

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 5473-CCDM4N
Risk Assessment number 1317-9UJRXQ

Owner: UCANCO General Partners Inc., the general partner for Canure Limited
Partnership
1500, 222 3rd Avenue SW, Calgary, Alberta, Canada, T2P 0B4

Site: 425 Rea Street South, Timmins, Ontario, P4N 3S4

with a legal description as set out below:

PART OF LOT 1, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF
MOUNTJOY, CITY OF TIMMINS, DISTRICT OF COCHRANE

Being all of Property Identification Number (PIN) 65422-0982 (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.

- i) CPU requirements addressed in Part 4 of the CPU, Director's Requirements, are summarized as follows:
 - a. Installing/maintaining any equipment
 - b. Monitoring any contaminant
 - c. Refraining from constructing any building specified
 - d. Refraining from using the Property for any use specified
 - e. Other: maintaining a barrier to site soils, preparing and implementing a soil and groundwater management plan for the Property, preparing and implementing a health and safety plan for the Property, and restricting deep rooting vegetation.

- ii) Duration of Risk Management Measures identified in Part 4 of the CPU is summarized as follows:
 - a. The barrier to site soils over the entirety of the Property shall be maintained indefinitely until the Director alters or revokes the CPU.
 - b. The soil management plan and the health and safety plan shall be required for the Property during any activities potentially in contact with or exposing site soils for as long as the Contaminants of Concern are present on the Property.
 - c. All other Risk Management Measures shall continue indefinitely until the Director alters or revokes the CPU.

Part 1 Interpretation

In this CPU, the following capitalized terms have the meanings described below:

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

“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.

“Applicable Site Condition Standards” means the soil and groundwater criteria for coarse textured soils for Industrial/Commercial/Community Property Use from **Table 3** of the “Soil, ground water and sediment standards for use under Part XV.1 of the Environmental Protection Act” published by the Ministry and dated April 15, 2011.

“Approved Model” has the same meaning as in subsection 1 (1) of Schedule C of O. Reg. 153/04, namely, the data file entitled “Modified Generic Risk Assessment Model” and dated October 19, 2009, as amended from time to time.

“Barrier” means a Hard Cap Barrier or Fill Cap Barrier.

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

“Building Area” means the horizontal area of a Building at Grade within the outside surface of the exterior wall or walls.

“Building Code” means Ontario Regulation 332/12: Building Code, made under the *Building Code Act*, 1992, S.O. 1992, c.23.

“Capping Soil” means soil that meets the Applicable Site Condition Standards for the Property and does not contain any contaminant for which no applicable site condition standard for soil is prescribed under Part IX (Site Condition Standards and Risk Assessment) and which is associated with any potentially contaminating activity described in the Risk Assessment.

“Certificate of Property Use” and “CPU” mean this certificate of property use as may be altered from time to time and bearing the number 5473-CCDM4N issued for the Property by the Director under section 168.6 of the Act, including all attached schedules.

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

“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 causes or may cause an Adverse Effect.

“Contaminants of Concern” has the same meaning as set out in Section 3.2 of this CPU.

“Director” means a person in the Ministry appointed as a director for the purpose of issuing a certificate of property use under section 168.6 of the Act.

“Fill Cap Barrier” means cover, above the Contaminants of Concern, that is at least 0.5 metres thick and consists of aggregate or Capping Soil.

“Grade” has the same meaning as in the Building Code.

“Hard Cap Barrier” means an asphalt or concrete cover layer, above the Contaminants of Concern, that is at least 225 millimetres thick, and consists of at least 75 millimetres thickness of hot mix asphalt or poured concrete underlain by Granular “A” aggregate or equivalent material and includes a Building slab or Building foundation and floor slab meeting these specifications.

“Intrusive Activities” means any intrusive activity undertaken at the Property, such as excavating or drilling into soil or groundwater, which may disturb or expose Contaminants of Concern at the Property.

“Licensed Professional Engineer” means a person who holds a licence, limited licence or temporary licence under the *Professional Engineers Act*, R.S.O. 1990, c. P.28 and who has obtained the appropriate education and training and has demonstrated experience and expertise in the areas related to the work required to be carried out in this CPU.

“Minister” means the minister of the Ministry.

“Ministry” means the ministry of the government of Ontario responsible for the administration of the Act, currently named the Ministry of the Environment, Conservation and Parks.

“O. Reg. 153/04” means Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act, made under the Act.

“O. Reg. 406/19” means Ontario Regulation 406/19 (On-Site and Excess Soil Management), made under the Act.

“Owner” means UCANCO General Partners Inc., the general partner for Canure Limited Partnership, the current owner of the Property, and any subsequent Property owner(s).

“Passive SVIMS” means a soil vapour intrusion mitigation system designed and operated to collect and remove soil vapour from below a Building and convey the soil vapour through vent risers to the outside air by means of natural forces or one or more wind turbines, or solar powered wind turbine operated vents drawing air from below the Building, in general accordance with the conceptual design shown in Figure J1.

“Property” means the property that is the subject of the Risk Assessment and is described in the “Site” section on page 1 above.

“Property Specific Standards” and “PSSs” mean the standards established as the maximum allowable concentrations for the Contaminants of Concern at the Property, as specified in the Risk Assessment report and in SCHEDULE A of this CPU.

“Provincial Officer” has the same meaning as in the Act, namely, a person who is designated by the Minister as a provincial officer for the purposes of the Act and the regulations.

“Qualified Person” means a person who meets the qualifications prescribed in subsection 5(2) of O. Reg. 153/04, namely a person who:

- (a) Holds a licence, limited licence or temporary licence under the *Professional Engineer Act*, or
- (b) Holds a certificate of registration under the *Professional Geoscientists Act, 2000*, and is a practising member, temporary member, or limited member of the Association of Professional Geoscientists of Ontario.

“Risk Assessment” and “RA” mean the Risk Assessment Number 1317-9UJRXQ submitted with respect to the Property and accepted by a Director under section 168.5 of the Act on April 12, 2021, and set out in the following documents:

- Risk Assessment Report for 425 Rea Street South, Timmins, Ontario report prepared by Premier Environmental Services Inc., dated December 1, 2017
- Revised Risk Assessment Report for 425 Rea Street South, Timmins, Ontario, report prepared by Premier Environmental Services Inc., dated June 20, 2019
- Revised Risk Assessment Report for 425 Rea Street South, Timmins, Ontario, report prepared by Premier Environmental Services Inc., dated January 31, 2020
- Human Health and Ecological Risk Assessment, 424 Rea Street South, Timmins, Ontario, report prepared by NovaTox Inc., dated October 2020
- “Re: RA resubmission for 425 Rea Street South, Timmins, ON”, e-mail from Mark Chappel, Novatox Inc., received by TASDB on November 23, 2020 with the following document attached:

- *18-433_Response Table 19Oct2020.pdf*
- “RE: Risk Assessment for 425 Rea Street South, Timmins, Ontario [RA1457-15d, IDS 1317- 9UJRXQ]”, email from David Wade, Premier Environmental Services, received by TASDB on March 9, 2021 with the following document attached:
 - *18-433 Timmins RA4 (13Nov2020)R1.pdf*

“Risk Management Measures” and “RMMs” mean the risk management measures specific to the Property described in the Risk Assessment and Part 4 of the CPU. In the event of a conflict between the requirements in Part 4 of the CPU and the Risk Assessment, the conditions of the CPU take precedence.

“Soil and Groundwater Management Plan” and “SGMP” mean the plan titled “Soil and Groundwater Management Plan – 425 Rea Street South, Timmins, ON”, prepared for EAG Canada, Premier Project 614035.CE, dated October 2020, included in Appendix J of the Risk Assessment and provided in SCHEDULE F of this CPU.

“SVIMS” means soil vapour intrusion mitigation system.

“Tribunal” has the same meaning as in the Act; namely, the Ontario Land 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 Subsection 168.6(1) of the Act states that if a risk assessment relating to a property has been accepted under clause 168.5(1)(a), the Director may issue a certificate of property use to the owner of the property, requiring the owner to do any of the following things:

- a. Take any action specified in the certificate and that, in the Director's opinion, is necessary to prevent, eliminate or ameliorate any adverse effect that has been identified in the risk assessment, including installing any equipment, monitoring any contaminant or recording or reporting information for that purpose.
 - b. 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 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 of property use 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 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 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.
- 2.8 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.

- 2.9 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.
- 2.10 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 was undertaken for the Property on behalf of the Owner to assess the human health risks and ecological risks associated with the presence or discharge of Contaminants of Concern on, in or under the Property and to identify appropriate Risk Management Measures to be implemented to ensure that the Property is suitable for the intended use: "Commercial/Industrial Use", as defined in O. Reg. 153/04.
- 3.2 The Contaminants of Concern on, in or under the Property that are present above the Applicable Site Condition Standards are set out in the Risk Assessment and in SCHEDULE A (Contaminants of Concern) of this CPU. The standards for these Contaminants of Concern are also set out in SCHEDULE A.
- 3.3 I am of the opinion, for the reasons set out in the Risk Assessment that the Risk Management Measures described therein and in Part 4 of the CPU are necessary to prevent, eliminate or ameliorate an Adverse Effect on the Property that has been identified in the Risk Assessment.
- 3.4 I am of the opinion, for the reasons set out in the Risk Assessment, that Contaminants of Concern require on-going pathway elimination and it is necessary to restrict the use of the Property and/or the construction of Buildings and/or the notice provisions as outlined in Part 5 of this CPU.
- 3.5 I am of the opinion, that the requirements set out in Part 6 of this CPU are necessary to supplement the Risk Management Measures described in the Risk Assessment and in Part 4 of the CPU.
- 3.6 I believe for the reasons set out in the Risk Assessment that it is also advisable to require the disclosure of this CPU and the registration of notice of the CPU on title to the Property as set out in the order requirements in Part 7 of this CPU.

Part 4 Director's Requirements

Pursuant to the authority vested in me under subsection 168.6(1) and section 197 of the Act, I hereby require the Owner to do or cause to be done the following:

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 item 4.1, carry out or cause to be carried out the following key elements of the Risk Management Measures:

4.3 Hard Cap Barrier or Fill Cap Barrier

4.3.1 BARRIER CONSTRUCTION

- a. All areas of the Property where Contaminants of Concern are present at or within 0.5 metres of the ground surface shall be covered by a barrier to site soils designed, installed and maintained in accordance with Section 7.2.1 and Appendix J, Section 1.2.1 of the Risk Assessment, so as to prevent exposure to the Contaminants of Concern.
- b. In all areas where a Hard Cap Barrier or Fill Cap Barrier is installed, a geotextile demarcation layer shall be placed above the contaminated soils in accordance with Section 7.2.1 and Appendix J, Section 1.2.1 of the Risk Assessment.
- c. Before commencing development of all or any part of the Property or carrying out any activities on the Property that could result in significant soil disturbances, install fencing and implement dust control measures for any part of the Property requiring covering but which has not been covered, so as to prevent exposure to the Contaminants of Concern at the Property. Fencing and dust control measures shall be maintained until such time as the Hard Cap Barrier(s) or Fill Cap Barrier(s) are installed.

4.3.2 INSPECTION, MAINTENANCE AND REPORTING REQUIREMENTS FOR ALL BARRIERS

- a. Prepare and implement a written inspection and maintenance program in accordance with Section 7.4.1 and Appendix J, Section 1.4.1 of the Risk Assessment, prepared by a Qualified Person and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, so as to ensure the continuing integrity of each Barrier at the Property so long as the Contaminants of Concern are present at the Property, including, at a minimum:
 - i. procedures and timing for implementing the program;
 - ii. semi-annual inspections, in spring and fall, of the Barrier;

- iii. noting any deficiencies in the Barrier observed during the inspections, or at any other time;
- iv. repairing promptly any such deficiencies, to the original design specifications, with written confirmation that the Barrier has been properly repaired;
- v. contingency measures, such as fencing, to be implemented if cracks, breaches or any loss of integrity of the Barrier cannot be repaired or addressed in a timely manner, to prevent exposure to the Contaminants of Concern in that area of the Property;
- vi. recording, in writing, all inspections, deficiencies, repairs and implementation of contingency measures, to be retained by the Owner and be available for inspection upon request by a Provincial Officer;

and which is,

- vii. delivered to the Owner before use of all or any part of the Property begins, or within 90 days following completion of covering of all or any part of the Property, whichever is earlier;
- viii. updated and delivered to the Owner within 30 days following making any alteration to the program.

- b. Prepare a site plan of the entire Property, prepared by a Licensed Professional Engineer and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, showing the Property, any fencing, and the location, type and design of each Barrier at the Property, including cross-sectional drawings of the Barrier showing its design and vertical and lateral extent;

and which are,

- i. delivered to the Owner before use of all or any part of the Property begins, or within 90 days following completion of covering of all or any part of the Property, whichever is earlier; and
 - ii. updated and delivered to the Owner within 30 days following making any alteration to the location, design or extent of the Barrier, or other relevant feature shown on the site plan.
- c. Prepare and implement written procedures in accordance with Section 7.5, Appendix J, Section 1.4.3 and Appendix J, Section 1.4.4 of the Risk Assessment, prepared by a Qualified Person and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, for written and oral communication to all persons who may be involved in Intrusive Activities at the Property that may disturb a Barrier at the Property, so as to ensure the persons are made aware of the presence and significance of the Barrier and the Contaminants of Concern at the Property and the precautions to be taken to ensure the continued

integrity of the Barrier when undertaking the Intrusive Activities, and if damaged, to ensure that the Barrier is repaired promptly to the original design specifications, or, if it cannot be repaired promptly, to ensure that the contingency measures are implemented, and records kept, as specified in the inspection and maintenance program;

and which are,

- i. delivered to the Owner before any Intrusive Activities are undertaken at the Property; and
- ii. updated and delivered to the Owner within 30 days following making any alteration to the procedures.

4.4 Passive Soil Vapour Mitigation System (SVIMS)

4.4.1 PASSIVE SVIMS CONSTRUCTION

- a. The construction of any new Building(s) on, in or under the Property is prohibited with the following exceptions:
 - i. any new Building(s) is(are) constructed with a vapour mitigation system in accordance with Section 7.2.2 and Appendix J, Section 1.2.2 of the RA and Section 4.4.1b of this CPU.
- b. As specified in Section 4.4.1a.i, any new Building(s) constructed on the Property shall be constructed in accordance with Section 7.2.2 and Appendix J, Section 1.2.2 of the RA. The vapour mitigation system shall be designed by an appropriately qualified Licensed Professional Engineer in consultation with a Qualified Person in accordance with the applicable conceptual design as detailed in Section 7.2.2 and Appendix J, Section 1.2.2 of the RA and Figure J1 provided in SCHEDULE E of this CPU, and shall include the following components:
 - i. The Owner shall obtain an Environmental Compliance Approval, as necessary, and any other permits or approvals as may be required;
 - ii. The installation of the vapour mitigation system shall be completed under the supervision of a qualified Licensed Professional Engineer and a Qualified Person;
 - iii. In the event that a passive vapour mitigation system design has been selected, the passive system shall be designed and installed such that it can easily be converted to an active system; and,
 - iv. A quality assurance/quality control (QA/QC) program shall be undertaken during the installation of the vapour mitigation system and shall be completed by, and clearly documented in a report prepared by, a qualified contractor and overseen by a qualified Licensed Professional Engineer and Qualified Person.

- c. Within 90 calendar days of the installation of the vapour mitigation system as detailed in this section in any new Building(s) on the Property, the Owner shall submit to the Director as-built drawings and detailed design specifications of the vapour mitigation system, including any verification and QA/QC reports, prepared by the qualified Licensed Professional Engineer along with a statement from the qualified Licensed Professional Engineer that the vapour mitigation system has been installed in accordance with the original design specifications and that it has been designed to meet the requirements and objectives of Section 7.2.2 and Appendix J, Section 1.2.2 of the RA and Section 4.4.1b of this CPU.
- d. The vapour mitigation system detailed in this section shall be operated, monitored and maintained by the Owner for as long as the Contaminants of Concern are present on the Property. As detailed in Section 7.4.2 and Appendix J, Section 1.4.2 of the RA, the qualified Licensed Professional Engineer that designed the vapour mitigation system shall prepare an operation, monitoring, and maintenance program, including a contingency plan, that is to be implemented by the Owner, prior to first occupancy, and shall be made available by the Owner to the Ministry upon request.
- e. An inspection, monitoring and maintenance program, as specified in Section 7.4.2 and Appendix J, Section 1.4.2 of the RA and Section 4.4.1d of this CPU, shall be implemented to ensure the continued integrity of the building floor slab and vapour mitigation system for as long as the Contaminants of Concern are present on the Property. The inspection program will be conducted semi-annually for the first year and annually thereafter. The inspection program shall include, at minimum, inspections of the integrity of the building floor slab and monitoring of the vapour mitigation system in accordance with the monitoring and maintenance program specified in Section 4.4.1d of this CPU.
- f. Any cracks, breaches or loss of integrity observed in the building floor slab or any observed deficiencies or necessary maintenance requirements with the vapour mitigation system shall be repaired forthwith to the original design specification, at minimum. Repairs or maintenance shall be made by an appropriately qualified contractor, under the supervision of a qualified Licensed Professional Engineer as necessary. If repairs to the building floor slab or the vapour mitigation system cannot be completed in a timely manner, the Owner shall ensure that the contingency measures prepared by a qualified Licensed Professional Engineer, as specified in Section 4.4.1d of this CPU, are implemented. All repairs are to be inspected by a qualified Licensed Professional Engineer and signed documentation shall be provided to the Owner that states that the repairs meet the original design specifications, at minimum. The Owner shall submit to the Director the written confirmation, prepared and signed by a qualified Licensed Professional Engineer, that the vapour mitigation system has been repaired to meet the original design specifications, at minimum. The written confirmation shall also include a description of any contingency measures that were put in place and shall be submitted to the Director within 30 calendar days of the completion of any repairs to the vapour mitigation system. The Owner shall keep records of the inspections, monitoring and maintenance program, along with documentation of all repairs that were required to

be undertaken and these records shall be made available by the Owner to the Ministry for review upon request.

