



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 • TEL: (416) 754-8515 • FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

A REPORT TO

TACCGATE DEVELOPMENTS INC.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

PROPOSED RESIDENTIAL DEVELOPMENT

SOUTHEAST QUADRANT OF PETER MATTHEWS DRIVE AND

ALEXANDER KNOX ROAD

CITY OF PICKERING

Reference No. 2411 – E039

December 18, 2024

DISTRIBUTION

3 Copies - TACCGATE Developments Inc.



LIMITATIONS OF LIABILITY

This report was prepared by Soil Engineers Ltd. for the account of TACCGATE Developments Inc. and for review by its designated agents, financial institutions and government agencies. Use of the report is subject to the conditions and limitations of the contractual agreement. The material in it reflects the judgement of Ashish Kumar Bishnoi, B.Sc., Simon Xian P. Eng., QP_{ESA}, and Arshad Shaikh, M.Sc., P.Eng., QP_{ESA} in light of the information available at the time of preparation. Any use which a Third Party makes of this report, and/or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

One must understand that the mandate of Soil Engineers Ltd. is to obtain readily available past and present information pertinent to the subject site for a Phase One Environmental Assessment only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment. Site conditions, environmental or otherwise, are not static and this report documents site conditions observed at the time of the site reconnaissance.

It should be noted that the information supplied in this report is not sufficient to obtain approval for disposal of excess soil or materials generated during construction.



TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.0 INTRODUCTION 2

 2.1 Phase One Property Information..... 2

 2.2 Contact Information..... 3

3.0 SCOPE OF INVESTIGATION 4

4.0 RECORDS REVIEW 5

 4.1 General..... 5

 (i) Phase One Study Area 5

 (ii) First Developed Use..... 5

 (iii) Fire Insurance Plans..... 5

 (iv) Chain of Title 6

 (v) Environmental Reports 7

 4.2 Environmental Source Information 7

 (i) Ministry of the Environment..... 7

 (ii) Environment Canada..... 8

 (iii) Other Sources..... 9

 4.3 Physical Setting Sources..... 11

 (i) Aerial Photographs 11

 (ii) Topography, Hydrology, Geology..... 12

 (iii) Fill Material and Topsoil 13

 (iv) Water Bodies and Areas of Natural Significance 13

 (v) Well Records..... 14

 4.4 Occupancy Search..... 14

 4.5 Records Review Summary..... 14

5.0 INTERVIEWS 15

 5.1 Owner Interview 15

 5.2 Summary of Interview 15

6.0 SITE RECONNAISSANCE..... 16

 6.1 General..... 16

 6.2 Specific Observations at Phase One Property..... 17

 (i) Building Inspection..... 17

 (ii) Hazardous Materials 17

 (iii) Underground Storage Tanks (USTs) 17

 (iv) Aboveground Storage Tanks (ASTs)..... 17

 (v) Substance Containers..... 17

 (vi) Waste Management and Maintenance Practices..... 17

 (vii) Air Quality and Noise..... 18

 (viii) Water Wells and Septic Tanks..... 18

 (ix) Phase One Study Area Inspection..... 18

 (x) Enhanced Property Investigation 18

 6.3 Summary of Site Reconnaissance..... 18

7.0 REVIEW AND EVALUATION OF INFORMATION 20

 7.1 Current and Past Uses 20

 7.2 Discussion of Environmental Items 20



	(i) Potentially Contaminating Activity Classification	21
	(ii) Other Environmental Items.....	22
	7.3 Areas of Potential Environmental Concern	23
	7.4 Phase One Conceptual Site Plan.....	23
8.0	CONCLUSIONS	24
	8.1 Phase Two Assessment Recommendation.....	24
	8.3 ESA, Body of Water, ANSI.....	25
	8.4 Legal Requirements	25
9.0	REFERENCES	27



DRAWINGS

Site Location Plan.....	Drawing No. 1
Property Index Map	Drawing No. 2
Historical Map	Drawing No. 3
Ontario Base Map	Drawing No. 4
Topographic Map.....	Drawing No. 5
Surface Geology Map	Drawing No. 6
Bedrock Geology Map.....	Drawing No. 7
Watershed Map.....	Drawing No. 8
Natural Features and Protection Area Plan.....	Drawing No. 9
Phase One Conceptual Site Plan.....	Drawing No. 10

APPENDICES

Ownership History.....	Appendix 'A'
Freedom of Information (FOI) Request Forms.....	Appendix 'B'
ERIS Report.....	Appendix 'C'
Aerial Photographs.....	Appendix 'D'
MECP Well Records.....	Appendix 'E'
Landowner/Tenant/Occupant Questionnaire.....	Appendix 'F'
Site Photographs.....	Appendix 'G'
Table of Past and Current Use.....	Appendix 'H'
APEC Table.....	Appendix 'I'



1.0 EXECUTIVE SUMMARY

Soil Engineers Ltd. was retained by TACCGATE Developments Inc. to carry out a Phase One Environmental Site Assessment (Phase One ESA) for a property located at Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, in the City of Pickering, Ontario (hereinafter referred to as the 'subject site').

The purpose of the study was to identify any potential environmental concerns associated with the subject site. The findings from our research of documents pertaining to the subject site, interviews with persons knowledgeable of the subject site, and a site reconnaissance, together with our assessment, are presented in this report.

The majority of the subject site was historically used for agricultural purposes and has been vacant since 2019. A small southwest portion of the subject site is part of roadway "Peter Matthews Drive". The neighbouring properties consist of vacant lots to the south, east, and north of the subject site. An active construction area to the west of the subject site is for future developments.

The Phase One ESA has revealed the following items of environmental concern attendant to the subject site:

- Potential use of pesticides during historical agricultural activities at majority of the subject site.
- Presence of fill materials of unknown quality at the majority of the subject site.
- Presence of fill material stockpile of unknown quality located at the southern portion of the subject site.
- Potential presence of contamination due to onsite runoff in sediment pond located southeastern portion of the subject site.
- Potential use of road salt/de-icing in winter seasons at the section of a roadway passing through the southwest corner of the subject site.

A Phase Two Environmental Site Assessment is recommended to address the above items of environmental concerns.



2.0 INTRODUCTION

Soil Engineers Ltd. (SEL) has carried out a Phase One Environmental Site Assessment (Phase One ESA), as defined Ontario Regulation (O. Reg.) 153/04, as amended by O. Regs. 366/05, 66/08, 511/09, 245/10, 179/11, 269/11 and 333/13, hereinafter referred to as O. Reg. 153/04 made under Environmental Protection Act (EPA) for a property located at Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, in the City of Pickering, Ontario (hereinafter referred to as the 'subject site').

2.1 Phase One Property Information

The subject site, as shown on the Site Location Plan, Drawing No. 1, is located at approximately 120 m south of Alexander Knox Road and southeast quadrant of Peter Matthews Drive and Alexander Knox Road, in the City of Pickering, Ontario. The subject site is part of five (5) different Property Identification Numbers (PINs); 26407-0175 (LT), 26407-0185 (LT), 26407-0187 (LT), 26407-1748 (LT) and 26407-0189 (LT) as shown on the Property Index Map, Drawing No. 2.

The property information obtained from the Parcel Register and land transfer documents, and the UTM coordinates obtained from Google Earth are given in the table below:

PIN from Parcel Register	Property Description from Parcel Register	UTM Coordinates (1983 NAD)
26407-0175 (LT)	PART LOT 22 CONCESSION 4 PICKERING, PART 2 40R29560, SAVE AND EXCEPT PARTS 4 AND 5 40R31098; CITY OF PICKERING	Zone 17T 651493.70 mE 4861778.04mN
26407-0185 (LT)	PART LOT 22 CONCESSION 4 PICKERING PARTS 12,13,14,15 40R31099; CITY OF PICKERING	
26407-0187 (LT)	PART LOT 22 CONCESSION 4 PICKERING PART 2 40R31098; CITY OF PICKERING	



PIN from Parcel Register	Property Description from Parcel Register	UTM Coordinates (1983 NAD)
26407-1748 (LT)	PART LOTS 21 AND 22 CONCESSION 4 PICKERING AND PART OF ROAD ALLOWANCE BETWEEN LOTS 20 & 21 CLOSED BY BY LAW P122182; EXCEPT PART 3, 40R31608, PART 5, 40R31606 AND PART 2, 40R31680; SUBJECT TO AN EASEMENT AS IN D284356; SUBJECT TO AN EASEMENT AS IN D284357 AMENDED BY LT596773; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1,2,3,4 40R31215 AS IN DR2097728; CITY OF PICKERING	
26407-0189 (LT)	PART LOT 22 CONCESSION 4; CITY OF PICKERING	

The subject site is irregular in shape, encompassing an approximate area of 5.57 hectares (13.76 acres).

2.2 Contact Information

This Phase One ESA was commissioned to identify any potential environmental concerns in association with the subject site as per the proposal approved by Mr. Vince Figliomeni, on behalf of TACCGATE Developments Inc. on November 1, 2024.

Our client can be contacted at:

TACCGATE Developments Inc.
600 Applewood Crescent,
Vaughan, Ontario
L4K 4B4

Attention: Mr. Vince Figliomeni



3.0 SCOPE OF INVESTIGATION

The general objectives of a Phase One ESA, as defined by Part VII and Schedule D of O. Reg. 153/04 of the EPA, are the following:

- To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the subject site.
- To determine the need for a Phase Two Environmental Site Assessment (Phase Two ESA).
- To provide a basis for carrying out any required Phase Two ESA.
- To provide adequate preliminary information about the environmental conditions in the land or water on, in or under the subject site, in order to conduct a risk assessment following the completion of a Phase Two ESA, if required.

A Phase One ESA generally consists of the following components:

- Records review.
- Interview(s).
- Site reconnaissance.
- An evaluation of the information gathered from the records review, interviews and site reconnaissance.
- Completion of a Phase One ESA report.
- The submission of the Phase One ESA report to the commissioner of the report.

This Phase One ESA was commissioned in support of a proposed residential development purposes. It is anticipated that the new development will be provided with municipal services meeting urban standards.



4.0 **RECORDS REVIEW**

4.1 **General**

(i) **Phase One Study Area**

Except where noted, the Phase One Study Area generally consists of the subject site plus 250 m (m) beyond the perimeter boundaries of the subject site.

(ii) **First Developed Use**

The first developed use of the subject site is defined by O. Reg. 153/04 as the earlier of either the first use in or after 1875 that resulted in the development of a building or a structure on the subject site, or the first potentially contaminating use or activity on the subject site.

A Historical Map dated 1877 was located at the McGill University Canadian County Atlas Digital Project website on December 2, 2024. A copy of the map is presented on Drawing No. 3 showing that the subject site was part of the estate owned by Mr. Joseph S. Wilson and P. Thompton. Based on the size and shape of the lot, the subject site was likely used for agricultural purpose and the subject site was located to the northeast of roadway and a creek was located to the southeast of the subject site.

(iii) **Fire Insurance Plans**

A search for fire insurance plans was conducted at the Toronto Reference Library on November 26, 2024. No fire insurance plan is available for the subject site or the Phase One Study Area.



(iv) **Chain of Title**

A land title search was conducted for the subject site at the York Region Land Registry Access portal (ONLAND) on November 25, 2024. The information from the Parcel Register and Land Title research is listed in Appendix 'A'. The earliest records show that the subject site was part of Lot 22 in Concession 4, Township of Pickering, County of Ontario. The historical book showing the property transfer from the crown was not available. A request has been submitted for this record to OnLand, however, no information has been received yet.

Throughout the researched years, the land was transferred, with the ownership of the subject site changing several times between private individuals, government bodies and companies. The most recent transaction for the PINs associated with the subject site is listed in the table below:

PIN	Instrument No.	Year	Party From	Party To
26407-0175 (LT)	DR2321986	2024	North Pickering Community Management Inc.	TACCGATE Developments Inc.
26407-0185 (LT)	DR2115585	2022	Her Majesty the Queen in Right of Ontario as Represented by The Minister of Government and Consumer Services	The Regional Municipality of Durham
26407-0187 (LT)	DR2115585	2022	Her Majesty the Queen in Right of Ontario as Represented by The Minister of Government and Consumer Services	The Regional Municipality of Durham
26407-1748 (LT)	D101249	1979	The ministry of Housing	Ontario Land Corporation
26407-0189 (LT)	D101249	1979	The ministry of Housing	Ontario Land Corporation

(v) **Environmental Reports**

Soil Engineers Ltd. is not aware about any previous environmental reports prepared for the subject site.



4.2 Environmental Source Information

(i) **Ministry of the Environment, Conservation and Parks (MECP)**

MECP Waste Disposal Sites

Active and closed landfill sites located in excess of 1 kilometre (km) from the subject site are considered to have no significant potential for environmental impact at the subject site. On November 22, 2024, SEL reviewed the Ontario MECP “Waste Disposal Site Inventory”, dated June 1991. There is no record of any active or closed waste disposal site within 1 km of the subject site.

Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario

On November 22, 2024, SEL reviewed the MECP “Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario”, dated November 1988, and the “Inventory of Coal Gasification Plant Waste Sites in Ontario”, dated April 1987. There is no record of any coal gasification plant, coal tar distillation plant, creosote plant, etc., at or within the vicinity of the subject site. All facilities of this nature are located in excess of 1 km from the subject site and are considered to have no significant potential for environmental impact at the subject site.

Polychlorinated Biphenyl (PCB) Waste Storage Sites

The MECP “Ontario Inventory of PCB Storage Sites”, dated October 1991 and April 1995 respectively, were reviewed on November 22, 2024. The subject site and the Phase One Study Area are not listed as a PCB waste storage site.



MECP Waste Generator

On November 22, 2024, the MECP Waste Generator Registration database files, dated 2000,2004, 2008,2013, 2015, 2018, 2020 and 2021, were reviewed. No waste generators are recorded at the subject site and within the Phase One Study Area.

Records of Site Condition (RSC)

On November 22, 2024, the MECP Brownfields Environmental Site Registry database was reviewed to determine whether any RSC had been filed for the subject site or any of the surrounding properties within the Phase One Study Area. No RSCs were filed for the subject site and no records were found within the Phase One Study Area.

MECP Freedom of Information (FOI)

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the MECP Freedom of Information Office (FOI) on December 2, 2024. No response has been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance. A copy of the request form is included in Appendix 'B'.

(ii) **Environment Canada**

National Pollutant Release Inventory (NPRI)

On November 22, 2024, the Environment Canada NPRI database files were reviewed. The subject site is not registered in the NPRI database and no property within the Phase One Study Area is listed in the NPRI database.



National PCB Inventory

On November 22, 2024, the Environment Canada PCB Inventory database files, dated 1994, were reviewed. The subject site is not registered in the National PCB Inventory database and no property within the Phase One Study Area is listed in the database.

(iii) **Other Sources**

Municipal Freedom of Information

The City of Pickering no longer processes Freedom of Information Requests for environmental concerns; therefore, no municipal Freedom of Information request was sent.

Environmental Risk Assessment Service (ERIS) Ltd.

ERIS Ltd. provides reports that compile information from both government and private databases of interest to the environmental field. The ERIS database report prepared for the subject site (Report No. 24112000158) dated November 25, 2024, can be found in Appendix 'C'. The database and number of notable records found pertaining to the subject site and Study Area are listed in the table below:

Database	Number of Records for the subject site	Additional Number of Records for Study Area
Environmental Registry (EBR)	0	1
Ontario Spills (SPL)	0	3

Environmental Registry (EBR)

The ERIS report indicates no record in the database pertaining to the subject site; however, one (1) EBR records are listed for the neighboring properties within the Phase One Study Area. Details are listed in the table below:

Company	Address	Nature of Approval	Year	Distance from the subject site
North Pickering Community Management Inc.	Lots 23 and 24, Concessions 4 and 5 Pickering	Environmental Compliance Approval (sewage)	2023	Approximately 150 m northwest of the subject site.

It should be noted that the EBR pertaining to sewage is not environmental concerns to the subject site.

Ontario Spills (SPL)

Information such as the location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. are recorded in the SPL database from 1988 to 2024. There is no spill record for the subject site and three (3) record of spill incident within the Phase One Study Area. Summary of the spills are listed in the table below:

Company	Location	Date of Incident	Incident Summary	Environmental Impact	Distance from subject site
N/A	Whitevale Road and Peter Matthews Drive	28/8/2023	Sediment laden water to wetland	Land	Approximately 140 m northwest of the subject site.
Mattamy Homes Limited; Mattamy (Seaton) Limited	Mulberry Lane	12/01/2020	Release of Turbid Water to Ganatsekian Crk	Land; Surface Water	Approximately 250 m east of the subject site.
Mattamy (Seaton) Limited	1390 Whitevale Rd	22/10/2019	Sediment Release to tributary due to wet weather	Ground Water	Approximately 245 m north of the subject site.

It should be noted that the sediment laden water and turbid water discharge are not



considered environmental concerns to the subject site.

4.3 Physical Setting Sources

(i) **Aerial Photographs**

Aerial photographs were located at York Region Interactive Map website on December 2, 2024. A review of the aerial photographs, dated 1954, 1964, 1976, 1980, 1988, 2002, 2009, 2018, 2020, 2021, 2022 and 2024 indicates that the subject site was mainly used for agricultural purposes. Copies of the aerial photographs are presented in Appendix 'D'. A review of the aerial photographs is summarized in the table below:

Years	Subject Site	Phase One Study Area
1954	The majority of the subject site appeared to be farm field.	Farm fields located to all directions. Apparent rural residences located to the north of the subject site. Apparent a watercourse was located to the east and south of the subject site. Wooded area located to the south and southeast of the subject site.
1964	No significant change observed.	No significant change observed.
1976		
1980		
1988			Apparent rural residences located to the north of the subject site were demolished. No significant change observed in other areas.
2002	No significant change observed.	No significant change observed.
2009		
2018		
2020	Earthworks activities were observed in the northern portion of the subject site. Apparent construction work on north and southwest portion of the subject site.	Earthworks activities were observed in the eastern portion of the Phase One Study Area. No significant change was observed in other areas.
2021	A section along southwest corner was developed to a roadway. Earthworks activities were observed in the northern and western portion of the subject site.	No significant change observed.
2022	Earthworks activities were observed in the southern portion of the subject site. Apparent water pool observed in the southeast	Apparent water pool was observed in the southeast of the subject site. Construction activities were observed to the east.



Years	Subject Site	Phase One Study Area
	corner of the subject site.	
2024	A roadway passing through the southwest corner and Earthworks activities were observed at the subject site.	Earthworks activities and a pond was observed to the west, across roadway. A residential subdivision was located to the east of the subject site.

It should be noted that the subject site is located adjacent to a roadway: Peter Matthews Drive to the southwest and west. A roadway (i.e. Alexandar Knox Drive located north of the subject site.

(ii) **Topography, Hydrology, Geology**

Maps of the Phase One Study Area were located at the Ontario Ministry of Natural Resources (OMNR) on November 25, 2024 and December 2, 2024. A 2010 Ontario Base Map and a 2024 Topographic Map were available for our review, showing the land features. Copies of the maps are presented on Drawing Nos. 4 and 5, respectively. Based on the OBM, it appeared that the subject site was a farm field and watercourses are located to the east and south of the subject site. Based on the topography of the area, precipitation runoff on the subject site is expected to flow in a southeasterly direction.

Geological maps of the Phase One Study Area were reviewed under the Ontario Geological Survey and the Bedrock Geology of Ontario Database on November 25, 2024. A surface geology map is presented on Drawing No. 6, showing that the subject site is underlain by Halton Till with material predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor. A bedrock geology map is presented on Drawing No. 7 showing that the subject site is underlain by bedrock of Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member and Eastview Member. The rock description was documented as shale, limestone, dolostone, siltstone.

A watershed map of the area was obtained from Land Information Ontario (LIO) on November 25, 2024. A copy of the map is presented on Drawing No. 8. The map



indicates that the subject site is located in the larger hydrogeological region known as Humber River-Don River watershed.

According to the Ontario Geological Survey Bedrock Drift Thickness Database, accessed on November 25, 2024, the bedrock at the subject site is overlain by 72 m of drift.

(iii) **Fill Material and Topsoil**

A section along southwest corner was developed to a roadway and earthworks activities were observed in the southern, northern and western portion of the subject site". Therefore, it is anticipated presence of fill material of unknown quality at the subject site.

(iv) **Water Bodies and Areas of Natural Significance**

Ontario Ministry of Natural Resources and Forestry

SEL reviewed the Ontario Ministry of Natural Resources and Forestry (OMNRF) Natural Heritage Information Centre (NHIC) database on November 25, 2024 for listings of the various classes of natural areas located in the vicinity of the subject site. Wooded areas are located in the middle northern, southern and southeast portion of the subject site. Wooded areas are located in all directions of the subject site. Watercourses are located to the east and south of the subject site. Wetlands that are not evaluated by Ontario Wetland Evaluation System (OWES) are located to the east (approximately 45 m) and west (approximately 135 m) of the subject site. A copy of the Natural Features and Protection Area Plan is presented on Drawing No. 9.

Planning Authorities/Wellhead Protection Areas

The MECP Source Water Protection Map was reviewed on December 2, 2024. Based on the review, the subject site is not located in a Well-head Protection Area.



(v) **Well Records**

The MECP's Water Well Information System dataset available for download on MECP's website was reviewed on November 25, 2024, regarding the subject site and the surrounding areas. No wells are located at the subject site and twenty-two (22) well are documented within the Phase One Study Area. A copy of the MECP Well Record is presented in Appendix 'E'.

4.4 **Occupancy Search**

Occupancy search was conducted, for the subject site and neighbouring properties within the Phase One Study Area, at Toronto Reference Library on November 26, 2024, using city directories of various historical years. Based on the searches, no businesses were documented for any properties within the Phase One Study Area.

4.5 **Records Review Summary**

A summary of the relevant information disclosed by our records review as of December 10, 2024, is given below:

- The majority of the subject site was historically used for agricultural purposes, currently a vacant land since 2019. A small southwest portion of the subject site is part of roadway "Peter Matthews Drive". (Source: Historical Map, Aerial Photographs, OBM)
- Potential presence of fill material of unknown quality at majority of the subject site Source: Aerial Photographs).
- Watercourses are located to the east and south of the subject site. Wetlands that are not evaluated by Ontario Wetland Evaluation System (OWES) are located to the east and west of the subject site. (Source: OMNRF)
- Twenty-two (22) wells records are documented within the Phase One Study Area. (Source: MECP)
- A roadway (i.e., Peter Matthews Drive) is adjacent to the subject site.



5.0 INTERVIEWS

5.1 Owner Interview

An interview questionnaire for the subject site was sent to our client. The questionnaire was completed on November 22, 2024, by Vince Figliomeni, project manager of TACCGATE Developments. Based on the responses provided by project manager, who has been involved with the subject site for almost 2 years, the subject site was used for agricultural activities and currently a vacant land. The subject site is roughly graded and a sediment basin in southeast portion and Mr. Figliomeni, is not aware of any fuel oil tanks, spills, leaks, hazardous materials activities, stain, odour or other major environmental concerns related to the subject site. Following up on the interview questionnaire, an email was sent regarding the fill importation. Mr. Vince confirmed that the fill was imported to the site for rough grading, and some on-site fill was also utilized for grading purposes at the subject location. A copy of the completed questionnaire and email conversation is included as Appendix 'F'.

5.2 Summary of Interview

The interview disclosed the following items of environmental concern for the subject site:

- The subject site was used for agricultural purposes, currently a vacant land.
- Fill material of unknown quality was imported for grading purposes at the subject site.
- Sediment basin was located in the southeast portion of the subject site.



6.0 SITE RECONNAISSANCE

6.1 General

A visual inspection of the subject site and publicly accessible areas of the Phase One Study Area was conducted by our representative, Mr. Al Bernardez, on November 25, 2024, to determine the general environmental condition of the subject site and the Phase One Study Area. The following table outlines the conditions and the timing of the site reconnaissance:

Date	Weather Condition	Temperature	Duration of Visit	Precipitation Conditions
Monday November 25, 2024	Cloudy	6° C	3 hours 9:00am to 12:00pm	None

Site photographs taken during the inspection are presented in Appendix 'G'.

The subject site is currently vacant, located to the southeast quadrant of Peter Matthews Drive and Alexander Knox Road City of Pickering. The site boundaries are defined by silt fences. The subject site is accessed through Peter Matthews Drive. A manhole and a fire hydrant were observed in the southwest portion of the subject site near the entrance of the subject site. It appeared that the topsoil was stripped off. Apparent sediment basin was observed in the southeast portion of the subject site. Stockpiles of unknown quality fill material were observed in the southern portion of the subject site. The neighbouring properties consist of vacant lots to the south, east, and north of the subject site. A section of Peter Matthews Drive is passing through southwest portion of the subject site. An active construction area to the west of the subject site for future developments.

The ground surface at the subject site was generally flat, gently descending towards the middle-southern portion of the subject site. There was no visible sign of any underground tank, test pit or sump at the subject site. There was no noticeable nuisance odour, stressed vegetation observed in any areas of the subject site. There was no evidence to suggest that materials of environmental concerns are disposed off at the subject site.



6.2 Specific Observations at the Phase One Property

(i) **Building Inspection**

At the time of inspection, no building structures were observed at the subject site.

(ii) **Hazardous Materials**

Asbestos-Containing Materials (ACMs)

Our representative checked for the presence of hazardous materials such as asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs), urea-formaldehyde foam insulation (UFFI), ozone-depleting substances (ODSs), mercury and lead-based paints. Based on our visual inspection of the subject site, there is no evidence to suggest that any of these hazardous materials are used, stored or disposed at the subject site.

(iii) **Underground Storage Tanks (USTs)**

There is no vent or filler pipe visible to indicate presence of USTs at the subject site during the site reconnaissance.

(iv) **Above-ground Storage Tanks (ASTs)**

At the time of site inspection, no AST was located at the subject site.

(v) **Substance Containers**

Our representative checked for the presence of substance containers such as oil drums, used oil containers, gasoline jerry cans, paint cans, etc. At the time of inspection. No such containers were observed throughout the subject site.

(vi) **Waste Management and Maintenance Practices**

No waste is generated at the subject site.



(vii) **Air Quality and Noise**

During our inspection, there is no noticeable odor on the subject site. No unexpected noise level greater than the ambient was noted at the subject site. Ambient condition refers to the adjacent roadway (i.e., Peter Matthews Dr) to the west of the subject site.

(viii) **Water Wells and Septic Tanks**

At the time of the site reconnaissance, no wells and septic tanks were observed.

(ix) **Phase One Study Area Inspection**

Based on our visual inspection of the publicly accessible areas, the neighbouring properties consist of vacant lots to the south, east, and north of the subject site. An active construction area to the west of the subject site for future developments. A stormwater pond was observed nearby to the northwest of the subject site. No unexpected noise or odor level was noted emanating from these properties during our inspection.

(x) **Enhanced Property Investigation**

There is no industrial process, dry cleaning service, gas station or bulk petroleum products storage, manufacturing process or chemical handling carried out at the subject site in the past or at the time of this Phase One ESA. Therefore, no enhanced property investigation was conducted.

6.3 **Summary of Site Reconnaissance**

Our site reconnaissance, conducted on November 24, 2023, has revealed the following noteworthy items which warrant further discussion:

- The subject site is currently a vacant land.
- It appeared that the subject site was roughly graded.
- Stockpiles of unknown quality fill materials were located in the southern portion



of the subject site.

- A sediment basin was located in the southeast portion of the subject site
- A portion of the southwest corner of the subject site is a roadway (i.e. Peter Matthews Drive).
- A roadway (i.e., Peter Matthews Dr) is adjacent to the west of the subject site.



