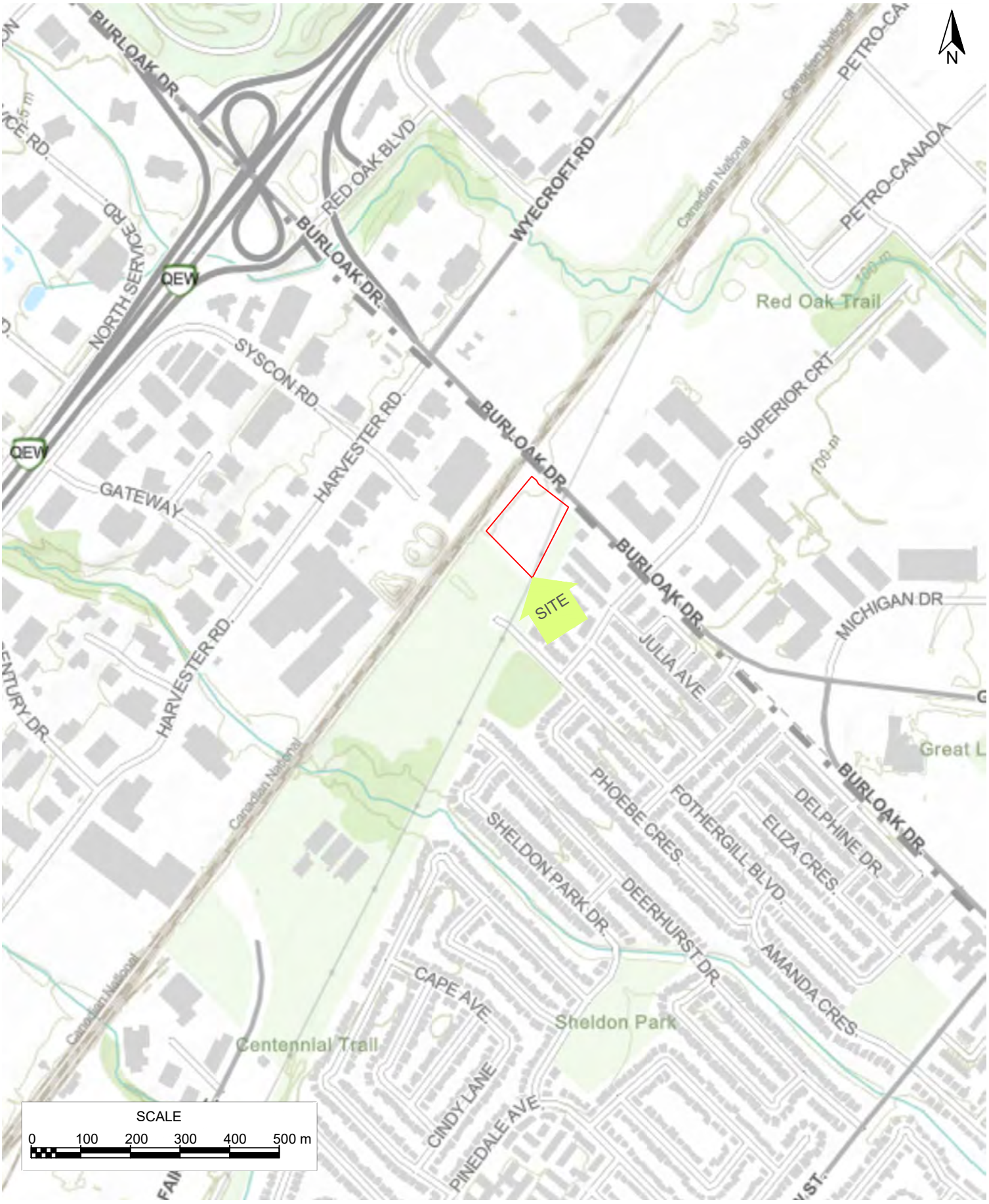
Regarding APEC 3 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. In this regard, further assessment of this APEC is not required.

Table B: Areas of Potential Environmental Concern

APEC No.	Description of APEC/ Rationale	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
1	A temporary railway line is located on the north adjacent property to divert rail traffic during underpass construction on Burloak Drive. Canadian National Railway (CNR) lines are located approximately 15 m north of the Site running east to west.	North portion of Site	**PCA #46** – Rail Yards, Tracks and Spurs	Off-Site	PHCs F1 – F4, BTEX, Metals (including As, Sb, Se), Hg, CN-, B(HWS), Cr(IV), PAHs	Soil Groundwater
2	Present and historical operations of 835 Syscon Court (~75 m north) for plastic processing by Bericap Inc. and Twinpak Inc.	North portion of Site	**PCA #43** –Plastics (including fiberglass) Manufacturing and Processing	Off-Site	PHCs F1 – F4, BTEX, VOCs	Soil Groundwater
3	Application of de-icing salt on adjacent roadways and sidewalks.	East and south portion of Site	**Not Required** – De-icing salt use, per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required.	Off-Site	EC, SAR	Soil
					Na, Cl^-	Groundwater

Notes: PHCs F1-F4 – Petroleum Hydrocarbons Fractions F1-F4 PAHs – Polycyclic Aromatic Hydrocarbons VOCs – Volatile Organic Compounds
BTEX – Benzene, Toluene, Ethylbenzene, Xylenes

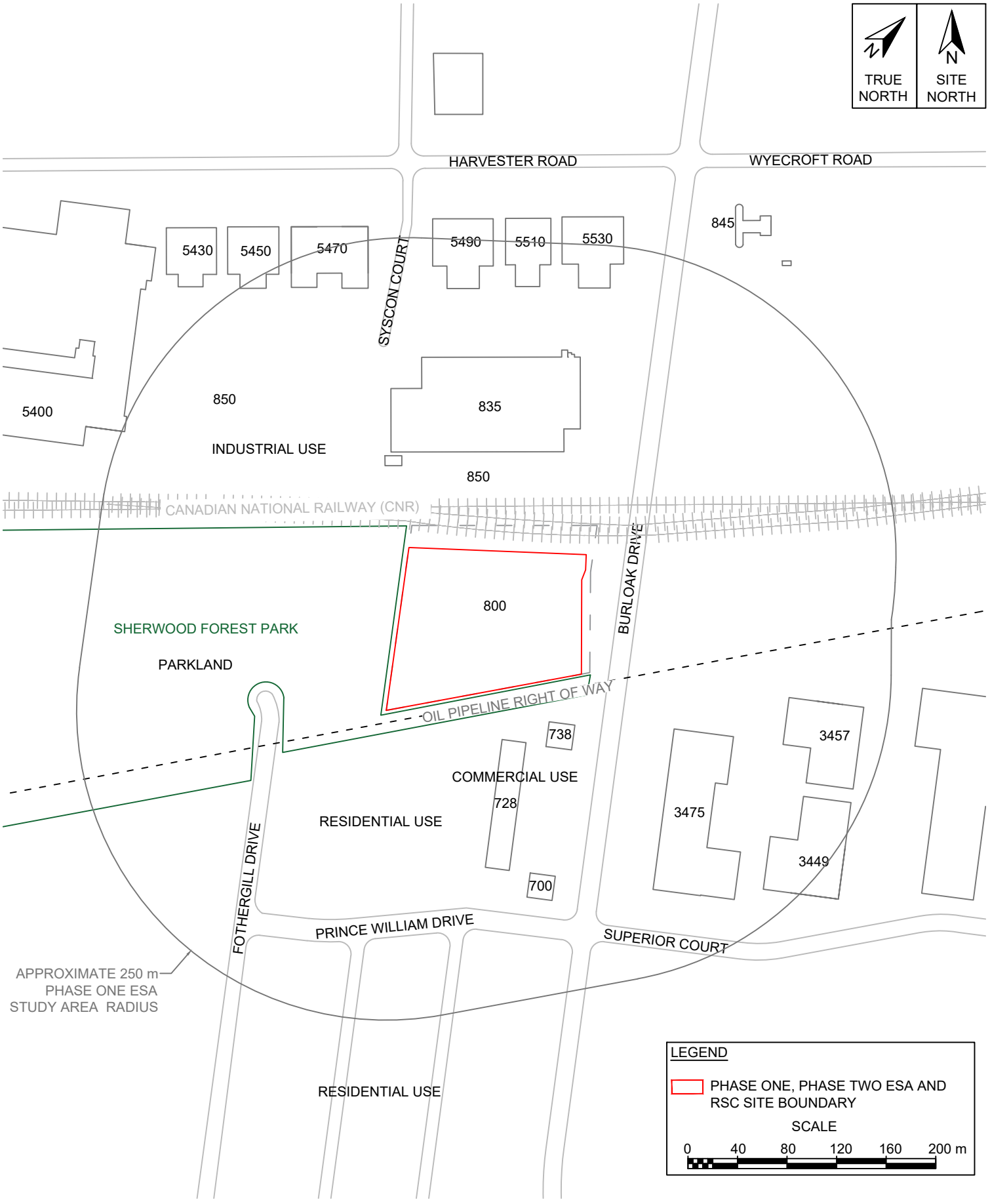
Regarding APEC 3 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. In this regard, further assessment of this APEC is not required.



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Date:	APRIL 2026
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SITE LOCATION PLAN
800 BURLOAK DRIVE
BURLINGTON ONTARIO

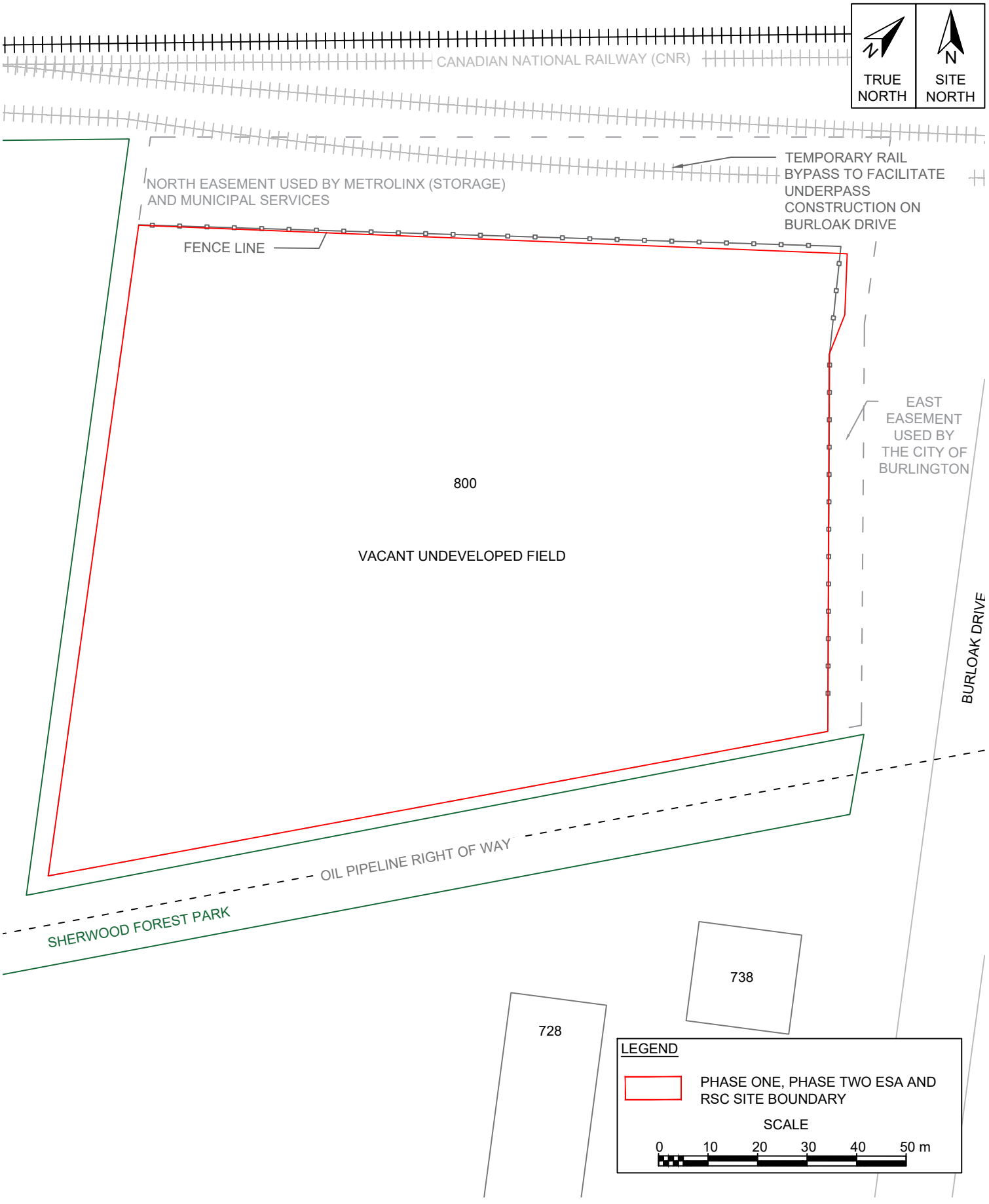
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STUDY AREA
800 BURLOAK DRIVE
BURLINGTON ONTARIO

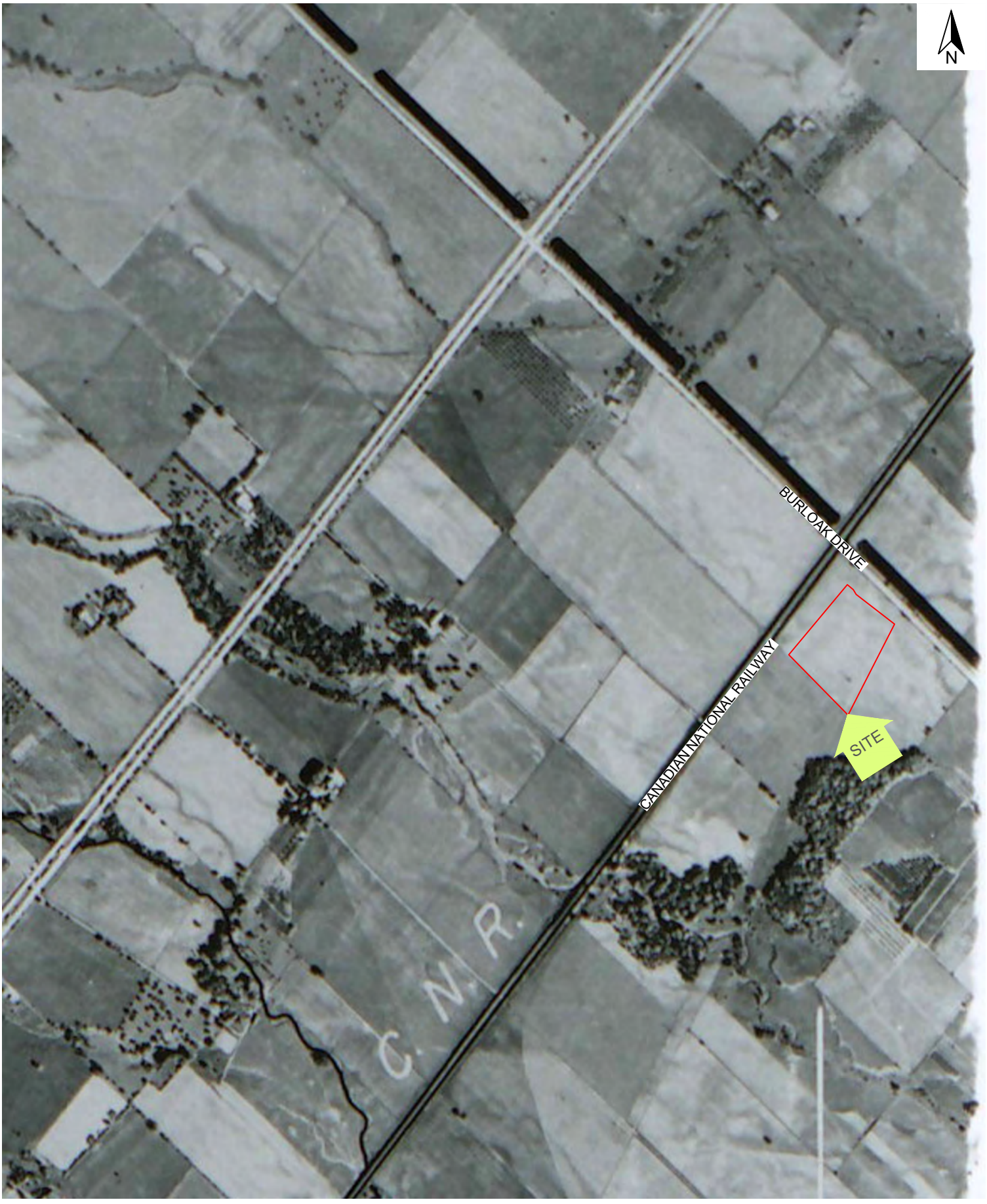
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SITE LOCATION PLAN
800 BURLOAK DRIVE
BURLINGTON ONTARIO

Drawing No.
3

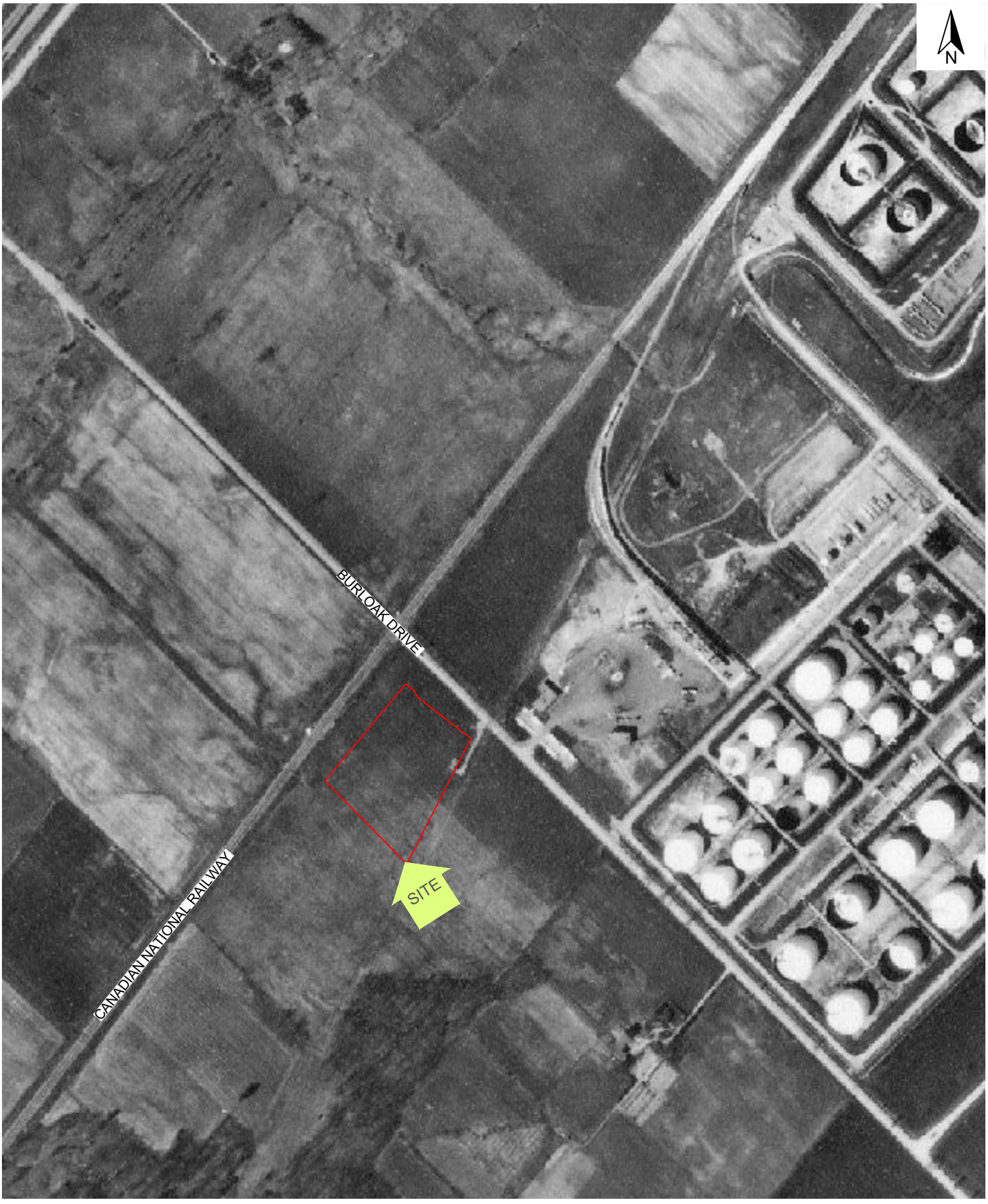


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1954 AERIAL PHOTOGRAPH
800 BURLOAK DRIVE
BURLINGTON ONTARIO

G2S

Drawing No.
4



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1969 AERIAL PHOTOGRAPH
800 BURLOAK DRIVE
BURLINGTON ONTARIO

G2S

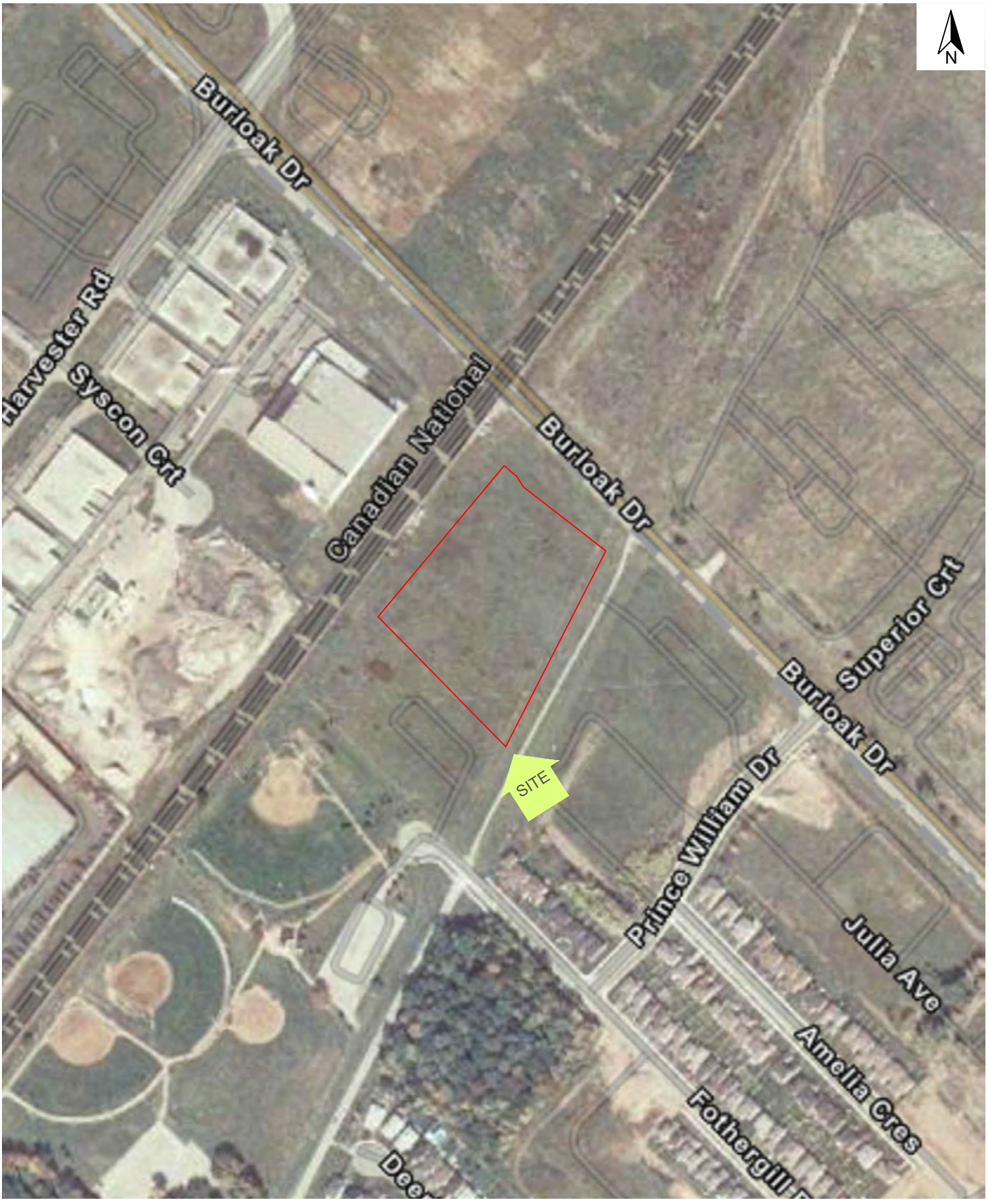
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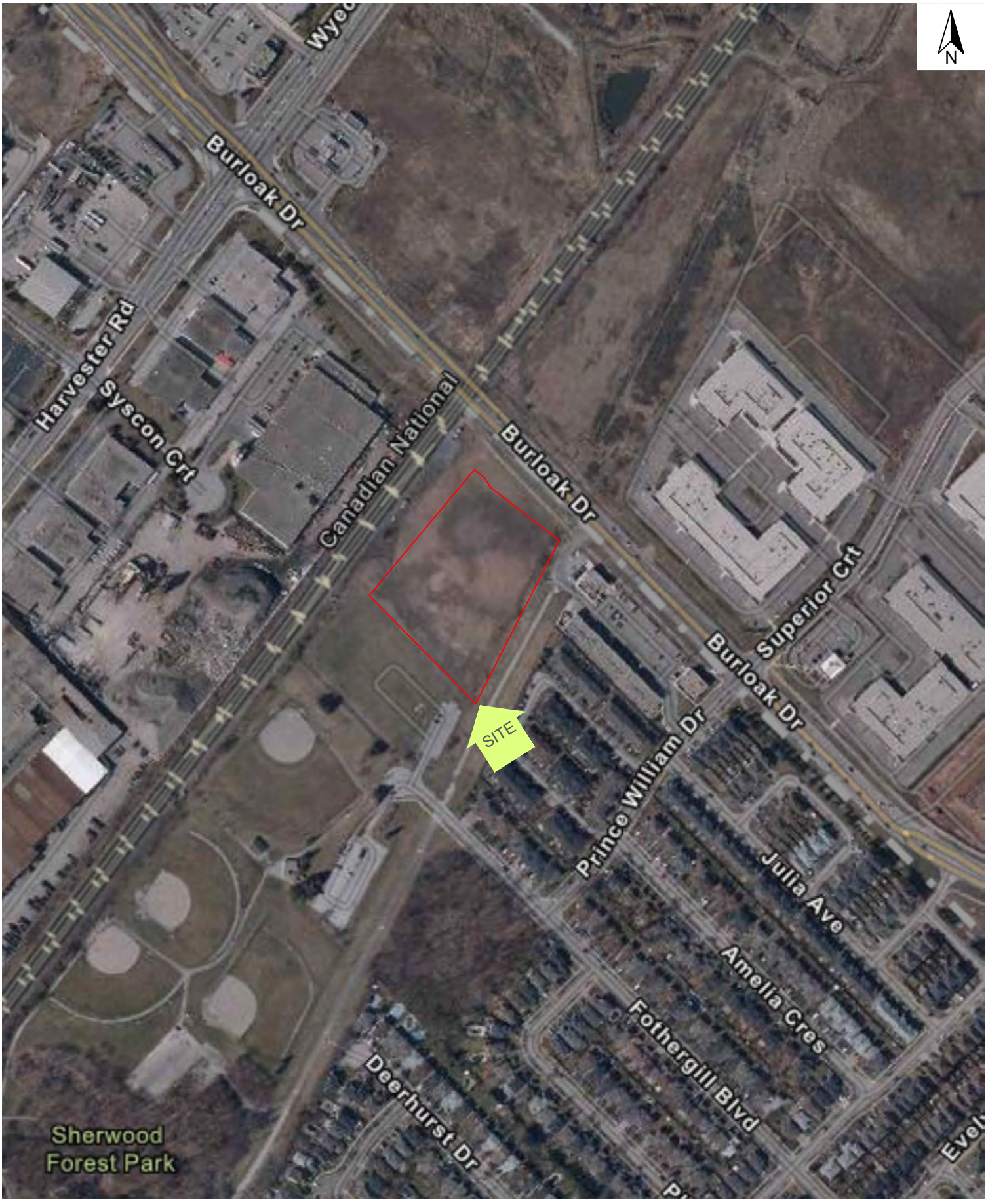
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Date:	APRIL 2026
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File name:	G2S24000A.dwg

