



# 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

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January 21, 2022

Reference No. 1803-E002

Page 1 of 8

Brock Road Duffins Forest Inc.  
24 Georgia Court  
City of Richmond Hill, Ontario  
L4E 0N7

Attn: Ms. Alison Lin

**Re: Updated Phase One Environmental Site Assessment  
Proposed Development  
2055 Brock Road  
City of Pickering**

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Dear Madam:

Soil Engineers Ltd. (SEL) was retained to carry out a Phase One Environmental Site Assessment Update (Phase One ESA Update) for a property located at 2055 Brock Road, City of Richmond Hill (hereafter referred to as the “subject site”). The purpose of the Phase One ESA Update is to provide updated information further to our original Phase One Environmental Site Assessment Update (Phase One ESA Update, Reference No. 1803-E002, dated May 14, 2018), for proposed development. This Phase One ESA Update should be read in conjunction with the original Updated Phase One ESA.

The following sections of the original report are updated through the additional information gathered from further records review, interview and site reconnaissance:



## Section 2.1 – Phase One Property Information

The subject site, as shown on the Site Location Plan, Drawing No. 1, is located on the east side of Brock Road and 100 m north of Finch Avenue and in the City of Pickering. The municipal address of the subject site is 2055 Brock Road, In the City of Pickering. The most recent Parcel Register is shown in Appendix 'A'.

## Section 4.1 (v) - Previous Environmental Reports

The following assessments have been completed by SEL:

- A Phase One Environmental Site Assessment Update (Phase One ESA Update), Proposed Development, Reference No. 1803-E002, dated May 14, 2018.
- A Phase Two Environmental Site Assessment Update (Phase Two ESA Update), Proposed Development, Reference No. 1803-E002, dated May 17, 2018.

### Phase One Environmental Site Assessment Update

The Phase One Environmental Assessment Update revealed the following concerns:

- Presence of in-ground fill material at the location of the former residential building and at the gravel surface area to the south of the building, at the northwestern portion of the subject site.
- Presence of soil stockpiles (fill material) at the northwestern portion of the subject site.

A Phase Two ESA Update was recommended at that time.

### Phase Two Environmental Site Assessment Update

A total of three (3) boreholes and nine (9) hand-dug testpits were conducted as part of the investigation. A review of the analytical test results indicates that the tested parameters at the test locations meet Table 8 Standards.



## Section 4.2 - Environmental Source Information

### MECP Waste Generator

On January 11, 2022, the MECP Waste Generator Registration database files, dated 2020 were reviewed. The subject site is not listed as a waste generator under Regulation 558 of the EPA. However, two (2) waste generator records are reported for two properties (Durham Police Services and Elexicon Energy) at 1710 and 1800 Kingstone Road, which are located approximately 230 m to the south and 215 m to the southeast of the subject site, respectively.

### MECP Freedom of Information

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the MECP Freedom of Information Office on January 12, 2022. 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. However, a copy of the MECP request form is presented in Appendix 'B'.

### National Pollutant Release Inventory

On January 11, 2022, the Environment Canada National Pollutant Release Inventory (NPRI) database files were reviewed. The subject site is not registered in the NPRI database. In addition, no property within the Phase One Study Area is registered in the NPRI database.

### TSSA

The use of underground storage tanks (USTs) and above-ground storage tanks (ASTs) containing petroleum products is regulated in Ontario by the Ministry of Consumer and Commercial Relations (MCCR) under various legislative instruments, including the Gasoline Handling Act and Energy Act. Above-ground and underground storage tanks that contain petroleum products are required by law to be registered with the MCCR, and the Technical Standards & Safety Authority (TSSA) is responsible for keeping records of these tanks. Customer Services of the TSSA was contacted on January 11, 2022, regarding possible registration, size and age of USTs



and above-ground storage tanks (ASTs) on the subject site and surrounding properties. They informed us that no fuel tanks are located at the neighbouring properties and the subject site. It should be noted that TSSA records are only reliable from 1987 to the present. A copy of TSSA report is presented in Appendix 'C'.

### **Section 4.3 – Physical Setting Sources**

#### Aerial Photographs

An aerial photograph dated 2021 showing the subject site and surrounding area were found at the Google Map, on January 12, 2022. Based on the review of the aerial photographs, the subject site is vacant land on the northern portion and wooded area on the southern portion. The subject site is adjacent to the roadways to the northwest and west. A copy of the aerial photograph is presented in Appendix 'D'.

#### Well Records

The MECP help desk at Water Well Ontario was contacted on January 11, 2022 regarding water wells at the subject site and the surrounding area within the Phase One Study Area. Two (2) monitoring well records are reported for the subject site and fourteen (14) records for properties within the Phase One Study Area. A copy of the well records is presented in Appendix 'E'.

### **Section 4.5 – Record Review Summary**

A summary of the relevant information disclosed by our records review as of January 12, 2022, is given below:

- Two (2) properties (Durham Police Services and Elexicon Energy) associated with waste generators are located to the south and southeast of the subject site. (Source: records review)
- The subject site is adjacent to the roadways. (Sources: Maps and aerial photographs)



### Section 5.1 – Client Interviews

Ms. Alison Lin, the current owner, was interviewed on January 11, 2022. It should be noted based on our verbal interview (telephone conversation), with the owner of the subject site, no fill material is imported to the subject site since 2018. A copy of the interview document is included in Appendix 'F'. A summary of our interview is below:

### Section 5.2 – Summary of Interviews

- The subject site has been owned by her since 2017.
- No operation was occurred since 2017.

### Section 6.1 – Site Reconnaissance (General)

A visual inspection of the subject site and the publicly accessible areas of the Phase One Study Area were conducted by our representative, Mr. Ashish Kumar Bishnoi, on January 10, 2022, to determine the general environmental condition of the subject site. The conditions and timing of the site visit are presented in the table below:

Date	Weather Condition	Temperature	Duration of Visit	Precipitation Conditions
Monday, January 10, 2022	Cloudy	-14 ° C	1.5 hours 10:00 am to 11:30 am	Chance of Flurries

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

At the time of inspection, the subject site is empty land. The southern portion of the subject site is covered with trees. The subject site is fenced and the wooded area is also separated by wired fence line. Four stockpiles were observed in the northern portion of the subject site.