7.0 **REVIEW AND EVALUATION OF INFORMATION**

7.1 **Current and Past Uses**

The majority of the subject site historically was used for agricultural purposes and is currently vacant. A description of the major uses of the subject site and the year in which they appear to have commenced is presented in the Table of Current and Past Use, Appendix 'H'.

7.2 **Discussion of Environmental Items**

Based on our review of records, interviews and site reconnaissance, as of December 10, 2024, the following information pertaining to the environmental condition of the subject site has been disclosed by the Phase One ESA:

- The majority of the subject site was historically used for agricultural purposes, currently a vacant land since 2019. A small southwest portion of the subject site is part of roadway "Peter Matthews Drive". (Source: Historical Map, Aerial Photographs, OBM)
- Potential presence of fill material of unknown quality at majority of the subject site Source: Aerial Photographs, Interview, Site Reconnaissance).
- Stockpiles were located in the southern portion of the subject site. (Source: Site Reconnaissance).
- Presence of sediment basin at southeastern portion of the subject site Source: interview and Site Reconnaissance).
- A section of a roadway (i.e. Peter Matthews Drive) is passing through southwest portion of the subject site. (Source: Records Review, Site Reconnaissance)
- Apparent sediment basin was located in the southeast portion of the subject site (Source: Site Reconnaissance, Interview).



- Two (2) waterbodies (i.e. creek) are located to the east and south of the subject site in the Phase One Study Area. (Source: Records Review, Site Reconnaissance).
- The subject site is adjacent to a roadway (i.e. Peter Matthews Drive) to the west direction. (Sources: Records Review, Site Reconnaissance).

(i) **Potentially Contaminating Activity**

A Potentially Contaminating Activity (PCA) is defined by O. Reg. 153/04 as a use or an activity that is occurring or has occurred in a Phase One Study Area, as per Table 2 of Schedule “D”.

We have evaluated the risk associated with specific items in the above list to determine the potential for that activity to impact the environmental condition of the subject site.

Agricultural Use of the Subject Site

Based on the records review and site reconnaissance, the majority of the subject site was historically used for agricultural purposes. It is possible that pesticides might have been applied during former agricultural activities at the subject site. This is considered to possess a high potential to influence the environmental condition of the subject site. #40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.

Fill Materials at the subject site

Based on interview and site reconnaissance, majority of the subject site is graded with imported fill materials. The quality of fill materials is not known. Hence, this is considered to possess a high potential to influence the environmental condition of the subject site. #30 – Importation of Fill Material of Unknown Quality



Stockpiles at the subject site

Based on the site inspection, stockpile of fill material was located in the southern portion of the subject site. The quality of the fill material is not known. Hence, it is considered to possess a high potential to influence the environmental condition of the subject site. #30 – Importation of Fill Material of Unknown Quality

Sediment Basin at the subject site

Based on the interview and site inspection, a sediment basin is located at southeastern portion (downgradient) of the subject site. It is possible that pesticides and or contaminants in fill material may have transported into sediment basin. Therefore, this possesses a high potential to influence the environmental condition of the subject site. #Other – Sediment Basin

Roadway passing through the Subject Site

Based on the records review and site reconnaissance, a section of Peter Matthews Drive is passing through southwest corner of the subject site. This is of concern due to use of salt for de-icing purpose during the winter season. This item is considered to have a high potential to influence the environmental condition of the subject site. However, the road salt application on the road is for safety purpose during the winter season, it is our opinion that exemption as per section 49.1 of O. Reg. 153/04 can be applied, therefore, there is no media to be tested. #Other – Road Salt/De-icing

(ii) **Other Environmental Items**

Adjacent Roadways

The subject site is adjacent to roadways (i.e. Peter Matthews Drive) to the west direction. This is of concern due to the de-icing chemicals used during the winter



season which may result in higher than usual levels for the Sodium Adsorption Ratio and Electrical Conductivity of the soil. If the soil remains in situ, it is considered to meet the standards through clause 49.1 of O. Reg. 153/04.

Sediment Basin at the subject site

Based on interview and site reconnaissance, a sediment basin was located in the southeast portion of the subject site. This is not considered an environmental concern to the subject site.

Water Bodies and Areas of Natural Significance

Watercourses are located approximately 50 m to the east and approximately 20 m south/southwest of the subject site. Wetlands that are not evaluated by Ontario Wetland Evaluation System (OWES) are located to the east (approximately 45 m) and west (approximately 135 m) of the subject site. This is being brought to the client's attention since there may be restriction on land development because of the above noted circumstances.

7.3 Areas of Potential Environmental Concern

Based on our review of the activities identified at the subject site and Phase One Study Area, the identified Areas of Potential Environmental Concerns (APECs) are provided in Appendix 'I'.

7.4 Phase One Conceptual Site Plan

A Phase One Conceptual Site Plan illustrating the findings and results of the assessment is presented on Drawing No. 10.



8.0 **CONCLUSIONS**

Soil Engineers Ltd. was retained by TACCGATE Developments Inc. to carry out a Phase One Environmental Site Assessment (Phase One ESA) for a property located at Southeast Quadrant of Peter Matthews Drive and Alexander Knox, in the City of Pickering, Ontario. The majority of the subject site was historically used for agricultural purposes and is currently vacant since 2019. A small southwest portion of the subject site is part of roadway “Peter Matthews Drive”. The neighbouring properties consist of vacant lots to the south, east, and north of the subject site. An active construction area to the west of the subject site is planned for future developments.

8.1 **Phase Two Assessment Recommendation**

The Phase One ESA has revealed the following items of environmental concern attendant to the subject site:

- Potential use of pesticides during historical agricultural activities at majority of the subject site.
- Presence of fill materials of unknown quality at the majority of the subject site.
- Presence of fill material stockpile of unknown quality located at the southern portion of the subject site.
- Potential presence of contamination due to onsite runoff in sediment pond located southeastern portion of the subject site.
- Potential use of road salt/de-icing in winter seasons at the section of a roadway passing through the southwest corner of the subject site.

It is recommended a Phase Two Environmental Site Assessment (Phase Two ESA) be conducted to address the above environmental concerns.



8.2 Record of Site Condition (RSC) Requirements

A residential development is being proposed for the subject site. Based on current land use type vacant (majority) and roadway (at southwest corner) (i.e. Community Use), an RSC is required to be filed in accordance with O. Reg. 153/04, as amended.

Please note that if there is intent to file an RSC, in accordance with O. Reg. 153/04, any environmental reports including a Phase One ESA must be dated within 18 months of the date of filing.

8.3 Environmentally Sensitive Area (ESA), Body of Water, Area of Natural and Scientific Interest (ANSI)

Based on the record review, a watercourse is located approximately 20 m to the southwest/south of the subject site and wetland not evaluated by OWES is located approximately 30 m to the west/southwest of the subject site. It may be prudent to segregate the environmentally sensitive areas and the lands immediately adjacent to these features. This is subject to municipal and regional approval. Doing so will reduce the area that will be subjected to the stricter criteria used when developing on or near the watercourses.

8.4 Legal Requirements

If an RSC has been submitted and filed, the property owner must retain a copy of this report for at least seven (7) years in accordance with O. Reg. 153/04, Section 18.



The objectives and requirements as set out in the O. Reg. 153/04, as amended, for a Phase One ESA were applied in carrying out the environmental site assessment and in the preparation of this report.

SOIL ENGINEERS LTD.

Ashish Kumar Bishnoi B.Sc.

For Simon Xian P. Eng., QPESA,



Arshad Shaikh, M.Sc., P.Eng., QPESA

AB/SX/AS: ab



9.0 REFERENCES

Information in the Public Domain

Environment Canada. National PCB Inventory (1994).

Environment Canada. National Pollutant Release Inventory (1995-2015).

Environmental Protection Act (EPA). Part VII of Ontario Regulation 511/09. The Ontario Ministry of the Environment, Conservation and Parks (MECP) (Amended 2009).

MECP Brownfields Environmental Site Registry (November 2024).

MECP Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987).

MECP Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario (November 1988).

MECP Ontario Inventory of PCB Storage Sites (1991 and 1995).

MECP Waste Disposal Site Inventory (June 1991).

MECP Waste Generator Registration Database Files (2000, 2004, 2008, 2013, 2015, 2018, 2020, and 2021).

Ontario Ministry of Natural Resources (OMNR). OMNR Natural Heritage Information Centre (NHIC) (2024).

Service Ontario, Land Registry Office, Historical Land Titles Search (1801 - 1997).

Service Ontario, Land Registry Office 40. Parcel Registry for Property Identifier Number 26407-0175 (LT) Land Titles Act (2024).

Service Ontario, Land Registry Office 40. Parcel Registry for Property Identifier Number 26407-1748 (LT) Land Titles Act (2024).

Service Ontario, Land Registry Office 40. Parcel Registry for Property Identifier Number 26407-0187 (LT) Land Titles Act (2024).

Service Ontario, Land Registry Office 40. Parcel Registry for Property Identifier Number 26407-0185 (LT) Land Titles Act (2024).

Service Ontario, Land Registry Office 40. Parcel Registry for Property Identifier Number 26407-0189 (LT) Land Titles Act (2024).

Water Well Help Desk, Environmental Monitoring and Reporting Branch, MECP. The MECP Well Records (2024).

Information from Commercial Databases

ERIS Report. Report Number 24112000158, detailing over 50 public and private databases (2024).



References of Plans and Drawings

Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024

Durham Land Registry Office (No. 40) © 2024 The Queen's Printer for Ontario
McGill University © J. H. Beers & Co., 1877

Ontario Ministry of Natural Resources. 2010 Ontario Base Maps.

University of Toronto Map and Data Library ©2024

National Air Photo Library ©2024

Google Earth © 2024

Ontario Geological Survey, 2011, Miscellaneous Release---Data 126-Revision 1 © Queen's Printer for Ontario, 2024

Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2024

OWES: Ontario Wetland Evaluation System

Ontario Geological Survey, 1997, Miscellaneous Release---Data 0014 © King's Printer for Ontario, 2024

The Ontario Ministry of Government Services. Property Index Map (Block 26407) (2024).

Land Information Ontario. Watershed and Sub-Watershed (2024).



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 • TEL: (416) 754-8515 • FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

DRAWINGS

REFERENCE NO. 2411-E039



 Subject Site

 **Soil Engineers Ltd.**

Title
Site Location Plan

Project
Proposed Residential Development Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road City of Pickering

Reference No.
2411-E039




Date
December 02, 2024

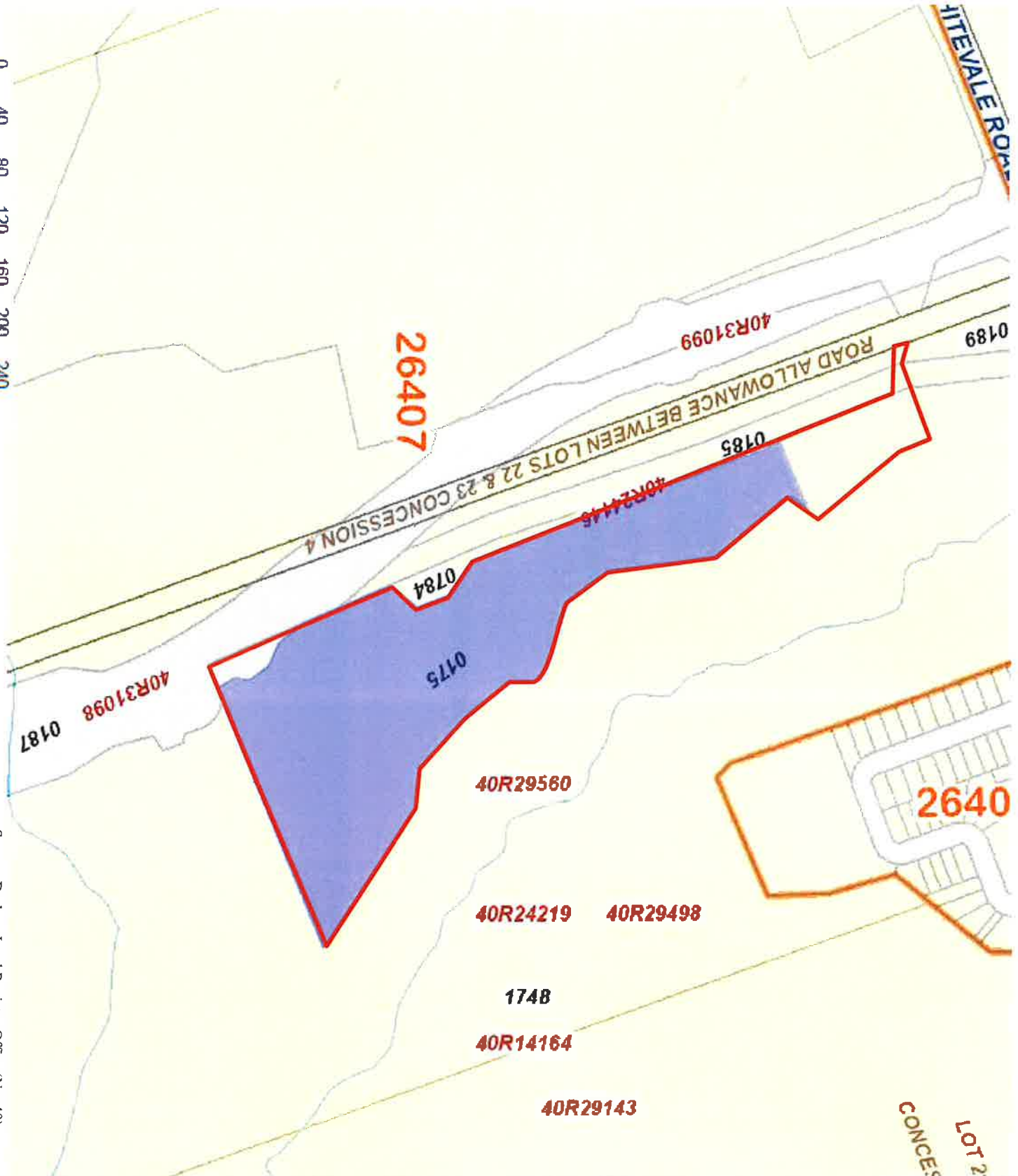
Scale
Refer to Plan

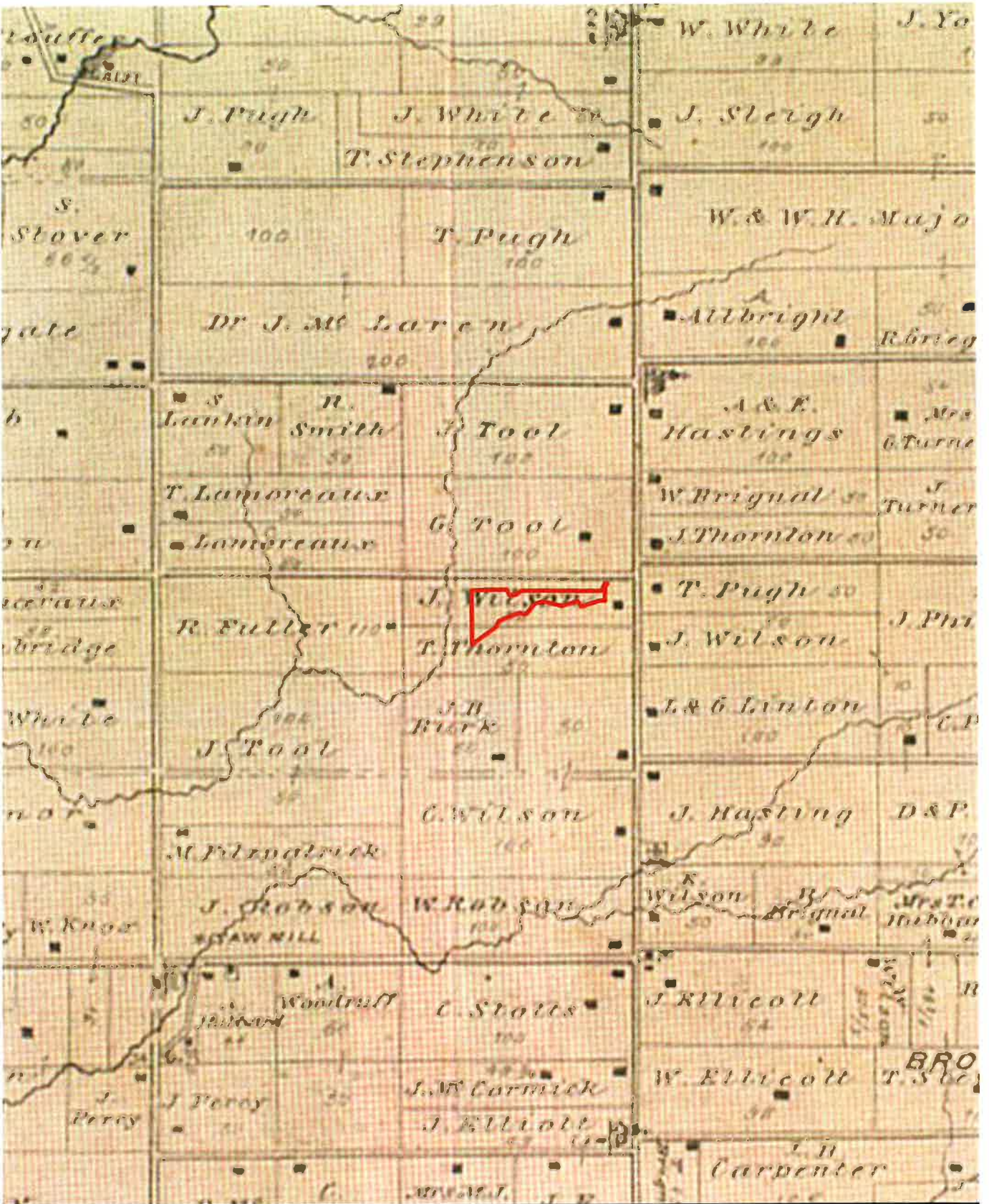
Drawing No.
1



Source: Durham Land Registry Office (No. 40)
 © 2024 The Queen's Printer for Ontario

 N
 Subject Site
 Soil Engineers Ltd.
Title Property Index Map
Project Proposed Residential Development Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road City of Pickering
Reference No. 2411-E039
Date December 02, 2024
Scale See Drawing
Drawing No. 2





 Subject Site

 **Soil Engineers Ltd.**

Title
1877 Historical Map

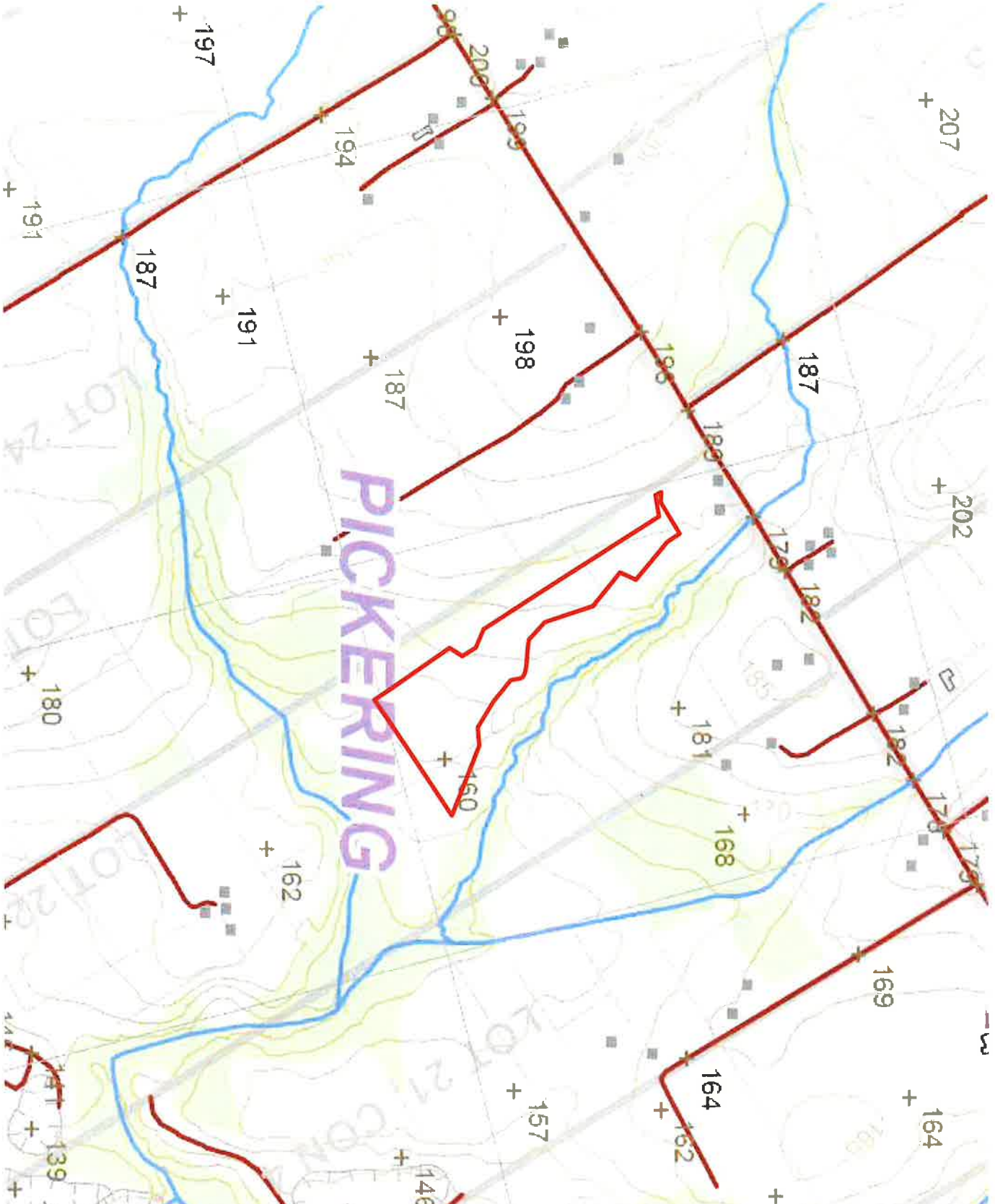
Project
Proposed Residential Development
Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road
City of Pickering

Reference No.
2411-E039

Date
December 02, 2024

Scale
Not to scale

Drawing No.
3



Soil Engineers Ltd.

 Subject Site

Title
2010 Ontario Base Map

Project
Proposed Residential Development Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road City of Pickering

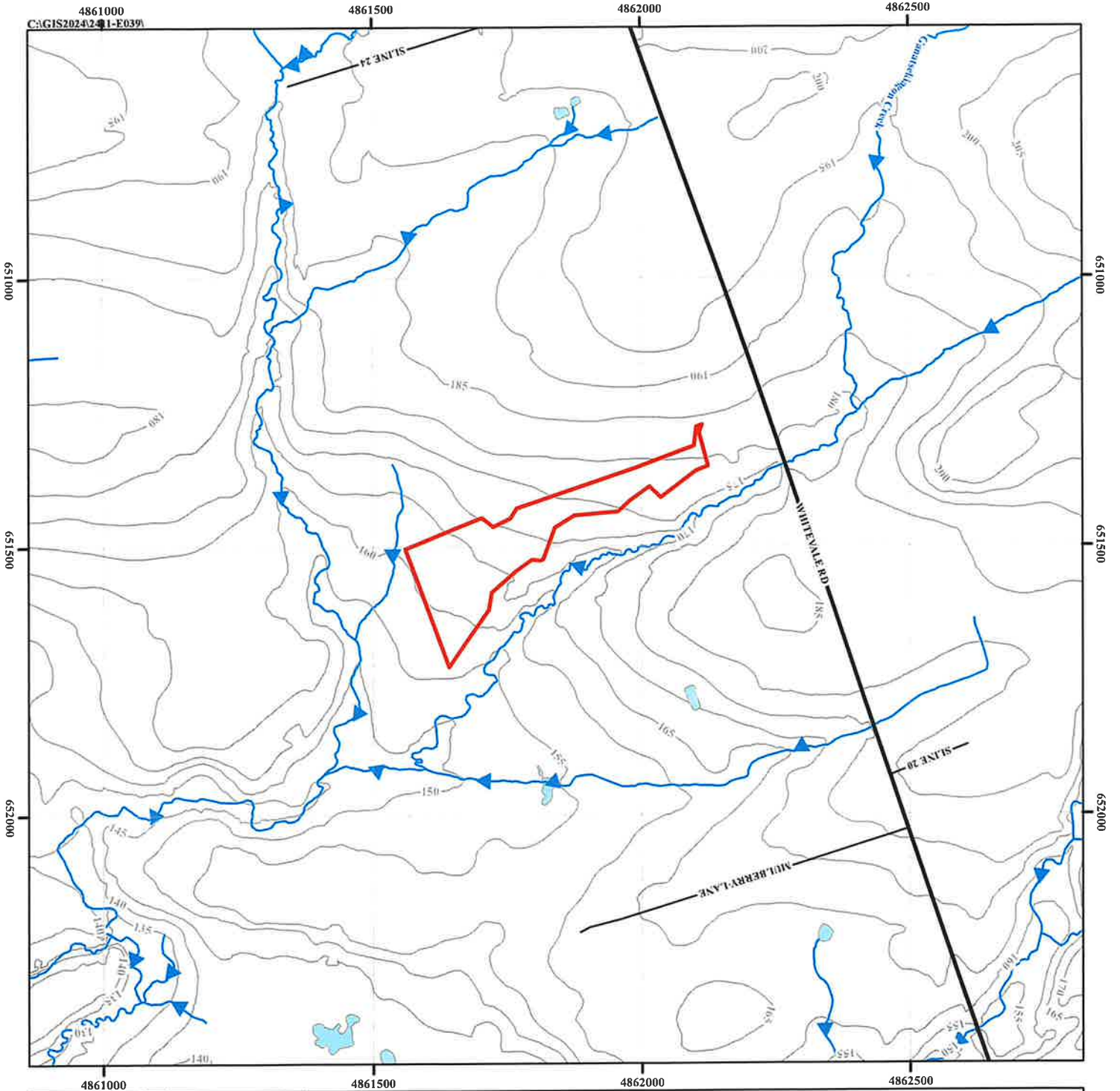
Reference No.
2411-E039

Date
December 02, 2024

Scale
Refer to Plan

Drawing No.
4

Source: Ontario Base Mapping (OBM)
© 2010 Ontario Ministry of Natural Resources



Subject Site

Waterbody

Major Road

Local Road

Topographic Contour (masl)

