

Certificate of Property Use

Environmental Protection Act, R.S.O. 1990, c.E.19, s.168.6

Certificate of property use number: 3166-CN8RVC

Risk assessment number: 5474-AJUPLT

Owner: Toromont Industries Ltd.
3131 Highway 7
Vaughan, ON L4K 5E1

(Owner)

Site: 2437 Kaladar Avenue, Ottawa, Ontario

(Property)

With a Legal Description of:

Part of Lots 15 & 16 (of Lot 21 Concession Junction Gore) Registered Plan 31, City of Ottawa

being all of PIN 04069-0331 (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 (definition of 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) Risk Management Measures (RMMs) that are required to be implemented are found in Part 4 of the CPU, Director Requirements. Key RMMs specified in Part 4 include, but are not limited to:
- Prohibiting the construction of any Building(s) on the Property unless the new Building(s) is constructed as specified in Section 4.2 (a) of this CPU;
 - Installing, monitoring and maintaining any vapour mitigation systems as specified in Section 4.2 (b) of this CPU;
 - Maintaining current building dimensions:
 - Maintaining the existing hard cap and soil cap barriers and installing, inspecting and maintaining any new hard cap or soil cap barriers in this area of the Property as per Section 4.2 (r) of this CPU;
 - Implementing a soil and ground water management plan during any intrusive activities undertaken on the Property potentially in contact with COCs in soil and ground water that have been identified in the RA at concentrations that exceed the applicable site condition standards as per Section 4.2(y) of this CPU.
 - Implementing a health and safety plan during any intrusive activities undertaken on the Property potentially in contact with COCs in soil and ground water that have been identified in the RA at concentrations that exceed the applicable site condition standards as specified in Section 4.3 of this CPU;

- Registering a certificate on the Property title in accordance with Section 197 of the *Environmental Protection Act* and that before dealing with the Property in any way, a copy of the CPU is to be given to any person who will acquire an interest in the Property as per Section 4.8, 4.9 and 4.10 of this CPU.
- ii) Duration of Risk Management Measures identified in Part 4 of the CPU is summarized as follows:
- a. 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.
 - b. All other Risk Management Measures shall continue indefinitely until the Director alters or revokes the CPU.

Part 1: Interpretation

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

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

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

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

“Applicable Site Condition Standards” and “ASCS” means soil and groundwater that meets the soil or groundwater criteria identified in Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition (medium/fine textured soils) (commercial/industrial use) of the Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act published by the Ministry and dated April 15, 2011;

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

“Competent Person” as defined in the Ontario *Occupational Health and Safety Act*.

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

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

“CPU” means this Certificate of Property Use Number No. 3166-CN8RVC as it may be altered from time to time and bearing document # 3166-CN8RVC;

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

“Existing Building” means the single storey building currently occupying the property with the following dimensions:

- Length of foundation perimeter 270 m; and
- Minimum foundation thickness 80 mm.

“Granular A” means a set of requirements for dense graded aggregates intended for use as granular base within the pavement structure, granular shouldering, and backfill, as specified in Ontario Provincial Standard Specification 1010 (OPSS.MUNI 1010);

“Impacted soil” is soil in which one or more contaminants are present at a concentration greater than the Property Specific Standard for the contaminant as specified in Table 1A – Schedule A of this CPU without incorporation of risk management measures;

“Licensed Professional Engineer” means a person who holds a license, limited licence or temporary licence under the *Professional Engineers Act*, R.R.O. 1990, c.P.28;

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

“Reg. 347” means *R.R.O. 1990, Regulation 347: General - Waste Management* under Environmental Protection Act, R.S.O. 1990, c. E.19.

“O. Reg. 406” means *Ontario Regulation 406/19: On-Site and Excess Soil Management* under Environmental Protection Act, R.S.O. 1990, c. E.19.

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

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

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

“Provincial Officer” means a person who is designated as a provincial officer for the purposes of the Act;

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

“Risk Assessment” (RA) means the Risk Assessment No. **5474-AJUPLT** accepted by the Director on November 9, 2020, and set out in the following documents:

- “Tier 3 Risk Assessment 2437 Kaladar Avenue, Ottawa, Ontario”, report prepared by Pinchin Ltd., dated December 13, 2018
- “Revised Tier 3 Risk Assessment, 2437 Kaladar Avenue, Ottawa, Ontario”, report prepared by Pinchin Ltd, dated June 7, 2021
- “Second Revised Tier 3 Risk Assessment, 2437 Kaladar Avenue, Ottawa, Ontario”, report prepared by Pinchin Ltd., dated March 9, 2022
- “Third Revised Tier 3 Risk Assessment, 2437 Kaladar Avenue, Ottawa, Ontario”, report prepared by Pinchin Ltd., dated August 25, 2022

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

“Risk Management Plan or RMP” means the risk management plan specific to the Property detailed in Section 7.0 and Appendix XI of the Risk Assessment and/or Part 4 of the CPU;

“Tribunal” has the same meaning as in the Act; namely, the Ontario Land Tribunal;

“Unimpacted Soil” means soil that meets the soil criteria identified in Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition of the Ministry’s *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.

