

Certificate of Property Use

Issued under the authority of the Environmental Protection Act, R.S.O. 1990, c. E.19, sections 168.6 (CPU) and 197 (Order)

Certificate of property use number: 1512-BCKNE7
Risk assessment number: 1365-8PDSLW

Owner:

(Owner)

Chrisview Custom Homes Ltd.

1661 Morrison Road
Cambridge, ON, N1R 5S2

Site:

(Property)

415 Water Street South, Cambridge

With a Legal Description of:

**BLOCK 31, PLAN 58M477, CAMBRIDGE. S/T EASEMENT IN GROSS AS IN WR442520.;
TOGETHER WITH AN EASEMENT OVER PT BLK 32 PL 58M-477, BEING PT 9 ON 58R-16435
AS IN WR495312.**

PIN: 03844-1978 (LT)

The conditions of this Certificate of Property Use (CPU) address the Risk Management Measures in the Risk Assessment noted above and described in detail in Part 1 below (Risk Assessment). In the event of a conflict between the CPU and the Risk Assessment, the conditions of the CPU take precedence.

Summary:

Refer to Part 1 of the CPU, Interpretation, for the meaning of all the defined capitalized terms that apply to the CPU.

Risk Management Measures (RMMs) that are required to be implemented are found in Part 4 of the CPU, Director Requirements. Key RMMs specified in Part 4 include, but are not limited to:

- Prohibiting the construction of any new Building on the Property that is to be located in the building footprint of the existing heritage house specified in Section 4.2 (a) of this CPU;
- Restricting modifications to the existing heritage house as specified in Section 4.2 (b) of this CPU;
- Implementing a soil management plan during any intrusive activities undertaken on the Property potentially in contact with COCs in soil that have been identified in the RA at concentrations that exceed the applicable site condition standards as per Section 4.2 (g) of this CPU.

- Implementing a health and safety plan during any intrusive activities undertaken on the Property potentially in contact with COCs in soil and groundwater that have been identified in the RA at concentrations that exceed the applicable site condition standards as specified in Section 4.2 (h) of this CPU; and,
- Registering a certificate on the Property title in accordance with Section 197 of the Environmental Protection Act and that before dealing with the Property in any way, a copy of the CPU is to be given to any person who will acquire an interest in the Property as per Section 4.7 and 4.8 of this CPU.

Part 1: Interpretation

In the CPU the following terms shall have the meanings described below:

“Adverse Effect” has the same meaning as in the Act; namely,

- (a) impairment of the quality of the natural environment for any use that can be made of it,
- (b) injury or damage to property or to plant or animal life,
- (c) harm or material discomfort to any person,
- (d) an adverse effect on the health of any person,
- (e) impairment of the safety of any person,
- (f) rendering any property or plant or animal life unfit for human use,
- (g) loss of enjoyment of normal use of property, and
- (h) interference with the normal conduct of business;

“Act” means the Environmental Protection Act, R.S.O. 1990, c. E. 19, as amended;

“Applicable Site Condition Standards” and “ASCS” means soil that meets the soil identified in **Table 1: Full Depth Background Site Condition Standards (coarse textured soils)** of the Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act published by the Ministry and dated April 15, 2011;

“Building” means an enclosed structure occupying an area greater than ten square metres consisting of a wall or walls, roof and floor;

“Building Code” means Ontario Regulation 332/12 (Building Code) as amended to January 1, 2015, made under the Building Code Act, 1992, S.O. 1992, c. 23.