The neighbouring property in the north consists of residential structures and a mosque. The neighbouring property on the east and south consists of wooded area with steep slope. Residential structures found on the west of the subject site.



The ground surface at the subject site is relatively flat with minor undulations in the northern portion of the subject site. There was no visible sign of any underground tank, excavated pit, or sump at the subject site. There was no noticeable nuisance odour, stained soil or stressed vegetation observed in any area of the subject site.

### **Section 6.3 – Summary of Site Reconnaissance**

Our site reconnaissance conducted on January 10, 2022, has revealed the following items which warrant further discussion:

- The subject site is adjacent to the roadways.
- Four stockpiles are observed at the subject site.

### **Section 7.1 – Current and Past Uses**

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 Uses presented in Appendix 'H'.

### **Section 7.2 – Discussion of Environmental Items**

Based on our review of records, interview and site reconnaissance, as of January 12, 2022, the following information pertaining to the environmental condition of the subject site has been disclosed by the Phase One ESA:

- Two (2) properties (Durham Police Services and Elexicon Energy) associated with waste generators are located to the south and southeast of the subject site. (Source: records review)
- It is possible that fill material of stockpiles at the subject site. (Source: site inspection)
- The subject site is adjacent to the roadways (i.e. Brock Road and Usman Road).  
(Sources: Maps and aerial photographs)



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.

#### Fill Material

Based on our site inspection, four (4) stockpiles are located at the subject site. Due to our interview with the owner of the subject site, no fill material is imported to the subject site after conducting the Phase Two investigation. Therefore, this item does not identified as a PCA.

#### Waste Generator Records

Based on our records review, two (2) properties (Durham Police Services and Elexicon Energy) associated with waste generators are located approximately 230 m to the south and 215 m to the southeast of the subject site. Due o the significant distance to the subject site and located down-gradient to the subject site, it is considered to possess a low potential to influence the environmental condition at the subject site. #Other- waste generator

#### Adjacent Roadway

The subject site is adjacent to the roadways (i.e. Brock Road and Usman Road). This is of concern due to the usage of de-icing salt during the winter seasons which may result in higher salt related parameters in soil. If the soil remains in situ, it is considered to meet the standards through the Clause 49 (1) of O. Reg. 153/04.

#### **Conclusion**

This Phase One Environmental Site Assessment Update (Phase One ESA Update) does not reveal any new area of potential environmental concerns attendant to the subject site. No further environmental investigation is required at this time.



**LIMITATIONS OF LIABILITY**

This report was prepared by Soil Engineers Ltd. for the account of Brock Road Duffins Forest 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 judgment of Laila Torabansari, M.Sc. and Eleni Girma Beyene, P.Eng., QPESA, in light of the information available at the time of preparation. Any uses 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 Site Assessment Update 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.

Yours very truly,

**SOIL ENGINEERS LTD.**

*Ansa*

Laila Torabansari, M.Sc.

*EGB*

Eleni Girma Beyene, P.Eng., QPESA  
LT/EGB:lt







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## **DRAWING**

**REFERENCE NO. 1803-E002**



Subject Site



*Soil Engineers Ltd.*

Title

Site Location Plan

Project

Proposed Development  
2055 Brock Road  
City of Pickering

Reference No.

1803-E002

Date

January 12, 2022

Scale

Refer to Plan

Drawing No.

1



Source: Ministry of Natural Resources and Forestry  
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## **APPENDIX 'A'**

### **PARCEL REGISTER**

**REFERENCE NO. 1803-E002**



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

26439-0847 (LT)

ONLAND

PAGE 1 OF 7  
PREPARED FOR Nicole  
ON 2022/01/12 AT 10:04:27

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

PROPERTY DESCRIPTION: PART LOT 18 CONCESSION 2 PICKERING PART 1 PLAN 40R29297; CITY OF PICKERING

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2016/07/27.

EIN CREATION DATE:  
2016/07/27

RECENTLY:  
DIVISION FROM 26439-0193

CAPACITY SHARE  
NONE

OWNERS' NAMES  
BROCK ROAD DUFFINS FOREST INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHXD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 2016/07/27 **				
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
**	PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FOREFEITURE **					
**	TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **					
CO94360	1961/05/17 BYLAW			UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN		C
	REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED			BHOLAT, FARIDA		C
LT979702	2000/08/30 APL ANNEX REST COV			HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		E
DR431374	2005/09/26 NOTICE			*** DELETED AGAINST THIS PROPERTY *** 2143087 ONTARIO LIMITED		
	REMARKS: AIRPORT ZONING REGULATIONS			*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.		
DR1263468	2014/05/14 TRANSFER				FORTRESS MUNIR 2013 LTD.	
	REMARKS: PLANNING ACT STATEMENTS.				370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA	
DR1263470	2014/05/14 CHARGE					

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DR1417883	2015/10/30	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHRUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH	
DR1417884	2015/10/30	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	VECTOR FINANCIAL SERVICES LIMITED	
DR14180J5	2015/10/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHRUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH	VECTOR FINANCIAL SERVICES LIMITED	
DR1419366	2015/11/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	CENTRO MORTGAGE INC.	
DR1419368	2015/11/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC.	

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DR1422009	2015/11/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	OLYMPIA TRUST COMPANY	
DR1430065	2015/12/08	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
DR1437219	2016/01/05	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
DR1445924	2016/02/03	APL CH NAME INST		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
DR1446619	2016/02/05	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
DR1451591	2016/02/25	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1455079	2016/03/09	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1455080	2016/03/09	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1456115	2016/03/14	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	

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DR1461214	2016/04/01	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1464863	2016/04/14	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1470698	2016/05/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1479430	2016/06/02	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
DR1482668	2016/06/14	NOTICE		S2 THE CORPORATION OF THE CITY OF PICKERING	FORTRESS MUNIR 2013 LTD.	C
DR1482686	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VECTOR FINANCIAL SERVICES LIMITED	THE CORPORATION OF THE CITY OF PICKERING	
DR1482687	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA	THE CORPORATION OF THE CITY OF PICKERING	