Part 2: Legal Authority

- 2.1 Section 19 of the Act states that a certificate of property use is binding on the executor, administrator, administrator with the will annexed, guardian of property or attorney for property of the person to whom it was directed, and on any other successor or assignee of the person to whom it was directed.
- 2.2 Subsection 132(1.1) of the Act states that the Director may include in a certificate of property use a requirement that the person to whom the certificate is issued provide financial assurance to the Crown in right of Ontario for any one or more of,
 - a. the performance of any action specified in the certificate of property use;
 - b. the provision of alternate water supplies to replace those that the Director has reasonable and probable grounds to believe are or are likely to be contaminated or otherwise interfered with by a contaminant on, in or under the property to which the certificate of property use relates; and
 - c. measures appropriate to prevent adverse effects in respect of the property to which the certificate of property use relates.
- 2.3 Section 168.6 (1) of the Act states that if the Director accepts a risk assessment relating to a property, he or she may, when giving notice under clause 168.5 (1)(a), issue a certificate of property use to the owner of the property, requiring the owner to do any of the following things:
 - a. Take any action specified in the certificate that, in the Director’s opinion, is necessary to prevent, eliminate or ameliorate any adverse effect on the property, including installing any equipment, monitoring any contaminant or recording or reporting information for that purpose.
 - 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 has been issued under subsection 168.6(1),
 - a. alter any terms and conditions in the certificate or impose new terms and conditions; or
 - b. revoke the certificate.
- 2.6 Subsection 168.6(4) of the Act states that if a certificate of property use contains a provision requiring the owner of the property to refrain from using the property for a specified use or from constructing a specified building on the property,
 - a. the owner of the property shall ensure that a copy of the provision is given to every occupant of the property;
 - b. the provision applies, with necessary modifications, to every occupant of the property who receives a copy of the provision; and
 - c. the owner of the property shall ensure that every occupant of the property complies with the provision.
- 2.7 Subsection 196(1) of the Act states that the authority to make an order under the Act includes the authority to require the person or body to whom the order is directed to take such intermediate

action or such procedural steps or both as are related to the action required or prohibited by the order and as are specified in the order.

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

Part 3: Background

- 3.1 The Risk Assessment was undertaken for the Property to assess the human health risks and ecological risks associated with the presence or discharge of Contaminants 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 as defined in O. Reg. 153/04.
- 3.2 The Contaminants on, in or under the Property that are present either above **Table 3: Full Depth Generic Site Condition Standards for Use in a Non-Potable Ground Water Condition** 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** for medium/fine textured soils and groundwater or for which there are no such standards, are defined as the Contaminants of Concern. The Property Specific Standards for these Contaminants of Concern are set out in **Table 1A and Table 1B of Schedule "A"**, which is attached to and forms part of the CPU.
- 3.3 I am of the opinion, for the reasons set out in the Risk Assessment that the Risk Management Measures described therein and outlined in Part 4 of the CPU are necessary to prevent, eliminate or ameliorate an Adverse Effect on the Property.
- 3.4 I am further of the opinion for the reasons set out in the Risk Assessment that it is necessary to restrict the use of the Property and/or the construction of Buildings at the Property as outlined in Part 4 of the CPU.

Part 4: Director Requirements

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

Risk Management Measures

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

New Enclosed Building(s):

- a. Refrain from constructing any new Building(s) on, in or under the Property unless the Building(s) includes a vapour mitigation system, as detailed in Section 1.2.3 of the RMP, along with Section 4.2 (b) this CPU.
- b. The construction of any new Building(s) is permitted on the Property provided that the new building includes, and is constructed with, a vapour mitigation system, as identified in Section 1.2.3 of the RMP, has been incorporated into the design of, and installed in, any new Building(s) to be constructed on the Property or portions of the Property. The vapour mitigation system shall be designed by an appropriately qualified Licensed Professional Engineer in consultation with a Qualified Person in accordance with the conceptual design detailed in Section 1.2.3 of the RMP and shall also 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 an appropriately qualified Licensed Professional Engineer and a Qualified Person;
 - (iii) Should the passive vapour mitigation system detailed in Section 1.2.3 of the RMP be the preferred approach for any new building the passive vapour mitigation system shall be designed and constructed such that the passive venting system can easily be converted to an active venting system with all applicable approvals and permits as may be necessary; 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 an appropriately qualified Licensed Professional Engineer and Qualified Person.
- c. Within 90 calendar days of the completion of the construction of any Building(s) as specified in Section 4.2 (b) of this CPU and prior to first occupancy, 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 specified in Section 1.2.3 of the RMP along with Section 4.2 (b) of this CPU.
- d. The vapour mitigation system detailed in Section 1.2.3 of the RMP and 4.2 (b) of this CPU shall be operated, monitored and maintained by the Owner for as long as the COCs are present on the Property. The qualified Licensed Professional Engineer that designed the vapour mitigation system shall prepare an operation, monitoring, and maintenance program consistent with Section 1.4.3 of the RMP at minimum, including a contingency plan consistent with Section 1.4.3 of the RMP at minimum, 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 specified in Section 4.2 (d) 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 COCs are present on the Property. The inspection program shall include, at minimum, semi-annual inspections of the integrity of the building floor slab(s) and monitoring of the vapour mitigation system in accordance with the monitoring and maintenance program specified in Section 4.2 (d) of this CPU. Any major 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 4.2 (d) of this CPU, are implemented. All repairs

are to be inspected by an appropriately 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 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.

