

Certificate of Property Use -DRAFT

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: 4433-CMKKN6
Risk assessment number: 2017-C42KKV

Owner: 215 QUEEN ST LTD. (Owner)

383 Sorauren Ave., Unit 909, Toronto, ON M6R 0A4

Property: 211-215 Queen Street West, Cambridge (Property)

With a Legal Description of:

PT LT 64-65, 67 PL 832 CAMBRIDGE PTS 1, 2, 3, 4, 5 and 6 58R-21782; S/T 1386239; S/T
WS637085; CAMBRIDGE

Being PART of PIN: 03757-0409 (LT)

AND

PT LT 64 PL 832 CAMBRIDGE PTS 9, 10 AND 11 58R-21782; T/W 1386239 S/T WS637085;
CAMBRIDGE

Being PART of PIN: 03757-0408 (LT)

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

Summary:

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

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

- Inspecting and maintaining the existing hard cap and fill cap barriers and installing, inspecting and maintaining any new hard cap and fill cap barriers on the Property as per Sections 4.2(a) and 4.2(e) of this CPU;
- Prohibiting the construction of any Building (s) on the Property unless the new Building (s) is constructed as specified in Section 4.2 (f) of this CPU;
- Implementing a soil and groundwater management plan during any intrusive activities undertaken on the Property potentially in contact with COCs in soil and groundwater that have been identified in the RA at concentrations that exceed the Applicable Site Condition standards as per Section 4.2 (l) of this CPU;
- Implementing a health and safety plan during any intrusive activities undertaken on the Property potentially in contact with COCs in soil and groundwater that have been identified in the RA at concentrations that exceed the applicable site condition standards as specified in Section 4.2(m) of this CPU;
- Prohibiting the use of groundwater in on or under the Property as per Section 4.3 of this CPU; and,
- Registering a certificate on the Property title in accordance with Section 197 of the Environmental Protection Act and that before dealing with the Property in any way, a copy of the CPU is to be given to any person who will acquire an interest in the Property as per Section 4.6, 4.7 and 4.8 of this CPU.

Part 1: Interpretation

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

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

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

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

“Applicable Site Condition Standards” and “ASCS” means soil and groundwater that meets the soil or groundwater criteria identified in **Table 8: Generic Site Condition Standards for use Within 30 m of a Water Body in a Potable Ground Water Condition (coarse textured soils) (residential/institutional and parkland 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 (s)” means an enclosed structure (s) 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) as amended to January 1, 2015, made under the *Building Code Act, 1992*, S.O. 1992, c. 23.

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

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

“CPU” means this Certificate of Property Use Number No. **4433-CMKKN6** as may be amended from time to time;

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

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

“Environmental Compliance Approval” has the same meaning as set out in the Act;

“First Storey” has the same meaning as in the Building Code.

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

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

"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 (Record of Site Condition – Part XV.1 of the Act), made under the Act;

“Owner” and “Registered Owner” means **215 Queen St Ltd.**, the current registered owner of the Property, and any subsequent registered or beneficial owner of the Property ;

"OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c.O.40;

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

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

"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 O. Reg. 153/04;

"Risk Assessment" and “RA” means the Risk Assessment No. **2017-C42KKV** accepted by the Director on **DECEMBER 9, 2022** and set out in the following final documents:

- **Risk Assessment Pre-Submission Form for 211 and 215 Queen Street West, Cambridge, Ontario. Prepared by MTE Consultants Inc., dated June 14, 2021;**
- **211 and 215 Queen Street West, Cambridge, ON Risk Assessment. Prepared by MTE Consultants Inc., dated January 31, 2022;**
- **Revised Risk Assessment 211 and 215 Queen Street West, Cambridge, ON. Prepared by MTE Consultants Inc., dated August 10, 2022; and**
- **Email RE: Request for Additional Information - RA for 211 and 215 Queen Street West, Cambridge, Ontario [RA1970-21b; IDS#2017-C42KKV] from Stephen Marion, MTE Consultants Inc., received by TASDB on November 30, 2022, with following document[s] attached:**

- **42612-100_2022-11-30_Addendum to Revised Risk Assessment for 211 and 215 Queen St W, Cambridge, ON**

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

“Risk Management Plan” and “RMP” means the risk management plan detailed in Appendix K of the RA; and,