- g. The Owner shall ensure that all individuals/contractors intending to undertake work which could potentially come into contact with or interfere with the vapour mitigation referred to in this section are made aware of the presence of the vapour mitigation system and the need to take appropriate precautions to ensure the integrity of the vapour mitigation system at all times.
- h. If the vapour mitigation system is damaged at any time, the Owner shall ensure that it is repaired forthwith by a qualified contractor, under the supervision of a qualified Licensed Professional Engineer as necessary, to the original design specifications, at minimum. If repairs to the vapour mitigation system cannot be completed in a timely manner, the Owner shall ensure that the contingency measures prepared by a Licensed Professional Engineer, as specified in Section 4.4.1d of this CPU are implemented. All repairs to the vapour mitigation system are to be inspected by a qualified Licensed Professional Engineer and signed documentation shall be provided to the Owner that states that the repairs meet the original design specifications, at minimum. The Owner shall submit to the Director the written confirmation, prepared and signed by a qualified Licensed Professional Engineer, that the vapour mitigation system has been repaired to meet the original design specifications, at minimum. The written confirmation shall also include a description of any contingency measures that were put in place and shall be submitted to the Director within 30 calendar days of the completion of any repairs to the vapour mitigation system. The Owner shall maintain records of all activities and repairs in relation to the vapour mitigation system and these records shall be made available by the Owner to the Ministry for review upon request.

4.4.2 PASSIVE SVIMS PERFORMANCE MONITORING

- a. Once the final design of the vapour mitigation system is completed as specified in Section 4.4.1b of this CPU, the Owner shall submit to the Director, for review and approval, a performance monitoring program. The performance monitoring program shall be prepared by a qualified Licensed Professional Engineer in consultation with an appropriately Qualified Person, that consists of sub-slab vapour monitoring, as detailed in Section 7.4.2 and Appendix J, Section 1.4.2 of the RA. Specifically, the performance monitoring program shall include the following key components:
 - i. Be overseen by a qualified Licensed Professional Engineer.
 - ii. The collection of sub-slab vapour samples from an appropriate number of representative locations, including QA/QC samples, that is adequate for the size and configuration of any new Building(s) as determined appropriate by the qualified Licensed Professional Engineer at the following frequency:
 1. Prior to first occupancy;
 2. Quarterly (spring, summer, fall and winter) for the first year; and

3. Semi-annually (summer and winter) until written approval to discontinue the performance monitoring program by the Director is received by the Owner.
 - iii. The sub-slab vapour samples shall be sent to an accredited laboratory and analyzed for the target analytes listed in SCHEDULE B, which is attached to and forms part of this CPU.
 - iv. An annual report documenting the performance monitoring program shall be prepared by a qualified Licensed Professional Engineer and submitted to the Director on or before March 31st following each year of monitoring for a minimum of two years and until written approval to discontinue the program is received by the Owner from the Director. The annual report shall include, but not be limited to:
 1. Laboratory results and laboratory certificates of analysis;
 2. Field logs, leak testing and documentation of QA/QC;
 3. Discussion and interpretation of the results in comparison to the respective Target Air Concentrations as listed in SCHEDULE B of this CPU; and,
 4. Conclusions and recommendations with respect to the need for additional and/or continued monitoring as may be warranted.
 - v. A contingency plan as outlined in Section 7.5 and Appendix J, Section 1.4.4 of the RA.
- b. Upon completion of the installation of the vapour mitigation system as specified in Section 4.4.1b of this CPU, and prior to first occupancy, the Owner shall implement the performance monitoring program as required by Section 4.4.2a of this CPU and detailed in Section 7.4.2 and Appendix J, Section 1.4.2 of the RA. Any changes to the performance monitoring program that have been approved by the Director, as required by Section 4.4.2a of this CPU, (e.g., sampling frequency, locations, methodology, etc.) must be requested in writing by an appropriately qualified Licensed Professional Engineer and these changes shall only be implemented upon the Owner receiving written approval from the Director.
 - c. In the event that the performance monitoring program detailed in Section 4.4.2a of this CPU identifies one or more of the target analytes at concentrations above the Target Sub-Slab concentrations specified in SCHEDULE B of this CPU, the Owner shall implement the contingency plan detailed in Section 7.5 and Appendix J, Section 1.4.4 of the RA and Section 4.4.2a.v of this CPU.

4.5 Soil and Groundwater Management Plan (SGMP)

Implement the Soil and Groundwater Management Plan as described within Section 7.2.3 and detailed in Appendix J of the Risk Assessment and provided in SCHEDULE F, which is attached to and forms part of the CPU, for managing excavated soil or soil

brought to the Property, and, if any, groundwater from dewatering during Intrusive Activities at the Property, so as to prevent exposure to or uncontrolled movement or discharge of the Contaminants of Concern in soil or groundwater at the Property. The SGMP shall also include, at a minimum:

- i. recording, in writing, the soil, storm water and any groundwater management measures undertaken, in addition to any applicable record keeping requirements specified in O. Reg. 153/04, O. Reg. 406/19 or pursuant to other applicable law or other instruments, to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, including:
 1. dates and duration of the Intrusive Activities being undertaken;
 2. weather and site conditions during the Intrusive Activities;
 3. the location and depth of excavation activities, and dewatering activities, if any;
 4. dust control and soil tracking control measures such as hauling records;
 5. characterization results for excavated soil and any soil brought to or removed from the Property, and for any groundwater from dewatering;
 6. soil management activities including soil quantities excavated and brought to and removed from the Property, and stockpile management and storm water runoff control;
 7. management activities for any groundwater from dewatering;
 8. names and contact information for the Qualified Persons and on-site contractors involved in the Intrusive Activities;
 9. names and contact information for any haulers and owners or operators of receiving sites for soil and any groundwater removed from the Property, and for haulers and owners or operators of project areas (as defined in O. Reg. 406/19 also known as source sites) of any soil brought to the Property;
 10. any complaints received relating to the Intrusive Activities, including the soil, storm water and any groundwater management activities;and which is,
 11. delivered to the Owner before any Intrusive Activities are undertaken at the Property; and
 12. updated and delivered to the Owner within 30 days following making any alteration to the plan.

4.6 Health and Safety Plan

- a. In addition to any requirements under the Occupational Health and Safety Act, R.S.O. 1990, c. O.1, prepare and implement a written health and safety plan for the Property, prepared by a Competent Person in consultation with a Qualified Person and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, that includes information concerning the potential hazards and safe work measures and procedures with respect to the Contaminants of Concern at the Property and the communication of this information to all persons who may be involved in Intrusive Activities at the Property, including, at a minimum:
 - i. the procedures and timing for implementing the plan, including the supervision of persons implementing the plan;
 - ii. all relevant information concerning the presence of, human exposure to, and risk posed by, the Contaminants of Concern through dermal contact, soil or groundwater ingestion and inhalation of soil particles or vapour, and concerning any biogenic gases such as methane that may be present at the Property including information in the Risk Assessment;
 - iii. all relevant information, measures and procedures concerning protection of the persons from exposure to the Contaminants of Concern and the precautions to be taken when undertaking Intrusive Activities, including the supervision of workers, occupational hygiene requirements, use of personal protective equipment, provision of air flow augmentation in excavations or other areas or situations of minimal air ventilation, and other protective measures and procedures as appropriate;
 - iv. all relevant information concerning the presence and significance of the Risk Management Measures and requirements which are being, or have been, implemented at the Property;
 - v. the procedures and timing for implementing emergency response and contingency measures and procedures, including contact information, in the event of a health and safety incident;
 - vi. the recording, in writing, of the implementation of the plan and any health and safety incidents that occur, to be retained by the Owner and be available for inspection upon request by a Provincial Officer;

and which is,

 - vii. delivered to the Owner before any Intrusive Activities are undertaken at the Property; and
 - viii. updated and delivered to the Owner within 30 days following making any alteration to the plan.

4.7 Deep Rooting Vegetation

- a. In accordance with Section 7.2 and Appendix J, Section 1.2 of the Risk Assessment:
 - i. in areas where deep-rooting plants are placed, a non-woven geotextile shall underlay the Fill Cap Barrier to prevent exposure of deep rooting plants to the Contaminants of Concern; and
 - ii. a non-woven geotextile is to underlay the 1 metre (minimum) Fill Cap Barrier within the drip line of all deep-rooting plants at maturity.

4.8 Groundwater Monitoring Program

- a. Under the supervision of a Qualified Person, implement the groundwater monitoring program and contingency plan as described in Section 7.2 and Appendix J, Section 1.2 of the Risk Assessment and summarized in SCHEDULE C of this CPU for a minimum period of two (2) years and until such time that the Director, upon application by the Owner following evaluation by a Qualified Person, has reviewed the data available and either alters the frequency of the monitoring or eliminates the requirement altogether. The groundwater monitoring program shall include, but not be limited to, the following requirements:
 - i. twice annual (early spring and late fall) measurement of groundwater elevations, presence/absence of free phase contaminants from BH101, BH102, BH103, BH104, BH105, BH108, , BH117, BH118, BH2D, MW14-01, MW14-02, MW14-03, MW14-04, MW16-01, MW16-02, MW16-02D, MW16-03, MW16-04, MW16-05, MW16-06, MW16-07, MW16-07D, MW16-08, MW16-08D, MW16-09, MW16-10, MW18-01, MW18-02, BH1A, BH1C, BH3A, BH3B, BH6B and MW18-1B as shown in Figure J2 of this CPU;
 - ii. twice annual (early spring and late fall) collection of groundwater samples from BH104, BH105, BH108, BH118, MW16-01, MW16-02, MW16-02D, MW16-07D, MW16-08D, MW16-10, BH1A, BH1C, BH3A, BH3B, BH6B, and MW18-1B;
 - iii. groundwater samples shall be sent to an accredited laboratory and analysed for the Contaminants of Concern in groundwater as identified in SCHEDULE A of this CPU;
 - iv. the groundwater monitoring results shall be compared against the established Property Specific Standards for the Property for the Contaminants of Concern as identified in SCHEDULE A of this CPU:
 1. if the concentrations of any Contaminant of Concern in groundwater are identified to exceed the Property Specific Standard for one or more of the Contaminants of Concern in any of the monitoring wells then the groundwater monitoring shall be repeated within 15 business days of receipt of the analytical results;

2. if the repeat groundwater monitoring required by item 4.8a.iv.1 above confirms the exceedance, then the Owner shall notify the Director in writing of the exceedance within 1 week of receiving the certificates of analysis. The written notification shall be prepared by a Qualified Person and shall include the groundwater data and laboratory certificates of analyses;
 3. within 30 calendar days of the Owner receiving the laboratory analysis of the repeat sample, the Owner shall submit to the Director a proposed contingency plan for review and approval. The proposed contingency plan shall be prepared by a Qualified Person and include, but not be limited to, a detailed interpretation of the available data collected to date along with recommendations for any additional investigation and/or monitoring as may be required and/or recommendations for the implementation of additional risk management and/or remediation measures as may be necessary;
 4. upon the Owner receiving written approval from the Director, the Owner shall implement the approved contingency plan; and
 5. within 30 calendar days of approval of the contingency plan by the Director, the Owner shall submit written confirmation, along with supporting documentation, prepared by a Qualified Person that the contingency plan has been implemented;
- v. the Owner shall keep a copy of all groundwater sampling data available for inspection by a Provincial Officer upon request;
 - vi. any changes to the groundwater monitoring program, including changes to the any of the selected groundwater monitoring wells, must be requested in writing by a Qualified Person and these changes can only be implemented upon receiving approval from the Director in writing; and
 - vii. in the event that any monitoring well is destroyed during construction or site activities the monitoring well shall be replaced with a similarly constructed well proximate to the same location as the destroyed well.

4.9 Prohibition on Groundwater Use

- a. Upon issuance of the CPU, the Owner shall take all actions necessary or advisable to prevent any use of groundwater in or under the Property as a water source, including:
 - i. Properly abandon according to applicable law all wells at the Property which are or can be used as a water source except those that are to be maintained and utilized as part of a groundwater monitoring program; and
 - ii. Refrain from constructing on the Property any well which can be used as a water source.

4.10 Annual Reports Requirement

- a. Prepare each year on or before March 31, an annual report documenting activities relating to the Risk Management Measures undertaken during the previous calendar year. A copy of this report shall be maintained on file by the Owner and shall be made available upon request by a Provincial Officer. The report shall include, but not be limited to, the following minimum information requirements:
 - i. a copy of all records relating to the Hard Cap or Fill Cap Barrier, as outlined in Item 4.3;
 - ii. a copy of all records relating to the Passive SVIMS, as outlined in Item 4.4;
 - iii. a copy of all records relating to the Soil and Groundwater Management Plan as outlined in Item 4.5
 - iv. a copy of all records relating to the Health and Safety Plan as outlined in Item 4.6;
 - v. a copy of all records relating to the Deep Rooting Vegetation, as outlined in Item 4.7, as may be warranted;
 - vi. a copy of all records relating to the Groundwater Monitoring Program, as outlined in Item 4.8;
 - vii. a copy of all records relating to the Prohibition on Groundwater Use, as outlined in Item 4.9, as may be warranted;
 - viii. an evaluation and interpretation of the results of the monitoring programs;
 - ix. any recommendations on changes to the monitoring programs and risk management measures; and
 - x. an updated financial assurance cost estimate in accordance with Section 4.11 of this CPU, if applicable.

4.11 Financial Assurance

- a. In the event that Commercial and/or Industrial Use Building(s) are constructed on the Property or portions of the Property and the enclosed Building(s) is(are) constructed as detailed in Section 4.4 of this CPU (i.e., a vapour mitigation system has been incorporated into the design the Building(s)), prior to occupancy and prior to the implementation of the performance monitoring program as required by Section 4.4.2 of this CPU, the Owner shall submit to the Director a detailed written cost estimate, prepared by a Qualified Person, to complete the approved performance monitoring program as required by Section 4.4.2 for a period of two years.

- b. Within 15 days of the Owner's receipt of written approval from the Director of the acceptance of the cost estimate amount specified in Section 4.11a of this CPU, the Owner shall provide financial assurance to the Crown in the right of Ontario in the same amount that was approved by the Director. The financial assurance shall be in the form of a certified cheque payable to the Ontario Minister of Finance or an irrevocable letter of credit issued by a Canadian Chartered Bank as outlined in the Ministry's *Financial Assurance Guideline F-15*. This amount is to cover the costs associated with the performance monitoring program as detailed in Section 7.4.2 and Appendix J, Section 1.4.2 of the RA and in Section 4.4.2a of this CPU.
- c. The amount of financial assurance required in Section 4.11b of this CPU shall be reviewed every two years, for as long as the performance monitoring program is required, by a Qualified Person, for the Owner, and an updated cost estimate shall be included in the annual monitoring report as required by Section 4.4.2a.iv of this CPU.

Part 5 CPU Restrictions on Property Use, Building Construction and Notice Requirements

I hereby require the Owner to do or cause to be done the following under the authority of paragraph 168.6(1)2 of the Act:

5.1 Property Use Restriction

Refrain from using the Property for any of the following use(s): any type of property use specified in O. Reg. 153/04 which is more sensitive than: "Industrial Use", and/or "Commercial Use", as specified in O. Reg. 153/04.

5.2 Building Construction Restrictions

Refrain from constructing the following Building(s): Any Building except as may be permitted in the CPU including by implementing on any particular Building, the Risk Management Measures as may be applicable.

5.3 Notice Restrictions

Pursuant to the requirements of subsection 168.6(4) of the Act, the Owner shall ensure that every occupant of the Property is given notice that the Ministry has issued this CPU and that it contains the provisions noted above in Items 5.1 and 5.2 and that every occupant complies with such provisions. For the purposes of this requirement, an occupant means any person with whom the Owner has a contractual relationship regarding the occupancy of all or part of the Property.

Part 6 Additional Requirements

I hereby require the Owner to do or cause to be done the following things under the authority of paragraph 168.6(1)1 of the Act:

6.1 Site Changes Affecting Risk Management Measures

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, the Owner shall 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. In support of this work, a new risk assessment may need to be completed in accordance with O. Reg. 153/04 and submitted to the Ministry for acceptance. An amendment to the CPU will be issued to address the changes set out in any notice received and any future changes that the Director considers necessary in the circumstances.