- f. The Owner shall ensure that all individuals/contractors intending to undertake work which could potentially come into contact with or interfere with the vapour barrier installed as part of the vapour mitigation system as specified in Section 1.2.3 of the RMP along with Section 4.2 (b) of this CPU 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. 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 qualified Professional Engineer 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.
- g. Once the final design of the vapour mitigation system is completed as specified in Section 4.2 (b) of this CPU, the Owner shall submit to the Director, for review and acceptance, 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 and or** indoor air monitoring and pressure differential monitoring, as detailed in Section 1.4.3 of the RMP. 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 and or** indoor air samples and pressure differential measurements 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:
 - a) Prior to first occupancy;
 - b) Quarterly (spring, summer, fall and winter) for a minimum of two (2) years; and,
 - c) Annually (winter) thereafter, until written approval to discontinue the performance monitoring program by the Director is received by the Owner.
 - (iii) The **sub-slab vapour and** indoor air samples shall be sent to an accredited laboratory and analyzed for the Target Analytes listed in **Schedule 'A': Target Air Concentrations (Table 1C)**, 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:

- a) Laboratory results and laboratory certificates of analysis;
 - b) Field logs, leak testing, and documentation of QA/QC;
 - c) Discussion and interpretation of the results in comparison to the respective Target **Sub-Slab Vapour or** Indoor Air Concentrations as listed in **Table 1C**; and,
 - d) Conclusions and recommendations with respect to the need for additional and/or continued monitoring, as may be warranted.
- h. Upon completion of the installation of the vapour mitigation system as specified in Section 4.2 (b) of this CPU, and prior to first occupancy, the Owner shall implement the performance monitoring program, that has been accepted in writing by the Director, as required by Section 4.2 (g) of this CPU and detailed in Section 1.4.3 of the RMP for a minimum of two years and until the Owner receives written direction from the Director to discontinue the program. Any changes to the performance monitoring program that has been accepted by the Director, as required by Section 4.2 (g) of this CPU, (i.e. 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 acceptance from the Director.
- i. In the event that the performance monitoring program detailed in Section 4.2 (g) of this CPU identifies one or more of the target analytes at concentrations above the Target Sub-Slab or Indoor Air Concentrations specified in **Table 1C**, the Owner shall implement the contingency measures detailed in Section 1.4.3 of the RMP, and as follows:
- (i) Written notice shall be submitted to the Director by the Owner within 7 calendar days of the Owner's receipt of the laboratory analysis. This written notice shall include the sub-slab or indoor air sampling results, the laboratory certificates of analysis, and the anticipated timeline for the implementation of the confirmatory sampling program along with any additional work as may be deemed necessary by a qualified Licensed Professional Engineer. Confirmatory sampling shall occur within 14 calendar days from the date of the Owner's receipt of the laboratory analysis and be completed by a qualified Licensed Professional Engineer.
 - (ii) In the event that the confirmatory sampling program verifies the exceedances of one or more of the target analyte concentrations above the Target Concentrations specified in **Table 1C**, the Owner shall:
 - a) Submit written notice to the Director within 7 calendar days of the Owner's receipt of the laboratory analysis. This written notice shall include the sample results, the laboratory certificates of analysis and the details of, and the anticipated timeline to implement contingency measures consistent with Section 1.4.3 of the RMP. The implementation of contingency measures, along with the implementation of a confirmatory sampling program, shall occur within 14 calendar days of the Owner's submission of the written notice of the exceedance to the Director;
 - b) Within 30 calendar days of the implementation of the contingency measures, the Owner shall submit to the Director a report prepared by a qualified Licensed Professional Engineer documenting the implementation of contingency measures, results of the implementation of the confirmatory sampling program along with the details and timelines for the implementation of a performance monitoring program as necessary. The report shall include, but not be limited to:
 - i. Laboratory results and laboratory certificates of analysis;
 - ii. Field logs, leak testing (as necessary), and documentation of QA/QC;
 - iii. Discussion and interpretation of the results in comparison to the respective Target Indoor Air Concentrations as listed in **Table 1C**; and,

- iv. Conclusions and recommendations with respect to the performance of the Building's vapour mitigation system along with the need for additional work and/or continued monitoring as may be deemed warranted.
- j. In the event that any new components are added to the SSDS, the quarterly indoor air monitoring program must be resumed for a minimum of two years post-construction and until written direction to discontinue the program is received by the Owner from the Director.