“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 the Director accepts a risk assessment relating to a property, he or she may, when giving notice under clause 168.5 (1)(a), issue a certificate of property use to the owner of the property, requiring the owner to do any of the following things:
 1. Take any action specified in the certificate that, in the Director’s opinion, is necessary to prevent, eliminate or ameliorate any adverse effect on the property, including installing any equipment, monitoring any contaminant or recording or reporting information for that purpose.
 2. Refrain from using the property for any use specified in the certificate or from constructing any Building specified in the certificate on the property.
- 2.4 Subsection 168.6(2) of the Act states that a certificate of property use shall not require an owner of the property to take any action that would have the effect of reducing the concentration of a contaminant on, in or under the property to a level below the level that is required to meet the standards specified for the contaminant in the risk assessment.
- 2.5 Subsection 168.6(3) of the Act states that the Director may, on his or her own initiative or on application by the owner of the property in respect of which a certificate has been issued under subsection 168.6(1),
 - a. alter any terms and conditions in the certificate or impose new terms and conditions; or
 - b. revoke the certificate.
- 2.6 Subsection 168.6(4) of the Act states that if a certificate of property use contains a provision requiring the owner of the property to refrain from using the property for a specified use or from constructing a specified Building on the property,
 - a. the owner of the property shall ensure that a copy of the provision is given to every occupant of the property;
 - b. the provision applies, with necessary modifications, to every occupant of the property who receives a copy of the provision; and
 - c. the owner of the property shall ensure that every occupant of the property complies with the provision.

- 2.7 Subsection 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 (RA) was undertaken for the Property to establish the risks that the Contaminants identified in the RA may pose to future users and to identify appropriate Risk Management Measures (RMMs) to be implemented to ensure that the Property is suitable for the intended use: **commercial, residential, and institutional use** as defined in O. Reg. 153/04.
- 3.2 The Contaminants on, in, or under the Property that are present either above **Table 8: Generic Site Condition Standards for use Within 30m of a Water Body in a Potable Ground Water Condition (coarse textured soils)** for Use under Part XV.1 of the Act published by the Ministry and dated April 15, 2011 or for which there are no such standards, are set out in the RA (Contaminants of Concern). The Property Specific Standards for these Contaminants of Concern are set out in **Table A and Table B 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 RA that the RMMs described therein and outlined 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 RA.
- 3.4 The RA indicates the presence of Contaminants of Concern in soil and groundwater which requires on-going restriction of land use and pathway elimination. As such, it is necessary to restrict the use of the Property and impose Building restrictions and implement RMMs as set out in the RA and in Part 4 of the CPU.
- 3.5 I believe for the reasons set out in the RA 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 section 197 order requirements in Section 4.7, Section 4.8 and Section 4.9 of this CPU.

Part 4: Director Requirements

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

Risk Management Measures

- 4.1 Implement, and thereafter maintain or cause to be maintained, the Risk Management Measures.

4.2 Without restricting the generality of the foregoing in Section 4.1, carry out or cause to be carried out the following key elements of the RMMs:

Existing and new hard cap and fill cap barriers:

- a) The existing hard cap and or fill cap barriers, and any new hard cap and or fill cap barriers that are to be installed are required over the entire Property to prevent exposure to the Contaminants of Concern (COCs) identified on the Property and shall be maintained for as long as the COCs are present on the Property at concentrations that exceed the ASCS. The hard cap and fill cap barriers shall be installed in accordance with Section 7.6.1, Figure K1 of the RMP.

Hard cap barrier and the fill cap barriers shall consist of the following, at minimum:

