

Certificate of Property Use

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

Certificate of Property use number 4300-ASNP53-1
Risk Assessment number 4300-ASNP53

Owner: 1000242096 Ontario Inc.
58 Bayview Ridge
Toronto, Ontario, M2L 1E6

As general partner for and on behalf of

8180-8220 Bayview Limited Partnership

Site: Part of 8220 Bayview Avenue, City of Markham

with a legal description as follows:

PCL C-1 SEC M1345; BLK C PL M1345 Except Part 1 Plan 65R37634; City of Markham

being part of PIN 3027-0305 (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.

Part 1: Interpretation

In this CPU, the following capitalised terms have the meanings described below. These terms are also defined in the Approved Model. Not all of these terms may be used in this CPU.

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

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

- (a) impairment of the quality of the natural environment for any use that can be made of it;
- (b) injury or damage to property or to plant or animal life;

- (c) harm or material discomfort to any person;
- (d) an adverse effect on the health of any person;
- (e) impairment of the safety of any person;
- (f) rendering any property or plant or animal life unfit for human use;
- (g) loss of enjoyment of normal use of property; and,
- (h) interference with the normal conduct of business.

“Building Code” means Ontario Regulation 163/24 (Building Code) made under the Building Code Act, 1992, S.O. 1992, c. 23.

“Capping 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 (coarse textured soils) for residential/parkland/institutional property 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;

“Competent Person” has the same meaning as set out in the *Occupational Health and Safety Act*,

“Certificate of Property Use” or “CPU” means this certificate of property use bearing the number 4300-ASNP53-1 issued for the Property by the Director under section 168.6 of the Act, as it may be amended from time to time.

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

“Contaminants of Concern” has the same meaning as in O. Reg. 153/04, which, for the Property, means one or more contaminants found on, in or under the Property at a concentration that exceeds the applicable site condition standards for the Property, as specified in section 3 of the Risk Assessment report and in Schedule ‘A’ of the CPU.

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

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

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

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

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

“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.

“OHSA” means the *Occupational Health and Safety Act*, R.S.O. 1990, c. O.1.

“Owner” means the owner(s) of the Property, described in the “Owner” section on page 1 above, and any subsequent registered or beneficial owner of the Property.

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

“Passive SVIMS” means a passive soil vapour intrusion mitigation system.

“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: Plan of Survey, which is attached to and forms part of this CPU.

“Property Specific Contaminants of Concern” means one or more contaminants found on, in or under the Property at a concentration that exceeds the applicable site condition standards for the Property and any higher standards for the contaminant or contaminants, and as specified in section 3 of the Risk Assessment.

“Property Specific Standards” or “PSS” means the property specific standards established for the Contaminants of Concern in the Risk Assessment and in Item 3.2 of the CPU.

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

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

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

“Risk Assessment” means the risk assessment number **4300-ASNP53** submitted with respect to the Property and accepted by a Director under section 168.5 of the Act on January 19, 2026 and set out in the following documents:

- “Risk Assessment Pre-Submission Report for 8220-8190 Bayview Avenue, Markham, Ontario”, report prepared by Premier Environmental Services Inc., dated October 16, 2017
- “Risk Assessment Submission Portion Of 8220 Bayview Avenue, Markham, Ontario”, report prepared by Premier Environmental Services, dated March 2021

- “RE: Risk Assessment for 8220 and 8190 Bayview Avenue, Markham, Ontario; RA1642-17a; IDS#4300-ASNP53;” e-mail from Kyla Hoyles, Premier Environmental Services Inc., received by TASDB on July 19, 2021, with the following documents attached:
 - 1840E_PSF signature page_p2 signed.pdf
 - 1840E_PSF Section 1.pdf
 - 1840E_PSF Section 10.pdf
 - 1-Mandatory Certifications 1Mar2021 Updated KH.pdf
- “Risk Assessment Re-Submission Portion Of 8220 Bayview Avenue, Markham, Ontario”, report prepared by Premier Environmental Services, dated January 2022
- “Risk Assessment Re-Submission Portion of 8220 Bayview Avenue, Markham, Ontario”, report prepared by Premier Environmental Services Inc., dated May 2023
- “Risk Assessment Re-Submission Portion of 8220 Bayview Avenue, Markham, Ontario”, report prepared by Premier Environmental Services Inc., dated November 2023
- “RE: Request for Additional Information - RA for 8220 Bayview Avenue, Markham, Ontario [RA1642-17d; IDS#4300-ASNP53];” e-mail from Kyla Hoyles, Premier Environmental Services Inc., received by TASDB on December 22, 2023, with the following documents attached:
 - H-Risk Management Plan Report Bayview 21Dec23.pdf
 - 12 - MECP RMP Comments_Response 21Dec23.pdf
- “Risk Assessment Re-Submission Portion of 8220 Bayview Avenue, Markham, Ontario”, report prepared by Premier Environmental Services Inc., dated August 2024
- “Risk Assessment Re-Submission Portion of 8220 Bayview Avenue, Markham, Ontario”, report prepared by Premier Environmental Services Inc., dated March 2025
- “Risk Assessment Re-Submission Portion of 8220 Bayview Avenue, Markham, Ontario”, report prepared by Premier Environmental Services Inc., dated September 2025

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

“Tribunal” has the same meaning as in the Act; namely, the 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 Section 168.6 (1) of the Act states that if a risk assessment related to the property has been accepted under clause 168.5 (1) (a), the Director may issue a certificate of property use to the owner of the property, requiring the owner to do any of the following things:
- a. Take any action that is specified in the certificate and that, in the Director's opinion, is necessary to prevent, eliminate or ameliorate any adverse effect that has been identified in the Risk Assessment, including installing any equipment, monitoring any contaminant or recording or reporting information for that purpose.
- b. Refrain from using the property for any use specified in the certificate or from constructing any building specified in the certificate on the property
- 2.4 Subsection 168.6(2) of the Act states that a certificate of property use shall not require an owner of property to take any action that would have the effect of reducing the concentration of a contaminant on, in or under the property to a level below the level that is required to meet the standards specified for the contaminant in the risk assessment.
- 2.5 Subsection 168.6(3) of the Act states that the Director may, on his or her own initiative or on application by the owner of the property in respect of which a certificate has been issued under subsection 168.6(1),
- a. alter any terms and conditions in the certificate or impose new terms and conditions; or
- b. revoke the certificate.
- 2.6 Subsection 168.6(4) of the Act states that if a certificate of property use contains a provision requiring the owner of property to refrain from using the property for a specified use or from constructing a specified building on the property,
- a. the owner of the property shall ensure that a copy of the provision is given to every occupant of the property;
- b. the provision applies, with necessary modifications, to every occupant of the property who receives a copy of the provision; and
- c. the owner of the property shall ensure that every occupant of the property complies with the provision.
- 2.7 Subsection 197(1) of the Act states that a person who has authority under the Act to make an order or decision affecting real property also has authority to make an order requiring any person with an interest in the property, before dealing with the property in any way, to give a copy of the order or decision affecting the property to every person who will acquire an interest in the property as a result of the dealing.
- 2.8 Subsection 197(2) of the Act states that a certificate setting out a requirement imposed under subsection 197(1) may be registered in the proper land registry office on the title of the real property to which the requirement relates, if the certificate is in a form

approved by the Minister, is signed or authorized by a person who has authority to make orders imposing requirements under subsection 197(1) and is accompanied by a registrable description of the property.