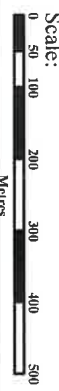


Title: Topographic Map

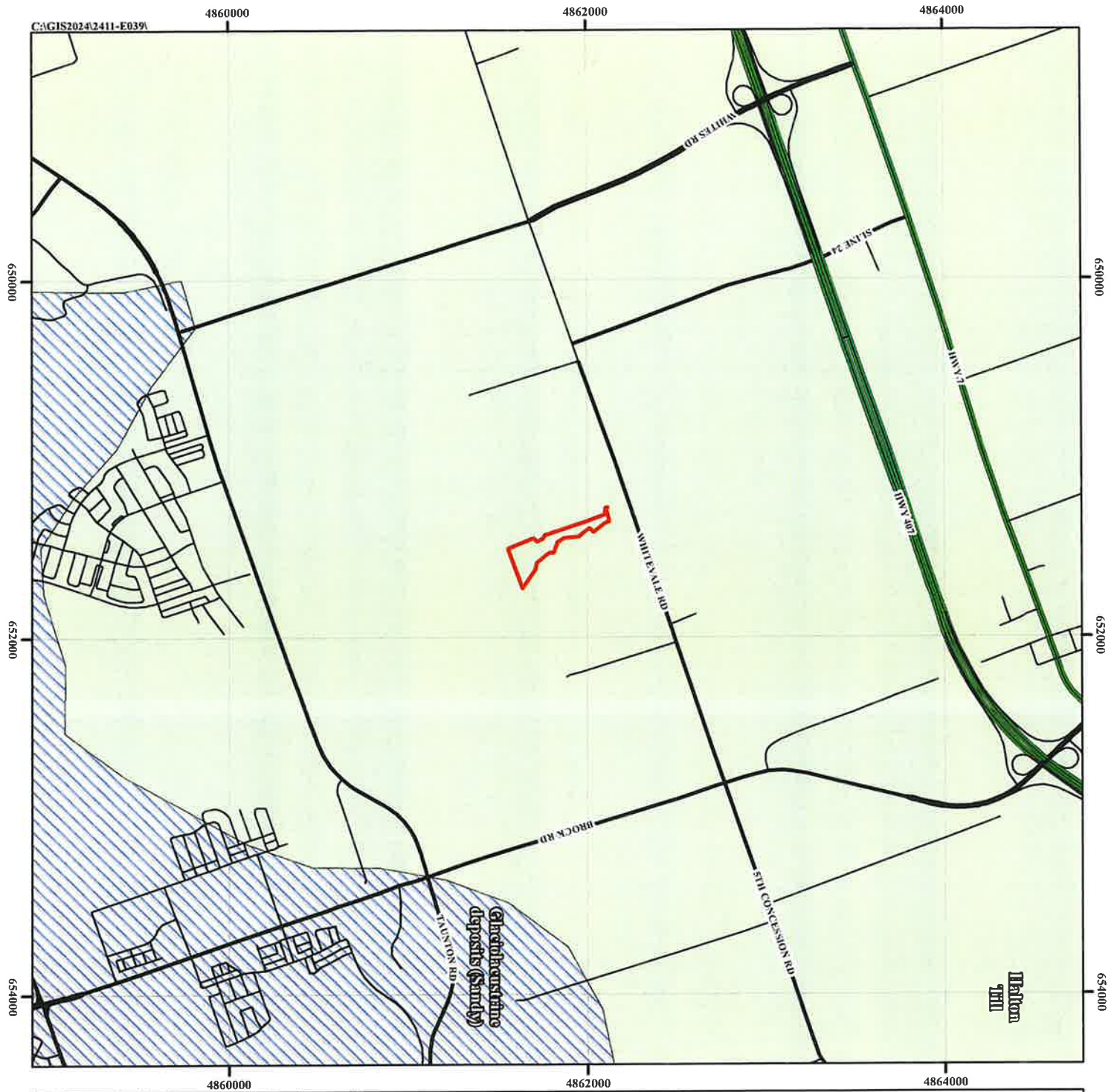
Project:
Proposed Residential Development
Southeast Quadrant of Peter Mathews Drive
and Alexander Knox Road
City of Pickering







Reference No. 2411-E039

Date: November 25, 2024



Drawing No. 5



-  Subject Site
-  Glaciolacustrine deposits (Sandy)
Material: sand, gravely sand and gravel, nearshore and beach deposits
-  Halton Till
Material: predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor
-  Expressway/Freeway
-  Major Road
-  Local Road



Title: Surface Geology Map

Project:
Proposed Residential Development
Southeast Quadrant of Peter Mathews Drive
and Alexander Knox Road
City of Pickering

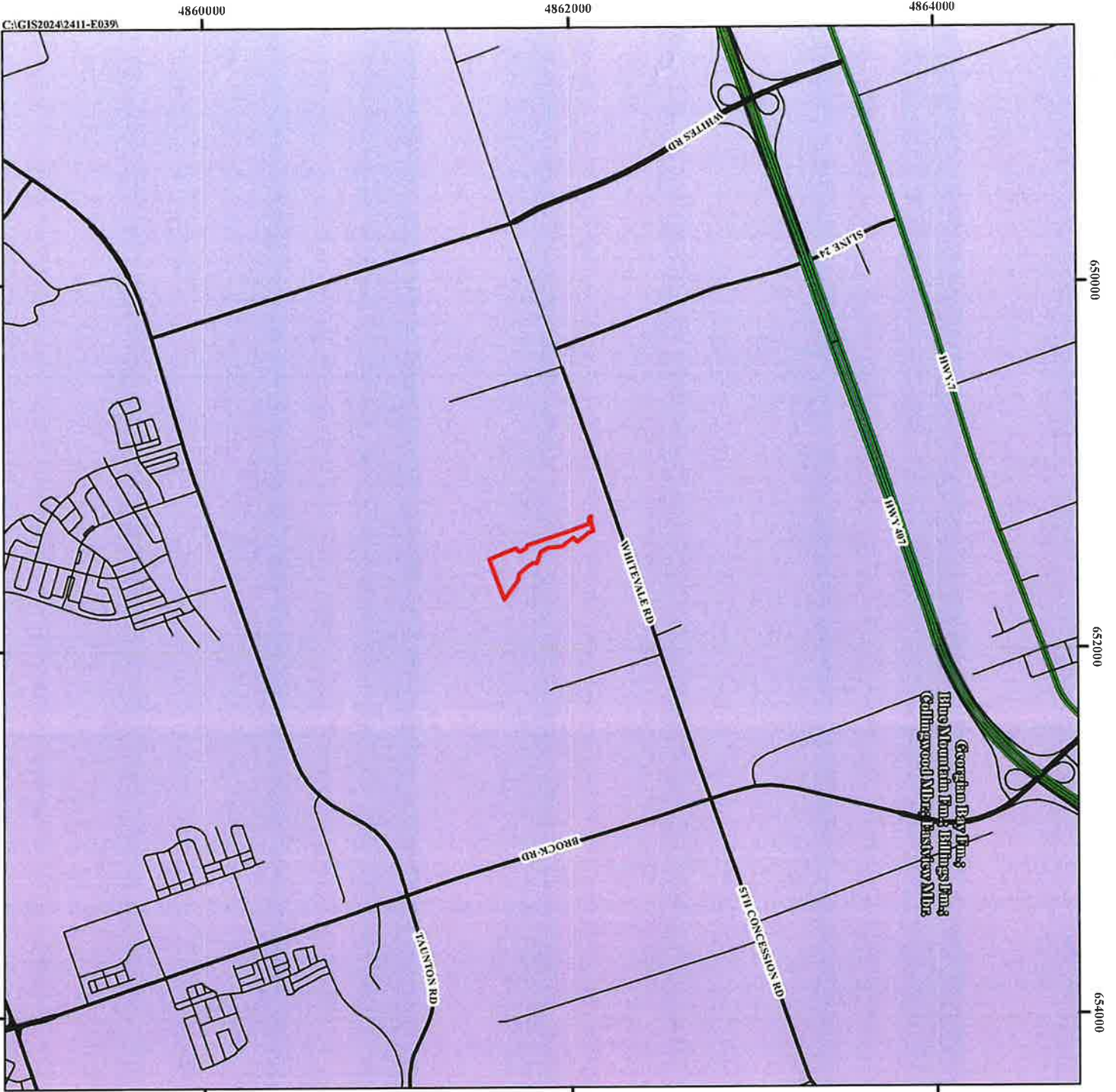
Reference No. 2411-E039

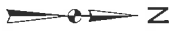

Date: November 25, 2024

Scale:
0 200 400 600 800 1000
Metres

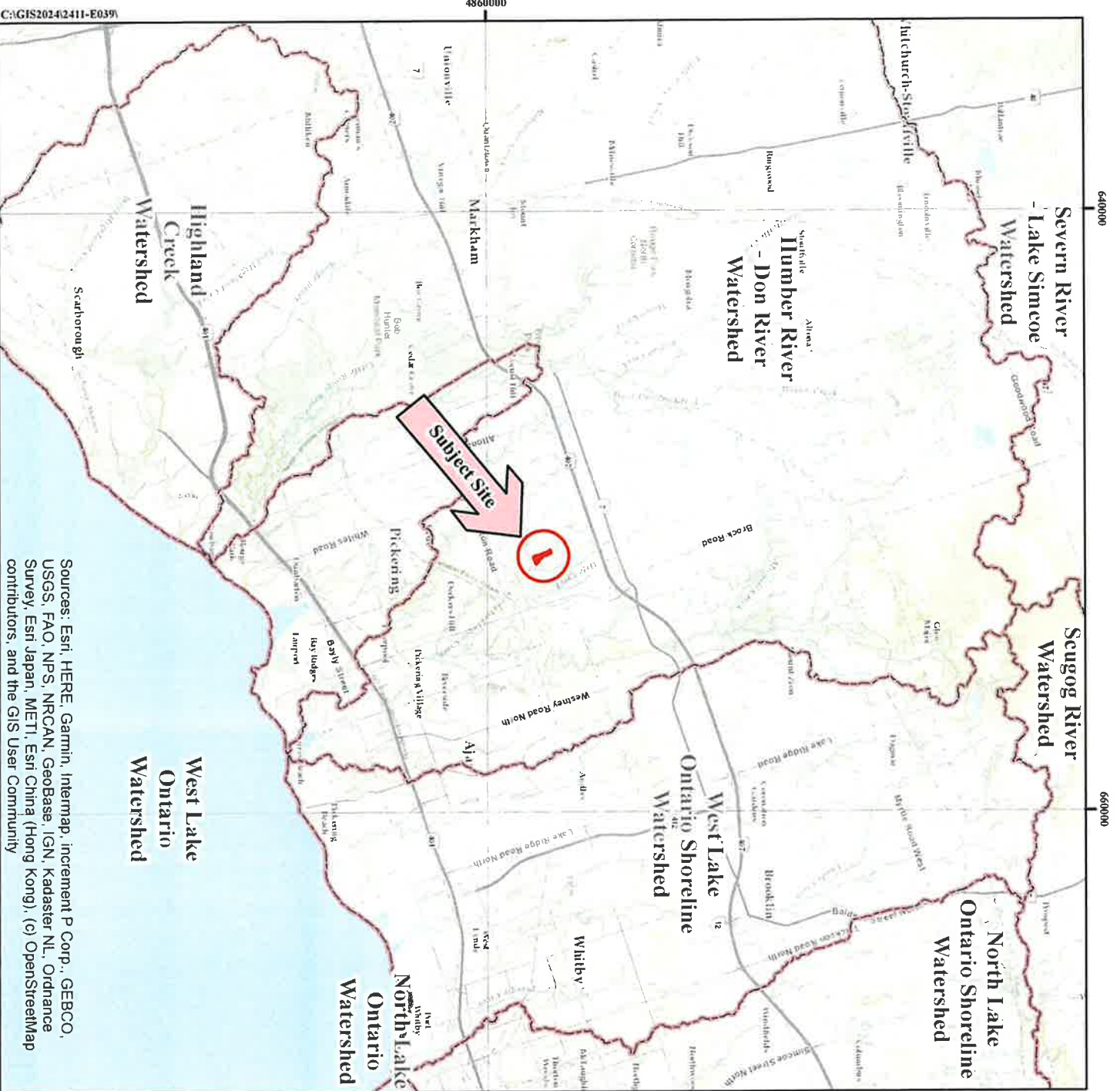
Drawing No. 6

Source: Ontario Geological Survey, 1997, Miscellaneous Release—Data 0014
© King's Printer for Ontario, 2024







<p>Subject Site</p> <p>Georgian Bay Fm.; Blue Mountain Fm.; Billings Fm.; Collingwood Mbr.; Eastview Mbr. Rock Description: Shale, limestone, dolostone, siltstone</p>
<p>Expressway/Freeway</p> <p>Major Road</p> <p>Local Road</p>
 <p>Soil Engineers Ltd.</p>
<p>Title: Bedrock Geology Map</p>
<p>Project:</p> <p>Proposed Residential Development Southeast Quadrant of Peter Mathews Drive and Alexander Knox Road City of Pickering</p>
<p>Reference No. 2411-E039</p>
<p>Date: November 25, 2024</p>
<p>Scale:</p> <p>0 200 400 600 800 1000 Metres</p>
<p>Drawing No. 7</p>

Source: Ontario Geological Survey, 2011, Miscellaneous Release--Plan 136/Revision 1
© Queen's Printer for Ontario, 2024

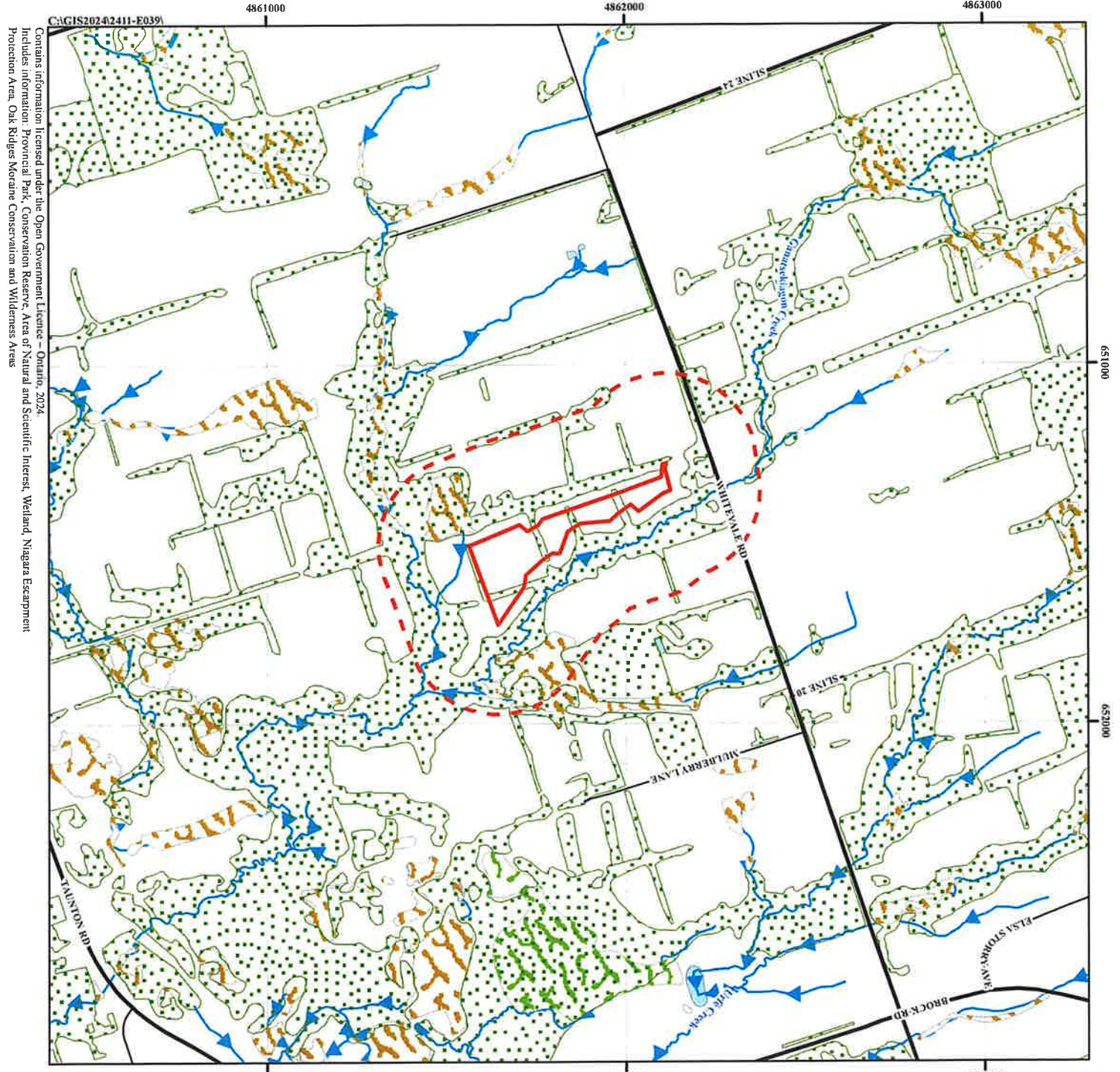


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community


Watershed and Sub-Watershed SHP-file data, accessible on LIO GeoHub website (2024)










 Soil Engineers Ltd.
Title: Watershed Map
Project: Proposed Residential Development Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road City of Pickering
Reference No.: 2411-E039
Date: November 25, 2024
Scale:  0 2,000 4,000 6,000 8,000 10,000 Meters
Drawing No.: 8


-  Subject Site
-  Watershed Boundary



Contains information licensed under the Open Government License - Ontario, 2024
 Includes information: Provincial Park, Conservation Reserve, Area of Natural and Scientific Interest, Wetland, Niagara Escarpment Protection Area, Oak Ridges Moraine Conservation and Wilderness Areas



	Subject Site
	Phase One Study Area
	Wetland (Classified as Other)
	Wetland (Not Evaluated per OWES)
	Wooded Area
	Waterbody
	Major Road
	Local Road




Soil Engineers Ltd.

Title: Area of Natural Features and Protection Area Plan

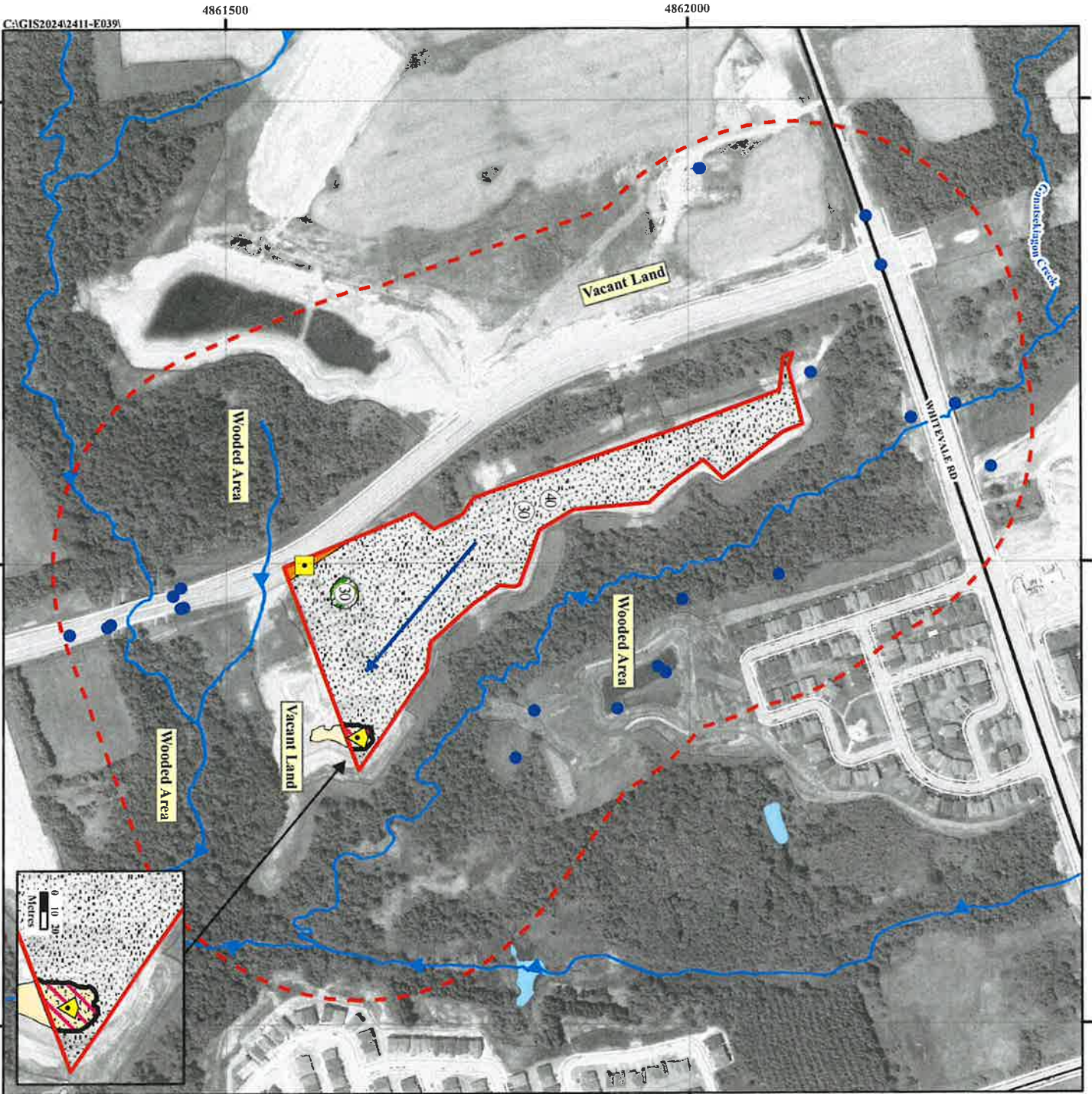
Project:
 Proposed Residential Development Southeast Quadrant of Peter Mathews Drive and Alexander Knox Road City of Pickering

Reference No. 2411-E039
 Date: November 25, 2024

Scale:

 0 100 200 300 400 500
 Metres

Drawing No. 9

Source: Ontario Ministry of Natural Resources and Forestry
 © King's Brand for Ontario, 2024
 OWES: Ontario Wetland Evaluation System



<p>Soil Engineers Ltd.</p>
<p>Title: Phase One Conceptual Site Plan</p>
<p>Project: Proposed Residential Development Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road City of Pickering</p>
<p>Reference No. 2411-E039</p>
<p>Date: December 13, 2024</p>
<p>Scale: 0 25 50 100 150 200 250 Metres</p>
<p>Drawing No. 10</p>
<p>Source: Ontario Ministry of Natural Resources and Forestry © Queens' Printer for Ontario, 2024</p>

Subject Site Phase One Study Area Inferred Groundwater Flow Direction Sediment Basin Major Road Local Road Water Well Location from MECP Well Help Desk	N
<p>Potentially Contaminating Activities</p> <p>(30) Importation of Fill Material of Unknown Quality</p> <p>(40) Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications</p> <p>Additional Potential Sources of Contamination</p> <p>Other - Road Salt/ De-icing</p> <p>Other - Sediment Basin</p>	<p>Areas of Potential Environmental Concern (APEC)</p> <p>APEC 1,2</p> <p>APEC 3</p> <p>APEC 4</p> <p>APEC 5</p>



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 · TEL: (416) 754-8515 · FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'A'

OWNERSHIP HISTORY

REFERENCE NO. 2411-E039



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #40

26407-0175 (L17)

PAGE 1 OF 1
PREPARED FOR NICOLE
ON 2024/11/29 AT 12:58:01

ONLAND

PROPERTY DESCRIPTION: PART LOT 22 CONCESSION 4 PICKERING, PART 2 40R29560, SAVE AND EXCEPT PARTS 4 AND 5 40R31098; CITY OF PICKERING

PROPERTY REMARKS:

ESTATE/ODL/LEI: REGENTLY;
FEE SIMPLE DIVISION FROM 26407-0106
ABSOLUTE CAPACITY SHARE

PLN CREATION DATE:
2021/09/29

OWNERS' NAMES
TACCAGATE DEVELOPMENTS INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/09/29 **						
D284356	1988/07/07	TRANSFER BASEMENT		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL THE REGIONAL MUNICIPALITY OF DURHAM	TRANS-NORTHERN PIPELINES INC.	C
DR634095	2007/08/14	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE		C
DR1444064	2016/01/28	NOTICE		DOCUMENT WAS RE-INSTATED ON 2023/05/24 AT 11:23 BY FODOR, BEV.		C
DR1580930	2017/03/31	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	NORTH PICKERING COMMUNITY MANAGEMENT INC.	
DR2321986	2024/06/03	TRANSFER		REMARKS: PLANNING ACT STATEMENTS; REMARKS: PLANNING ACT STATEMENTS.	TACCAGATE DEVELOPMENTS INC.	C
DR2329016	2024/07/02	LR'S ORDER		REMARKS: AMEND; DESCRIPTION	*** COMPLETELY DELETED *** LAND REGISTRAR, DURHAM LAND REGISTRY OFFICE	

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.



ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #40

26407-0185 (LT)

PAGE 1 OF 1
PREPARED FOR Nicole
ON 2024/11/25 AT 12:58:15

ONLAND

PROPERTY DESCRIPTION: PART LOT 22 CONCESSION 4 PICKERING PARTS 12,13,14,15 40R31099; CITY OF PICKERING

PROPERTY REMARKS:

ESTATE/QUALIFIER: FEB SIMPLE ABSOLUTE
RECENTLY: DIVISION FROM 26407-0138

PIN CREATION DATE: 2022/07/21

OWNERS' NAMES
THE REGIONAL MUNICIPALITY OF DURHAM

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CREAT/CHKD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2022/07/21 **		
DR429825	2005/09/22	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
DR634095	2007/08/14	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR1440064	2016/01/28	NOTICE		THE REGIONAL MUNICIPALITY OF DURHAM		C
40R31099	2020/10/22	PLAN REFERENCE		REMARKS: PART 1, PLAN 40R24219 THIS DOCUMENT WAS RE-INSTATED ON 2023/05/24 AT 11:23 BY FODOR, BEV.		C
DR2115585	2022/03/30	TRANSFER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	THE REGIONAL MUNICIPALITY OF DURHAM	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.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #40

26407-0187 (LT)

PAGE 1 OF 1
PREPARED FOR Nicole
ON 2024/12/02 AT 12:15:27

ONLAND

PROPERTY DESCRIPTION: PART LOT 22 CONCESSION 4 PICKERING PART 2 40R31098; CITY OF PICKERING

PROPERTY REMARKS:

ESTATE/QUALIFIER: REGENTLY:
FEE SIMPLE DIVISION FROM 26407-0138
ABSOLUTE

REGENTLY:
DIVISION FROM 26407-0138
CAPACITY SHARE

OWNERS' NAMES
THE REGIONAL MUNICIPALITY OF DURHAM

PROPERTY IDENTIFIER

REG. NUM.

DATE

INSTRUMENT TYPE

AMOUNT

PARTIES FROM

PARTIES TO

CREAT/
CHRD

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CREAT/ CHRD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 2022/07/21 **			
DR429825	2005/09/22	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
40R31098	2020/10/22	PLAN REFERENCE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	THE REGIONAL MUNICIPALITY OF DURHAM	C
DR2115585	2022/03/30	TRANSFER				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.



ServiceOntario

LAND REGISTRY OFFICE #40

26407-1748 (LTD)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2 PREPARED FOR NICOLE ON 2024/12/02 AT 12:08:17

ONLAND

PROPERTY DESCRIPTION: PART LOTS 21 AND 22 CONCESSION 4 PICKERING AND PART OF ROAD ALLOWANCE BETWEEN LOTS 20 & 21 CLOSED BY BY LAW P122182; EXCEPT PART 3, 40R31608, PART 5, 40R31606 AND PART 2, 40R31680; SUBJECT TO AN EASEMENT AS IN D284356; SUBJECT TO AN EASEMENT AS IN D284357 AMENDED BY LT596773; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1,2,3,4 40R31215 AS IN DR2097728; CITY OF PICKERING

PROPERTY REMARKS:

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE

RECENTLY: DIVISION FROM 26407-0785

PIN CREATION DATE: 2024/02/22

OWNERS' NAMES

HIS MAJESTY THE KING IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE

CAPACITY SHARE

REG. NOM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2024/02/22 **						
D284356	1988/07/07	TRANSFER EASEMENT			TRANS-NORTHERN PIPELINES INC.	C
D284357	1988/07/07	TRANSFER EASEMENT			ONTARIO HYDRO	C
40R14164	1992/04/15	PLAN REFERENCE				C
DR429825	2005/09/22	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
REMARKS: AIRPORT ZONING REGULATIONS						
40R24146	2006/03/23	PLAN REFERENCE				C
40R24219	2006/04/25	PLAN REFERENCE				C
DR506955	2006/06/06	APL CH NAME OWNER		ONTARIO LAND CORPORATION		C
DR634095	2007/08/14	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR1425252	2015/11/24	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR1426169	2015/11/26	NOTICE	\$2	SEATON-DURHAM TRUSTEE INC.		C
DR1444064	2016/01/28	NOTICE		THE REGIONAL MUNICIPALITY OF DURHAM		C
REMARKS: PART 4, PLAN 40R24219						
40R29143	2016/03/30	PLAN REFERENCE				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.