Existing Building Use Restriction:

- k. Refrain from using any Existing Building for residential, parkland or institutional uses.
- l. Refrain from making physical changes to any Existing Building, including interior floor plan in accordance with Section 1.2.2 of the RMP.
- m. An inspection and maintenance program shall be prepared and implemented to ensure the continuing integrity of the Existing Building. The inspection program shall include semi-annual inspections to ensure that no alterations to the building dimensions have been made and the slab has not been breached, in accordance with Section 1.4.2 of the RMP.
- n. Any breach in the slab shall be repaired within a reasonable period of time in accordance with Section 1.4.2 of the RMP. If cracks, breaches or any loss of integrity in the floor slab cannot be repaired or addressed in a timely manner, contingency measures, in accordance with Section 1.4.2 of the RMP, shall be implemented to ensure that no exposure to the COCs occurs. The restoration of any damaged portions of the slab shall, at minimum, meet the original design specifications. The Owner shall submit to the Director written confirmation, prepared and signed by a qualified Licensed Professional Engineer, that the floor slab has been repaired in accordance with the requirements of Section 1.4.2 the RMP. 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 days of the completion of any floor slab repairs and/or restorations. The Owner shall keep records of the inspections, maintenance and repairs and make them available for review by a Provincial Officer upon request.
- o. In the event of changes to the Existing Building, the Owner shall submit to the Director, for review and acceptance, an indoor air monitoring program as specified in Section 1.4.2 of the RMP, prior to occupancy of the building. The indoor air monitoring program shall be prepared by a qualified Licensed Professional Engineer in consultation with an appropriately Qualified Person. Specifically, the indoor air monitoring program shall include the following key components:
 - (i) Be overseen by a qualified Licensed Professional Engineer in consultation with an appropriately Qualified Person.
 - (ii) The collection of indoor air samples from an appropriate number of representative locations, including QA/QC samples, that is adequate for the size and configuration of the existing new building(s) as determined appropriate by the qualified Licensed Professional Engineer at the following frequency:
 - a) Prior to first occupancy;
 - b) Quarterly (spring, summer, fall and winter) thereafter for a minimum of two (2) years and until written approval to discontinue the indoor air monitoring program by the Director is received by the Owner.
 - (iii) The indoor air samples shall be sent to an accredited laboratory and analyzed for the Target Analytes listed in **Schedule 'A': Target Air Concentrations (for new Building (s)) (Table 1C)**, which is attached to and forms part of this CPU.
 - (iv) An annual report documenting the indoor air 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 direction to discontinue the program is received by the Owner from the Director. The annual report

shall include, but not be limited to:

- a) Laboratory results and laboratory certificates of analysis;
 - b) Field logs, leak testing, and documentation of QA/QC;
 - c) Discussion and interpretation of the results in comparison to the respective Target Indoor Air Concentrations as listed in Table 1C; and,
 - d) Conclusions and recommendations with respect to the need for additional and/or continued monitoring, as may be warranted.
- p. Upon completion of any modifications to the Existing Building as specified in Section 4.2 (o) of this CPU, and prior to first occupancy, the Owner shall implement the indoor air monitoring program, that has been accepted in writing by the Director, as required by Section 4.2 (o) of this CPU for a minimum of two years and until the Owner receives written direction from the Director to discontinue the program. Any changes to the indoor air monitoring program that has been accepted by the Director, as required by Section 4.2 (o) of this CPU, (i.e. 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 acceptance from the Director.
- q. In the event that the indoor air monitoring program detailed in Section 4.2 (o) of this CPU identifies one or more of the Target Analytes at concentrations above the Target Indoor Air Concentrations specified in **Table 1C** the Owner shall implement contingency measures, as follows:
- (i) Written notice shall be submitted to the Director by the Owner within 7 calendar days of the Owner's receipt of the laboratory analysis. This written notice shall include the indoor air sampling results, the laboratory certificates of analysis, and the anticipated timeline for the implementation of the confirmatory sampling program along with any additional work as may be deemed necessary by a qualified Licensed Professional Engineer. Confirmatory sampling shall occur within 14 calendar days from the date of the Owner's receipt of the laboratory analysis and be completed by a qualified Licensed Professional Engineer.
 - (ii) In the event that the confirmatory sampling program verifies the exceedances of one or more of the Target Analytes concentrations above the Target Concentrations specified in **Table 1C**, the Owner shall:
 - a) Submit written notice to the Director within 7 calendar days of the Owner's receipt of the laboratory analysis. This written notice shall include the sample results, the laboratory certificates of analysis and the details of, and the anticipated timeline to implement contingency measures and the initiation of the confirmatory indoor air sampling program. The implementation of contingency measures, along with the implementation of a confirmatory sampling program shall occur within 14 calendar days of the Owner's submission of the written notice of the exceedance to the Director;
 - b) Within 30 calendar days of the implementation of the contingency measures, the Owner shall submit to the Director a report prepared by a qualified Licensed Professional Engineer, in accordance with Section 1.4.2 of the RMP, documenting the implementation of contingency measures, results of the implementation of the confirmatory indoor air sampling program along with the details and timelines for the implementation of a performance indoor air monitoring program as necessary. The report shall include, but not be limited to:
 - i. Laboratory results and laboratory certificates of analysis;
 - ii. Field logs, leak testing (as necessary), and documentation of QA/QC;
 - iii. Discussion and interpretation of the results in comparison to the respective Target Indoor Air Concentrations as listed in **Table 1C**; and,
 - iv. Conclusions and recommendations with respect mitigating the indoor air exceedances.