- 2.9 Subsection 197(3) of the Act states that a requirement, imposed under subsection 197(1) that is set out in a certificate registered under subsection 197(2) is, from the time of registration, deemed to be directed to each person who subsequently acquires an interest in the real property.
- 2.10 Subsection 197(4) of the Act states that a dealing with real property by a person who is subject to a requirement imposed under subsection 197(1) or 197(3) is voidable at the instance of a person who was not given the copy of the order or decision in accordance with the requirement.

Part 3: Background

- 3.1 The Risk Assessment was undertaken for the Property on behalf of the Owner to assess the human health risks and ecological risks associated with the presence or discharge of Contaminants 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 use**” and/or “**residential use**” as defined in O. Reg. 153/04.
- 3.2 The Contaminants on, in or under the Property that are present above the residential/parkland/institutional property use standards within **Table 3 of the *Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act*** published by the Ministry and dated April 15, 2011, 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 also set out in Schedule ‘A’ which is attached to and forms part of the CPU. Also attached to and forming part of the CPU are the following figures:
- Figure 1: Site Survey
 - Figure 2: Site Capping and Extent of RMM
 - Figure 3: Building with Storage Garage, Vapour Barrier and Soil Vapour Monitoring
 - Figure 4: Groundwater Monitoring Program Overview
- 3.3 I am of the opinion, for the reasons set out in the Risk Assessment that the Risk Management Measures described therein and in Part 4 of the CPU are necessary to prevent, eliminate or ameliorate an Adverse Effect on the Property that has been identified in the Risk Assessment.
- 3.4 The Risk Assessment indicates the presence of Contaminants of Concern including: petroleum hydrocarbons, volatile organic and lead in soil and groundwater which require on-going pathway elimination. As such, it is necessary to restrict the use of the Property, impose building restrictions and implement Risk Management Measures as set out in the Risk Assessment and in Parts 4 and 5 of the CPU.

- 3.5 I am of the opinion, that the requirements set out in Part 6 of this CPU are necessary to supplement the Risk Management Measures described in the Risk Assessment and in Part 4 of the CPU.
- 3.6 I believe for the reasons set out in the Risk Assessment that it is also advisable to require the disclosure of this CPU and the registration of notice of the CPU on title to the Property as set out in the order requirements in Part 7 of this CPU.

Part 4: CPU Risk Management Measures and Requirements Relating to the Risk Assessment and the Property

I hereby require the Owner to do or cause to be done the following under the authority of paragraph 168.8(1)1 of the Act:

Risk Management Measures

- 4.1 Implement, and thereafter maintain or cause to be maintained, the following Risk Management Measures and requirements identified in the Risk Assessment and set out in Sections 4.3 to 4.11 as applicable.
- 4.2 Without restricting the generality of the foregoing in Item 4.1, carry out or cause to be carried out the following key elements of the Risk Management Measures:
- 4.3 **Hard Cap Barrier or Fill Cap Barrier Risk Management Measure**
- a. Cover all areas of the Property where Contaminants of Concern are present at or within 0.5 metre below the soil surface such that a Hard Cap Barrier or Fill Cap Barrier is in place in these areas, so as to prevent exposure to the Contaminants of Concern at the Property, in conjunction with any existing Barriers in any other areas of the Property where Contaminants of Concern are present below the soil surface;
- i. Hard caps on the Property shall consist of a minimum of 75mm of asphalt, concrete or equivalent underlain by 150mm granular fill or equivalent (as illustrated in figure 2 of the CPU); and
- ii. The fill cap shall consist of aggregate, granular fill or Capping Soil to a minimum depth of 0.5m (as illustrated in figure 2) above a geotextile. Fill caps for any deep rooting plants (i.e., trees and shrubs) shall include a minimum 1m in addition to the root ball diameter.
- b. Before commencing development of all or any part of the Property, install fencing and implement dust control measures for any part of the Property requiring covering but which has not been covered, so as to prevent exposure to the Contaminants of Concern at the Property. Fencing and dust control measures shall be maintained until such time as the Hard Cap Barrier or Fill Cap Barrier(s) are installed.
- c. Gardens including plants intended for human consumption are prohibited unless planted in above ground containers such that the plants are isolated from the subsurface.

4.4 **Inspection, Maintenance, and Reporting Requirements for all Barriers**

- a. Prepare and implement a written inspection and maintenance program, prepared by a Qualified Person and to be retained by the Owner, and to be available for inspection upon request by a Provincial Officer, so as to ensure the continuing integrity of each Barrier at the Property so long as the Property Specific Contaminants of Concern are present within 0.5m of ground surface at the Property, including, at a minimum:
 - i. procedures and timing for implementing the program;
 - ii. annual inspections of the Barrier;
 - iii. noting any deficiencies in the Barrier observed during the inspections, or at any other time;
 - iv. repairing promptly any such deficiencies, to the original design specifications, with written confirmation that the Barrier has been properly repaired;
 - v. contingency measures, such as fencing, to be implemented if cracks, breaches or any loss of integrity of the Barrier cannot be repaired or addressed in a timely manner, to prevent exposure to the Property Specific Contaminants of Concern in that area of the Property; and
 - vi. recording, in writing, all inspections, deficiencies, repairs and implementation of contingency measures, to be retained by the Owner and be available for inspection upon request by a Provincial Officer;and which are:
 - vii. prepared within 90 days of issuance of the CPU; and
 - viii. updated within 30 days following making any alteration to the program.
- b. Prepare a site plan of the entire Property, prepared by a Professional Engineer and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, showing the Property, any fencing, and the location, type and design of each Barrier at the Property, including cross-sectional drawings of the Barrier showing its design and vertical and lateral extent;
and which are,
 - i. delivered to the Owner before use of all or any part of the Property begins, or within 90 days following completion of covering of all or any part of the Property, whichever is earlier; and
 - ii. updated and delivered to the Owner within 30 days following making any alteration to the location, design or extent of the Barrier, or other relevant feature shown on the site plan.