- i. The hard cap barrier (s) shall consist of: Granular 'A' or equivalent material overlain by a cover of asphalt, concrete (including Building foundation/floor slab, driveways and sidewalks etc.), pavers or stone with a combined minimum thickness of 225 millimeters (mm);
 - ii. The fill cap barrier (s) shall consist of a minimum 1.0 m thick layer of soil that meets the ASCS immediately above the impacted soil; and or,
 - iii. For deep-rooted vegetation, the soil cap barrier shall consist of a minimum of a 1.5 m thick layer of soil that shall extend laterally to the dripline of the deep-rooted vegetation, or until it meets a hard cap barrier whichever is less, that is to be planted and that meets the ASCS immediately above the impacted soil and that is separated by geotextile material.
- b) Within 90 days of completion of the installation of any new hard cap and or fill cap barriers on the Property or portion of the Property, 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 Section 7.6.3, Figure K1 of the RMP and Section 4.2(a)(i), 4.2(a)(ii) and or 4.2 (a)(iii) of this CPU along with final design specifications/drawings and or as built drawings.
- c) Within 90 days of completion of the installation of any new hard cap and or fill cap barriers on the Property or portion(s) of the Property, the Owner shall submit to the Director a site plan that clearly identifies the final location of each of the different barriers.
- d) In relation to Section 4.2(a) of this CPU, for areas of the Property that are ***not in use or not under development***, hard cap and fill 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.
- e) An inspection and maintenance program shall be implemented to ensure the continuing integrity of the existing and new hard cap and fill cap barriers for as long as the COCs are present on the Property at concentrations that exceed the ASCS. The inspection program shall include semi-annual (spring and fall) inspections of the barrier's integrity in accordance with the inspection and maintenance program as detailed in Section 7.6.1 of the RMP. Any barrier deficiencies shall be repaired within a reasonable timeframe in accordance with Section 7.6.1 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 7.6.3 of the RMP shall be implemented to ensure that no exposure to the COCs that have been observed on the Property at concentrations that exceed the ASCS occurs. For the restoration of any damaged portions of the barriers, restoration of the existing hard cap and fill cap barriers shall meet the original design specifications, at minimum, and the restoration of any newly installed hard cap and fill cap barriers shall meet the specifications as detailed in Section 7.6.1 and Figure K1 of the RMP along with Section 4.2(a)(i), 4.2(a)(ii) and or 4.2(a)(iii) of this CPU. For significant breaches that are identified to potentially expose the COCs that are present on the Property at concentrations that exceed the ASCS the Owner shall submit to the Director written confirmation prepared and signed by a qualified Licensed Professional

Engineer, in consultation with a Qualified Person, that the barriers have been repaired in accordance with the applicable requirements of this CPU. The written confirmation shall also include a description of any contingency measures 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 and maintenance and make them available for review by the Ministry upon request.

New Enclosed Building (s) (new Building(s)):

- f) As specified in Section 7.7.1 of the RMP, the Owner shall refrain from constructing any **new Building(s)** on, in or under the Property unless the new Buildings are constructed as specified in Section 4.2 (g) and or 4.2 (h) of this CPU.

New Building (s) with no First Storey Residential Use:

- g) As per Section 4.2 (f) of this CPU, the Owner shall refrain from constructing any **new Building (s)** on, in or under the Property unless,
- i. the intended and actual use of the Building (s) on its First Storey and below Grade is not residential use, parkland use or institutional use, or a combination thereof;
 - ii. the ventilation and air duct systems serving the First Storey of the Building and any area below this are separate systems from the ones serving all stories above the First Storey;
 - iii. the Building (s) complies with all applicable requirements of the Building Code, such as the provisions governing:
 - i. interconnection of air duct systems as set out in Division B, Sentence (2) of Article 6.2.3.9. (Interconnection of Systems) of the Building Code; and
 - ii. air leakage as set out in Division B, Section 5.4. (Air Leakage) of the Building Code.

New Residential Use Building (s) with Storage Garage (Parking Garage)

- h) As per section 4.2 (f) of this CPU, the Owner shall refrain from constructing any **new Building (s)** on, in or under the Property unless the **new Building (s)** includes, and is constructed with, a storage garage as defined in the Building Code and meets the following requirements:
- i. The storage garage is constructed with at least one level at or below Grade;
 - ii. The storage garage area covers the entire building area at Grade;
 - iii. The storage garage complies with all applicable requirements of the Building Code, such as provisions governing:
 - a. design of a mechanical ventilation system as set out in Division B, Article 6.2.2.3. (Ventilation of Storage and Repair Garages) of the Building Code; and,
 - b. interconnection of air duct systems as set out in Division B, Sentence (2) of Article 6.2.3.9. (Interconnection of Systems) of the Building Code.
 - c. air leakage as set out in Division B, Section 5.4. (Air Leakage) of the Building Code; and,
 - iv. The mechanical ventilation system for the storage garage is designed to provide, during operating hours, a continuous supply of outdoor air at a rate of not less than 3.9 litres per second for each square metre of floor area or be activated on an as-needed basis by carbon monoxide or nitrogen dioxide monitoring devices is required by the Building Code.