“Competent Person” has the same meaning as set out in the Occupational Health and Safety Act R.S.O. 1990, c.O.1, as amended;

“Contaminant” has the same meaning as in the Act; namely any solid, liquid, gas, odour, heat, sound, vibration, radiation or combination of any of them, resulting directly or indirectly from human activities that may cause an Adverse Effect;

“Contaminant of Concern” and “COC” has the meaning as set out in section 3.2 of the CPU;

“CPU” means this Certificate of Property Use Number No. **1512-BCKNE7** as may be amended from time to time;

"Director" means the undersigned Director or any other person appointed as a Director for the purpose of issuing a certificate of property use;

“EBR” means the Environmental Bill of Rights, 1993, .S.O. 1993, c.28, as amended;

"Ministry" means Ontario Ministry of the Environment, Conservation and Parks;

“OHS Act” means the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended from time to time;

“Owner” means **Chrisview Custom Homes Ltd.**, the current owner of the Property, and any future Property Owner (s);

“Property” means the property that is the subject of the CPU and described in the “Property” section on page 1 above, and illustrated in Figure 1 of Schedule A which is attached to and forms part of this CPU;

“Property Specific Standards” and “PSS” means the property specific standards established for the Contaminants of Concern set out in the Risk Assessment and in section 3.2 of the CPU;

“Qualified Person” means a person who meets the qualifications prescribed in O. Reg. 153/04, as amended, made under the Act;

"Risk Assessment" and “RA” means the Risk Assessment No. **1365-8PDSLW** accepted by the Director on **April 19, 2019**, and set out in the following final documents:

- **Risk Assessment, 415 Water Street, Regional Municipality of Waterloo, Ontario. Prepared by MTE/GlobalTox for Chrisview Custom Homes Inc. dated February 15, 2013;**
- **Revised Risk Assessment, 415 Water Street, Regional Municipality of Waterloo, Ontario. Prepared by MTE/GlobalTox for Chrisview Custom Homes Inc. dated March 27, 2015;**
- **“Re: RA1220-11b, 415 Water Street South, Cambridge”, e-mail from Jennifer Kirk, MTE/GlobalTox received by SDB on April 13, 2015, with the following documents attached:**
 - *32409-100_Responses to MOE RA Comments_April 13'15.pdf*
 - *32409-100_Section 7_April 13'15.pdf*
- **Second Revised Risk Assessment, 415 Water Street, Regional Municipality of Waterloo, Ontario. Prepared by MTE/GlobalTox for Chrisview Custom Homes Inc. dated November 20, 2015;**
- **Third Revised Risk Assessment, 415 Water Street, Regional Municipality of Waterloo, Ontario. Prepared by MTE/GlobalTox for Chrisview Custom Homes Inc. dated December 1, 2016;**
- **“RE: Risk Assessment for 415 Water Street South, Cambridge; RA1220-11d; IDS# 1365-8PDSLW”, e-mail from Steve Russell, MTE Consultants Inc., received by TASDB on August 2, 2017, with the following documents attached:**
 - *Response to MOECC Request for Additional Information_July'17.pdf*
 - *Revised App A - 32409-100_Third Response to MOE Comments_Revised July 25'17.pdf*
 - *Page 19 of 32409-100-Fourth Revised RA Report_July 25'17.pdf*
 - *32409-100 - REVISED Phase Two CSM_July 25'17.pdf*
- **“Revised Risk Assessment for 415 Water Street, Regional Municipality of Waterloo, ON (RA1220-11d; IDS#1365-8PDSLW)”, e-mail from Steven Marion, MTE Consultants Inc., received by TASDB on August 13, 2018, with the following document attached:**
 - *32409-100-Revised Risk Assessment_415 Water Street, Waterloo, ON_Aug 13'18.pdf*
- **“Re: Request for additional information for RA1220-11; 415 Water Street South, Cambridge; IDS#1365-8PDSLW”, e-mail from Steve Russell, MTE, sent to TASDB on December 20, 2018, with the following document attached:**
 - *32409-100_Revised RA_Dec 14'18.pdf*
- **“RE: Request for additional information for RA1220-11; 415 Water Street South, Cambridge; IDS#1365-8PDSLW”, e-mail from Steve Russell, MTE, sent to TASDB on March 6, 2019, with the following document attached:**
 - *Appendix C_Mandatory Certifications.pdf*

“Risk Management Measures” and “RMMs” means the risk management measures specific to the Property described in the Risk Assessment and/or Part 4 of the CPU;