4.5 **New Residential Building with Storage Garage (continuous 3.9 Litres/second of ventilation) with Vapour Barrier Risk Management Measure**

Refrain from constructing any Building that includes residential use on the Property unless the Building includes a Storage Garage with vapour barrier, and:

- a. the Storage Garage is constructed at or below the Grade of the Building;
- b. the Storage Garage area covers the entire Building Area at Grade;
- c. the Storage Garage does not extend below 195.8 meters above sea level;

- d. the Storage Garage includes a continuous, leak free soil vapour barrier membrane below the foundation floor slab and north and east walls as shown in Figure 3, and described in Appendix H7 of the Risk Assessment, and which is:
 - i. is of appropriate thickness and meets the appropriate gas permeability and chemical resistance specifications to be considered substantially impermeable to the soil vapour, in accordance with the appropriate ASTM;
 - ii. has a suitable protective geotextile, or other suitable protective material, such as a sand layer, immediately below or above the soil vapour barrier membrane, as considered appropriate by the Licensed Professional Engineer;
 - iii. utilities, sumps, monitoring soil vapour pins or other Building floor or wall penetrations shall be sealed with utility trench dams, conduit seals or other inert-gas impermeable materials to reduce potential for vapour migration to the interior of the Building.
- e. the Storage Garage complies with all applicable requirements of the Building Code, such as the provisions governing:
 - i. design of a mechanical ventilation system as set out in Division B, Article 6.3.1.3. (Ventilation of Storage and Repair Garages) of the Building Code;
 - ii. interconnection of air duct systems as set out in Division B, Sentence (2) of Article 6.2.3.7. (Interconnection of Systems) of the Building Code; and
 - iii. air leakage as set out in Division B, Section 5.4. (Air Leakage) of the Building Code.
- f. the mechanical ventilation system for the Storage Garage is designed to provide, and provides at all times, 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 and includes a back-up power supply; and
- g. operational monitoring is completed quarterly for the first year and semi-annual thereafter, including inspections of the ventilation system, floors and walls and ongoing performance monitoring and maintenance will confirm design ventilation rates are achieved.
- h. Sub-Slab vapour monitoring, as described in Section 7.6.1 of the Risk Assessment and Figure 3 of the CPU for the parameters in Table 3 of Schedule A of the CPU and:
 - i. soil vapour monitoring will be completed twice prior to occupancy, and semi-annually for a minimum of four years with any reductions contingent upon a request to the Director;
 - ii. the monitoring program will include representative blind field duplicates and a minimum of one outdoor ambient air sample and appropriate quality assurance / quality control measures; and

- iii. soil vapour monitoring results will be compared to Table 3 of Schedule A of the CPU, and in the event a result exceeds the trigger criteria, indoor air monitoring will be completed within 30 days and if those results exceed Table 3 of Schedule A, a Professional Engineer will complete an evaluation of the ventilation system and provide recommendation within 45 days of the exceedance.

4.6 New and Existing Commercial Slab-on-Grade Commercial Building with Passive Vapour Intrusion Mitigation System (SVIMS) Risk Management Measure

The Owner shall ensure the existing commercial use Building and any new exclusively commercial use Buildings include a Passive SVIMS that is designed, installed and operated to collect and remove soil vapour from below a Building and convey the soil vapour through vent risers to the outside air by means of natural forces or one or more wind turbines, or solar powered wind turbine operated vents drawing air from below the Building, and is,

- a. Both new and existing Passive SVIMS are restricted to a Building that is constructed as slab-on-grade;

EXISTING COMMERCIAL BUILDINGS

- b. existing Buildings with Passive SVIMS are operated with monitoring programs as described in Appendix H4 and H5 of the Risk Assessment;

NEW COMMERCIAL BUILDINGS

- c. designed by a Licensed Professional Engineer in consultation with a Qualified Person with the objective of achieving during all seasons a lower air pressure differential below the foundation floor slab, relative to the indoor air pressure within the Building, across at least 90% of the Building Area;
- d. be able to be readily converted to operation as an Active SVIMS, if necessary, to ensure soil vapour is being sufficiently removed from below the Building, including making provision to readily allow installation and operation of an electrical powered fan on each vent riser, with the objective of achieving during all seasons at least a 6 Pascal lower air pressure differential below the foundation floor slab, relative to the indoor air pressure within the Building, across at least 90% of the Building Area, and making provision for an automated monitoring system of electrical fan operation which remotely detects and indicates system malfunctions; and
- e. have in place or be able to easily put in place, measures, as appropriate based on an assessment carried out in accordance with ASTM E1998;

SUB-SLAB FOUNDATION LAYER

- f. throughout the Building Area below the foundation floor slab, a sub-slab foundation layer, above soil containing the Contaminants of Concern, designed by a Licensed Professional

Engineer for the Building constructor in consultation with the Licensed Professional Engineer for the SVIMS;

SOIL VAPOUR VENTING LAYER

- g. throughout the Building Area below the foundation floor slab and above the sub-slab foundation layer, a soil vapour venting layer designed for collection and venting of soil vapour from below the floor slab to vent risers for venting to the outdoor air, with the soil vapour venting layer consisting of:
 - i. perforated collection pipes or geocomposite strips of sufficient size or diameter, frequency and locations to promote efficient collection and venting, embedded in granular materials of sufficient air permeability and depth;
- or,
 - other soil vapour collection and venting products used to construct a soil vapour venting layer with continuous open void space, such as an aerated sub-floor below the floor slab and around the exterior walls, which provides similar or greater air permeability and collection and venting efficiency;
- ii. for a Building with isolated soil vapour venting layer areas caused by interior grade beams or areas of thickened slabs, ventilation pipes to connect the isolated areas or a soil vapour venting layer that extends below these elements of the Building foundation;
- iii. clean-outs, drains or openings to ensure drainage and removal of condensate or water, including any entrained dust, that may enter collection pipes, geocomposite strips or vent risers, and, if required, to ensure drainage or dewatering of the soil vapour venting layer in Property areas with a shallow ground water table;

SOIL VAPOUR BARRIER MEMBRANE

- h. throughout the Building Area, a continuous leak free soil vapour barrier membrane, such as a sheet geomembrane or spray applied membrane, below the foundation floor slab and above the soil vapour venting layer, and below and along the walls of any subsurface structures such as a sump, and which:
 - i. is of appropriate thickness and meets the appropriate gas permeability and chemical resistance specifications to be considered substantially impermeable to the soil vapour, in accordance with the appropriate ASTM standards such as D412 and D543, as applicable;
 - ii. has a suitable protective geotextile, or other suitable protective material, such as a sand layer, immediately below or above the soil vapour barrier membrane, as considered appropriate by the Licensed Professional Engineer;

VENT RISERS

- i. vent risers must be of sufficient size or diameter, frequency and locations to promote efficient venting and that terminate above the roof of the Building, to convey soil vapour from the soil vapour venting layer to the outdoor air above the roof of the Building and that discharge at an appropriate distance from Building air intakes and openable windows, doors and other openings through which exhausted vapours could be entrained in Building air and, consistent with the separation provisions in ASTM E2121 but modified as appropriate for the characteristics of the soil vapour and Building, including:
 - i. at least one vent riser per isolated section of the soil vapour venting layer caused by interior grade beams or thickened slabs, unless analysis or testing indicates a lesser number of vent risers is required;
 - ii. vent pipe riser diameter that is greater than the collection pipe diameter, to promote efficient venting;
 - iii. vent risers located within the Building, where appropriate, to promote temperature induced convective venting during colder weather;
 - iv. a wind turbine or solar powered wind turbine on each vent risers for a Passive SVIMS and an electrical powered fan on each vent risers, and an automated monitoring system of fan operation which remotely detects and indicates system malfunctions;

MONITORING DEVICES

- j. monitoring devices must be installed below the foundation floor slab across the Building Area to measure the (lower) air pressure differential, relative to the indoor air pressure within the Building, being achieved by the soil vapour venting layer, with the number and locations of the monitoring devices installed being as considered appropriate by the Licensed Professional Engineer in consultation with the Qualified Person, taking into account factors such as the Building Area and the design and configuration of the Building foundation;

LABELING OF EQUIPMENT

- k. equipment for the SVIMS must be clearly labelled, including information such as the installer's name, date of installation and identification of all visible piping, consistent with the labeling provisions in ASTM E1465 but modified as appropriate for the characteristics of the soil vapour and Building;

UTILITY SEALING

- l. where utilities or subsurface Building penetrations are a potential conduit for soil vapour migration,
 - i. utility trench dams, consisting of a soil-bentonite mixture, sand-cement slurry or other appropriate material must be installed as a precautionary measure to reduce the

potential for soil vapour to migrate beneath the Building through relatively permeable trench backfill; and

- ii. conduit seals constructed of closed cell polyurethane foam, or other inert gas-impermeable material must be installed at the termination of all utility conduits and at subsurface Building penetrations, such as sumps, to reduce the potential for vapour migration along the conduit to the interior of the Building.