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				VETTESE, PHILLIP SODHI, RAVIN DHRUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		
		REMARKS: DR1263470 TO DR1482668				
DR1482688	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	THE CORPORATION OF THE CITY OF PICKERING	
		REMARKS: DR1413366 TO DR1482668				
DR1482689	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	THE CORPORATION OF THE CITY OF PICKERING	C
		REMARKS: DR1446619 TO DR1482668				
40R29297	2016/07/27	PLAN REFERENCE		FORTRESS MUNIR 2013 LTD.		C
DR1498289	2016/07/27	APL ABSOLUTE TITLE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1466618				
DR1499605	2016/07/29	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1413366				
DR1511507	2016/08/31	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1413366				
DR1542287	2016/11/28	NOTICE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1413366				
DR1542288	2016/11/28	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1413366				
DR1568024	2017/02/15	NOTICE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 6 OF 7

PREPARED FOR Nicole  
ON 2022/01/12 AT 10:04:27

ONLAND

26439-0847 (LT)

\* 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 / CHKD
DR1568076	2017/02/15	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1575050	2017/03/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1588036	2017/04/26	TRANSFER	\$13,800,000	FORTRESS MUNIR 2013 LTD.	BROCK ROAD DUFFINS FOREST INC.	C
DR1588038	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
DR1588039	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** 37071 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHURU, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		
DR1588040	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

26439-0847 (LT)

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PREPARED FOR Nicole

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\* 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/ CHKD
		REMARKS: DR1413366.		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY		
DR1588041	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.		
		REMARKS: DR1446619.				

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 7

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26439-0849 (LT)

\* 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/ CHKD
DR1417883	2015/10/30	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	SODHI, RAVIN DHROV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH	
DR1417884	2015/10/30	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	VECTOR FINANCIAL SERVICES LIMITED	
				REMARKS: DR1417883.		
DR1418035	2015/10/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILIP SODHI, RAVIN DHROV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH	VECTOR FINANCIAL SERVICES LIMITED  VECTOR FINANCIAL SERVICES LIMITED	
				REMARKS: DR1263470 TO DR1417883, DR1417884		
DR1419366	2015/11/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	CENTRO MORTGAGE INC.	
DR1419368	2015/11/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
				REMARKS: DR1419366.		

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26439-0849 (LT)

\* 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/ CHKD
DR1422009	2015/11/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1419366					
DR1430065	2015/12/08	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1419366					
DR1437219	2016/01/05	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1419366					
DR1445924	2016/02/03	APL CH NAME INST		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
	REMARKS: DR1437219					
DR1446619	2016/02/05	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
DR1451591	2016/02/25	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1419366 DR1419366					
DR1455079	2016/03/09	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1419366 REMARK ADDED 2016 07 26 BY P. KINSELLA.					
DR1455080	2016/03/09	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1419366 DR1451591 DR1419366					
DR1456115	2016/03/14	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1455080 DR1419366					

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
DR1461214	2016/04/01	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR14149366 DR1465115 DR1419366				
DR1464863	2016/04/14	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: AMENDING DR1419366				
DR1470698	2016/05/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1461214 DR1419366				
DR1479430	2016/06/02	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
		REMARKS: DR1446619.				
DR1482668	2016/06/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF PICKERING	FORTRESS MUNIR 2013 LTD.	C
		REMARKS: SITE PLAN AGREEMENT				
DR1482686	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VECTOR FINANCIAL SERVICES LIMITED	THE CORPORATION OF THE CITY OF PICKERING	
		REMARKS: DR1417883 TO DR1482668				
DR1482687	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN	THE CORPORATION OF THE CITY OF PICKERING	

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT / CHKD
DR1482688	2016/06/14	POSTPONEMENT		DRUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH  *** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	THE CORPORATION OF THE CITY OF PICKERING	
DR1482689	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	THE CORPORATION OF THE CITY OF PICKERING	
40R29297	2016/07/27	PLAN REFERENCE		FORTRESS MUNIR 2013 LTD.		C
DR1498289	2016/07/27	APL ABSOLUTE TITLE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
DR1499605	2016/07/29	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1511507	2016/08/31	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1542287	2016/11/28	NOTICE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1542288	2016/11/28	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1568024	2017/02/15	NOTICE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
				REMARKS: DR1419366		

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 6 OF 7

PREPARED FOR Nicole  
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26439-0849 (LT)

\* 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/ CHKD	
DR1568076	2017/02/15	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY		
		REMARKS: DR1419366 IS THE ORIGINAL CHARGE/MORTGAGE.					
DR1575050	2017/03/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY		
		REMARKS: DR1568076, DR1419366					
DR1588036	2017/04/26	TRANSFER	\$13,800,000	FORTRESS MUNIR 2013 LTD.	BROCK ROAD DUFFINS FOREST INC.	C	
		REMARKS: PLANNING ACT STATEMENTS.					
DR1588038	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED			
		REMARKS: DR1417883.					
DR1588039	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILIP SODHI, RAVIN DHUV, RICHARD ISHMARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH			
		REMARKS: DR1263470.					
DR1588040	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY			

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

26439-0849 (LT)

PAGE 7 OF 7

PREPARED FOR Nicole

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\* 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 / CHKD
DRI588041	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.		

REMARKS: DRI419366.

REMARKS: DRI440619.

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

26439-0851 (LT)

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PAGE 1 OF 7  
PREPARED FOR Nicole  
ON 2022/01/12 AT 10:01:46

PROPERTY DESCRIPTION:

PART LOT 18 CONCESSION 2 PICKERING PART 12 PLAN 40R28897; CITY OF PICKERING

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
DIVISION FROM 26439-0194

OWNERS' NAMES:

BROCK ROAD DUFFINS FOREST INC.