Ontario

ServiceOntario

LAND
REGISTRY
OFFICE #40

26407-1748 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2
PREPARED FOR Nicole
ON 2024/12/02 AT 12:08:17

ONLAND

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
40R29498	2017/01/19	PLAN REFERENCE				C
40R29560	2017/03/03	PLAN REFERENCE				C
DR1580709	2017/03/30	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	C
40R30588	2019/07/31	PLAN REFERENCE				C
		REMARKS: DR1814544.				
40R31215	2021/01/23	PLAN REFERENCE				C
		REMARKS: DR1964441.				
40R31464	2021/08/11	PLAN REFERENCE				C
40R31605	2021/12/20	PLAN REFERENCE				C
40R31606	2021/12/20	PLAN REFERENCE				C
40R31608	2021/12/22	PLAN REFERENCE				C
DR2097635	2022/02/04	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	C
DR2097728	2022/02/04	TRANSFER EASEMENT	\$833,250	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	HYDRO ONE NETWORKS INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
40R31680	2022/03/10	PLAN REFERENCE				C
40R31788	2022/06/28	PLAN REFERENCE				C
40R31794	2022/06/30	PLAN REFERENCE				C
		REMARKS: DR214539.				
40R31942	2022/10/18	PLAN REFERENCE				C
		REMARKS: DR2181504.				
DR2243875	2023/07/05	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	HIS MAJESTY THE KING IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	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.



Ontario ServiceOntario

LAND REGISTRY OFFICE #40

26407-0189 (LTT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR NICOLE
ON 2024/12/11 AT 12:33:19

ONLAND

PROPERTY DESCRIPTION: PART LOT 22 CONCESSION 4; CITY OF PICKERING

PROPERTY REMARKS: LYING WEST OF PART 12,13,14,15 40R31099.

ESTATE/QUALIFIER:

REGENTLY:

DIVISION FROM 26407-0138

PIN CREATION DATE:
2022/07/21

FEE SIMPLE

CAPACITY SHARE

OWNERS' NAMES

HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT INCLUDES ALL DELETED INSTRUMENTS SINCE 2022/07/21 **						
40R14164	1992/04/15	PLAN REFERENCE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
DR429825	2005/09/22	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
REMARKS: AIRPORT ZONING REGULATIONS						
40R24219	2006/04/25	PLAN REFERENCE		ONTARIO LAND CORPORATION		C
DR506955	2006/06/06	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR634095	2007/08/14	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR1425252	2015/11/24	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE		C
DR1444064	2016/01/28	NOTICE		THE REGIONAL MUNICIPALITY OF DURHAM		C
REMARKS: PART 4, PLAN 40R24219 THIS DOCUMENT WAS RE-INSTATED ON 2023/05/24 AT 11:23 BY FODOR, BEV.						
40R29143	2016/03/30	PLAN REFERENCE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE		C
40R29560	2017/03/03	PLAN REFERENCE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE		C
DR1580709	2017/03/30	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE		C
DR2097635	2022/02/04	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE		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.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #40

26407-0785 (LIT)

PAGE 1 OF 3
PREPARED FOR Nicole
ON 2024/12/02 AT 12:09:38

ONLAND

PROPERTY DESCRIPTION: PART LOTS 21,22 CONCESSION 4 PICKERING AND PART OF ROAD ALLOWANCE BETWEEN LOTS 20 & 21 CLOSED BY BY LAW P122182; SUBJECT TO AN EASEMENT AS IN D284356; SUBJECT TO AN EASEMENT AS IN D284357 AMENDED BY L7596773; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1,2,3,4 40R31215 AS IN DR2097728; CITY OF PICKERING

PROPERTY REMARKS: RECENTLY: DIVISION FROM 26407-0190
PIN CREATION DATE: 2022/09/14
ESTATE/COHLEITER: FEE SIMPLE ABSOLUTE
CAPACITY SHARE

OWNERS' NAMES: HIS MAJESTY THE KING IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT		DOCUMENT TYPES AND PROPERTY WAS	DELETED INSTRUMENTS SINCE 2022/09/14 **			
NOTE: THIS		RETIRED ON 2024/02/12. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 26407-1745 TO 26407-1748				
D284356	1988/07/07	TRANSFER EASEMENT			TRANS-NORTHERN PIPELINES INC.	C
D284357	1988/07/07	TRANSFER EASEMENT			ONTARIO HYDRO	C
40R14164	1992/04/15	PLAN REFERENCE				C
DR429825	2005/09/22	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AIRPORT ZONING REGULATIONS				
40R24146	2006/03/23	PLAN REFERENCE				C
40R24219	2006/04/25	PLAN REFERENCE				C
DR506955	2006/06/06	APL CH NAME OWNER		ONTARIO LAND CORPORATION	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL	C
DR634095	2007/08/14	NOTICE			HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL	C
DR1425252	2015/11/24	APL CH NAME OWNER			HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE	C
DR1426169	2015/11/26	NOTICE	\$2	SEATON-DURHAM TRUSTEE INC.		C
DR1444064	2016/01/28	NOTICE		THE REGIONAL MUNICIPALITY OF DURHAM		C
REMARKS: PART 4		PLAN 40R24219 THIS DOCUMENT WAS RE-INSTATED ON 2023/05/24 AT 11:25 BY FODOR, BEV.				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.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #40

26407-0785 (LT)

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

PAGE 2 OF 3
PREPARED FOR Nicole
ON 2024/12/02 AT 12:09:38

ONLAND

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
40R29143	2016/03/30	PLAN REFERENCE				C
40R29498	2017/01/19	PLAN REFERENCE				C
40R29560	2017/03/03	PLAN REFERENCE				C
DR1580709	2017/03/30	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	C
40R30588	2019/07/31	PLAN REFERENCE				C
		REMARKS: DR1814544.				
40R31215	2021/01/23	PLAN REFERENCE				C
		REMARKS: DR1966441.				
40R31464	2021/08/11	PLAN REFERENCE				C
40R31605	2021/12/20	PLAN REFERENCE				C
40R31606	2021/12/20	PLAN REFERENCE				C
40R31608	2021/12/22	PLAN REFERENCE				C
DR2097635	2022/02/04	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	C
DR2097728	2022/02/04	TRANSFER EASEMENT	\$833,250	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	C
		REMARKS: PLANNING ACT STATEMENTS.				
40R31680	2022/03/10	PLAN REFERENCE				C
40R31788	2022/06/28	PLAN REFERENCE				C
40R31794	2022/06/30	PLAN REFERENCE				C
		REMARKS: DR2145539.				
DR2181504	2022/10/17	APL DEPOSIT PLAN				C
40R31942	2022/10/18	PLAN REFERENCE				C
		REMARKS: DR2181504.				
				*** COMPLETELY DELETED ***		

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.



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #40

26407-0785 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 3
PREPARED FOR Nicole
ON 2024/12/02 AT 12:09:38

ONLAND

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

REG. NUM.	DATE	INSTRUMENT TYPE	ACCOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
DR2243875	2023/07/05	ABL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	HIS MAJESTY THE KING IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	C
DR2293515	2024/01/25	TRANSFER	\$2	HIS MAJESTY THE KING IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	THE REGIONAL MUNICIPALITY OF DURHAM	C
DR2293518	2024/01/25	ABL (GENERAL)		THE REGIONAL MUNICIPALITY OF DURHAM		C

REMARKS: DELETE DR1444064

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.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #40

26407-0190 (L7)

PAGE 1 OF 2
PREPARED FOR Nicole
ON 2024/12/02 AT 12:12:17

ONLAND

PROPERTY DESCRIPTION: PART LOTS 21, 22 CONCESSION 4 PICKERING AND PART OF ROAD ALLOWANCE BETWEEN LOTS 20 & 21 CLOSED BY BY LAW P122182; SUBJECT TO AN EASEMENT AS IN D284356;
SUBJECT TO AN EASEMENT AS IN D284357 AMENDED BY LT596773; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1, 2, 3, 4 40R31215 AS IN DR2097728

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

REGENTLY:
DIVISION FROM 26407-0138

PIN CREATION DATE:
2022/07/21

OWNERS' NAMES

HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS
REPRESENTED BY THE MINISTER OF GOVERNMENT AND
CONSUMER SERVICES

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT / CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/07/21 **						
NOTE: THIS PROPERTY WAS RETIRED ON 2022/09/14. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 26407-0784 TO 26407-0785						
D284356	1988/07/07	TRANSFER EASEMENT			TRANS-NORTHERN PIPELINES INC.	C
D284357	1988/07/07	TRANSFER EASEMENT			ONTARIO HYDRO	C
40R14164	1992/04/15	PLAN REFERENCE				C
DR429825	2005/09/22	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
REMARKS: AIRPORT ZONING REGULATIONS						
40R24146	2006/03/23	PLAN REFERENCE				C
40R24219	2006/04/25	PLAN REFERENCE				C
DR506955	2006/06/06	APL CH NAME OWNER		ONTARIO LAND CORPORATION		C
DR634095	2007/08/14	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR1425252	2015/11/24	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR1426169	2015/11/26	NOTICE	\$2	SEATON-DURHAM TRUSTEE INC.		C
DR1444064	2016/01/28	NOTICE		THE REGIONAL MUNICIPALITY OF DURHAM		C
REMARKS: PART 1, PLAN 40R24219						

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.



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #40

26407-0190 (LT)

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

PAGE 2 OF 2
PREPARED FOR NICOLE
ON 2024/12/02 AT 12:12:17

ONLAND

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
40R29143	2016/03/30	PLAN REFERENCE				C
40R29498	2017/01/19	PLAN REFERENCE				C
40R29560	2017/03/03	PLAN REFERENCE				C
DR1580709	2017/03/30	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	C
40R30588	2019/07/31	PLAN REFERENCE				C
		REMARKS: DR1814544.				
40R31215	2021/01/23	PLAN REFERENCE				C
		REMARKS: DR1964441.				
40R31464	2021/08/11	PLAN REFERENCE				C
40R31605	2021/12/20	PLAN REFERENCE				C
40R31606	2021/12/20	PLAN REFERENCE				C
40R31608	2021/12/22	PLAN REFERENCE				C
DR2097635	2022/02/04	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	C
DR2097728	2022/02/04	TRANSFER EASEMENT	\$833,250	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	HYDRO ONE NETWORKS INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
40R31680	2022/03/10	PLAN REFERENCE				C
40R31788	2022/06/28	PLAN REFERENCE				C
40R31794	2022/06/30	PLAN REFERENCE				C
		REMARKS: DR214539.				
DR2172440	2022/09/14	LR'S ORDER		LAND REGISTRAR, DURHAM LAND REGISTRY OFFICE		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.



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #40

26407-0138 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

PAGE 1 OF 3
PREPARED FOR NICOLE
ON 2024/11/25 AT 12:59:45

ONLAND

PROPERTY DESCRIPTION:

PART LOTS 21 & 22 CONCESSION 4 PICKERING & PART ROAD ALLOWANCE BETWEEN LOTS 20 & 21 CONCESSION 4 (CLOSED BY BYLAW P122182) PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 PLAN 40R14164, EXCEPT PART 1 PLAN 40R24217 AND PARTS 1 & 3 PLAN 40R24146 AND EXCEPT PART 2 PLAN 40R29560 AND PART 5 PLAN 40R29498; SUBJECT TO D284356 AND D284357 AMENDED BY L1596773; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1, 2, 3 & 4 40R-31215 AS IN DR2097728; CITY OF PICKERING

PROPERTY REMARKS:

STATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 26407-0107

PIN CREATION DATE:
2018/06/04

CAPACITY SHARE

OWNERS' NAMES

HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
* * PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2018/06/04 **						
NOTE: THIS	PROPERTY WAS RETIRED ON 2022/07/21. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 26407-0185 TO 26407-0190					
D284356	1988/07/07	TRANSFER EASEMENT			TRANS-NORTHERN PIPELINES INC. ONTARIO HYDRO	C
D284357	1988/07/07	TRANSFER EASEMENT				C
40R14164	1992/04/15	PLAN REFERENCE				C
DR429825	2005/09/22	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
REMARKS: AIRPORT ZONING REGULATIONS						
40R24146	2006/03/23	PLAN REFERENCE				C
40R24219	2006/04/25	PLAN REFERENCE				C
DR506955	2006/06/06	APL CH NAME OWNER		ONTARIO LAND CORPORATION	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL	C
DR634095	2007/08/14	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR1425252	2015/11/24	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE	C
DR1426169	2015/11/26	NOTICE	\$2	SEATON-DURHAM TRUSTEE INC.		C
DR1444064	2016/01/28	NOTICE		THE REGIONAL MUNICIPALITY OF DURHAM		C
REMARKS: PART 1, PLAN 40R24219						

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.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #40

26407-0138 (LT)

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

PAGE 2 OF 3
PREPARED FOR NICOLE
ON 2024/11/25 AT 12:59:45

ONLAND

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
40R29143	2016/03/30	PLAN REFERENCE				C
40R29498	2017/01/19	PLAN REFERENCE				C
40R29560	2017/03/03	PLAN REFERENCE				C
DR1580709	2017/03/30	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	C
DR1814544	2019/07/30	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		C
40R30588	2019/07/31	PLAN REFERENCE		REMARKS: DR1814544.		C
40R31098	2020/10/22	PLAN REFERENCE				C
40R31099	2020/10/22	PLAN REFERENCE				C
DR1966441	2021/01/22	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		C
40R31215	2021/01/23	PLAN REFERENCE		REMARKS: DR1966441.		C
40R31464	2021/08/11	PLAN REFERENCE				C
40R31605	2021/12/20	PLAN REFERENCE				C
40R31606	2021/12/20	PLAN REFERENCE				C
40R31608	2021/12/22	PLAN REFERENCE				C
DR2097635	2022/02/04	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	C
DR2097728	2022/02/04	TRANSFER EASEMENT	\$833,250	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	C
40R31680	2022/03/10	PLAN REFERENCE		REMARKS: PLANNING ACT STATEMENTS.		C
DR2115485	2022/03/30	TRANSFER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	THE REGIONAL MUNICIPALITY OF DURHAM	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.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #40

26407-0138 (LT)

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

PAGE 3 OF 3
PREPARED FOR NICOLE
ON 2024/11/25 AT 12:59:45

ONLAND

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
40R31788	2022/06/28	PLAN REFERENCE				C
DR2148539	2022/06/29	API DEPOSIT PLAN		*** COMPLETELY DELETED ***		
40R31794	2022/06/30	PLAN REFERENCE				C

REMARKS: DR2148539.

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.



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #40

26407-0107 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2
PREPARED FOR NICOLE
ON 2024/11/25 AT 13:01:39

ONLAND

PROPERTY DESCRIPTION: PT LITS 21 & 22 CON 4 TOWNSHIP OF PICKERING & PT RDAL BTR LITS 20 & 21, CON 4 AS CLOSED BY BYLAW P122182, PTS 1 TO 10 INCL., PL 40R14164 EXCEPT PT 1 PL 40R24217 & PTS 1 & 3 PL 40R24146; EXCEPT PART 2 ON PLAN 40R29560; S/T D284356, D284357 AMENDED BY LIT596773.; CITY OF PICKERING

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 26407-0085

FIN CREATION DATE:
2017/04/12

OWNERS' NAMES
HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS
REPRESENTED BY THE MINISTER OF INFRASTRUCTURE

CAPACITY: SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2017/04/12 **						
NOTE: THIS PROPERTY WAS RETIRED ON 2018/06/04. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 26407-0137 TO 26407-0138						
D284356	1988/07/07	TRANSFER EASEMENT			TRANS-NORTHERN PIPELINES INC.	C
D284357	1988/07/07	TRANSFER EASEMENT			ONTARIO HYDRO	C
40R14164	1992/04/15	PLAN REFERENCE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
DR429825	2005/09/22	NOTICE				C
REMARKS: AIRPORT ZONING REGULATIONS						
40R24146	2006/03/23	PLAN REFERENCE		ONTARIO LAND CORPORATION		C
40R24219	2006/04/25	PLAN REFERENCE				C
DR506955	2006/06/06	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR634095	2007/08/14	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR1425252	2015/11/24	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR1426169	2015/11/26	NOTICE	\$2	SEATON-DURHAM TRUSTEE INC.		C
DR1444064	2016/01/28	NOTICE		THE REGIONAL MUNICIPALITY OF DURHAM		C
REMARKS: PART 1, PLAN 40R24219						
40R29143	2016/03/30	PLAN REFERENCE				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.



Ontario

ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #40

26407-0107 (L7)

PAGE 2 OF 2
PREPARED FOR Nicole
ON 2024/11/25 AT 13:01:39

ONLAND

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
40R29498	2017/01/19	PLAN REFERENCE				C
40R29560	2017/03/03	PLAN REFERENCE				C
DRI580709	2017/03/30	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	C
40R29660	2017/05/25	PLAN REFERENCE				C
DRI691726	2018/03/28	TRANSFER	\$2	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	THE REGIONAL MUNICIPALITY OF DURHAM	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.



Ontario ServiceOntario

LAND
REGISTRY
OFFICE 400

26407-0106 (LT)

PAGE 1 OF 1
PREPARED FOR Nicole
ON 2024/11/25 AT 13:00:03

ONLAND

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

PROPERTY DESCRIPTION: PART OF LOT 22, CONCESSION 4 PICKERING, DESIGNATED AS PART 2 ON PLAN 40R29560, S/T D284356.; CITY OF PICKERING

PROPERTY REMARKS:

ESSTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 26407-0085

PIN CREATION DATE:
2017/04/12

OWNERS' NAMES
NORTH PICKERING COMMUNITY MANAGEMENT INC.,

CAPACITY SHARE
TRST

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHRG/CHRD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS		SINCE 2017/04/12 **		
NOTE: THIS PROPERTY WAS RETIRED ON 2021/09/29. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 26407-0174 TO 26407-0175						
D284356	1988/07/07	TRANSFER EASEMENT		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL THE REGIONAL MUNICIPALITY OF DURHAM	TRANS-NORTHERN PIPELINES INC.	C
DR634095	2007/08/14	NOTICE				C
DR1444064	2016/01/28	NOTICE				C
		REMARKS: PART 4, PLAN 40R24219				
DR1580930	2017/03/31	TRANSFER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	NORTH PICKERING COMMUNITY MANAGEMENT INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
40R31098	2020/10/22	PLAN REFERENCE				C
DR2021171	2021/06/29	TRANSFER	\$2	NORTH PICKERING COMMUNITY MANAGEMENT INC.	THE REGIONAL MUNICIPALITY OF DURHAM	C
DR2021172	2021/06/29	APL (GENERAL)		NORTH PICKERING COMMUNITY MANAGEMENT INC.		C
		REMARKS: DELETING DR634095, PARTS 4 & 5 40R31098				

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.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #40

26407-0085 (LIT)

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

PAGE 1 OF 2
PREPARED FOR NICOLE
ON 2024/11/25 AT 13:01:57

ONLAND

PROPERTY DESCRIPTION:

PT LNS 21 & 22 CON 4 TOWNSHIP OF PICKERING & PT RDAL BWN LNS 20 & 21, CON 4 AS CLOSED BY BYLAW P12182, PFS 1 TO 10 INCL., PL 40R14164 EXCEPT PT 1 PL 40R24217 & PFS 1 & 3 PL 40R24146; PICKERING, REGIONAL MUNICIPALITY OF DURHAM, S/T D284356, D284357 AMENDED BY L1596773.

PROPERTY REMARKS:

ESTATE/QUALIFIER: ABSOLUTE
RECENTLY: DIVISION FROM 26407-0004
CAPACITY SHARE

PIN CREATION DATE: 2007/09/10

OWNERS' NAMES:

HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/09/10 **						
NOTE: THIS PROPERTY WAS RETIRED ON 2017/04/12. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 26407-0106 TO 26407-0107						
D284356	1988/07/07	TRANSFER EASEMENT			TRANS-NORTHERN PIPELINES INC.	C
D284357	1988/07/07	TRANSFER EASEMENT			ONTARIO HYDRO	C
40R14164	1992/04/15	PLAN REFERENCE				C
DR429825	2005/09/22	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
REMARKS: AIRPORT ZONING REGULATIONS						
40R24146	2006/03/23	PLAN REFERENCE				C
40R24219	2006/04/25	PLAN REFERENCE				C
DR506955	2006/06/06	APL CH NAME OWNER		ONTARIO LAND CORPORATION	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL	C
DR634095	2007/08/14	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR1425252	2015/11/24	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE	C
DR1426169	2015/11/26	NOTICE	52	SEATON-DURHAM TRUSTEE INC.		C
DR1444064	2016/01/28	NOTICE		THE REGIONAL MUNICIPALITY OF DURHAM		C
REMARKS: PART 1, PLAN 40R24219						
40R29143	2016/03/30	PLAN REFERENCE				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.



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #40

26407-0095 (L1)

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

PAGE 2 OF 2
PREPARED FOR NICOLE
ON 2024/11/25 AT 13:01:57

ONLAND

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
40R29498	2017/01/19	PLAN REFERENCE				C
40R29560	2017/03/03	PLAN REFERENCE				C
DR1580709	2017/03/30	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF ECONOMIC DEVELOPMENT, EMPLOYMENT AND INFRASTRUCTURE	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	C
DR1580930	2017/03/31	TRANSFER		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	NORTH PICKERING COMMUNITY MANAGEMENT INC.*	C

REMARKS: PLANNING ACT STATEMENTS.

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.



ServiceOntario

LAND
REGISTRY
OFFICE #40

26407-0004 (LTP)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2
PREPARED FOR NICOLE
ON 2024/11/25 AT 13:03:16

ONLAND

PROPERTY DESCRIPTION: PCL CON. 4-21-3, SEC PICKERING; PT LTS 21 & 22, CON 4 TOWNSHIP OF PICKERING & PT RDAL BTH LTS 20 & 21, CON 4 AS CLOSED BY BYLAW P122182, PTS 1 - 10, 40R14164; S/T D284356, D284357 AMENDED BY L1596773 ; PICKERING

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/02/15

OWNERS' NAMES
HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS
REPRESENTED BY THE MINISTER OF PUBLIC
INFRASTRUCTURE RENEWAL

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	BLOCK IMPLEMENTATION DATE" OF 1999/02/15 ON THIS PIN			
WAS REPLACED WITH THE		"PIN CREATION DATE"	OF 1999/02/15			
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1999/02/12 **			
NOTE: THIS		PROPERTY WAS	RETIRED ON 2007/09/10. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 26407-0082 TO 26407-0085			
D284356	1988/07/07	TRANSFER EASEMENT		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT	TRANS-NORTHERN PIPELINES INC.	C
D284357	1988/07/07	TRANSFER EASEMENT			ONTARIO HYDRO	C
FAD6455404	1992/04/15	APL FIRST REGN			ONTARIO LAND CORPORATION	C
40R14164	1992/04/15	PLAN REFERENCE				C
LT608742	1992/08/13	ORDER				C
DR429825	2005/09/22	NOTICE				C
REMARKS: AIRPORT ZONING REGULATIONS						
40R24146	2006/03/23	PLAN REFERENCE				C
40R24217	2006/04/25	PLAN REFERENCE				C
40R24219	2006/04/25	PLAN REFERENCE				C
DR506955	2006/06/06	APL CH NAME OWNER		ONTARIO LAND CORPORATION		C
DR634064	2007/08/14	TRANSFER	\$2	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL	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.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #40

26407-0004 (LIT)

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

PAGE 2 OF 2
PREPARED FOR Nicole
ON 2024/11/25 AT 13:03:16

ONLAND

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR634065	2007/08/14	APL ANNEX REST COV		1133373 ONTARIO INC.		C
DR634066	2007/08/14	NOTICE		1133373 ONTARIO INC.		C
DR634082	2007/08/14	TRANSFER	\$2	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL	MATTAMY (SEATON) LIMITED	C
DR634084	2007/08/14	APL ANNEX REST COV		MATTAMY (SEATON) LIMITED		C
DR634086	2007/08/14	NOTICE		MATTAMY (SEATON) LIMITED		C
DR634095	2007/08/14	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF PUBLIC INFRASTRUCTURE RENEWAL		C
DR634165	2007/08/14	CHARGE	\$80,000,000	MATTAMY (SEATON) LIMITED	THE COLUMBUS FUNDING LIMITED	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.

Properties

PIN 26407 - 0175 LT *Interest/Estate* Fee Simple
Description PART LOT 22 CONCESSION 4 PICKERING, PART 2 40R29560, SAVE AND EXCEPT PARTS 4 AND 5 40R31098; SUBJECT TO AN EASEMENT AS IN D2B4356; CITY OF PICKERING
Address PICKERING

Consideration

Consideration \$0.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name NORTH PICKERING COMMUNITY MANAGEMENT INC.
Address for Service C/O Andrew Orr
30 Madras Place
Brampton, ON L6S 2Z2

A person or persons with authority to bind the corporation has/have consented to the registration of this document.
This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name TACCGATE DEVELOPMENTS INC.
Address for Service 600 Applewood Crescent
Vaughan, ON
L4K 4B4

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Jason Robert Cherniak Suite 209, 10909 Yonge Street acting for Signed 2024 06 03
Richmond Hill Transferor(s)
L4C 3E3

Tel 905-883-6706

Fax 905-883-6703

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Andrew Thomas Besik 7501 Keele Street, Ste. 200 acting for Signed 2024 06 03
Concord Transferee(s)
L4K 1Y2

Tel 905-760-2600

Fax 905-760-2900

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

BRATTYS LLP 7501 Keele Street, Ste. 200 2024 06 03
Concord
L4K 1Y2

Tel 905-760-2600

Submitted By

Fax 905-760-2900

Fees/Taxes/Payment

Statutory Registration Fee	\$69.95
Provincial Land Transfer Tax	\$0.00
Total Paid	\$69.95

File Number

Transferee Client File Number : 235203 (AB:PB)

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 26407 - 0175 PART LOT 22 CONCESSION 4 PICKERING, PART 2 40R29560, SAVE AND EXCEPT PARTS 4 AND 5 40R3109B; SUBJECT TO AN EASEMENT AS IN D284356; CITY OF PICKERING

BY: NORTH PICKERING COMMUNITY MANAGEMENT INC.

TO: TACCGATE DEVELOPMENTS INC.

1. SILVIO DE GASPERIS

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for TACCGATE DEVELOPMENTS INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$0.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$0.00

4.

Explanation for nominal considerations:

s) other: Land Transfer Tax has been previously paid, evidence of which was submitted to the Ministry by way of a letter dated February 22, 2022.

5.