QUALITY ASSURANCE / QUALITY CONTROL

- m. Prepare and implement a quality assurance and quality control program, prepared by a Licensed Professional Engineer and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, so as to ensure that the SVIMS is being, and has been, properly installed and the installation documented, including inspections, verification testing and documenting of the installation as it is carried out, including at a minimum:
 - i. procedures and timing for implementing the program, by a person acceptable to and under the supervision of a Licensed Professional Engineer; and
 - ii. daily inspections of the installation of the SVIMS, including of the quality assurance and quality control measures and procedures undertaken by the installer; and
 - iii. undertaking, at a minimum, the following quality control measures and verification testing of the soil vapour barrier membrane:
 - 1. daily inspection reports noting any deficiencies and corrective actions taken;
 - 2. smoke testing of the soil vapour barrier membrane, or equivalent alternative testing method that provides comparable results;
 - 3. verification of the type and thickness of the soil vapour barrier membrane through testing of representative samples of materials used, including destructive testing and repair of portions of the membranes to be conducted in a manner and at a frequency that meets or exceeds manufacturer's recommendations;
 - 4. verification of field seams of sheet geomembranes as being continuous and leak free, through vacuum or pressure testing, geophysical testing or other appropriate means;
 - 5. verification that appropriate measures to prevent post-construction damage or degradation to the soil vapour barrier membrane have been taken, including at a minimum, appropriate preparation of the sub-slab foundation layer, placement of a protective geotextile, or other suitable protective material, below or above the soil vapour barrier membrane, if included in the design, and work practices to prevent post-construction damage;
 - iv. noting any deficiencies in the materials or installation of the SVIMS;

- v. ensuring the prompt repair of any deficiencies, to the design specifications;
- vi. preparing a written report of all inspections, quality control measures and verification testing undertaken, and any deficiencies and repairs, prepared by the Licensed Professional Engineer and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer;

and which are,

- 1. delivered to the Owner before installation of the SVIMS begins; and
- 2. updated and delivered to the Owner within 30 days of making any alteration to the program.

AS CONSTRUCTED PLANS

- n. Prepare as constructed plans of the SVIMS, prepared by a Licensed Professional Engineer and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, showing the location of the Building and the location and specifications of the installed SVIMS, including cross-sectional drawings specifying the design and the vertical and lateral extent of the SVIMS relative to the Building and the ground surface,

and which are:

- i. delivered to the Owner before use of all or any part of the Building begins, or within 90 days following completion of installation of the SVIMS, whichever is earlier; and
- ii. updated and delivered to the Owner within 30 days following making any alteration to the SVIMS, or other relevant feature shown on the plans; and

INSPECTION AND MAINTENANCE

- o. Prepare and implement a written inspection and maintenance program, prepared by a Licensed Professional Engineer and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, to ensure the continued integrity and effectiveness of the SVIMS, including, at a minimum:
 - i. procedures and timing for implementing the program, by a person meeting the qualifications as set out in the program;
 - ii. maintenance and calibration of operational, monitoring and other equipment, as appropriate;
 - iii. inspections of the SVIMS including:

1. semi-annual inspections, in spring and fall, of the visible areas of the foundation floor slab or subsurface walls in contact with soil, to identify any cracks, breaches or other deficiencies that may allow soil vapour to enter the Building;
 2. semi-annual inspections, in spring and fall, the visible components of the SVIMS, to identify any cracks, breaches or other deficiencies that may hinder the collection or venting of soil vapour from below the Building;
 3. additional inspections, on a more frequent basis as appropriate, of the wind turbine(s) or solar powered wind turbine(s) to determine whether they turn frequently and/or of the electrical powered fans to confirm they turn freely, to confirm the automated monitoring system of fan operation is operational and to confirm operational parameters such as amperage levels are within appropriate ranges;
 4. additional inspections during winter, as appropriate, to identify any significant accumulation of snow or ice requiring removal;
- iv. noting any deficiencies with the floor slab and SVIMS identified during any inspection, or at any other time;
 - v. repairing promptly any deficiencies, including under the supervision of a Licensed Professional Engineer for a deficiency referred to in part iii above;
 - vi. factors and considerations for determining if additional inspections or monitoring should be undertaken;
 - vii. a contingency plan to be implemented in the event the deficiencies cannot be repaired promptly, including prompt notification of the Ministry if such deficiencies, along with operational monitoring results and any additional lines of evidence suggest that soil vapour intrusion into the Building may occur, as determined by a Licensed Professional Engineer;
 - viii. preparing a written report of all inspections, deficiencies, repairs and maintenance, and of implementation of the contingency plan if necessary, prepared by a Licensed Professional Engineer and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer;

and which are,

1. delivered to the Owner before use of all or any part of the Building begins, or within 90 days following completion of installation of the SVIMS, whichever is earlier; and
2. updated and delivered to the Owner within 30 days following making any alteration to the program.

OPERATIONAL MONITORING

- p. Prepare and implement a written program for monitoring of the operation of the installed SVIMS, prepared by a Licensed Professional Engineer in consultation with a Qualified

Person and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, to ensure the continued integrity and effectiveness of the SVIMS, including, at a minimum:

- i. procedures and timing for implementing the program, by a person meeting the qualifications as set out in the program;
- ii. locations and description of the devices and equipment used, or tested, for each monitoring event;
- iii. procedures for undertaking the testing, measurement and evaluation during a monitoring event, including calibration of operational, monitoring and other equipment, as appropriate;
- iv. undertaking operational monitoring, including recording of the monitoring results, in accordance with the following:
 1. at least once before occupancy and as considered appropriate by a Licensed Professional Engineer after occupancy has commenced, vacuum testing of the soil vapour venting system by conducting pilot testing using temporary or permanently installed electrically powered fan(s), including with respect to the soil vapour venting layer being able to achieve a 6 Pascal lower air pressure differential objective below the foundation floor slab across the Building Area, relative to the indoor air pressure within the Building; and
 2. at least once before occupancy, quarterly during the first two years after occupancy has commenced and semi-annually thereafter measuring of the (lower) air pressure differential below the foundation floor slab across the Building Area, relative to the indoor air pressure within the Building, being achieved by the soil vapour venting layer, using all of the monitoring devices, including those referred to in part vi. of section g. above;
- v. for each year, undertaking an assessment and preparing a written monitoring report, by a Licensed Professional Engineer in consultation with a Qualified Person and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, on the operational monitoring undertaken and its results and findings with respect to the integrity and effectiveness of the installed SVIMS, including taking into account previous monitoring undertaken, and with recommendations and any follow-up actions to be taken,

such as:

1. the need to repeat or undertake additional or follow-up operational monitoring and assessment, or additional inspections;
2. changes to the frequency or nature of the monitoring;
3. the need to make repairs or changes to the design or operation of the SVIMS;
4. if necessary, implementation of the contingency plan in the event needed repairs or changes to the SVIMS cannot be made promptly, including notification of the

Ministry if the operational monitoring results, inspections and any additional lines of evidence suggest that soil vapour intrusion into the Building may occur, as determined by a Licensed Professional Engineer;

and which are,

5. delivered to the Owner before use of all or any part of the Building begins, or within 90 days following completion of installation of the SVIMS, whichever is earlier; and
6. updated and delivered to the Owner within 30 days of following making any alteration to the program.