“Tribunal” has the same meaning as in the Act; namely, the Environmental Review Tribunal;

Part 2: Legal Authority

- 2.1 Section 19 of the Act states that a certificate of property use is binding on the executor, administrator, administrator with the will annexed, guardian of property or attorney for property of the person to whom it was directed, and on any other successor or assignee of the person to whom it was directed.
- 2.2 Subsection 132(1.1) of the Act states that the Director may include in a certificate of property use a requirement that the person to whom the certificate is issued provide financial assurance to the Crown in right of Ontario for any one or more of,
 - a. the performance of any action specified in the certificate of property use;
 - b. the provision of alternate water supplies to replace those that the Director has reasonable and probable grounds to believe are or are likely to be contaminated or otherwise interfered with by a contaminant on, in or under the property to which the certificate of property use relates; and
 - c. measures appropriate to prevent adverse effects in respect of the property to which the certificate of property use relates.
- 2.3 Section 168.6 (1) of the Act states that if the Director accepts a risk assessment relating to a property, he or she may, when giving notice under clause 168.5 (1)(a), issue a certificate of property use to the owner of the property, requiring the owner to do any of the following things:
 1. Take any action specified in the certificate that, in the Director’s opinion, is necessary to prevent, eliminate or ameliorate any adverse effect on the property, including installing any equipment, monitoring any contaminant or recording or reporting information for that purpose.
 2. Refrain from using the property for any use specified in the certificate or from constructing any building specified in the certificate on the property.
- 2.4 Subsection 168.6(2) of the Act states that a certificate of property use shall not require an owner of the property to take any action that would have the effect of reducing the concentration of a contaminant on, in or under the property to a level below the level that is required to meet the standards specified for the contaminant in the risk assessment.
- 2.5 Subsection 168.6(3) of the Act states that the Director may, on his or her own initiative or on application by the owner of the property in respect of which a certificate has been issued under subsection 168.6(1),
 - a. alter any terms and conditions in the certificate or impose new terms and conditions; or
 - b. revoke the certificate.
- 2.6 Subsection 168.6(4) of the Act states that if a certificate of property use contains a provision requiring the owner of the property to refrain from using the property for a specified use or from constructing a specified building on the property,
 - a. the owner of the property shall ensure that a copy of the provision is given to every occupant of the property;
 - b. the provision applies, with necessary modifications, to every occupant of the property who receives a copy of the provision; and
 - c. the owner of the property shall ensure that every occupant of the property complies with the provision.
- 2.7 Subsection 196(1) of the Act states that the authority to make an order under the Act includes the authority to require the person or body to whom the order is directed to take such intermediate action or such procedural steps or both as are related to the action required or prohibited by the order and as are specified in the order.

- 2.8 Subsection 197(1) of the Act states that a person who has authority under the Act to make an order or decision affecting real property also has authority to make an order requiring any person with an interest in the property, before dealing with the property in any way, to give a copy of the order or decision affecting the property to every person who will acquire an interest in the property as a result of the dealing.
- 2.9 Subsection 197(2) of the Act states that a certificate setting out a requirement imposed under subsection 197(1) may be registered in the proper land registry office on the title of the real property to which the requirement relates, if the certificate is in a form approved by the Minister, is signed or authorized by a person who has authority to make orders imposing requirements under subsection 197(1) and is accompanied by a registrable description of the property.
- 2.10 Subsection 197(3) of the Act states that a requirement, imposed under subsection 197(1) that is set out in a certificate registered under subsection 197(2) is, from the time of registration, deemed to be directed to each person who subsequently acquires an interest in the real property.
- 2.11 Subsection 197(4) of the Act states that a dealing with real property by a person who is subject to a requirement imposed under subsection 197(1) or 197(3) is voidable at the instance of a person who was not given the copy of the order or decision in accordance with the requirement.