6.2 Report Retention Requirements

The Owner shall retain a copy of any reports required under the CPU for a period of seven (7) years from the date the report is created and within ten (10) days of the Director or a Provincial Officer making a request for a report, provide a copy to the requesting Director or Provincial Officer.

6.3 Owner Change Notification

While the CPU is in effect, the Owner shall, 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 no notice shall be given of changes in the ownership of individual condominium units or any appurtenant common elements on the Property.

Part 7 Section 197 Order (Property Notice and Certificate of Requirement Registration)

I hereby order the Owner to do or cause to be done the following under the authority of subsections 197(1) and 197 (2) of the Act:

7.1 Property Notice Requirement

For the reasons set out in the CPU and pursuant to the authority vested in me by 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.

7.2 Certificate of Requirement Registration

Within fifteen (15) days from the date of receipt of a certificate of requirement issued under subsection 197(2) of the Act completed as outlined in SCHEDULE D register the certificate of requirement on title to the Property, in the appropriate land registry office.

7.3 Verification

Within five (5) days after registering the certificate of requirement provide to the Director a copy of the registered certificate and of the parcel register(s) for the Property confirming that registration has been completed.

Part 8 General Requirements

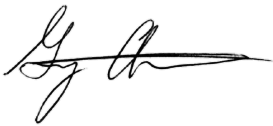
- 8.1 The requirements of the CPU are severable. If any requirement of the CPU or the application of any requirement to any circumstance is held invalid, such finding does not invalidate or render unenforceable the requirement in other circumstances nor does it invalidate or render unenforceable the other requirements of the CPU.
- 8.2 An application under subsection 168.6(3) of the Act to alter any terms and conditions in the CPU, or impose new terms and conditions, or revoke the CPU, shall be made in writing to the Director, with reasons for the request.
- 8.3 Failure to comply with the requirements of the CPU constitutes an offence.
- 8.4 The requirements of the CPU are minimum requirements only and do not relieve the Owner from, complying with any other applicable order, statute, regulation, municipal, provincial or federal law, or obtaining any approvals or consents not specified in the CPU.
- 8.5 Notwithstanding the issuance of the CPU, further requirements may be imposed in accordance with legislation as circumstances require.
- 8.6 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.

- 8.7 Failure to comply with a requirement of the CPU by a date specified does not relieve the Owner(s) from compliance with the requirement. The obligation to complete the requirement shall continue each day thereafter.
- 8.8 The Risk Management Measures identified in the Risk Assessment and also in Part 4 of the CPU and all the other requirements in the CPU shall commence upon the issuance of the CPU and continue in full force and effect in accordance with the terms and conditions of the CPU until such time as the Director alters or revokes the CPU.
- 8.9 The provisions of the CPU shall take precedence in the event of a conflict between the provisions of the CPU and the Risk Assessment.
- 8.10 In the event that the Owner complies with the provisions of Items 7.2 and 7.3 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 and then transfers ownership of the Property to various condominium unit owners, the ongoing obligations of the Owner under this CPU can be carried out by the condominium corporation on behalf of the new Owners of the Property.

Issued at North Bay this 22 day of June, 2022



Director, section 168.6 of the Act
Greg Ault

APPEAL TO THE ONTARIO LAND TRIBUNAL INFORMATION

REQUEST FOR HEARING

8.11 You may require a hearing before the Ontario Land Tribunal if, within 15 days of service of this Certificate of Property Use, you serve written notice of your appeal on the Ontario Land Tribunal and the Director. Your notice of appeal must state the portions of this Certificate of Property Use for which a hearing is required and the grounds on which you intend to rely at the hearing. Unless you receive permission (leave) from the Ontario Land Tribunal, you are not entitled to appeal a portion of this Certificate of Property Use or to rely on grounds of appeal that are not stated in the notice of appeal. Unless stayed by the Ontario Land Tribunal, this Certificate of Property Use is effective from the date of service.

CONTACT INFORMATION

8.12 The contact information for the Ontario Land Tribunal and the Director is as follows:

Registrar
Ontario Land Tribunal
655 BAY STREET, SUITE 1500
TORONTO, ON, M5G 1E5
Email: OLT.Registrar@ontario.ca

Director
Ministry of the Environment, Conservation and Parks
Timmins District Office
5520 HWY 101 E, PO BAG 3080
SOUTH PORCUPINE, ON, P0N 1H0
Email: MECP.Timmins@ontario.ca
Fax: 705-497-6866

8.13 The contact information of the Ontario Land Tribunal and further information regarding its appeal requirements can be obtained directly from the Tribunal at:

Tel: (416) 212-6349

Toll Free: 1-866-448-2248

www.olt.gov.on.ca

SERVICE INFORMATION

Service of the documentation referred to above can be made personally, by mail, by fax (in the case of the Director only), by commercial courier or by email in accordance with the legislation under which this Certificate of Property Use is made and any corresponding Service Regulation.

Please note that where service is made by mail, it is deemed to be made on the fifth day after the date of mailing and choosing service by mail does not extend any of the above-mentioned timelines.

ADDITIONAL INFORMATION

Failure to comply with a requirement of this Certificate of Property Use constitutes an offence.

The requirements of this Certificate of Property Use are minimum requirements only and do not relieve you from complying with the following:

- any applicable federal legislation;
- any applicable provincial requirements that are not addressed in this Certificate of Property Use; and
- any applicable municipal law.

The requirements of this Certificate of Property Use are severable. If any requirement of this Certificate of Property Use, or the application of any requirement to any circumstance, is held invalid, such finding does not invalidate or render unenforceable the requirement in other circumstances nor does it invalidate or render unenforceable the other requirements of this Certificate of Property Use.

Further orders may be issued in accordance with the legislation as circumstances require.

The procedures to request a hearing and an appeal of this Certificate of Property Use and other information provided above are intended as a guide. The legislation should be consulted for additional details and accurate reference. Further information can be obtained from e-Laws at www.ontario.ca/laws.

SCHEDULE A

CONTAMINANTS OF CONCERN AND PROPERTY SPECIFIC STANDARDS – SOIL

Contaminant of Concern (COC)	Property Specific Standard (PSS)	Units
Naphthalene	12	µg/g
Benzene	118	µg/g
Ethylbenzene	1,450	µg/g
Toluene	1,030	µg/g
Total Xylenes	2,160	µg/g
PHC F1	11,000	µg/g
PHC F2	19,200	µg/g
PHC F3	3,480	µg/g
<i>n</i> -Hexane	216	µg/g

**CONTAMINANTS OF CONCERN AND PROPERTY SPECIFIC STANDARDS –
GROUNDWATER**

Contaminant of Concern (COC)	Property Specific Standard (PSS)	Units
Lead	25.2	µg/L
Naphthalene	16.8	µg/L
Benzene	2,160	µg/L
Ethylbenzene	2,640	µg/L
Toluene	15,600	µg/L
Total Xylenes	15,600	µg/L
PHC F1	15,600	µg/L
PHC F2	51,600	µg/L
PHC F3	15,600	µg/L
PHC F34	1,030	µg/L
<i>n</i> -Hexane	52.8	µg/L

SCHEDULE B

TARGET AIR CONCENTRATIONS

Parameter	Target Indoor Air (µg/m3)	Target Sub-Slab (µg/m3)
Benzene	1.63	408
Ethylbenzene	715	178,750
Toluene	3,580	895,000
Xylenes, total	501	125,250
PHC F1 Aliphatic C6-C8	32,900	8,225,000
PHC F1 Aliphatic >C8-C10	1,790	447,500
PHC F1 Aromatic >C8-C10	358	89,500
PHC F2 Aliphatic >C10-C12	1790	447,500
PHC F2 Aliphatic >C12-C16	1790	447,500
PHC F2 Aromatic >C10-C12	358	89,500
PHC F2 Aromatic >C12-C16	358	89,500
Naphthalene	2.65	663
Hexane	1790	447,500

SCHEDULE C

PROCEDURES AND CONTINGENCY – GROUNDWATER QUALITY

Step	Results	Procedure/Contingency
1a	Groundwater monitoring and sampling results do not indicate exceedance(s) of PSSs.	Groundwater monitoring and sampling is conducted on a semi-annual basis (early spring and late fall) for a period of two years. Continue with Step 1.
1b	Groundwater monitoring and sampling results indicate exceedance(s) of PSSs.	<p>The owner shall notify the Director within 1 week of receiving laboratory certificates of analysis and interpretation of the exceedances by the Qualified Person.</p> <p>Groundwater monitoring and sampling is conducted within 15 business days of receipt of analytical results at selected monitoring well locations. Proceed to Step 2.</p>
2a	Groundwater monitoring and sampling results do not indicate exceedance(s) of PSSs.	Groundwater monitoring and sampling shall be conducted on a semi-annual basis (early spring and late fall) for an additional one-year period (2 additional monitoring events). Continue with Step 1, with additional sampling events.
2b	Groundwater monitoring and sampling results indicate exceedance(s) of PSSs for re-sampling event.	<p>A qualified person (QP_{ESA} and/or QP_{RA}, as defined in O. Reg. 153/04) will develop a detailed contingency plan within 30 days of receipt of the analytical results and will submit this contingency plan to the Director.</p> <p>The “contingency plan” may include:</p> <ul style="list-style-type: none"> • Analysis of on-Property and off-Property activities to determine if potential sources of contamination have changed; • Conduct inspection of monitoring wells and repair any damage noted to eliminate the possibility of direct contamination pathways from the surface; and/or • Design of a remediation program to reduce concentrations of Contaminants of Concern in groundwater to below PSSs.

SCHEDULE D

CERTIFICATE OF REQUIREMENT

s.197(2)

Environmental Protection Act

This is to certify that pursuant to Item 7.1 of Certificate of Property Use number 5473-CCDM4N issued by Greg Ault, Director of the Ministry of the Environment, Conservation and Parks, under sections 168.6 and 197 of *the Environmental Protection Act*, on June 22, 2022, being a Certificate of Property Use and order under subsection 197(1) of the Environmental Protection Act relating to the property municipally known as 425 Rea Street South, Timmins, Ontario, P4N 3S4, being all of Property Identifier Number (PIN) 65422-0982 (the "Property") with respect to a Risk Assessment and certain Risk Management Measures and other preventive measure requirements on the Property

**UCANCO GENERAL PARTNERS INC., THE GENERAL PARTNER FOR CANURE LIMITED
PARTNERSHIP**

and any other persons having an interest in the Property, are required before dealing with the Property in any way, to give a copy of the Certificate of Property Use, including any amendments thereto, to every person who will acquire an interest in the Property.

Under subsection 197(3) of the Environmental Protection Act, the requirement applies to each person who, subsequent to the registration of this certificate, acquires an interest in the Property.

SCHEDULE E

FIGURES

Figure 3: Legal Survey of Site prepared by Premier Environmental Services, dated October 2020.

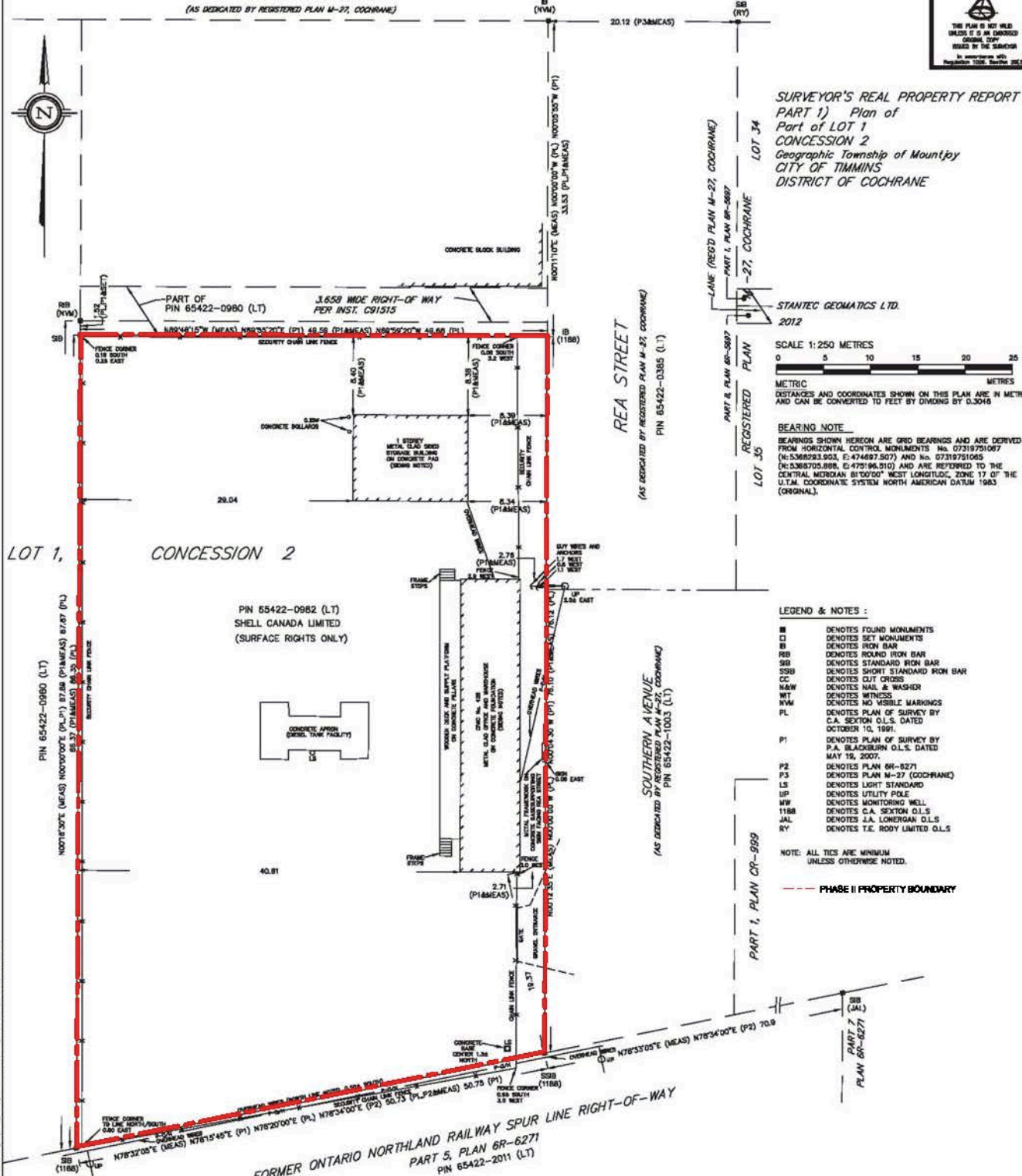
Figure J1: Typical Vapour Mitigation System, prepared by Premier Environmental Services, dated Oct. 2020.

Figure J2: Site Plan Showing Sampling Locations, prepared by Premier Environmental Services, dated Oct. 2020.



COLUMBUS AVENUE
(AS DEDICATED BY REGISTERED PLAN M-27, COCHRANE)

SURVEYOR'S REAL PROPERTY REPORT
PART 1) Plan of
Part of LOT 1
CONCESSION 2
Geographic Township of Mountjoy
CITY OF TIMMINS
DISTRICT OF COCHRANE



STANTEC GEOMATICS LTD.
2012

SCALE 1:250 METRES

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 07319751047 (N: 5366293.903, E: 474697.507) AND No. 07319751065 (N: 5366705.888, E: 475196.510) AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°50'57" WEST LONGITUDE, ZONE 17 OF THE U.T.M. COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (ORIGINAL).

- LEGEND & NOTES :**
- DENOTES FOUND MONUMENTS
 - DENOTES SET MONUMENTS
 - DENOTES IRON BAR
 - DENOTES ROUND IRON BAR
 - ⊠ DENOTES STANDARD IRON BAR
 - ⊞ DENOTES SHORT STANDARD IRON BAR
 - ⊞ DENOTES CUT CROSS
 - ⊞ DENOTES NAIL & WASHER
 - ⊞ DENOTES WITNESS
 - ⊞ DENOTES NO VISIBLE MARKINGS
 - PL DENOTES PLAN OF SURVEY BY C.A. SEXTON O.L.S. DATED OCTOBER 10, 1991.
 - P1 DENOTES PLAN OF SURVEY BY P.A. BLACKBURN O.L.S. DATED MAY 19, 2007.
 - P2 DENOTES PLAN 6R-5271
 - P3 DENOTES PLAN M-27 (COCHRANE)
 - LS DENOTES LIGHT STANDARD
 - UP DENOTES UTILITY POLE
 - MW DENOTES MONITORING WELL
 - 1188 DENOTES C.A. SECTION O.L.S.
 - JAL DENOTES J.A. LONGERMAN O.L.S.
 - RY DENOTES T.E. RODY LIMITED O.L.S.
- NOTE: ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
- PHASE II PROPERTY BOUNDARY

NOTE: LOCATIONS OF BUILDINGS, UNDERGROUND UTILITIES, ETC. ARE FOR REFERENCE ONLY AND SHOULD NOT BE RELIED UPON FOR DETAILED DESIGN, EXCAVATION, OR CONSTRUCTION PURPOSES

PART 2) Report Summary

This Report was prepared for SHELL CANADA LIMITED and the undersigned accepts no responsibility for the use by other parties.