Hard cap and fill cap barriers:

- r. The existing hard cap and soil cap barriers (existing barriers) and any new hard cap and or soil cap barriers that are to be installed on the Property, are required to be inspected and maintained so as to prevent exposure to the COCs that have been identified and shall be maintained for as long as the COCs are present at concentrations that exceed the Applicable Site Condition Standards (ASCS) for soil. Any new hard cap and or soil cap barriers shall be installed on the Property or portion of the Property in accordance with Section 1.2.1 of the RMP.
- s. The new hard cap barrier and the soil cap barriers shall consist of the following, at minimum:
 - (i) The hard cap barrier(s) shall consist of a cover of asphalt, concrete, a building slab, or building foundation and floor slab, consisting of at least 150 millimetres (mm) of Granular "A" or equivalent material overlain by at least 75 mm of asphalt, concrete, stone or concrete pavers or a combination thereof, as per Section 1.2.1 and illustrated in Figure XI-3 of the RMP.
 - (ii) Fill cap barrier(s) shall consist of a minimum 1.0 metre of Unimpacted Soil (Table 3) material placed immediately on top of the Impacted soil, as per Section 1.2.1 and illustrated in Figure XI-5 (Alternative 2) of the RMP.
 - (iii) Shallow fill cap barrier(s) shall consist of a minimum of 500 millimeters of Unimpacted Soil (Table 3) overlaying a geotextile material (or equivalent) placed immediately on top of the Impacted soil, as per Section 1.2.1 and illustrated in Figure XI-5 (Alternative 1) of the RMP.
 - (iv) For deep rooted vegetation, the plant shall be placed in an excavation with a minimum areal dimension of 1500 mm by 1500 mm and extending to a depth of 1500 mm, per Section 1.2.1 and illustrated in Figure XI-5 (Alternative 3) of the RMP.
 - (v) Any fill cap consisting of permeable grass pavers shall consist of a minimum 80 mm thick permeable paver with top soil meeting Table 3 Standard and grass within the void spaces of the permeable pavers, underlain by Granular A and stone dust or equivalent material at least 150 mm thick, as per Section 1.2.1 and illustrated in Figure XI-6 of the RMP.
- t. Within 90 days of completion of the installation of any new hard cap and or soil cap barriers on the Property, and upon issuance of this CPU, the Owner shall submit to the Director written confirmation signed by a qualified Licensed Professional Engineer that the barriers have been installed in accordance with the requirements of 1.2.1 the RMP and Section 4.2(q) of this CPU along with final design specifications/drawings and or as built drawings.
- u. Within 90 days of completion of the installation of any new hard cap and or soil cap barriers on the Property, the Owner shall submit to the Director a site plan that clearly identifies the final location of each of the different barriers.
- v. In relation to Section 4.2(r) of this CPU, areas of the Property that are not in use or not under development, hard cap and soil cap barriers are not required as long as exposure to the COCs at concentrations that exceed the ASCS Concentrations (as determined by a Qualified Person) is prevented by a fence barrier that restricts access to those areas of the Property and a dust control plan is implemented as may be necessary.
- w. An inspection and maintenance program shall be prepared and implemented to ensure the continuing integrity of the fill and hard cap barriers as long as the COCs are present on the Property at concentrations that exceed the ASCS. The inspection program shall include semi-annual inspections (spring and fall) of the barriers' integrity in accordance with Section 1.4.1 of the RMP. Any barrier deficiencies shall be repaired within a reasonable period of time in accordance with Section 1.4.1 of the RMP. If cracks, breaches or any loss of integrity in the barriers cannot be repaired or addressed in a timely manner, contingency measures, in accordance with Section 1.4.1 of the RMP, shall be implemented to ensure that no exposure to the COCs occurs. The restoration of any damaged portions of the barriers shall, at minimum, meet the original design specifications and Section 4.2(s) of this CPU. The Owner shall submit to the Director written confirmation, prepared and signed by a qualified Licensed Professional Engineer, that the barriers have been repaired in accordance with the requirements of Section

1.2.1 the RMP and Section 4.2(q) of this CPU. 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 days of the completion of any barrier repairs and/or restorations. The Owner shall keep records of the inspections, maintenance and repairs and make them available for review by a Provincial Officer upon request.

- x. An inspection and maintenance program, as described in Section 4.2(w) with respect to any fencing on the Property or any part thereof shall be implemented so long as fencing is required because the Property or any part thereof is not being used or developed.