The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
6. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

- A. Nature of Instrument: Transfer LRO 40 Registration No. DR2321986 Date: 2024/06/03
- B. Property(s): PIN 26407 - 0175 Address PICKERING Assessment - Roll No
- C. Address for Service: 600 Applewood Crescent Vaughan, ON L4K 4B4
- D. (i) Last Conveyance(s): PIN 26407 - 0175 Registration No. DR1580930
- (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

LAND TRANSFER TAX STATEMENTS

E. Tax Statements Prepared By: Andrew Thomas Besik
7501 Keele Street, Ste. 200
Concord L4K 1Y2

Properties

PIN 26383 - 2491 LT Interest/Estate Fee Simple Split

Description PART OF LOT 23, CONCESSION 3 PICKERING, DESIGNATED AS PART 13 ON PLAN 40R-29763, SAVE AND EXCEPT PART 1 ON PLAN 40R-31244; SUBJECT TO AN EASEMENT AS IN D284357; CITY OF PICKERING

Address PICKERING

PIN 26407 - 0138 LT Interest/Estate Fee Simple Split

Description FIRSTLY, PART OF LOT 22, CONCESSION 4 PICKERING, DESIGNATED AS PART 13 ON PLAN 40R-31099; CITY OF PICKERING;

SECONDLY, PART OF LOT 22, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 1 & 2 ON PLAN 40R-31098; CITY OF PICKERING;

THIRDLY, PART OF LOT 22, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 12, 14, AND 15 ON PLAN 40R-31099; CITY OF PICKERING

Address PICKERING

PIN 26383 - 0758 LT Interest/Estate Fee Simple Split

Description PART OF LOT 26, CONCESSION 3 PICKERING, DESIGNATED AS PARTS 1 AND 2 ON PLAN 40R-30485; CITY OF PICKERING

Address PICKERING

PIN 26407 - 0110 LT Interest/Estate Fee Simple Split

Description FIRSTLY, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 4 PICKERING (STOPPED-UP AND CLOSED BY BY-LAW 7547/17 REGISTERED AS INSTRUMENT DR1576838), DESIGNATED AS PART 3 ON PLAN 40R-31098; CITY OF PICKERING;

SECONDLY, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 4 PICKERING (STOPPED-UP AND CLOSED BY BY-LAW 7547/17 REGISTERED AS INSTRUMENT DR1576838), DESIGNATED AS PART 16 ON PLAN 40R-31099; CITY OF PICKERING;

THIRDLY, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 4 PICKERING (STOPPED-UP AND CLOSED BY BY-LAW 7547/17 REGISTERED AS INSTRUMENT DR1576838), DESIGNATED AS PART 6 ON PLAN 40R-31100; CITY OF PICKERING;

FOURTHLY, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 4 PICKERING (STOPPED-UP AND CLOSED BY BY-LAW 7547/17 REGISTERED AS INSTRUMENT DR1576838), DESIGNATED AS PART 3 ON PLAN 40R-31324; CITY OF PICKERING

Address PICKERING

PIN 26407 - 0140 LT Interest/Estate Fee Simple Split

Description FIRSTLY, PART OF LOT 23, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 1, 2, AND 3 ON PLAN 40R-31099; CITY OF PICKERING;

SECONDLY, PART OF LOT 23, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 9, 10 AND 11 ON PLAN 40R-31100; CITY OF PICKERING;

THIRDLY, PART OF LOT 23, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 1 & 2 ON PLAN 40R-31323; CITY OF PICKERING;

FOURTHLY, PART OF LOT 23, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 1 & 2 ON PLAN 40R-31324; CITY OF PICKERING

Address PICKERING

PIN 26407 - 0092 LT Interest/Estate Fee Simple Split

Description PART OF LOT 23, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 4, 5, AND 6 ON PLAN 40R-31099; CITY OF PICKERING

Address PICKERING

PIN 26407 - 0111 LT Interest/Estate Fee Simple Split

Description PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 4 PICKERING (STOPPED-UP AND CLOSED BY BY-LAW 7547/17 REGISTERED AS INSTRUMENT DR1576838), DESIGNATED AS PARTS 7 AND 8 ON PLAN 40R31100; CITY OF PICKERING

Address PICKERING

Consideration

Consideration \$0.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF
GOVERNMENT AND CONSUMER SERVICES
Address for Service 1 Dundas Street West
Suite 2000
Toronto, ON
M5G 1Z3

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a representative of the Crown.

Transferee(s)**Capacity****Share**

Name THE REGIONAL MUNICIPALITY OF DURHAM
Address for Service 605 Rossland Road East
Whitby, ON
L1N 6A3

Statements

Schedule: PUBLIC ACCESS ROAD WIDENING PURSUANT TO SECTION 31(6) OF THE MUNICIPAL ACT

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

David Michael Flynn 1601-1 University Ave. acting for Signed 2022 03 30
Toronto Transfereor(s)
M5J 2P1

Tel 416-351-0005

Fax 416-351-0002

I have the authority to sign and register the document on behalf of the Transferor(s).

Sandra Lee Mathews 605 Rossland East Box 623 acting for Signed 2022 03 30
Whitby Transferee(s)
L1N 6A3

Tel 905-668-7711

Fax 905-668-4752

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

REGION OF DURHAM LEGAL DEPARTMENT 605 Rossland East Box 623 2022 03 30
Whitby
L1N 6A3

Tel 905-668-7711

Fax 905-668-4752

Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$0.00
Total Paid	\$66.30

File Number

Transferee Client File Number : 2021-1937 (2022-2074)

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 26383 - 2491 PART OF LOT 23, CONCESSION 3 PICKERING, DESIGNATED AS PART 13 ON PLAN 40R-29763, SAVE AND EXCEPT PART 1 ON PLAN 40R-31244; SUBJECT TO AN EASEMENT AS IN D284357; CITY OF PICKERING

26407 - 0138 FIRSTLY, PART OF LOT 22, CONCESSION 4 PICKERING, DESIGNATED AS PART 13 ON PLAN 40R-31099; CITY OF PICKERING;

SECONDLY, PART OF LOT 22, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 1 & 2 ON PLAN 40R-31098; CITY OF PICKERING;

THIRDLY, PART OF LOT 22, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 12, 14, AND 15 ON PLAN 40R-31099; CITY OF PICKERING

26383 - 0758 PART OF LOT 26, CONCESSION 3 PICKERING, DESIGNATED AS PARTS 1 AND 2 ON PLAN 40R-30485; CITY OF PICKERING

26407 - 0110 FIRSTLY, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 4 PICKERING (STOPPED-UP AND CLOSED BY BY-LAW 7547/17 REGISTERED AS INSTRUMENT DR1576838), DESIGNATED AS PART 3 ON PLAN 40R-31098; CITY OF PICKERING;

SECONDLY, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 4 PICKERING (STOPPED-UP AND CLOSED BY BY-LAW 7547/17 REGISTERED AS INSTRUMENT DR1576838), DESIGNATED AS PART 16 ON PLAN 40R-31099; CITY OF PICKERING;

THIRDLY, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 4 PICKERING (STOPPED-UP AND CLOSED BY BY-LAW 7547/17 REGISTERED AS INSTRUMENT DR1576838), DESIGNATED AS PART 6 ON PLAN 40R-31100; CITY OF PICKERING;

FOURTHLY, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 4 PICKERING (STOPPED-UP AND CLOSED BY BY-LAW 7547/17 REGISTERED AS INSTRUMENT DR1576838), DESIGNATED AS PART 3 ON PLAN 40R-31324; CITY OF PICKERING

26407 - 0140 FIRSTLY, PART OF LOT 23, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 1, 2, AND 3 ON PLAN 40R-31099; CITY OF PICKERING;

SECONDLY, PART OF LOT 23, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 9, 10 AND 11 ON PLAN 40R-31100; CITY OF PICKERING;

THIRDLY, PART OF LOT 23, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 1 & 2 ON PLAN 40R-31323; CITY OF PICKERING;

FOURTHLY, PART OF LOT 23, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 1 & 2 ON PLAN 40R-31324; CITY OF PICKERING

26407 - 0092 PART OF LOT 23, CONCESSION 4 PICKERING, DESIGNATED AS PARTS 4, 5, AND 6 ON PLAN 40R-31099; CITY OF PICKERING

26407 - 0111 PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 4 PICKERING (STOPPED-UP AND CLOSED BY BY-LAW 7547/17 REGISTERED AS INSTRUMENT DR1576838), DESIGNATED AS PARTS 7 AND 8 ON PLAN 40R31100; CITY OF PICKERING

BY: HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES

TO: THE REGIONAL MUNICIPALITY OF DURHAM

1. THE REGIONAL MUNICIPALITY OF DURHAM

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00

LAND TRANSFER TAX STATEMENTS

(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2.00

4.

Explanation for nominal considerations:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: road widening purposes

5. The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.

2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:

3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".

4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.

5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 40 Registration No. DR2115585 Date: 2022/03/30

B. Property(s):
PIN 26383 - 2491 Address PICKERING Assessment -
Roll No
PIN 26407 - 0138 Address PICKERING Assessment -
Roll No
PIN 26383 - 0758 Address PICKERING Assessment -
Roll No
PIN 26407 - 0110 Address PICKERING Assessment -
Roll No
PIN 26407 - 0140 Address PICKERING Assessment -
Roll No
PIN 26407 - 0092 Address PICKERING Assessment -
Roll No
PIN 26407 - 0111 Address PICKERING Assessment -
Roll No

C. Address for Service: 605 Rossland Road East
Whitby, ON
L1N 6A3

D. (i) Last Conveyance(s):
PIN 26383 - 2491 Registration No. D284357
PIN 26407 - 0138 Registration No. DR2097728
PIN 26383 - 0758 Registration No. D284357
PIN 26407 - 0110 Registration No. DR1580892
PIN 26407 - 0140 Registration No.
PIN 26407 - 0092 Registration No.
PIN 26407 - 0111 Registration No. DR2097728

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Sandra Lee Mathews
605 Rossland East Box 623
Whitby L1N 6A3

NO.	NAME	DATE	DESCRIPTION	AMOUNT	REMARKS
4335	James	Nov 30	1877		
4336	James	Nov 30	1877		
4337	James	Nov 30	1877		
4338	James	Nov 30	1877		
4339	James	Nov 30	1877		
4340	James	Nov 30	1877		
4341	James	Nov 30	1877		
4342	James	Nov 30	1877		
4343	James	Nov 30	1877		
4344	James	Nov 30	1877		
4345	James	Nov 30	1877		
4346	James	Nov 30	1877		
4347	James	Nov 30	1877		
4348	James	Nov 30	1877		
4349	James	Nov 30	1877		
4350	James	Nov 30	1877		
4351	James	Nov 30	1877		
4352	James	Nov 30	1877		
4353	James	Nov 30	1877		
4354	James	Nov 30	1877		
4355	James	Nov 30	1877		
4356	James	Nov 30	1877		
4357	James	Nov 30	1877		
4358	James	Nov 30	1877		
4359	James	Nov 30	1877		
4360	James	Nov 30	1877		
4361	James	Nov 30	1877		
4362	James	Nov 30	1877		
4363	James	Nov 30	1877		
4364	James	Nov 30	1877		
4365	James	Nov 30	1877		
4366	James	Nov 30	1877		
4367	James	Nov 30	1877		
4368	James	Nov 30	1877		
4369	James	Nov 30	1877		
4370	James	Nov 30	1877		
4371	James	Nov 30	1877		
4372	James	Nov 30	1877		
4373	James	Nov 30	1877		
4374	James	Nov 30	1877		
4375	James	Nov 30	1877		
4376	James	Nov 30	1877		
4377	James	Nov 30	1877		
4378	James	Nov 30	1877		
4379	James	Nov 30	1877		
4380	James	Nov 30	1877		
4381	James	Nov 30	1877		
4382	James	Nov 30	1877		
4383	James	Nov 30	1877		
4384	James	Nov 30	1877		
4385	James	Nov 30	1877		
4386	James	Nov 30	1877		
4387	James	Nov 30	1877		
4388	James	Nov 30	1877		
4389	James	Nov 30	1877		
4390	James	Nov 30	1877		
4391	James	Nov 30	1877		
4392	James	Nov 30	1877		
4393	James	Nov 30	1877		
4394	James	Nov 30	1877		
4395	James	Nov 30	1877		
4396	James	Nov 30	1877		
4397	James	Nov 30	1877		
4398	James	Nov 30	1877		
4399	James	Nov 30	1877		
4400	James	Nov 30	1877		

Lot No.	Acres	Owner	Address	Assessment	Notes
23873	0.04	John J. ...	...	...	...
23874	0.04	John J. ...	...	...	...
23875	0.04	John J. ...	...	...	...
23876	0.04	John J. ...	...	...	...
23877	0.04	John J. ...	...	...	...
23878	0.04	John J. ...	...	...	...
23879	0.04	John J. ...	...	...	...
23880	0.04	John J. ...	...	...	...
23881	0.04	John J. ...	...	...	...
23882	0.04	John J. ...	...	...	...
23883	0.04	John J. ...	...	...	...
23884	0.04	John J. ...	...	...	...
23885	0.04	John J. ...	...	...	...
23886	0.04	John J. ...	...	...	...
23887	0.04	John J. ...	...	...	...
23888	0.04	John J. ...	...	...	...
23889	0.04	John J. ...	...	...	...
23890	0.04	John J. ...	...	...	...
23891	0.04	John J. ...	...	...	...
23892	0.04	John J. ...	...	...	...
23893	0.04	John J. ...	...	...	...
23894	0.04	John J. ...	...	...	...
23895	0.04	John J. ...	...	...	...
23896	0.04	John J. ...	...	...	...
23897	0.04	John J. ...	...	...	...
23898	0.04	John J. ...	...	...	...
23899	0.04	John J. ...	...	...	...
23900	0.04	John J. ...	...	...	...
23901	0.04	John J. ...	...	...	...
23902	0.04	John J. ...	...	...	...
23903	0.04	John J. ...	...	...	...
23904	0.04	John J. ...	...	...	...
23905	0.04	John J. ...	...	...	...
23906	0.04	John J. ...	...	...	...
23907	0.04	John J. ...	...	...	...
23908	0.04	John J. ...	...	...	...
23909	0.04	John J. ...	...	...	...
23910	0.04	John J. ...	...	...	...
23911	0.04	John J. ...	...	...	...
23912	0.04	John J. ...	...	...	...
23913	0.04	John J. ...	...	...	...
23914	0.04	John J. ...	...	...	...
23915	0.04	John J. ...	...	...	...
23916	0.04	John J. ...	...	...	...
23917	0.04	John J. ...	...	...	...
23918	0.04	John J. ...	...	...	...
23919	0.04	John J. ...	...	...	...
23920	0.04	John J. ...	...	...	...
23921	0.04	John J. ...	...	...	...
23922	0.04	John J. ...	...	...	...
23923	0.04	John J. ...	...	...	...
23924	0.04	John J. ...	...	...	...
23925	0.04	John J. ...	...	...	...
23926	0.04	John J. ...	...	...	...
23927	0.04	John J. ...	...	...	...
23928	0.04	John J. ...	...	...	...
23929	0.04	John J. ...	...	...	...
23930	0.04	John J. ...	...	...	...
23931	0.04	John J. ...	...	...	...
23932	0.04	John J. ...	...	...	...
23933	0.04	John J. ...	...	...	...
23934	0.04	John J. ...	...	...	...
23935	0.04	John J. ...	...	...	...
23936	0.04	John J. ...	...	...	...
23937	0.04	John J. ...	...	...	...
23938	0.04	John J. ...	...	...	...
23939	0.04	John J. ...	...	...	...
23940	0.04	John J. ...	...	...	...
23941	0.04	John J. ...	...	...	...
23942	0.04	John J. ...	...	...	...
23943	0.04	John J. ...	...	...	...
23944	0.04	John J. ...	...	...	...
23945	0.04	John J. ...	...	...	...
23946	0.04	John J. ...	...	...	...
23947	0.04	John J. ...	...	...	...
23948	0.04	John J. ...	...	...	...
23949	0.04	John J. ...	...	...	...
23950	0.04	John J. ...	...	...	...
23951	0.04	John J. ...	...	...	...
23952	0.04	John J. ...	...	...	...
23953	0.04	John J. ...	...	...	...
23954	0.04	John J. ...	...	...	...
23955	0.04	John J. ...	...	...	...
23956	0.04	John J. ...	...	...	...
23957	0.04	John J. ...	...	...	...
23958	0.04	John J. ...	...	...	...
23959	0.04	John J. ...	...	...	...
23960	0.04	John J. ...	...	...	...
23961	0.04	John J. ...	...	...	...
23962	0.04	John J. ...	...	...	...
23963	0.04	John J. ...	...	...	...
23964	0.04	John J. ...	...	...	...
23965	0.04	John J. ...	...	...	...
23966	0.04	John J. ...	...	...	...
23967	0.04	John J. ...	...	...	...
23968	0.04	John J. ...	...	...	...
23969	0.04	John J. ...	...	...	...
23970	0.04	John J. ...	...	...	...
23971	0.04	John J. ...	...	...	...
23972	0.04	John J. ...	...	...	...
23973	0.04	John J. ...	...	...	...
23974	0.04	John J. ...	...	...	...
23975	0.04	John J. ...	...	...	...
23976	0.04	John J. ...	...	...	...
23977	0.04	John J. ...	...	...	...
23978	0.04	John J. ...	...	...	...
23979	0.04	John J. ...	...	...	...
23980	0.04	John J. ...	...	...	...
23981	0.04	John J. ...	...	...	...
23982	0.04	John J. ...	...	...	...
23983	0.04	John J. ...	...	...	...
23984	0.04	John J. ...	...	...	...
23985	0.04	John J. ...	...	...	...
23986	0.04	John J. ...	...	...	...
23987	0.04	John J. ...	...	...	...
23988	0.04	John J. ...	...	...	...
23989	0.04	John J. ...	...	...	...
23990	0.04	John J. ...	...	...	...
23991	0.04	John J. ...	...	...	...
23992	0.04	John J. ...	...	...	...
23993	0.04	John J. ...	...	...	...
23994	0.04	John J. ...	...	...	...
23995	0.04	John J. ...	...	...	...
23996	0.04	John J. ...	...	...	...
23997	0.04	John J. ...	...	...	...
23998	0.04	John J. ...	...	...	...
23999	0.04	John J. ...	...	...	...
24000	0.04	John J. ...	...	...	...

PICKERING

LOT NO. 22 IN THE 4th CONCESSION

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	ACQUISITION	GRANTOR	(continuing from page 162) GRantee	CONSIDERATION	DATE OF SALE	REMARKS
193003	Agmt	Dec 9, 1919	Acq 1920	George Berger	Patience Capin	\$2500	1919-12-09-1920-01-01	Acq 1920
193004	mort	Dec 1, 1919	Acq 1920	George Berger	Patience Capin	\$2500	1919-12-01-1920-01-01	Acq 1920
198209	Lease	May 19, 1971	Lease 1970	New Jersey S.	Pat. Marguerite Ken. Stange (applicant)	\$1000	5 1/2 % N/2	5 1/2 % N/2 of NE 1/4 (E 1/2 3/4 1/2 1/4) being also part of 2572. Acq'd by note & transfer - 75 acres
198211	Lease	May 19, 1970	Lease 1970	New, Stange	New, Ireland	\$2000	Ac 2 1/2 % N/2	(same part as with 198209 being also part of 2572. Acq'd by note & transfer - 75 acres
201575	Acq't of	Sept 14, 1971	Acq 1971	Patience Capin	Patience Capin	\$1000	1971-09-14-1971-09-14	Acq 1971
211244	Acq't of	June 30, 1971	Acq 1971	S. C. W. in re	Patience Capin	\$1000	1971-06-30-1971-06-30	Acq 1971
220574	Acq't.	Nov 3, 1972	Nov 1972	Y. J. J. & Co.	Y. J. J. & Co.	\$1000	1972-11-03-1972-11-03	Acq 1972
221648	Lease	May 20, 1972	Apr 11, 1972	David McLean	David McLean	\$200	7 1/4 % - 50 ac.	Acq 1972
222054	2-Clear	May 12, 1972	May 12, 1972	David McLean	David McLean	\$200	1/2 % N/2 - 50 ac.	Acq 1972
223055	Lease	May 5, 1971	May 21, 1971	Gracie Jones	Gracie Jones	\$200	1/2 % N/2 - 50 ac.	Acq 1971
225056	Lease	Nov 22, 1971	Nov 17, 1972	Patience Capin	Patience Capin	\$1000	1971-11-22-1972-11-17	Acq 1972
225563	Agmt	Oct 6, 1971	May 22, 1972	George Berger	George Berger	\$1000	1971-10-06-1972-05-22	Acq 1972
227984	Lease	Aug 10, 1972	Aug 31, 1972	New, Ireland	New, Ireland	\$200	1 1/2 % N/2 - 50 ac.	Acq 1972
228277	Lease	Dec 4, 1972	Dec 1, 1972	S. C. W. in re	Patience Capin	\$1000	1972-12-04-1972-12-01	Acq 1972
232175	Lease	Aug 11, 1972	Dec 1, 1972	Patience Capin	Patience Capin	\$200	1/2 % N/2 - 50 ac.	Acq 1972
232197	Lease	Aug 11, 1972	Dec 1, 1972	Patience Capin	Patience Capin	\$200	1/2 % N/2 - 50 ac.	Acq 1972
232198	Lease	Aug 11, 1972	Dec 1, 1972	Patience Capin	Patience Capin	\$200	1/2 % N/2 - 50 ac.	Acq 1972
232199	Lease	Aug 11, 1972	Dec 1, 1972	Patience Capin	Patience Capin	\$200	1/2 % N/2 - 50 ac.	Acq 1972

(Continued on page 102 B)

PICKERING

LOT 22

Continued from page 102A

CONCESSION 4

PAGE NO. 102C

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	NO. OF LOTS	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
D 169302	Monte	30-11-84		CRAIG, Lynn Garry	WILLIAMS, Josef Johannes	\$50,000.00	Part - parts 1, 2, 3 and 4 on Plan 40R-9434
40R-9434	R-Plan	14 05 86		CRAIG, Bernadette	WILLIAMS, Josef Johannes		Part-Part of Part 6, Pt. Rd. All'se & O.L. Re: No. "D 101249".
D 284355	QC	07 07 88		Trans-Northern Pipeline Inc.	Ontario Land Corporation		Re: Easement 34612 & 36939 All ex 1, 2, 3, & 4 on 40R-8396, & O.L.
D 284356	Easement	07 07 88		Ontario Land Corporation	Trans-Northern Pipelines Inc.		Part-Pl. 6 on 40R-9434, & O.L.
D 339269	Change	05-12-09		CRAIG, Lynn Garry	Scotts Hort Corp	\$39,000.00	Part - parts 1, 2, 3 and 4 on 40R-8396
Plan 40R-13535		27 03 91		CRAIG, Bernadette			Part - Parts 15 & 16 "D101249". - Part 14 - <i>W.R. 10/15/91</i> Amended 91 07 08, Sec. 71 R.A.
D 364920	Transfer	20 06 91		Ontario Land Corp.	The Regional Municipality of Durham	\$1.00	Part - Parts 14 and 15 on 40R-13535
D 364921	Option to Re-Purchase	20 06 91		The Regional Municipality of Durham	H.M. The Queen - Ontario as represented by the Minister of Government Services		Part - Parts 14 and 15 on 40R-13535
D 368518	Notice	09 08 91		CRAIG, Lynn Garry	CRAIG, Lynn Garry		Application Land Titles D6443-40-431
D 374026	Certificate 1st Registration Land Titles Act	31 10 91		CRAIG, Bernadette	CRAIG, Bernadette		Part - see attached sketch to further illustrate description.
D 376111	Notice	28 11 91		CRAIG, Lynn Garry CRAIG, Bernadette JF	H. M. The Queen		Application No. D6443-40-431 Now entered as Parcel Con. 4-22-1 Section Pickering Application No. D6455-40-437. See attached sketch to further illustrate description.

**Parcel Register
Registre des parcelles**

Originally:
Description d'origine:
Recently:
Description récente:
Other: 

Land Titles Division of
Département des
Droits Immobiliers de
Estate in Fee Simple with an Absolute Title
Domaine en fee simple à titre absolu
Durham (Su. 40)

Page
Parcelle
Section
1
Con. 4-21-3
Pickering

Subject to subsequent entries this parcel comprises the following land
Sous réserve des inscriptions ultérieures, cette parcelle se compose de biens fonds suivants

LEGAL DESCRIPTION:	APPROVED FOR FIRST REGISTRATION UNDER THE LAND TITLES ACT	DEPUTY DIRECTOR OF LAND REGISTRATION	DATE	Program Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement	Paid to Payé à	(Applicant, Cautions, Children, etc.) (Demandeur, créancier des reverses, réclamaire, etc.)	Consideration Contrepartie	Land/Remarks Bénéficiaire/Observations
<p>Amended under LT 596773</p> <p>Application 92 04 15</p> <p>ONTARIO LAND CORPORATION (ONSER)</p> <p>APPROVED FOR FIRST REGISTRATION UNDER THE LAND TITLES ACT</p> <p>DEPUTY DIRECTOR OF LAND REGISTRATION</p> <p>DATE Feb 11th 1992</p>										<p>ASSISTANT DEPUTY LAND REGISTRAR</p>
<p>In the Town of Pickering, in The Regional Municipality of Durham, being composed of parts of Lots 21 and 22 in Concession 3 of the Geographic Township of Pickering, and parts of the Road Allowance between lots 20 and 21 in said Concession 3 as stopped up and closed by By-Law 800, of The Municipal Corporation of the Township of Pickering registered as Instrument 22152, designated as PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Reference Plan 40R-14164</p> <p>Subject to an easement as set out and for the purposes described in Instrument D294316 in favour of TRANS-NORTHERN PIPELINES INC., its successors and assigns over part of said Lots 21 and 22 designated as PARTS 2 and 3 on Plan 40R-14164 and over Part of the said Road Allowance between Lots 20 and 21 designated as Part 9 on Plan 40R-14164.</p> <p>Subject to an easement as set out and for the purposes described in Instrument D294317 in favour of ONTARIO HERB, its successors and assigns, over part of said Lot 21 designated as PARTS 4 and 5 on Plan 40R-14164 and over Part of the said Road Allowance between Lots 20 and 21 designated as Part 7 on Plan 40R-14164.</p>										

**Parcel Register
Registre des parcelles**

Originaly:
Description d'origine:
Recently:
Description récente:

Land Title Division of
Division d'immatriculation
des droits immobiliers de
Durham (No. 40)
Estate in Fee Simple with an Absolute Title
Domaine en fee simple à titre absolu

Page
Parcel
Section
Con. 4-21-3
Pickering



Subject to subsequent entries this parcel comprises the following land
Sous réserve des inscriptions ultérieures, cette parcelle se compose du bien/biens suivant

LEGAL DESCRIPTION:	APPROVED FOR FIRST REGISTRATION UNDER THE LAND TILES ACT	Application	Application No.	Application Date	Instrument Type	Instrument No.	Registration Date	Purposes to	Applicant, Endorser, Claimant, etc.	Disposition	Land/Remarks
In the Town of Pickering, in The Regional Municipality of Durham, being composed of parts of Lots 21 and 22 in Concession 3 of the Geographic Township of Pickering, and parts of the Road Allowance between lots 20 and 21 in said Concession 3 as stopped up and closed by By-Law 800, of The Municipal Corporation of the Township of Pickering registered as Instrument 22152, designated as PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Reference Plan 40R-14164	 DEPUTY DIRECTOR OF LAND REGISTRATION DATE: 20th March 1992	Amended under LI 596773	92 04 15	20/03/92	Deputy Director of Land Registration	92 04 15	20/03/92				
Subject to an easement as set out and for the purposes described in Instrument 0284356 in favour of TRANS-NORTHERN PIPELINES INC., its successors and assigns over part of said Lots 21 and 22 designated as PARTS 2 and 3 on Plan 40R-14164 and over Part of the said Road Allowance between Lots 20 and 21 designated as Part 9 on Plan 40R-14164;											
Subject to an easement as set out and for the purposes described in Instrument 0284357 in favour of OXARIO HERBON, its successors and assigns, over part of said Lot 21 designated as PARTS 4 and 5 on Plan 40R-14164 and over Part of the said Road Allowance between Lots 20 and 21 designated as Part 7 on Plan 40R-14164.											