- REGISTERED RIGHTS-OF-WAY/EASEMENTS - NONE
- PROPERTY IMPROVEMENTS

PLEASE REFER TO THE FACE OF THIS PLAN FOR DISCLOSURE OF THE LOCATION OF IMPROVEMENTS AND BOUNDARY INFORMATION.

- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS

COMPLIANCE IS NOT CERTIFIED BY THIS REPORT.

NOTE: This PLAN OF SURVEY to be READ in conjunction with The Report Summary noted as Part 2 hereon. This REPORT can be updated only by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued subsequent to the DATE of CERTIFICATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- This Survey and Plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.
- The Survey was completed on the 1st day of May, 2012.

Date: _____

JAMIE LESLIE
Ontario Land Surveyor

STANTEC GEOMATICS LTD.
Ontario Land Surveyors
OTTAWA - ONTARIO
(613)722-4420 FAX (613)722-0789
TC-MAL: jleslie@stantec.com
REGD OFF: www.stantec.com
(Not for Registration Purposes)

DRAWING: 122-2006-201_Shell Canada-Timmins OLVing PLAN: 2 FIELD BOOK: 1 NO DRAWN BY: JLE CHECKED BY: JLE REV: 001 JOB: 122-2006-201

PREMIER ENVIRONMENTAL SERVICES

244 Montrose St. N
Unit 1 Upper
Cambridge, ON
N3H 2H7
Bus: (519)-653-7140
Fax: (519)-653-8907

Client:
EAG-CANADA

Site:
425 REA STREET SOUTH,
TIMMINS, ONTARIO

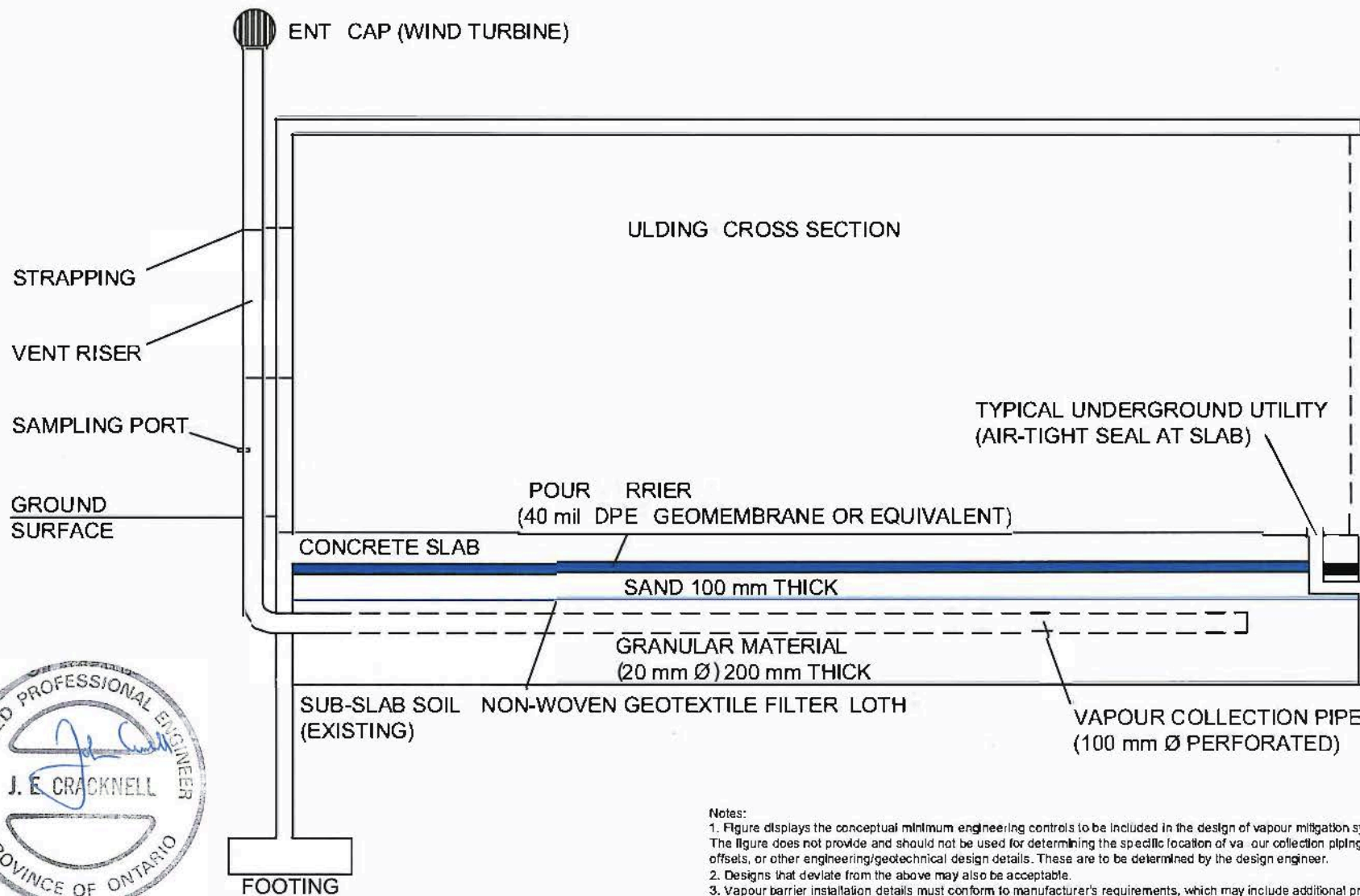
Title:
LEGAL SURVEY OF SITE

Date:
OCT 2020

Scale:
AS SHOWN

Project:
614035.CE

Figure:
3



- Notes:
1. Figure displays the conceptual minimum engineering controls to be included in the design of vapour mitigation systems for new buildings. The figure does not provide and should not be used for determining the specific location of vapour collection piping, vapour barrier, spacing, offsets, or other engineering/geotechnical design details. These are to be determined by the design engineer.
 2. Designs that deviate from the above may also be acceptable.
 3. Vapour barrier installation details must conform to manufacturer's requirements, which may include additional protective layers and provisions for sealing around building penetrations and footings.
 4. All imported soil must meet the MECP Table 3 SCS for industrial/commercial/community land use.
 5. This figure is to be read in conjunction with the accompanying Risk Management Plan.
 6. Not for construction purposes.
 7. This design depicts passive operation. Conversion to an active system may be required based on on-going monitoring and sampling.



244 Montrose St. N
Unit 1 Upper
Cambridge, ON
N1H 1H7
Bus: (519)-653-740
Fax: (519)-653-8907

NOTE: LOCATIONS OF BUILDINGS, UNDERGROUND UTILITIES, TC, ARE FOR REFERENCE ONLY AND SHOULD NOT BE RELIED UPON OR DETAILED DESIGN, EXCAVATION, OR CONSTRUCTION PURPOSES

Client:
EAG-CANADA
Site:
425 REA STREET SOUTH,
TIMMINS, ONTARIO

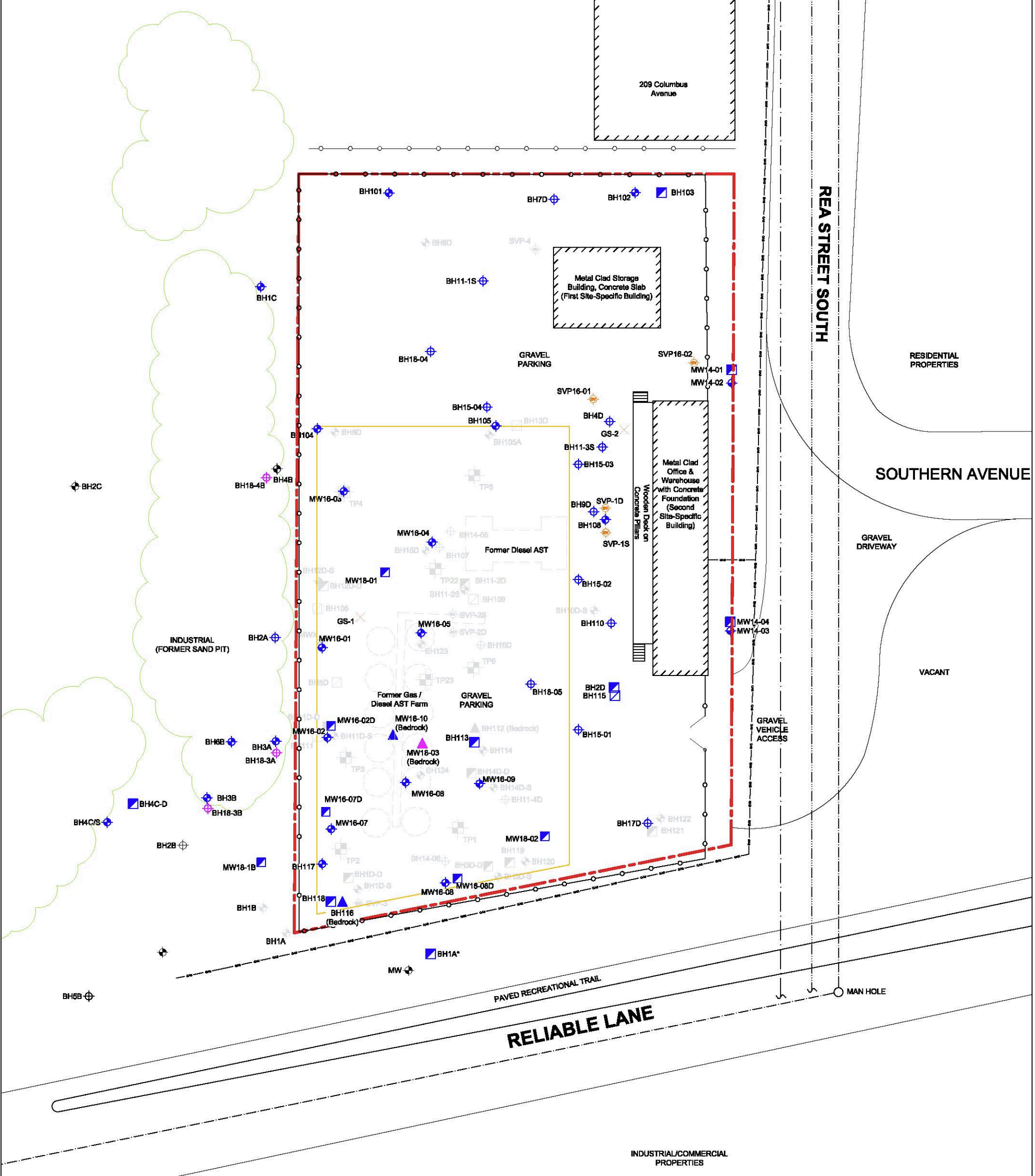
Title:
TYPICAL VAPOUR MITIGATION DESIGN

Date:
OCT 020
Scale:
N.T.S.

Project:
614035.CE
Figure:
J1

LEGEND

APPROXIMATE PROPERTY BOUNDARY	OFF-SITE MONITORING WELL WITH NO AVAILABLE DATA	TEST PIT LOCATION
FENCELINE	SHALLOW BOREHOLE LOCATION	EXTENT OF 2015 REMEDIAL EXCAVATION
SHALLOW MONITORING WELL	DEEP BOREHOLE LOCATION	
DEEP MONITORING WELL	OFF-SITE BOREHOLE LOCATION WITH NO AVAILABLE DATA	
BEDROCK MONITORING WELL	SOIL VAPOUR POINT LOCATION	
DECOMMISSIONED MONITORING WELL	SOIL GRAB SAMPLE	
WATER MAIN		
GAS		
GAS LINE		
STORM		
SANITARY		



NOTE: LOCATIONS OF BUILDINGS, UNDERGROUND UTILITIES, ETC. ARE FOR REFERENCE ONLY AND SHOULD NOT BE RELIED UPON FOR DETAILED DESIGN, EXCAVATION, OR CONSTRUCTION PURPOSES



<p>244 Montrose St. N Unit 1 Upper Cambridge, ON N3H 2H7 Bus: (519)-653-7140 Fax: (519)-653-8907</p>	<p>Client: EAG-CANADA</p> <p>Site: 425 REA STREET SOUTH, TIMMINS, ONTARIO</p>	<p>Title: SITE PLAN SHOWING SAMPLING LOCATIONS</p>	<p>Date: OCT 2020</p> <p>Scale: AS SHOWN</p>	<p>Project: 614035.CE</p> <p>Figure: J2</p>
	<p>PREMIER ENVIRONMENTAL SERVICES</p>			

SCHEDULE F

SOIL AND GROUNDWATER MANAGEMENT PLAN

Notes:

To reduce the size of this CPU, Appendix B of the Soil and Groundwater Management Plan was intentionally omitted as Appendix B was limited to the Ministry's Excess Soil Management Policy Framework and the Rules for Soil Management and Excess Soil Quality Standards.

PREMIER
ENVIRONMENTAL
SERVICES



SOIL AND GROUNDWATER MANAGEMENT PLAN

425 REA STREET SOUTH,
TIMMINS, ON

Prepared for EAG Canada
Premier Project: 614035.CE
October 2020

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APPENDICES

Appendix A – Figures

Appendix B – Excess Soil Management Policy Framework – MECP, December 2016

Rules for Soil Management and Excess Soil Quality Standards–MECP, 2019

Fact Sheet – Bringing Soil to an RSC Property, MECP Publication PIBS 8429e,
April 2011



1.0 INTRODUCTION

Premier Environmental Services Inc. (Premier) has developed the following Soil and Groundwater Management Plan (SGMP) for the property located at 425 Rea Street South, Timmins, Ontario (the Site, subject property, or RA Property). The environmental quality of soil and groundwater at this Site is has been investigated on a number of occasions, and a risk assessment (RA) completed in order to understand and mitigate potential risk to human health and ecological receptors on Site. When the RA is completed, a certificate of property use (CPU) will be in place which will require that this soil management plan be referenced and adopted whenever any sub-surface work is proposed for the Site.

Implementation of this SGMP is a mandatory part of ensuring that the objectives of the RA are met on-Site.

Management of soils in Ontario is currently regulated by the Ministry of Environment, Conservation and Parks (MECP) under Ontario Regulation (O. Reg.) 153/04 as amended (Records of Site Condition) and O. Reg. 406/19 (On-Site and Excess Soil Management) of the Environmental Protection Act. The following guidance documents are also applicable to the management of soils at the Site:

1. Excess Soil Management Policy Framework, MECP, December 2016;
2. Rules for Management and Excess Soil Quality Standards, MECP, 2019 (Soil Rules); and
3. Fact Sheet – Bringing Soil to an RSC Property, MECP Publication PIBS 8429e, April 2011.

These documents provide an overview of these requirements, which are subject to change over time. Soil is defined in O. Reg. 153/04 as unconsolidated naturally occurring mineral particles and other naturally occurring material resulting from the natural breakdown of rock or organic matter by physical, chemical or biological processes that are smaller than 2 millimetres in size or that pass the US #10 sieve.

2.0 CONTAMINANTS OF CONCERN

The Site is classified under O. Reg. 153/04 as a full depth soil property in a non-potable groundwater condition. Therefore, soil on-Site is compared to Table 3, or Full Depth, Generic Site Condition Standards for Soils in a Non-Potable Ground Water Condition for industrial/commercial/community property use, coarse grained soils (herein referred to as the 2011 Table 3 SCS). In samples where the analytical results exceed the Table 3 SCS for soil or groundwater, these chemical compounds are considered to be Contaminants of Concern (COCs) for the Site.

Figures 1 through 10 in Appendix A present the location and distribution of soil samples collected and analyzed on the site in both plan and cross section, and show results that exceed the 2011 Table 3 SCS.



Shallow soil (<8.0 m depth) has been found to exceed the Table 3 SCS in soil for benzene, toluene, ethylbenzene, xylenes (BTEX), petroleum hydrocarbon (PHC) fractions F1 to F3 and naphthalene at the locations depicted on the Figures. These COCs will be required to be tested prior to any off-site disposal, or excavation and re-use of soils on Site and is subject to a soil management plan.

It should be noted that shallow groundwater on Site exceeds the Table 3 SCS for BTEX, and PHCs F1 to F3, at one or more shallow (<8.0 m) monitoring well locations on the property. In addition, groundwater also exceeds the Table 3 SCS for BTEX and PHCs F1 to F3, at one or more deep (>8.0 m) monitoring well locations at the Site. These COCs will be required to be tested prior to any dewatering during excavation work on Site and is also subject to a groundwater management plan.

3.0 MANAGEMENT OPTIONS FOR EXCAVATED OR EXCESS SOIL

In general, there are several management options for excavated or excess soil during construction and redevelopment activities that should be evaluated to restrict the disturbance and relocation of impacted soil currently at 1.5 mbgs and deeper. Some examples include:

- Stockpiling and direct re-use soil at the Site excavated from 1.5 mbgs and shallower;
- Treating or processing excavated soils in accordance with the terms and conditions of an Environmental Compliance Approval (ECA) prior to its re-use at the Site;
- Transporting excess soil that is excavated from 1.5 mbgs and shallower off-Site for use at a construction or development receiving Site to fill depressions/excavations, or re-grading. The excess soil must first meet the regulatory requirements for imported fill material and the receiving site must have a fill management plan;
- Transporting excess soil to an MECP-approved soil recycling, processing or treatment facility, in accordance with the terms and conditions of the ECA for the receiving Site; and
- Transporting excess soil to a MECP-approved waste disposal site for use as daily cover (as appropriate) or for final disposal in accordance with the terms and conditions of the ECA.