- i) Notwithstanding Section 4.2 (f) of this CPU, the Owner may submit to the Director a written request to construct a **new Building (s)** on, in or under the Property that is not specified in Section 4.2 (g) and or 4.2 (h) of this CPU for review and approval. This written request shall be prepared by a Qualified Person for Risk Assessments (QP-RA) and a Qualified Person for Environmental Site Assessments (QP-ESA) who is a licensed Professional Engineer and shall include appropriate supporting documentation, including but not limited to a soil vapour intrusion assessment as specified in Section 4.2 (j) of this CPU and any applicable remediation reports as may be available along with an evaluation of risk for potential vapour intrusion for the **new Building (s)**, in accordance with Section 7.7.1 of the RMP. The construction of any **new Building (s)** on, in or under the Property that is not specified in Section 4.2 (g) and or 4.2 (h) of the CPU by the Owner his prohibited until the Owner receives written approval from the Director.
- j) Prior to the implementation of a soil vapour intrusion assessment identified in Section 4.2(i) above, the Owner shall submit to the Director, for review and approval, a DRAFT soil vapour intrusion assessment plan prepared the QP-ESA, in consultation the QP-RA, in accordance Section 7.7.1 of the RMP. Specifically, the soil vapour intrusion assessment shall include, but not be limited to, the following key components:
- i. be overseen by a QP-ESA who is a licensed Professional Engineer;
 - ii. include the area of the proposed building footprint (s) plus the area within 15 m of the proposed building footprint (s);
 - iii. if the assessment is to be supported by soil vapour sampling:
 1. the completion of a minimum of two rounds of consecutive soil vapour sampling separated by a minimum of a 3-month time period with one round being required to be completed under winter-like conditions (i.e. under frozen ground conditions);
 2. the number, location and installation depths of the soil vapour probes to be installed. A detailed rationale must be provided that clearly indicates that sufficient data will be collected to support the future building scenario (i.e. design/type of Building to be constructed must be known and taken into consideration in preparing the plan);
 - iv. if the assessment is to be supported by soil excavation work to support building construction or to remove soil with concentrations of COCs exceeding their respective indoor air component values as specified in Table D of Schedule "A": Indoor Air Component Values (**Table D**), confirmatory sampling shall be completed in accordance with the Regulation; and,
 - v. any other work as deemed necessary by the QP-ESA.
- k) Upon receiving written approval from the Director, the Owner shall implement the soil vapour intrusion assessment prepared in accordance with Section 4.2(j) of this CPU. Within 90 calendar days of the completion of the soil vapour intrusion assessment, the Owner shall submit a final report for the review and approval of the Director, prepared by the QP-ESA overseeing the work, documenting the completion of the soil vapour intrusion assessment. The final report shall be submitted to the Director by the Owner along with the written request to construct a **new Building (s)** as specified in Section 4.2 (i) of this CPU for review and approval and shall include, but not be limited to, the following key components:
- i. If soil vapour intrusion assessment is to be supported by soil vapour sampling:
 - (a) Soil vapour probe installation details, locations and logs;
 - (b) Laboratory results and laboratory certificates of analysis;
 - (c) All field logs, leak testing results and documentation of QA/QC;
 - (d) Discussion and interpretation of the results in comparison to the respective Target Soil Vapour Concentration as listed in **Table C** of Schedule "A"; and,Conclusions and recommendations with respect to the need for additional and/or continued monitoring as may be warranted.
 - ii. If soil vapour intrusion assessment is to be supported by soil excavation and removal:
 - (a) Excavation details including a discussion on the number of confirmatory soil samples;

- (b) Laboratory results and laboratory certificates of analysis;
- (c) All field logs and documentation of QA/QC;
- (d) Discussion and interpretation of the results in comparison to the respective indoor air component values **specified in Table D of Schedule “A”**; and,
- (e) Conclusions and recommendations with respect to: vapour intrusion risk for residents, the need for occupancy restrictions, requirements for storage/parking garage, and whether soil vapour testing is warranted.