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 • TEL: (416) 754-8515 • FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'B'

FREEDOM OF INFORMATION

REFERENCE NO. 2411-E039



Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

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

Fields marked with an asterisk (*) are mandatory.

Are you: *

- Submitting a new FOI Request for Property Information
- Paying a deposit or final fee for an existing FOI Request for Property Information

Edit Section

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) * To (yyyy/mm/dd) *
1950/01/01 2024/12/02

Type of Record(s) *

- All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations
- Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

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

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:

<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>

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

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

Other Specific Document(s)

Type of Approval/Registration *

Drinking Water Licenses

Pesticide Licenses

Noise Vibrations Approvals/Registrations

Air Emissions Approvals/Registrations

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

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

Waste Water - Industrial discharge

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

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

Waste Generator Registration - number/class

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

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

[Edit Section](#)

Section 2 – Requester Information

Last Name * First Name * Middle Initial

Business/Organization Name (if applicable or indicate "N/A") *

Project/Reference Number (if applicable)

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

Yes No

Mailing Address

Unit Number Street Number * Street Name *

PO Box City/Town * Province * Postal Code *

Telephone Number * ext. Email Address *

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

Edit Section

Section 3 – Current Property Address Information

Is the property a:

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

Are you requesting information about multiple addresses? *

Yes No

Property Address

Unit Number Street Number Street Name

Full Lot Number Concession Geographic Township
22 4 Durham Region

City/Town/Village *

City of Pickering

Closest Intersection

Peter Matthews Drive and Alexander Knox Road

Edit Section

Section 4 – Previous Property Address Information

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

Yes No

Prior/Historical Property Address

Unit Number Street Number Street Name

Full Lot Number Concession Geographic Township
22 4 Durham Region

City/Town/Village *

City of Pickering

Edit Section

Section 5 – Owner Information

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

Current Property Owner/Tenant

Lot 22 Conc 4 Durham Region
City of Pickering

Owner/Tenant * 1

Owner Name

Date of Ownership (yyyy/mm/dd)

HIS MAJESTY THE KING IN RIGHT OF ONTARIO AS REPRESENTED BY

Owner/Tenant * 2

Owner Name

THE REGIONAL MUNICIPALITY OF DURHAM

Tenant Name

Date of Ownership (yyyy/mm/dd)

Owner/Tenant * 3

Owner Name

TACCGATE DEVELOPMENTS INC.

Tenant Name

Date of Ownership (yyyy/mm/dd)

Previous Property Owner/Tenant

Address

Lot 22 Conc 4 Durham Region
City of Pickering

Owner Name

Tenant Name

Date of Ownership (yyyy/mm/dd)

[Edit Section](#)

Section 6 – Supporting Documents

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

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

1. File Name

2411-E039 Site.pdf

Total File Size

0.26 MB

[Edit Section](#)

[Submit](#)



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 · TEL: (416) 754-8515 · FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'C'

ERIS REPORT

REFERENCE NO. 2411-E039



DATABASE REPORT

Project Property: *Proposed Residential Development SE
Quadrant of Peter Matthews Drive and
Alexander Knox Road
2411-E039
Pickering ON*

Project No: *2411-E039*

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *24112000158*

Requested by: *Soil Engineers Ltd.*

Date Completed: *November 25, 2024*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	7
Executive Summary: Site Report Summary - Surrounding Properties.....	8
Executive Summary: Summary By Data Source.....	9
Map.....	10
Aerial.....	11
Topographic Map.....	12
Detail Report.....	13
Unplottable Summary.....	17
Unplottable Report.....	18
Appendix: Database Descriptions.....	21
Definitions.....	31

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Limited Partnership ("ERIS") using various sources of information, including information provided by Federal and Provincial government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report (s) are protected by copyright owned by ERIS Information Limited Partnership. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property: *Proposed Residential Development SE Quadrant of Peter Matthews Drive and Alexander Knox Road*
Project No: *2411-E039 Pickering ON*
2411-E039

Order Information:

Order No: *24112000158*
Date Requested: *November 20, 2024*
Requested by: *Soil Engineers Ltd.*
Report Type: *Quote - Custom-Build Your Own Report*

Historical/Products:

ERIS Xplorer *ERIS Xplorer*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	1	1
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPR2	<i>National Pollutant Release Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory - Historic</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PFAS	<i>Ontario PFAS Spills</i>	Y	0	0	0
PFCH	<i>NPRI Reporters - PFAS Substances</i>	Y	0	0	0
PFHA	<i>Potential PFAS Handlers from NPRI</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	0	0
PPHA	<i>Potential PFAS Handlers from EASR</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	N	-	-	-
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	3	3
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	N	-	-	-
Total:			0	4	4

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
----------------	-----------	--------------------------	----------------	---------------------	----------------------	--------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>1</u>	SPL		Whitevale Road and Peter Matthews Drive, Pickering, ON PICKERING ON	NW/142.0	19.05	<u>13</u>
<u>2</u>	EBR	North Pickering Community Management Inc.	Lots 23 and 24, Concessions 4 and 5 Pickering, ON Canada ON	NW/152.9	16.19	<u>14</u>
<u>3</u>	SPL	Mattamy Homes Limited; Mattamy (Seaton) Limited	Mulberry Lane Pickering ON	E/242.8	-14.83	<u>14</u>
<u>4</u>	SPL	Mattamy (Seaton) Limited	1390 Whitevale Rd. Pickering ON	N/249.9	16.03	<u>15</u>

Executive Summary: Summary By Data Source

EBR - Environmental Registry

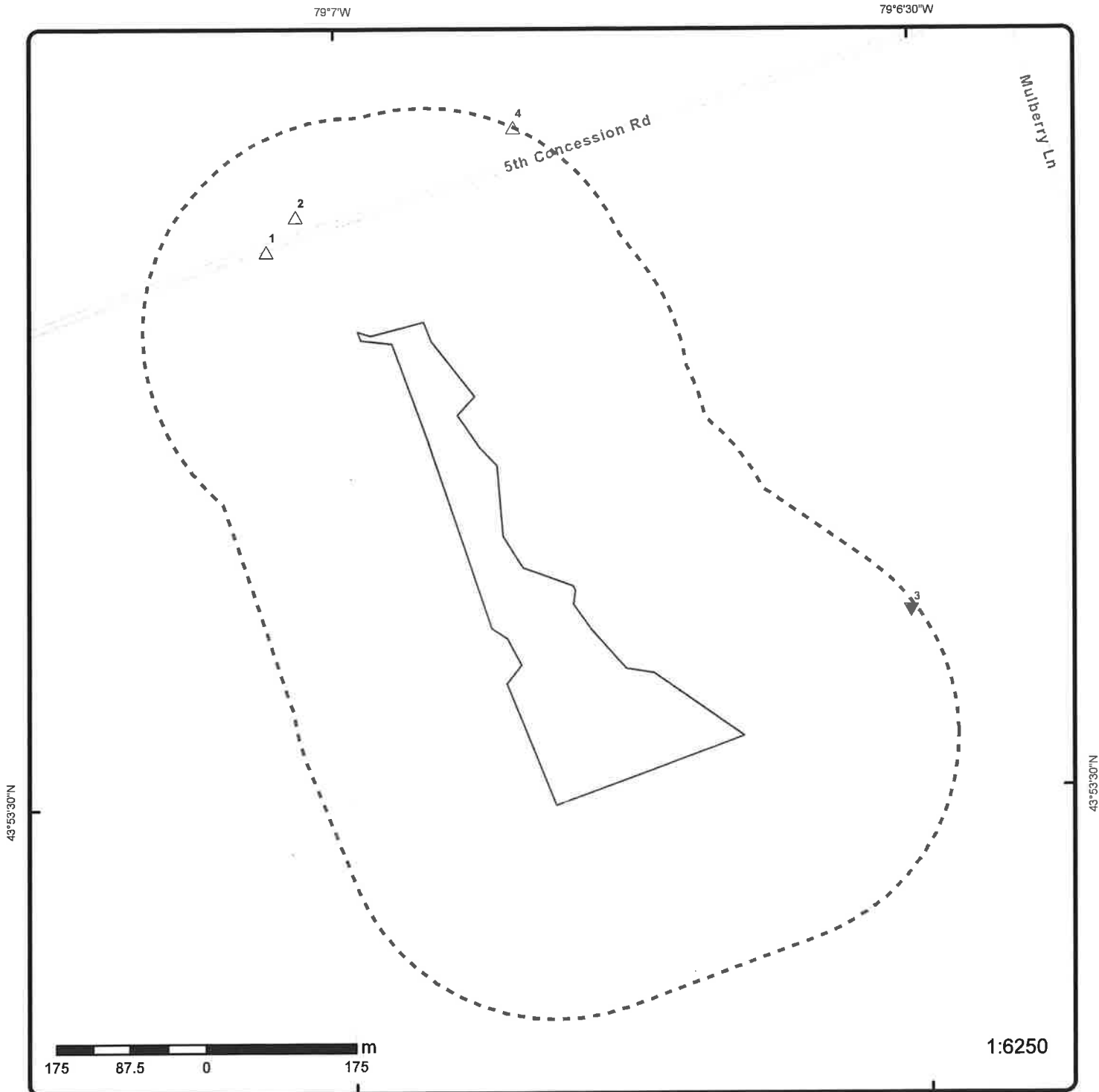
A search of the EBR database, dated 1994 - Sep 30, 2024 has found that there are 1 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
North Pickering Community Management Inc.	Lots 23 and 24, Concessions 4 and 5 Pickering, ON Canada ON	152.9	<u>2</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2024; Aug 2024 has found that there are 3 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	Whitevale Road and Peter Matthews Drive, Pickering, ON PICKERING ON	142.0	<u>1</u>
Mattamy Homes Limited; Mattamy (Seaton) Limited	Mulberry Lane Pickering ON	242.8	<u>3</u>
Mattamy (Seaton) Limited	1390 Whitevale Rd. Pickering ON	249.9	<u>4</u>



Map: 0.25 Kilometer Radius

Order Number: 24112000158

Address: 2411-E039, Pickering, ON



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	Hospital

79°7'30"W

43°54'N

43°54'N



Aerial Year: 2022

Order Number: 24112000158

Address: 2411-E039, Pickering, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership

79°7'30"W

79°6'W

43°54'N

43°54'N

43°52'30"N

43°52'30"N



Topographic Map

Address: 2411-E039, ON

Source: ESRI World Topographic Map

Order Number: 24112000158



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	NW/142.0	187.8 / 19.05	Whitevale Road and Peter Matthews Drive, Pickering, ON PICKERING ON	SPL
<p>Ref No: 1-3S80CI Municipality No:</p> <p>Year: Nature of Damage:</p> <p>Incident Dt: 8/28/2023 3:08:22 PM Discharger Report:</p> <p>Dt MOE Arvl on Scn: Material Group:</p> <p>MOE Reported Dt: 8/28/2023 3:08:22 PM Impact to Health:</p> <p>Dt Document Closed: Agency Involved:</p> <p>Site No:</p> <p>MOE Response: Desktop Response</p> <p>Site County/District:</p> <p>Site Geo Ref Meth:</p> <p>Site District Office: York Durham District Office</p> <p>Nearest Watercourse:</p> <p>Site Name:</p> <p>Site Address: Whitevale Road and Peter Matthews Drive, Pickering, ON</p> <p>Site Region: REGIONAL MUNICIPALITY OF DURHAM</p> <p>Site Municipality: PICKERING</p> <p>Site Lot:</p> <p>Site Conc:</p> <p>Site Geo Ref Accu:</p> <p>Site Map Datum:</p> <p>Northing:</p> <p>Easting:</p> <p>Entity Operating Name:</p> <p>Client Name:</p> <p>Client Type:</p> <p>Source Type:</p> <p>Incident Cause:</p> <p>Incident Preceding Spill:</p> <p>Incident Reason:</p> <p>Incident Summary: GEI Consultants: Sediment laden water to wetland</p> <p>Environment Impact:</p> <p>Health Env Consequence:</p> <p>Nature of Impact:</p> <p>Contaminant Qty:</p> <p>Contaminant Qty 1:</p> <p>Contaminant Unit:</p> <p>Contaminant Code:</p> <p>Contaminant Name:</p> <p>Contaminant Limit 1:</p> <p>Contam Limit Freq 1:</p> <p>Contaminant UN No 1:</p> <p>Receiving Medium: Land</p> <p>Activity Preceding Spill:</p> <p>Property 2nd Watershed: 02H | Northern Lake Ontario and Niagara River</p> <p>Property Tertiary Watershed: 02HC | Humber River - Don River</p> <p>Sector Type: RESIDENTIAL BUILDING CONSTRUCTION</p> <p>SAC Action Class:</p> <p>Call Report Locatn Geodata: {"integration_ids":["PR00003734261"],"wkts":["POINT (-79.1177713000 43.8974711000)"],"creation_date":"2023-08-28"}</p> <p>Time Reported:</p> <p>System Facility Address:</p>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>2</u>	1 of 1	NW/152.9	185.0 / 16.19	North Pickering Community Management Inc. Lots 23 and 24, Concessions 4 and 5 Pickering, ON Canada ON	EBR
<p>EBR Registry No: 019-7787 Decision Posted:</p> <p>Ministry Ref No: 8171-CV6G5D Exception Posted:</p> <p>Notice Type: Instrument Section: Part II.1 (20.3 or 20.5)</p> <p>Notice Stage: Proposal Act 1: Environmental Protection Act, R.S.O. 1990</p> <p>Notice Date: Act 2: Environmental Protection Act</p> <p>Proposal Date: October 25, 2023 Site Location Map: 43.897833,-79.117334</p> <p>Year: 2023</p> <p>Instrument Type: Environmental Compliance Approval (sewage)</p> <p>Off Instrument Name: Environmental Compliance Approval (sewage) (OWRA s.53)</p> <p>Posted By: Ministry of the Environment, Conservation and Parks</p> <p>Company Name:</p> <p>Site Address: Lots 23 and 24, Concessions 4 and 5 Pickering, ON Canada</p> <p>Location Other:</p> <p>Proponent Name: North Pickering Community Management Inc.</p> <p>Proponent Address: North Pickering Community Management Inc. 30 Madras Place Brampton, ON L6S 2Z2 Canada</p> <p>Comment Period: October 25, 2023 - December 9, 2023 (45 days) Closed</p> <p>URL: https://ero.ontario.ca/notice/019-7787</p> <p>Summary:</p> <p>Site Location Details:</p> <p>Alexander Knox Road - Assignment 7B</p>					
<u>3</u>	1 of 1	E/242.8	153.9 / -14.83	Mattamy Homes Limited; Mattamy (Seaton) Limited Mulberry Lane Pickering ON	SPL
<p>Ref No: 2052-BKSP38 Municipality No:</p> <p>Year: Nature of Damage:</p> <p>Incident Dt: 2020/01/12 Discharger Report:</p> <p>Dt MOE Arvl on Scn: Material Group:</p> <p>MOE Reported Dt: 2020/01/13 Impact to Health: 2 - Minor Environment</p> <p>Dt Document Closed: Agency Involved:</p> <p>Site No: NA</p> <p>MOE Response: No</p> <p>Site County/District: Regional Municipality of Durham</p> <p>Site Geo Ref Meth:</p> <p>Site District Office: York-Durham</p> <p>Nearest Watercourse: Unknown Name</p> <p>Site Name: Mattamy Homes Development Site<UNOFFICIAL></p> <p>Site Address: Mulberry Lane</p> <p>Site Region: Central</p> <p>Site Municipality: Pickering</p> <p>Site Lot: 21</p> <p>Site Conc: 4</p> <p>Site Geo Ref Accu:</p> <p>Site Map Datum: NAD83</p> <p>Northing: 4861787.72</p>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	
		651917.82			
Easting:					
Entity Operating Name:					
Client Name: Mattamy Homes Limited; Mattamy (Seaton) Limited					
Client Type: Corporation; Corporation					
Source Type: Non-Point Source (i.e. run-off)					
Incident Cause:					
Incident Preceding Spill: Overflow/Surcharge					
Incident Reason: Weather Conditions					
Incident Summary: Mattamy Homes: Release of Turbid Water to Ganatsekiagon Crk					
Environment Impact:					
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty: 0 other - see incident description					
Contaminant Qty 1: 0					
Contaminant Unit: other - see incident description					
Contaminant Code: 43					
Contaminant Name: SEDIMENT(SUSPENDED SOLIDS/ SAND/ SILT)					
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1: n/a					
Receiving Medium: Land; Surface Water					
Activity Preceding Spill:					
Property 2nd Watershed:					
Property Tertiary Watershed:					
Sector Type: Miscellaneous Communal					
SAC Action Class: Watercourse Spills					
Call Report Locatn Geodata:					
Time Reported:					
System Facility Address:					

4	1 of 1	N/249.9	184.8 / 16.03	Mattamy (Seaton) Limited 1390 Whitevale Rd. Pickering ON	SPL
Ref No:		0105-BH8L8U		Municipality No:	
Year:		10/22/2019		Nature of Damage:	
Incident Dt:		10/23/2019		Discharger Report:	
Dt MOE Arvl on Scn:		11/27/2019		Material Group:	
MOE Reported Dt:		NA		Impact to Health: 2 - Minor Environment	
Dt Document Closed:		No		Agency Involved:	
Site No:		Regional Municipality of Durham			
MOE Response:		York-Durham			
Site County/District:		Nearest Watercourse:			
Site Geo Ref Meth:		Site Name: Spill Site<UNOFFICIAL>			
Site District Office:		Site Address: 1390 Whitevale Rd.			
Nearest Watercourse:		Site Region: Central			
Site Name:		Site Municipality: Pickering			
Site Address:		Site Lot:			
Site Region:		Site Conc:			
Site Municipality:		Site Geo Ref Accu:			
Site Lot:		Site Map Datum:			
Site Conc:		Northing: 4862327.42			
Site Geo Ref Accu:		Easting: 651504.15			
Site Map Datum:		Entity Operating Name:			
Northing:		Client Name: Mattamy (Seaton) Limited			
Easting:		Client Type: Corporation			
Entity Operating Name:		Source Type: Non-Point Source (i.e. run-off)			
Client Name:		Incident Cause:			
Client Type:		Incident Preceding Spill: Overflow/Surcharge			
Source Type:		Incident Reason: Weather Conditions			
Incident Cause:		Incident Summary: Mattamy: Sediment Release to tributary due to wet weather			
Incident Preceding Spill:					
Incident Reason:					
Incident Summary:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Environment Impact:					
Health Env Consequence:					
Nature of Impact:					
Contaminant Qty:		0 other - see incident description			
Contaminant Qty 1:		0			
Contaminant Unit:		other - see incident description			
Contaminant Code:		43			
Contaminant Name:		SEDIMENT(SUSPENDED SOLIDS/ SAND/ SILT)			
Contaminant Limit 1:					
Contam Limit Freq 1:		n/a			
Contaminant UN No 1:		Ground Water			
Receiving Medium:					
Activity Preceding Spill:					
Property 2nd Watershed:					
Property Tertiary Watershed:					
Sector Type:		Miscellaneous Industrial			
SAC Action Class:					
Call Report Locatn Geodata:					
Time Reported:					
System Facility Address:					

Unplottable Summary

Total: **9** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
AAGR		Lot 22 Con 4	Pickering ON	
AAGR		Lot 22 Con 4	Pickering ON	
ECA	North Pickering Community Management Inc.	Lot 22 and Concession 4	Pickering ON	L6S 2Z2
ECA	North Pickering Community Management Inc.	Peter Matthews Dr Lot 23, Concession 4	Pickering ON	L6S 2Z2
ECA	North Pickering Community Management Inc.	Peter Matthews Dr Lot 23 and Concession 4	Pickering ON	L6S 2Z2
ECA	North Pickering Community Management Inc.	Lot 22 and Concession 4	Pickering ON	L6S 2Z2
ECA	North Pickering Community Management Inc.	Lot 22 and Concession 4	Pickering ON	L6S 2Z2
ECA	North Pickering Community Management Inc.	Peter Matthews Dr Lot 23, Concession 4	Pickering ON	L6S 2Z2
GEN	SURPLUS REFRIGERATION LTD.	LOT 21, CONC. 4, CONC. 3, NORTH PART PICKERING TWP.	PICKERING ON	L1V 2P8

Unplottable Report

Site: Lot 22 Con 4 Pickering ON

Database:
AAGR

Type: Pit
Region/County: Durham
Township: Pickering
Concession: 4
Lot: 22
Size (ha): 4
Landuse:
Comments:

Site: Lot 22 Con 4 Pickering ON

Database:
AAGR

Type: Pit
Region/County: Durham
Township: Pickering
Concession: 4
Lot: 22
Size (ha): 2.8
Landuse:
Comments:

Site: North Pickering Community Management Inc.
Lot 22 and Concession 4 Pickering ON L6S 2Z2

Database:
ECA

Approval No: 8284-BZ7HMH
Approval Date: 2021-03-18
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: North Pickering Community Management Inc.
Address: Lot 22 and Concession 4
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/2696-BYGKLV-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: North Pickering Community Management Inc.
Peter Matthews Dr Lot 23, Concession 4 Pickering ON L6S 2Z2

Database:
ECA

Approval No: 5148-BPHMWN
Approval Date: 2020-05-25
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: North Pickering Community Management Inc.
Address: Peter Matthews Dr Lot 23, Concession 4
Full Address:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Full PDF Link:
PDF Site Location:

<https://www.accessenvironment.ene.gov.on.ca/instruments/7174-BNYSBH-14.pdf>

Site: North Pickering Community Management Inc.
Peter Matthews Dr Lot 23 and Concession 4 Pickering ON L6S 2Z2

Database:
ECA

Approval No: 8893-BRAMWF
Approval Date: 2020-07-10
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: North Pickering Community Management Inc.
Address: Peter Matthews Dr Lot 23 and Concession 4
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4414-BMCQGS-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: North Pickering Community Management Inc.
Lot 22 and Concession 4 Pickering ON L6S 2Z2

Database:
ECA

Approval No: 5092-C4JK87
Approval Date: 2021-08-06
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: North Pickering Community Management Inc.
Address: Lot 22 and Concession 4
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1333-C2XL2N-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: North Pickering Community Management Inc.
Lot 22 and Concession 4 Pickering ON L6S 2Z2

Database:
ECA

Approval No: 1817-C2GHQQ
Approval Date: 2021-05-08
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: North Pickering Community Management Inc.
Address: Lot 22 and Concession 4
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/6069-BZKR4B-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: North Pickering Community Management Inc.
Peter Matthews Dr Lot 23, Concession 4 Pickering ON L6S 2Z2

Database:
ECA

Approval No: 4666-BSWSDC
Approval Date: 2020-09-04
Status: Approved
Record Type: ECA
Link Source: IDS

MOE District:
City:
Longitude:
Latitude:
Geometry X:

SWP Area Name: **Geometry Y:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: North Pickering Community Management Inc.
Address: Peter Matthews Dr Lot 23, Concession 4
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/8465-BSLNBV-14.pdf>
PDF Site Location:

Site: **SURPLUS REFRIGERATION LTD.**
LOT 21, CONC. 4, CONC. 3, NORTH PART PICKERING TWP. PICKERING ON L1V 2P8

Database:
GEN

Generator No: ON0845600
SIC Code: 9949
SIC Description: OTHER REPAIR SERV.
Approval Years: 86,87,88
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.

Abandoned Aggregate Inventory:

Provincial AAGR

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial AGR

This database of licensed and permitted pits and quarries is maintained by the Ontario Ministry of Natural Resources and Forestry (MNR), as regulated under the Aggregate Resources Act, R.S.O. 1990. Aggregate site data has been divided into active and inactive sites. Active sites may be further subdivided into partial surrenders. In partial surrenders, defined areas of a site are inactive while the rest of the site remains active.

Government Publication Date: Up to Nov 2023

Abandoned Mine Information System:

Provincial AMIS

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Apr 2024

Anderson's Waste Disposal Sites:

Private ANDR

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial AST

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private AUWR

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Apr 30, 2024

Borehole:

Provincial BORE

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information. Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors:

Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Apr 30, 2024

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -May 2024

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Oct 2024

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994 - Sep 30, 2024

Drill Hole Database:

Provincial DRL

The Ontario Drill Hole Database (ODHD) is offered by the Province of Ontario's Ministry of Mines. The dataset contains information for over 164,000 percussion, overburden, sonic and diamond-drill holes. The presence of assay results with cutoff values for gold, silver, copper, zinc, lead, nickel and platinum group elements is noted. Drill hole data are compiled from assessment files that have been submitted to the ministry in accordance with the Ontario Mining Act (OMA). Source assessment file numbers are captured for cross reference with the Ontario Assessment File Database (OAFD). Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Aug 2024

Delisted Fuel Tanks:

Provincial DTNK

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Oct 2023

Environmental Activity and Sector Registry:

Provincial EASR

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Government Publication Date: Oct 2011-Sep 30, 2024

Environmental Registry:

Provincial EBR

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994 - Sep 30, 2024

Environmental Compliance Approval:

Provincial ECA

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011-Sep 30, 2024

Environmental Effects Monitoring:

Federal EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private EHS

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Aug 31, 2024

Environmental Issues Inventory System:

Federal EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial EMHE

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2023

List of Expired Fuels Safety Facilities:

Provincial EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Federal Convictions:

Federal FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Sep 2024

Fisheries & Oceans Fuel Tanks:

Federal FOFT

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal FRST

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: Oct 31, 2021

Fuel Storage Tank:

Provincial FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Fuel Storage Tank - Historic:

Provincial FSTH

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Oct 31, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2022

TSSA Historic Incidents:

Provincial HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario:

Provincial LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 31, 2022

Canadian Mine Locations:

Private MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Feb 2024

National Analysis of Trends in Emergencies System (NATES):

Federal NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2022

National Defense & Canadian Forces Fuel Tanks:

Federal NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites:

Federal NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal NPR2

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Feb 2024

National Pollutant Release Inventory - Historic:

Federal NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-May 31, 2024

Ontario Oil and Gas Wells:

Provincial OOGW

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database includes well owner/operator, location, permit issue date, and well cap date, license number, status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provided for each well record.

Government Publication Date: 1800-Aug 2024

Inventory of PCB Storage Sites:

Provincial OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994 - Sep 30, 2024

Canadian Pulp and Paper:

Private PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: Oct 2011-Sep 30, 2024

Ontario PFAS Spills:

Provincial PFAS

This specific list of spills includes those incidents where one or more of the listed contaminants are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA), is originally sourced from the Ministry of the Environment, Conservation and Parks spills related data. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Mar 2024; May 2024

NPRI Reporters - PFAS Substances:

Federal PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Feb 2024

Potential PFAS Handlers from NPRI:

Federal PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Feb 2024

Pipeline Incidents:

Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

Potential PFAS Handlers from EASR:

Provincial PPHA

The Ontario Environmental Activity and Sector Registry (EASR), described in Ontario Regulation 245/11, allows businesses with less complex operations - and hence not requiring an Environmental Compliance Approval - to register their activities with the Ontario Ministry of the Environment, Conservation and Parks (MECP). This list of potential PFAS handlers includes those EASR facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used.

