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**Screening Questionnaire for Identifying Potentially Contaminated Sites**

<b>Attention</b>	<p>1. This questionnaire has been developed to assist the City of Pickering in identifying development applications on sites that may be contaminated as a result of a previous use or activity. The Ministry of the Environment (MOE) has developed a "Guideline for Use at Contaminated Sites in Ontario (February 1997)" that outlines the process recommended for the restoration and clean-up of contaminated sites. Applicants on sites that may be contaminated will be required to demonstrate to the satisfaction of the City that they have addressed this Guideline.</p> <p>2. This questionnaire is not required to be completed if a Phase 1 or Phase 2 Environmental Site Assessment (ESA), Remedial Work Plan (RWP) or Record of Site Condition (RSC) in accordance with the MOE's Guideline has been provided to the City of Pickering.</p>
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1. Name of Applicant: Adam Layton c/o Evans Planning

Address: 9212 Yonge Street, Unit 1, Richmond Hill, Ontario Postal Code: L4C 7A2

Telephone No.: 905-669-6992 x 102 Fax No.: \_\_\_\_\_ Email Address: alayton@evansplanning.com

2. Name of Registered Owner: THE BROCK ZENTS PARTNERSHIP

Address: 161 Eglinton Ave East, Suite 204, Toronto, Ontario Postal Code: M4P 1J4

Telephone No.: 416-485-8833 Fax No.: \_\_\_\_\_ Email Address: jackgreenberg@greenbergglawyers.ca, sb@conhomes.com

3. Location of subject property (the subject property is the area to which the application applies):  
South of Zents Drive, west of Brock Road

Municipal Address: 2660, 2670, 2680 Brock Road, and Parts 3 and 4, Plan 40R-27228

Legal description (Lot, Concession, Registered Plan Number):  
Part of Lots 1, 1A, 2, and 3, Registered Plan 585

4. Existing use:  
Residential/vacant

5. Proposed use(s) and/or project description:  
Redevelopment of the lands with common element condominium townhouse dwellings.

6. Is the application on lands or adjacent to lands that are or were previously used for any one of the following:

(a) Industrial uses (e.g., manufacturing, warehousing or a transport terminal)?

Yes       No       Uncertain

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- (b) Commercial uses where there is a potential for site contamination (e.g., a gas station, a dry cleaning plant, chemical or PCB storage)?
- Yes                       No                       Uncertain
- (c) Land filling activities?
- Yes                       No                       Uncertain
- (d) Above-ground or underground storage tanks or buried waste on the property (e.g., heating fuel tanks, petroleum tanks)?
- Yes                       No                       Uncertain
- (e) Agricultural activities where potentially toxic chemical products may have been used as pesticides (e.g., orchards)?
- Yes                       No                       Uncertain
- (f) A weapons firing range?
- Yes                       No                       Uncertain

7. If buildings exist or previously existed on the subject property, are there any building materials remaining on the property that are potentially hazardous to public health (e.g., asbestos, chemicals, PCB's, etc.)?
- Yes                       No                       Uncertain
8. Is there any reason to believe that the subject property may have been contaminated based on a previous land use on the property or from land uses on adjacent properties?
- Yes                       No                       Uncertain

Possible offending uses can include disposal of waste minerals, raw material storage, residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or like uses on a site could potentially increase the number of chemicals which are present.

**Notes:** 1. If the answer to any of the questions 6 through 8 is "Yes", a Phase 1 ESA in accordance with the MOE's "Guideline for Use at Contaminated Sites in Ontario" must be completed.  
2. If the results of the Phase 1 ESA conclude that issues of potential environmental concern exist at the property, a Phase 2 is required. Both Phase 1 and Phase 2 ESA's must be completed in accordance with the MOE's "Guideline for Use at Contaminated Sites in Ontario".

9. Is the nearest boundary of the subject property within 500 metres (1,640 feet) of the fill area of an operating or known former landfill or dump?
- Yes                       No                       Uncertain

If yes, the City may require the proponent to evaluate the presence and impact of any adverse effects or risks to health and safety and that the necessary remedial measures are taken. The City shall regulate development within the 500 metre area in order to protect public health and safety and to ensure land use compatibility.

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10. Has any environmental report related to the identification or clean-up of soil contaminants or waste materials been undertaken or completed on the subject site?

Yes                       No                       Uncertain

If yes, please identify reports below and submit two copies with the development application. Please include the title of the report(s), the name of consultant(s) and the date of the report(s):

Phase One Environmental Site Assessment, 2660 – 2680 Brock Road, Pickering Ontario prepared by Shervin Zeinali, P.Eng., Sara Sutherland, CET, EP, and Steven Ruminsky, P.Eng., P.Geo., QP, Terrapex Environmental Ltd. and dated May 26, 2022

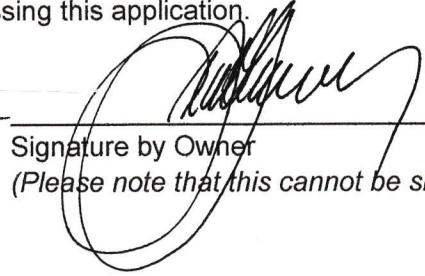
Phase Two Environmental Site Assessment, 2660, 2670, 2680 Brock Road, Pickering Ontario prepared by Sara Sutherland, CET, EP, and Steven Ruminsky, P.Eng., P.Geo., QP, Terrapex Environmental Ltd. and dated May 27, 2022

**Declaration by Owner**

To the best of my knowledge, the information provided in this questionnaire is true. I agree for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act, 1989*, to authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

THE BROCK ZENTS PARTNERSHIP

Name (Please print) JACK GREENBERG - MANAGING PARTNER



Signature by Owner  
(Please note that this cannot be signed by an agent)

Date AUGUST 26, 2022