4.0 REQUIREMENT FOR SOURCE SITES

Note that where excess soil is to be removed from the property, the Site is referred to as the 'Source Site' Prior to excavation, the owner/operator of the Source Site should retain the services of a Qualified Person (as defined under O. Reg. 154/04) to document the following:

- A detailed Sampling and Analysis Plan (SAP) in accordance with Section B.2 of the Soil Rules for all excavated soil from the Source Site;
- The estimated volume of excess soil to be managed off-Site;



- A site plan that identifies all the areas to be excavated, with the estimated volume and soil type and quality of each area, along with a copy of the detailed instructions to on-site contractors identifying the area and depth of soil to be excavated for off-site management;
- A list of potential Receiving Sites linked to excavated areas of the site plan;
- Excess soil should not be transported from a Source Site to a Receiving Site without confirmation that a Fill Management Plan exists for the Receiving Site. For excess soil being transported to a Temporary Soil Storage Site, the Source Site owner/operator should confirm that the Temporary Soil Storage Site is being operated with regard to the best management practices outlined below:
 - Each load should be accompanied by documentation signed by the Source Site QP that includes appropriate and representative soil analyses from the soil at the Source Site confirming the soil quality is acceptable for storage at a Temporary Soil Storage Site; and
 - The Source Site owner and QP should obtain and keep written documentation from the Temporary Soil Storage Site confirming that the soil was received and the quality and quantity were acceptable for the intended reuse at the Receiving Site.
- The owner/operator of a Source Site should ensure that all provisions of the Soil and Groundwater Management Plan are carried out; and
- If requested, the QP at the Source Site should assemble documentation, including all past environmental site assessment information, and make this available to any proposed Receiving Sites.

5.0 REQUIREMENTS FOR THE DIRECT RE-USE OF SOIL

The direct re-use of excess soil is encouraged by the MECP to limit the amount of excess soil that requires management off-Site. The re-use of excavated soils at the excavation Site should only be undertaken when it can be shown that the excavated soils will not result in further contamination of the soil and/or groundwater. Other factors need to be considered when determining if excess soils are suitable for re-use include but are not limited to:

- Geotechnical stability;
- Physical characteristics (grain size, amount of organic matter, etc.); and
- Presence of foreign materials such as mixed waste, visual evidence of contamination or odour.

Material stockpiled on-Site should be segregated at the time of excavation, based on the above factors, in-situ characterization, field screening, and previously available sample results.



Treating or processing of excavated soils is subject to the terms and conditions of an Environmental Compliance Approval (ECA), and is outside of the scope of this document.

Soil temporarily stored on-Site prior to final placement must be stored in accordance with the following rules:

1. Soil shall be managed in such a way to prevent adverse effects relating to the following:
 - a. Noise ;
 - b. Dust;
 - c. Mud tracking;
 - d. Leaching;
 - e. Run-off and Erosion; and
 - f. Potential outdoor air impacts, including odour issues.
2. Soil that has been sampled for re-use must be kept separate from soil not yet sampled;
3. Soil must not be stored within 30 metres of a waterbody or within 10 metres of the property line; and
4. Soil shall be stored in a manner that prevents any contaminants from leaching into the groundwater.

5.1 Testing of Stockpiled Soil

Stockpiles must be sampled and analyzed in accordance with the SAP before re-use. The sampling should characterize the contaminants present or potentially present in the excavated soil, based on all available documentation. Sampling should be completed under the direct supervision of a QP and should be uniformly distributed, representative of the entire stockpile, and not collected from the surface of the stockpile.

Stockpile samples will be analyzed by an accredited laboratory, at a minimum sampling frequency as presented in Schedule E of O. Reg. 153/04. This frequency is presented in Table 1 below.



Table 1: Minimum Stockpile Sampling Frequency

Sample Frequency	
Total Pile Volume (m ³)	Minimum Number of Samples
≤130	3
>130 to 220	4
>220 to 320	5
>320 to 430	6
>430 to 550	7
>550 to 670	8
>670 to 800	9
>800 to 950	10
>950 to 1100	11
>1100 to 1250	12
>1250 to 1400	13
>1400 to 1550	14
>1550 to 1700	15
>1700 to 1850	16
>1850 to 2050	17
>2050 to 2200	18
>2200 to 2350	19
>2350 to 2500	20
>2500 to 2700	21
>2700 to 2900	22
>2900 to 3100	23
>3100 to 3300	24
>3300 to 3500	25
>3500 to 3700	26
>3700 to 3900	27
>3900 to 4100	28
>4100 to 4300	29
>4300 to 4500	30
>4500 to 4700	31
>4700 to 5000	32
>5000	No. of Samples = $32 + \frac{\text{Volume} - 5000}{300}$

6.0 OFF-SITE DISPOSAL OF SOIL

Prior to off-Site disposal of soil at an MECP approved waste disposal facility, or other receiving site, a QP shall ensure that the following requirements are met:

- Soil temporarily stored on-Site prior to off-Site disposal must be stored in accordance with the following rules as outlined in Section C.1 of the Soil Rules:
 - Soil shall be managed in such a way to prevent adverse effects relating to the following:
 - Noise ;



- Dust;
 - Mud tracking;
 - Leaching;
 - Run-off and Erosion; and
 - Potential outdoor air impacts, including odour issues.
- Soil stored in stockpiles must not exceed 2,500 m³ per stockpile;
 - Soil that has been sampled for re-use must be kept separate from soil not yet sampled;
 - Soil must not be stored within 30 metres of a waterbody or within 10 metres of the property line; and
 - Soil shall be stored in a manner that prevents any contaminants from leaching into the groundwater.
- Excess soil should not be transported from the Source Site to a Receiving Site, other than an MECP-approved waste disposal facility, without confirmation that an approved Fill Management Plan or similar document pertaining to soil reuse exists for the Receiving Site. The Fill Management Plan should be developed by the Receiving Site's QP in accordance with O. Reg. 406/19 and the *Rules for Soil Management and Excess Soil Quality Standards*;
 - A Toxicity Characteristic Leaching Procedure (TCLP) and analysis of O. Reg. 588 parameters must be performed prior to the soil leaving the Source Site. Historical TCLP analysis of soil at the Site completed in 2012 indicates that soil satisfies Schedule 4 of O. Reg. 558 is therefore considered to be non-hazardous under O. Reg. 558;
 - Based on the classification of the Receiving Site, chemical parameters that are required to be tested to achieve compliance with the Receiving Site's Fill Management Plan are presented in Tables 2.1 through 9.1 in Section A of Part II of the Soil Rules;
 - The transportation of any excess soils must be manifested and performed by a MECP-licensed waste hauler;
 - Each load should be accompanied by documentation signed by the Source Site QP that includes appropriate and representative soil analyses from the soil at the Source Site confirming the soil quality is acceptable for the intended Receiving Site in accordance with the Receiving Site's Fill Management Plan; and



- The Source Site owner and QP should obtain and keep written documentation from the Receiving Site confirming that the soil was received and the quality and quantity were acceptable in accordance with the Receiving Site's Fill Management Plan.

For soil volumes greater than 100 m³ disposed of off-Site at a location where soil is stored and managed on a temporary basis, other than a soil bank storage site or soil processing site, after **January 1, 2022**, the following applies:

- Prior to the removal of excess soil from the Source Site, a notice must be filed in the Registry including the information set out in Schedule 1 of O. Reg. 406/19;
- Prior to filing a notice with the Registry, prepare the following documentation:
 - A Soil Characterization Report in accordance with the Section B.3 of the Soil Rules;
 - An Excess Soil Destination Assessment Report in accordance with Section B.4 of the Soil Rules; and
 - Develop a tracking system capable of tracking the information outlined in Section B.5 of the Soil Rules relating to excess soil that is removed from the Site.

The property owner and/or contractor responsible for management of soils may be liable for the uncontrolled or inappropriate disposal of soils, and so understanding and documenting this process is very important.

7.0 REQUIREMENTS FOR THE IMPORTATION OF SOIL

Soil brought to the Site is to be used solely to backfill an excavation or for final grading. In these situations, a QP shall ensure that the following requirements are met. Note that where excess soil is to be brought to the property, the Site is referred to as the 'Receiving Site':

1. In general, the concentration of each contaminant in the soil to be brought to the Receiving Site must be equal to or lesser than the standard for the contaminant set out in the Table 3 SCS for volumes less than 350 m³ and Table 3.1 Generic Excess Soil Quality Standards (ESQS) for volumes equal to or greater than 350 m³. A QP will confirm the appropriate standard prior to receiving imported soil to the Site.
2. Samples must be collected and analyzed of soil originating off-Site before any soil is brought to the Receiving Site to determine what contaminants are in the soil, and whether the applicable SCS or ESQS have been met for each contaminant in the soil. The QP will confirm the appropriate analysis for the soil to be brought to the Site.
3. The samples that are collected and analyzed must be:



- i. Representative samples collected for the purpose of determining the concentration of contaminants in the soil to be brought to the Site and at locations and frequencies which will be adequate to allow the concentrations of contaminants in the soil to be known;
 - ii. Collected by the QP, or under the supervision of the QP by an individual qualified to take samples for such purpose, following a plan determined by the QP to collect samples at locations and frequencies which will be adequate to allow the concentrations of contaminants in the soil to be known; and
 - iii. Collected for the purpose of determining if contaminants are present in the soil as a result of any potentially contaminating activity or other environmental condition:
 - a. At the property from which the soil originated while the soil was there;
 - b. At any property at which the soil has subsequently been stored while the soil was being stored at that property; and
 - c. While the soil was being handled, stored or transported at any time before its final placement on, in or under the phase two property.
4. The samples must be analyzed for contaminants that may reasonably be expected to be present in the soil, having regard to:
 - i. The property from which the soil was taken before being brought to the Site;
 - ii. The handling of the soil, including its storage and transport, following its original excavation; and
 - iii. Any other relevant factors, including potentially contaminating activity.
5. The samples of the soil must be collected and selected for analysis so as to obtain representative results that locate any areas in the soil being sampled where a contaminant may be present at a concentration greater than the standard in MECP Table 1 SCS for the contaminant.

At least one soil sample must be analyzed for each 160 cubic metres of soil for the first 5,000 cubic metres to be assessed at each source from which soil is being brought to the Site. After the initial 5,000 cubic meters, at least one sample for each additional 300 cubic metres of soil which is to remain at the Site must be analyzed.

7. Analysis of the samples collected must be carried out by an accredited laboratory; and



8. A record keeping system is required to create and store written documentation to track each incoming load of imported soil including:
- o Date and time of the load received at the Site;
 - o Name and location of the Source Site;
 - o Volume of the soil received;
 - o Soil analytical results (signed by a QP); and
 - o Written confirmation by the Site QP that the received soil is acceptable for the Site.

8.0 MANAGEMENT OF GROUNDWATER

Groundwater may enter the excavations created at the Site during soil removal activities. Should groundwater be present within an excavation, the QP will collect a sample of the water for quantitative analyses. The water shall be analyzed for the COCs identified for the Site (See Section 2.0) in the excavation and any additional analyses required by the selected disposal facility.

Depending on the results of the analysis, the QP will determine the appropriate methods for groundwater management. Possible approaches could include the following:

- Pump groundwater into a temporary aboveground storage tank (AST) located at the Site. The water shall be temporarily stored in the AST until off-site disposal of the water is arranged;
- Direct transferred of groundwater into a tanker truck and transported to a selected facility for the disposal of the water in accordance with all applicable federal, provincial, and local regulations; and
- On-Site treatment of groundwater in accordance with provincial regulations and terms and conditions of an ECA for the Site.



APPENDIX A – Figures

LEGEND

- APPROXIMATE PROPERTY BOUNDARY (425 REA STREET SOUTH)
- FENCELINE
- ⊕ SHALLOW MONITORING WELL
- ⊕ DEEP MONITORING WELL
- ⊕ BEDROCK MONITORING WELL
- ⊕ DECOMMISSIONED MONITORING WELL (SHALLOW / DEEP)
- ⊕ SHALLOW BOREHOLE LOCATION
- ⊕ DEEP BOREHOLE LOCATION
- ✕ SOIL GRAB SAMPLE
- ⊕ TEST PIT LOCATION
- EXTENT OF REMEDIAL EXCAVATION
- LATERAL EXTENT OF SHALLOW SOILS EXCEEDING MECP TABLE 3 SCS (3.8 - 8.0 m DEPTH)

NOTE

- ⊕ TESTED PARAMETERS SATISFY O. REG 153/04 AS AMENDED
- CLEAN SAMPLE DEPTH
- ⊕ TESTED PARAMETERS EXCEED O. REG 153/04 AS AMENDED
- AREA OF EXCAVATION SIDEWALL WITH NO SAMPLES TAKEN
- BOLD & HIGHLIGHTED COC ON TABLES INDICATES AN EXCEEDANCE OF MECP TABLE 3 SCS

RED AND GREEN LINES INDICATE EXCAVATION SIDEWALL SAMPLES



BH123 (06/02/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4
PHC F1	55	61	180
PHC F2	230	430	690

BASE2 (06/18/2015)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.66
PHC F1	55	59
PHC F2	230	380

WW17 (07/02/2015)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.60
PHC F1	55	1,600
PHC F2	230	5,500

WW24 (07/02/2015)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.40
PHC F1	55	1,100
PHC F2	230	2,400

BH111 (06/05/2012)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4
PHC F1	55	1,000
PHC F2	230	1,900

MW16-02 (11/14/2016)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.05 - 3.66
PHC F1	55	110
PHC F2	230	960

BH11D-S (06/2007)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4
PHC F1	55	423
PHC F2	230	280

BASE7 (06/23/2015)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.66
PHC F1	55	510
PHC F2	230	2,200

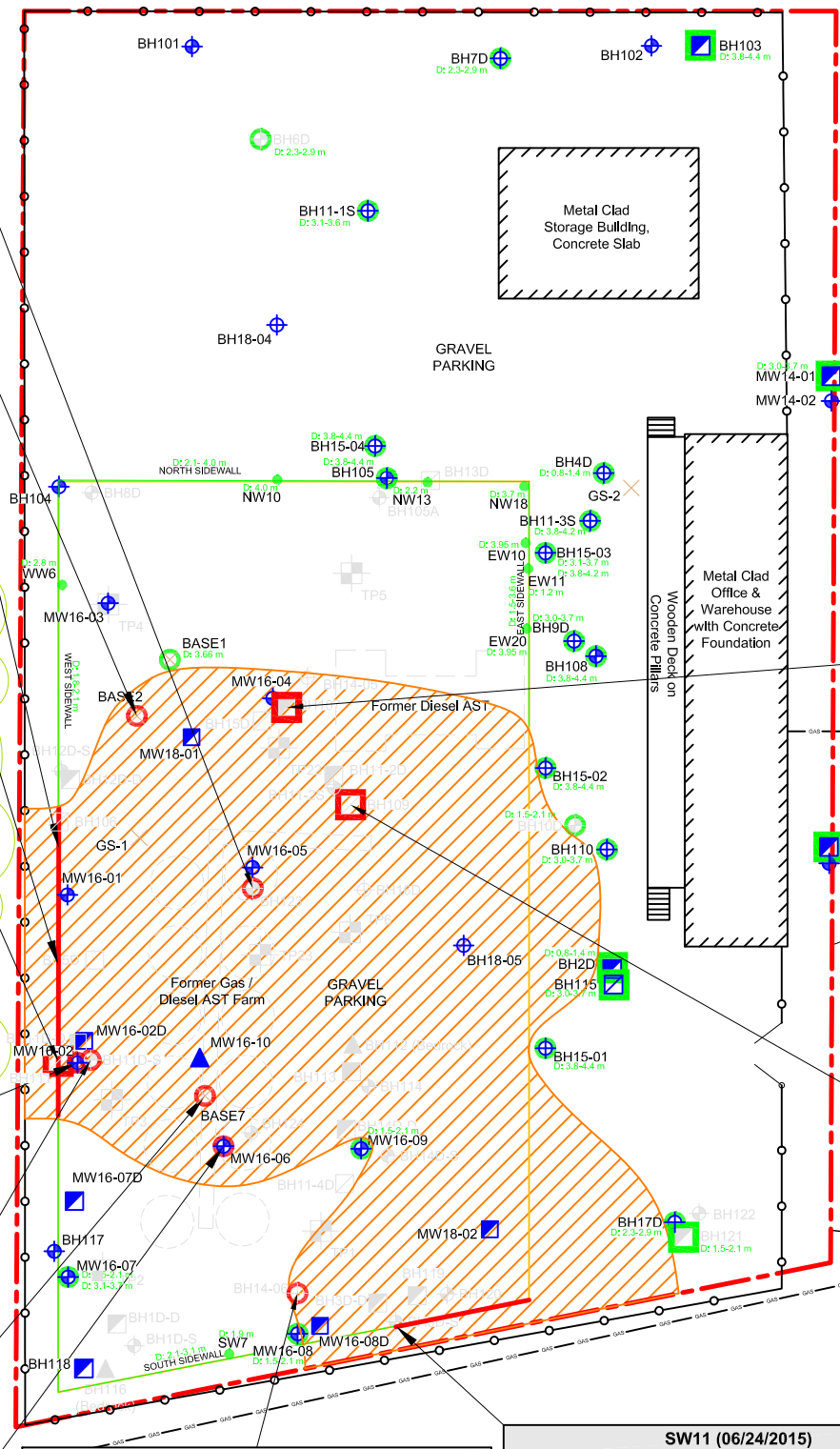
MW16-06 (11/14/2016)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.66 - 4.27
PHC F2	230	1,200