Soil and Ground Water Management Plan:

- y. The property-specific soil and ground water management Plan (SGWM Plan) shall be developed for the Property and implemented during all intrusive activities potentially in contact with or exposing COCs in soil or ground water on the Property as detailed in Section 1.2.4 of the RMP. A copy of the SGWM Plan shall be maintained on the Property for the duration of all planned intrusive activities. Any short-term intrusive activities required for the purposes of emergency repairs (i.e., for repairs to underground utilities etc.) will not require the submission of the SGWM Plan prior to undertaking the short-term emergency repairs. For planned intrusive activities, this SGWM Plan shall be submitted to the Director by the Owner at least 14 calendar days prior to any such intrusive activities being undertaken and shall be consistent with the measures specified in Section 1.2.4 of the RMP. The SGWM Plan shall include, but not be limited to, the following key components as deemed necessary by a Qualified Person:

- (i) oversight by a Qualified Person;
- (ii) include dust control measures and prevention of soils tracking by vehicles and personnel from the Property;
- (iii) management of excavated soils including cleaning equipment, placement of materials for stockpiling on designated areas lined and covered with polyethylene sheeting, bermed and fenced to prevent access, runoff control to minimize contact and provisions for discharge to sanitary sewers or other approved treatment;
- (iv) storm water management measures to control the potential transport of COCs off-site during on-site construction/redevelopment activities. This may include, but not be limited to, silt fences and filter socks on catch-basins and utility covers as necessary;
- (v) characterization of excavated excess soils, not intended for on-site use, to determine if the excavated excess soils exceed the Property Specific Standards listed in Table 1A of Schedule "A" attached to this CPU (Table 1A) and/or the Applicable Site Condition Standards for parameters other than those identified in Table 1A and require off-site disposal in accordance with the provisions of Reg. 347 and O. Reg. 406/19 made under the Act;
- (vi) de-watering trenches. Any trenches that may be constructed on the Property shall be dewatered prior to entry;
- (vii) characterization and management of groundwater as a result of dewatering activities. This shall include the management of and proper characterization of groundwater prior to and during any dewatering activities to ensure proper disposal of the groundwater in accordance with all applicable acts, regulations, permits and approvals.
- (viii) record keeping. Record keeping is to include, but not to be limited to:
 - dates and duration of work
 - weather and site conditions
 - location and depth of excavation activities/dewatering activities,
 - dust control measures,
 - stockpile management and drainage,
 - all soil and ground water characterization results obtained as part of the soil and ground water management plan,
 - names of the Qualified Persons, contractors, haulers, and receiving sites for any

- excavated excess soils and groundwater (as a result of dewatering activities) removed from the property, and
 - any complaints received relating to site activities; and,
- (ix) copy of the SGWM Plan and any amendments and the records kept thereunder shall be made available for review by the Ministry upon request.

Health and Safety Plan:

- 4.3 A property-specific health and safety plan (H&S Plan) shall be developed for the Property, in accordance with Section 1.2.5 of the RMP, and implemented during all planned intrusive activities undertaken potentially in contact with COCs in soil and ground water that have been identified in the RA. A copy of the H&S Plan shall be maintained on the Property for the duration of all intrusive activities. The Owner shall ensure that the H&S Plan takes into account the presence of the COCs and is implemented prior to any intrusive activities being undertaken on the Property or portion(s) of the Property in order to protect workers from exposure to the COCs. The H&S Plan shall be prepared in accordance with applicable Ministry of Labour health and safety regulations, along with all potential risks identified in the RA and include, but not limited to, occupational hygiene requirements, personal protective equipment, contingency plans and contact information. Prior to initiation of any Project (on the Property or portion(s) of the Property), the local Ministry of Labour office shall be notified, where so prescribed under the OHSA, of the proposed activities and that COCs have been identified in soils and or ground water on the Property. The plan shall be overseen by a Competent Person to review the provisions of the plan with respect to the proposed site work and conduct daily inspections. The Owner shall retain a copy of the plan to be available for review by the Ministry upon request.

Prohibition of potable ground water wells:

- 4.4 The Owner shall,
- a. refrain from using the ground water beneath the Property as source of water;
 - b. properly abandon any wells on the Property, in accordance with Regulation 903: Wells, made under the OWRA; and
 - c. refrain from constructing on the Property any wells as defined in Regulation 903: Wells, made under the OWRA
- 4.5 Further to Section 4.4 of this CPU, the installation of ground water monitoring wells for environmental testing purposes is permitted.

Site Changes

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

Reports

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

Property Requirement

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

Certificate of Requirement

- 4.9 Within fifteen (15) days from the date of receipt of a certificate of requirement, issued under subsection 197(2) of the Act, register the certificate of requirement on title to the Property in the appropriate land registry office.
- 4.10 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 for the Property confirming that registration has been completed.