SOIL VAPOUR MONITORING

- q. Sub-Slab vapour monitoring, as described in Section 7.4.2 of the Risk Assessment of the CPU for the parameters in Table 2 of Schedule A of the CPU and:
 - i. soil vapour monitoring will be completed semi-annually for a minimum of four years with any reductions contingent upon a request to the Director;
 - ii. the monitoring program will include representative blind field duplicates and a minimum of one outdoor ambient air sample and appropriate quality assurance / quality control measures; and
 - iii. soil vapour monitoring results will be compared to Table 2 of Schedule A of the CPU, and in the event a result exceeds the trigger criteria, indoor air monitoring will be completed within 30 days and if those results exceed Table 3 of Schedule A, a Professional Engineer will complete an evaluation of the ventilation system and provide recommendation within 45 days of the exceedance

4.7 Soil and Groundwater Management Plan:

Prepare and implement a written soil and groundwater management plan for the Property, prepared by a Qualified Person and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, for managing excavated soil or soil brought to the Property during Intrusive Activities at the Property, to prevent exposure to or uncontrolled movement or discharge of the Property Specific Contaminants of Concern in soil at the Property, including, at a minimum:

- a. procedures and timing for implementing the plan, including the supervision of persons implementing the plan;
- b. Dust control measures and prevention of soil tracking by vehicles and personnel from the Property, which may include wetting of soil with potable water, reduced speeds for on-site vehicles, tire washing stations and restricting working in high wind conditions, as required;
- c. measures, in addition to any applicable measures specified in O. Reg. 153/04, to manage soil excavated at the Property and any soil brought to or removed from the Property, including:
 - i. characterizing for contaminant quality all excavated soil and any soil brought to the Property, including determining whether the soil:
 1. is suitable for use as Capping Soil;
 2. meets the Property Specific Standards; or
 3. exceeds the Property Specific Standards.
 - ii. managing excavated soil separately from any soil brought to the Property, including any excavated soil that is to be used as fill or removed from the Property.

- iii. stockpiling of excavated soil and any soil brought to the Property in separate designated areas that:
 - 1. reflect the distinctions described in part c. (i) and (ii);
 - 2. have been lined and covered, as appropriate, to prevent uncontrolled movement
 - 3. have been bermed, as appropriate, to restrict access by persons; and
 - 4. have storm water runoff controls in place to minimize storm water runoff contacting stockpiled soil, with provision for discharge of storm water runoff to a sanitary sewer or to other approved treatment if needed.
- d. measures to manage storm water and any ground water from dewatering at the Property to prevent the movement of entrained soil within and away from the Property, including, in addition to any applicable measures specified pursuant to other applicable law or other instruments, measures such as silt fences, filter socks for catch-basins and utility covers, and provision for discharge to a sanitary sewer or to other approved treatment if needed; and
- e. recording, in writing, the soil, storm water and any ground water management measures undertaken, in addition to any applicable record keeping requirements specified in O. Reg. 153/04 or pursuant to other applicable law or other instruments, to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, including:
 - i. dates and duration of the Intrusive Activities being undertaken;
 - ii. weather and site conditions during the Intrusive Activities;
 - iii. the location and depth of excavation activities, and dewatering activities, if any;
 - iv. dust control and soil tracking control measures;
 - v. characterization results for excavated soil and any soil brought to or removed from the Property, and for any ground water from dewatering;
 - vi. soil management activities including soil quantities excavated and brought to and removed from the Property, and stockpile management and storm water runoff control;
 - vii. names and contact information for the Qualified Persons and on-site contractors involved in the Intrusive Activities;
 - viii. names and contact information for any haulers and receiving sites for soil removed from the Property, and for haulers and source sites of any soil brought to the Property; and
 - ix. any complaints received relating to the Intrusive Activities, including the soil, and storm water management activities;
 and which is,
 - x. prepared before any Intrusive Activities are undertaken at the Property; and
 - xi. updated within 30 days following making any alteration to the plan.

4.8 **Health and Safety Plan:**

A site-specific health and safety plan shall be developed for the Property and implemented during all intrusive, below-grade construction activities potentially coming in contact with or exposing site soils or groundwater and a copy shall be maintained on the Property for the duration of these intrusive activities. The Owner shall ensure that the health and safety plan takes into account the presence of the Contaminants of Concern and is implemented prior to any intrusive work being done on the Property in order to protect workers from exposure to the Contaminants of Concern. The health and safety plan shall be prepared in accordance with applicable Ministry of Labour health and safety regulations, shall address any potential risks identified in the Risk Assessment, and shall include, but not be limited to, occupational hygiene requirements, measures to increase trench air exchange rates, requirements for personal protective equipment, and contingency plan

requirements including site contact information. Prior to initiation of any project (as defined in the Occupational Health and Safety Act, as amended) on the Property, the local Ministry of Labour office shall be notified of the proposed activities and that the Property contains contaminated soil and groundwater. Implementation of the health and safety plan shall be overseen by persons appropriately qualified 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, which shall be made available for review by a Provincial Officer upon request.

4.9 **Groundwater Monitoring**

Within 90 calendar days of the issuance of this CPU, the Groundwater Monitoring Program described in Section 7.6.6 of the Risk Assessment shall be implemented by the Owner. The Groundwater Water Monitoring Program shall:

- a. Be overseen by a Qualified Person;
- b. Include annual water level, product thickness, and groundwater quality sampling at the locations for the parameters specified in Figure 4 of Schedule A;
- c. Where a groundwater monitoring location except northern and north-eastern boundary wells, exceeds one or more of the trigger values described in Table 4: of Schedule A, the location will be resampled within 14 days of the receipt of the result and if confirmed, reported to the Ministry within 14 days. An action plan prepared by a Qualified Person will be submitted to the Director within 30 days of the receipt of the second exceedance of the relevant trigger value;
- d. Any changes to the monitoring program must be submitted to the Director and may only be implemented with the Director's written approval.