BH14-06 (06/2014)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.2
PHC F1	55	270
PHC F2	230	800

SW11 (06/24/2015)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 1.90
PHC F2	230	340

BH107 (05/31/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4
PHC F1	55	3,000	4,300
PHC F2	230	4,200	6,100
PHC F4	3,300	180	<10

BH109 (06/07/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4
PHC F1	55	230	2,800
PHC F2	230	8,400	16,000
PHC F3	1,700	1,400	2,900



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Client:
EAG-CANADA

Site:
425 REA STREET SOUTH,
TIMMINS, ONTARIO

Title:
NEAR SURFACE EXCEEDANCES IN
SOIL POST REMEDIAL EXCAVATION:
PHCs F1-F4 (0.0 - 4.4 m DEPTH)

Date:
OCT 2020

Scale:
AS SHOWN

Project:
614035.CE

Figure:
1

LEGEND

- APPROXIMATE PROPERTY BOUNDARY (425 REA STREET SOUTH)
- FENCELINE
- ⊕ SHALLOW MONITORING WELL
- ⊕ DEEP MONITORING WELL
- ▲ BEDROCK MONITORING WELL
- ⊕ DECOMMISSIONED MONITORING WELL (SHALLOW / DEEP)
- ⊕ SHALLOW BOREHOLE LOCATION
- ⊕ DEEP BOREHOLE LOCATION
- ✕ SOIL GRAB SAMPLE
- ⊕ TEST PIT LOCATION
- EXTENT OF REMEDIAL EXCAVATION
- LATERAL EXTENT OF SHALLOW SOILS EXCEEDING MECP TABLE 3 SCS (3.8 - 8.0 m DEPTH)

NOTE

- ⊕ TESTED PARAMETERS SATISFY O. REG 153/04 AS AMENDED
CLEAN SAMPLE DEPTH
- ⊕ TESTED PARAMETERS EXCEED O. REG 153/04 AS AMENDED
BOLD & HIGHLIGHTED COC ON TABLES INDICATES AN EXCEEDANCE OF MECP TABLE 3 SCS



MW16-04 (11/14/2016)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 6.10 - 6.71	DEPTH (m) 6.86 - 7.47
PHC F1	55	78	11

BH123 (06/02/2012)				
PARAMETER	TABLE3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4	DEPTH (m) 6.1 - 6.7
PHC F1	55	61	180	<10
PHC F2	230	430	690	<10

MW16-01 (11/14/2016)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 5.18 - 5.79	DEPTH (m) 6.71 - 7.32
PHC F1	55	1,300	110
PHC F2	230	1,300	240

BH11D-S (06/2007)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4
PHC F1	55	423
PHC F2	230	280

BH111 (06/05/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DEPTH (m) 7.6 - 8.2
PHC F1	55	1,000	<10
PHC F2	230	1,900	<10

MW16-02 (11/14/2016)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 5.18 - 5.79	DUPLICATE 5.18 - 5.79
PHC F1	55	58	83
PHC F2	230	340	320

MW16-06 (11/14/2016)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.66 - 4.27	DEPTH (m) 4.57 - 5.18
PHC F2	230	1,200	14

BH14-06 (06/2014)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.2
PHC F1	55	270
PHC F2	230	800

BH107 (05/31/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4
PHC F1	55	3,000	4,300
PHC F2	230	4,200	6,100
PHC F4	3,300	180	<10

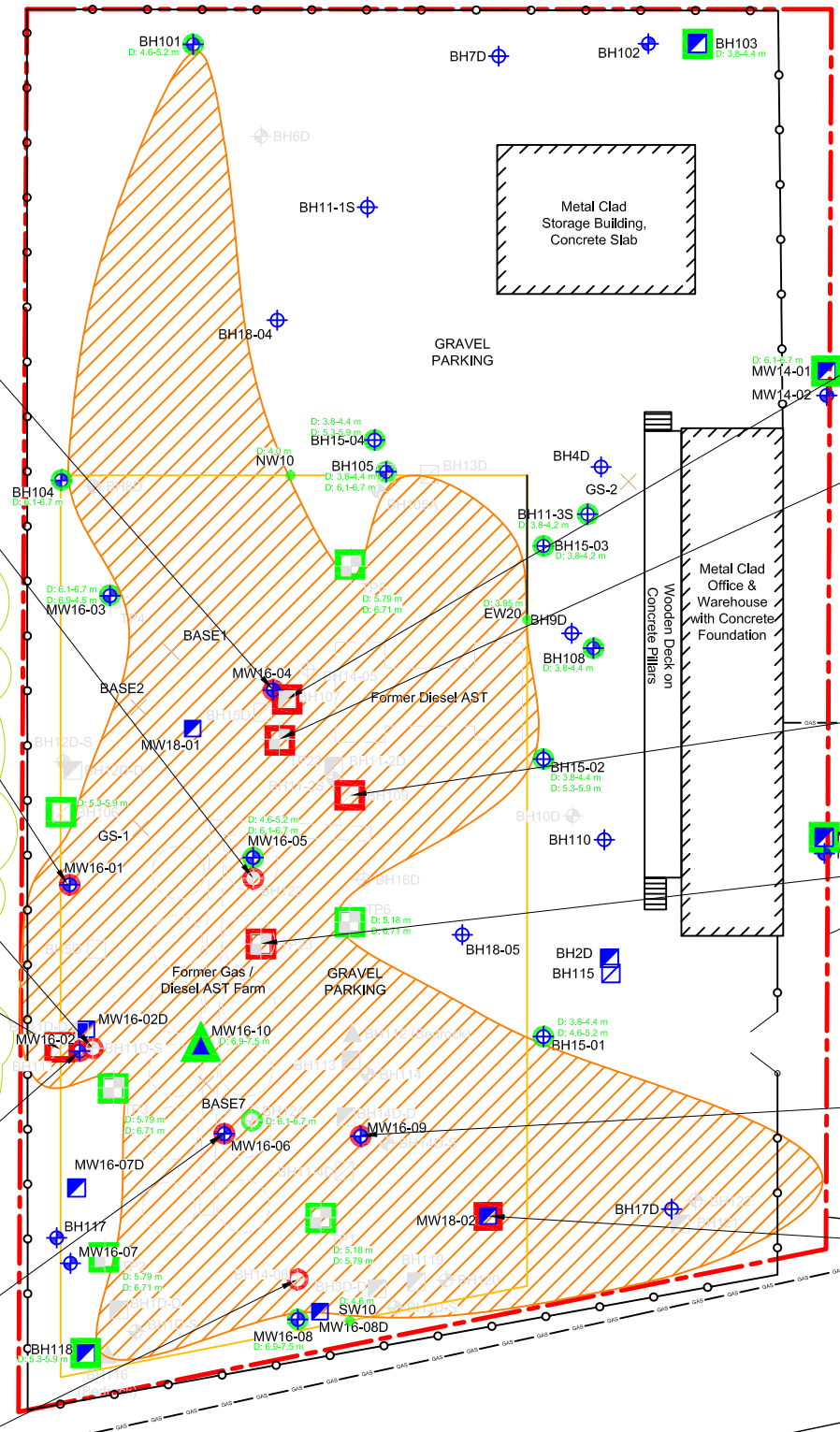
TP22 (07/02/2015)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 5.49	DEPTH (m) 6.71
PHC F1	55	1,000	420
PHC F2	230	6,300	680

BH109 (06/07/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4
PHC F1	55	230	2,800
PHC F2	230	8,400	16,000
PHC F3	1,700	1,400	2,900

TP23 (07/02/2015)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 4.75	DEPTH (m) 5.79
PHC F1	55	860	720
PHC F2	230	6,900	500

MW16-09 (11/15/2016)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 6.86 - 7.47
PHC F1	55	74

MW18-02 (10/11/2018)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 6.10 - 6.71
PHC F1	55	110
PHC F2	230	890



INDUSTRIAL (FORMER SAND QUARRY)

VACANT

PAVED RECREATIONAL TRAIL

RELIABLE LANE



RESIDENTIAL

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Client: **EAG-CANADA**
Site: **425 REA STREET SOUTH, TIMMINS, ONTARIO**

Title: **SHALLOW EXCEEDANCES IN SOIL POST REMEDIAL EXCAVATION: PHCs F1-F4 (3.8 - 8.0 m DEPTH)**

Date: **OCT 2020**
Scale: **AS SHOWN**
Project: **614035.CE**
Figure: **2**

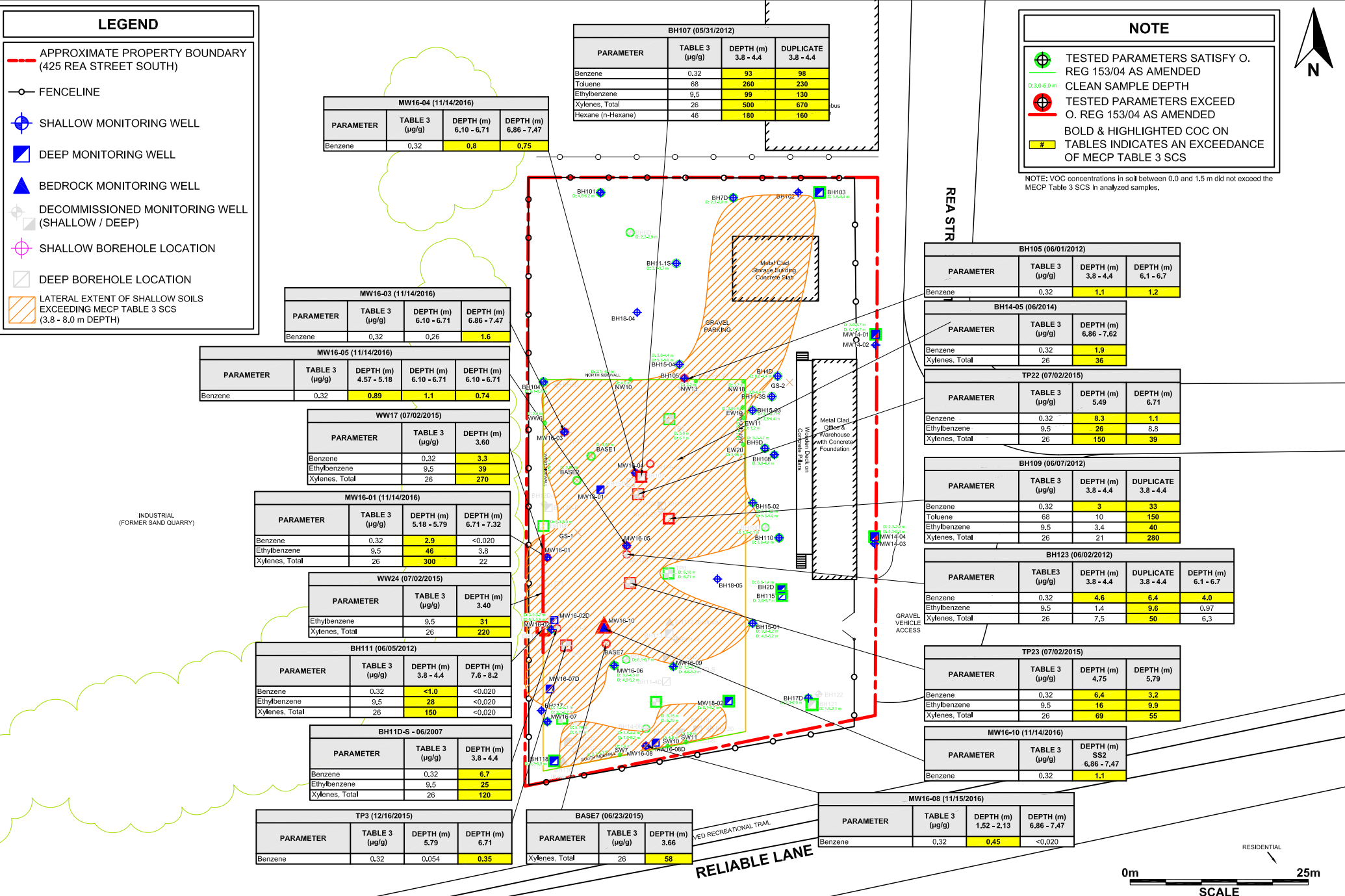
LEGEND

- APPROXIMATE PROPERTY BOUNDARY (425 REA STREET SOUTH)
- FENCELINE
- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- BEDROCK MONITORING WELL
- DECOMMISSIONED MONITORING WELL (SHALLOW / DEEP)
- SHALLOW BOREHOLE LOCATION
- DEEP BOREHOLE LOCATION
- LATERAL EXTENT OF SHALLOW SOILS EXCEEDING MECP TABLE 3 SCS (3.8 - 8.0 m DEPTH)

NOTE

- TESTED PARAMETERS SATISFY O. REG 153/04 AS AMENDED
- CLEAN SAMPLE DEPTH
- TESTED PARAMETERS EXCEED O. REG 153/04 AS AMENDED
- BOLD & HIGHLIGHTED COC ON TABLES INDICATES AN EXCEEDANCE OF MECP TABLE 3 SCS**

NOTE: VOC concentrations in soil between 0.0 and 1.5 m did not exceed the MECP Table 3 SCS in analyzed samples.



MW16-04 (11/14/2016)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 6.10 - 6.71	DEPTH (m) 6.86 - 7.47
Benzene	0,32	0,8	0,75

BH107 (05/31/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4
Benzene	0,32	93	98
Toluene	68	260	230
Ethylbenzene	9,5	99	130
Xylenes, Total	26	500	670
Hexane (n-Hexane)	46	180	160

MW16-03 (11/14/2016)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 6.10 - 6.71	DEPTH (m) 6.86 - 7.47
Benzene	0,32	0,26	1,6

MW16-05 (11/14/2016)				
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 4.57 - 5.18	DEPTH (m) 6.10 - 6.71	DEPTH (m) 6.10 - 6.71
Benzene	0,32	0,89	1,1	0,74

WW17 (07/02/2015)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3,60	
Benzene	0,32	3,3	
Ethylbenzene	9,5	39	
Xylenes, Total	26	270	

MW16-01 (11/14/2016)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 5.16 - 5.79	DEPTH (m) 6.71 - 7.32
Benzene	0,32	2,9	<0,020
Ethylbenzene	9,5	46	3,8
Xylenes, Total	26	300	22

WW24 (07/02/2015)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3,40	
Ethylbenzene	9,5	31	
Xylenes, Total	26	220	

BH111 (06/05/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DEPTH (m) 7.6 - 8.2
Benzene	0,32	<1,0	<0,020
Ethylbenzene	9,5	28	<0,020
Xylenes, Total	26	150	<0,020

BH11D-S - 06/2007			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3,8 - 4,4	
Benzene	0,32	6,7	
Ethylbenzene	9,5	25	
Xylenes, Total	26	120	

TP3 (12/16/2015)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 5,79	DEPTH (m) 6,71
Benzene	0,32	0,054	0,35

BASE7 (06/23/2015)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3,66
Xylenes, Total	26	58

MW16-08 (11/15/2016)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 1.52 - 2.13	DEPTH (m) 6.86 - 7.47
Benzene	0,32	0,45	<0,020

BH105 (06/01/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DEPTH (m) 6.1 - 6.7
Benzene	0,32	1,1	1,2

BH14-05 (06/2014)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 6.86 - 7.62
Benzene	0,32	1,9
Xylenes, Total	26	36

TP22 (07/02/2015)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 5,49	DEPTH (m) 6,71
Benzene	0,32	8,3	1,1
Ethylbenzene	9,5	26	8,8
Xylenes, Total	26	150	39

BH109 (06/07/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4
Benzene	0,32	3	33
Toluene	68	10	150
Ethylbenzene	9,5	3,4	40
Xylenes, Total	26	21	280

BH123 (06/02/2012)				
PARAMETER	TABLE3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4	DEPTH (m) 6.1 - 6.7
Benzene	0,32	4,6	6,4	4,0
Ethylbenzene	9,5	1,4	9,6	0,97
Xylenes, Total	26	7,5	50	6,3

TP23 (07/02/2015)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 4,75	DEPTH (m) 5,79
Benzene	0,32	6,4	3,2
Ethylbenzene	9,5	16	9,9
Xylenes, Total	26	69	55

MW16-10 (11/14/2016)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) SS2 6.86 - 7.47
Benzene	0,32	1,1



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NOTE: LOCATIONS OF BUILDINGS, UNDERGROUND UTILITIES, ETC. ARE FOR REFERENCE ONLY AND SHOULD NOT BE RELIED UPON FOR DETAILED DESIGN, EXCAVATION, OR CONSTRUCTION PURPOSES

Client:
EAG-CANADA
Site:
425 REA STREET SOUTH, TIMMINS, ONTARIO

Title:
SHALLOW EXCEEDANCES IN SOIL: VOCs (1.5 - 8.0 m DEPTH)