Part 3: Background

- 3.1 The Risk Assessment (RA) was undertaken for the Property to establish the risks that the Contaminants identified in the Risk Assessment may pose to future users and to identify appropriate Risk Management Measures to be implemented to ensure that the Property is suitable for the intended use: **commercial and residential use** as defined in O. Reg. 153/04, as amended, made under the Act.
- 3.2 The Contaminants on, in, or under the Property that are present either above **Table 1: Full Depth Background Site Condition Standards in a Potable Ground Water Condition (coarse textured soils)** for Use under Part XV.1 of the Act published by the Ministry and dated April 15, 2011 or for which there are no such standards, are set out in the Risk Assessment (Contaminants of Concern). The Property Specific Standards for these Contaminants of Concern are set out in **Table 1A of Schedule 'A'** which is attached to and forms part of the CPU.
- 3.3 I am of the opinion, for the reasons set out in the Risk Assessment that the Risk Management Measures described therein and outlined in Part 4 of the CPU are necessary to prevent, eliminate or ameliorate an Adverse Effect on the Property.
- 3.4 The Risk Assessment indicates the presence of Contaminants of Concern in soil which requires on-going restriction of land use and pathway elimination. As such, it is necessary to restrict the use of the Property and impose building restrictions and implement Risk Management Measures as set out in the Risk Assessment and in Part 4 of the CPU.

Part 4: Director Requirements

Pursuant to the authority vested in me under section 168.6(1) of the Act, I hereby require the Owner to do or cause to be done the following:

Risk Management Measures

- 4.1 Implement, and thereafter maintain or cause to be maintained, the Risk Management Measures.
- 4.2 Without restricting the generality of the foregoing in Section 4.1, carry out or cause to be carried out the following key elements of the Risk Management Measures:

Existing Heritage House:

- a) The construction of any new Building on the Property within the building footprint of the existing heritage house, as identified in Schedule 'A': Figure 1 – Existing Heritage House (Figure 1) is prohibited for as long as the COCs identified on the Property are present in soil above the Applicable Site Condition Standard.
- b) In regard to Section 4.2 (a) of this CPU above, a new Building may be constructed within the building footprint of the existing heritage house as identified in Figure 1 upon the Owner receiving written approval from the Director. In the event that a new Building is to be constructed in this area, the Owner shall provide to the Director for review and approval a detailed report prepared by a Qualified Person, documenting the removal and proper disposal of the impacted soil that has been identified beneath the existing heritage house and that the remaining soil meets the Applicable Site Condition Standards.
- c) Modifications to the existing heritage house as identified on Figure 1 are prohibited for as long as the COCs identified on the Property are present in soil above the Applicable Site Condition Standard unless the modifications are restricted as follows:
 - i. The dimensions of the existing heritage house are not modified in any way that would decrease the existing indoor air mixing volume. The minimum required mixing volume is 620 cubic meters with the minimum dimensions of the heritage house being:
 - 1) Length = 11.1m
 - 2) Width = 7.16 m; and
 - 3) Height = 7.8 m.
 - ii. Modifications do not in any way compromise the integrity of the basement floor slab. The basement floor slab must be maintained in its existing state (i.e. minimal small cracks) at minimum;
 - iii. Any modifications to the existing heating, ventilation and cooling (HVAC) system or the installation of any new HVAC system which may be installed in the heritage house must achieve the minimum ventilation rate for residential mechanical ventilation systems as specified in the Building Code and must not be less than 0.3 air exchanges per hour.
- d) In the event that modifications are made to the existing heritage house as stipulated by the restrictions specified in Section 4.2 (c) of this CPU, the Owner shall implement the contingency plan detailed in Section 7.4.2 of the RA. All records relating to modifications shall be kept on site and made available for review upon request by the Ministry.
- e) The basement floor slab must be inspected by the Owner on an annual basis and maintained in its current condition for as long as the COCs are present in soil on the Property above the Applicable Site Condition Standard. Any extensive cracking must be repaired in a timely manner to ensure the integrity of the floor slab. Records of inspection and repair shall be kept on site and made available for review upon request by the Ministry.
- f) The Owner shall ensure that the HVAC system is inspected on an annual basis by a qualified HVAC contractor to ensure that the system is operational and working in accordance with the Building Code. Records of inspection and repair shall be kept on site and made available for review upon request by the Ministry.