CAPACITY SHARE  
ROWN

FIN CREATION DATE:  
2016/07/27

\* 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/ CHKD
** PRINTOUT			INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2016/07/27 **			
**SUBJECT,			ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO			
**			SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES			
**			AND ESCHEATS OR FOREFEITURE TO THE CROWN.			
**			THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF			
**			IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY			
**			CONVENTION.			
**			ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.			
**DATE OF CONVERSION TO LAND TITLES: 2000/02/21 **						
C094360	1961/05/17	BYLAW		UNDER DR116972 *AS TO FIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN		C
REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED						
DR431374	2005/09/26	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
REMARKS: AIRPORT ZONING REGULATIONS						
DR1263469	2014/05/14	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** 2143087 ONTARIO LIMITED	FORTRESS MUNIR 2013 LTD.	
REMARKS: PLANNING ACT STATEMENTS.						
DR1263470	2014/05/14	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED	

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PAGE 2 OF 7

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
40R28897	2015/07/24	PLAN REFERENCE			1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHROV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH	
DR1417883	2015/10/30	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	VECTOR FINANCIAL SERVICES LIMITED	
DR1417884	2015/10/30	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	VECTOR FINANCIAL SERVICES LIMITED	
DR1418035	2015/10/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHROV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER	VECTOR FINANCIAL SERVICES LIMITED	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: DR1263470 TO DR1417883, DR1417884		BIRK, RUMINDER SINGH		
DR1419366	2015/11/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	CENTRO MORTGAGE INC.	
DR1419368	2015/11/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366.				
DR1422009	2015/11/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366				
DR1430065	2015/12/08	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366				
DR1437219	2016/01/05	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366				
DR1445924	2016/02/03	APL CH NAME INST		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
		REMARKS: DR1437219.				
DR1446619	2016/02/05	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
DR1451591	2016/02/25	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366 DR1419366				
DR1455079	2016/03/09	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366 REMARK ADDED 2016 07 26 BY P. KINSELLA.				

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\* 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/ CHKD
DR1455080	2016/03/09	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366 DR1451591 DR1419366				
DR1456115	2016/03/14	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1455080 DR1419366				
DR1461214	2016/04/01	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366 DR1465115 DR1419366				
DR1463963	2016/04/14	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: AMENDING DR1419366				
DR1470598	2016/05/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1463214 DR1419366				
DR1472430	2016/06/02	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
		REMARKS: DR1446619.				
DR1482558	2016/06/14	NOTICE	S2	THE CORPORATION OF THE CITY OF PICKERING	FORTRESS MUNIR 2013 LTD.	
		REMARKS: SITE PLAN AGREEMENT				
DR1482686	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VECTOR FINANCIAL SERVICES LIMITED	THE CORPORATION OF THE CITY OF PICKERING	
		REMARKS: DR1417383 TO DR1482668				
DR1482687	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD.	THE CORPORATION OF THE CITY OF PICKERING	

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.



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REGISTRY  
OFFICE #40

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 5 OF 7

PREPARED FOR Nicole  
ON 2022/01/12 AT 10:01:46

26439-0851 (LT)

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/ CHKD
				2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHUV, RICHARD ISHWARLAL DI NATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		
				*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	THE CORPORATION OF THE CITY OF PICKERING	
DR1482688	2016/06/14	POSTPONEMENT				
				*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	THE CORPORATION OF THE CITY OF PICKERING	
DR1482689	2016/06/14	POSTPONEMENT				
				*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	THE CORPORATION OF THE CITY OF PICKERING	
DR1439605	2016/07/29	TRANSFER OF CHARGE				
				*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1511507	2016/08/31	TRANSFER OF CHARGE				
				*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1542287	2016/11/28	NOTICE				
				*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1542288	2016/11/28	TRANSFER OF CHARGE				
				*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 6 OF 7

PREPARED FOR Nicole  
ON 2022/01/12 AT 10:01:46

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26439-0851 (LT)

\* 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/ CHKD
DR1568024	2017/02/15	NOTICE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1419366					
DR1568076	2017/02/15	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1419366 IS THE ORIGINAL CHARGE/MORTGAGE.					
DR1575050	2017/03/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1568076, DR1419366					
DR1568036	2017/04/26	TRANSFER	\$13,800,000	FORTRESS MUNIR 2013 LTD.	BROCK ROAD DUFFINS FOREST INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
DR1568038	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
	REMARKS: DR1417883.					
DR1588039	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHRUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BFRK, RUMINDER SINGH		

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 7 OF 7

PREPARED FOR Nicole  
ON 2022/01/12 AT 10:01:46

26439-0851 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1586040	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY		
		REMARKS: DR1419366.				
DR1586041	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.		
		REMARKS: DR1444619.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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# ***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

<b>BARRIE</b>	<b>MISSISSAUGA</b>	<b>OSHAWA</b>	<b>NEWMARKET</b>	<b>GRAVENHURST</b>	<b>PETERBOROUGH</b>	<b>HAMILTON</b>
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'B'**

### **FOI REQUEST FORM**

**REFERENCE NO. 1803-E002**



# 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) \*

1950/01/01

To (yyyy/mm/dd) \*

2022/01/12

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 (BSEF)

- 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/searchFiledRsc\\_search?request\\_locale=en](https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/searchFiledRsc_search?request_locale=en)

Other Specific Document(s)

Type of Approval/Registration \*

Please fill the following form.

- Drinking Water Licenses
- Pesticide Licenses
- Permits to Take Water
- 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 & Leachate 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 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

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**

Please fill the following form.

100 90 West Beaver Creek Road

PO Box City/Town \* Province \* Postal Code  
Richmond Hill ON L4B 1E7

Telephone Number \* Email Address \*  
416-754-8515 ext. laila@soilengineersltd.com

Is there an alternate contact (e.g. office admin)? \*  
 Yes  No

[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  
2055 Brock Road

Full Lot Number Concession Geographic Township  
18 2 Pickering Durham Region

City/Town/Village \*  
City of Pickering

Closest Intersection  
Brock Road and Usman 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  
2055 Brock Road

Full Lot Number Concession Geographic Township  
18 2 Pickering Durham Region

City/Town/Village \*  
City of Pickering

## 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

2055 Brock Road  
Lot 18 Conc 2 Pickering Durham Region  
City of Pickering

Owner Name

Brock Road Duffins Forest Inc.

Date of Ownership (yyyy/m)

2017/04/26

Tenant Name

### Previous Property Owner/Tenant

#### Address

2055 Brock Road  
Lot 18 Conc 2 Pickering Durham Region  
City of Pickering

Owner Name

Fortress Munir 2013 Ltd.