Owner / Occupant Change

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

Part 5: General

- 5.1 The requirements of the CPU are severable. If any requirement of the CPU or the application of any requirement to any circumstance is held invalid, 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.
- 5.2 An application under sub section 168.6(3) of the Act to,
- a. alter any terms and conditions in the CPU or impose new terms and conditions; or
 - b. revoke the CPU;
- shall be made in writing to the Director, with reasons for the request.
- 5.3 The Director may amend the CPU under subsections 132(2) or (3) of the Act to change a requirement as to financial assurance, including that the financial assurance may be increased or provided, reduced or released in stages. The total financial assurance required may be reduced from time to time or released by an order issued by the Director under section 134 of the Act upon request and submission of such supporting documentation as required by the Director.
- 5.4 Subsection 186(3) of the Act provides that failure to comply with the requirements of the CPU constitutes an offence.
- 5.5 The requirements of the CPU are minimum requirements only and do not relieve you from,
- a. complying with any other applicable order, statute, regulation, municipal, provincial or federal law; or
 - b. obtaining any approvals or consents not specified in the CPU.
- 5.6 Notwithstanding the issuance of the CPU, further requirements may be imposed in accordance with legislation as circumstances require.
- 5.7 In the event that, any person is, in the opinion of the Director, rendered unable to comply with any requirements in the CPU because of,

- a. natural phenomena of an inevitable or irresistible nature, or insurrections,
- b. strikes, lockouts or other labour disturbances,
- c. inability to obtain materials or equipment for reasons beyond your control, or
- d. any other cause whether similar to or different from the foregoing beyond your control,

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

- 5.8 Failure to comply with a requirement of the CPU by the date specified does not absolve you from compliance with the requirement. The obligation to complete the requirement shall continue each day thereafter.
- 5.9 In the event that the Owner complies with provisions of Sections 4.9 and 4.10 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 may be carried out and satisfied by the condominium corporation by and on behalf of the new Owners of the Property.

Part 6: Hearing before the Environmental Review Tribunal

With respect to those provisions relating to my authority in issuing a certificate of property use under section 168.6 and an order under section 197 of the Act:

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

The Secretary
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, ON, M5G 1E5

Fax: (416) 326-5370
Email: OLTTribunalSecretary@ontario.ca
and

Tracy Hart, Director
Ministry of the Environment and Climate Change
2430 Don Reid Drive, Unit 103
Ottawa, ON
K1H 1E1

Fax: 613-521-5437
Email: Trace.Hart@ontario.ca

6.4 Unless stayed by the Tribunal under section 143 of the Act, the CPU is effective from the date of issue.

Further information on the requirements of the Tribunal regarding an appeal can be obtained directly from the Tribunal by:

Tel: (416) 212-6349 or Toll Free (866) 448-2248

Fax: (416) 326-5370

Email: OLT.General.Inquiry@ontario.ca

Website: <https://olt.gov.on.ca>

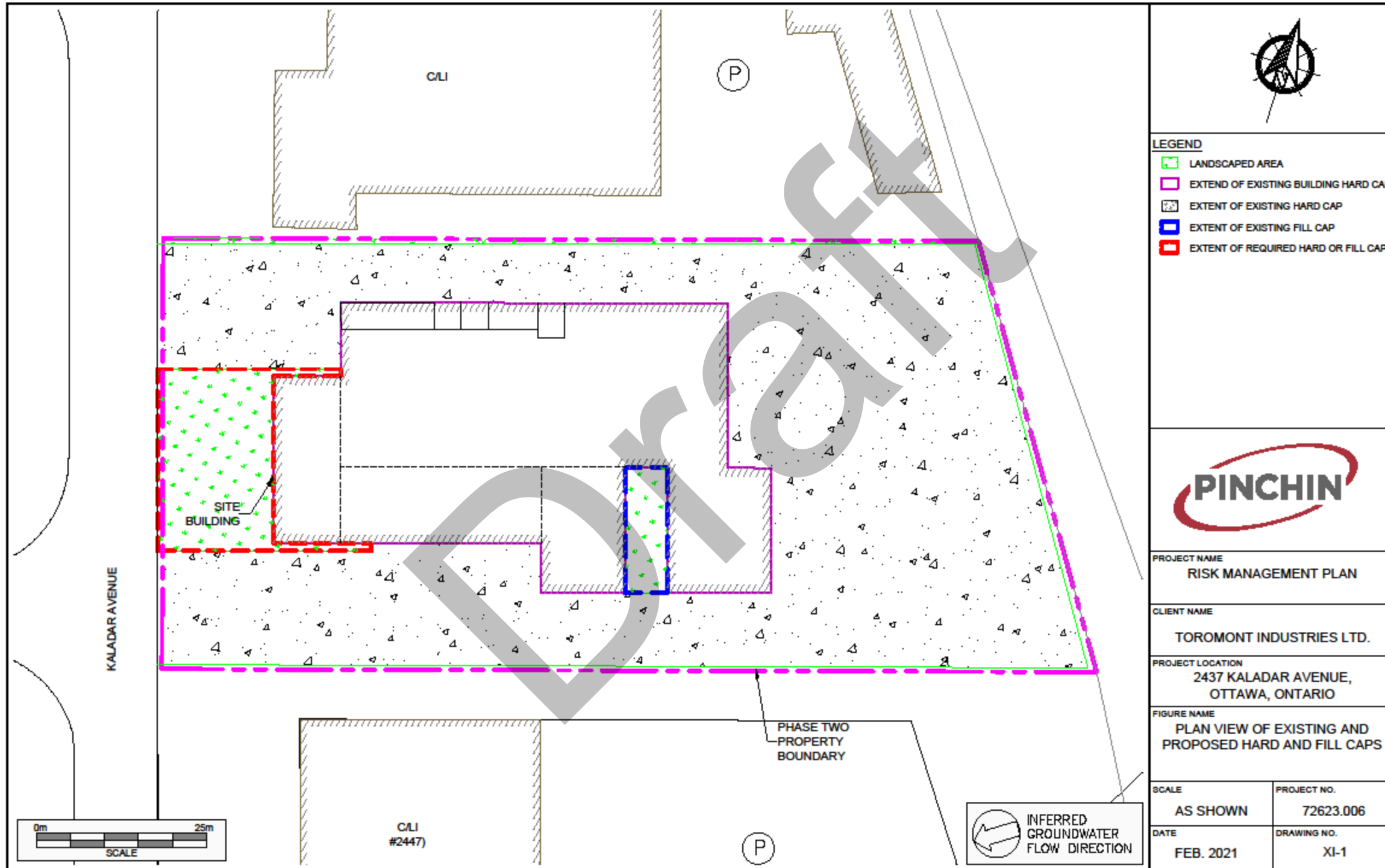
Issued at Ottawa, Ontario this th day of , 2023.