1988 AERIAL PHOTOGRAPH
800 BURLOAK DRIVE
BURLINGTON ONTARIO

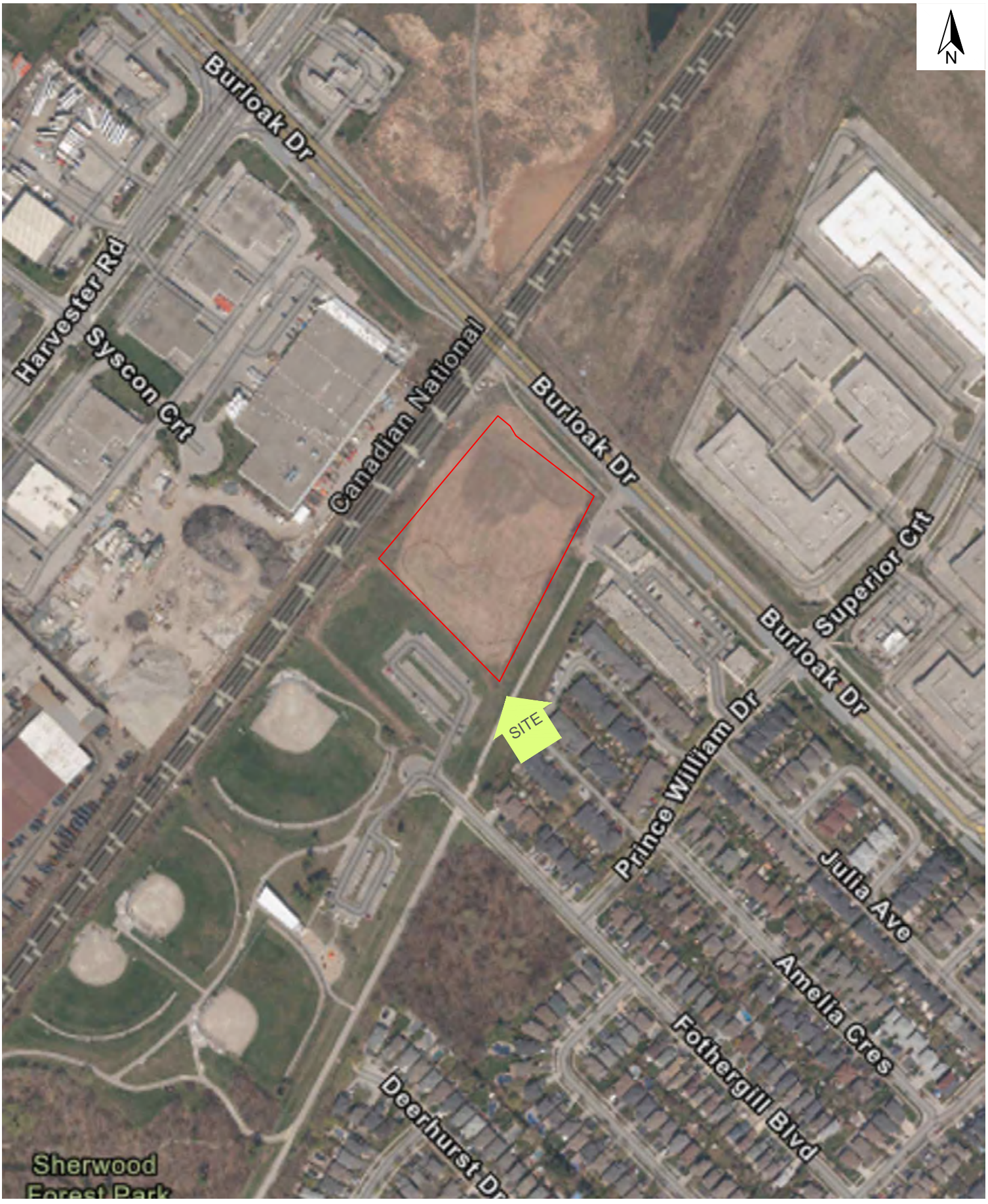
Drawing No.
6



Scale:	N.T.S	1995 AERIAL PHOTOGRAPH 800 BURLOAK DRIVE	Drawing No. 7
Project No.:	G2S24000A		
Date:	APRIL 2026		
Drawn by:	SP/WB		
File name:	G2S24000A.dwg	BURLINGTON ONTARIO	



Scale:	N.T.S	2015 AERIAL PHOTOGRAPH 800 BURLOAK DRIVE	Drawing No.
Project No.:	G2S24000A		8
Date:	APRIL 2026		
Drawn by:	SP/WB		
File name:	G2S24000A.dwg	BURLINGTON ONTARIO	



Scale:	N.T.S
Project No.:	G2S24000A
Date:	APRIL 2026
Drawn by:	SP/WB
File name:	G2S24000A.dwg

2023 AERIAL PHOTOGRAPH
800 BURLOAK DRIVE
BURLINGTON ONTARIO

G2S

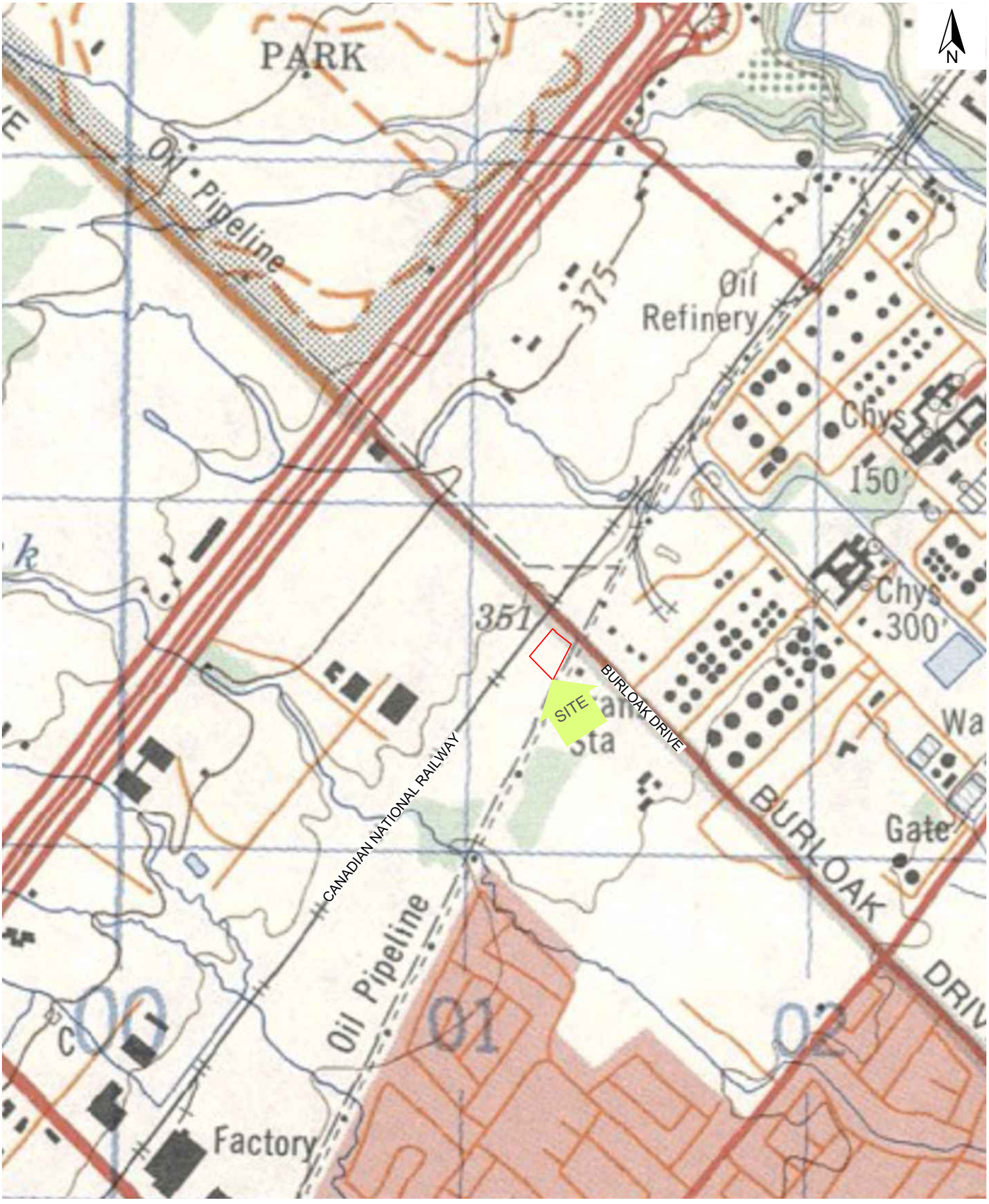
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9



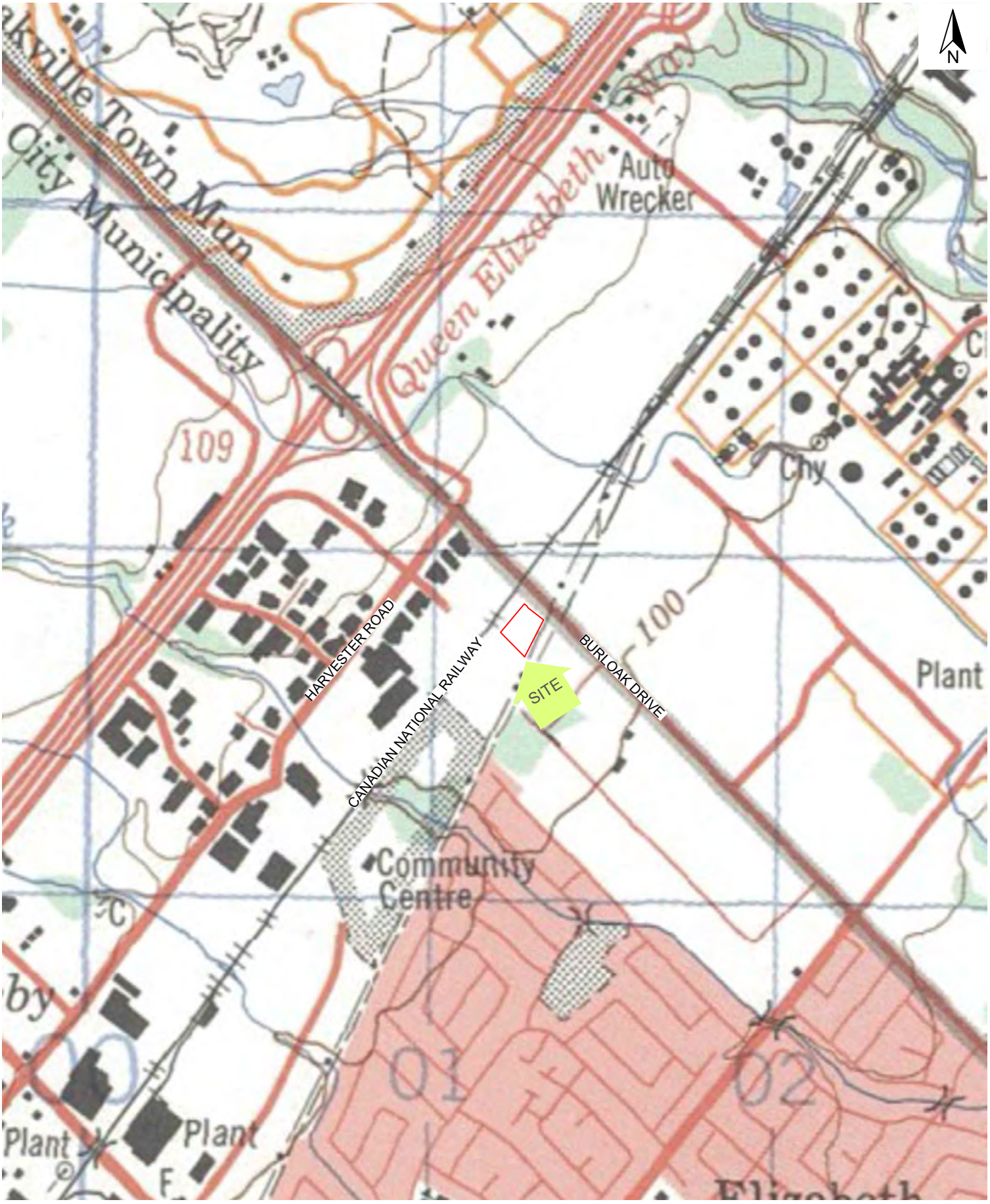
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Project No.:	G2S24000A
Date:	APRIL 2026
Drawn by:	SP/WB
File name:	G2S24000A.dwg

1938 TOPOGRAPHIC MAP
800 BURLOAK DRIVE
BURLINGTON ONTARIO

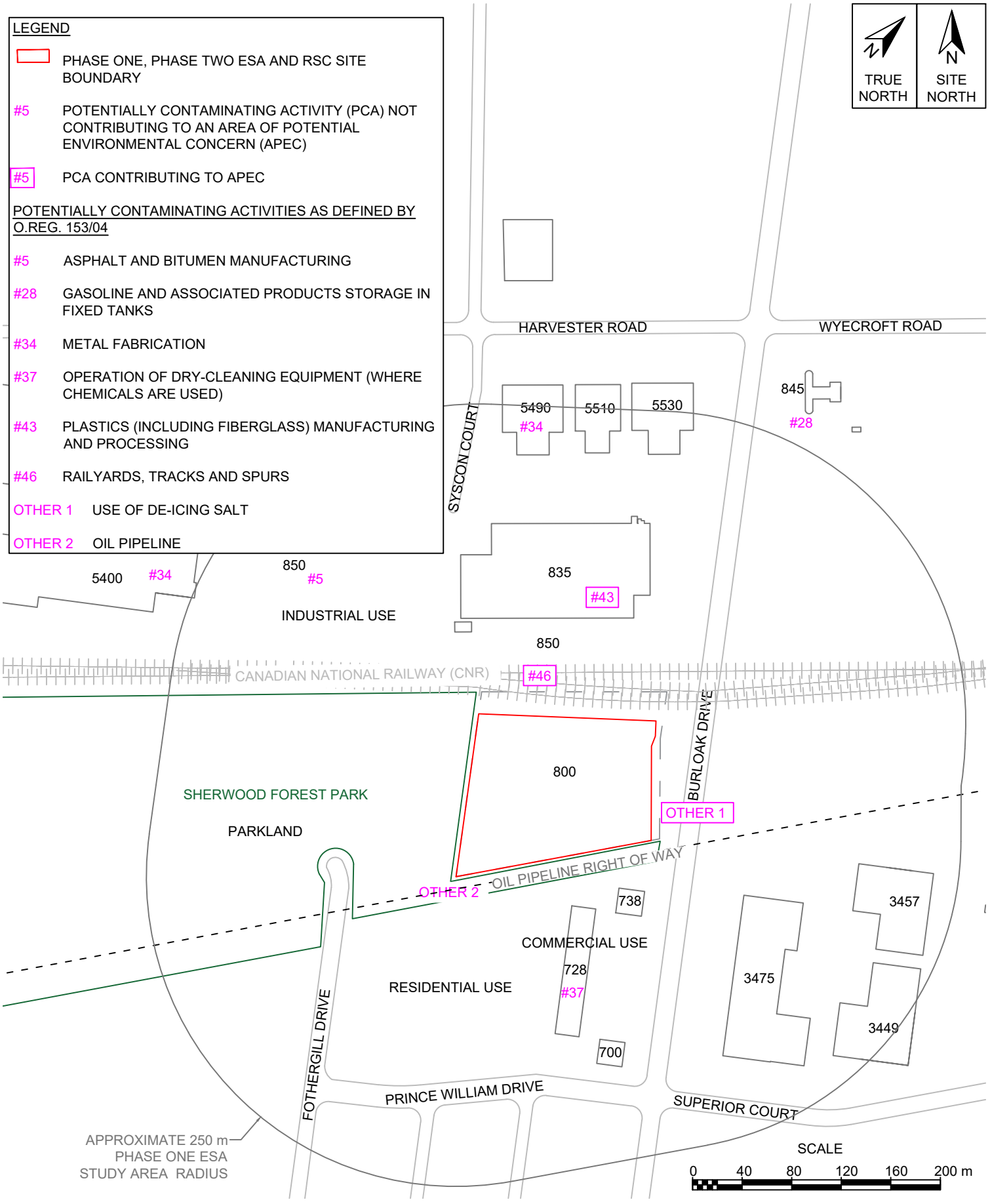
Drawing No.
10



Scale:	N.T.S	1978 TOPOGRAPHIC MAP 800 BURLOAK DRIVE	Drawing No. 11
Project No.:	G2S24000A		
Date:	APRIL 2026		
Drawn by:	SP/WB		
File name:	G2S24000A.dwg	BURLINGTON ONTARIO	



Scale:	N.T.S	1996 TOPOGRAPHIC MAP 800 BURLOAK DRIVE	Drawing No. 12
Project No.:	G2S24000A		
Date:	APRIL 2026		
Drawn by:	SP/WB		
File name:	G2S24000A.dwg	BURLINGTON ONTARIO	

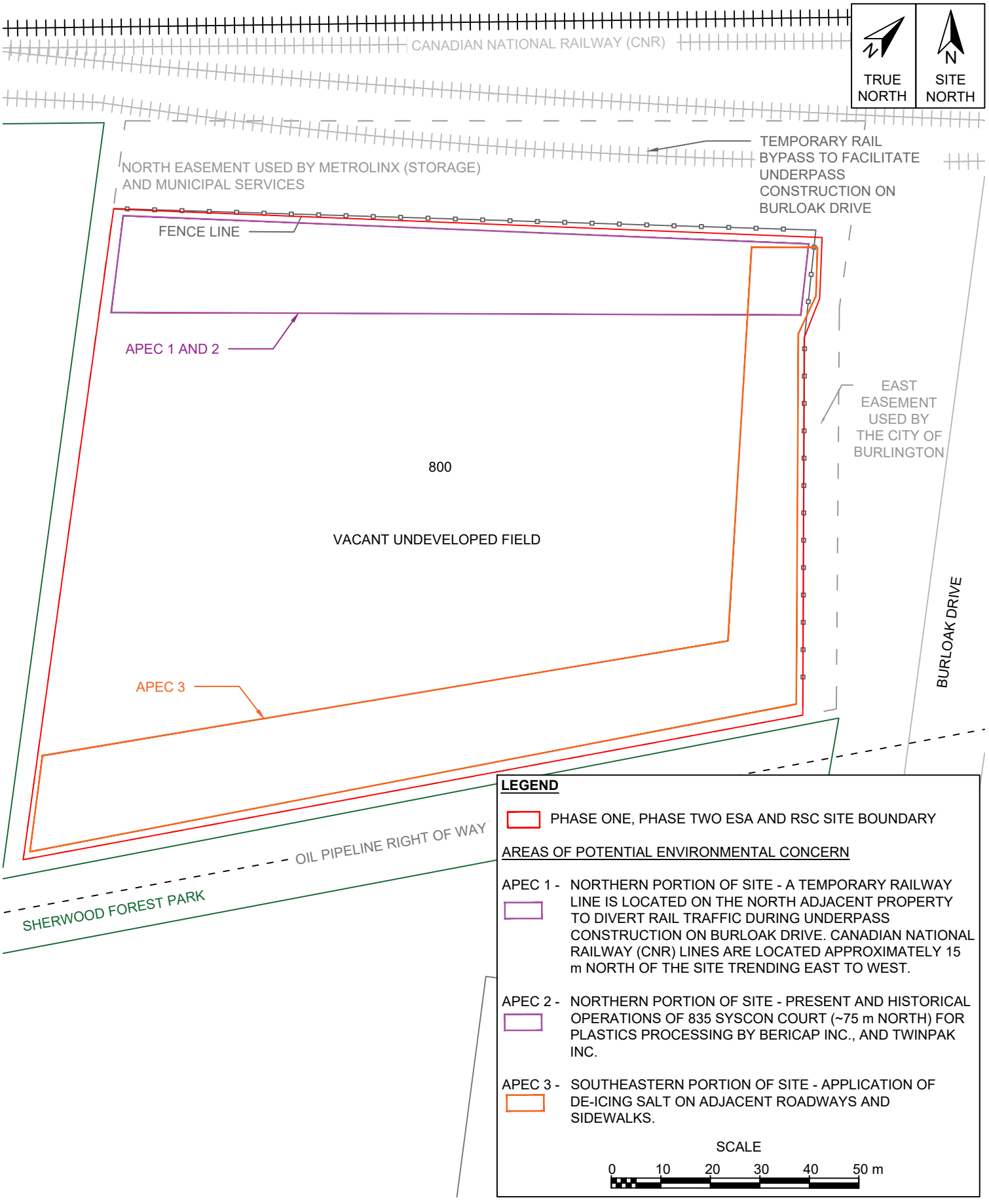


Scale:	AS SHOWN
Project No.:	G2S24000A
Date:	APRIL 2026
Drawn by:	SP/WB
File name:	G2S24000A.dwg

POTENTIALLY CONTAMINATING ACTIVITIES
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No. 13



Scale:	AS SHOWN
Project No.:	G2S24000A
Date:	APRIL 2026
Drawn by:	SP/WB
File name:	G2S24000A.dwg

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
800 BURLOAK DRIVE
BURLINGTON ONTARIO

Drawing No. 14

Appendix B:
Site Ownership

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: BLOCK 72, PLAN 20M582 EXCEPT PARTS 1-10 20R15092; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 5,6 HR1782711 AS IN HR1782711; CITY OF BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 07014-0274

PIN CREATION DATE:
2003/06/19

OWNERS' NAMES
EMSHIH DEVELOPMENTS INC.