Date of Ownership (yyyy/m)

2014/05/14

Tenant Name

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

1803-E002 Site.pdf

Total File Size

1.08 MB

Edit Section

Subr



# ***Soil Engineers Ltd.***

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<b>BARRIE</b>	<b>MISSISSAUGA</b>	<b>OSHAWA</b>	<b>NEWMARKET</b>	<b>GRAVENHURST</b>	<b>PETERBOROUGH</b>	<b>HAMILTON</b>
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'C'**

### **TSSA REPORTS**

**REFERENCE NO. 1803-E002**

**RE: General Inquiry of UST and AST info (1803-E002) Part 1 of 2**

Public Information Services <publicinformationservices@tssa.org>

Tue 1/11/2022 5:08 PM

To: Nicole Ip <nicole.ip@soilengineersltd.com>

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

**NO RECORD FOUND**

Hello,

Thank you for your request for confirmation of public information.

• We confirm that there are no records in our database of any fuel storage tanks at the subject addresses. For a further search in our archives please complete our release of public information form found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org) along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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

Kind regards,

Sherees



**Public Information Agent**

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)

[www.tssa.org](http://www.tssa.org)



**From:** Nicole Ip <nicole.ip@soilengineersltd.com>

**Sent:** January 10, 2022 5:07 PM

**To:** Public Information Services <publicinformationservices@tssa.org>

**Subject:** General Inquiry of UST and AST info (1803-E002) Part 1 of 2

**[CAUTION]:** This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hi,

I would like to make an inquiry about any USTs/ASTs for the following properties in the City of Pickering

2030 Brock Road

2055 Brock Road

2065 Brock Road

2101 Saffron Drive

2103 Saffron Drive

2105 Saffron Drive

2107 Saffron Drive

2109 Saffron Drive

Please provide me with the number of USTs/ASTs on the properties above.

Regards,  
Nicole

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## RE: General Inquiry of UST and AST info (1803-E002) Part 2 of 2

Public Information Services <publicinformationservices@tssa.org>

Tue 1/11/2022 8:44 PM

To: Nicole Ip <nicole.ip@soilengineersltd.com>

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

### **NO RECORD FOUND**

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject addresses. For a further search in our archives please complete our release of public information form found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org) along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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

Kind regards,

Sherees



### **Public Information Agent**

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)

[www.tssa.org](http://www.tssa.org)



**From:** Nicole Ip <nicole.ip@soilengineersltd.com>

**Sent:** January 11, 2022 8:46 AM

**To:** Public Information Services <publicinformationservices@tssa.org>

**Subject:** General Inquiry of UST and AST info (1803-E002) Part 2 of 2

**[CAUTION]:** This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

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Please provide me with the number of USTs/ASTs on the properties above.

Regards,  
Nicole

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BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'D'**

### **AERIAL PHOTOGERAPHS**

**REFERENCE NO. 1803-E002**



Subject Site



*Soil Engineers Ltd.*

Title 2021 Aerial Photograph

Project

Proposed Development  
2055 Brook Road  
City of Pickering

Reference No.

1803-E002

Date

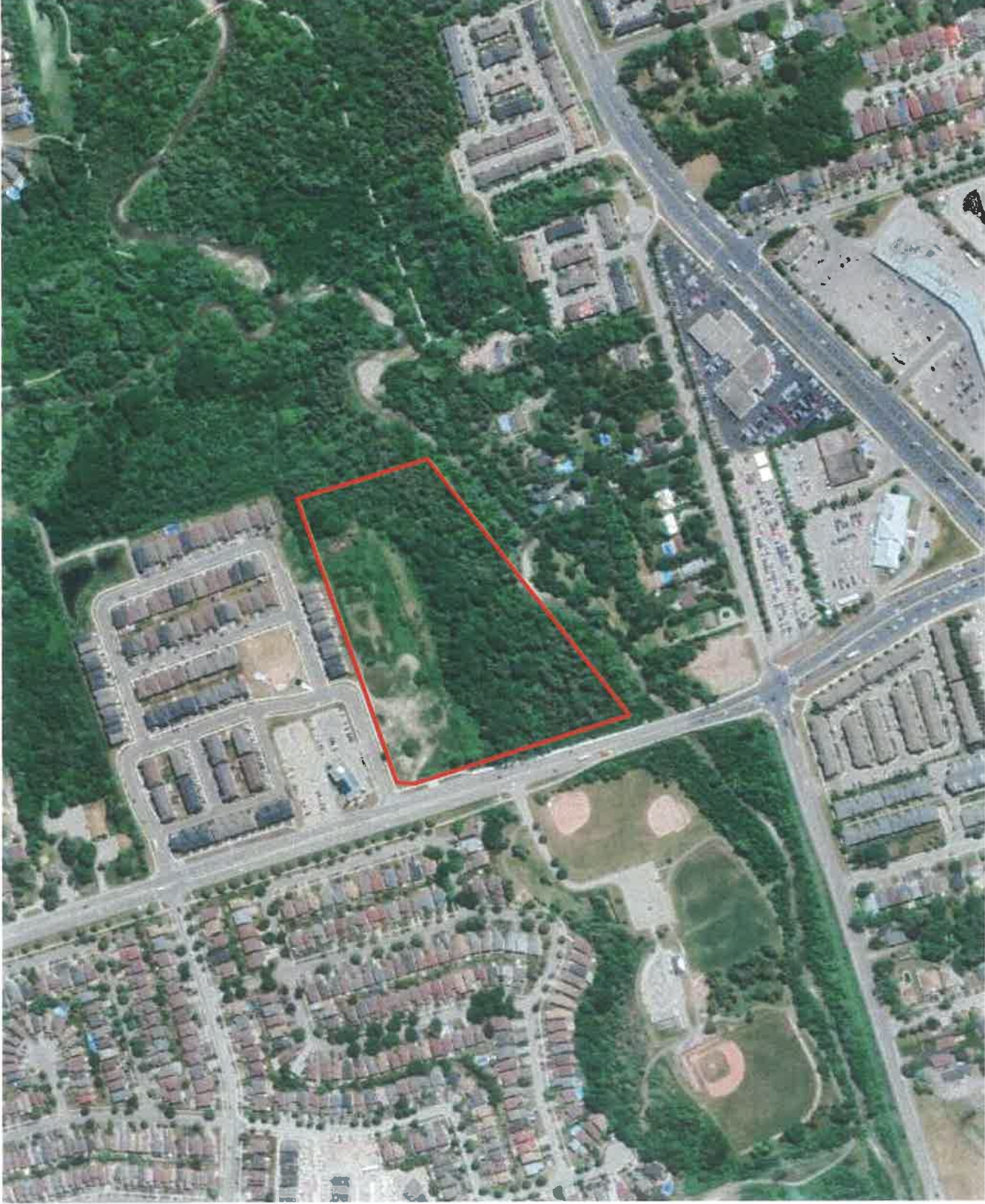
January 12, 2022

Scale

Refer to map

Appendix 'D'