Soil Management Plan:

- g) The property specific soil Plan (Plan) shall be developed for the Property and implemented during all intrusive activities potentially in contact with or exposing COCs in soil that exceed the Applicable Site Conditions Standards on the Property as detailed in Section 7.2.1 of the RA. A copy of the Plan shall be maintained on the Property for the duration of all planned intrusive activities. Any short-term intrusive activities required for the purposes of emergency repairs (i.e. for repairs to underground utilities etc.) will not require the submission of the Plan prior to undertaking the short term emergency repairs. For planned intrusive activities, this Plan shall be submitted to the Director by the Owner at least 14 calendar days prior

to any such intrusive activities being undertaken and shall be consistent with the measures specified in Section 7.2.1 of the RA. The Plan shall include, but not be limited to, the following key components as deemed necessary by a Qualified Person:

- (i) oversight by a Qualified Person;
- (ii) include dust control measures and prevention of soils tracking by vehicles and personnel from the Property;
- (iii) management of excavated soils including cleaning equipment, placement of materials for stockpiling on designated areas lined and covered with polyethylene sheeting, bermed and fenced to prevent access, runoff control to minimize contact and provisions for discharge to sanitary sewers or other approved treatment;
- (iv) storm water management measures to control the potential transport of COCs off-site during on-site construction/redevelopment activities. This shall include, but to not be limited to, silt fences and filter socks on catch-basins and utility covers as necessary;
- (v) characterization of excavated excess soils to determine if the excavated excess soils exceed the Property Specific Standards listed in Table 1A of Schedule "A" attached to this CPU (Table 1A) and/or the Applicable Site Condition Standards for parameters other than those identified in Table and require off-site disposal in accordance with the provisions of Ontario Regulation 347, as amended, made under the Act;
- (vii) include record keeping. Record keeping is to include, but not to be limited to, dates and duration of work, weather and site conditions, location and depth of excavation activities, dust control measures, stockpile management and drainage, all soil and groundwater characterization results obtained as part of the soil management plan, names of the Qualified Persons, contractors, haulers and receiving sites for any excavated excess soils removed from the property and any complaints received relating to site activities; and,
- (viii) copy of the plan and any amendments and the records kept thereunder shall be made available for review by the Ministry upon request.

Health and Safety Plan:

- h) A property specific health and safety plan (plan) shall be developed for the Property and implemented during all planned intrusive activities undertaken potentially in contact with COCs in soil a that have been identified in the RA at concentrations that exceed the Applicable Site Condition Standard for soil as detailed in Section 7.2.2 of the RA. A copy of the plan shall be maintained on the Property for the duration of all intrusive activities. The Owner shall ensure that the plan takes into account the presence of the COCs and is implemented prior to any intrusive activities being undertaken on the Property or portion (s) of the Property in order to protect workers from exposure to the COCs. The plan shall be prepared in accordance with applicable Ministry of Labour health and safety regulations, along with all potential risks identified in the RA and include, but not limited to, occupational hygiene requirements, personal protective equipment, contingency plans and contact information. Prior to initiation of any Project (on the Property or portion (s) of the Property), the local Ministry of Labour office shall be notified, where so prescribed under the OHSA, of the proposed activities and that COCs have been identified in soils on the Property The plan shall be overseen by a Competent Person to review the provisions of the plan with respect to the proposed site work and conduct daily inspections. The Owner shall retain a copy of the plan to be available for review by the Ministry upon request.

Site Changes

- 4.4 In the event of a change in the physical site conditions or receptor characteristics at the Property that may affect the Risk Management Measures and/or any underlying basis for the Risk Management Measures, forthwith notify the Director of such changes and the steps taken, to implement, maintain and operate any further Risk Management Measures as are necessary to prevent, eliminate or ameliorate any Adverse Effect that will result from the presence on, in or under the Property or the discharge of any Contaminant of Concern into the natural environment from the Property. An amendment to the CPU will be issued to address the changes set out in the notice received and any further changes that the Director considers necessary in the circumstances.