CAPACITY SHARE
TRST

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/19 ***						
20R6712	1984/08/31	PLAN REFERENCE				C
H235150	1984/11/09	TRANSFER EASEMENT		*** DELETED AGAINST THIS PROPERTY ***	H.M. THE QUEEN (ONTARIO) REPRESENTED BY THE MINISTER OF TRANSPORTATION AND COMMUNICATIONS	
H451197	1990/07/11	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
H451198	1990/07/11	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
20R10307	1991/03/11	PLAN REFERENCE				C
H540496Z	1993/03/08	APL ANNEX REST COV				C
H543931	1993/04/26	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
20R11110	1993/04/30	PLAN REFERENCE				C
H545082	1993/05/07	TRANSFER EASEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF BURLINGTON	
H545259	1993/05/12	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
20R13949	2001/01/26	PLAN REFERENCE				C
HR39184	2001/03/05	NOTICE		MANICON DEVELOPMENT CORP.	THE CORPORATION OF THE CITY OF BURLINGTON	C
HR196402	2003/05/14	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** MANICON DEVELOPMENT CORP.	EMSHIH DEVELOPMENTS INC.	
REMARKS: PLANNING ACT STATEMENTS						
HR417657	2005/10/03	TRANSFER		EMSHIH DEVELOPMENTS INC.	BURLOAK COMMON INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR417743	2005/10/03	NOTICE	$1	THE CORPORATION OF THE CITY OF BURLINGTON		C
20R21532	2019/10/09	PLAN REFERENCE				C
20R21677	2020/05/13	PLAN REFERENCE				C
HR1774963	2021/03/18	CERTIFICATE		METROLINX		C
REMARKS: APPROVAL TO EXPROPRIATE						
HR1782711	2021/04/19	PLAN EXPROPRIATION			METROLINX	C
REMARKS: 5,6						
HR2002497	2023/11/23	TRANSFER REL&ABAND		*** COMPLETELY DELETED ***		
				THE CORPORATION OF THE CITY OF BURLINGTON	BURLOAK COMMON INC.	
REMARKS: H545082.						
HR2002550	2023/11/24	APL (GENERAL)		*** COMPLETELY DELETED ***		
				BURLOAK COMMON INC.		
REMARKS: H235150						
HR2026698	2024/04/17	APL CH NAME OWNER		BURLOAK COMMON INC.	EMSHIH DEVELOPMENTS INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 73-1, SEC 20M582, BLOCK 73, PLAN 20M582; S/T HR38946; SUBJECT TO AN EASEMENT IN GROSS OVER PART 3 HR1782711 AS IN HR1782711; CITY OF BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/06/24

OWNERS' NAMES
EMSHIH DEVELOPMENTS INC.

CAPACITY SHARE
TRST

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/06/24 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/06/24						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/06/21 ***						
20R6712	1984/08/31	PLAN REFERENCE				C
H235150	1984/11/09	TRANSFER EASEMENT		*** DELETED AGAINST THIS PROPERTY ***	H.M. THE QUEEN (ONTARIO) REPRESENTED BY THE MINISTER OF TRANSPORTATION AND COMMUNICATIONS	
H451197	1990/07/11	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
H451198	1990/07/11	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
H540496Z	1993/03/08	APL ANNEX REST COV				C
H543931	1993/04/26	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
H543942	1993/04/26	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF BURLINGTON	
20R13949	2001/01/26	PLAN REFERENCE				C
HR38946	2001/03/02	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** THE CORPORATION OF THE CITY OF BURLINGTON	MANICON DEVELOPMENT CORP.	
HR196402	2003/05/14	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** MANICON DEVELOPMENT CORP.	EMSHIH DEVELOPMENTS INC.	
REMARKS: PLANNING ACT STATEMENTS						
HR417657	2005/10/03	TRANSFER		EMSHIH DEVELOPMENTS INC.	BURLOAK COMMON INC.	C
HR417743	2005/10/03	NOTICE	$1	THE CORPORATION OF THE CITY OF BURLINGTON		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
20R21532	2019/10/09	PLAN REFERENCE				C
20R21677	2020/05/13	PLAN REFERENCE				C
HR1774963	2021/03/18	CERTIFICATE		METROLINX		C
	REMARKS: APPROVAL TO EXPROPRIATE					
HR1782711	2021/04/19	PLAN EXPROPRIATION			METROLINX	C
	REMARKS: 3					
HR2002550	2023/11/24	APL (GENERAL)		*** COMPLETELY DELETED *** BURLOAK COMMON INC.		
	REMARKS: H235150					
HR2026698	2024/04/17	APL CH NAME OWNER		BURLOAK COMMON INC.	EMSHIH DEVELOPMENTS INC.	C

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART PCL STREETS-1, SEC 20M582; BLOCKS 74 & 75, PLAN 20M582; S/T HR38946; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 HR1782711 AS IN HR1782711; CITY OF BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE

RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 1996/06/24

OWNERS' NAMES: EMSHIH DEVELOPMENTS INC.

CAPACITY: TRST

SHARE:

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/06/24 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/06/24						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/06/21 ***						
20R6712	1984/08/31	PLAN REFERENCE				C
H235150	1984/11/09	TRANSFER EASEMENT		*** DELETED AGAINST THIS PROPERTY ***	H.M. THE QUEEN (ONTARIO) REPRESENTED BY THE MINISTER OF TRANSPORTATION AND COMMUNICATIONS	
H451197	1990/07/11	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
H451198	1990/07/11	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
H540496Z	1993/03/08	APL ANNEX REST COV				C
H543931	1993/04/26	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
H543943	1993/04/26	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE CITY OF BURLINGTON	
20R13949	2001/01/26	PLAN REFERENCE				C
HR38946	2001/03/02	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** THE CORPORATION OF THE CITY OF BURLINGTON	MANICON DEVELOPMENT CORP.	
HR196402	2003/05/14	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** MANICON DEVELOPMENT CORP.	EMSHIH DEVELOPMENTS INC.	
REMARKS: PLANNING ACT STATEMENTS						
HR417657	2005/10/03	TRANSFER		EMSHIH DEVELOPMENTS INC.	BURLOAK COMMON INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR417743	2005/10/03	NOTICE	$1	THE CORPORATION OF THE CITY OF BURLINGTON		C
20R21532	2019/10/09	PLAN REFERENCE				C
20R21677	2020/05/13	PLAN REFERENCE				C
HR1774963	2021/03/18	CERTIFICATE		METROLINX		C
REMARKS: APPROVAL TO EXPROPRIATE						
HR1782711	2021/04/19	PLAN EXPROPRIATION			METROLINX	C
REMARKS: 4						
HR2002550	2023/11/24	APL (GENERAL)		*** COMPLETELY DELETED *** BURLOAK COMMON INC.		
REMARKS: H235150						
HR2026698	2024/04/17	APL CH NAME OWNER		BURLOAK COMMON INC.	EMSHIH DEVELOPMENTS INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART BLOCK 28, PLAN 20M280, PARTS 3,4,7 20R13949; S/T H194755; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1,2 HR1782711 AS IN HR1782711; SUBJECT TO AN EASEMENT OVER PART 7 20R13949 IN FAVOUR OF BLOCK 72 PLAN 20M582 AS IN HR38946; CITY OF BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 07014-0276

PIN CREATION DATE:
2001/03/12

OWNERS' NAMES
EMSHIH DEVELOPMENTS INC.

CAPACITY SHARE
TRST

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/03/12 ***						
H194754	1982/12/13	AGR SUBDIVISION			THE CORPORATION OF THE CITY OF BURLINGTON BURLINGTON HYDRO-ELECTRIC COMMISSION	C
H194755	1982/12/13	TRANSFER EASEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
H194756	1982/12/13	NOTICE AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
H241847	1985/03/26	RELEASE				C
	REMARKS: PARTIAL H194754, H194756					
20R13949	2001/01/26	PLAN REFERENCE				C
HR35562	2001/02/06	APL ANNEX REST COV		GREATER TORONTO TRANSIT AUTHORITY		C
	REMARKS: EXPIRES 5 YRS FROM 2001 02 06					
HR38946	2001/03/02	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** THE CORPORATION OF THE CITY OF BURLINGTON	MANICON DEVELOPMENT CORP.	
HR196402	2003/05/14	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** MANICON DEVELOPMENT CORP.	EMSHIH DEVELOPMENTS INC.	
	REMARKS: PLANNING ACT STATEMENTS					
HR417657	2005/10/03	TRANSFER		EMSHIH DEVELOPMENTS INC.	BURLOAK COMMON INC.	C
HR417743	2005/10/03	NOTICE	$1	THE CORPORATION OF THE CITY OF BURLINGTON		C
20R21532	2019/10/09	PLAN REFERENCE				C
20R21677	2020/05/13	PLAN REFERENCE				C
HR1774963	2021/03/18	CERTIFICATE		METROLINX		C
	REMARKS: APPROVAL TO EXPROPRIATE					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR1782711	2021/04/19	PLAN EXPROPRIATION			METROLINX	C
REMARKS: 1,2						
HR2026698	2024/04/17	APL CH NAME OWNER		BURLOAK COMMON INC.	EMSHIH DEVELOPMENTS INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Appendix C:
Street Directories

Street Directories
Potentially Contaminating Activities

Address	Potentially Contaminating Activity	Site Occupant	Years Occupied
850 Syscon Court (~30 m north)	**PCA #5 –** Asphalt and Bitumen Manufacturing	Associated Paving Co. Ltd.	1998 – Present
728 Burloak Drive (~35 m south)	**PCA #37 –** Operations of Dry-Cleaning Equipment (where chemicals are used)	Stitchless Dry Cleaners	2007 – 2013
835 Syscon Court (~60 m north)	**PCA #43** – Plastics (Including Fibreglass) Manufacturing and Processing	Bericap Inc.	1998 – Present
		Twinpak Inc.	1991 – 1998
5490 Harvester Road (~175 m north)	**PCA #34** – Metal Fabrication	Fab Industries Inc., Precision Metal Cutting Inc.	1997 – 2005
5400 Harvester Road (~250 m northwest)	**PCA #34** – Metal Fabrication	Laurel Steel	1995 – Present

Street Directories
Industrial, Commercial, and/or Institutional Property Use

Site		
Address	Property Use	Years Occupied
800 Burloak Drive	Not listed	<2013

North		
Address (Approximate Distance from Site)	Property Use	Years Occupied
850 Syscon Court (~30 m north)	Associated Paving Co. Ltd.	1998-2013
	Not listed	<1998
835 Syscon Court (~60 m north)	Bericap North America Inc.	1998-2013
	Twinpak Inc.	1993-1998
5510 Harvester Road (~175 m north)	Total Casing Service Inc.	2003-2013
	Mobile Tire Renew	2003
	Fisher Controls Service Company	1998
	Not listed	<1998
5530 Harvester Road	Vacant	2003-2013

North		
Address (Approximate Distance from Site)	Property Use	Years Occupied
(~175 m north)	Long Manufacturing Ltd. – Aftermarket Division	1998
	Not listed	<1998
5490 Harvester Road (~175 m north)	Royal Town Foods Inc.	1998-2013
	CF & D Custom Fireplace Design	2013
	Skor Culinery	2013
	Home Heating Cooling Fireplace	2008
	Neoplan Canada Inc.	2003
	Fab Industries Inc.	1998
	Not listed	<1998

Northeast		
Address (Approximate Distance from Site)	Property Use	Years Occupied
845 Burloak Drive (~250 m northeast)	Not listed	<2013

South		
Address (Approximate Distance from Site)	Property Use	Years Occupied
738 Burloak Drive (~35 m south)	South St Burger Co.	2010 - 2013
	Rasoee the Indian Kitchen	2010 – 2013
	Not listed	<1995
728 Burloak Drive (~35 m south)	Burloak Dental	2007 - 2013
	China Star	2007 – 2013
	First Choice Haircutters	2007 – 2013
	Hasty Market	2007 – 2013
	Montfort Burloak	2007 - 2013
	Stitchless Dry Cleaners	2007 - 2013
	Subway	2008 – 2013
	Sunsation Tanning Spa	2008 - 2013
	South Side Pet Hospital	2009 – 2013
	Tk Nail Bar	2010 – 2013
	The Vitamin Store	2010 – 2013
	Dr. Leuzzi Cosimina	2010 – 2013

South		
Address (Approximate Distance from Site)	Property Use	Years Occupied
	Sears Canada Inc & Catalogue Pick up	2012 – 2013
	Stitch & Stitch	2012 – 2013
	Not listed	<2007
700 Burloak Drive (~150 m south)	Snap Fitness	2010 - 2013
	Not listed	<1995

West		
Address (Approximate Distance from Site)	Property Use	Years Occupied
5270 Fairview Street (west adjacent)	City of Burlington	2013
	Sherwood Forest Centre – Department of Recreational Services	1983-2013
	Residential	1998
	Burlington Youth Soccer Club	1988-1993
	Burlington Centaurs Rugby Football Club	1988-1993
	Not listed	<1983

Northwest		
Address (Approximate Distance from Site)	Property Use	Years Occupied
5470 Harvester Road (~180 m northwest)	Cds Auto Bock	2013
	Otto Bock Healthcare Canada	2013
	Tempest Bock	2013
	SSI Equipment Inc. (Telford Valve & Specialties Inc.)	2003-2008
	Summit Technologies	2008
	Vacant	1998
	Not listed	<1998
5450 Harvester Road (~205 m northwest)	Amersham Health Inc.	2008-2013
	Overhead Door Ltd.	2003-2013
	Raylex Electrical Distributors	2013
	Westburne Raylex	2003
	Raylex Electrical Wholesale	1998
	Prosys Data Services	1998

Northwest		
Address (Approximate Distance from Site)	Property Use	Years Occupied
	Acadian Overseas Packing Company	1998
	Lacrosse Canada Machine	1998
	Not listed	<1998
5430 Harvester Road (~240 m northwest)	Foxx Pool By Rram Installations	1998-2013
	Foxx Pool Canada Ltd.	2013
	Foxx Pool & Marquis Spas Leisure Centre	2013
	Preventative Maintenance Systems	2003
	Not listed	<1998
5400 Harvester Road (~250 m northwest)	Laurel Steel	1995 – Present
	Not listed	<1995

Appendix D:
Environmental Source Information

CONTENT COPY OF ORIGINAL

Ontario

Ministry of the Environment | **Ministère de l'Environnement**

AMENDED CERTIFICATE OF APPROVAL
AIR
NUMBER 1136-5ZCNBU

Bericap Inc.
835 Syscon Court
Burlington, Ontario
L7L 6C5

Site Location: Burlington Facility, 835 Syscon Court, Burlington, Ontario.

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

- three (3) production area general exhausts serving the extruder area, each discharging into the atmosphere at a volumetric flow rate of 1.82 cubic metres per second, through separte stacks (EF-1 to EF-3), having an exit diameter of 1.12 metres, extending 0.58 metre above the roof and 8.24 metres above grade;

- four (4) production area general exhausts serving the extruder area, each discharging into the atmosphere at a volumetric flow rate of 10.04 cubic metres per second, through separte stacks (EF-4 to EF-7), having an exit diameter of 1.27 metres, extending 0.36 metre above the roof and 8.02 metres above grade;

- one (1) exhaust system serving a dry offset printing press, discharging into the atmosphere at a volumetric flow rate of 0.86 cubic metre per second, through a stack (EF-14), having an exit diameter of 0.23 metre, extending 1.5 metres above the roof and 9.1 metres above grade;

- one (1) exhaust system serving two (2) dry offset printing presses, exhausting into the atmosphere at a volumetric flow rate of 0.43 cubic metre per second, through a stack (EF-15), having an exit diameter of 0.23 metre, extending 1.5 metres above the roof and 9.1 metres above grade;

- one (1) exhaust system serving a dip tank, exhausting into the atmosphere at a volumetric flow rate of 2.2 cubic metre per second, through a stack (EF-23), having an exit diameter of 0.3 metre, extending 1.5 metres above the roof and 9.2 metres above grade;

- seven (7) vacuum pump exhausts (EF 16 to EF-22);

- two (2) cooling towers (CT-1 and CT-2), each having a water flow rate of 34.1 litres per second;

- two (2) cooling towers (CT-3 and CT-4), each having a water flow rate of 69.3 litres per second;

- seven (7) raw material storage silos, containing plastic resins;

- ten (10) natural gas fired make up air units (MAU-1 to MAU-10), having a total heat input of 3,876,276 kilojoules per hour;

- twelve (12) natural gas fired unit heaters (UH-1 to UH-12), having a total heat input of 1,897,200 kilojoules per hour;

all in accordance with the application for a Certificate of Approval (Air) and all supporting information dated October 23, 2003, signed by G. Shelley.

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

1. "Act" means the *Environmental Protection Act*;

2. "Certificate" means this Certificate of Approval, issued in accordance with Section 9 of the Act;

CONTENT COPY OF ORIGINAL

3. "Company" means Bericap Inc.;

4. "District Manager" means the District Manager, Halton Peel District Office, Central Region of the Ministry;

5. "Equipment" means the equipment described in this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;

6. "Facility" means the entire operation located on the property where the Equipment is located;

7. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;

8. "Ministry" means the Ontario Ministry of Environment; and

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

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

TERMS AND CONDITIONS

OPERATION AND MAINTENANCE

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

Complaint Response Procedure

(1) prepare, no later than three (3) months from the date of this Certificate, and implement and maintain on ongoing basis a Complaint Response Procedure for receiving and logging environmental complaints from the neighbouring public and the actions taken in response. This procedure shall include, but not be limited to the following:

(a) a description, date and time of the incident;
(b) operating conditions (such as operating parameters and production or processing rates), as well as any upset conditions, or unusual events at the time of the incident;
(c) wind direction, wind speed and atmospheric condition at the time of the incident; and
(d) a description of any measures taken to address the cause of the complaint and to prevent a similar occurrence in the future;
(e) notify the District Manager, in writing within two (2) business days of the receipt of a complaint.

Operating and Maintenance Manual

(2) prepare, not later than three (3) months after the date of this Certificate, and update as necessary an Operating and Maintenance Manual outlining the maintenance and operating procedures for the Facility. This Manual shall contain, but not be limited to:

(a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
(b) all measures to minimize noise, odour and dust emissions from all potential sources at the Facility;
(c) emergency procedures;
(d) procedures for any record keeping activities relating to operation and maintenance of the Facility/Equipment;
(e) procedures for recording and responding to environmental complaints relating to operation of the Facility;
(f) list of trained personnel responsible for the operation and maintenance of the Facility;

(3) implement the Complaint Response Procedure and the requirements of the Operating and Maintenance Manual;

(4) retain for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the Operation and Maintenance Manual and Complaint Response Procedure required by this Certificate, and make these records available for review by staff of the Ministry upon request.

2. The Company shall ensure that the noise emissions from the Equipment comply with the limits set in Publication NPC-205.

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

1. Condition No. 1 is included to emphasize that the Facility must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate.

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

This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 8-3341-91-926 issued on May 4, 1992.

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

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

The Notice should also include:

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

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

This Notice must be served upon:

The Secretary* Environmental Review Tribunal 2300 Yonge St., 12th Floor P.O. Box 2382 Toronto, Ontario M4P 1E4	AND	The Environmental Commissioner 1075 Bay Street, 6th Floor Suite 605 Toronto, Ontario M5S 2B1	AND	The Director Section 9, *Environmental Protection Act* Ministry of Environment and Energy 2 St. Clair Avenue West, Floor 12A Toronto, Ontario M4V 1L5

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

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

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

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DATED AT TORONTO this 24th day of April, 2005

Victor Low, P.Eng.
Director
Section 9, *Environmental Protection Act*

QN/
c: District Manager, MOE Halton-Peel
Malcolm Bingley, Pinchin Environmental Ltd.

Content Copy Of Original

Ontario

Ministry of the Environment and Climate Change
Ministère de l'Environnement et de l'Action en matière de changement climatique

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER 1852-A4EP8N
Issue Date: April 3, 2017

Bericap Inc.
835 Syscon Court
Burlington, Ontario
L7L 6C5

Site Location: 835 Syscon Court
Burlington, Ontario

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

Description Section

A facility manufacturing plastic caps and enclosures for food, automotive and pharmaceutical industries, consisting of the following processes and support units:

- plastic extrusion;

- assembly, lining, etching and printing;

including the *Equipment* and any other ancillary and support processes and activities, operating at a *Facility Production Limit* of up to 24,420,000 kilograms per year of resins consumed, discharging to the air as described in the *Original ESDM Report.*

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

1. " *ACB list"* means the document entitled "Air Contaminants Benchmarks (ACB) List: Standards, guidelines and screening levels for assessing point of impingement concentrations of air contaminants", as amended from time to time and published by the *Ministry* and available on a Government website.

2. "*Acceptable Point of Impingement Concentration"* means a concentration accepted by the *Ministry* as not likely to cause an adverse effect for a *Compound of Concern* that,

(a) is not identified in the *ACB list,* or

(b) is identified in the *ACB list* as belonging to the category "Benchmark 2" and has a concentration at a *Point of Impingement* that exceeds the concentration set out for the contaminant in that document.

With respect to the *Original ESDM Report,* the *Acceptable Point of Impingement Concentration* for a *Compound of Concern* mentioned above is the concentration set out in the *Original ESDM Report.*

3. "*Acoustic Assessment Report"* means the report, prepared in accordance with *Publication NPC-233* and Appendix A of the *Basic Comprehensive User Guide,* by Aidan Maher, P.Eng. / Pinchin

Environmental Ltd. and dated December 20, 2013 submitted in support of the application, that documents all sources of noise emissions and *Noise Control Measures* present at the *Facility,* as updated in accordance with Condition 5 of this *Approval.*

4. "*Acoustic Assessment Summary Table"* means a table prepared in accordance with the *Basic Comprehensive User Guide* summarising the results of the *Acoustic Assessment Report,* as updated in accordance with Condition 5 of this *Approval.*

5. "*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.*

6. "*Acoustic Audit Report*" means a report presenting the results of an *Acoustic Audit,* prepared in accordance with *Publication NPC-233.*

7. "*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.*

8. "*Approval"* means this entire Environmental Compliance Approval and any *Schedules* to it.

9. "*Basic Comprehensive User Guide"* means the *Ministry* document titled "Basic Comprehensive Certificates of Approval (Air) User Guide" dated March 2011, as amended.

10. "*Company"* means Bericap Inc. that is responsible for the construction or operation of the *Facility* and includes any successors and assigns in accordance with section 19 of the *EPA.*

11. "*Compound of Concern"* means a contaminant described in paragraph 4 subsection 26 (1) of *O. Reg. 419/05,* namely, a contaminant that is discharged from the *Facility* in an amount that is not negligible.

12. "*Description Section"* means the section on page one of this *Approval* describing the *Company's* operations and the *Equipment* located at the *Facility* and specifying the *Facility Production Limit* for the *Facility.*

13. "*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.*

14. "*District Manager"* means the District Manager of the appropriate local district office of the *Ministry,* where the *Facility* is geographically located.

15. "*Emission Summary Table"* means a table described in paragraph 14 of subsection 26 (1) of *O. Reg. 419/05.*

16. "*Environmental Assessment Act"* means the Environmental Assessment Act, R.S.O. 1990, c.E.18, as amended.

17. "*EPA"* means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended.

18. "*Equipment"* means equipment or processes described in the *ESDM Report,* this *Approval* and in the *Schedules* referred to herein and any other equipment or processes.

19. "*Equipment with Specific Operational Limits"* means any *Equipment* related to the thermal oxidation of waste or waste derived fuels, fume incinerators or any other *Equipment* that is specifically referenced in any published *Ministry* document that outlines specific operational guidance that must be considered by the *Director* in issuing an *Approval.*

20. "*ESDM Report"* means the most current Emission Summary and Dispersion Modelling Report that describes the *Facility.* The *ESDM Report* is based on the *Original ESDM Report* and is updated after the issuance of this *Approval* in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document.*

21. "*Facility"* means the entire operation located on the property where the *Equipment* is located.

22. "*Facility Production Limit"* means the production limit placed by the *Director* on the main product(s) or raw materials used by the *Facility.*

23. "*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.*

24. "*Log"* means a document that contains a record of each change that is required to be made to the *ESDM Report* and *Acoustic Assessment Report,* including the date on which the change occurred. For example, a record would have to be made of a more accurate emission rate for a source of contaminant, more accurate meteorological data, a more accurate value of a parameter that is related to a source of contaminant, a change to a *Point of Impingement* and all changes to information associated with a *Modification* to the *Facility* that satisfies Condition 2.

25. "*Minister"* means the Minister of the Environment and Climate Change or such other member of the Executive Council as may be assigned the administration of the *EPA* under the Executive Council Act.

26. "*Ministry"* means the ministry of the *Minister.*

27. "*Modification"* means any construction, alteration, extension or replacement of any plant, structure, equipment, apparatus, mechanism or thing, or alteration of a process or rate of production at the *Facility* that may discharge or alter the rate or manner of discharge of a *Compound of Concern* to the air or discharge or alter noise or vibration emissions from the *Facility.*

28. *"Noise Control Measures"* means measures to reduce the noise emission from the *Facility* and/or Equipment including, but not limited to silencers, acoustic louvers, enclosures, absorptive treatment, plenums and barriers. It also means the noise control measures outlined in the *Acoustic Assessment Report.*

29. "*O. Reg. 419/05"* means Ontario Regulation 419/05, Air Pollution – Local Air Quality, as amended.