1 of 1



Source: Google Earth  
© 2022 Maxar Technologies

352 m





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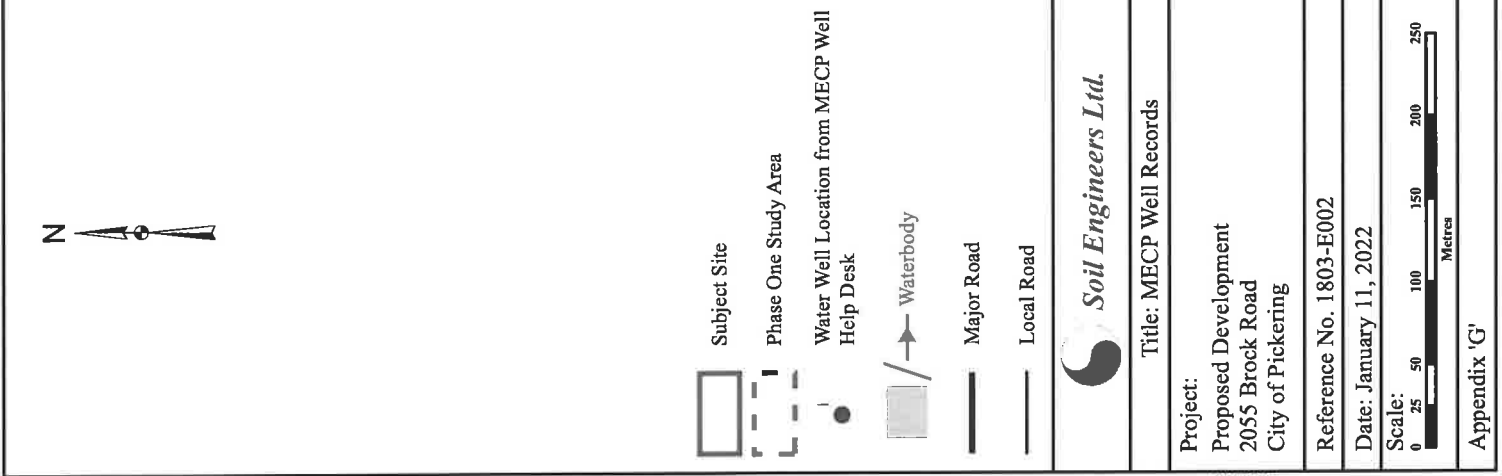
<b>BARRIE</b>	<b>MISSISSAUGA</b>	<b>OSHAWA</b>	<b>NEWMARKET</b>	<b>GRAVENHURST</b>	<b>PETERBOROUGH</b>	<b>HAMILTON</b>
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'E'**

### **WELL RECORDS**

**REFERENCE NO. 1803-E002**

654500 4857500



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



**Soil Engineers Ltd.**

Title: MECP Well Records

Project:  
Proposed Development  
2055 Brock Road  
City of Pickering

Reference No. 1803-E002

Date: January 11, 2022



Appendix 'G'

Source: Ontario Ministry of Natural Resources and Forestry

C:\GIS\2018\1803-E002\ 4887500

GIS_ID	WELL_ID	HOLE_ID	X	Y	ELEVATION	FINAL_STAT	USE_1	USE_2	DATE_COMP	WATER_FND	STATIC_LEV	DEPTH_FROM	DEPTH_TO	SCREEN_TOP	SCREEN_END	DEPTH	DP_BEDROCK	METHOD_CON	OTHER METH
1	1605246	10074095	654534.7998	4857463	90.787668	Water Supply	Domestic		1978-12-15	6.14411182	3	0	0	0	0	0	0	Boring	
2	1911869	10080282	654731.0003	4857066	83.646531	Abandoned-Other	Domestic		1985-01-05	0	0	0	0	0	0	0	0	Not Known	
3	1914143	10082734	655008.0003	4857155	81.596565	Abandoned-Other	Not Use		1985-07-30	0	0	0	0	0	0	0	0	Digging	
4	4801286	10282867	655022.8004	4857280.968	81.84783	Water Supply	Domestic		1985-11-02	1.219214828	0.600000024	0	0	0	0	2.400000085	0	Boring	
5	4801300	10282868	654772.7998	4857071	83.308312	Water Supply	Domestic		1985-11-15	3.048037064	1.789999952	0	0	0	0	4.599999905	0	Boring	
6	4804368	10285722	654764.7998	4857103	83.224319	Water Supply	Domestic		1970-04-30	3.048037064	3	0	0	0	0	0	0	Boring	
7	7176506	1003960462	654572.9998	4857535	86.846615	Abandoned-Other	Not Use		2011-10-11	0	3.700000048	0	0	0	0	0	0	Other Method	DECOMMISSIONED
8	7188280	1004167897	654723.0002	4857292	84.893142	Test Hole	Monitoring and Test Hole		2012-05-31	2.438429851	0	0	0	0	8.382101926	8.399999619	0	Rotary (Comment.)	
9	7208501	1004564687	654729.0002	4857860	86.909028	Test Hole	Monitoring and Test Hole		2013-09-18	0	0	0	0	0	0	0	0	Boring	
10	7229844	1005144334	654668.9987	4857043	84.681747	Observation Wells	Monitoring		2014-08-19	3.048037064	0	0	0	0	6.098074128	6.099999905	0	Boring	
11	7313368	1007119870	654772.0003	4856960	0	Observation Wells	Monitoring		2016-03-22	0	0	0	0	3	6	6	0	Boring	
12	7321781	1007307041	654738.0002	4857140	0	Monitoring and Test Hole	Monitoring and Test Hole		2017-09-08	0	0	0	0	0	0	0	0	Direct Push	
13	7343509	1007863544	654553	4856995	0	Monitoring and Test Hole	Monitoring and Test Hole		2019-07-28	0	0	0	0	1.524018532	4.572055586	4.599999905	0		
14	7348205	1007805555	654611.9988	4857948	0	Monitoring and Test Hole	Monitoring and Test Hole		2019-10-21	0	0	0	0	0	0	0	0		
15	7358208	1008225698	654758.0002	4856877	0	Monitoring and Test Hole	Monitoring and Test Hole			0	0	0	0	0	0	0	0		
16	7358250	1008228085	654972.9997	4857315	0	Monitoring and Test Hole	Monitoring and Test Hole			0	0	0	0	0	0	0	0		