Date:
OCT 2020
Scale:
AS SHOWN

Project:
614035.CE
Figure:
3

LEGEND

- PROPERTY BOUNDARY
- FENCELINE
- TOPSOIL
- CONCRETE
- FILL
- SAND
- SILTY CLAY
- BEDROCK (METASEDIMENTARY - HIGHLY FRACTURED, VEINS OF IRON AND SILT)
- SOIL IMPACTS
- O/S OFFSET IN METRES FROM CROSS SECTION
- STATIC GROUNDWATER LEVEL (OCT 2018)
- BOLD & HIGHLIGHTED COC ON TABLES INDICATES AN EXCEEDANCE OF MECP TABLE 3 SCS
- TESTED PARAMETERS SATISFY TABLE 3 SCS
- EXCAVATION SIDE WALL OR BASE SAMPLE

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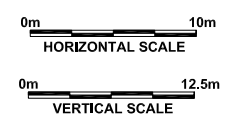
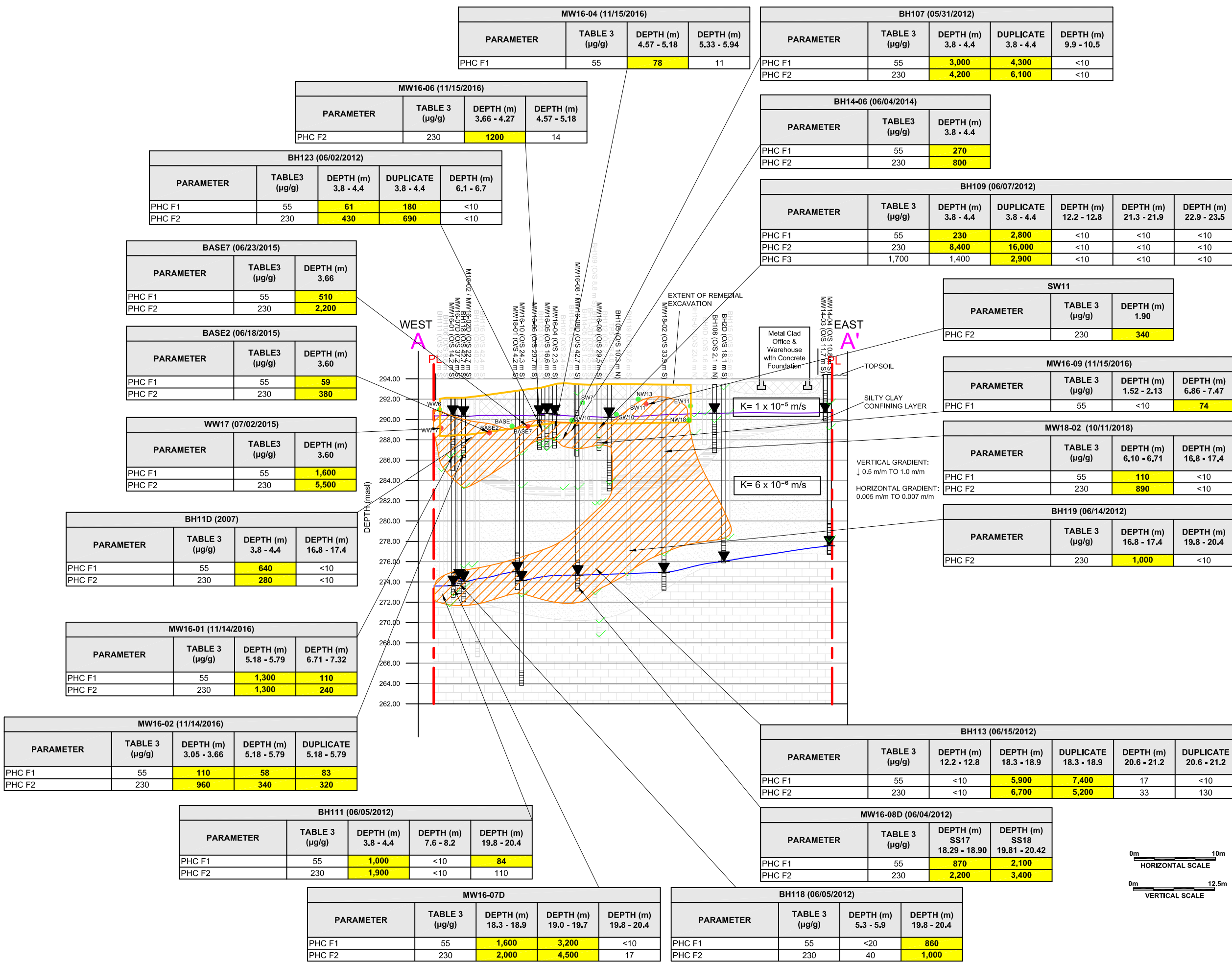
Title:
GENERALIZED STRATIGRAPHIC CROSS-SECTION A-A' WEST TO EAST (SOIL - PHCs F1-F4)

Client:
EAG-CANADA

Site:
425 REA STREET SOUTH, TIMMINS, ONTARIO

Date: OCT 2020
Scale: AS SHOWN

Project: 614035.CE
Figure: 5



LEGEND

- PROPERTY BOUNDARY
- FENCELINE
- TOPSOIL
- CONCRETE
- FILL
- SAND
- SILTY CLAY
- BEDROCK (METASEDIMENTARY - HIGHLY FRACTURED, VEINS OF IRON AND SILT)
- SOIL IMPACTS
- O/S - OFFSET IN METRES FROM CROSS SECTION
- STATIC GROUNDWATER LEVEL (OCT 2018)
- #** BOLD & HIGHLIGHTED COC ON TABLES INDICATES AN EXCEEDANCE OF MECP TABLE 3 SCS
- TESTED PARAMETERS SATISFY TABLE 3 SCS
- EXCAVATION SIDE WALL OR BASE SAMPLE

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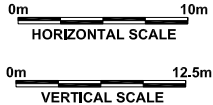
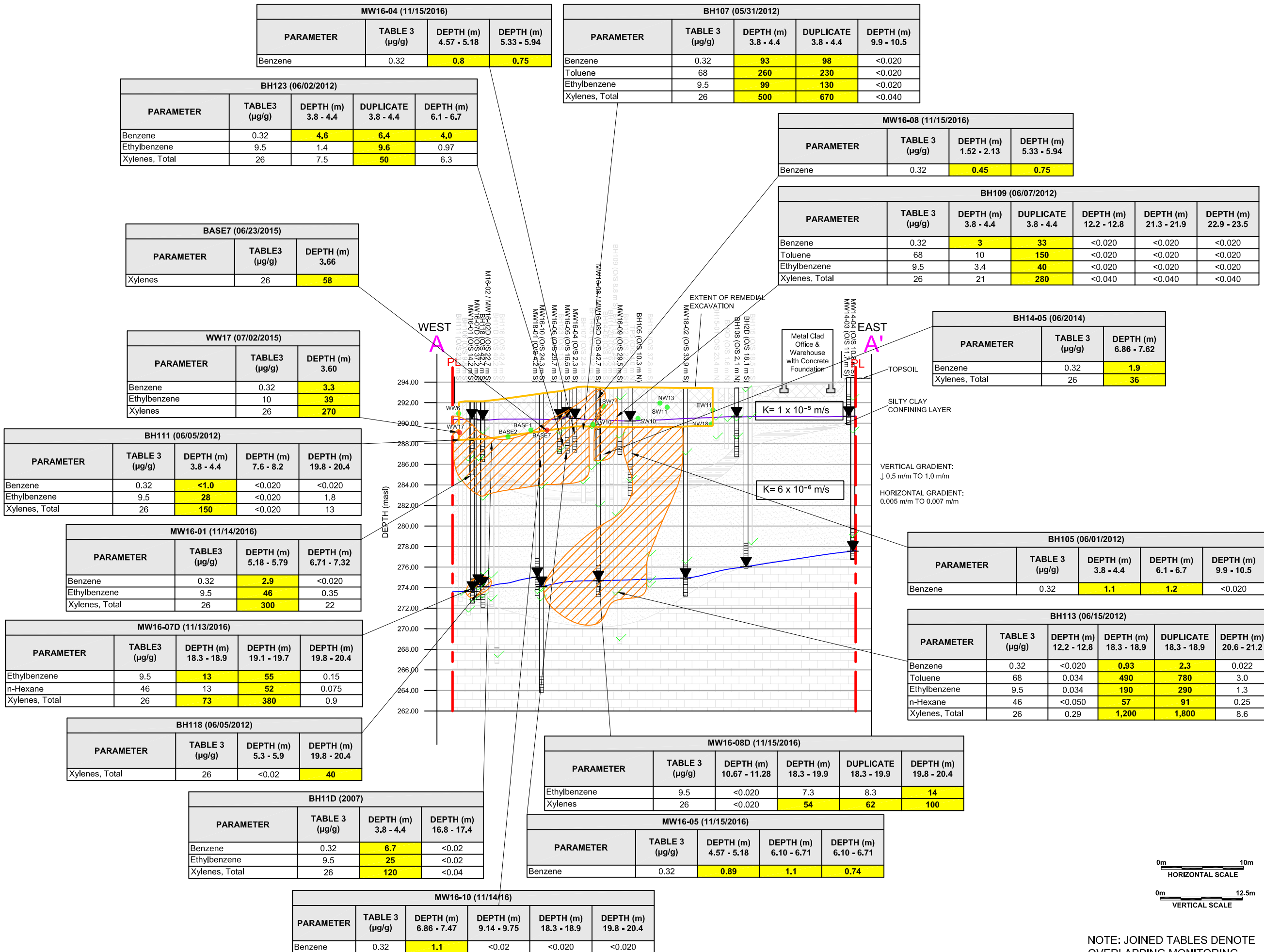
Title:
GENERALIZED STRATIGRAPHIC CROSS-SECTION A-A' WEST TO EAST (SOIL - VOCs)

Client:
EAG-CANADA

Site:
425 REA STREET SOUTH, TIMMINS, ONTARIO

Date: **OCT 2020** Project: **614035.CE**

Scale: **AS SHOWN** Figure: **6**



NOTE: JOINED TABLES DENOTE OVERLAPPING MONITORING WELLS

MW16-04 (11/15/2016)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 4.57 - 5.18	DEPTH (m) 5.33 - 5.94
Benzene	0.32	0.8	0.75

BH107 (05/31/2012)				
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4	DEPTH (m) 9.9 - 10.5
Benzene	0.32	93	98	<0.020
Toluene	68	260	230	<0.020
Ethylbenzene	9.5	99	130	<0.020
Xylenes, Total	26	500	670	<0.040

BH123 (06/02/2012)				
PARAMETER	TABLE3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4	DEPTH (m) 6.1 - 6.7
Benzene	0.32	4.6	6.4	4.0
Ethylbenzene	9.5	1.4	9.6	0.97
Xylenes, Total	26	7.5	50	6.3

MW16-08 (11/15/2016)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 1.52 - 2.13	DEPTH (m) 5.33 - 5.94
Benzene	0.32	0.45	0.75

BH109 (06/07/2012)						
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DUPLICATE 3.8 - 4.4	DEPTH (m) 12.2 - 12.8	DEPTH (m) 21.3 - 21.9	DEPTH (m) 22.9 - 23.5
Benzene	0.32	3	33	<0.020	<0.020	<0.020
Toluene	68	10	150	<0.020	<0.020	<0.020
Ethylbenzene	9.5	3.4	40	<0.020	<0.020	<0.020
Xylenes, Total	26	21	280	<0.040	<0.040	<0.040

BASE7 (06/23/2015)		
PARAMETER	TABLE3 (µg/g)	DEPTH (m) 3.66
Xylenes	26	58

WW17 (07/02/2015)		
PARAMETER	TABLE3 (µg/g)	DEPTH (m) 3.60
Benzene	0.32	3.3
Ethylbenzene	10	39
Xylenes	26	270

BH14-05 (06/2014)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 6.86 - 7.62
Benzene	0.32	1.9
Xylenes, Total	26	36

BH111 (06/05/2012)				
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DEPTH (m) 7.6 - 8.2	DEPTH (m) 19.8 - 20.4
Benzene	0.32	<1.0	<0.020	<0.020
Ethylbenzene	9.5	28	<0.020	1.8
Xylenes, Total	26	150	<0.020	13

BH105 (06/01/2012)				
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DEPTH (m) 6.1 - 6.7	DEPTH (m) 9.9 - 10.5
Benzene	0.32	1.1	1.2	<0.020

BH113 (06/15/2012)					
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 12.2 - 12.8	DEPTH (m) 18.3 - 18.9	DUPLICATE 18.3 - 18.9	DEPTH (m) 20.6 - 21.2
Benzene	0.32	<0.020	0.93	2.3	0.022
Toluene	68	0.034	490	780	3.0
Ethylbenzene	9.5	0.034	190	290	1.3
n-Hexane	46	<0.050	57	91	0.25
Xylenes, Total	26	0.29	1,200	1,800	8.6

MW16-01 (11/14/2016)			
PARAMETER	TABLE3 (µg/g)	DEPTH (m) 5.18 - 5.79	DEPTH (m) 6.71 - 7.32
Benzene	0.32	2.9	<0.020
Ethylbenzene	9.5	46	0.35
Xylenes, Total	26	300	22

MW16-07D (11/13/2016)				
PARAMETER	TABLE3 (µg/g)	DEPTH (m) 18.3 - 18.9	DEPTH (m) 19.1 - 19.7	DEPTH (m) 19.8 - 20.4
Ethylbenzene	9.5	13	55	0.15
n-Hexane	46	13	52	0.075
Xylenes, Total	26	73	380	0.9

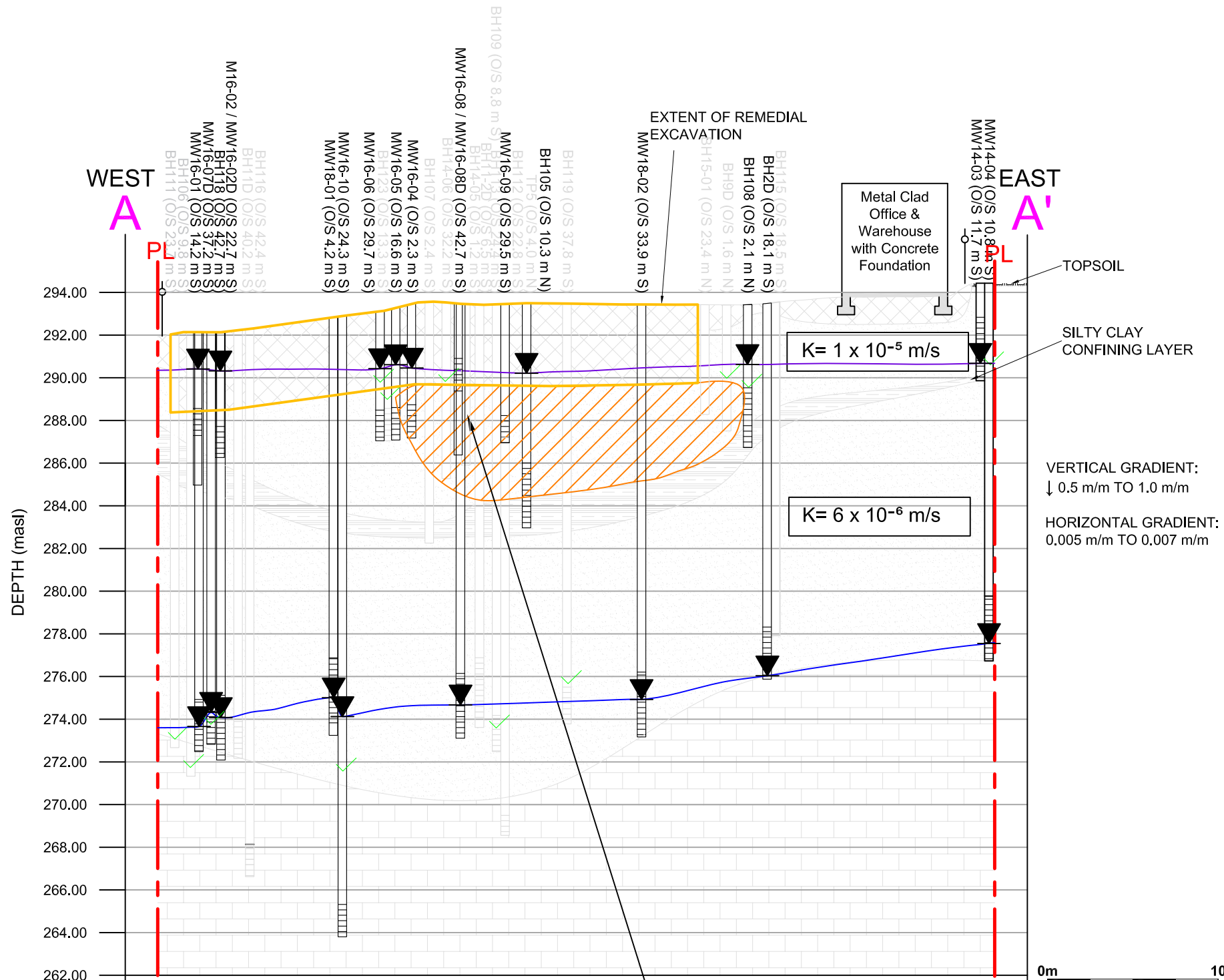
BH118 (06/05/2012)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 5.3 - 5.9	DEPTH (m) 19.8 - 20.4
Xylenes, Total	26	<0.02	40