30. "*Original ESDM Report"* means the Emission Summary and Dispersion Modelling Report which was prepared in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* by Pinchin Environmental Ltd. and dated January 10, 2014, submitted in support of the application, and includes any changes to the report made up to the date of issuance of this *Approval.*

31. "*Point of Impingement"* has the same meaning as in section 2 of *O. Reg. 419/05.*

32. "*Point of Reception"* means Point of Reception as defined by *Publication NPC-300.*

33. "*Procedure Document"* means *Ministry* guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated February 2017, as amended.

34. "*Processes with Significant Environmental Aspects"* means the *Equipment* which, during regular operation, would discharge one or more contaminants into the air in an amount which is not considered as negligible in accordance with section 26 (1) 4 of *O. Reg. 419/05* and the *Procedure Document.*

35. "*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.

36. "*Publication NPC-207"* means the *Ministry* draft technical publication "Impulse Vibration in Residential Buildings", November 1983, supplementing the Model Municipal Noise Control By-Law, Final Report, published by the *Ministry,* August 1978, as amended.

37. "*Publication NPC-233"* means the *Ministry* Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended.

38. "*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.

39. "*Schedules"* means the following schedules attached to this *Approval* and forming part of this *Approval* namely:

Schedule A - Supporting Documentation.

40. "*Toxicologist"* means a qualified professional currently active in the field of risk assessment and toxicology that has a combination of formal university education, training and experience necessary to assess contaminants.

41. "*Written Summary Form"* means the electronic questionnaire form, available on the *Ministry* website, and supporting documentation, that documents the activities undertaken at the *Facility* in the previous calendar year.

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

TERMS AND CONDITIONS

1. GENERAL

1.1 Except as otherwise provided by this *Approval,* the *Facility* shall be designed, developed, built, operated and maintained in accordance with the terms and conditions of this *Approval* and in accordance with the following *Schedules* attached hereto:

Schedule A - Supporting Documentation.

2. LIMITED OPERATIONAL FLEXIBILITY

2.1 Pursuant to section 20.6 (1) of the *EPA* and subject to Conditions 2.2 and 2.3 of this *Approval,* future construction, alterations, extensions or replacements are approved in this *Approval* if the future construction, alterations, extensions or replacements are *Modifications* to the *Facility* that:

(a) are within the scope of the operations of the *Facility* as described in the *Description Section* of this *Approval;*

(b) do not result in an increase of the *Facility Production Limit* above the level specified in the *Description Section* of this *Approval;* and

(c) result in compliance with the performance limits as specified in Condition 4.

2.2 Condition 2.1 does not apply to,

(a) the addition of any new *Equipment with Specific Operational Limits* or to the *Modification* of any existing *Equipment with Specific Operational Limits* at the *Facility;* or

(b) *Modifications* to the *Facility* that would be subject to the *Environmental Assessment Act.*

2.3 Condition 2.1 of this *Approval* shall expire on February 1, 2020*,* unless this *Approval* is revoked prior to the expiry date.

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

3.1 Prior to making a *Modification* to the *Facility* that satisfies Condition 2.1 (a) and (b), the *Company* shall prepare a proposed update to the *ESDM Report* to reflect the proposed *Modification.*

3.2 The *Company* shall request approval of an *Acceptable Point of Impingement Concentration* for a *Compound of Concern* if the *Compound of Concern* is not identified in the *ACB list* as belonging to the category "Benchmark 1" and a proposed update to an *ESDM Report* indicates that one of the following changes with respect to the concentration of the *Compound of Concern* may occur:

(a) The *Compound of Concern* was not a *Compound of Concern* in the previous version of the *ESDM Report* and

(i) the concentration of the *Compound of Concern* exceeds the concentration set out for the contaminant in the *ACB list;* or

(ii) the *Compound of Concern* is not identified in the *ACB list;* or

(b) The concentration of the *Compound of Concern* in the updated *ESDM Report* exceeds the higher of,

(i) the most recent *Acceptable Point of Impingement Concentration,* and

(ii) the concentration set out for the contaminant in the *ACB list,* if the contaminant is identified in that document.

3.3 The request required by Condition 3.2 shall propose a concentration for the *Compound of Concern* and shall contain an assessment, performed by a *Toxicologist,* of the likelihood of the proposed concentration causing an adverse effect at *Points of Impingement.*

3.4 If the request required by Condition 3.2 is a result of a proposed *Modification* described in Condition 3.1, the *Company* shall submit the request, in writing, to the *Director* at least 30 days prior to commencing to make the *Modification.* The *Director* shall provide written confirmation of receipt of this request to the *Company.*

3.5 If a request is required to be made under Condition 3.2 in respect of a proposed *Modification* described in Condition 3.1, the *Company* shall not make the *Modification* mentioned in Condition 3.1 unless the request is approved in writing by the *Director.*

3.6 If the *Director* notifies the *Company* in writing that the *Director* does not approve the request, the *Company* shall,

(a) revise and resubmit the request; or

(b) notify the *Director* that it will not be making the *Modification.*

3.7 The re-submission mentioned in Condition 3.6 shall be deemed a new submission under Condition 3.2.

3.8 If the *Director* approves the request, the *Company* shall update the *ESDM Report* to reflect the *Modification.*

3.9 Condition 3 does not apply if Condition 2.1 has expired.

4. PERFORMANCE LIMITS

4.1. Subject to Condition 4.2, the *Company* shall not discharge or cause or permit the discharge of a *Compound of Concern* into the air if,

(a) the *Compound of Concern* is identified in the *ACB list* as belonging to the category "Benchmark 1" and the discharge results in the concentration at a *Point of Impingement* exceeding the Benchmark 1 concentration; or

(b) the *Compound of Concern* is not identified in the *ACB list* as belonging to the category "Benchmark 1" and the discharge results in the concentration at a *Point of Impingement* exceeding the higher of,

(i) if an *Acceptable Point of Impingement Concentration* exists, the most recent *Acceptable Point of Impingement Concentration,* and

(ii) the concentration set out for the contaminant in the *ACB list,* if the contaminant is identified in that document.

4.2 Condition 4.1 does not apply if the benchmark set out in the *ACB list* has a 10-minute averaging period and no ambient monitor indicates an exceedance at a *Point of Impingement* where human activities regularly occur at a time when those activities regularly occur.

4.3 The *Company* shall:

(a) implement by not later than twelve (12) months after the date of this *Approval*, the *Noise Control Measures* outlined in the *Acoustic Assessment Report;*

(b) ensure, subsequent to the implementation of the *Noise Control Measures* that the noise emissions from the *Facility* comply with the limits set in *Ministry Publication NPC-300;* and

(c) ensure that the *Noise Control Measures* are properly maintained and continue to provide the acoustical performance outlined in the *Acoustic Assessment Report.*

4.4 The *Company* shall, at all times, ensure that the vibration emissions from the *Facility* comply with the limits set out in *Ministry Publication NPC-207.*

4.5 The *Company* shall operate any *Equipment with Specific Operational Limits* approved by this *Approval* in accordance with the *Original ESDM Report.*

5. **DOCUMENTATION REQUIREMENTS**

5.1. The *Company* shall maintain an up-to-date *Log.*

5.2. No later than June 30 in each year, the *Company* shall update the *Acoustic Assessment Report* and shall update the *ESDM Report* in accordance with section 26 of *O. Reg. 419/05* so that the information in the reports is accurate as of December 31 in the previous year.

5.3. The *Company* shall make the *Emission Summary Table* (see section 27 of *O. Reg. 419/05)* and *Acoustic Assessment Summary Table* available for examination by any person, without charge, by posting it on the Internet or by making it available during regular business hours at the *Facility.*

5.4 The *Company* shall, within three (3) months after the expiry of Condition 2.1 of this

Approval, update the *ESDM Report* and the *Acoustic Assessment Report* such that the information in the reports is accurate as of the date that Condition 2.1 of this *Approval* expired.

5.5. Conditions 5.1 and 5.2 do not apply if Condition 2.1 has expired.

6. REPORTING REQUIREMENTS

6.1 Subject to Condition 6.2, the *Company* shall provide the *Director* no later than August 31 of each year, a *Written Summary Form* to be submitted through the *Ministry's* website that shall include the following:

(a) a declaration of whether the *Facility* was in compliance with section 9 of the *EPA, O. Reg. 419/05* and the conditions of this *Approval;*

(b) a summary of each *Modification* satisfying Condition 2.1 (a) and (b) that took place in the previous calendar year that resulted in a change in the previously calculated concentration at a *Point of Impingement* for any *Compound of Concern* or resulted in a change in the sound levels reported in the *Acoustic Assessment Summary Table* at any *Point of Reception.*

6.2 Condition 6.1 does not apply if Condition 2.1 has expired.

7. OPERATION AND MAINTENANCE

7.1 The *Company* shall prepare and implement, not later than three (3) months from the date of this *Approval,* operating procedures and maintenance programs for all *Processes with Significant Environmental Aspects,* which shall specify as a minimum:

(a) frequency of inspections and scheduled preventative maintenance;

(b) procedures to prevent upset conditions;

(c) procedures to minimize all fugitive emissions;

(d) procedures to prevent and/or minimize odorous emissions;

(e) procedures to prevent and/or minimize noise emissions; and

(f) procedures for record keeping activities relating to the operation and maintenance programs.

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

8. COMPLAINTS RECORDING AND REPORTING

8.1 If at any time, the *Company* receives an environmental complaint from the public regarding the operation of the *Equipment* approved by this *Approval,* the *Company* shall take the following steps:

(a) Record and number each complaint, either electronically or in a log book. The record shall include the following information: the time and date of the complaint and incident to which the complaint relates, the nature of the complaint, wind direction at the time and date of the incident to which the complaint relates and, if known, the address of the complainant.

(b) Notify the *District Manager* of the complaint within two (2) business days after the complaint is received, or in a manner acceptable to the *District Manager.*

(c) Initiate appropriate steps to determine all possible causes of the complaint, and take the necessary actions to appropriately deal with the cause of the subject matter of the complaint.

(d) Complete and retain on-site a report written within one (1) week of the complaint date. The report shall list the actions taken to appropriately deal with the cause of the complaint and set out steps to be taken to avoid the recurrence of similar incidents.

9. RECORD KEEPING REQUIREMENTS

9.1 Any information requested by any employee in or agent of the *Ministry* concerning the *Facility* and its operation under this *Approval,* including, but not limited to, any records required to be kept by this *Approval,* shall be provided to the employee in or agent of the *Ministry,* upon request, in a timely manner.

9.2 Unless otherwise specified in this *Approval,* the *Company* shall retain, for a minimum of five (5) years from the date of their creation all reports, records and information described in this *Approval,* including,

(a) a copy of the *Original ESDM Report* and each updated version*;*

(b) a copy of each version of the *Acoustic Assessment Report;*

(c) supporting information used in the emission rate calculations performed in the *ESDM Reports* and *Acoustic Assessment Reports;*

(d) the records in the *Log;*

(e) copies of each *Written Summary Form* provided to the *Ministry* under Condition 6.1 of this *Approval;*

(f) records of maintenance, repair and inspection of *Equipment* related to all *Processes with Significant Environmental Aspects;* and

(g) all records related to environmental complaints made by the public as required by Condition 8 of this *Approval.*

10. REVOCATION OF PREVIOUS APPROVALS

This *Approval* replaces and revokes all Certificates of Approval (Air) issued under section 9 *EPA* and Environmental Compliance Approvals issued under Part II.1 *EPA* to the *Facility* in regards to the activities mentioned in subsection 9(1) of the *EPA* and dated prior to the date of this *Approval.*

11. *ACOUSTIC AUDIT*

11.1 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.*

11.2 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

Supporting Documentation

(a) Environmental Compliance Approval Application, dated January 9, 2014, signed by Harry LeClaire and submitted by the *Company;*

(b) Emission Summary and Dispersion Modelling Report, prepared by Pinchin Environmental Ltd. and dated January 10, 2014;

(c) *Acoustic Assessment Report,* prepared by Aidan Maher, P.Eng. / Pinchin Environmental Ltd. and dated December 20, 2013;

(d) Additional information provided by by Aidan Maher, P.Eng. / Pinchin Environmental Ltd. by email on March 20, 2017.

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

GENERAL

1. Condition No. 1 is included to require the *Approval* holder to build, operate and maintain the *Facility* in accordance with the Supporting Documentation in Schedule A considered by the *Director* in issuing this *Approval.*

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

2. Conditions No. 2, 3 and 4 are included to limit and define the *Modifications* permitted by this *Approval,* and to set out the circumstances in which the *Company* shall request approval of an *Acceptable Point of Impingement Concentration* prior to making *Modifications.* The holder of the *Approval* is approved for operational flexibility for the *Facility* that is consistent with the description of the operations included with the application up to the *Facility Production Limit.* In return for the operational flexibility, the *Approval* places performance based limits that cannot be exceeded under the terms of this *Approval. Approval* holders will still have to obtain other relevant approvals required to operate the *Facility,* including requirements under other environmental legislation such as the *Environmental Assessment Act.*

DOCUMENTATION REQUIREMENTS

3. Condition No. 5 is included to require the *Company* to maintain ongoing documentation that demonstrates compliance with the performance limits as specified in Condition 4 of this *Approval* and allows the *Ministry* to monitor on-going compliance with these performance limits. The *Company* is required to have an up to date *ESDM Report* and *Acoustic Assessment Report* that describe the *Facility* at all times and make the *Emission Summary Table* and *Acoustic Assessment Summary Table* from these reports available to the public on an ongoing basis in order to maintain public communication with regard to the emissions from the *Facility.*

REPORTING REQUIREMENTS

4. Condition No. 6 is included to require the *Company* to provide a yearly *Written Summary Form* to the *Ministry,* to assist the *Ministry* with the review of the site's compliance with the *EPA,* the regulations and this *Approval.*

OPERATION AND MAINTENANCE

5. Condition No. 7 is included to require the *Company* to properly operate and maintain the *Processes with Significant Environmental Aspects* to minimize the impact to the environment from these processes.

COMPLAINTS RECORDING AND REPORTING PROCEDURE

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

RECORD KEEPING REQUIREMENTS

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

REVOCATION OF PREVIOUS APPROVALS

8. Condition No. 10 is included to identify that this *Approval* replaces all Section 9 Certificate(s) of Approval and Part II.1 Approvals in regards to the activities mentioned in subsection 9(1) of the *EPA* and dated prior to the date of this *Approval.*

ACOUSTIC AUDIT

9. Condition No. 11 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 this *Approval* can be verified.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 1136-5ZCNBU issued on April 24, 2005.

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

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

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:

3. The name of the appellant;

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

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

This Notice must be served upon:

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

*** 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 3rd day of April, 2017

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

QN/
c: District Manager, MOECC Halton-Peel
Spencer Ludwig, Pinchin Ltd.

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Ontario

Ministry of the Environment **Ministère de l'Environnement**

CERTIFICATE OF APPROVAL
INDUSTRIAL SEWAGE WORKS
NUMBER 3654-627L2L

Petro-Canada
3275 Rebecca Street
Oakville, Ontario
L6L 6N5

Site Location: 845 Burloak Drive
Oakville Town, Regional Municipality of Halton, Ontario

You have applied in accordance with Section 53 of the Ontario Water Resources Act for approval of:

A stormwater management facility, sewers and appurtenances are to be constructed to service a gas station at 845 Burloak Drive, in the Town of Oakville, Regional Municipality of Halton, comprising the following:

Storage component (for the 100 year storm event)
• storage in storm sewers of 7.6 cubic metres
• storage in ponding areas of 123.9 cubic metres with a maximum depth of 0.5 m;

Flow Control
• a 150 mm orifice tube to be installed as the outlet pipe of manhole CBMH #1, rated at 44 L/s for a head of 1.41 m and discharging to the proposed oil/grit interceptor ;

Oil/grit Interceptor
• an oil/grit interceptor rated at 18 L/s with a sediment capacity of 6,205 L, an oil capacity of 915 L and a total holding capacity of 7,270 L, discharging to an existing municipal ditch on Burloak Drive via a proposed 450 mm diameter storm sewer;

all in accordance with the application dated February 23, 2004 and received on April 13, 2004, signed by David Joyce, Project Manager, Petro-Canada, and all supporting documentation and information, including a design brief, final plans and specifications prepared by Matt Stairs, P.Eng., MGM Consulting Inc.

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

(1) "Certificate" means this entire Certificate of Approval document, issued in accordance with Section 53 of the *Ontario Water Resources Act*, and includes any schedules;

(2) "Owner" means the Petro-Canada, and includes its successors and assignees; and

(3) "Works" means the sewage works described in the Owner's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate.

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

TERMS AND CONDITIONS

1. GENERAL CONDITION

1.1 The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Certificate and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

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1.2 Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Certificate, the application for approval of the works and the submitted supporting documents and plans and specifications as listed in this Certificate.

1.3 Where there is a conflict between a provision of any submitted document referred to in this Certificate and the Conditions of this Certificate, the Conditions in this Certificate shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

1.4 Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.

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

2. The Owner shall design, construct and operate the oil/grit interceptor with the objective that no visible oil sheens occur in the effluent discharged from the oil/grit interceptor.

3. The Owner shall carry out and maintain an annual inspection and maintenance program on the operation of the oil/grit interceptor in accordance with the manufacturer's recommendation.

4. After a two (2) year period, the District Manager of the MOE District Office may alter the frequency of inspection of the oil/grit interceptor if he/she is requested to do so by the Owner and considers it acceptable upon review of information submitted in support of the request.

5. SPILL CONTINGENCY PLAN

5.1 Within six (6) months from the issuance of this Certificate, the Owner shall implement a spill contingency plan - that is a set of procedures describing how to mitigate the impacts of a spill within the area serviced by the works. The said plan shall include as a minimum:

(i) the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the facility;

(ii) the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency plan;

(iii) a site plan drawn to scale showing the facility, nearby buildings, streets, catchbasins & manholes, drainage patterns (including direction(s) of flow in storm sewers), any receiving body(ies) of water that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);

(iv) steps to be taken to report, contain, clean up and dispose of contaminants following a spill;

(v) a listing of telephone numbers for: local clean-up company(ies) who may be called upon to assist in responding to spills; local emergency responders including health institution(s); and MOE Spills Action Centre 1-800-268-6060;

(vi) Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored within the area serviced by the works;

(vii) the means (internal corporate procedures) by which the spill contingency plan is activated;

(viii) a description of the spill response training provided to employees assigned to work in the area serviced by the works, the date(s) on which the training was provided and by whom;

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(ix) an inventory of response and clean-up equipment available to implement the spill contingency plan, location and, date of maintenance/replacement if warranted; and

(x) the date on which the contingency plan was prepared and subsequently, amended;

5.2 The spill contingency plan will be kept in a conspicuous place inside the building and in the close vicinity of the truck loading/unloading area.

5.3 The spill contingency plan will be amended from time to time as needed by changes in the operation of the facility.

5.4 The Owner's emergency contact phone number shall be clearly posted at each of the two islands comprised in the card-lock fuel dispensing station with a concise list of instructions for truck drivers (clients) to follow in case of emergencies occurring outside of regular business hours.

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

1. Condition 1 is imposed to ensure that the Works are built and operated in the manner in which they were described for review and upon which approval was granted. This condition is also included to emphasize the precedence of Conditions in the Certificate and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. The condition also advises the Owners their responsibility to notify any person they authorized to carry out work pursuant to this Certificate the existence of this Certificate.

2. Conditions No. 2, 3 and 4 are imposed to ensure that the oil/grit interceptor is operated and maintained without any adverse impact on the environment.

3. Conditions 5.1, 5.2, 5.3 and 5.4 are included to ensure that the Owner will implement the spill contingency plan, such that the environment is protected and deterioration, loss, injury or damage to any person(s) or property is prevented.

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, as amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 101 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, provides that the Notice requiring the hearing shall state:

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

The Notice should also include:

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

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

This Notice must be served upon:

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

AND

The Director
Section 53, *Ontario Water Resources Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

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

The above noted sewage works are approved under Section 53 of the Ontario Water Resources Act.

DATED AT TORONTO this 25th day of June, 2004

Aziz Ahmed, P.Eng.
Director
Section 53, *Ontario Water Resources Act*

RS/
c: District Manager, MOE Halton-Peel District Office
Matt Stairs, P.Eng., MGM Consulting Inc.

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Ontario

Ministry of the Environment
Ministère de l'Environnement

AMENDED CERTIFICATE OF APPROVAL

AIR

NUMBER 7171-7DLQCV
Issue Date: May 22, 2008

Associated Paving & Materials Ltd.
7886 Winston Churchill Blvd.
Hornby, Ontario
L0P 1E0

Site Location: 850 Syscon Court
Burlington City, Regional Municipality of Halton
L7L 6C5

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

One (1) permanent batch-type hot mix asphalt plant, having a maximum production rate of 300 tonnes per hour, consisting of the following:

- one (1) dryer/mixer, equipped with one (1) natural gas fired burner, having a maximum heat input of 142.3 million kilojoules per hour, with particulate emissions controlled by one (1) baghouse dust collector having 1685 square metres of singed fiber filter bags, and a pulse-jet cleaning mechanism, exhausting into the atmosphere at a volumetric flow rate of 42.1 actual cubic metres per second at an approximate temperature of 130 degrees Celsius, through a stack, having an exit diameter of
1.55 metres, extending 20.0 metres above grade;

- two (2) liquid asphalt cement storage tanks, each with a capacity of 113,550 litres equipped with one (1) natural gas fired hot-oil heater, having a maximum heat input of 1,317,938 kilojoules per hour, discharging into the atmosphere through a stack, designated as Source 3, extending 2.0 metres above grade;

- three (3) hot mix asphalt storage silos;

- material handling equipment consisting of bins, screens, and conveyors; and

S one (1) 0.5 metre high acoustic barrier located around the table conveyor chain drive as per Drawing 3b in Aercoustics Engineering Limited's July 16, 2004 Report. The barrier should also be continuous without holes, gaps and other penetrations.

all in accordance with the Application for a Certificate of Approval (Air) dated September 29, 2003 and signed by Stanley Capobianco, Associated Paving & Materials Ltd., the revised Emission Summary and Dispersion Modelling Reports dated August 13, 2004 and January 31, 2008 prepared and signed by Peter Piersol, Senior Project Manager of Canadian Ortech Environmental and all supporting information associated with the application.

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

(1) "Act" means the *Environmental Protection Act;*

(2) "AERMOD" means the dispersion model developed by the American Meteorological Society/U.S. Environmental Protection Agency Regulatory Model Improvement Committee (AERMIC) including the PRIME (Plume Rise Model Enhancement) algorithm, used to calculate one-hour average concentrations of a contaminant at the Point of Impingement and at the most impacted Sensitive Receptor;

(3) "Certificate" means this Certificate of Approval, including Schedules “A” and “B”, issued in accordance with Section 9 of the Act;

(4) "Company" means Associated Paving & Materials Ltd.;

(5) "Director" means any Ministry employee appointed by the Minister pursuant to Section 5 of the Act;

(6) "District Manager" means the District Manager, Halton-Peel District Office, Central Region of the Ministry;

(7) "Equipment" means the dryer/mixer, baghouse dust collector, tanks, heater and material handling equipment described in the Company's application, this Certificate and in the supporting documentation submitted with the application, to the extent approved by this Certificate;

(8) "Facility" means the entire operation located on the property where the Equipment is located.

(9) "Independent Acoustical Consultant" means an Acoustical Consultant not representing the Company, and not involved in the noise impact assessment or the design/implementation of noise control measures for the Facility/Equipment.

The Independent Acoustical Consultant shall not be retained by the consultant involved in the noise/vibration impact assessment or the design/implementation of noise/vibration control measures for the Facility/Equipment;

(10) "Manager" means the Manager, Technology Standards Section, Standards Development Branch of the Ministry, or any other person who represents and carries out the duties of the Manager as those duties relate to the conditions of this Certificate;

(11) "Manual" means a document or a set of documents that provides written instructions to staff of the Company;

(12) "Ministry" means the Ontario Ministry of the Environment;

(13) "Plant" means the permanent hot mix asphalt plant described in the Company's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;

(14) "Point of Impingement" means any point in the natural environment. With the exception of verifying compliance with a performance requirement for odour, the point of impingement for the purposes of verifying compliance with the Act shall be chosen as the point located outside the Company's property boundaries at which the highest concentration is expected to occur, when that concentration is calculated in accordance with Schedule “A”, or any other method required and/or accepted by the Director;

(15) "Pre-test Information" means the information outlined in Section 1.1 of the Source Testing Code;

(16) "Publication NPC-103" means Publication NPC-103, Procedures , August 1978;

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

(18) "Publication NPC-233" means Publication NPC-233, Information To Be Submitted For Approval Of Stationary Sources Of Sound, October, 1995;

(19) "Sensitive Receptor" means any location where routine or normal activities occurring at reasonably expected times would experience adverse effect(s) from odour discharges from the Facility, including one or a combination of:

(a) private residences or public facilities where people sleep (eg: single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.),
(b) institutional facilities (eg: schools, churches, community centres, day care centres, recreational centres, etc.),
(c) outdoor public recreational areas (eg: trailer parks, play grounds, picnic areas, etc.), and
(d) other outdoor public areas where there are continuous human activities (eg: commercial plazas and office buildings);

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(20) "Source Testing" means sampling and testing to measure emissions resulting from operating the equipment at a level of typical maximum production within the approved operating range of the Equipment; and

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

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

TERMS AND CONDITIONS

PERFORMANCE

Noise Limits

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

(2) The Company shall maintain a 10 m high, stockpile of crushed concrete (or equivalent material) along their southern property line as illustrated in Drawing 3a of Aercoustics Engineering Limited's July 16, 2004 Report. This crushed concrete or equivalent material must be continuous without holes, gaps and other penetrations and have a minimum surface mass density of 20 kg/m2.