GIS_ID	WELL_ID	BORE_HO_x	y	ELEVATIO	Final_Stat	Use1	Use2	DATE_COMPL	Water_Fou	Static_Lev	Depth_from	Depth_to	SCRN_TO	SCRN_LEN	METHOD	OTHER_M	qryConstru
1	1905246	10074095	654534.8	4857563	90.78767	Water Sup Domestic		1978-12-15 0:00	9.15	3.05	0	0	0	0			Boring
2	7176506	1E+09	654573	4857535	89.94961	Abandonec Not Used		2011-10-11 0:00	0	3.66	0	7.93	0	0			Other Method
3	7228644	1.01E+09	654669	4857043	84.88175			2014-08-19 0:00	3.05	0	0	6.1	3.05	6.1			Boring
4	7188280	1E+09	654723	4857292	84.89314	Test Hole	Monitoring	2012-05-31 0:00	2.44	0	0	6.3875	6.8625	8.3875			Rotary (Convent.)
5	7208501	1E+09	654729	4857590	86.90603			2013-09-16 0:00	0	0	0	0	0	0			
6	1911659	10080282	654731	4857068	83.54653	Abandonec		1993-01-05 0:00	0	0	0	0	0	0			Not Known
7	4604388	10295722	654764.8	4857103	83.22432	Water Sup Domestic		1970-04-30 0:00	3.05	3.05	0	0	0	0			Boring
8	4601300	10292669	654772.8	4857071	83.30812	Water Sup Domestic		1959-11-15 0:00	3.05	1.83	0	0	0	0			Boring
9	1914143	10082734	655008	4857155	81.59656	Abandonec Not Used		1999-07-30 0:00	0	0	0	0	0	0			Digging
10	4601298	10292667	655022.8	4857281	81.84793	Water Sup Domestic		1965-11-02 0:00	1.22	0.61	0	0	0	0			Boring





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FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'F'**

### **LANDOWNER/TENANT/OCCUPANT QUESTIONNAIRE**

**REFERENCE NO. 1803-E002**

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

Address of Site: 2055 Beech Road  
Person Interviewed: Alison G. Lee  
Interviewer: Linda Tschabarski  
Project No.: \_\_\_\_\_  
Relationship to Site: Owner  
Method of Interview: Phone 2 questionnaires  
Date of Interview: Jan 11, 2022

General Questions:

1. How long have you lived/worked at this address?

Since 2017

2. What are the main operations that occur on this site?

NI Operations

3. What activities were previously performed on this site?

NO activities

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

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

NO

5. Spills, leaks or hazardous materials activities?

NO

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

NO

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

NO

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

1. Yes by soil engineer in year of 2018  
result is good no cleanup is needed.

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

NO

PHASE I: ENVIRONMENTAL SITE ASSESSMENT

Landowner/Tenant/Occupant Questionnaire

10. 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?

NO

11. 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.?

NO

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

SKA engineer & other consultants who work on this project.

Additional Comments and Explanations

None

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

Date Completed (YY-MM-DD)

Jan 11, 2022



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## **APPENDIX 'G'**

### **SITE PHOTOGRAPHS**

**REFERENCE NO. 1803-E002**



General view of northwest portion of the subject site (looking West)



General view of southwest portion of the subject site (looking South)


Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'G'
	Site Photographs	Proposed Development 2055 Brock Rd City of Pickering	1803-E002	January,10, 2022	1 of 7



General view of southeast portion of the subject site (looking South)



General view of northeast portion of the subject site (looking East)

	Title	Project	Reference No.	Date	Appendix 'G'
 <b>Soil Engineers Ltd.</b>	Site Photographs	Proposed Development 2055 Brock Rd City of Pickering	1803-E002	January,10, 2022	2 of 7



General view of the subject site (looking South)



General view of the stockpile on subject site (looking South)

 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'G'
	Site Photographs	Proposed Development 2055 Brock Rd City of Pickering	1803-E002	January,10, 2022	3 of 7



General view of the stockpile on the subject site (looking East)



General view of the stockpile on the subject site (looking North)

 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'G'
	Site Photographs	Proposed Development 2055 Brock Rd City of Pickering	1803-E002	January, 10, 2022	4 of 7





General view of the monitoring wells on the subject site (looking North)