Reports

- 4.5 Retain a copy of any reports required under the CPU, the Risk Assessment and any reports referred to in the Risk Assessment (until otherwise notified by the Director) and within ten (10) days of the Director or a Provincial Officer making a request for a report, provide a copy to the Director or Provincial Officer.

Property Requirement

- 4.6 For the reasons set out in the CPU and pursuant to the authority vested in me under subsection 197(1) of the Act, I hereby order you and any other person with an interest in the Property, before dealing with the Property in any way, to give a copy of the CPU, including any amendments thereto, to every person who will acquire an interest in the Property, as a result of the dealing.

Certificate of Requirement

- 4.7 Within fifteen (15) days from the date of receipt of a certificate of requirement, issued under subsection 197(2) of the Act, register the certificate of requirement on title to the Property in the appropriate Land Registry Office.
- 4.8 Immediately after registration of the certificate of requirement, provide to the Director written verification that the certificate of requirement has been registered on title to the Property.

Owner / Occupant Change

- 4.9 While the CPU is in effect, forthwith report in writing to the Director any changes of ownership, of the Property, except that while the Property is registered under the Condominium Act, 1998, S.O. 1998, c.19, as amended, no notice shall be given of changes in the ownership of individual condominium units or any related common elements on the Property.

Financial Assurance

- 4.10 The Director has not included in the CPU a requirement that the Owner provide financial assurance to the Crown in right of Ontario.

Part 5: General

- 5.1 The requirements of the CPU are severable. If any requirement of the CPU or the application of any requirement to any circumstance is held invalid, the application of such requirement to other circumstances and the remainder of the CPU shall not be affected thereby.
- 5.2 An application under sub section 168.6(3) of the Act to,
- a) alter any terms and conditions in the CPU or impose new terms and conditions; or
 - b) revoke the CPU;
- shall be made in writing to the Director, with reasons for the request.

- 5.3 The Director may amend the CPU under subsections 132(2) or (3) of the Act to change a requirement as to financial assurance, including that the financial assurance may be increased or provided, reduced or released in stages. The total financial assurance required may be reduced from time to time or released by an order issued by the Director under section 134 of the Act upon request and submission of such supporting documentation as required by the Director.
- 5.4 Subsection 186(3) of the Act provides that non-compliance with the requirements of the CPU constitutes an offence.
- 5.5 The requirements of the CPU are minimum requirements only and do not relieve you from,
- a) complying with any other applicable order, statute, regulation, municipal, provincial or federal law; or
 - b) obtaining any approvals or consents not specified in the CPU.
- 5.6 Notwithstanding the issuance of the CPU, further requirements may be imposed in accordance with legislation as circumstances require.
- 5.7 In the event that any person is, in the opinion of the Director, rendered unable to comply with any requirements in the CPU because of,
- a) natural phenomena of an inevitable or irresistible nature, or insurrections,
 - b) strikes, lockouts or other labour disturbances,
 - c) inability to obtain materials or equipment for reasons beyond your control, or
 - d) any other cause whether similar to or different from the foregoing beyond your control,

the requirements shall be adjusted in a manner defined by the Director. To obtain such an adjustment, the Director must be notified immediately of any of the above occurrences, providing details that demonstrate that no practical alternatives are feasible in order to meet the requirements in question.

- 5.8 Failure to comply with a requirement of the CPU by the date specified does not absolve you from compliance with the requirement. The obligation to complete the requirement shall continue each day thereafter.
- 5.9 In the event that the Owner complies with provisions of Sections 4.7 and 4.8 of the CPU regarding the registration of the certificate of requirement on title to the Property, and then creates a condominium corporation by the registration of a declaration and description with respect to the Property pursuant to the *Condominium Act*, 1998, S.O. 1998, c.19, as amended, and then transfers ownership of the Property to various condominium unit owners, the ongoing obligations of the Owner under this CPU may be carried out and satisfied by the condominium corporation by and on behalf of the new Owners of the Property.