Odour Limit

2. The Company shall ensure that the 10-minute average concentration of odour at the most impacted Sensitive Receptor, resulting from the operation of the Plant/Equipment, shall not exceed 1 odour unit.

3. The Company shall demonstrate compliance with the Odour Limit set out in Condition No. 2 in accordance with the methodology in Schedule "A".

OPERATION AND MAINTENANCE

Operation and Maintenance Manual

4. The Company shall ensure that the Facility and the Equipment are properly operated and maintained at all times. The Company shall:

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

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

(b) emergency procedures;

(c) frequency of inspection of the Equipment and replacement of filter bags;

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

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

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

(2) implement the recommendations of the Manual.

Environmental Practices Guide

5. The Company shall ensure that the Plant is operated and maintained at all times according to the Environmental Practices Guide For Ontario Hot Mix Asphalt Plants, published by the Ontario Hot Mix Producers Association, dated February, 2002, or as amended.

FUGITIVE DUST CONTROL

6. The Company shall develop in consultation with the District Manager and acceptable to the Director, a Best Management Practices Plan for the control of fugitive dust emissions. This Best Management Practices Plan shall include, but not be limited to:

(1) identification of the main sources of fugitive dust emissions such as:

(a) on-site traffic;
(b) paved roads/areas;
(c) unpaved roads/areas;
(d) material stock piles;
(e) loading/unloading areas and loading/unloading techniques;
(f) material spills;
(g) material conveyance systems;
(h) exposed openings in process and storage buildings; and
(i) general work areas.

(2) potential causes for high dust emissions and opacity resulting from these sources;

(3) preventative and control measures in place or under development to minimize the likelihood of high dust emissions and opacity from the sources of fugitive dust emissions identified above. Details of the preventative and control measures shall include:

(a) a description of the control equipment to be installed;
(b) a description of the preventative procedures to be implemented; and/or
(c) the frequency of occurrence of periodic preventative activities, including material application rates, as applicable.

(4) an implementation schedule for the Best Management Practices Plan, including training of facility personnel;

(5) inspection and maintenance procedures and monitoring initiatives to ensure effective implementation of the preventative and control measures; and

(6) a list of all Ministry comments received, if any, on the development of the Best Management Practices Plan, and a description of how each Ministry comment was addressed in the Best Management Practices Plan.

7. The Company shall submit the Best Management Practices Plan to the Director and the District Manager not later than six months after the date of this Certificate.

(1) The Director may not accept the Best Management Practices Plan if the minimum requirements described in Condition No. 2 were not included in the Best Management Practices Plan.

(2) If the Best Management Practices Plan is not accepted by the Director, the Company shall submit a Best Management Practices Plan acceptable to the Director not later than nine months after the date of this Certificate;

8. Upon acceptance of the Best Management Practices Plan by the Director, the Company shall immediately implement the Best Management Practices Plan for the control of fugitive dust emissions to provide effective dust suppression measures to any potential sources of fugitive dust emissions resulting from the operation of the Facility.

Time Restriction

9. As per condition four in Aercoustics Engineering Limited's July 16, 2004 Report, the company shall ensure that prior to 7:00 am:

(1) asphalt processing and/or crushing are not commenced, nor
(2) is aggregate conveyance permitted.

SOURCE TESTING

10. The Company shall perform Source Testing to determine the rate of emission of odour and suspended particulate from the baghouse dust collector serving the dryer/mixer in accordance with the procedure in Schedule "B".

ACOUSTIC AUDIT

11. The Company shall carry out acoustic audit measurements on the actual noise emissions due to the operation of the Plant, in accordance with the procedures in Publication NPC-103.

12. The Company shall submit a report on the results of the acoustic audit, prepared by an Independent Acoustic Consultant, in accordance with Publication NPC-233, to the District Manager and the Director not later than three (3) months after the date on this certificate..

13. The Director may not accept the results of the acoustic audit if the requirements of Publication NPC-233 were not followed.

14. If the Director does not accept the results of the acoustic audit, the Director may:

(1) require the Company to repeat the acoustic audit; and/or

(2) revoke this Certificate; or

(3) in accordance with the Act, impose additional conditions to the Company's Certificate.

RECORD RETENTION

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

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

(2) all records on the daily operation of the Facility and the Equipment, including :

(a) daily production rate;

(b) daily start-up and shut-down times of the Facility;

(c) the weight percentage of recycle asphalt paving material loaded into the Equipment;

(d) the weight percentage of rubberized asphaltic cement material loaded into the Equipment;

(e) where continuous temperature monitoring equipment is not available, record mixing and load-out temperatures at least on a daily basis and with every changes in mix types;

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

(4) all records on any environmental complaints, including:

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

(b) operating conditions (e.g. temperatures of asphalt cement and hot mix material being discharged, any upset conditions, spills of hot mix material, etc.) at the time of the incident;

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

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

NOTIFICATION OF COMPLAINTS

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

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

(2) the time and date of the incident.

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

1. Condition Nos. 1, 2 and 3 are included to provide the minimum performance requirement considered necessary to prevent an adverse effect resulting from the operation of the Facility.

2. Condition Nos. 4, 5, 6,7 and 8 are included to emphasize that the Facility and the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate.

3. Condition No. 9 is included to ensure that specific Facility activities are not operational beyond the stated hours. Operation outside these hours, when ambient sound levels are significantly lower, may result in non-compliance with the established sound level limits.

4. Conditions Nos. 10, 11 and 12 are included to require the Company to gather accurate information so that the environmental impact and subsequent compliance with the Act, the regulations and this Certificate can be verified.

5. Conditions Nos. 13 and 14 are included to ensure that the acoustic audit is carried out in accordance with procedures set in the Ministry's Noise Guidelines.

6. Condition No. 15 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

7. Condition No. 16 is included to require the Company to notify staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

Schedule"A"

This Schedule "A" forms part of this Certificate of Approval (Air)

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SCHEDULE "A"
Procedure to calculate and record the 10-minute average concentration of odour at the Point of Impingement and at the most impacted Sensitive Receptor

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

(b) Convert and record each of the one-hour average concentrations predicted over the five (5) years of hourly local meteorological data at the Point of Impingement and at the most impacted Sensitive Receptor to 10-minute average concentrations using the One-Hour Average to 10-Minute Average Conversion described below; and

(c) Record and present the 10-Minute Average concentrations predicted to occur over a five (5) year period at the Point of Impingement and at the most impacted Sensitive Receptor in a histogram. The histogram shall identify all predicted 10-minute average odour concentration occurrences in terms of frequency, identifying the number of occurrences over the entire range of predicted odour concentration in increments of not more than 1/10 of one odour unit. The maximum 10-minute average concentration of odour at the Sensitive Receptor will be considered to be the maximum odour concentration at the most impacted Sensitive Receptor that occurs and is represented in the histogram, disregarding outlying data points on the histogram as agreed to by the Director.

ONE-HOUR AVERAGE TO 10-MINUTE AVERAGE CONVERSION

Use the following formula to convert and record one-hour average concentrations predicted by the AERMOD atmospheric dispersion model to 10-minute average concentrations:

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

where X_{10min}= 10-minute average concentration
X_{60min}= one-hour average concentration

Schedule"B"
This Schedule "B" forms part of this Certificate of Approval (Air)

SCHEDULE "B"
Source Testing Procedure

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

2. The Company shall not commence the Source Testing until the Manager has accepted the test protocol.

3. The Company shall complete the Source Testing not later than three (3) months after the Manager has accepted the test protocol.

4. The Company shall notify the District Manager and the Manager in writing of the location, date and time of any impending Source Testing required by this Certificate, at least fifteen (15) days prior to the Source Testing.

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

(1) an executive summary;
(2) records of operating conditions; and

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(3) results of dispersion calculations for the 10-minute average concentration of Odour, from the Equipment at the Point of Impingement and the Most Impacted Sensitive Receptor, calculated in accordance with the procedure outlined in Schedule "A" of this Certificate.

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

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

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

This Certificate of Approval revokes and replaces Certificate(s) of Approval No. 8-3239-91-926 issued on February 11, 1992

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

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

The Notice should also include:

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

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

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto, Ontario
M5G 1E5

AND

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

AND

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

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

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

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

CONTENT COPY OF ORIGINAL

DATED AT TORONTO this 22nd day of May, 2008

Victor Low, P.Eng.
Director
Section 9, *Environmental Protection Act*

MC/
c: District Manager, MOE Halton-Peel
Peter Piersol, Canadian ORTECH Environmental Inc.

Associated Paving & Materials Ltd.

Instrument type: Environmental Compliance Approval (air) (/taxonomy/term/374)

ERO (Environmental Registry of Ontario) number	013-3236
Ministry reference number	6849-AY5KEK
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Decision
Decision posted	September 17, 2019
Comment period	July 5, 2018 - August 19, 2018 (45 days) Closed
Last updated	September 17, 2019

This consultation was open from:

July 5, 2018
to August 19, 2018

Decision summary

We approved the amended Environmental Compliance Approval No. (Number) 8840-BCENZE for Associated Paving & Materials Ltd. (limited) operating a hot-mix asphalt batch plant and aggregate processing facility located in Burlington, Ontario.

Location details

Site address

850 Syscon Court
Burlington, ON
L7L 6C5
Canada

Site location map

The location pin reflects the approximate area where environmental activity is taking place.

View this location on a map (https://maps.google.com/?q=43.388804,-79.752882)

Proponent(s)

Associated Paving & Materials Ltd.
5365 Munro Court
Burlington , ON
L7L 5M7
Canada

Decision details

On September 16, 2019 we approved the amended Environmental Compliance Approval No. (Number) 8840-BCENZE for Associated Paving & Materials Ltd. (limited) for their facility located at 850 Syscon Court in Burlington. The company operates a batch-type hot mix asphalt plant and an aggregate crushing/processing operation.

Approved updates to the facility include:

- one (1) batch-type hot mix asphalt plant
- three (3) liquid asphalt cement storage tanks
- four (4) hot mix asphalt storage silos
- one (1) electric powered crusher

Contaminant emissions to the atmosphere include:

- benzo(a)pyrene
- benzene
- nitrogen oxides
- sulphur dioxide
- suspended particulate matter
- crystalline silica
- noise

Comments received

Through the registry	By email	By mail
0	0	0

View comments submitted through the registry (/notice/013-3236/comments)

Supporting materials

Related files

Environmental Compliance Approval #8840-BCENZE (https://prod-environmental-registry.s3.amazonaws.com/2019-09/Associated Paving & Materials Ltd. - ECA # 8840-BCENZE - Issued on September 16, 2019.pdf)
pdf (Portable Document Format file) 629.79 KB

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

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

1-800-335-5906

Environmental Approvals Access and Service Integration Branch

135 St. Clair Avenue West
Floor 1
Toronto, ON
M4V 1P5
Canada

1-800-461-6290

How to Appeal

This instrument decision can be appealed. You have 15 days from September 17, 2019 to begin the appeal process.

Carefully review the information below to learn more about the appeal process.

How to appeal

For instrument decisions published on or after June 1, 2021, please refer to the updated instructions (/ontario_land_tribunal_15_days_june_2021) for information on how to appeal a decision.

Appeal process for decisions published before June 1, 2021

If you're an Ontario resident, you can start the process to appeal this instrument decision.

First, you'll need to seek leave (i.e. get permission) from the relevant appellate body to appeal the decision.

If the appellate body grants leave, the appeal itself will follow.

Seek leave to appeal

To seek leave to appeal, you need to do these three things:

1. prepare your application
2. provide notice to the minister
3. mail your application to three parties

1. Prepare your application

You'll need to prepare an application. You may wish to include the following things in your application:

1. A document that includes:
- your name, phone number, fax number (if any), and/or email address
- the ERO (Environmental Registry of Ontario) number and ministry reference number (located on this page)
- a statement about whether you are a resident in Ontario
- your interest in the decision, and any facts you want taken into account in deciding whether you have an interest in the decision
- the parts of the instrument that you're challenging
- whether the decision could result in significant harm to the environment
- the reason(s) why you believe that no reasonable person – having regard to the relevant law and to any government policies developed to guide decisions of that kind – could have made the decision
- the grounds (facts) you'll be using to appeal
- the outcome you'd like to see
2. A copy of the instrument (approval, permit, order) that you you are seeking leave to appeal. You'll find this in the decision notice on the Environmental Registry
3. Copies of all supporting documents, facts and evidence that you'll be using to appeal

What is considered

The appeal body will consider the following two questions in deciding whether to grant you leave to appeal:

1. is there is good reason to believe that no reasonable person, with respect to the relevant law and to any government policies developed to guide decisions of that kind, could have made the decision?
2. could the decision you wish to appeal result in significant harm to the environment?

2. Provide your notice

You'll need to provide notice to the Minister of the Environment, Conservation and Parks that you're seeking leave to appeal.

In your notice, please include a brief description of the:

- decision that you wish to appeal

- grounds for granting leave to appeal

You can provide notice by email at **minister.mecp@ontario.ca** or by mail at:

College Park 5th Floor, 777 Bay St.
Toronto, ON
M7A 2J3

3. Mail your application

You'll need to mail your application that you prepared in step #1 to each of these three parties:

- appellate body
- issuing authority (the ministry official who issued the instrument)
- proponent (the company or individual to whom the instrument was issued)

Issuing authority

Christina Labarge
Manager
Environmental Assessment and Permissions Branch
135 St. Clair Avenue West
3rd Floor
Toronto, ON
M4V 1P5
Canada
(416)314-7009

Proponent(s)

Associated Paving & Materials Ltd.
5365 Munro Court
Burlington , ON
L7L 5M7
Canada

Appellate body

Environmental Review Tribunal
Attention: The Secretary
655 Bay Street
Floor 15
Toronto, Ontario
M5G 1E5

(416) 212-6349
(866) 448-2248
OLT.Registrar@ontario.ca

About the Environmental Review Tribunal (https://olt.gov.on.ca/about-olt/)

Include the following:

ERO (Environmental Registry of Ontario) number	013-3236
Ministry reference number	6849-AY5KEK

> This is not legal advice. Please refer to the Environmental Bill of Rights (https://www.ontario.ca/laws/statute/93e28) for exact legal requirements. Consult a lawyer if you need help with the appeal process.

Connect with us

Contact

Application Assessment Officer

416-314-8001

Original proposal

ERO (Environmental Registry of Ontario)	013-3236

number	
Ministry reference number	6849-AY5KEK
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Proposal posted	July 5, 2018
Comment period	July 5, 2018 - August 19, 2018 (45 days)

Proposal details

On DATE we approved the amendment to Environmental Compliance Approval (Air & Noise) No. (Number) 7171-7DLQCV for Associated Paving & Materials Ltd (limited)., operating a hot-mix asphalt batch plant and aggregate processing facility located in Burlington, Ontario.

This application is to reflect updates to the facility including the addition of one (1) silo, one (1) vertical asphalt cement tank, and one (1) aggregate crusher.

Contaminant emissions to the atmosphere include nickel, benzene, nitrogen oxides, sulphur dioxide, and noise.

Supporting materials

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

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

1-800-335-5906

Environmental Approvals Access and Service Integration Branch
135 St. Clair Avenue West
Floor 1
Toronto, ON
M4V 1P5
Canada

1-800-461-6290

Comment

Commenting is now closed.

This consultation was open from July 5, 2018 to August 19, 2018

Connect with us

Contact

Application Assessment Officer

416-314-8001

Ontario Environmental Registry of Ontario

ASSOCIATED PAVING & MATERIALS LTD.

Instrument type: Environmental Compliance Approval (air) (/taxonomy/term/374)

ERO (Environmental Registry of Ontario) number	019-7647
Ministry reference number	1000213471
Notice type	Instrument
Act	Environmental Protection Act, R.S.O. 1990
Posted by	Ministry of the Environment, Conservation and Parks
Notice stage	Proposal Updated
Proposal posted	September 20, 2023
Comment period	September 20, 2023 - November 19, 2023 (60 days) Closed
Last updated	September 26, 2023

This proposal notice was originally posted on September 20, 2023 with a 45-day comment period ending November 4, 2023. The ministry has updated our proposal and has extended the comment period to 60 days.

This consultation was open from:

September 20, 2023
to November 19, 2023

Proposal summary

This proposal is to amend the Environmental Compliance Approval (air & noise) No. (Number) 8840-BCENZE for ASSOCIATED PAVING & MATERIALS LTD. (limited), a hot-mix asphalt plant and aggregate processing facility located at 850 Syscon Court, Burlington, Ontario.

Location details

Site address

850 Syscon Court
Burlington, ON
Canada

Site location details

Hot-mix asphalt plant and aggregate processing facility.

Site location map

The location pin reflects the approximate area where environmental activity is taking place.

View this location on a map (https://maps.google.com/?q=43.38881,-79.75289)

Proponent(s)

ASSOCIATED PAVING & MATERIALS LTD.
5365 Munro Court
Burlington, ON
L7L 5M7
Canada

Proposal details

This proposal is to amend the Environmental Compliance Approval (air & noise) No. 8840-BCENZE for ASSOCIATED PAVING & MATERIALS LTD., a hot-mix asphalt plant and aggregate processing facility located at 850 Syscon Court, Burlington, Ontario.

This amendment will reflect the current operations at the facility and includes the following:

- the addition of addition of a Hot Mix Asphalt Silo
- a change in process from a batch mix to a drum mix facility
- an increase in annual production from 300,000 tonnes per year to 400,000 tonnes per year/li>

Contaminant emissions to the air from this facility include:

- particulate matter
- nickel
- silica
- benzo(a)pyrene
- benzene
- naphthalene
- formaldehyde
- nitrogen oxides and other products of combustion
- noise

Supporting materials

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Client Services and Permissions Branch
135 St. Clair Avenue West
Floor 1
Toronto, ON
M4V 1P5
Canada

416-314-8001 or 1-800-461-6290

Comment

Commenting is now closed.

The comment period was from September 20, 2023 to November 19, 2023

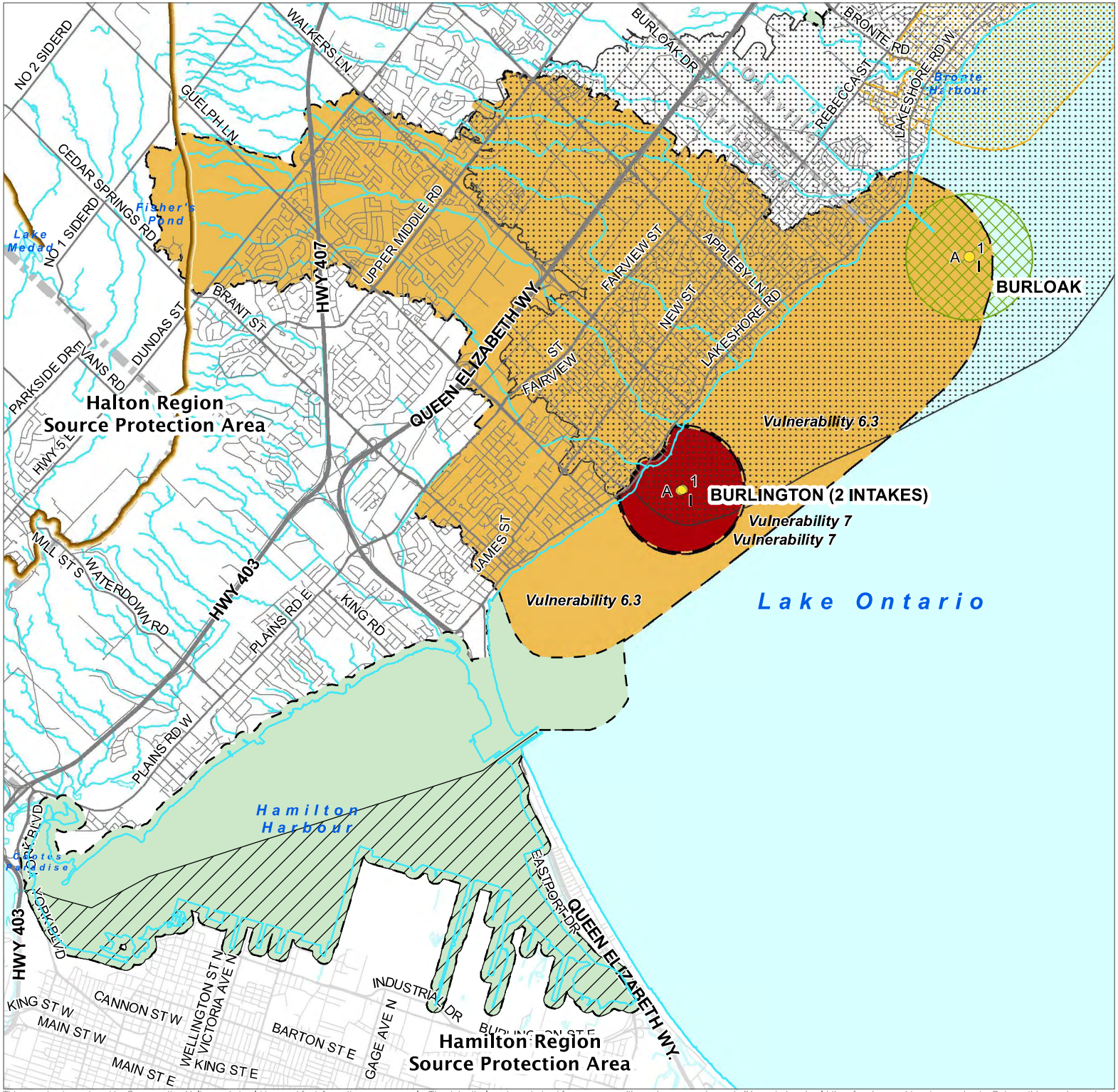
Connect with us

Contact

Client Services and Permissions Branch

416-314-8001 or 1-800-461-6290

enviropermissions@ontario.ca



DRINKING WATER SOURCE PROTECTION
Our Actions Matter

Figure 6.2

Burlington
Proposed Intake Protection Zones

Legend

- Source Protection Area
- Upper Tier Municipality
- Lower Tier Municipality
- Niagara Escarpment

Roads

- Highway
- Regional
- Local
- Hydrography
- Waterbody
- Type A Intake - Great Lakes

Proposed Intake Protection Zones (IPZs)

- IPZ-1
- Proposed IPZ-2
- IPZ-2 - Proposed Burloak
- IPZ-2 - Proposed Oakville
- IPZ-1 - Burloak
- IPZ-3
- Area of IPZ-3 extending into Hamilton SPA

Intake Class: 1 - Drinking Water System Class; I - Water System Type

Source : Halton Region / Lake Ontario Collaborative / Stantec Consulting Inc. as amended 2010.

Projection : UTM NAD 83 Zone 17

Date : August 2021

N W E S

0 0.5 1 2 3

Kilometers

1:85,000

Conservation Halton

Hamilton Conservation Authority
A Healthy Watershed for Everyone

This mapping is produced by Conservation Halton and should be used for information purposes only. The data displayed are derived from sources with varying accuracies and all boundaries should therefore be considered approximate. Data on this map is used under license with Conservation Halton, Ontario Ministry of Natural Resources, Halton Region, City of Hamilton, Ministry of Environment, Ontario Geological Survey, Natural Resources Canada, Teranet Enterprises Inc. and other agencies. Copyright 2021.