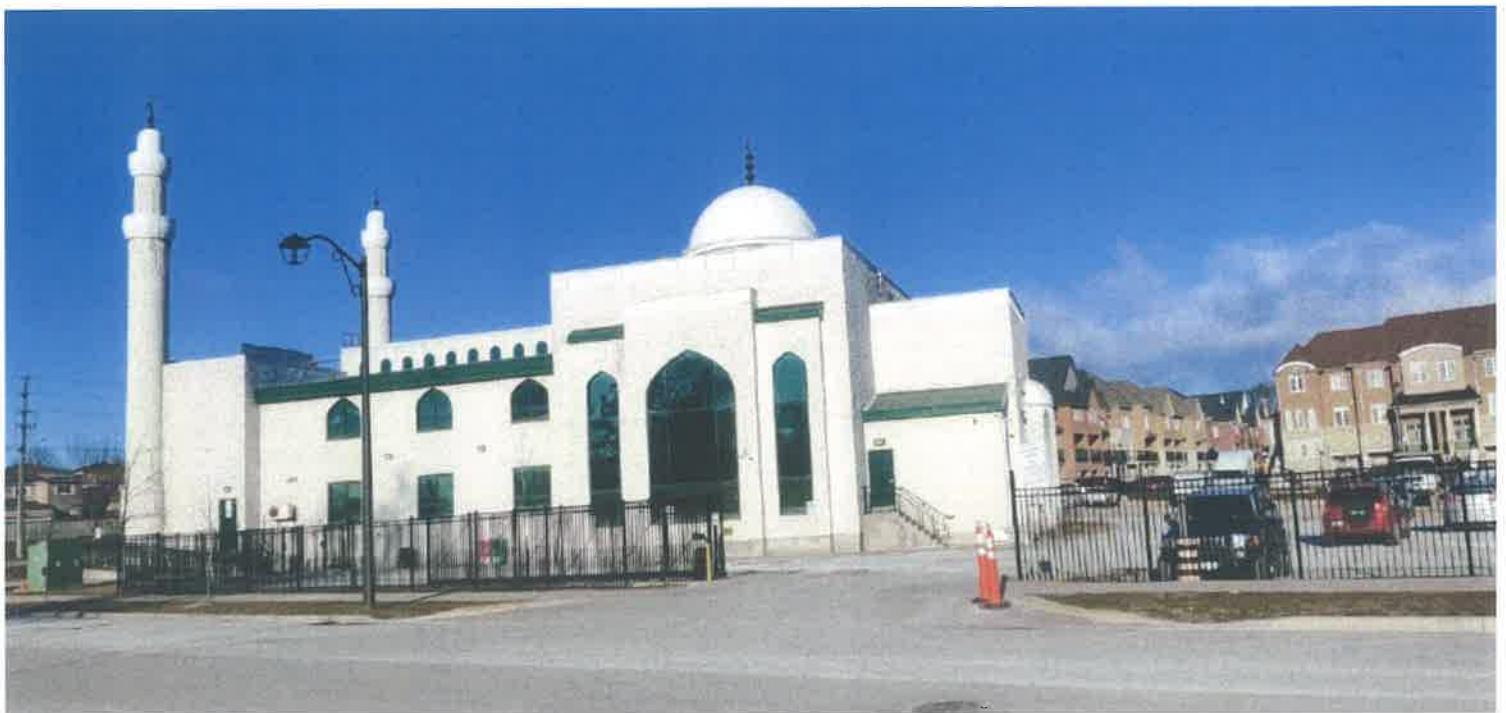


General view of the monitoring wells on the subject site (looking East)


Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'G'
	Site Photographs	Proposed Development 2055 Brock Rd City of Pickering	1803-E002	January, 10, 2022	5 of 7



General view of the adjacent properties located to the west of the subject site (looking West)



General view of the adjacent properties located to the north of the subject site (looking North)

 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'G'
	Site Photographs	Proposed Development 2055 Brock Rd City of Pickering	1803-E002	January, 10, 2022	6 of 7



General view of the adjacent roadway located North of the subject site (looking West)



General view of the adjacent roadway located to the south of the subject site (looking South)

 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'G'
	Site Photographs	Proposed Development 2055 Brock Rd City of Pickering	1803-E002	January,10, 2022	7 of 7



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## **APPENDIX 'H'**

### **CURRENT AND PAST USE TABLE**

**REFERENCE NO. 1803-E002**



Reference No. 1803-E002  
Table of Current and Past Uses

PIN: 26439 - 0847 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2017 – present	Brock Road Duffins Forest Inc.	Vacant Land	Residential Use	Residential structure has been removed and the land is vacant.
2014 – 2017	Fortress Munir 2013 Ltd.			
2007 – 2014	2143087 Ontario Ltd			
2000 – 2007	Farida Bhalet			
1988 – 2000	Trillium Funeral Service Corporation	Residential		Based on the aerial photographs, a residential structure is observed on the site
1979 – 1988	Dorothy Gilligan, Philip Gilligan			
1962 – 1979	Allan Firby			
1954 – 1962	John Husak, Stanley Nomanjuk, Paul Pidlisny	Agricultural Use	Agricultural or other use	Based on the historical map, the subject site appears to be used for the agricultural purposes.
1949 – 1954	Charles Brown, Ruth Brown			
1919 – 1949	Albert Calvert			
1894 – 1919	Henry Moore			
1862 – 1894	Walter Woodruff			
1857 – 1862	Laymar Monroe			
1852 – 1857	Kierian Woodruff			
1821 – 1852	Powell Woodruff			
1817 – 1821	Noodiah Woodruff			
1816 – 1817	Richard Ray			
1799 – 1816	Thomas Ray			
1799 – 1799	Hon. D. W. Smith			
Prior to 1799	Crown			



Reference No. 1803-E002  
Table of Current and Past Use

**PIN: 26439 - 0849 (LT) and 26439 - 0851 (LT)**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.			
2017 - present	Brock Road Duffins Forest Inc.	Vacant					
2014 - 2017	Fortress Munir 2013 Ltd.						
2007 - 2014	2143087 Ontario Ltd.	Agricultural or Other Use		Based on our recent site inspection, records review, and historical map, the subject site appears to have been used for agricultural purposes			
2004 - 2007	1089375 Ontario Ltd.						
1986 - 2004	Eugenia Husak						
1954 - 1986	Husak, John & Wife; Romaniuk, Stanley & Wife; Pidlisnyj, Frank & Wife						
1950 - 1954	Brown, Charles Edgar & Ruth Preston						
1921 - 1960	Calvert, Arlbert Ernest & Wife						
1914 - 1921	Robinette, Edith M. & Wood, Minnie						
1896 - 1914	Isabella, Lacombe						
1895 - 1896	McCaine, F.B						
1895 - 1895	Amelia St. Claire						
1880 - 1895	Hurlbut, James	Agricultural Use					
1875 - 1880	Spink, W+J						
1817 - 1875	Noodiah Woodruff						
1810 - 1817	Richard Ray						
1799 - 1810	Thomas Ray						
1799 - 1799	Hon. D. W. Smith						
Prior to 1799	The Crown				Undeveloped Land		