Soil and Groundwater Management Plan:

l) The property specific soil and groundwater management Plan (Plan) shall be developed for the Property and implemented during all intrusive activities potentially in contact with or exposing COCs in soil or groundwater on the Property as detailed in Section 7.3.1 of the RMP. A copy of the Plan shall be maintained on the Property for the duration of all planned intrusive activities. Any short-term intrusive activities required for the purposes of emergency repairs (i.e. for repairs to underground utilities etc.) will not require the submission of the Plan prior to undertaking the short-term emergency repairs. For planned intrusive activities, this Plan shall be submitted to the Director by the Owner at least 14 calendar days prior to any such intrusive activities being undertaken and shall be consistent with the measures specified in Section 7.3.1 of the RMP. The Plan shall include, but not be limited to, the following key components as deemed necessary by a Qualified Person:

- (i) oversight by a Qualified Person;
- (ii) include dust control measures and prevention of soils tracking by vehicles and personnel from the Property;
- (iii) management of excavated soils including cleaning equipment, placement of materials for stockpiling on designated areas lined and covered with polyethylene sheeting, bermed and fenced to prevent access, runoff control to minimize contact and provisions for discharge to sanitary sewers or other approved treatment;
- (iv) storm water management measures to control the potential transport of COCs off-site during on-site construction/redevelopment activities. This shall include, but to not be limited to, silt fences and filter socks on catch-basins and utility covers as necessary;
- (v) characterization of excavated soils to determine if the excavated soils exceed the Property Specific Standards listed in Table A of Schedule “A” attached to this CPU (Table A) and/or the ASCS for parameters other than those identified in Table A and require off-site disposal in accordance with the provisions of Regulation 347, as amended, made under the Act;
- (vi) 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;
- (vii) 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 groundwater characterization results obtained as part of the soil and groundwater 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,

- (viii) copy of the Plan and any amendments and the records kept thereunder shall be made available for review by the Ministry upon request.

Health and Safety Plan:

- m) A property specific health and safety plan (plan) shall be developed for the Property implemented during all planned intrusive activities undertaken potentially in contact with COCs in soil and or groundwater that have been identified in the RA at concentrations that exceed the ASCS as detailed in Section 7.4.1 of the RMP. A copy of the plan shall be maintained on the Property for the duration of all intrusive activities. The Owner shall ensure that the plan takes into account the presence of the COCs and is implemented prior to any intrusive activities being undertaken on the Property or portion (s) of the Property in order to protect workers from exposure to the COCs. The plan shall be prepared in accordance with applicable Ministry of Labour health and safety regulations, along with all potential risks identified in the RA and include, but not limited to, occupational hygiene requirements, personal protective equipment, contingency plans and contact information. Prior to initiation of any Project (on the Property or portion (s) of the Property), the local Ministry of Labour office shall be notified, where so prescribed under the OHSA, of the proposed activities and that COCs have been identified in soils and or groundwater 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 groundwater wells:

- 4.3 The Owner shall,
 - i. refrain from using the groundwater in, on or under the Property as a source of water;
 - ii. except as may be required for continued use as a groundwater monitoring well, properly abandon any wells on the Property, according to R.R.O. 1990, Regulation 903 (Wells), made under the OWRA; and,
 - iii. except as maybe required for use as a groundwater monitoring well, refrain from constructing any new wells on the Property.

Site Changes

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

Reports

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

Property Requirement

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

Certificate of Requirement

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

4.8 Within five (5) calendar days after registering of 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 the certificate of requirement has been registered on title to the Property.

Owner Change

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

Financial Assurance

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

Part 5: General

5.1 The requirements of the CPU are severable. If any requirement of the CPU or the application of any requirement to any circumstance is held invalid, 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 a requirement 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 relieve the Owner(s) from compliance with the requirement. The obligation to complete the requirement shall continue each day thereafter.

5.9 In the event that the Owner complies with provisions of Sections 4.7 and 4.8 of the CPU regarding the registration of the certificate of requirement on title to the Property, and then creates a condominium corporation by the registration of a declaration and description with respect to the Property pursuant to the *Condominium Act, 1998*, S.O. 1998, c.19, 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.

5.10 Where there is more than one Owner each person is jointly and severally liable to comply with any requirements of the CPU unless otherwise indicated.