SCHEDULE C
Land Use - Urban Area
City of Burlington

Legend

MIXED USE INTENSIFICATION AREAS
- Urban Centres

Mixed Use Nodes and Intensification Corridors
- Mixed Use Commercial Centre
- Neighbourhood Centre
- Local Centre
- Employment Commercial Centre
- Urban Corridor
- Urban Corridor - Employment

RESIDENTIAL NEIGHBOURHOOD AREAS
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

EMPLOYMENT LANDS
- General Employment
- Business Corridor

NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE
- City's Natural Heritage System
- Major Parks and Open Space

MINERAL RESOURCE EXTRACTION AREA

INFRASTRUCTURE AND TRANSPORTATION CORRIDORS

CONTEXTUAL REFERENCES
- Municipal Boundary
- Urban Boundary
- Urban Growth Centre Boundary
- Special Street (Tremaine Dundas Secondary Plan)

RURAL AREA

HAMILTON

NORTH ALDERSHOT

HAMILTON

OAKVILLE

BURLINGTON BAY

LAKE ONTARIO

HWY 407
HWY 403
HWY 6
Q.E.W.
DUNDAS ST.
UPPER MIDDLE ROAD
UPPER MIDDLE RD.
PLAINS RD. W.
PLAINS RD. E
FAIRVIEW ST.
LAKESHORE RD.
NORTH SHORE BLVD. E
NORTH SERVICE RD.
SOUTH SERVICE RD.
LEIGHLAND RD.
MAINWAY
MILLCROFT PARK DR.
DRYDEN AVE
HARVESTER RD.
NEW ST.
SPRUCE AVE
C.N.R.
CEDAR SPRINGS RD.
GUELPH LINE
APPLEBY LINE
TREMAINE RD.
BURLOAK DR.
PALLADIUM WAY
THOMAS ALTON BLVD.
CAVENDISH DR.
HEADON FOREST DR.
HEADON RD.
WALKER'S LINE
BERWICK DR.
SUTTON RD.
BRANT ST.
FISHER AVE.
MOUNTAINSIDE DR.
CORPORATE DR.
KERNS RD.
WATERDOWN RD.
TOWNSEND AVE.
KING RD.
MAPLE AVE.
BELVENIA ROAD
HEATH RD.
HAMPTON
EASTPORT DR.

**Uptown Urban Centre

*Downtown Urban Centre

0 0.5 1 2 3 4 5 Km

*For land use precincts within the Downtown Urban Centre see Schedule D.
**For land use designations within the Uptown Urban Centre see Schedule E.

This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.

NOVEMBER 2020

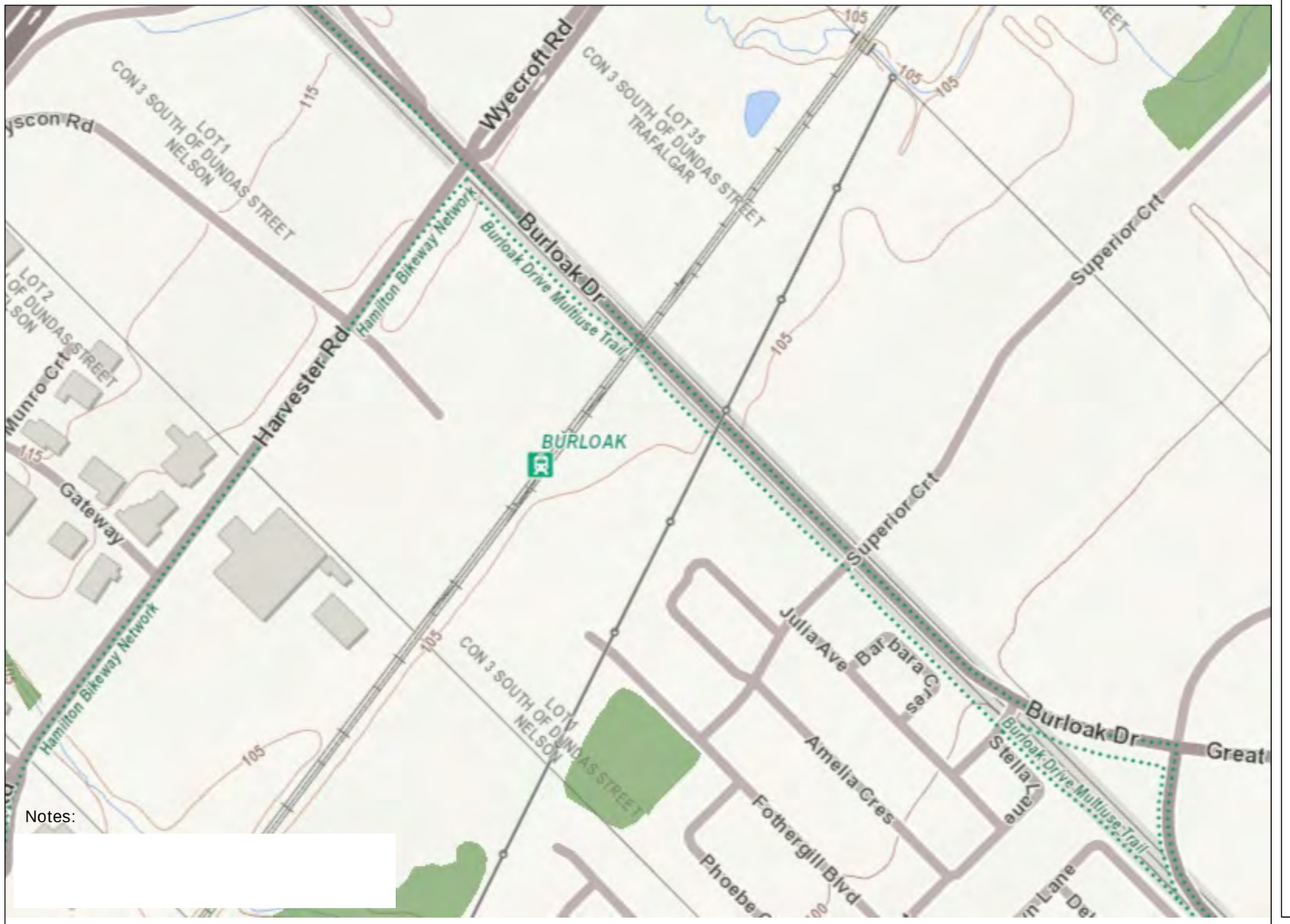
Ontario

Ministry of Natural Resources and Forestry

Make-a-Map: Natural Heritage Areas

G2S24000 - 800 Burloak Drive, Burlington

Map created:2/28/2024



Notes:

Legend

ANSI

- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale

Evaluated Wetland

- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale

- Unevaluated Wetland
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System

0.3 0 0.17 0.3 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.



This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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SCHEDULE M
The Natural Heritage System
City of Burlington

Legend

Natural Heritage System

- Key Natural Features
- Prime Agricultural Lands in Enhancements, Linkages and Buffers
- Other Enhancement Areas, Linkages and Buffers
- Greenbelt Natural Heritage System
- Shorelines of Lake Ontario and Burlington Bay

Provincial Plans

- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary

Contextual References

- Rural Settlement Area Boundary
- Rural Settlement Area
- Mineral Resource Extraction Area
- Municipal Boundary
- Urban Boundary



MILTON
HAMILTON
OAKVILLE
HAMILTON
DERRY RD.
Kilbride
Lowville
BRITANNIA RD.
BELL SCHOOL LINE
MILBUROUGH LINE
Mount Nemo
CEDAR SPRINGS RD.
GUELPH LINE
WALKER'S LINE
APPLEBY LINE
NO. 1 SIDE RD.
DUNDAS ST.
HWY. 407
UPPER MIDDLE ROAD
BRANT ST.
NO. 6 HWY. N
WATERDOWN RD.
HWY. 403
MAINWAY
Q.E.W. / HWY. 403
HARVESTER RD.
PLAINS ROAD
FAIRVIEW ST.
BURLOAK DR.
NORTH SHORE BLVD.
KING RD.
Q.E.W.
MAPLE AVE.
GUELPH LINE
WALKER'S LINE
APPLEBY LINE
NEW ST.
LAKESHORE RD.
BURLINGTON BAY
LAKE ONTARIO

0 2.5 5 10 15 20 Km

This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.

NOVEMBER 2020

Government of Canada | Gouvernement du Canada

Facility Report

Information for

Reporting year	1993
Company	Laurel Steel Products
Company Mailing Address	
Facility	
NPRI ID	1578
Facility Physical Address	5400 HARVESTER ROAD BURLINGTON (Ontario) L7R3Y8 Canada

Facility details

Business number	0
DUNS Number	0
Number of full-time employee equivalents	0
Contact information	N/A
Parent company	N/A
Typical days of operation	N/A
Operating hours	N/A
Start time	N/A
Shutdown periods	N/A
Activities	

Report details

Type	NPRI Inventory
Last Updated	1994-06-01, 24:00:00
All years' reports	**NPRI Inventory:** 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1994
Facility comments	N/A
Other comments for the facility	N/A
Report comments	N/A
Facility is case 3	No
Facility is case 4	No

Geographical details

Latitude	43.38789
Longitude	-79.75506

Datum	1984
Census sub-division	Burlington
Census division	Halton
Economic area	Hamilton--Niagara Peninsula
Census metropolitan and agglomeration area	Hamilton
Ecozone	MixedWood Plain
Major drainage area	St. Lawrence Drainage Area
Land Survey Description	N/A
National Topographic Description	D-061-F/030-M-5
Additional information	

Industry details

Key industrial sector	
NAICS2	0 -
NAICS4	0 -
Primary NAICS6	0 -
Secondary NAICS6	0 -
Tertiary NAICS6	0 -

Pollution prevention

Pollution prevention - Plan details

Does the facility have a P2 plan?	The facility does not have a P2 plan
Reason for plan preparation	
Recent update	The report was not updated during the reporting year
Target of plan	

Pollution prevention - Activities

Primary activity	Secondary activity	Comment
No data available		

Other facility identifiers

ID number	Program
No data available	

Permits

Permit number	Issuing Agency
No data available	

Summary

Substance	CAS number	Units[1]	Releases	Disposals and Transfers	Reporting Threshold Met

Substance	CAS number	Units[1]	Releases				Disposals and transfers				Reporting Threshold Met
			Air	Water	Land	Total[2]	On-site disposals[3]	Off-site disposals	Off-site treatment	Off-site recycling	
Hydrochloric acid	7647-01-0	tonnes	-	-	-	-	-	-	52.00	-	Yes

Footnote 1

Units: tonnes; kg (kilograms); g (grams); g TEQ (grams of Toxic Equivalent)

Footnote 2

Total releases include releases to air, water, land and unspecified media (less than one tonne).

Footnote 3

As of the 2006 reporting year, the Disposal columns include information on tailings and waste rock disposals. Negative numbers are possible for on-site disposal of tailings and waste rock, which would reflect a net removal of the substances from the tailings or waste rock management area.

Releases to air

No reported data

Releases to water

No reported data

Releases to land

No reported data

Releases to unspecified media (less than one tonne) [4]

No reported data

Footnote 4

The NPRI allows for reporting of releases of Part 1A substances as an aggregated total for all media, where the total release quantity is less than one tonne. This approach is only allowed for Part 1A substances.

On-site disposals

No reported data

Off-site disposals

No reported data

Transfers for off-site treatment prior to final disposal

Substance	CAS number	Units	Physical Treatment	Chemical Treatment	Biological Treatment	Incineration	Municipal sewage treatment plant	Total

Substance	CAS number	Units	Physical Treatment	Chemical Treatment	Biological Treatment	Incineration	Municipal sewage treatment plant	Total
Hydrochloric acid	7647-01-0	tonnes	-	-	-	-	52.00	52.00

Transfers for off-site recycling

No reported data

Electricity Generating Units

No reported data

All years data

Year	CAS number	Substance	Units	Releases				Disposals and Transfers			
				Air	Water	Land	Total	On-site disposals	Off-site disposals	Off-site treatment	Off-site recycling
2022	7647-01-0	Hydrochloric acid	tonnes	-	-	-	0.13	-	-	1.89	-
2021	7647-01-0	Hydrochloric acid	tonnes	-	-	-	0.13	-	-	2.80	3.70
2020	7647-01-0	Hydrochloric acid	tonnes	-	-	-	0.13	-	-	0.73	5.11
2019	7647-01-0	Hydrochloric acid	tonnes	-	-	-	0.13	-	-	2.42	2.89
2018	7647-01-0	Hydrochloric acid	tonnes	-	-	-	0.03	-	-	1.14	6.77
2017	7647-01-0	Hydrochloric acid	tonnes	-	-	-	0.03	-	-	1.76	7.56
2016	7647-01-0	Hydrochloric acid	tonnes	-	-	-	0.03	-	-	1.50	5.97
2015	7647-01-0	Hydrochloric acid	tonnes	-	-	-	0.03	-	-	1.50	6.40
2014	7647-01-0	Hydrochloric acid	tonnes	-	-	-	0.03	-	-	2.90	3.20
2013	7647-01-0	Hydrochloric acid	tonnes	0.03	-	-	0.03	-	-	2.50	2.40
2012	7647-01-0	Hydrochloric acid	tonnes	-	-	-	0.03	-	-	1.60	3.60
2011	7647-01-0	Hydrochloric acid	tonnes	0.03	-	-	0.03	-	-	0.80	-
2010	7647-01-0	Hydrochloric acid	tonnes	-	-	-	-	-	-	1.90	11.64
2009	7647-01-0	Hydrochloric acid	tonnes	0.03	-	-	0.03	-	-	1.41	10.02
2008	7647-01-0	Hydrochloric acid	tonnes	0.04	-	-	0.04	-	-	0.27	11.37
2007	7647-01-0	Hydrochloric acid	tonnes	0.13	-	-	0.13	-	-	12.42	10.60
2006	7647-01-0	Hydrochloric acid	tonnes	1.24	-	-	1.24	-	-	2.32	54.00
2005	7647-01-0	Hydrochloric acid	tonnes	1.24	-	-	1.24	-	-	3.50	63.00
2004	7647-01-0	Hydrochloric acid	tonnes	0.22	-	-	0.22	-	-	2,137.48	0.00
2002	7647-01-0	Hydrochloric acid	tonnes	0.22	-	-	0.22	-	-	1,313.92	-
2001	7647-01-0	Hydrochloric acid	tonnes	0.22	-	-	0.22	-	-	1,361.72	-
2000	7647-01-0	Hydrochloric acid	tonnes	-	-	-	-	-	-	1,491.62	-
1999	7647-01-0	Hydrochloric acid	tonnes	-	-	-	-	-	-	1,782.00	-
1998	7647-01-0	Hydrochloric acid	tonnes	-	-	-	-	-	-	1,771.00	-
1997	7647-01-0	Hydrochloric acid	tonnes	-	-	-	-	-	-	1,630.00	-
1994	7647-01-0	Hydrochloric acid	tonnes	-	-	-	-	-	-	57.00	-
1993	7647-01-0	Hydrochloric acid	tonnes	-	-	-	-	-	-	52.00	-
2022	NA - 08	Lead (and its compounds)	kg	0.24	-	-	0.24	-	-	33.00	4,232.00
2021	NA - 08	Lead (and its compounds)	kg	0.30	-	-	0.30	-	-	89.00	3,743.00
2020	NA - 08	Lead (and its compounds)	kg	0.12	-	-	0.12	-	-	23.75	3,901.00

Year	CAS number	Substance	Units	Releases				Disposals and Transfers			
				Air	Water	Land	Total	On-site disposals	Off-site disposals	Off-site treatment	Off-site recycling
2019	NA - 08	Lead (and its compounds)	kg	0.18	-	-	0.18	-	-	80.00	3,950.00
2018	NA - 08	Lead (and its compounds)	kg	0.13	-	-	0.13	-	-	38.00	4,112.00
2017	NA - 08	Lead (and its compounds)	kg	0.24	-	-	0.24	-	-	59.00	4,009.00
2016	NA - 08	Lead (and its compounds)	kg	0.21	-	-	0.21	-	-	50.00	3,902.00
2015	NA - 08	Lead (and its compounds)	kg	0.22	-	-	0.22	-	-	49.00	3,960.00
2014	NA - 08	Lead (and its compounds)	kg	0.22	-	-	0.22	-	-	86.00	3,847.00
2013	NA - 08	Lead (and its compounds)	kg	0.20	-	-	0.20	-	-	76.00	3,636.50
2012	NA - 08	Lead (and its compounds)	kg	0.10	-	-	0.10	-	-	0.10	3,750.00
2011	NA - 08	Lead (and its compounds)	kg	0.50	-	-	0.50	-	-	-	5,160.00
2010	NA - 08	Lead (and its compounds)	kg	12.40	-	-	12.40	-	-	-	4,678.00
2009	NA - 08	Lead (and its compounds)	kg	7.90	-	-	7.90	-	-	-	2,799.86
2008	NA - 08	Lead (and its compounds)	kg	9.84	-	-	9.84	-	-	-	2,242.31
2007	NA - 08	Lead (and its compounds)	kg	11.59	-	-	11.59	-	-	-	1,852.00
2011	NA - 09	Manganese (and its compounds)	tonnes	-	-	-	-	-	-	-	25.00
2010	NA - 09	Manganese (and its compounds)	tonnes	0.12	-	-	0.12	-	-	-	46.78
2009	NA - 09	Manganese (and its compounds)	tonnes	0.08	-	-	0.08	-	-	-	28.00
2008	NA - 09	Manganese (and its compounds)	tonnes	0.10	-	-	0.10	-	-	-	22.42
2007	NA - 09	Manganese (and its compounds)	tonnes	0.12	-	-	0.12	-	-	-	46.31
2006	NA - 09	Manganese (and its compounds)	tonnes	0.07	-	-	0.07	-	-	-	81.00
2005	NA - 09	Manganese (and its compounds)	tonnes	0.06	-	-	0.06	-	-	-	81.00
2010	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	12.50	-	-	12.50	-	-	-	-
2009	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	8.00	-	-	8.00	-	-	-	-
2008	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	9.99	-	-	9.99	-	-	-	-
2007	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	11.59	-	-	11.59	-	-	-	-
2006	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	4.20	-	-	4.20	-	-	-	-
2005	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	4.20	-	-	4.20	-	-	-	-
2010	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	12.50	-	-	12.50	-	-	-	-
2009	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	8.00	-	-	8.00	-	-	-	-
2008	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	9.99	-	-	9.99	-	-	-	-

Year	CAS number	Substance	Units	Releases				Disposals and Transfers			
				Air	Water	Land	Total	On-site disposals	Off-site disposals	Off-site treatment	Off-site recycling
2007	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	11.59	-	-	11.59	-	-	-	-
2006	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.68	-	-	0.68	-	-	-	-
2005	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.68	-	-	0.68	-	-	-	-
2004	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.52	-	-	0.52	-	-	-	-
2003	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.50	-	-	0.50	-	-	-	-
2002	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.41	-	-	0.41	-	-	-	-
2021	NA - 14	Zinc (and its compounds)	tonnes	-	-	-	-	-	-	-	-
2020	NA - 14	Zinc (and its compounds)	tonnes	-	-	-	-	-	-	-	11.40
2019	NA - 14	Zinc (and its compounds)	tonnes	-	-	-	-	-	-	-	17.76
2018	NA - 14	Zinc (and its compounds)	tonnes	-	-	-	-	-	-	-	6.33
2017	NA - 14	Zinc (and its compounds)	tonnes	-	-	-	-	-	-	-	11.12
2016	NA - 14	Zinc (and its compounds)	tonnes	-	-	-	-	-	-	-	17.21
2015	NA - 14	Zinc (and its compounds)	tonnes	-	-	-	-	-	-	-	8.40

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Facility Report

Information for Associated Paving & Materials

Reporting year	2011
Company	Associated Paving & Materials Ltd.
Facility	Associated Paving & Materials
NPRI ID	10541
Address	850 Syscon Court,BURLINGTON (Ontario) L7L6C5,Canada

Facility details

Business number	120948518
Number of employees	7
Contact information	Stanley Capobianco Position: Sales Phone: 905 Ext: Email: sales@associatedpaving.com
Parent company	N/A
Typical days of operation	
Operating hours	
Start time	
Shutdown periods	**Period** 1 — **Start** 2011-05-15 — **End** 2011-12-13 — **Duration (day)** 212 **Comments** Facility has seasonal operation.
Activities	

Report details

Type	NPRI Inventory
Other years' reports	**NPRI Inventory:** 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002
Facility comments	The operation is seasonal.
Other comments for the facility	N/A
Report comments	N/A

Geographical details

Latitude	43.3887
Longitude	-79.753
Datum	1983
Census sub-division	Burlington
Census division	Halton
Economic area	Hamilton--Niagara Peninsula
Census metropolitan and agglomeration area	Hamilton

Ecozone	MixedWood Plain
Major drainage area	St. Lawrence Drainage Area

Industry details

Key industrial sector	Petroleum and Coal Product Refining and Mfg.
NAICS2	32 - Manufacturing
NAICS4	3241 - Petroleum and Coal Product Manufacturing
NAICS6	324121 - Asphalt Paving Mixture and Block Manufacturing

Pollution prevention

Plan details

Does the facility have a P2 plan?	The facility has a P2 plan
Reason for plan preparation	Plan was prepared or implemented for another government jurisdiction or Parliament (i.e. provincial government)
Recent update	The report was not updated during the reporting year
Target of plan	

Activities

Primary activity	Secondary activity	Comment
Equipment or Process Modifications		Entretien régulier des équipements.

Other environmental programs

Other facility identifiers

ID number	Program
No data available	

Permits

Permit number	Issuing Agency
	ON Reg 127/01 ID

Summary

Substance	CAS number	Units[1]	Releases				Disposals and Transfers				Voluntary Report
			Air	Water	Land	Total[2]	On-site disposals[3]	Off-site disposals	Off-site treatment	Off-site recycling	
Carbon monoxide	630-08-0	tonnes	39	-	-	39	-	-	-	-	true
PM10 - Particulate Matter <= 10 Micrometers	NA - M09	tonnes	1.16	-	-	1.16	-	-	-	-	true

Substance	CAS number	Units[1]	Releases				Disposals and Transfers				Voluntary Report
			Air	Water	Land	Total[2]	On-site disposals[3]	Off-site disposals	Off-site treatment	Off-site recycling	
PM2.5 - Particulate Matter <= 2.5 Micrometers	NA - M10	tonnes	0.89	-	-	0.89	-	-	-	-	true

Comments

Substance	CAS number	Comment Type	Comment
Carbon monoxide	630-08-0	On-site releases comment	Decrease in production in 2011
PM10 - Particulate Matter <= 10 Micrometers	NA - M09	On-site releases comment	Production was decreased in 2011 and emission estimate refined.
PM2.5 - Particulate Matter <= 2.5 Micrometers	NA - M10	On-site releases comment	Production decrease in 2011 and refinement of emission rates.

Footnote 1

Units: tonnes; kg (kilograms); g (grams); g TEQ (grams of Toxic Equivalent)

Footnote 2

Total releases include releases to air, water, land and unspecified media (less than one tonne).

Footnote 3

As of the 2006 reporting year, the Disposal columns include information on tailings and waste rock disposals. Negative numbers are possible for on-site disposal of tailings and waste rock, which would reflect a net removal of the substances from the tailings or waste rock management area.

Releases to air

Substance	CAS number	Units	Stack/Point	Storage/Handling	Fugitive	Spills	Road Dust	Other	Total
Carbon monoxide	630-08-0	tonnes	39	-	-	-	-	-	39
PM10 - Particulate Matter <= 10 Micrometers	NA - M09	tonnes	0.96	0.1	0.05	-	0.05	-	1.16
PM2.5 - Particulate Matter <= 2.5 Micrometers	NA - M10	tonnes	0.808	0.04	0.034	-	0.008	-	0.89

Releases to water

No reported data

Releases to land

No reported data

Releases to unspecified media (less than one tonne) [4]

No reported data

Footnote 4

> The NPRI allows for reporting of releases of Part 1A substances as an aggregated total for all media, where the total release quantity is less than one tonne. This approach is only allowed for Part 1A substances.

On-site disposals

No reported data

Off-site disposals

No reported data

Transfers for off-site treatment prior to final disposal

No reported data

Transfers for off-site recycling

No reported data

Other years data

Year	CAS number	Substance	Units	Releases				Disposals and Transfers			
				Air	Water	Land	Total	On-site disposals	Off-site disposals	Off-site treatment	Off-site recycling
2010	630-08-0	Carbon monoxide	tonnes	44.23	-	-	44.23	-	-	-	-
2009	630-08-0	Carbon monoxide	tonnes	43.024	-	-	43.024	-	-	-	-
2007	630-08-0	Carbon monoxide	tonnes	23.44	-	-	23.44	-	-	-	-
2002	630-08-0	Carbon monoxide	tonnes	30.202	-	-	30.202	-	-	-	-
2007	11104-93-1	Nitrogen oxides (expressed as nitrogen dioxide)	tonnes	14.71	-	-	14.71	-	-	-	-
2002	11104-93-1	Nitrogen oxides (expressed as nitrogen dioxide)	tonnes	1.963	-	-	1.963	-	-	-	-
2010	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	3.714	-	-	3.714	-	-	-	-
2009	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	9.959	-	-	9.959	-	-	-	-
2008	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	1.332	-	-	1.332	-	-	-	-

Year	CAS number	Substance	Units	Releases				Disposals and Transfers			
				Air	Water	Land	Total	On-site disposals	Off-site disposals	Off-site treatment	Off-site recycling
2007	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	2.808	-	-	2.808	-	-	-	-
2006	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	2.551	-	-	2.551	-	-	-	-
2005	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	1.856	-	-	1.856	-	-	-	-
2004	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	2.102	-	-	2.102	-	-	-	-
2003	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	2.24	-	-	2.24	-	-	-	-
2002	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	3.946	-	-	3.946	-	-	-	-
2010	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	3.001	-	-	3.001	-	-	-	-
2009	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	7.602	-	-	7.602	-	-	-	-
2008	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	1.315	-	-	1.315	-	-	-	-
2007	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	2.808	-	-	2.808	-	-	-	-
2006	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	2.551	-	-	2.551	-	-	-	-
2005	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	1.856	-	-	1.856	-	-	-	-

Year	CAS number	Substance	Units	Releases				Disposals and Transfers			
				Air	Water	Land	Total	On-site disposals	Off-site disposals	Off-site treatment	Off-site recycling
2004	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	2.02	-	-	2.02	-	-	-	-
2003	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	1.835	-	-	1.835	-	-	-	-
2002	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.66	-	-	0.66	-	-	-	-
2002	7446-09-5	Sulphur dioxide	tonnes	0.346	-	-	0.346	-	-	-	-
2002	NA - M08	Total particulate matter	tonnes	19.139	-	-	19.139	-	-	-	-
2002	NA - M16	Volatile Organic Compounds (VOCs)	tonnes	1.427	-	-	1.427	-	-	-	-

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Facility Report

Information for Bericap Inc.