Tracy Hart,
Director, section 168.6 of the Act

Draft

Draft

Schedule 'A': Figure 1
(not to scale)



LEGEND

- LANDSCAPED AREA
- EXTEND OF EXISTING BUILDING HARD CAP
- EXTENT OF EXISTING FILL CAP
- EXTENT OF REQUIRED HARD OR FILL CAP



PROJECT NAME RISK MANAGEMENT PLAN	
CLIENT NAME TOROMONT INDUSTRIES LTD.	
PROJECT LOCATION 2437 KALADAR AVENUE, OTTAWA, ONTARIO	
FIGURE NAME PLAN VIEW OF EXISTING AND PROPOSED HARD AND FILL CAPS	
SCALE AS SHOWN	PROJECT NO. 72623.006
DATE FEB. 2021	DRAWING NO. XI-1

Schedule “A” – Table 1A: Property Specific Standards – Soil

<i>Parameter</i>	<i>Units</i>	<i>Maximum Soil Concentration</i>	<i>Site Condition Standard¹</i>	<i>Recommended Property Specific Standard</i>
PHC F1 (C ₆ -C ₁₀)-BTEX	µg/g	900	65	1080
PHC F2 (C ₁₀ -C ₁₆)	µg/g	5200	250	6240
PHC F3 (C ₁₆ -C ₃₄)	µg/g	3200	2500	3840
1,2-Dichloroethane	µg/g	<0.09	0.05	0.108
Acenaphthylene	µg/g	<0.5	0.17	0.6
Anthracene	µg/g	3	0.74	3.6
Benz(a)anthracene	µg/g	5.8	0.96	6.96
Benzo(a)pyrene	µg/g	5.1	0.3	6.12
Benzo(b)fluoranthene	µg/g	6	0.96	7.2
Benzo(k)fluoranthene	µg/g	2.2	0.96	2.64
Dibenz(a,h)anthracene	µg/g	0.81	0.1	0.97
Fluoranthene	µg/g	13	9.6	15.6
Indeno(1,2,3-cd)pyrene	µg/g	2.8	0.95	3.36

Notes:

¹ MECP (2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Industrial/Commercial/Community Property Use and medium/fine textured soil

Schedule “A” – Table 1B: Property Specific Standards – Groundwater

<i>Parameter</i>	<i>Units</i>	<i>Maximum Groundwater Concentration</i>	<i>Site Condition Standard¹</i>	<i>Recommended Property Specific Standard</i>
PHC F1 (C ₆ -C ₁₀)-BTEX	µg/L	440	750	528
PHC F2 (C ₁₀ -C ₁₆)	µg/L	620	150	744
Benzene	µg/L	7.5	430	9
Chloroform	µg/L	3	22	3.6
1,2-Dichloroethane	µg/L	30	12	36

Notes:

¹ MECP (2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Industrial/Commercial/Community Property Use and medium/fine textured soil

Schedule “A” – Table 1C: Indoor Trigger Values

<i>Target Analyte</i>	<i>Commercial Target Indoor Sub Slab Vapour Concentrations (µg/m³)</i>	<i>Commercial Target Indoor Air Vapour Concentrations (µg/m³)</i>
PHC F1	2.72E+07	8,540
PHC F2	2.09E+07	1,610
Benzene	2.05E+05	1.63
1,2-Dichloroethane	1.68E+03	0.138