Part 6: Information regarding a Hearing before the Ontario Land 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. The contact information for the Director and the Tribunal is the following:

Registrar

Ontario Land Tribunal

655 Bay Street, Suite 1500
Toronto, ON, M5G 1E5
Email: OLT.Registrar@ontario.ca

and

Director, Guelph District Office

Ministry of the Environment, Conservation and Parks
1 Stone Rd. West, 4th Floor
Guelph, ON
N1G 4Y2

Fax: 519-826-4286
Email: environment.guelph@ontario.ca

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 or Toll Free 1 (866) 448-2248 or www.olt.gov.on.ca.

Further information regarding service can be obtained from e-Laws at www.ontario.ca/laws. Please note 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 timelines.

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

The notice must be delivered to the Minister of the Environment, Conservation and Parks who will place it on the Environmental Registry of Ontario. The notice must be delivered to the Minister of the Ministry of the Environment, Conservation and Parks, College Park 5th Flr, 777 Bay St, Toronto, ON M7A 2J3 by the earlier of:

- (a) two (2) days after the day on which the appeal before the Tribunal was commenced; and
 - (b) fifteen (15) days after service on you of a copy of the CPU.
- 6.6 Pursuant to subsection 47(7) of the EBR, the Tribunal may permit any person to participate in the appeal, as a party or otherwise, in order to provide fair and adequate representation of the private and public interests, including governmental interests, involved in the appeal.
- 6.7 Pursuant to section 38 of the EBR, any person resident in Ontario with an interest in the CPU may seek leave to appeal the CPU. Pursuant to section 40 of the EBR, the application for leave to appeal must be made to the Tribunal by the earlier of:
- (a) fifteen (15) days after the day on which notice of the decision to issue the CPU is given in the Environmental Registry of Ontario; and
 - (b) if you appeal, fifteen (15) days after the day on which your notice of appeal is given in the Environmental Registry of Ontario.
- 6.8 The procedures and other information provided in this Part 6 are intended as a guide. The legislation should be consultant for additional details and accurate reference. Further information can be obtained from e-