Reporting year	2021
Company	Bericap North America Inc.
Facility	Bericap Inc.
NPRI ID	11662
Address	835 Syscon Burlington Ontario L7L 6C5 Canada

Facility details

Business number	878995893
Number of employees	139
Contact information	Kristyn Pacaud Position: EHS Manager Phone: 905-634-2248 Ext: 247 Email: kristyn.pacaud@bericap.com
Parent company	N/A
Typical days of operation	mon/tue/wed/thu/fri/sat/sun
Operating hours	24
Start time	08:00
Shutdown periods	N/A
Activities	

Report details

Type	NPRI Inventory
Other years' reports	**NPRI Inventory:** 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008
Facility comments	N/A
Other comments for the facility	N/A
Report comments	N/A

Geographical details

Latitude	43.3898
Longitude	-79.7515
Datum	1983
Census sub-division	Burlington
Census division	Halton

Economic area	Hamilton--Niagara Peninsula
Census metropolitan and agglomeration area	Hamilton
Ecozone	MixedWood Plain
Major drainage area	St. Lawrence Drainage Area

Industry details

Key industrial sector	Plastics and Rubber
NAICS2	32 - Manufacturing
NAICS4	3261 - Plastic product manufacturing
NAICS6	326198 - All other plastic product manufacturing

Pollution prevention

Plan details

Does the facility have a P2 plan?	The facility does not have a P2 plan
Reason for plan preparation	
Recent update	The report was not updated during the reporting year
Target of plan	

Activities

Primary activity	Secondary activity	Comment
Equipment or Process Modifications		
Good Operating Practice or Training		
Inventory Management or Purchasing Techniques		
Materials or Feedstock Substitution		
On-site Recovery, Re-use or Recycling		
Other Pollution Prevention Activities		
Product Design or Reformulation		
Spill and Leak Prevention		

Other environmental programs

Other facility identifiers

ID number	Program
No data available	

Permits

Permit number	Issuing Agency
ON2275500	Ontario Hazardous Waste Generation Number
R-010-3113266229	MECP - Air and Noise EASR

Summary

Substance	CAS number	Units[1]	Releases				Disposals and Transfers				Voluntary Report
			Air	Water	Land	Total[2]	On-site disposals[3]	Off-site disposals	Off-site treatment	Off-site recycling	
PM10 - Particulate Matter <= 10 Micrometers	NA - M09	tonnes	0.5854	-	-	0.5854	-	-	-	-	true
PM2.5 - Particulate Matter <= 2.5 Micrometers	NA - M10	tonnes	0.561	-	-	0.561	-	-	-	-	true

Footnote 1

Units: tonnes; kg (kilograms); g (grams); g TEQ (grams of Toxic Equivalent)

Footnote 2

Total releases include releases to air, water, land and unspecified media (less than one tonne).

Footnote 3

As of the 2006 reporting year, the Disposal columns include information on tailings and waste rock disposals. Negative numbers are possible for on-site disposal of tailings and waste rock, which would reflect a net removal of the substances from the tailings or waste rock management area.

Releases to air

Substance	CAS number	Units	Stack/Point	Storage/Handling	Fugitive	Spills	Road Dust	Other	Total
PM10 - Particulate Matter <= 10 Micrometers	NA - M09	tonnes	0.5854	-	-	-	-	-	0.5854
PM2.5 - Particulate Matter <= 2.5 Micrometers	NA - M10	tonnes	0.561	-	-	-	-	-	0.561

Releases to water

No reported data

Releases to land

No reported data

Releases to unspecified media (less than one tonne) [4]

No reported data

Footnote 4

The NPRI allows for reporting of releases of Part 1A substances as an aggregated total for all media, where the total release quantity is less than one tonne. This approach is only allowed for Part 1A substances.

On-site disposals

No reported data

Off-site disposals

No reported data

Transfers for off-site treatment prior to final disposal

No reported data

Transfers for off-site recycling

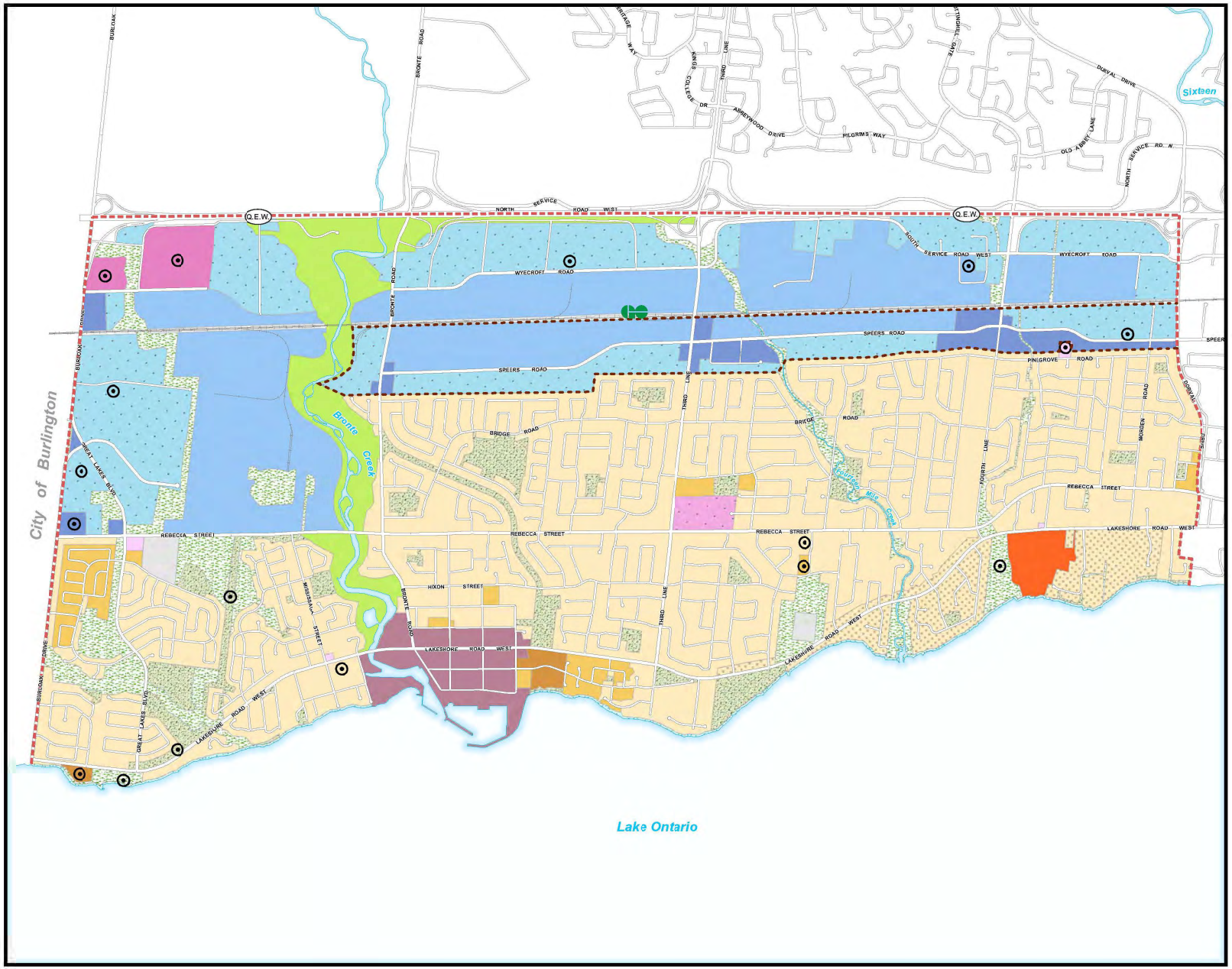
No reported data

Other years data

Year	CAS number	Substance	Units	Releases				Disposals and Transfers			
				Air	Water	Land	Total	On-site disposals	Off-site disposals	Off-site treatment	Off-site recycling
2020	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	0.6847	-	-	0.6847	-	-	-	-
2019	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	0.7799	-	-	0.7799	-	-	-	-
2018	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	1.6642	-	-	1.6642	-	-	-	-
2017	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	0.6146	-	-	0.6146	-	-	-	-
2016	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	0.9066	-	-	0.9066	-	-	-	-
2015	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	0.997	-	-	0.997	-	-	-	-
2014	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	0.9783	-	-	0.9783	-	-	-	-
2013	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	0.93	-	-	0.93	-	-	-	-

Year	CAS number	Substance	Units	Releases				Disposals and Transfers			
				Air	Water	Land	Total	On-site disposals	Off-site disposals	Off-site treatment	Off-site recycling
2012	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	0.877	-	-	0.877	-	-	-	-
2011	NA - M09	PM10 - Particulate Matter <= 10 Micrometers	tonnes	0.5778	-	-	0.5778	-	-	-	-
2020	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.6603	-	-	0.6603	-	-	-	-
2019	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.7554	-	-	0.7554	-	-	-	-
2018	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	1.6397	-	-	1.6397	-	-	-	-
2017	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.5901	-	-	0.5901	-	-	-	-
2016	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.861	-	-	0.861	-	-	-	-
2015	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.9544	-	-	0.9544	-	-	-	-
2014	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.9357	-	-	0.9357	-	-	-	-
2013	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.887	-	-	0.887	-	-	-	-
2012	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.834	-	-	0.834	-	-	-	-
2011	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.5769	-	-	0.5769	-	-	-	-

Year	CAS number	Substance	Units	Releases				Disposals and Transfers			
				Air	Water	Land	Total	On-site disposals	Off-site disposals	Off-site treatment	Off-site recycling
2010	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.3481	-	-	0.3481	-	-	-	-
2009	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.303	-	-	0.303	-	-	-	-
2008	NA - M10	PM2.5 - Particulate Matter <= 2.5 Micrometers	tonnes	0.429	-	-	0.429	-	-	-	-



SCHEDULE F
SOUTH WEST
LAND USE



- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- WATERFRONT OPEN SPACE
- UTILITY
- GROWTH AREA*
- SPECIAL POLICY AREA
- SPECIAL POLICY AREA - SPEERS ROAD CORRIDOR
- RAILWAY
- MAJOR TRANSIT STATION

*Refer to Part E, Growth Area Policies

Refer to Part E, Exceptions

1:25,000

August 31, 2021

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Generator Number: ON2275500

Generator Registration Report

Facility Name	**ON2275500-835 SYSCON COURT**	Submitted Date	**Nov 14, 2022**
Legal Business Name	**Bericap Inc.**	Company Name	**Bericap Inc.**

Facility Address

Location

Municipality	**Halton, Regional Municipality of**
Address	**835 SYSCON COURT BURLINGTON, Ontario L7L6C5 Canada**
Latitude	**51.253775**
Longitude	**-85.3232139**
Description	

Mailing Address

Address	**835 SYSCON COURT BURLINGTON, Ontario L7L6C5 Canada**

Facility Contact

Primary Contact

Name	**John Tyldesley**
Job Title	**Mtce Admin**

Alternate Contact

Name	**kristyn Pacaud**
Job Title	**Corporate Systems Specialist**

Email	**john.tyldesley@bericap.com**	Email	**kristyn.pacaud@bericap.com**
Primary Phone Number	**905 634 2248**	Primary Phone Number	**905 634 2248**
Phone Extension	**1331**	Phone Extension	**1247**
Secondary Phone Number		Secondary Phone Number	
Phone Extension		Phone Extension	

Additional information

NAICS Code	**326198**	Industry	**All other plastic product manufacturing**
NAICS Code (Optional)		Industry	
NAICS Code (Optional)		Industry	

Is your facility a waste transfer facility with an Ontario Environmental Compliance Approval to operate a waste transfer or transfer/processing facility?	**No**
Is your facility a Municipal Hazardous or Special Waste depot operated or exclusively for a municipality or the Crown? Please see section 3.1.1.11 of the Registration Guidance Manual.	**No**
Is your facility a contaminated facility and all waste results from activities carried on at the facility for the purpose of remediating contaminated soil or other contaminated materials located on, in, or under the site? Please see section 3.1.1.12 of the Registration Guidance Manual.	**No**

Waste Streams

Active Waste Streams

Waste Number	Waste Class	Primary Characterization	Physical State	Specific Gravity	Hazardous Waste Number	Submitted Date
331 I	Waste Compressed Gases	I - Ignitable	Gas	0	D001	Nov 12, 2022
253 L	Emulsified Oils	L - Liquid Industrial Waste	Liquid	1	N/A	Nov 12, 2022
252 L	Waste Oils & Lubricants	L - Liquid Industrial Waste	Liquid	1	N/A	Nov 12, 2022
251 L	Oil Skimmings & Sludges	L - Liquid Industrial Waste	Liquid	1	N/A	Nov 12, 2022
213 T	Petroleum Distillates	T - Leachate Toxic	Liquid	0.8	D039	Nov 12, 2022

Generator Number: ON8021636

Generator Registration Report

Facility Name	**ON8021636-5510 HARVESTER ROAD**	Submitted Date	**Nov 14, 2022**
Legal Business Name	**GEARS BIKE & SKI SHOPS LIMITED**	Company Name	**GEARS BIKE SHOP**

Facility Address

Location

Municipality **Halton, Regional Municipality of**

Address **5510 HARVESTER ROAD BURLINGTON, Ontario L7L5V4 Canada**

Latitude **51.253775**

Longitude **-85.3232139**

Description

Mailing Address

Address **176 LAKESHORE ROAD WEST MISSISSAUGA, Ontario L5H1G4 Canada**

Facility Contact

Primary Contact

Name **IRA KARGEL**

Job Title **OWNER**

Email	**ira@gearsbikeshop.com**
Primary Phone Number	**905-815-7474**
Phone Extension	
Secondary Phone Number	
Phone Extension	

Additional information

NAICS Code	**451113**	Industry	**Cycling equipment and supplies specialty stores**
NAICS Code (Optional)		Industry	
NAICS Code (Optional)		Industry	

Is your facility a waste transfer facility with an Ontario Environmental Compliance Approval to operate a waste transfer or transfer/processing facility?	**No**
Is your facility a Municipal Hazardous or Special Waste depot operated or exclusively for a municipality or the Crown? Please see section 3.1.1.11 of the Registration Guidance Manual.	**No**
Is your facility a contaminated facility and all waste results from activities carried on at the facility for the purpose of remediating contaminated soil or other contaminated materials located on, in, or under the site? Please see section 3.1.1.12 of the Registration Guidance Manual.	**No**

Waste Streams

Active Waste Streams

Waste Number	Waste Class	Primary Characterization	Physical State	Specific Gravity	Hazardous Waste Number	Submitted Date
251 L	Oil Skimmings & Sludges	L - Liquid Industrial Waste	Liquid	1	N/A	Nov 12, 2022

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Generator Number: ON8787514

Generator Registration Report

Facility Name	**ON8787514-Burlington Site, 5450 Harvester Road**	Submitted Date	**Nov 14, 2022**
Legal Business Name	**ISOLOGIC INNOVATIVE RADIOPHARMACEUTICALS LTD.**	Company Name	**Isologic**

Facility Address

Location

Municipality	**Halton, Regional Municipality of**
Address	**Burlington Site, 5450 Harvester Road Burlington, Ontario L7L5N5 Canada**
Latitude	**51.253775**
Longitude	**-85.3232139**
Description	

Mailing Address

Address	**Burlington Site, 5450 Harvester Road Burlington, Ontario L7L5N5 Canada**

Facility Contact

Primary Contact

Name	**David Ritthaler**
Job Title	**Radiation Safety Officer**
Email	**david.ritthaler@isologicradiopharm.ca**
Primary Phone	**905-333-1789**

Alternate Contact

Name	**Raymond Taylor**
Job Title	**Site Manager**
Email	**raymond.taylor@isologicradiopharı**
Primary Phone	**905-333-1789**

Number	Number
Phone Extension	Phone Extension
Secondary Phone Number	Secondary Phone Number
Phone Extension	Phone Extension

Additional information

NAICS Code	**325410**	Industry	**Pharmaceutical and medicine manufacturing**
NAICS Code (Optional)		Industry	
NAICS Code (Optional)		Industry	

Is your facility a waste transfer facility with an Ontario Environmental Compliance Approval to operate a waste transfer or transfer/processing facility?	**No**
Is your facility a Municipal Hazardous or Special Waste depot operated or exclusively for a municipality or the Crown? Please see section 3.1.1.11 of the Registration Guidance Manual.	**No**
Is your facility a contaminated facility and all waste results from activities carried on at the facility for the purpose of remediating contaminated soil or other contaminated materials located on, in, or under the site? Please see section 3.1.1.12 of the Registration Guidance Manual.	**No**

Waste Streams

Active Waste Streams

Waste Number	Waste Class	Primary Characterization	Physical State	Specific Gravity	Hazardous Waste Number	Submitted Date
312 P	Pathological Wastes	P - Pathological	Solid		N/A	Nov 12, 2022
263 C	Organic Laboratory Chemicals	C - Corrosive	Liquid	1	D002	Jun 20, 2023
263 B	Organic Laboratory Chemicals	B - Hazardous Waste Chemical	Liquid	0.787	U002	Nov 12, 2022
212 L	Aliphatic Solvents	L - Liquid Industrial Waste	Liquid	1	N/A	Nov 12, 2022
212 I	Aliphatic Solvents	I - Ignitable	Liquid	1	D001	Nov 12, 2022

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Generator Number: ON0112700

Generator Registration Report

Facility Name	**Laurel Steel**	Submitted Date	**Nov 14, 2022**
Legal Business Name	**Laurel Steel a division of Harris Steel ULC**	Company Name	**Laurel Steel**

Facility Address

Location

Municipality **Halton, Regional Municipality of**

Address **5400 HARVESTER ROAD BURLINGTON, Ontario L7L5N5 Canada**

Latitude **51.253775**

Longitude **-85.3232139**

Description

Mailing Address

Address **5400 Harvester Rd Burlington, Ontario L7L5N5 Canada**

Facility Contact

Primary Contact

Name **Malin Schouten**

Job Title **Environmental Health & Safety Administrator**

Email	**malin.schouten@laurelsteel.com**
Primary Phone Number	**9056816811**
Phone Extension	**237**
Secondary Phone Number	**9056309553**
Phone Extension	

Additional information

NAICS Code	**331221**	Industry	**Cold-rolled steel shape manufacturing**
NAICS Code (Optional)	**332619**	Industry	**Other fabricated wire product manufacturing**
NAICS Code (Optional)		Industry	

Is your facility a waste transfer facility with an Ontario Environmental Compliance Approval to operate a waste transfer or transfer/processing facility?	**No**
Is your facility a Municipal Hazardous or Special Waste depot operated or exclusively for a municipality or the Crown? Please see section 3.1.1.11 of the Registration Guidance Manual.	**No**
Is your facility a contaminated facility and all waste results from activities carried on at the facility for the purpose of remediating contaminated soil or other contaminated materials located on, in, or under the site? Please see section 3.1.1.12 of the Registration Guidance Manual.	**No**

Waste Streams

Active Waste Streams

Waste Number	Waste Class	Primary Characterization	Physical State	Specific Gravity	Hazardous Waste Number	Submitted Date
331 I	Waste Compressed Gases	I - Ignitable	Gas		D001	Mar 3, 2023
267 C	Organic Acids	C - Corrosive	Liquid	1	D002	Aug 30, 2023
251 L	Oil Skimmings & Sludges	L - Liquid Industrial Waste	Liquid	0.9	N/A	Nov 12, 2022
213 I	Petroleum Distillates	I - Ignitable	Liquid	0.78	D001	Nov 12, 2022
148 C	Inorganic Laboratory Chemicals	C - Corrosive	Solid	0	D002	Nov 12, 2022

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Generator Number: ON5093531

Generator Registration Report

Facility Name	**ON5093531-728 Burloak Dr**	Submitted Date	**Nov 14, 2022**
Legal Business Name	**Dr. Janice Honda Veterinary Professional Corporation**	Company Name	**Southside Pet Hospital**

Facility Address

Location

Municipality **Halton, Regional Municipality of**

Address **728 Burloak Dr**
C2
Burlington, Ontario
L7L0B1 Canada

Latitude **51.253775**

Longitude **-85.3232139**

Description

Mailing Address

Address **728 Burloak Dr**
C2
Burlington, Ontario
L7L0B1 Canada

Facility Contact

Primary Contact

Name **Janice Honda**

Job Title **Veterinarian**

Alternate Contact

Name **Janice Honda**

Job Title **Veterinarian**

Email	**info@southsidepet.ca**	Email	**info@southsidepet.ca**
Primary Phone Number	**(905) 681-7297**	Primary Phone Number	**9056817297**
Phone Extension		Phone Extension	
Secondary Phone Number		Secondary Phone Number	
Phone Extension		Phone Extension	

Additional information

NAICS Code	**541940**	Industry	**Veterinary services**
NAICS Code (Optional)		Industry	
NAICS Code (Optional)		Industry	

Is your facility a waste transfer facility with an Ontario Environmental Compliance Approval to operate a waste transfer or transfer/processing facility?	**No**
Is your facility a Municipal Hazardous or Special Waste depot operated or exclusively for a municipality or the Crown? Please see section 3.1.1.11 of the Registration Guidance Manual.	**No**
Is your facility a contaminated facility and all waste results from activities carried on at the facility for the purpose of remediating contaminated soil or other contaminated materials located on, in, or under the site? Please see section 3.1.1.12 of the Registration Guidance Manual.	**No**

Waste Streams

Active Waste Streams

Waste Number	Waste Class	Primary Characterization	Physical State	Specific Gravity	Hazardous Waste Number	Submitted Date
312 P	Pathological Wastes	P - Pathological	Solid		N/A	Nov 12, 2022

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Record of Site Condition

For Part XV.1 of the *Environmental Protection Act*

Summary

Registration Number	73111
Status	Filed
Filing Date	2011/05/30
Certification Date	2010/01/12
Current Property Use	Commercial
Intended Property Use	Commercial
Certificate of Property Use Number	No CPU
Applicable Standards	Full Depth Site Conditions Standard, with Potable Ground Water, Medium/Fine Textured Soil, for Industrial/Commercial/Community property use
Property Municipal Address	845 Burloak Drive, Oakville Ontario L6L 6V9

Notice to Readers Concerning Due Diligence

This record of site condition has been filed on the Environment Site Registry to which the public has access and which 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.

Contents of this Record of Site Condition

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

Definitions

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

"Act" means the *Environmental Protection Act*, as amended;

"Cleanup Guideline 1996" means the Ministry publication entitled "Guideline for Use at Contaminated Sites in Ontario" originally dated June 1996 and later revised;

"Intended property use", in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

"phase one environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"phase two environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"Regulation" means Ontario Regulation 153/04, Records of Site Condition Part XV.1 of the Act, as amended;

"risk assessment" has the same meaning as defined in the Act at s. 168.1;

"RSC" means a record of site condition under Part XV.1 of the Act;

"RSC property", in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

"SSRA" means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

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

Information about the owner who is filing or authorizing the filing of the RSC

Owner Name	Suncor Energy Inc.
Corporate Contact (Authorized Officer)	Boris J Jackman
Mailing Address	2489 North Sheridan WayMississauga, Ontario.L5K 1A8
Phone	905-8044655
Fax	905-8044600
Email	bjackman@suncor.com

RSC Property Location Information

Municipal Address	845 Burloak Drive, Oakville Ontario L6L 6V9
Municipality	OAKVILLE
Legal Description	PT LT 35, CON 3 TRAF SDS, DESIGNATED AS PT 2, 20R12946; OAKVILLE
Assessment Roll Number	
Property Identification Number (PIN)	24858 - 0075 LT
RSC applies to entire legal property	YES

RSC Property Geo Reference

UTM Coordinates	NAD83 17-601239-4805066
Latitude & Longitude	43.39164010N 79.74996810W (converted from UTM)
Accuracy Estimate	21 to 100 meters
Measurement Method	Digitized from a satellite image

RSC 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	Commercial
Certificate of Property Use has been issued under section 168.6 of the Act	NO

Additional Documentation Provided by Property Owner or Agent

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

1	Deed or Transfer for the property
2	Certificate of Status

Signature and Statements of Property Owner or Agent

As an authorized officer acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be filed 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.

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 _____.

As an authorized officer making the certifications on behalf of the owner:

1. I certify that I have been authorized by the owner of the RSC property to make the statements prescribed by this section on their behalf and that the owner of the RSC property has read and understands the statements being made on their behalf.