Government Publication Date: Jun 30, 2024

Private and Retail Fuel Storage Tanks:

Provincial PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Sep 30, 2024

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-1990, 1992-2021

Record of Site Condition:

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

Government Publication Date: 1997-Sept 2001, Oct 2004-Oct 2024

Retail Fuel Storage Tanks:

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Apr 30, 2024

Scott's Manufacturing Directory:

Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

List of spills and incidents made available by the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Jun 2024; Aug 2024

Wastewater Discharger Registration Database:

Provincial SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation, Mining, Petroleum Refining, Organic Chemicals, Inorganic Chemicals, Pulp & Paper, Metal Casting, Iron & Steel, and Quarries.

Government Publication Date: 1990-Dec 31, 2021

Anderson's Storage Tanks:

Private TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Apr 2024

Variances for Abandonment of Underground Storage Tanks:

Provincial VAR

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011 - Sep 30, 2024

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Dec 31 2023

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 · TEL: (416) 754-8515 · FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'D'

AERIAL PHOTOGRAPHS

REFERENCE NO. 2411-E039



Subject Site



Soil Engineers Ltd.

Title 1954 Aerial Photograph

Project

Proposed Residential Development
 Southeast Quadrant of Peter
 Matthews Drive and Alexander
 Knox Road
 City of Pickering

Reference No.

2411-E039

Date

December 02, 2024

Scale

Refer to map

Appendix 'D'

1 of 12

0 0.15 0.3km

Source: University of Toronto Map and Data Library



Subject Site



Soil Engineers Ltd.

Title 1964 Aerial Photograph

Project

Proposed Residential Development
 Southeast Quadrant of Peter
 Matthews Drive and Alexander
 Knox Road
 City of Pickering

Reference No.

2411-E039

Date

December 02, 2024

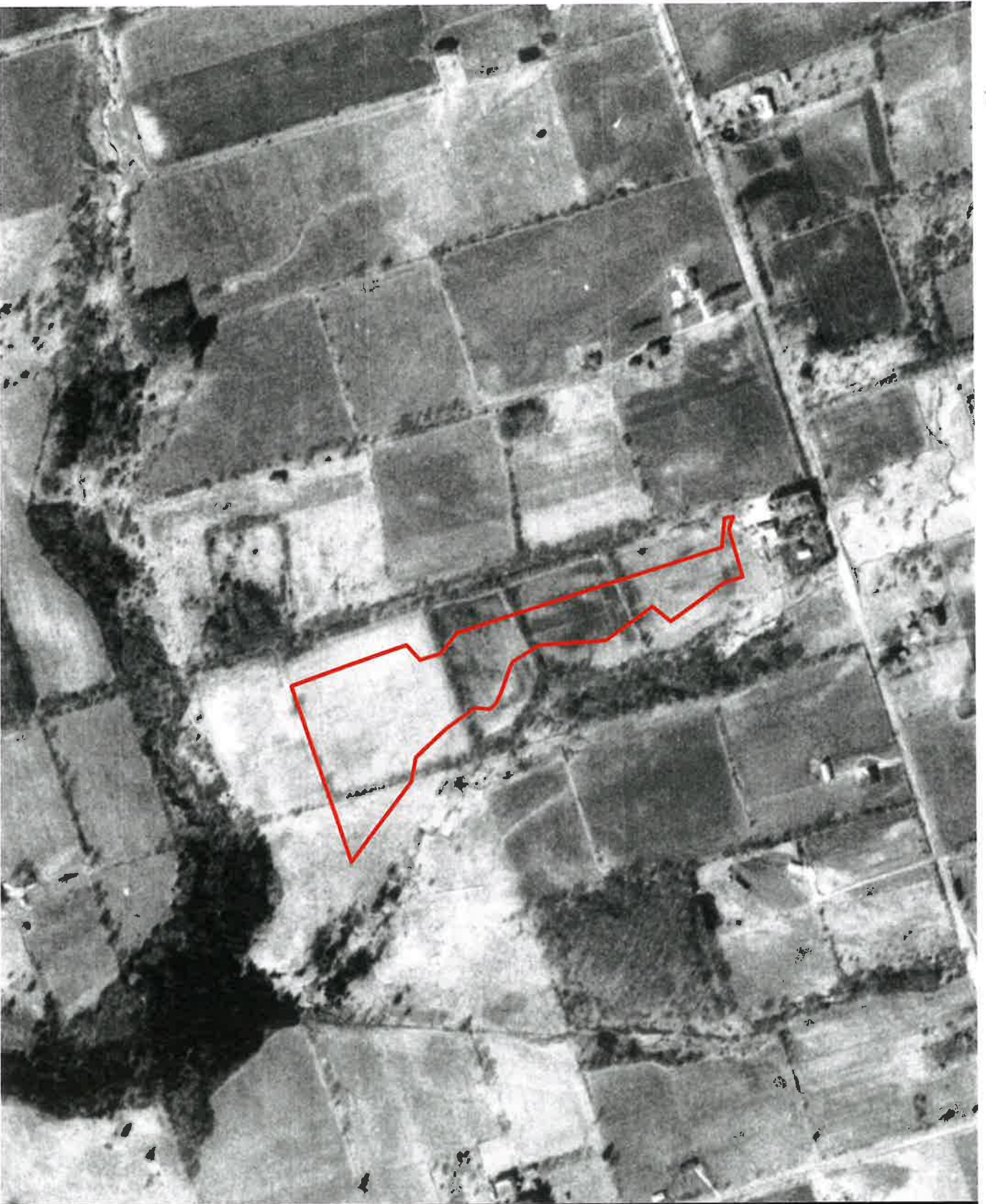
Scale

Refer to map

Appendix 'D'

2 of 12

Source: National Air Photo Library



0 0.15 0.3km

Source: National Air Photo Library



Subject Site



Soil Engineers Ltd.

Title 1976 Aerial Photograph

Project
Proposed Residential Development
Southeast Quadrant of Peter
Mathews Drive and Alexander
Knox Road
City of Pickering

Reference No.
2411-E039

Date
December 02, 2024

Scale
Refer to map

Appendix 'D'
3 of 12



0 0.15 0.3km

Source: National Air Photo Library



Subject Site



Soil Engineers Ltd.

Title 1980 Aerial Photograph

Project Proposed Residential Development

Southeast Quadrant of Peter

Matthews Drive and Alexander

Knox Road

City of Pickering

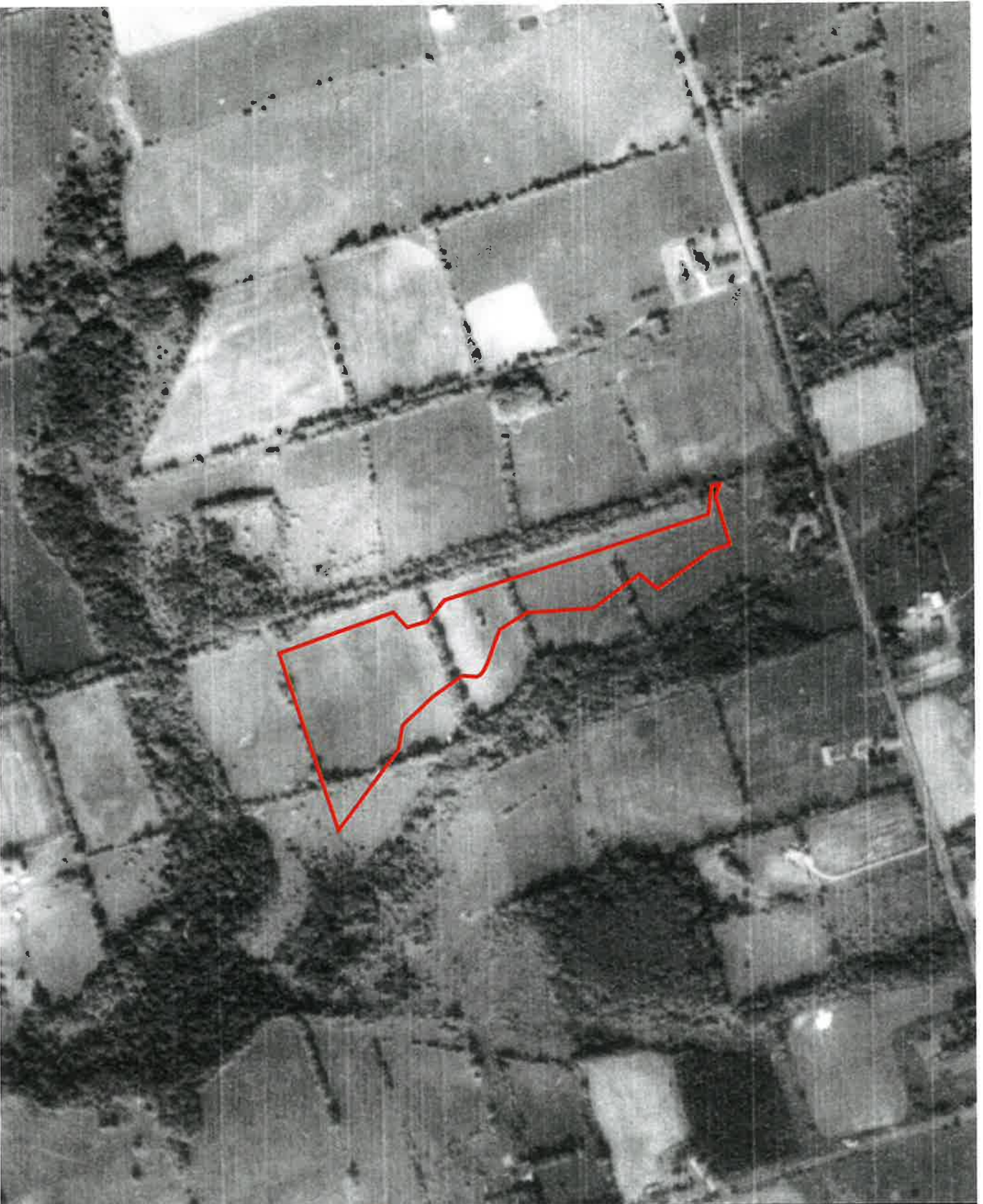
Reference No. 2411-E039

Date December 02, 2024

Scale Refer to map

Appendix 'D'

4 of 12



Subject Site



Soil Engineers Ltd.

Title 1988 Aerial Photograph

Project
Proposed Residential Development
Southeast Quadrant of Peter
Mathews Drive and Alexander
Knox Road
City of Pickering

Reference No.
2411-E039

Date
December 02, 2024

Scale
Refer to map

Appendix 'D'
5 of 12



Source: National Air Photo Library



Subject Site



Soil Engineers Ltd.

Title 2002 Aerial Photograph

Project
Proposed Residential Development
Southeast Quadrant of Peter
Mathews Drive and Alexander
Knox Road
City of Pickering

Reference No.
2411-E039

Date
December 02, 2024

Scale
Refer to map

Appendix 'D'
6 of 12



Source: Google Earth
© 2024 Maxar Technologies



Subject Site



Soil Engineers Ltd.

Title 2009 Aerial Photograph

Project
Proposed Residential Development
Southeast Quadrant of Peter
Matthews Drive and Alexander
Knox Road
City of Pickering

Reference No.
2411-E039


Date
December 02, 2024

Scale
Refer to map

Appendix 'D'
7 of 12

Source: Google Earth
© 2024 Maxar Technologies



 Subject Site

 **Soil Engineers Ltd.**

Title 2018 Aerial Photograph

Project
Proposed Residential Development
Southeast Quadrant of Peter
Matthews Drive and Alexander
Knox Road
City of Pickering

Reference No.
2411-E039

Date
December 02, 2024

Scale
Refer to map

Appendix 'D'
8 of 12

Source: Google Earth
© 2024 Maxar Technologies



Subject Site



Soil Engineers Ltd.

Title 2020 Aerial Photograph

Project

Proposed Residential Development
Southeast Quadrant of Peter
Mathews Drive and Alexander
Knox Road
City of Pickering

Reference No.

2411-E039

Date

December 02, 2024

Scale

Refer to map

Appendix 'D'

9 of 12



Source: Google Earth
© 2024 CNES / Airbus



 Subject Site

 **Soil Engineers Ltd.**

Title 2021 Aerial Photograph

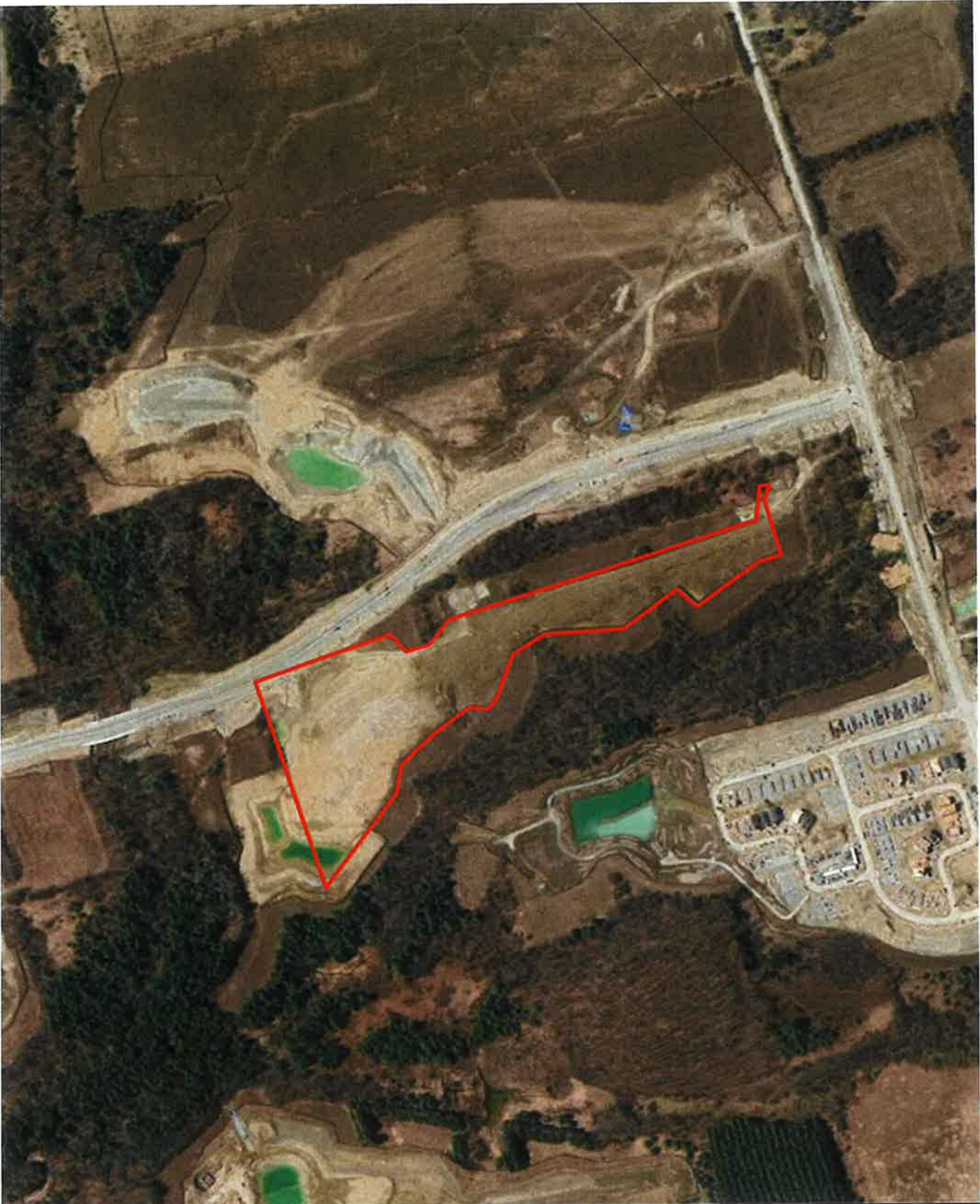
Project
Proposed Residential Development
Southeast Quadrant of Peter
Matthews Drive and Alexander
Knox Road
City of Pickering

Reference No.
2411-E039

Date
December 02, 2024

Scale
Refer to map
Appendix 'D'
10 of 12

Source: Google Earth
© 2024 Maxar Technologies



Subject Site



Soil Engineers Ltd.

Title 2022 Aerial Photograph

Project
Proposed Residential Development
Southeast Quadrant of Peter
Mathews Drive and Alexander
Knox Road
City of Pickering

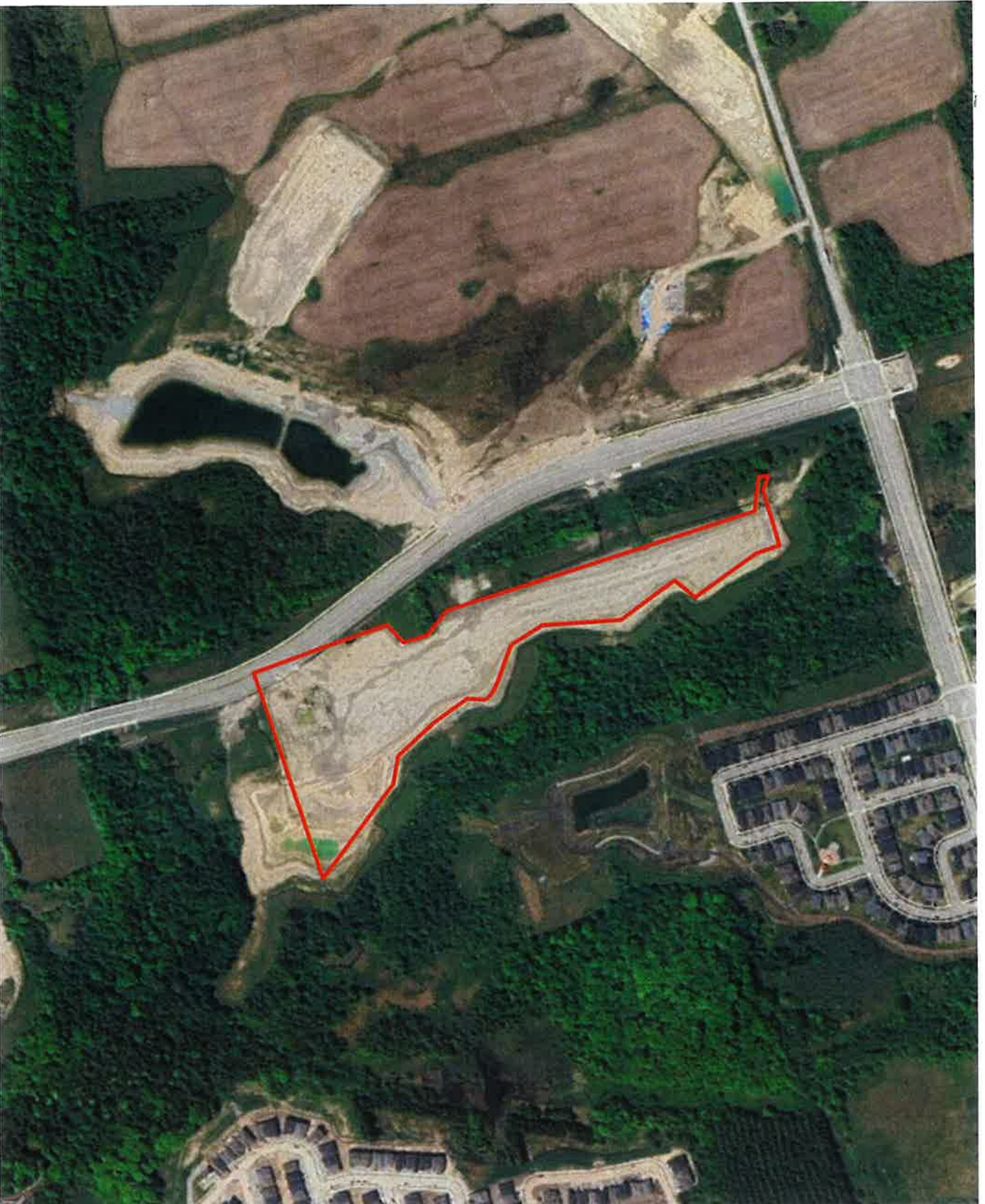
Reference No.
2411-E039

Date
December 02, 2024

Scale
Refer to map

Appendix 'D'
11 of 12

Source: Google Earth
© 2024 Airbus



Subject Site



Soil Engineers Ltd.

Title 2024 Aerial Photograph

Project

Proposed Residential Development
Southeast Quadrant of Peter
Mathews Drive and Alexander
Knox Road
City of Pickering

Reference No.
2411-E039

Date
December 02, 2024

Scale
Refer to map

Appendix 'D'
12 of 12



Source: Google Earth
© 2024 Airbus



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 • TEL: (416) 754-8515 • FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

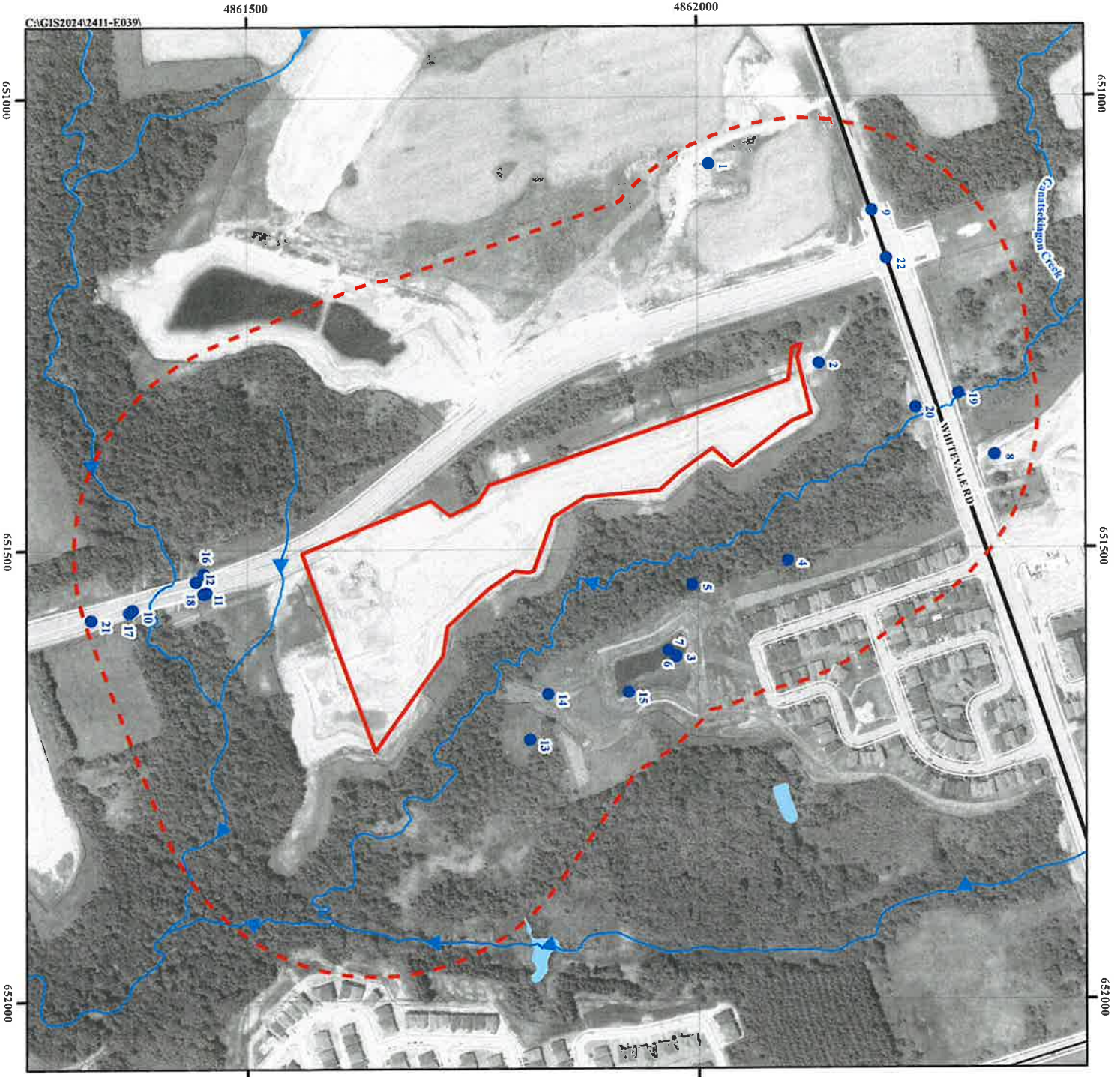
MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522






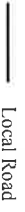
HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'E'

MECP WELL RECORDS

REFERENCE NO. 2411-E039



-  Subject Site
-  Phase One Study Area
-  Water Well Location from MECP Well Help Desk
-  Waterbody
-  Major Road
-  Local Road

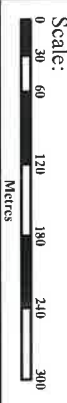


Title: MECP Well Records

Project:
Proposed Residential Development
Southeast Quadrant of Peter Matthews Drive
and Alexander Knox Road
City of Pickering

Reference No. 2411-E039

Date: November 25, 2024



Appendix 'E'

GIS ID	BOREHOLE ID	WELL ID	X	Y	ELEVATION (m)	FINAL STATUS	FIRST USE	SECOND USE	DATE COMPLETED	WATER FOUND (m3/g)	STATIC WATER LEVEL (m3/g)	DEPTH FROM (m)	DEPTH TO (m)	TOP OF SCREEN (m3/g)	BOTTOM OF SCREEN (m3/g)	WELL DEPTH (m)	DEPTH OF BEDROCK (m)	CONSTRUCTION METHOD	OTHER CONSTRUCTION METHOD
1	10090682	1912060	651074.00	4862013.00	0.00	Observation Wells	Not Used	-	1993-02-04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Diamond	-
2	10295060	4603704	651294.80	4862133.00	0.00	Water Supply	Livestock	-	1965-10-22	7.62	7.60	0.00	0.00	14.94	15.24	15.20	0.00	Boring	-
3	1004663451	7212565	651618.00	4861975.00	0.00	-	Monitoring	-	2013-04-26	0.00	0.00	0.00	21.20	18.20	21.20	12.10	0.00	Boring	-
4	1004663585	7212563	651513.00	4862098.00	0.00	Observation Wells	Monitoring	-	2013-04-27	0.00	0.00	0.00	12.10	9.10	12.10	12.10	0.00	Boring	-
5	1004663588	7212564	651539.00	4861993.00	0.00	Observation Wells	Monitoring	-	2013-04-26	0.00	0.00	0.00	12.10	9.10	12.10	12.10	0.00	Boring	-
6	1004663591	7212565	651612.00	4861966.00	0.00	Observation Wells	Monitoring	-	2013-04-26	0.00	0.00	0.00	3.00	2.50	3.00	3.00	0.00	Boring	-
7	1004663594	7212566	651619.00	4861975.00	0.00	Observation Wells	Monitoring	-	2013-04-26	0.00	0.00	0.00	7.60	4.60	7.60	7.60	0.00	Boring	-
8	1005291913	7239565	651397.00	4862328.00	0.00	Abandoned-Supply	Domestic	-	2015-01-19	0.00	0.00	0.00	9.14	6.10	9.10	9.10	0.00	Digging	-
9	1005913228	7239562	651128.00	4862193.00	0.00	Observation Wells	Monitoring	-	2015-12-04	0.00	0.00	0.00	16.76	13.72	16.76	16.76	0.00	Boring	-
10	1005922809	7260788	651565.00	4861374.00	0.00	Test Hole	Test Hole	-	2015-11-11	0.00	0.00	0.00	18.29	13.72	18.29	18.29	0.00	Boring	-
11	1005922812	7260789	651548.00	4861451.00	0.00	Test Hole	Test Hole	-	2015-11-10	0.00	0.00	0.00	16.76	13.72	16.76	16.76	0.00	Boring	-
12	1005922815	7260790	651535.00	4861442.00	0.00	Test Hole	Test Hole	-	2015-11-10	0.00	0.00	0.00	16.76	13.72	16.76	16.76	0.00	Boring	-
13	1006741906	7295630	651711.00	4861812.00	0.00	Observation Wells	Monitoring	-	2017-09-20	5.79	0.00	0.00	6.10	3.05	6.10	6.10	0.00	Auger	-
14	1006741909	7295631	651660.00	4861832.00	0.00	Observation Wells	Monitoring	-	2017-09-20	5.79	0.00	0.00	6.10	3.05	6.10	6.10	0.00	Auger	-
15	1006741912	7295632	651658.00	4861922.00	0.00	Observation Wells	Monitoring	-	2018-06-05	7.32	0.00	0.00	16.76	0.00	16.76	16.76	0.00	Auger	-
16	1007097815	7312293	651526.00	4861451.00	0.00	Abandoned-Supply	-	-	2018-06-05	2.44	0.00	0.00	16.76	0.00	16.76	16.76	0.00	-	-
17	1007097818	7312294	651569.00	4861370.00	0.00	Abandoned-Supply	-	-	2018-06-05	7.32	0.00	0.00	16.76	0.00	16.76	16.76	0.00	-	-
18	1007304139	7321347	651329.00	4862289.00	0.00	Abandoned-Supply	-	-	2018-09-13	3.66	0.00	0.00	10.06	0.00	10.06	10.06	0.00	-	-
19	1007304142	7321348	651344.00	4862241.00	0.00	Abandoned-Supply	-	-	2018-09-13	0.00	0.00	0.00	10.06	0.00	10.06	10.06	0.00	-	-
20	1008161489	7359438	651517.00	4861329.00	0.00	Abandoned-Other	Not Used	-	2019-09-03	0.00	0.00	0.00	10.06	0.00	10.06	10.06	0.00	-	-
21	1008161499	7359439	651517.00	4861329.00	0.00	Abandoned-Other	Monitoring	-	2019-09-03	0.00	0.00	0.00	13.72	12.19	13.72	13.72	0.00	Boring	-
22	1008161499	7359439	651517.00	4862209.00	0.00	Abandoned-Other	Monitoring	-	2019-09-03	0.00	0.00	0.00	13.72	12.19	13.72	13.72	0.00	Boring	-



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 · TEL: (416) 754-8515 · FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'F'

LANDOWNER QUESTIONNAIRE

REFERENCE NO. 2411-E039

**PHASE I: ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire**

Address of Site: **Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road,
City of Pickering, ON, Canada**

Owner: TACCGATE Developments Inc.