Part 6: Hearing before the Environmental Review Tribunal

- 6.1 Pursuant to section 139 of the Act, you may require a hearing before the Environmental Review Tribunal (the "Tribunal"), if within fifteen (15) days after service on you of a copy of the CPU, you serve written notice upon the Director and the Tribunal.
- 6.2 Pursuant to section 142 of the Act, the notice requiring the hearing must include a statement of the portions of the CPU and the grounds on which you intend to rely at the hearing. Except by leave of the Tribunal, you are not entitled to appeal a portion of the CPU or to rely on a ground that is not stated in the notice requiring the hearing.
- 6.3 Service of a notice requiring a hearing must be carried out in a manner set out in section 182 of the Act and Ontario Regulation 227/07: Service of Documents, made under the Act as they may be amended from time to time. The address, email address and fax numbers of the Director and the Tribunal are:

The Secretary

Environmental Review Tribunal

655 Bay Street, Suite 1500
Toronto, ON, M5G 1E5
Fax: (416) 326-5370
Fax Toll Free: 1(844) 213-3474
Email: ERTTribunalSecretary@ontario.ca

and

Amy Shaw, Director

Ministry of the Environment, Conservation and Parks
1 Stone Rd. West, 4th Floor
Guelph, ON, N1G 4Y2
Fax: 519-826-4286
Email: amy.shaw@ontario.ca

- 6.4 Unless stayed by application to the Tribunal under section 143 of the Act, the CPU is effective from the date of issue.
- 6.5 If you commence an appeal before the Tribunal, under section 47 of the Environmental Bill of Rights, 1993 (the “EBR”), you must give notice to the public in the EBR registry. The notice must include a brief description of the CPU (sufficient to identify it) and a brief description of the grounds of appeal.

The notice must be delivered to the Ministry of the Environment, Conservation and Parks who will place it on the EBR registry. The notice must be delivered to the Minister of the Environment, Conservation and Parks at 777 Bay Street, 5th Floor, Toronto, Ontario M7A 2J3 by the earlier of:

- 6.5.1 two (2) days after the day on which the appeal before the Tribunal was commenced; and
- 6.5.2 fifteen (15) days after service on you of a copy of the CPU.
- 6.6 Pursuant to subsection 47(7) of the EBR, the Tribunal may permit any person to participate in the appeal, as a party or otherwise, in order to provide fair and adequate representation of the private and public interests, including governmental interests, involved in the appeal.
- 6.7 For your information, under section 38 of the EBR, any person resident in Ontario with an interest in the CPU may seek leave to appeal the CPU. Under section 40 of the EBR, the application for leave to appeal must be made to the Tribunal by the earlier of:
- 6.7.1 fifteen (15) days after the day on which notice of the issuance of the CPU is given in the EBR registry; and
- 6.7.2 if you appeal, fifteen (15) days after the day on which your notice of appeal is given in the EBR registry.

Issued at Guelph this **31st** day of **JANUARY 2020**.

Original Signed By

Amy Shaw,
Director, section 168.6 of the Act

**Schedule 'A': Figure 1- Site Plan and Location of Existing Heritage Building
(not to scale)**



Schedule 'A': Table 1A: Property Specific Standards (PSS) – Soil

<i>Soil Contaminant of Concern (COC)</i>	<i>PSS (µg/g)</i>
Benzene	0.06
Xylene (Total)	0.25
Petroleum Hydrocarbons Fractions (PHC F)	
PHC F1- BTEX	34.9
PHC F2	1820
PHC F3	2,124
Acenaphthene	0.6
Acenaphthylene	0.6
Anthracene	0.6
Fluorene	0.6
1+2-Methylnaphthalene	0.85
Naphthalene	0.6
Pyrene	1.21