Name of Authorized Officer_____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Part 2 List of Reports, Summary of Site Conditions, Qualified Person's Certifications

Qualified Person Information

Name	P Jeffrey Stevenson
Company	Terrapex Environmental Ltd.
Job Title	
Business Address	Suite 16920 BRANT STBURLINGTON, ON, L7R 4J1
Phone	416-2450011
Fax	416-2450012
Email	j.stevenson@terrapex.com

Additional Documentation Provided by the Qualified Person

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

1	Certificate of Status in relation to the employer of the qualified person

Municipal Information

Local or Single-Tier Municipality

Municipality	OAKVILLE
Municipal Clerk	Vicki Tytaneck
Address	1225 Trafalgar Road, Box 310, Oakville, ON L6J 5A6
Phone	905-8456601x2003
Fax	905-8122025
Email	vtytaneck@oakville.ca

Upper Tier Municipality

Municipality	HALTON
Municipal Clerk	Monica Wallenflef
Address	1151 Bronte Road, Oakville, ON L6M 3L1
Phone	905-8256000x7370
Fax	905-8258838
Email	monica.wallenflef@halton.ca

Ministry of the Environment District Office

District Office	HALTON-PEEL
District Office Address	Suite 300, 4145 North Service RD, Burlington, ON, L7L 6A3

Reports Supporting Record of Site Condition

The following types of assessments have been conducted in support of this record of site condition:

- A phase one environmental site assessment
- A phase two environmental site assessment

Previous RSCs applying to any part of the RSC property

Previous risk assessments or SSRA applying to any part of the RSC property

Assessments or other reports have been relied upon in certifying the information set out in this Part

Date	Report Title	Report Type	Author	Affiliation
2010/02/22	PHASE I ENVIRONMENTAL SITE ASSESSMENT FINAL REPORT 845 BURLOAK DRIVE OAKVILLE, ONTARIO	Phase 1 ESA	Sabine Takev, M.A.Sc.; Jeff Stevenson, P.Geo.	Terrapex Environmental Ltd.
2010/02/22	PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA)	Phase 2 ESA	Mark Van Oord, B.Sc.; Jeff Stevenson, P.Geo.	Terrapex Environmental Ltd.

Site Condition Information

Total area of the RSC property (in hectares)	1.6
Phase Two Environmental Site Assessment applies to the entire RSC property	YES
Risk assessment has been prepared and accepted	NO
Environmentally Sensitive Area	No
Sediment Present	N
Soil Texture	Medium/Fine
Assessment/Restoration Approach	Full Depth
Property Use for Site Condition Standards Determination	Industrial/Commercial/Community
Ground Water Condition	Potable
Contaminant testing on the Ground Water	Y
Certification Date	2010/01/12

The applicable site condition standards applied for the purpose of this record of site condition are: Full Depth Site Conditions Standard, with Potable Ground Water, Medium/Fine Textured Soil, for Industrial/Commercial/Community property use.

Final RSC Property Profile - Site Condition Standards

Soil

Contaminant Name	Maximum Concentration		Applicable Standard	Unit of Measure
BENZENE	<	0.02	0.24	Âµg/g
ETHYLBENZENE	<	0.02	0.28	Âµg/g
PETROLEUM HYDROCARBONS F1 (C6 - C10)	<	10	180	Âµg/g
PETROLEUM HYDROCARBONS F2 (>C10 - C16)	<	10	250	Âµg/g
PETROLEUM HYDROCARBONS F3 (>C16 - C34)	<	10	2500	Âµg/g
PETROLEUM HYDROCARBONS F4 (>C34)	<	10	6600	Âµg/g
TOLUENE	<	0.02	2.1	Âµg/g
XYLENES	<	0.04	25	Âµg/g

Sediment

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
No Measurements Provided			

Ground Water

Contaminant Name	Maximum Concentration		Applicable Standard	Unit of Measure
BENZENE	<	0.2	5	Âµg/l
ETHYLBENZENE	<	0.2	2.4	Âµg/l
PETROLEUM HYDROCARBONS F1 (C6 - C10)	<	100	1000	Âµg/l
PETROLEUM HYDROCARBONS F2 (>C10 - C16)	<	100	1000	Âµg/l
PETROLEUM HYDROCARBONS F3 (>C16 - C34)	<	100	1000	Âµg/l
PETROLEUM HYDROCARBONS F4 (>C34)	<	100	1000	Âµg/l
TOLUENE		7.4	24	Âµg/l
XYLENES	<	0.4	300	Âµg/l

Remedial Action and Mitigation

Remediated Soils

Estimate of quantities of soil, if any, originating and remaining on the RSC property that have been remediated, at a location either on or off the RSC property, to reduce the concentration of contaminants in the soil.

Soil Remediation Process	Estimated Quantity of Soil (in-situ cubic meters)
No Remediation Provided	

Removed Soils

Estimated quantity of soil or sediment, if any, removed from and not returned to the RSC property (in-situ cubic meters): 0

Deposited Soils

Estimated quantity of soil or sediment, if any, being brought to and deposited at the RSC property not including any soil that has been remediated off the RSC property (identified in the Soil Remediation Process above) (in-situ cubic meters): 0

Remediated or Removed Soil From Near Property Boundary

Has any soil, sediment or ground water at the RSC property that is or was located within 3 meters of the RSC property boundary been remediated or removed for the purpose of remediation: NO

Ground Water Control or Treatment Measures

Ground Water Control or treatment measures that were required for the RSC property prior to the certification date for the purpose of filing the RSC:

No comments entered

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:

No comments entered

Other Activities Including Risk Management Measures

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that were required for the RSC property prior to the certification date for the purpose of filing the

RSC:

No comments entered

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:

No comments entered

Monitoring or Maintenance

Soil monitoring requirements, or any requirements for care, maintenance, or replacement of any monitoring control works, for known existing contaminants, if any, on the RSC property, after the certification date:

No comments entered

Ground Water monitoring requirements, or any requirements for care, maintenance, or replacement of any monitoring control works, for known existing contaminants, if any, on the RSC property, after the certification date:

No comments entered

Certifications

As the qualified person, and in relation to this Part of the RSC, I certify that:

1. A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site visit and interviews, has been conducted in accordance with the Regulation by or under the supervision of a qualified person as required by the Regulation.

2. I have conducted or supervised a phase two environmental site assessment, which includes the evaluation of information gathered through the sampling and analysis of soil and other site investigation or assessment activities, of all or part of the RSC property with respect to one or more contaminants, in accordance with the Regulation.

3. The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.

4. As of 2010/01/12, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.

5. As of 2010/01/12, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable Full Depth site condition standards prescribed by section 36 of the Regulation for all contaminants prescribed by the Regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards.

6. As of 2010/01/12, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Final RSC Property Profile.

7. In relation to any contaminant excepted from the certification mentioned above and as specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards, or in relation to any other contaminant that in my opinion is likely to cause an adverse effect:

    a. A risk assessment was prepared for the contaminant with respect to the property for which the phase two environmental site assessment was conducted.

    b. The Director has accepted the risk assessment under clause 168.5 (1) (a) of the Act.

    c. As of 2010/01/12, the property for which the phase two environmental site assessment was conducted meets the

standards specified in the risk assessment for the contaminant.

As the qualified person, and in relation to this Part of the RSC, I also certify that:

1. I am a qualified person and have the qualifications required by section 5 of the Regulation.
2. I have in place an insurance policy that satisfies the requirements of section 7 of the Regulation.
3. I acknowledge that the RSC will be filed 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.
4. The opinions expressed in this RSC 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.
5. To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2010/01/12.
6. By signing this RSC, I make no express or implied warranties or guarantees.

I, the qualified person named below, on the date stated below, make all of the stated certifications applicable to the qualified person in this Part of the record of site condition.

Name of Qualified Person _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Record of Site Condition Filing Form

IMPORTANT notes for submission of Record of Site Condition (RSC) to Ministry of the Environment (MOE):

After completing RSC on Brownfields website, ensure that a signed copy of RSC is submitted to MOE.

Print the downloaded version of RSC in PDF.

Ensure that footer of each page of RSC detail indicates that the RSC is on "Submitted" status.

Forward the signed copy of PDF file together with the additional documentation listed under sections:

- Additional Documentation Provided by Property Owner or Agent
- Additional Documentation Provided by Qualified Person

The forwarding address and fax information for MOE office is:

Ministry of the Environment
Environmental Assessment and Approval Branch
2 St. Clair Avenue West, Floor 12 A
Toronto, Ontario M4V 1L5

Fax Number: 416-314-6810

RE: TSSA Inquiry - Burlington, Ontario

Public Information Services <publicinformationservices@tssa.org>

Tue 2/27/2024 1:17 PM

To:Samantha Patrick <samanthap@g2sconsulting.com>

Hello ,

RECORD FOUND IN CURRENT DATABASE:

- We confirm that there are **fuels records** in our database at the subject address(es).

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Class / Inventory Context	Asset Type / Inventory
01537	845 BURLOAK DR	OAKVILLE	ON	L6M 4J7	Active	Propane	FS CYLINDER EXCHANG
28416175	845 BURLOAK DR	OAKVILLE	ON	L6M 4J7	Active	Liquid Fuels	FS GASOLINE STATION
28542530	845 BURLOAK DR	OAKVILLE	ON	L6M 4J7	Active	FS Liquid Fuel	FS LIQUID FUEL TANK
28542531	845 BURLOAK DR	OAKVILLE	ON	L6M 4J7	Active	FS Liquid Fuel	FS LIQUID FUEL TANK
28542532	845 BURLOAK DR	OAKVILLE	ON	L6M 4J7	Active	FS Liquid Fuel	FS LIQUID FUEL TANK
28542533	845 BURLOAK DR	OAKVILLE	ON	L6M 4J7	Active	FS Liquid Fuel	FS LIQUID FUEL TANK
33756710	845 BURLOAK @ SOUTH SERVICE RD	OAKVILLE	ON	L6M 4J7	Dismantled	Propane	FS CYLINDER EXCHANG

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Class / Inventory Context	Asset Type / Invent
64922537	835 SYSCON CRT	BURLINGTON	ON	L7L 6C5	Active	FS Appliance	FS APPLIANCE

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).
- 738, 700, 800 Burloak Drive
- 3475, 3457 Superior Court
- 5490, 5530, 5510 Harvester Road

This is not a confirmation that there are no records in the archives. For a further search in our archives, please apply for release of public information (PI Form) through TSSA's new Service Prepayment Portal. The associated fee must be paid via credit card (Visa or MasterCard) through a secure site.
Please follow the steps below to access the applications and the Service Prepayment Portal:

Accessing the applications

1. Click Request a Public Record
2. Select the appropriate application, download it, complete it in full and save it (you will have to upload application)
3. Proceed to page 3 of the application and click the "TSSA Service Prepayment Portal" link under payment options (the link will take you the secure site where you can pay for the request via credit card)

Accessing the Service Prepayment Portal

1. Select new or existing customer (*if you are an existing customer, you will need your account number & postal code to access your account)
2. Under "Program Area" select **Public Information** and click continue
3. Enter application form number (found on the bottom left corner of the application form - **PI-095-v2**) and click continue
4. Complete the primary contact information section
5. Complete the fee section
6. Upload your completed application
7. Upload supporting documents (if required) and click continue

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,

Slavka Zahrebelny | Public Information & Records Agent
Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3585 | Fax: +1 416-734-6242 | E-Mail: szahrebelny@tssa.org
www.tssa.org

Winner of 2023 5-Star Safety Cultures Award

From: Samantha Patrick <samanthap@g2sconsulting.com>
Sent: Tuesday, February 27, 2024 12:08 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: TSSA Inquiry - Burlington, Ontario

[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.

Hi there,

I would like to request a fuel storage search for the following addresses in **Burlington, Ontario.**

- 738, 700, 800, 845 Burloak Drive
- 835 Syscon Drive
- 3475, 3457 Superior Court
- 5490, 5530, 5510 Harvester Road

Thanks,

Sam

Samantha Patrick, B.Sc
Environmental Technician

G2S Consulting Inc.

4361 Harvester Road, Unit 12
Burlington, Ontario
L7L 5M4

Tel: 905-331-3735
Fax: 905-642-5999
Cell: 289-208-5911
samanthap@g2sconsulting.com
www.g2sconsulting.com

Offices in Burlington and Stouffville

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Appendix E:
Well Records

Ontario

Ministry of the Environment, Conservation and Parks

Measurements recorded in: ☐ Metric ☑ Imperial

Well Tag No. *(Place Sticker and/or Print Below)* A282835

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Well Owner's Information

First Name	~~Last Name~~ / Organization	E-mail Address	☐ Well Constructed by Well Owner
	Metrolinx.		

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. *(inc. area code)*
20 Bay St #600	Toronto	ON	M5J 2W3	

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
Burlock Drive			

County/District/Municipality	City/Town/Village	Province	Postal Code
	Burlington	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	17	610123	4804945		

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
Black	Asphalt			0	0.5
Brown	fill			0.5	3
Red	clay	shale		3	10
Red	shale	clay		10	16

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used *(Material and Type)*	Volume Placed *(m³/ft³)*
0	5	Bentonite	
5	16	Well Sand	

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☑ Boring ☐ Digging
☐ Air percussion
☐ Other, *specify* Auger

Well Use

☐ Public ☐ Commercial ☐ Not used
☐ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☑ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, *specify*

Construction Record - Casing

Inside Diameter *(cm/in)*	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness *(cm/in)*	Depth (m/ft) From	Depth (m/ft) To
2	Plastic	0.188	0	6

Construction Record - Screen

Outside Diameter *(cm/in)*	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To
2 3/8	Plastic	0.010	6	16

Status of Well

☐ Water Supply
☐ Replacement Well
☑ Test Hole
☐ Recharge Well
☐ Dewatering Well
☑ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, *specify*
☐ Other, *specify*

Results of Well Yield Testing

After test of well yield, water was:
☐ Clear and sand free
☐ Other, *specify*

If pumping discontinued, give reason:

Pump intake set at *(m/ft)*

Pumping rate *(l/min / GPM)*

Duration of pumping _____ hrs + _____ min

Final water level end of pumping *(m/ft)*

If flowing give rate *(l/min / GPM)*

Recommended pump depth *(m/ft)*

Recommended pump rate *(l/min / GPM)*

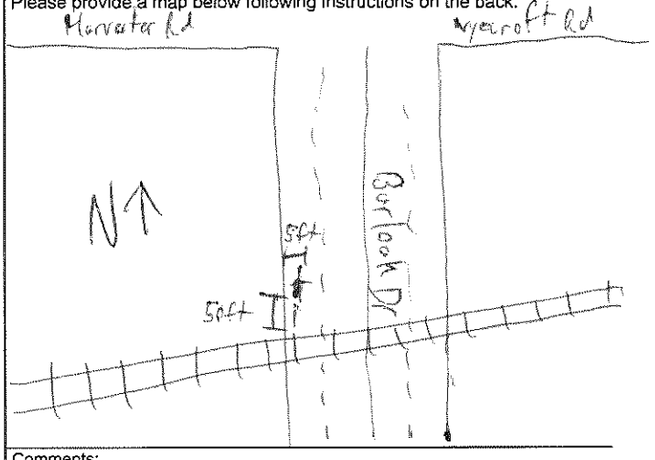
Well production *(l/min / GPM)*

Disinfected? ☐ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level				
1			1	
2			2	
3			3	
4			4	
5			5	
10			10	
15			15	
20			20	
25			25	
30			30	
40			40	
50			50	
60			60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Water Details

Water found at Depth (m/ft)	Kind of Water	Hole Diameter Depth From	Hole Diameter Depth To	Hole Diameter (cm/in)
☐ Gas	☐ Fresh ☐ Untested ☐ Other, *specify*	0	16	8
☐ Gas	☐ Fresh ☐ Untested ☐ Other, *specify*			
☐ Gas	☐ Fresh ☐ Untested ☐ Other, *specify*			

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Pentil Drilling Services	7164

Business Address (Street Number/Name)	Municipality
6 Albert St.	Mount Albert

Province	Postal Code	Business E-mail Address
ON	L0G 1M0	info@pentildrilling.com

Bus. Telephone No. *(inc. area code)*	Name of Well Technician (Last Name, First Name)
2893981535	Smith, Greg

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
2858		2019/12/12

Well owner's information package delivered: ☐ Yes ☑ No

Date Package Delivered: YYYY/MM/DD

Date Work Completed: 2019/11/25

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BH204

Ontario — Ministry of the Environment, Conservation and Parks

Well Tag No. (F) Tag#:A312098 A312098

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☑ Imperial

Page 1 of 1

Well Owner's Information

First Name	Last Name/Organization	E-mail Address	☐ Well Constructed by Well Owner
	Metrolinx		

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
20 Bay St. #600	Toronto	ON	M5J2W3	

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
Burloak Drive and Railway Crossing			

County/District/Municipality	City/Town/Village	Province	Postal Code
	Burlington	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Subdot Number	Other
NAD 83	17	601240	4804866		

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
Brown	Sand			0	20'
Red	weathered Red Shale				

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used (Material and Type)	Volume Placed (m^3/ft^3)
0	1'	Flushmount	.6
1'	9'	Bentonite	1.4
9'	20'	well Sand	1.8

Method of Construction

☐ Cable Tool ☑ Rotary (Conventional) ☐ Rotary (Reverse) ☐ Boring ☐ Air percussion ☐ Other, specify
☐ Diamond ☐ Jetting ☐ Driving ☐ Digging

Well Use

☐ Public ☐ Domestic ☐ Livestock ☐ Irrigation ☐ Industrial ☐ Other, specify
☐ Commercial ☐ Municipal ☑ Test Hole ☐ Cooling & Air Conditioning
☐ Not used ☐ Dewatering ☑ Monitoring

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
2"	PVC	3/16"	0	10'

Status of Well

☐ Water Supply ☐ Replacement Well ☑ Test Hole ☐ Recharge Well ☐ Dewatering Well ☑ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, Insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, specify ☐ Other, specify

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To
2 3/8"	PVC	10	10'	20'

Water Details

Water found at Depth (m/ft)	Gas	Kind of Water: Fresh	Untested	Other, specify
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
0	20'	4"

Results of Well Yield Testing

After test of well yield, water was: ☐ Clear and sand free ☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft)

Pumping rate (l/min / GPM)

Duration of pumping ____ hrs + ____ min

Final water level end of pumping (m/ft)

If flowing give rate (l/min/GPM)

Recommended pump depth (m/ft)

Recommended pump rate (l/min/GPM)

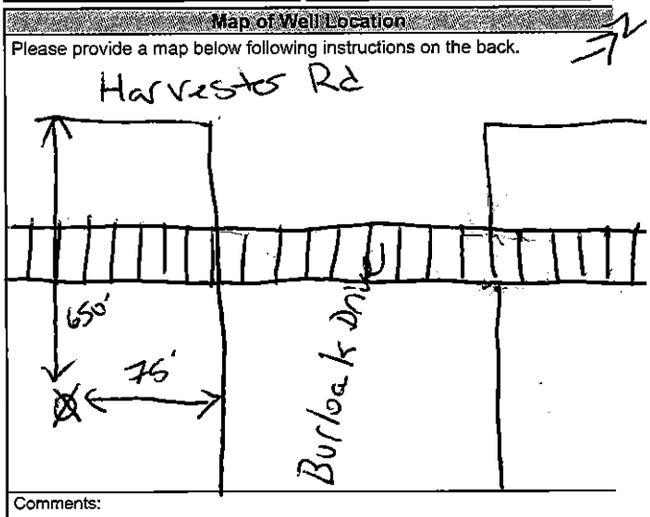
Well production (l/min/GPM)

Disinfected? ☐ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level				
1			1	
2			2	
3			3	
4			4	
5			5	
10			10	
15			15	
20			20	
25			25	
30			30	
40			40	
50			50	
60			60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
PONTIL DRILLING SERVICES INC.	7164

Business Address (Street Number/Name)	Municipality
6 ALBERT STREET	MOUNT ALBERT

Province	Postal Code	Business E-mail Address
ON	L0G1M0	info@pontildrilling.com

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
2893381838	MacDonald Kevin

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
4103		2021/04/28

Well owner's information package delivered	Date Package Delivered	Date Work Completed
☐ Yes ☑ No	2021/03/31	2021/03/31

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Audit No. Z360389

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Appendix F:
Phase One Questionnaire

G2S Consulting Inc.
4361 Harvester Rd., Unit 12, Burlington, ON L7L 5M4
P 905.331.3735 F 905.642.5999
G2Sconsulting.com

G2S Consulting Inc.
37 Sandiford Drive, Suite 411, Stouffville, ON L4A 3Z2
P 905.766.4054 F 905.642.5999
G2Sconsulting.com

PHASE ONE ESA QUESTIONNAIRE

Site Address: 800 Burloak Drive	
Project #: G2S24 000	
Owner: Burloak Common Inc.	Occupant: Vacant Land
Interviewee: LEYLA DINCER	Relation to Site: SITE REPRESENTATIVE + PROJECT MANAGER
Property and Building Description and Size: 5 acres	

1. Has the property or an adjacent property(s) currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☐ Unknown	☐ Yes ☐ No

700-738 BURLOAK DR CURRENT COMMERCIAL PLAZA

NOTES:
700 Burloak is a retail plaza, but there is a street in between the two properties, so not adjacent.

2. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☐ Unknown	☐ Yes ☐ No

NOTES:

3. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☐ Unknown	☐ Yes ☐ No

NOTES:
Don't know about the past, but currently no.

G2S Consulting Inc.

4. Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☐ Unknown	☐ Yes ☐ No

NOTES:

5. Has the property or any of the adjacent properties been used for the any of the following industries/activities/storage/related activities, either currently or historically (please mark where applicable): No to all, to our knowledge.

AREA OF CONCERN	YES	NO	COMMENT
Chemicals			
Electrical Equipment			
Metal Smelting and/or Processing			
Mining			
Milling			
Petroleum and Natural Gas Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station)			
Transportation			
Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling			
Wood, Pulp and Paper Products			
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage			
Ash Deposit from boilers and/or other Thermal Facilities			
Asphalt Tar Manufacturing			
Coal Gasification			
Medical/Chemical/Radiological and/or Biological Labs			
Rifle and/or Pistol Firing Ranges			
Road Salt Storage Facilities			
Dry Cleaning Facilities			
Commercial Printing Facilities and/or Photo Developing Laboratory			
Site which have been or are likely to have been contaminated by substances migrating from other properties.			

6. Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☑ Unknown	☐ Yes ☐ No

NOTES: Don't know about the past, but currently no.

7. Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☑ Unknown	☐ Yes ☐ No

NOTES: Don't know about the past, but currently no.

8. Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☑ Unknown	☐ Yes ☐ No

NOTES: Don't know about the past, but currently no.

9. Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☑ Unknown	☐ Yes ☐ No

NOTES: Don't know about the past, but currently no.

10. Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☑ Unknown	☐ Yes ☐ No

NOTES:
Don't know about the past, but currently no.

11. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☑ Unknown	☐ Yes ☐ No

NOTES:
Don't know about the past, but currently no.

12. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

Interviewee	Observed During Site Visit
☐ Yes ☐ No ☑ Unknown	☐ Yes ☐ No

NOTES:

13. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☑ Unknown	☐ Yes ☐ No

NOTES:
Don't know about the past, but currently no.

14. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☑ Unknown	☐ Yes ☑ No

NOTES: Don't know about the past, but currently no.

15. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☑ Unknown	☐ Yes ☑ No

NOTES: Don't know about the past, but currently no.

16. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No

NOTES:

17. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No

NOTES:

18. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☐ Unknown	☐ Yes ☐ No

NOTES:

19. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☐ Unknown	☐ Yes ☐ No

NOTES:

20. Is there, or has there been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

Interviewee	Observed During Site Visit
☐ Yes ☑ No ☐ Unknown	☐ Yes ☐ No

NOTES:

Don't know about the past, but currently no.

21. Are there currently any site operating records available for the property? (please provide documents if obtainable):

SITE OPERATING RECORD	YES	NO	N/A
Regulatory Permits and Records		x	
Material Safety Data Sheets		x	
Underground Utility Drawings		x	
Chemical Inventory and Storage		x	
Storage Tanks		x	
Environmental Monitoring Data		x	
Waste Management Records		x	
Process, Production and Maintenance Documents		x	
Spills and Discharges		x	
Emergency Response and Contingency Plans		x	
Environmental Audit Reports		x	
Facility Site Plans		x	

Date: March 19, 2024

Signature of Assessor: Leyla Dincer

Name of Assessor: Leyla Dincer

Signature of Interviewee: [signature]

Name of Interviewee: SAMANTHA PATRICK

Appendix G:
Site Photographs

Picture and Description	
	
Photo #1: View looking north from the southeast corner of Site (east portion easement located on the right).	**Photo #2:** View looking west from southeast portion of Site.
	
Photo #3: View looking northwest across the Site, from the south central portion of the Site.	**Photo #4:** View looking northeast at the northwest corner of the Site (north easement area).
	
Photo #5: View of groundwater monitoring well located in north easement area.	**Photo #6:** View of groundwater monitoring well in east easement area.