MW16-08D (11/15/2016)					
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 10.67 - 11.28	DEPTH (m) 18.3 - 19.9	DUPLICATE 18.3 - 19.9	DEPTH (m) 19.8 - 20.4
Ethylbenzene	9.5	<0.020	7.3	8.3	14
Xylenes	26	<0.020	54	62	100

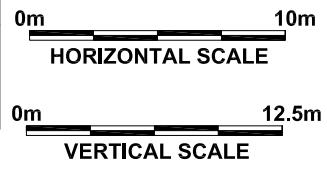
BH11D (2007)			
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 3.8 - 4.4	DEPTH (m) 16.8 - 17.4
Benzene	0.32	6.7	<0.02
Ethylbenzene	9.5	25	<0.02
Xylenes, Total	26	120	<0.04

MW16-05 (11/15/2016)				
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 4.57 - 5.18	DEPTH (m) 6.10 - 6.71	DEPTH (m) 6.10 - 6.71
Benzene	0.32	0.89	1.1	0.74

MW16-10 (11/14/16)					
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 6.86 - 7.47	DEPTH (m) 9.14 - 9.75	DEPTH (m) 18.3 - 18.9	DEPTH (m) 19.8 - 20.4
Benzene	0.32	1.1	<0.02	<0.020	<0.020



BH14-05 (06/05/2014)		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 4.6 - 5.2
Napthalene	9.6	10



LEGEND

- PROPERTY BOUNDARY
- FENCELINE
- TOPSOIL
- CONCRETE
- FILL
- SAND
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- BEDROCK (METASEDIMENTARY - HIGHLY FRACTURED, VEINS OF IRON AND SILT)
- SOIL IMPACTS
- O/S - OFFSET IN METRES FROM CROSS SECTION
- STATIC GROUNDWATER LEVEL (OCT 2018)
- BOLD & HIGHLIGHTED COC ON TABLES INDICATES AN EXCEEDANCE OF MECP TABLE 3 SCS
- TESTED PARAMETERS SATISFY TABLE 3 SCS

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Title:
GENERALIZED STRATIGRAPHIC CROSS-SECTION A-A' WEST TO EAST (SOIL - PAH)

Client:
EAG-CANADA

Site:
425 REA STREET SOUTH,
TIMMINS, ONTARIO

Date: OCT 2020	Project: 614035.CE
Scale: AS SHOWN	Figure: 7

LEGEND

- PROPERTY BOUNDARY
- FENCELINE
- TOPSOIL
- CONCRETE
- FILL
- SAND
- SILTY CLAY
- BEDROCK (METASEDIMENTARY - HIGHLY FRACTURED, VEINS OF IRON AND SILT)
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- EXCAVATION SIDE WALL OR BASE SAMPLE

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PREMIER ENVIRONMENTAL SERVICES

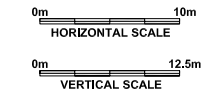
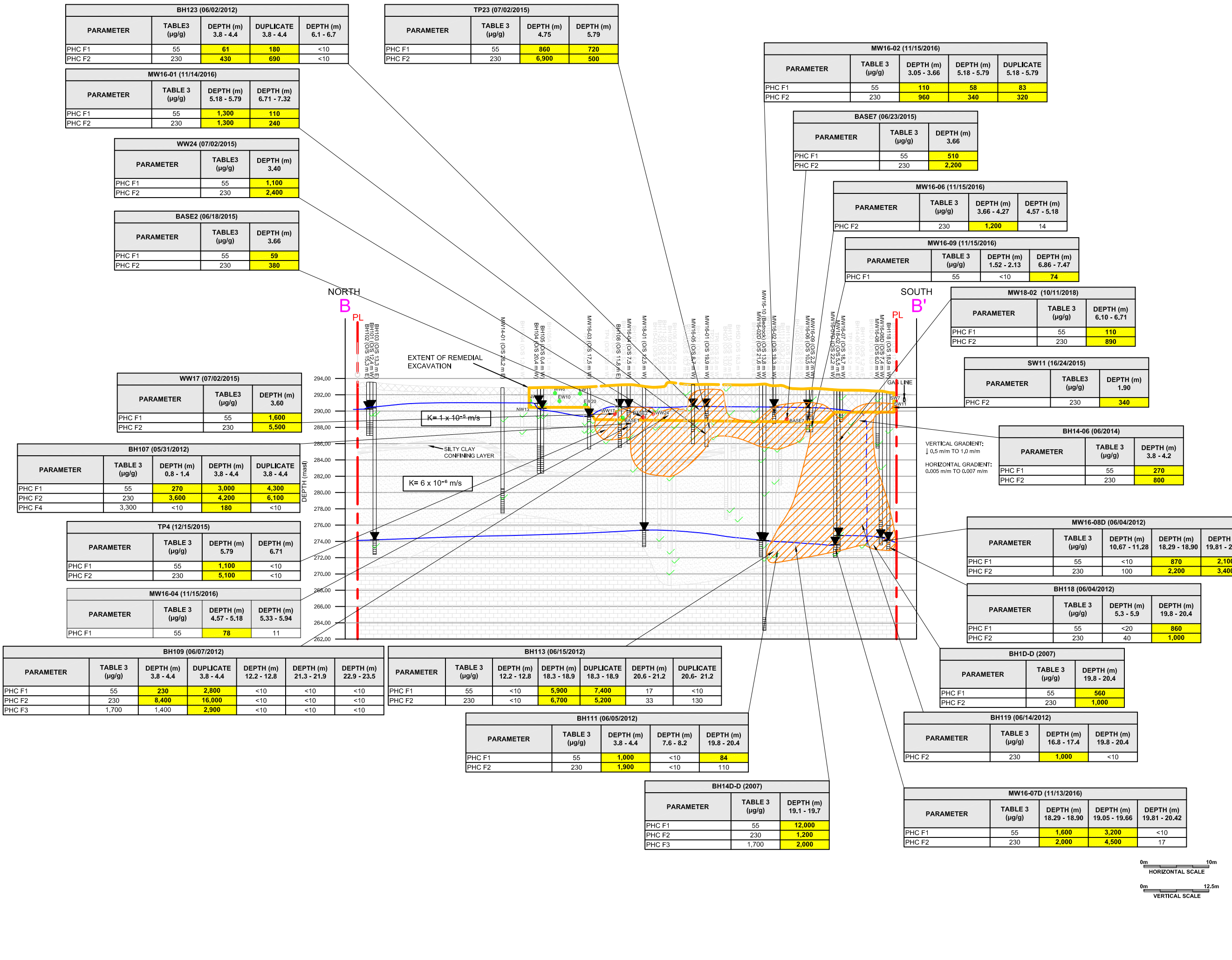
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Title:
GENERALIZED STRATIGRAPHIC CROSS-SECTION B-B' NORTH TO SOUTH (SOIL PHCs F1-F4)

Client:
EAG-CANADA

Site:
425 REA STREET SOUTH,
TIMMINS, ONTARIO

Date: OCT 2020	Project: 614035.CE
Scale: AS SHOWN	Figure: 8



LEGEND

- PROPERTY BOUNDARY
- FENCELINE
- TOPSOIL
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- BEDROCK (METASEDIMENTARY - HIGHLY FRACTURED, VEINS OF IRON AND SILT)
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- #** BOLD & HIGHLIGHTED COC ON TABLES INDICATES AN EXCEEDANCE OF MECP TABLE 3 SCS
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- EXCAVATION SIDE WALL OR BASE SAMPLE

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Title:
GENERALIZED STRATIGRAPHIC CROSS-SECTION B-B' NORTH TO SOUTH (SOIL VOCs)

Client:
EAG-CANADA

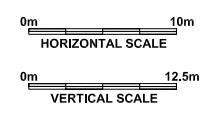
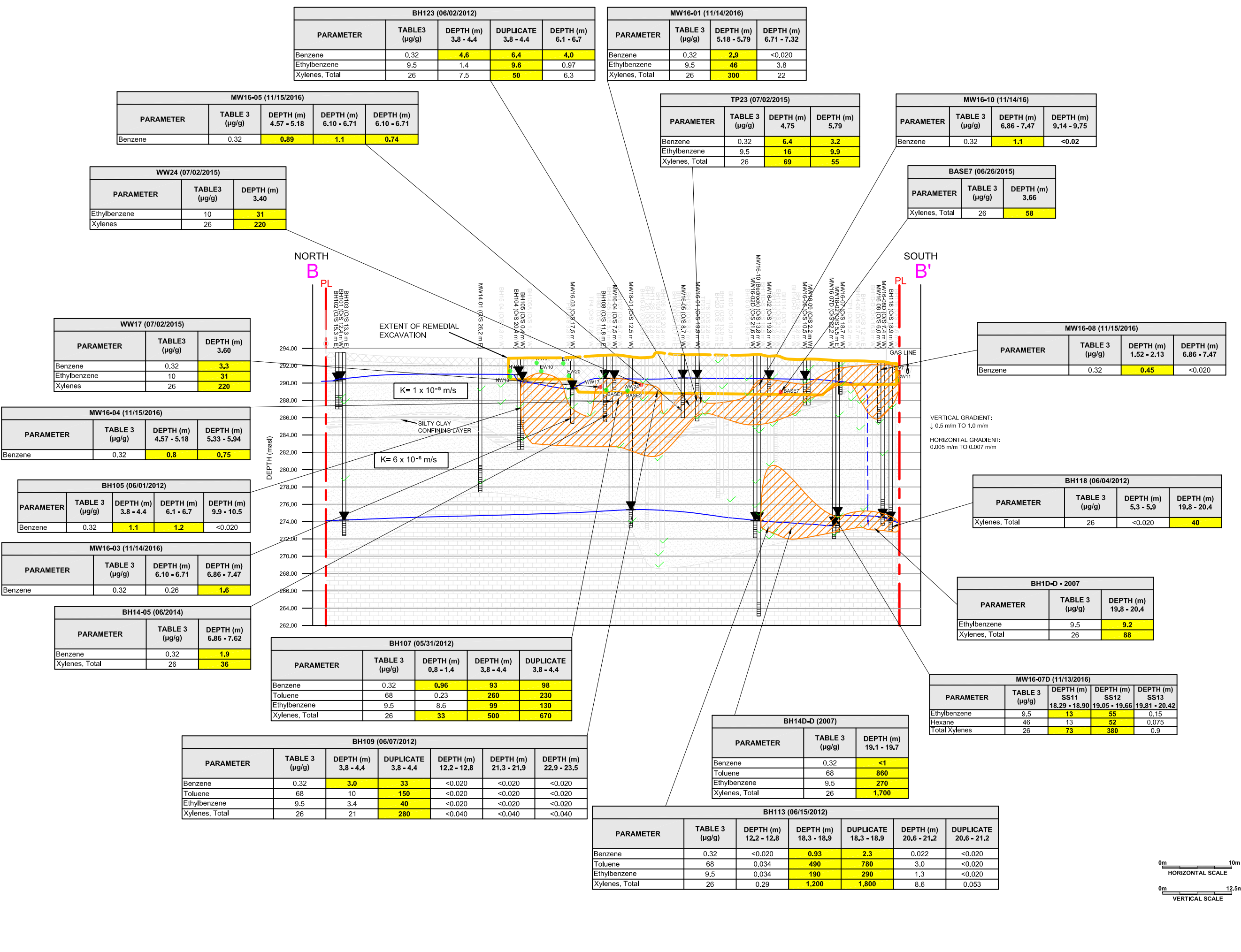
Site:
425 REA STREET SOUTH, TIMMINS, ONTARIO

Date:
OCT 2020

Project:
614035.CE

Scale:
AS SHOWN

Figure:
9



LEGEND

- - - PROPERTY BOUNDARY
- FENCELINE
- TOPSOIL
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- FILL
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- #** BOLD & HIGHLIGHTED COC ON TABLES INDICATES AN EXCEEDANCE OF MECP TABLE 3 SCS
- TESTED PARAMETERS SATISFY TABLE 3 SCS

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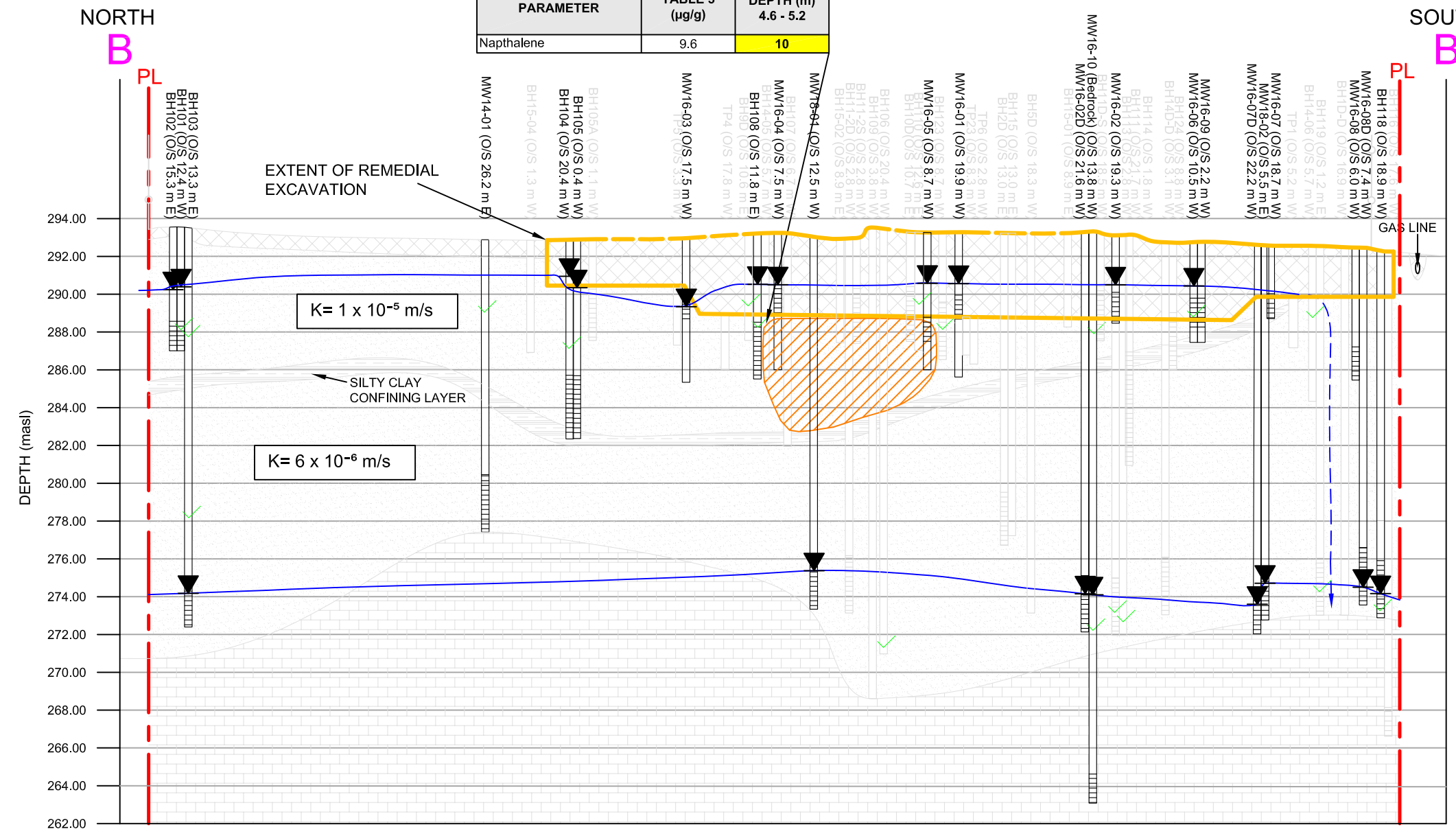
Title:
GENERALIZED STRATIGRAPHIC CROSS-SECTION B-B' NORTH TO SOUTH (SOIL PAHs)

Client:
EAG-CANADA

Site:
425 REA STREET SOUTH,
TIMMINS, ONTARIO

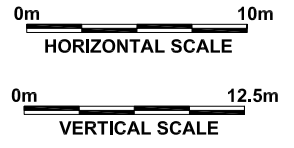
Date: OCT 2020	Project: 614035.CE
Scale: AS SHOWN	Figure: 10

BH14-05 - 06/05/2014		
PARAMETER	TABLE 3 (µg/g)	DEPTH (m) 4.6 - 5.2
Napthalene	9.6	10



VERTICAL GRADIENT:
↓ 0.5 m/m TO 1.0 m/m

HORIZONTAL GRADIENT:
0.005 m/m TO 0.007 m/m



APPENDIX B – Excess Soil Management Policy Framework,
MECP December 2016
Rules for Soil Management and Excess Soil
Quality Standards, MECP, 2019
Fact Sheet – Bringing Soil to an RSC Property,
MECP Publication PIBS 8429e, April 2011