Person Interviewed: Vince Figliomeni

Relationship to Site: Project Manager

Interviewer: _____

Method of Interview: Questionnaire form

Project No.: 2411-E039

Date of Interview: November 22, 2024

General Questions:

How long have you been involved with this address?

1.

TACCGATE acquired the property in 2022 and have been managing the lands since.

What are the main operations that occur on this site?

2.

Land is currently Vacant. Proposing to grade the lands, install services and develop a residential subdivision containing single detached and Townhouse product.

What activities were previously performed on this site?

3.

Previously agricultural. Currently, the Site has been rough graded, and an interim Sediment Pond has been constructed.

To the best of your knowledge, have any of the following occurred, or is presently occurring on the property:

Foul odours or stained surfaces (such as soil, concrete, asphalt, surrounding stormwater stains, etc)?

4.

None of the above have occurred on the property.

5. Spills, leaks or hazardous materials activities?

PHASE I: ENVIRONMENTAL SITE ASSESSMENT

Landowner/Tenant/Occupant Questionnaire

None of the above have occurred on the property.

Above ground or underground storage tanks (such as those used for utility, fuel or chemical)?

6.

None of the above have not occurred on the property.

Specific chemicals located or stored on site in drums, tanks, barrels or sacks?

7.

The above has not occurred on the property.

Previous environmental site assessments completed? If yes what were the results? Was there an environmental cleanup?

8.

Do not have any record of a previous ESA completed for the property.

Are you aware of any known historical soil and/or groundwater contamination? If yes, please provide detail and supportive documents, if any.

9.

To our knowledge, there has been no soil/groundwater contamination.

If the property is served by a well or septic system and heating system? Please specify the location and age.

10.

Property is not serviced by a well or septic system.

11. Dumping of hazardous substances or petroleum products, unidentified waste materials, automotive parts, household garbage, mixed municipal refuse, demolition debris, fill material from an unknown site?

To our knowledge, this has not occurred on the property.

PHASE I: ENVIRONMENTAL SITE ASSESSMENT

Landowner/Tenant/Occupant Questionnaire

12. If the neighbouring properties are or have been previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, junkyard or landfill, waste treatment, storage, disposal, processing or recycling facility or photo developing laboratory, etc.?

To our knowledge, none of the surrounding properties have been used for any of the uses listed above.

13. Do you know of others who may have knowledge of the property?

TACCGATE purchased the property from 1133373 Ontario Inc. (Lebovic Enterprises Ltd.) as they were responsible for managing the lands prior to 2022.

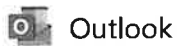
Additional Comments and Explanations

The person completing this report affirms that the above statements and facts are true and correct, based on his/her current knowledge as of the date completed.



Signature of person completing questionnaire

November 22, 2024
Date Completed (YY-MM-DD)



RE: 2411-E039, (Phase One ESA Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road), City of Pickering (Boundary Confirmation)

From Vince Figliomeni <vfigliomeni@taccdevelopments.com>

Date Tue 12/10/2024 4:30 PM

To Ashishkumar Bishnoi <ashishkumar.bishnoi@soilengineersltd.com>

Cc Eleni Beyene <ebeyene@soilengineersltd.com>; Duncan Webster <dwebster@taccdevelopments.com>

 1 attachment (5 MB)

2201723 - Final Whitevale West (Parcel 8) Phase One ESA.pdf;

Hi Ashish,

The material has been brought from our Parcel 8 project which is located directly West from our site, on the West side of Peters Mathews. I have attached the Phase One ESA that was completed for these lands. In addition to Parcel 8, The sediment basin on site has also contributed to the fill that has been spread on the lands. The fill that was brought to the lands has been spread and compacted to bring the site to a rough graded state.

Hope this helps.

Let me know if you require anything else.

Thanks,

Vince Figliomeni

Senior Development Coordinator

TACC
DEVELOPMENTS

600 Applewood Crescent
Vaughan, ON L4K 4B4

m 437.833.4155

t 905.760.7300 ext. 3417

e vfigliomeni@taccdevelopments.com

taccdevelopments.com

***Please update your contact list with my new email address –
vfigliomeni@taccdevelopments.com ***

From: Ashishkumar Bishnoi <ashishkumar.bishnoi@soilengineersltd.com>
Sent: Tuesday, December 10, 2024 12:35 PM
To: Vince Figliomeni <vfigliomeni@taccdevelopments.com>
Cc: Eleni Beyene <ebeyene@soilengineersltd.com>; Duncan Webster <dwebster@taccdevelopments.com>
Subject: Re: 2411-E039, (Phase One ESA Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road), City of Pickering (Boundary Confirmation)

Thanks Vince for providing the information.

Would you please advise the source of the material and quality of the material, if the excess soil has been tested at source.
and has the materials been spread out or are they in stock pile?

Thanks,
Ashish Bishnoi

From: Vince Figliomeni <vfigliomeni@taccdevelopments.com>
Sent: Tuesday, December 10, 2024 12:22 PM
To: Ashishkumar Bishnoi <ashishkumar.bishnoi@soilengineersltd.com>
Cc: Eleni Beyene <ebeyene@soilengineersltd.com>; Duncan Webster <dwebster@taccdevelopments.com>
Subject: RE: 2411-E039, (Phase One ESA Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road), City of Pickering (Boundary Confirmation)

Good afternoon Ashish,

Fill has been imported to the Site as the Site has been rough graded.

Let me know if you have any additional questions.

Thanks,

Vince Figliomeni
Senior Development Coordinator

TACC
DEVELOPMENTS

600 Applewood Crescent
Vaughan, ON L4K 4B4

m 437.833.4155
t 905.760.7300 ext. 3417
e vfigliomeni@taccdevelopments.com

taccdevelopments.com

***Please update your contact list with my new email address –
vfigliomeni@taccdevelopments.com ***

From: Ashishkumar Bishnoi <ashishkumar.bishnoi@soilengineersltd.com>
Sent: Tuesday, December 10, 2024 11:50 AM
To: Vince Figliomeni <vfigliomeni@taccdevelopments.com>

Cc: Eleni Beyene <ebeyene@soilengineersltd.com>

Subject: Re: 2411-E039, (Phase One ESA Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road), City of Pickering (Boundary Confirmation)

Hello Vince,

Could you please confirm, if any soil was imported on site. As there are stockpiles in the southwest portion of the subject site. I have attached the pictures for your reference.

Thanks,
Ashish Bishnoi

From: Eleni Beyene <ebeyene@soilengineersltd.com>

Sent: Wednesday, December 4, 2024 11:33 AM

To: Vince Figliomeni <vfigliomeni@taccdevelopments.com>; Ashishkumar Bishnoi <ashishkumar.bishnoi@soilengineersltd.com>

Subject: Re: 2411-E039, (Phase One ESA Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road), City of Pickering (Boundary Confirmation)

Good morning Vince,

We were targeting Dec. 20 for the report delivery. However, we will try our best to send it to you in the week of Dec 16, as early as possible. We will update you on the progress.

Kind Regards,
Eleni

From: Vince Figliomeni <vfigliomeni@taccdevelopments.com>

Sent: December 4, 2024 10:25 AM

To: Ashishkumar Bishnoi <ashishkumar.bishnoi@soilengineersltd.com>; Eleni Beyene <ebeyene@soilengineersltd.com>

Subject: RE: 2411-E039, (Phase One ESA Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road), City of Pickering (Boundary Confirmation)

Good Morning Ashishkumar & Eleni,

Can you please confirm your timing to provide a Phase 1 ESA report for submission. I am targeting to make a submission prior to the Christmas Break (December 16th) and I am hoping you will be able to accommodate this timing.

Can you please confirm timing on your end as soon as possible.

Thanks,

Vince Figliomeni

Senior Development Coordinator



600 Applewood Crescent

Vaughan, ON L4K 4B4

m 437.833.4155

t 905.760.7300 ext. 3417

e vfigliomeni@taccdevelopments.com

taccdevelopments.com

***Please update your contact list with my new email address – vfigliomeni@taccdevelopments.com*

From: Ashishkumar Bishnoi <ashishkumar.bishnoi@soilengineersltd.com>

Sent: Wednesday, November 20, 2024 9:44 AM

To: Vince Figliomeni <vfigliomeni@taccdevelopments.com>; Eleni Beyene <ebeyene@soilengineersltd.com>

Cc: Duncan Webster <dwebster@taccdevelopments.com>

Subject: Re: 2411-E039, (Phase One ESA Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road), City of Pickering (Boundary Confirmation)

Hello Vince,

Please find the attached **updated boundary** for the **confirmation**. Could you please confirm, if we can access the site for the site inspection.

I have also attached a Phase One ESA Questionnaire for the same job site, which is a part of the requirements of the study. It would be better if it is filled out by tenants/owner or someone who has knowledge of the property.. **Please send us back the completed questionnaire, signed and dated.**

Thanks,

Ashish Bishnoi

From: Vince Figliomeni <vfigliomeni@taccdevelopments.com>

Sent: Tuesday, November 19, 2024 11:18 AM

To: Ashishkumar Bishnoi <ashishkumar.bishnoi@soilengineersltd.com>; Eleni Beyene <ebeyene@soilengineersltd.com>

Cc: Duncan Webster <dwebster@taccdevelopments.com>

Subject: FW: 2411-E039, (Phase One ESA Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road), City of Pickering (Boundary Confirmation)

The plan that you have attached highlights the current TACCGATE ownership. We will also be acquiring the lands to the North from the Province and these lands will be included in our future submissions. I have attached an R-plan showing the entire property boundary (Part 1) that will need to be covered in your Phase 1 ESA.

Will someone from TACC need to be on site during your site visit? Please Confirm.

Let me know if you have any additional questions

Thanks,

Vince Figliomeni

Senior Development Coordinator

TACC
DEVELOPMENTS

600 Applewood Crescent

Vaughan, ON L4K 4B4

m 437.833.4155

t 905.760.7300 ext. 3417

e vfigliomeni@taccdevelopments.com

taccdevelopments.com

***Please update your contact list with my new email address – vfigliomeni@taccdevelopments.com*

From: Ashishkumar Bishnoi <>

Sent: Tuesday, November 19, 2024 10:44 AM

To: Vince Figliomeni <vfigliomeni@taccdevelopments.com>

Cc: Eleni Beyene <ebeyene@soilengineersltd.com>

Subject: 2411-E039, (Phase One ESA Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road), City of Pickering (Boundary Confirmation)

Hello Vince,

We are **looking for a boundary confirmation** for the above noted job in the City of Pickering. Please find attached maps. **Please confirm attached boundary for the subject site is correct.**

It appears that the property is under development. We are planning to visit the site **Monday, November 25, 2024. Please advise if the site supervisor needs advance notice to access the site.** The site visit will be a visual inspection of the property and surrounding lands. This inspection may take about one to two hours.

If you have questions please let me know.

Have a great day.

Regards

Ashish Bishnoi

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware.



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 • TEL: (416) 754-8515 • FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'G'

SITE PHOTOGRAPHS


REFERENCE NO. 2411-E039



General view of the northern portion of the subject site (looking south).



General view of the central portion of the subject site (looking northeast).


	Title	Project	Reference No.	Date	Appendix 'G'
 Soil Engineers Ltd.	Site Photographs	Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, City of Pickering	2411-E039	November 25, 2024	I of 10



General view of the southwest portion of the subject site (looking north).



General view of the southwest portion of the subject site (looking east).


	Title	Project	Reference No.	Date	Appendix 'G'
 Soil Engineers Ltd.	Site Photographs	Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, City of Pickering	2411-E039	November 25, 2024	2 of 10



General view of stockpile in south portion of the subject site (looking west).



Close-up view of manhole in southeast portion of the subject site (looking north).

	Title	Project	Reference No.	Date	Appendix 'G'
 Soil Engineers Ltd.	Site Photographs	Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, City of Pickering	2411-E039	November 25, 2024	3 of 10



General view of fire hydrant in southwest portion of the subject site (looking east).



Close-up view of the ground surface in the center portion of the subject site (looking east).


Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'G'
Soil Engineers Ltd.	Site Photographs	Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, City of Pickering	2411-E039	November 25, 2024	4 of 10



General view of pond in southeast portion of the subject site (looking south).



General view of the middle southeast portion of subject site (looking northwest).


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'G'
	Site Photographs	Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, City of Pickering	2411-E039	November 25, 2024	5 of 10



General view of the neighboring vacant property to the south of the subject site (looking south).



General view of neighboring property west of the subject site (looking west).


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'G'
	Site Photographs	Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, City of Pickering	2411-E039	November 25, 2024	6 of 10



General view of eastern portion of the subject site (looking north).



General view of Peter Matthew Dr. to the west of the subject site (looking south)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'G'
	Site Photographs	Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, City of Pickering	2411-E039	November 25, 2024	7 of 10



General view of the neighboring vacant property to the north of the subject site (looking north).



General view of neighboring vacant property to the west of the subject site (looking west).


	Title	Project	Reference No.	Date	Appendix 'G'
 Soil Engineers Ltd.	Site Photographs	Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, City of Pickering	2411-E039	November 25, 2024	8 of 10



General view of the neighboring vacant property east of the subject site (looking east).

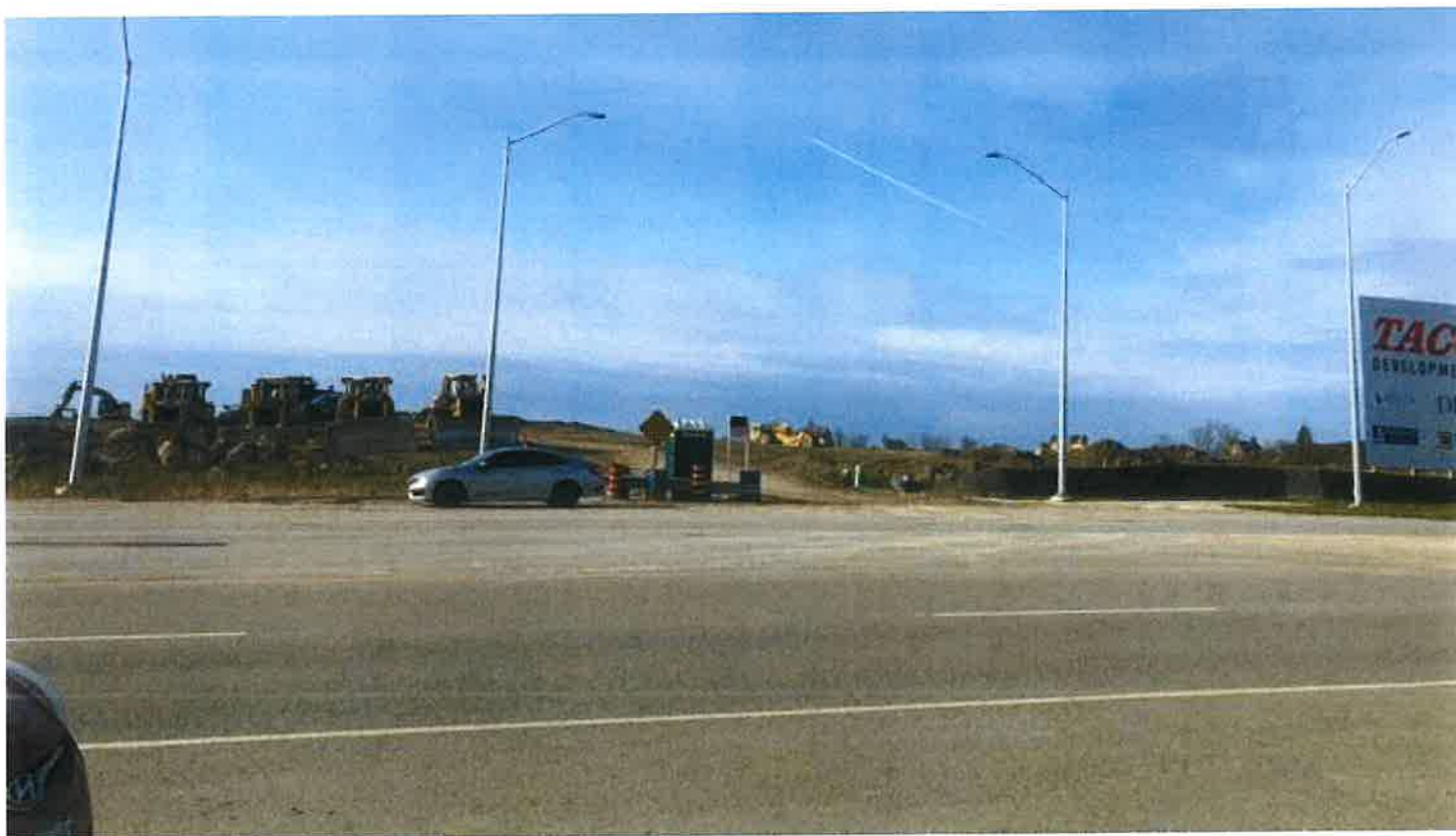


General view of Peter Matthew Dr. to the west of the subject site (looking south)

	Title	Project	Reference No.	Date	Appendix 'G'
 Soil Engineers Ltd.	Site Photographs	Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, City of Pickering	2411-E039	November 25, 2024	9 of 10



General view of nearby stormwater pond northeast of the subject site (looking south).



General view of nearby construction site to the northwest of the subject site (looking west).

Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'G'
	Site Photographs	Southeast Quadrant of Peter Matthews Drive and Alexander Knox Road, City of Pickering	2411-E039	November 25, 2024	10 of 10



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 • TEL: (416) 754-8515 • FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'H'

CURRENT AND PAST USE TABLE

REFERENCE NO. 2411-E039



“TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY”
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

PIN: 26407-0175 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2024 – Present	Taccgate Developments Inc.	Vacant		Based on the aerial photographs, site reconnaissance, interview, the subject site is vacant.
2019 – 2024	North Pickering Community Management Inc.			
2017-2019	Her Majesty The Queen in Right of Ontario as represented by The Minister of Public Infrastructure, formerly Ontario Land Corporation	Farm field	Agricultural or Other Use	Based on historical map and land title searches, the subject site was used for agricultural purpose.
1979 – 2017	The Minister of Housing			
1963 – 1979	Louis Knoll and Kate Lehr			
1962 – 1963	Gladys Victoria Orange and George Orange			
1947 – 1962	William Thomas Pugh and Oliver W. Pugh			
1896 – 1947	Thomas Pugh et ux.			
1896	Historical microfilms are illegible between 1881 and 1896			
1872	Joseph S. Wilson	Undeveloped Land		
1868 – 1872	Samuel Herrick			
	Historical microfilms are illegible between Crown and 1868			



**"TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY"
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)**

PIN: 26407-1748, 26407-0189 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2020 - Present	Her Majesty The Queen in Right of Ontario as represented by The Minister of Government and Consumer Services formerly Ontario Land Corporation	Vacant		Based on the aerial photographs, site reconnaissance, interview, the subject site is currently vacant.
1979 – 2020	The Minister of Housing			
1963 – 1979	Louis Knoll and Kate Lehr			
1962 – 1963	Gladys Victoria Orange and George Orange			
1947 – 1962	William Thomas Pugh and Oliver W. Pugh	Farm field	Agricultural or Other Use	Based on historical map and land title searches, the subject site was used for agricultural purpose
1896 – 1947	Thomas Pugh et ux.			
1896	Historical microfilms are illegible between 1881 and 1896			
1872	Joseph S. Wilson			
1868 – 1872	Samuel Herrick			
	Historical microfilms are illegible between Crown and 1868	Undeveloped Land		Undeveloped Land .



"TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY"
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

PIN: 26407-0185 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2022 – Present	The Regional Municipality of Durham	Vacant		Based on the aerial photographs, site reconnaissance, interview, the subject site is currently vacant.
2019 – 2022	Her Majesty The Queen in Right of Ontario as represented by The Minister of Government and Consumer Services			
1979 - 2019	formerly Ontario Land Corporation	Farm field	Agricultural or Other Use	Based on historical map and land title searches, the subject site was used for agricultural purpose
1963 – 1979	The Minister of Housing			
1962 – 1963	Louis Knoll and Kate Lehr			
1947 – 1962	Gladys Victoria Orange and George Orange			
1896 – 1947	William Thomas Pugh and Oliver W. Pugh	Historical microfilms are illegible between 1881 and 1896		
1896	Thomas Pugh et ux.			
	Historical microfilms are illegible between 1881 and 1896			
1872	Joseph S. Wilson	Undeveloped Land		Undeveloped Land
1868 – 1872	Samuel Herrick			
	Historical microfilms are illegible between Crown and 1868	Undeveloped Land		Undeveloped Land



"TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY"
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

PIN: 24607-0187 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2022 – Present	The Regional Municipality of Durham	Roadway	Community use	Based on the aerial photograph and site reconnaissance, the subject site has been used for a roadway.
2020 – 2022	Her Majesty The Queen in Right of Ontario as represented by The Minister of Government and Consumer Services formerly Ontario Land Corporation	Vacant		Based on the aerial photograph and site reconnaissance, the subject site was vacant.
2018-2020				
1979 - 2018	The Minister of Housing			
1963 – 1979	Louis Knoll and Kate Lehr			
1962 – 1963	Gladys Victoria Orange and George Orange			
1947 – 1962	William Thomas Pugh and Oliver W. Pugh	Farm field	Agricultural or Other Use	Based on historical map and land title searches, the subject site was used for agricultural purposes
1896 – 1947	Thomas Pugh et ux.			
1896	Historical microfilms are illegible between 1881 and 1896			
1872	Joseph S. Wilson			
1868 – 1872	Samuel Herrick			
	Historical microfilms are illegible between Crown and 1868	Undeveloped Land		Updated

Notes:

1 - for each owner, specify one of the following types of property use (as defined in O. Reg. 153/04) that applies:
 Agriculture or other use
 Commercial use
 Community use
 Industrial use
 Institutional use
 Parkland use
 Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached

****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exemple l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290**



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 · TEL: (416) 754-8515 · FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

MUSKOKA
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'I'

APEC TABLE

REFERENCE NO. 2411-E039



"Table of areas of potential environmental concern"
 (Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of potential environmental concern ¹	Location of area of potential environmental concern on phase one property	Potentially contaminating activity ²	Location of PCA (on-site or off-site)	Contaminants of potential concern ³	Media potentially Impacted (Ground water, soil and/or sediment)
APEC 1 (Due to possible use of pesticides as a part of historical agricultural activities the subject site)	Majority of the subject site	#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-site	OCS, Metals, As, Sb, Se, Hg, Cr(VI), CN ⁻ , pH	Soil
APEC 2 (Due to presence of fill material of unknown quality at majority of the subject site)	Majority of the subject site	#30 – Importation of Fill Material of Unknown Quality	On-site	PHCs, VOCs, PAHs, Metals, As, Sb, Se, Hg, Cr(VI), B-HWS	Soil
APEC 3 (Due to presence of fill stockpile of unknown quality at southern portion of the subject site)	Southern portion of the subject site	#30 – Importation of Fill Material of Unknown Quality	On-site	PHCs, VOCs, PAHs, Metals, As, Sb, Se, Hg, Cr(VI), B-HWS	Soil
APEC 4 (Due to presence of sediment basin in the southeastern portion of the subject site)	Southeastern portion of the subject site	#Other – Sediment Basin	On-site	PHCs, VOCs, PAHs, Metals, As, Sb, Se, Hg, Cr(VI), B-HWS	Sediment



Area of potential environmental concern ¹	Location of area of potential environmental concern on phase one property	Potentially contaminating activity ²	Location of PCA (on-site or off-site)	Contaminants of potential concern ³	Media potentially Impacted (Ground water, soil and/or sediment)
<p>APEC 5 (Due to potential use of road salt/de-icing in winter seasons at the section of roadway passing through southwest portion of the subject site)</p>	<p>Southwest portion of the subject site</p>	<p>#Other – Road Salt/De-icing</p>	<p>On-Site</p>	<p>EC, SAR, Na, Cl⁻ (EC, SAR in soil and Na, Cl⁻ in groundwater is likely related to the road salt application on the parking area, for safety purpose during the winter season and, therefore, it is our opinion that exemption as per section 49.1 of O. Reg. 153/04 can be applied)</p>	<p>Soil, Groundwater (Due to the road salt application on the parking area, for safety purpose during the winter season, it is our opinion that exemption as per section 49.1 of O. Reg. 153/04 can be applied, therefore, there is no media to be tested)</p>

Notes:

- 1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,
 - (a) identification of past or present uses on, in or under the phase one property, and
 - (b) identification of potentially contaminating activity.
- 2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area
- 3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

List of Method Groups:



"Table of areas of potential environmental concern"

(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

ABNs	PCBs	Metals	Electrical Conductivity
CPs	PAHs	As, Sb, Se	Cr (VI)
1,4-Dioxane	THMs	Na	Hg
Dioxins/Furans, PCDDs/PCDFs	VOCs	B-HWS	Methyl Mercury
OCS	BTEX	Cl-	Low or high pH,
PHCs	Ca, Mg	CN-	SAR

4 - When submitting a record of site condition for filing, a copy of this table must be attached

*****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement et de l'Action en matière de changement climatique au 1-800-461-6290***