4.10 **Intrusive Activities Caution**

Prepare and implement written procedures, prepared by a Qualified Person and to be retained by the Owner, and be available for inspection upon request by a Provincial Officer, for written and oral communication to all persons who may be involved in Intrusive Activities at the Property that may disturb an installed SVIMS, so as to ensure the persons are made aware of the presence and significance of the SVIMS and the Contaminants of Concern at the Property and the precautions to be taken to ensure the continued integrity of the SVIMS when undertaking the Intrusive Activities, and if damaged, to ensure the SVIMS is repaired promptly to the original design specifications, or if it cannot be repaired promptly, to ensure the contingency measures are implemented, and records kept, as specified in the inspection and maintenance program; and which are,

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

4.11 **Annual Reports:**

The Owner shall prepare by March 31 each year, an annual report documenting activities relating to the Risk Management Measures undertaken during the previous calendar year. A copy of this report shall be maintained on file by the Owner and shall be made available upon request by a Provincial Officer. The report shall include the following information:

- a. A copy of all records relating to the inspection and maintenance program for the site barriers to the site soils described by Item 4.4 of this CPU;
- b. confirmation that the Building with Storage Garage covers the entire Building footprint and is ventilated in accordance with Item 4.5 of the CPU;
- c. A copy of all records relating to the Storage Garage inspection and maintenance, and soil vapour and any indoor air sampling described by Item 4.5;
- d. A copy of all records relating to the Passive SVIMS inspection, maintenance and monitoring requirements described by Item 4.6;
- e. A copy of all records relating to the soil and groundwater management plan described by Item 4.7 of this CPU;
- f. A copy of all records relating to the health and safety plan described by Item 4.8 of this CPU;
- g. A copy of all records relating to the groundwater monitoring program described in Item 4.9 of this CPU;
- h. A discussion of groundwater monitoring results and potential indications of shifts to site contamination in relation to site boundaries;
- i. Any recommendations for changes to inspection, maintenance, and/or monitoring programs with supporting rationale;
- j. A log of any modifications and/or maintenance efforts carried out to mitigate concerns identified because of the implementation of any RMM;
- k. a copy of documentation to justify the financial assurance calculation and to meet the record keeping requirements as outlined in Items 6.4, 6.5 and 6.6.
- l. A copy of all as-built drawings signed by a Licensed Professional Engineer; and
- m. A copy of all signed site plans including any alterations.

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

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

- 5.1 **Property Use Restriction:**
Refrain from using the Property for any of the following use(s): Any use other than “residential use” and/or “commercial use” as defined in O. Reg. 153/04.
- 5.2 **Building Construction Restrictions:** No buildings are permitted unless the residential use Building is constructed with a Storage Garage as described in Item 4.5 or the commercial use Building is constructed with a Passive SVIMS as described in Item 4.6 of the CPU.
- 5.3 **Notice of Restrictions**

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

Part 6: Additional Requirements

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

6.1 Site Changes Affecting Risk Management Measures

In the event of a change in the physical site conditions or receptor characteristics at the Property that may affect the Risk Management Measures and/or any underlying basis for the Risk Management Measures, the Owner shall forthwith notify the Director of such changes and the steps taken, to implement, maintain and operate any further Risk Management Measures as are necessary to prevent, eliminate or ameliorate any Adverse Effect that will result from the presence on, in or under the Property or the discharge of any Contaminant of Concern into the natural environment from the Property. In support of this work, a new risk assessment may need to be completed in accordance with O. Reg. 153/04 and submitted to the Ministry for acceptance. An amendment to the CPU will be issued to address the changes set out in any notice received and any future changes that the Director considers necessary in the circumstances.

6.2 Report Retention Requirements

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

6.3 Owner Change Notification

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

Financial Assurance

6.4 Within ninety (90) days of RSC filing, or no later than March 31, 2027, the Owner shall provide financial assurance to the Crown in right of Ontario in the amount of one hundred and forty- thousand dollars (\$140,000.00) in a form satisfactory to the Director and in accordance with Part XII of the Act to cover costs for the performance of the Risk Management Measures required to be carried out under the CPU.

- 6.5 Commencing on March 31, 2028 and at intervals of every three (3) years thereafter, the Owner shall submit to the Director a re-evaluation of the amount of financial assurance to implement the actions required under Item 6.4. The re-evaluation of the amount of financial assurance required shall include an assessment based on any new information relating to the environmental conditions of the Property and shall include any costs of additional monitoring and/or implementation of contingency plans.
- 6.6 Commencing on March 31, 2028, the Owner shall prepare and maintain at the Site an updated re-evaluation of the amount of financial assurance required to implement the actions required under Item 6.4 for each of the intervening years in which a re-evaluation is not required to be submitted to the Director under Item 6.5. The re-evaluation shall be made available to the Ministry, upon request. If the re-evaluation is for an amount greater than the amount as set out in Item 6.4 the Owner shall submit to the Director a copy of the re-evaluation.

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

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

- 7.1 **Property Notice Requirement**
For the reasons set out in the CPU and pursuant to the authority vested in me by subsection 197(1) of the Act I hereby order you and any other person with an interest in the Property, before dealing with the Property in any way, to give a copy of the CPU, including any amendments thereto, to every person who will acquire an interest in the Property as a result of the dealing.
- 7.2 **Certificate of Requirement Registration**
Within fifteen (15) days from the date of receipt of a certificate of requirement issued under subsection 197(2) of the Act and as set out in Schedule 'B', register the certificate of requirement on title to the Property, in the appropriate land registry office.
- 7.3 **Verification**
Within five (5) days after registering the certificate of requirement provide to the Director a copy of the registered certificate and of the parcel register(s) for the Property confirming that registration has been completed.

Part 8: General Requirements

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

- 8.2 An application under 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.
- 8.3 Subsection 186(3) of the Act provides that failure to comply with the requirements of the CPU constitutes an offence.
- 8.4 The requirements of the CPU are minimum requirements only and do not relieve the Owner from, 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.
- 8.5 Notwithstanding the issuance of the CPU, further requirements may be imposed in accordance with legislation as circumstances require.
- 8.6 In the event that, any person is, in the opinion of the Director, rendered unable to comply with any requirements in the CPU because of,
- a. natural phenomena of an inevitable or irresistible nature, or insurrections,
 - b. strikes, lockouts or other labour disturbances,
 - c. inability to obtain materials or equipment for reasons beyond your control, or
 - d. any other cause whether similar to or different from the foregoing beyond your control,
- the requirements shall be adjusted in a manner defined by the Director. To obtain such an adjustment, the Director must be notified immediately of any of the above occurrences, providing details that demonstrate that no practical alternatives are feasible in order to meet the requirements in question.
- 8.7 Failure to comply with a requirement of the CPU by a date specified does not absolve the Owner from compliance with the requirement. The obligation to complete the requirement shall continue each day thereafter.
- 8.8 The Risk Management Measures identified in the Risk Assessment and also in Part 4 of the CPU and all the other requirements in the CPU shall commence upon the issuance of the CPU and continue in full force and effect in accordance with the terms and conditions of the CPU until such time as the Director alters or revokes the CPU.
- 8.9 The provisions of the CPU shall take precedence in the event of a conflict between the provisions of the CPU and the Risk Assessment save and except for the Part 4 Risk Management Measures.
- 8.10 In the event that the Owner complies with the provisions of Items 7.2 and 7.3 of the CPU regarding the registration of the certificate of requirement on title to the Property, and then creates a condominium corporation by the registration of a declaration and description with respect to the Property pursuant to the *Condominium Act, 1998*, S.O. 1998, c.19 and then transfers ownership of the Property to various condominium unit owners, the ongoing obligations of the Owner under this CPU can be carried out by the condominium corporation on behalf of the new Owners of the Property.