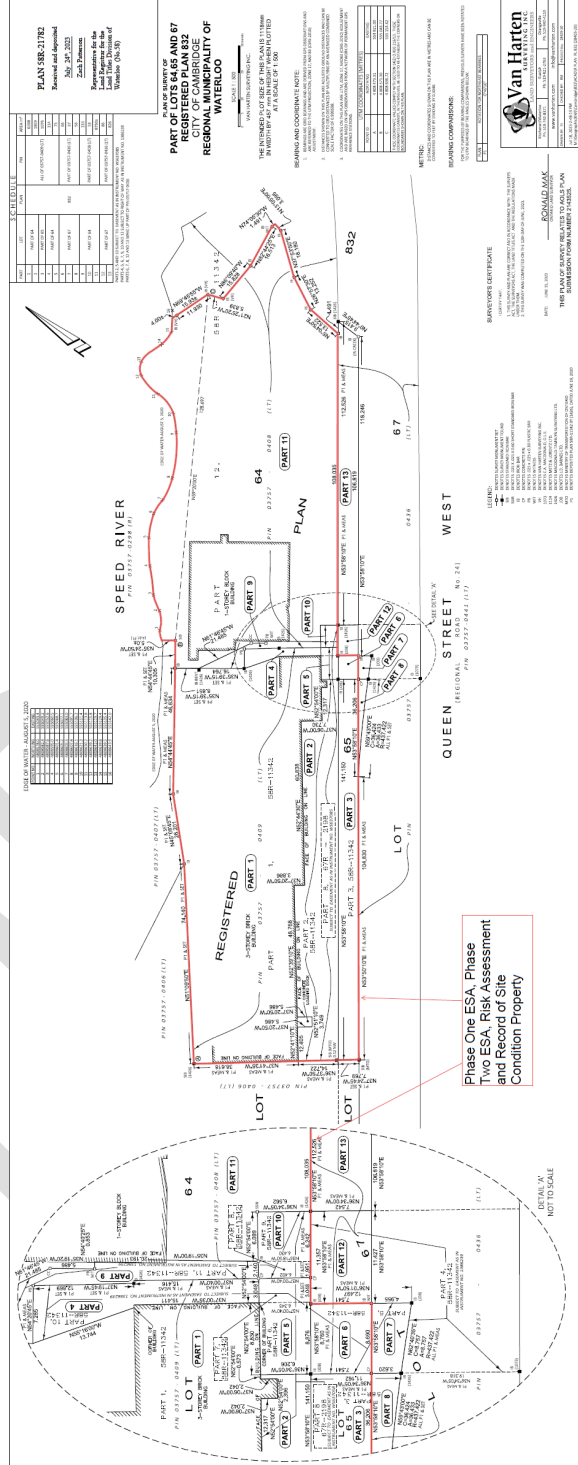
Laws at www.ontario.ca/laws

Issued at Guelph this **XXXX** day of **XXXX**, **2023**.

Aaron Todd,
Director, section 168.6 of the Act

DRAFT

Schedule 'A': Figure 1- Site Plan (not to scale)



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

| <i>Soil Contaminant of Concern (COC)</i> | <i>PSS (µg/g)</i> |
|--|-------------------|
| Antimony | 4.6 |
| Arsenic | 30 |
| Barium | 574 |
| Cadmium | 5.66 |
| Chromium VI | 11 |
| Copper | 340 |
| Lead | 5892 |
| Molybdenum | 16 |
| Selenium | 2.4 |
| Silver | 1.62 |
| Zinc | 468 |
| DDD | 0.155 |
| DDE | 0.105 |
| Polychlorinated Biphenyls | 1.1 |
| Acenaphthene | 2.03 |
| Acenaphthylene | 0.30 |
| Anthracene | 4.93 |
| Benzo(a)anthracene | 10 |
| Benzo(a)pyrene | 9.61 |
| Benzo(b)fluoranthene | 3.1 |
| Benzo(g,h,i)perylene | 4.40 |
| Benzo(k)fluoranthene | 3.94 |
| Chrysene | 9.0 |
| Dibenz(a,h)anthracene | 0.41 |
| Fluoranthene | 22.2 |
| Fluorene | 2.27 |
| Indeno(1,2,3-cd)pyrene | 4.54 |
| 1+2-Methylnaphthalenes | 3.52 |
| Naphthalene | 2.5 |
| Phenanthrene | 22 |
| Pyrene | 18.2 |
| Petroleum Hydrocarbon Fraction (PHC F) 2 | 43 |
| PHC F3 | 1044 |
| PHC F4 | 5844 |
| Benzene | 0.196 |
| Ethylbenzene | 0.222 |
| Hexane (n) | 0.26 |
| Toluene | 1.62 |
| Xylene Mixture | 3.04 |

Schedule 'A': Table B - Property Specific Standards (PSS) - Groundwater

| <i>Groundwater Contaminant of Concern (COC)</i> | <i>PSS (µg/L)</i> |
|---|-------------------|
| Cobalt | 24.1 |

Schedule 'A': Table C: Target Soil Vapour Concentrations (Residential Use)

| <i>Target Analyte</i> | <i>Target Residential Soil Vapour Concentration (µg/m³)</i> |
|------------------------|--|
| 1+2-Methylnaphthalenes | 3.86E+02 |
| Naphthalene | 3.86E+02 |

Schedule 'A': Table D: Indoor Air Component Values (Residential Use)

| <i>Target Soil COCs</i> | <i>Indoor Air Component Values (µg/g)</i> |
|-------------------------|---|
| 1+2-Methylnaphthalenes | 0.45 |
| Naphthalene | 0.65 |

SCHEDULE 'B'

CERTIFICATE OF REQUIREMENT

s.197(2)

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

This is to certify that pursuant to Section 4.6 of Certificate of Property Use number **4433-CMKKN6** issued by **Aaron Todd**, Director of the Ministry of Environment, Conservation and Parks under subsections 168.6(1) and 197(1) of the Environmental Protection Act, dated **XXXX XX, 2023** being a Certificate of Property Use and order under section 197(1) of the Environmental Protection Act relating to the property municipally known as **211-215 Queen Street West, Cambridge and being PART of PIN: 03757-0409 (LT) and PART of PIN: 03757-0408 (LT), namely Parts 1, 2, 3, 4, 5, 6, 9, 10 and 11 on Plan 58R-21782 (the "Property")** with respect to a Risk Assessment and Risk Management Measures and other preventive measure requirements,

215 QUEEN ST LTD. 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.