8.11 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 9: 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:

- 9.1 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.
- 9.2 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.
- 9.3 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

Celeste Dugas
York Durham District Office
Ministry of the Environment, Conservation and Parks
230 Westney Road South, 5th Floor
Ajax, Ontario
Email: Celeste.Dugas@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 that where service is made by mail, it is deemed to be made on the fifth day after the date of mailing and choosing service by mail does not extend any timelines.

- 9.4 Unless stayed by the Tribunal under section 143 of the Act, the CPU is effective from the date of issue.
- 9.5 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.
- 9.6 Pursuant to subsection 47(7) of the EBR, the Tribunal may permit any person to participate in the appeal, as a party or otherwise, on order to provide fair and adequate representation of the private and public interests, including governmental interests, involved in the appeal.
- 9.7 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 the 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.
- 9.8 The procedures and other information provided in this Part 9 are intended as a guide. The legislation should be consulted for additional details and accurate reference. Further information can be obtained from e-Laws at www.ontario.ca/laws.

Issued this _ day of _ 2026.

Celeste Dugas
Director, section 168.6 of the Act

Schedule 'A'

Table 1: Contaminants of Concern and Property Specific Standards

Media	Contaminants of Concern (COC)	Units	Property Specific Standards
Soil	Benzene	µg/g	1.7
Soil	Toluene	µg/g	99.6
Soil	Ethylbenzene	µg/g	52.8
Soil	Xylene	µg/g	288
Soil	PHC F1	µg/g	1,128
Soil	PHC F2	µg/g	168
Groundwater	PHC F1	µg/L	22,800
Groundwater	PHC F2	µg/L	7,920
Groundwater	PHC F3	µg/L	13,200
Groundwater	PHC F4	µg/L	7,920
Groundwater	Benzene	µg/L	26,400
Groundwater	Toluene	µg/L	84,000
Groundwater	Ethylbenzene	µg/L	4,080
Groundwater	Xylene	µg/L	37,200
Groundwater	Lead	µg/L	85
Groundwater	1,2 -Dichloroethane	µg/L	240
Groundwater	Ethylene dibromide	µg/L	12
Groundwater	n-hexane	µg/L	216

Table 2: Sub-Slab Soil Vapour and Indoor Air Quality Trigger Levels – Commercial Slab on Grade Building with Soil Vapour Intrusion Mitigation System

Contaminants of Concern	Health Based Indoor Air Criteria (HBIAC) $\mu\text{g}/\text{m}^3$	Sub-slab vapour probes (Below all slabs and vapour liner) $\mu\text{g}/\text{m}^3$	Sub-slab vapour probes (below one slab) $\mu\text{g}/\text{m}^3$	Indoor Air Quality Trigger Levels $\mu\text{g}/\text{m}^3$
Benzene	1.63	50,937.5	407.5	1.63
Ethylbenzene	715	22,343,750	178,750	715
Toluene	3580	111,875,000	895,000	3,580
Xylenes(total)	501	15,656,250	125,250	501
PHC F1	8540	266,875,000	2,135,000	8,540
PHC F2	1610	50,312,500	402,500	1,610
n-hexane	1790	55,937,500	447,500	1,790
Napthalene	2.65	82,813	662.5	2.65
Ethylene dibromide	5.96E-03	186	1.49	0.006
1,2- dichlorethane	0.138	4,312.5	34.5	0.138

Table 3: Sub-Slab Soil Vapour and Indoor Air Quality Trigger Levels – Building with Storage Garage

Contaminants of Concern	Health Based Indoor Air Criteria (HBIAC) $\mu\text{g}/\text{m}^3$	Sub-slab vapour Trigger Level $\mu\text{g}/\text{m}^3$	Indoor Air Quality Trigger Level $\mu\text{g}/\text{m}^3$
Benzene	1.63	407.5	1.63
Ethylbenzene	715	178,750	715
Toluene	3,580	895,000	3,580
Xylenes(total)	501	125,250	501
PHC F1	8,540	2,135,000	8,540
PHC F2	1,610	402,500	1,610
n-hexane	1,790	447,500	1,790
Napthalene	2.65	662.5	2.65
Ethylene dibromide	5.96E-03	1.49	0.006
1,2- dichlorethane	0.138	34.5	0.138

Table 4: Groundwater Monitoring Trigger Levels

Groundwater Contaminants of Concern	Trigger levels – Table 3 Site Condition Standards
PHC F1	750
PHC F2	150
PHC F3	500
PHC F4	500
Benzene	44
Toluene	18,000
Ethylbenzene	2,300
Xylene	4,200
Lead	25
1,2-dichloroethane	1.6
Ethylene dibromide	0.25
n-hexane	51

SCHEDULE 'B'

CERTIFICATE OF REQUIREMENT

s.197(2)

Environmental Protection Act

This is to certify that pursuant to Item 7.1 of Certificate of Property Use number **4300-ASNP53-1** issued by Celeste Dugas, Director of the Ministry of the Environment, Conservation and Parks, under sections 168.6 and 197 of the *Environmental Protection Act*, on __, 2026 being a Certificate of Property Use and order under subsection 197(1) of the *Environmental Protection Act* relating to the property municipally known as: Part 8220 Bayview Avenue, Markham, Regional Municipality of York, being part of PIN 3027-0305 (LT), (the "Property") with respect to a Risk Assessment and certain Risk Management Measures and other preventive measure requirements on the Property

8180-8220 Bayview Limited Partnership by its General Partner 1000242096 Ontario Inc.

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.

Figure 1: Plan of Survey

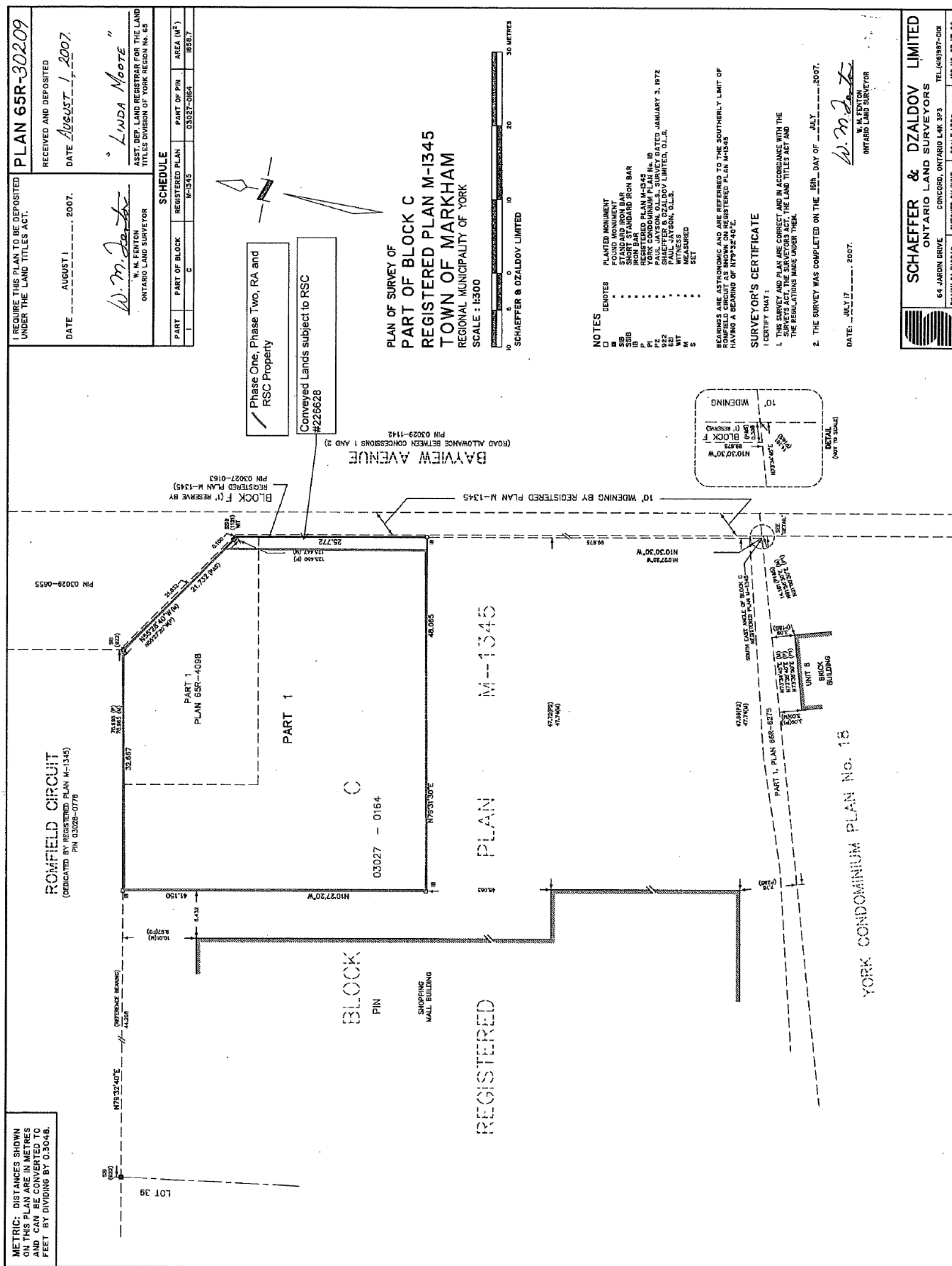
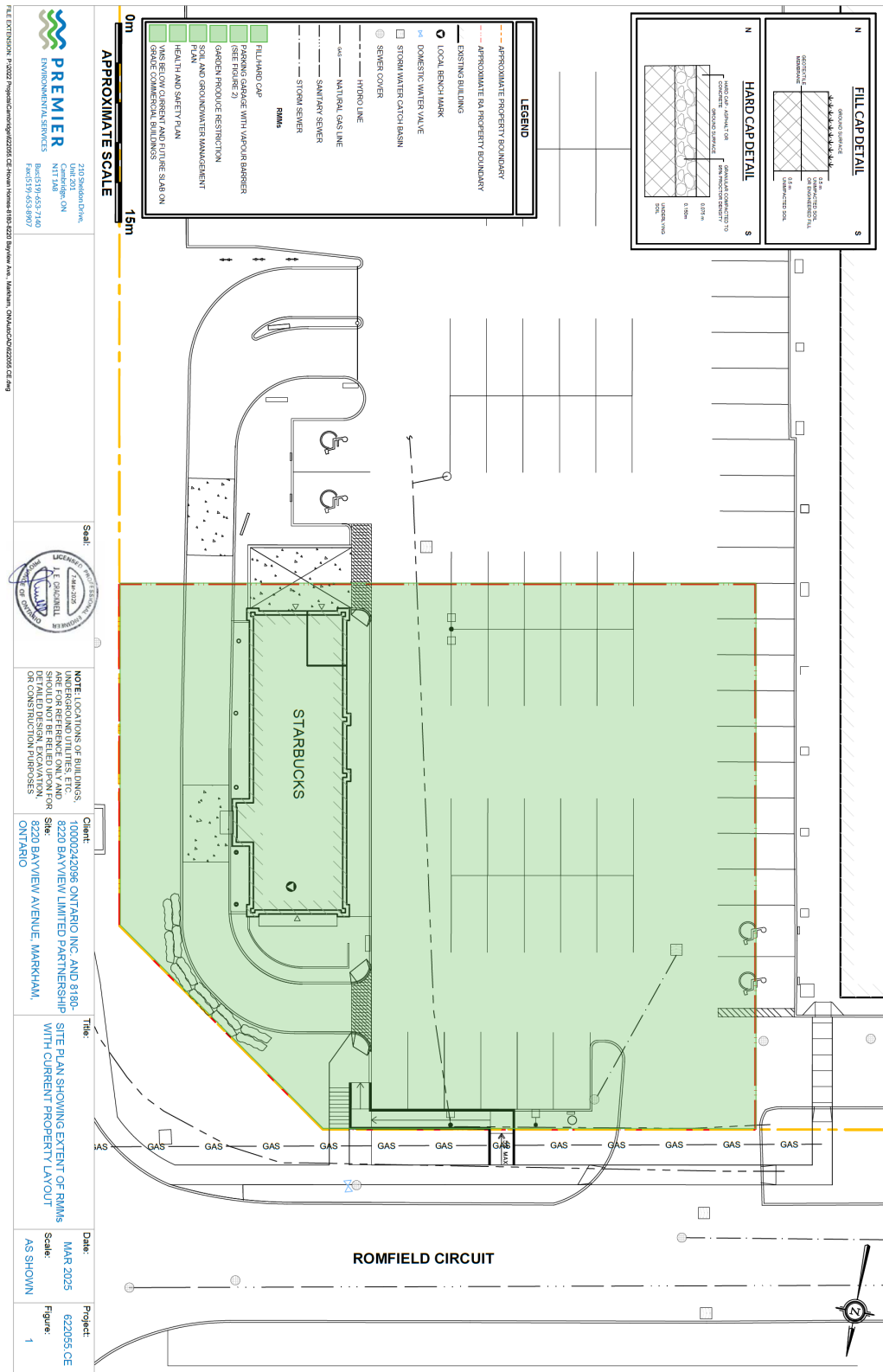


Figure 2: Site Capping and Extent of RMM



0m 30m
APPROXIMATE SCALE

CLIENT: 10000242096 ONTARIO INC. AND 8180-8220 BAYVIEW LIMITED PARTNERSHIP
SITE: 8220 BAYVIEW AVENUE, MARKHAM, ONTARIO

DATE: MAR 2025
SCALE: AS SHOWN

PROJECT: 622055 CE
PROJECT: 622055 CE

PREPARED BY: 2

THE EXTENSION P-2022 Project/Civil/622055-CE, Project/8220 Bayview Drive, Markham, ON/M62055-CE

Page 32 of 32

