

October 29, 2025

Reference No. G2S21366A-Rev2

Charis Developments Ltd.
186 Hurontario Street, Suite 204
Collingwood, Ontario
L9Y 4T4
Attention: Steve Assaff, President
Via email: sassaff@charisdevelopments.ca

**Phase One Environmental Site Assessment Update
839, 853 and 869 Hurontario Street & 7564 Poplar Sideroad
Collingwood, Ontario**

1.0 Introduction

G2S Consulting Inc. (G2S) was retained by Charis Developments Ltd. to complete a Phase One Environmental Site Assessment (ESA) Update for the property located at 839, 853 and 869 Hurontario Street & 7564 Poplar Sideroad in Collingwood, Ontario, hereinafter referred to as the 'Site'. Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA Update was provided by Mr. Steve Assaff of Charis Developments Ltd.

The following Phase One ESA report was previously completed for the Site (excluding 839 and 853 Hurontario Street):

- a) "Phase One Environmental Site Assessment, 869 Hurontario Street & 7564 Poplar Sideroad, Collinwood, Ontario," prepared by Terraprobe Inc. (File No. 31-14-1078) dated November 7, 2014.

As well, G2S completed the following Phase One ESA Update reports:

- Phase One Environmental Site Assessment Update, 839 and 869 Hurontario Street & 7564 Poplar Sideroad, Collingwood, Ontario," G2S21366A dated November 19, 2021.
- Phase One Environmental Site Assessment Update, 839 and 869 Hurontario Street & 7564 Poplar Sideroad, Collingwood, Ontario," G2S21366A dated August 30, 2024.

G2S understands the proposed development includes commercial use (restaurants, retail, grocery store, offices), and a mixed use commercial/residential tower. The current Site use is considered to be residential, and the proposed Site development includes residential and commercial. Since there will not be a change in land use to a more sensitive use, a Record of Site Condition (RSC) will not be required in accordance with O. Reg. 153/04, as amended. Therefore, the ESA work was completed to meet the requirements of the CSA Standards.

2.0 Terms of Reference and Scope of Work

The purpose of this Phase One ESA Update was to determine the likelihood that one or more contaminants have affected the Phase One ESA Update property from present or past Site activities or from surrounding properties, since the completion of the Phase One ESA Updates in 2021 and 2024. This Phase One ESA Update was completed in accordance with the general requirements of CSA Standard Z768-01, as amended, which outlines the protocol for Phase One ESAs and should be read in conjunction with the previous Phase One ESA reports.

This Phase One ESA Update incorporates the concept of Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) identified by the Ministry of the Environment, Conservation and Parks (MECP) as outlined in Schedule D (O. Reg. 153/04).

The nature of a Phase One ESA by definition is a nonintrusive site examination of “readily accessible features”. Therefore, the Phase One ESA Update assessment does not quantify the chemical or physical quality of the exposed or inaccessible features such as materials beneath buildings or buried on Site. In this regard, the assessment must be viewed as a mechanism that may assist in reducing, rather than eliminating the uncertainty of encountering environmental contaminants during future use of the Site.

The Phase One ESA Update scope of work involved a records review, evaluation of the information gathered and preparation of this report.

3.0 Phase One Property Information

Table 1: General Site Details

Municipal Address	839, 853 and 869 Hurontario Street & 7564 Poplar Sideroad, Collingwood, Ontario
General Site Location	Northeast corner of the intersection of Hurontario Street and Poplar Sideroad. Pretty River tributary is located approximately 10 m north, Pretty River is located approximately 830 m east, and Nottawasaga Bay is located approximately 2.7 km north.
Approximate Site Area	3.9 hectares (9.6 acres)
Property Identification Number (PIN)	839 Hurontario Street: 58262-0078 (LT) 853 Hurontario Street: 58262-0076 (LT) 869 Hurontario Street: 58262-0787 (LT) 7564 Poplar Sideroad: 58262-0576 (LT)
Legal Description	839 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO515907 (SECONDLY); COLLINGWOOD 853 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO706547; COLLINGWOOD 869 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA BEING PTS 1 & 2 51R32487 EXCEPT PTS 1 & 2 51R37017; TOWN OF COLLINGWOOD 7564 Poplar Sideroad: PT S1/2 LT 40 CON 8 NOTTAWASAGA PT 1 51R3533 EXCEPT PT 1 51R4531 & EXCEPT PT 4 51R37017; COLLINGWOOD
Current Site Owner	839 Hurontario Street: Assaff Investments Ltd. 853 Hurontario Street: Charis Developments Ltd. and Assaff Investments Ltd. 869 Hurontario Street and 7564 Poplar Sideroad: Charis Developments Ltd. 7564 Poplar Sideroad: Charis Developments Ltd.
Current Site Occupant	839 and 869 Hurontario Street and 7564 Poplar Sideroad: Vacant, undeveloped land. 839 and 869 Hurontario Street have never been developed, and 7564 Poplar Sideroad was historically developed with a residential home from approximately 1900-2007, when the building was demolished. 853 Hurontario Street: A single storey residential dwelling.

The Phase One Study Area includes the Site and lands that are within approximately 150 metres of the Site, as shown on Drawing 2 in Appendix A, hereinafter referred to as the Study Area.

4.0 Records Review

4.1 Site Ownership

A land title search for the Site was conducted online using the Teranet Express website, for the Simcoe Land Registry Office.

- 839 Hurontario Street: There was a change in ownership from John and Carole Nell to Assaff Investments Ltd. (the current owners) in 2021.
- 853 Hurontario Street: There was a change in ownership to Costantino and Michelina Iadardini in 1980 followed by transfer to Michelina and Andy Iadardini in 2016. The Site was subsequently transferred to Chariff Developments Ltd. and Assaff Investments Ltd. (current owners) in 2023.
- 869 Hurontario Street: There was a change in ownership from Home Hardware Stores Limited to Tormin (Collingwood) Inc. in 2015, then from Tormin (Collingwood) Inc. to Charis Developments Ltd. (current owner) in August 2020.
- 7564 Poplar Sideroad: There was a change in ownership from Home Hardware Stores Limited to Tormin (Collingwood) Inc. in 2015, then from Tormin (Collingwood) Inc. to Charis Developments Ltd. (current owner) in August 2020.

The Land Registry documents are included as Appendix B.

4.2 Property Use Records

4.2.1 Waste Management Records

The Site and properties within the Study Area were searched by address in the Hazardous Waste Information Network (HWIN) and the Hazardous Waste Information System (HWIS) databases for records currently registered with HWIN. No PCAs were identified.

4.2.2 Regulatory Information

The MECP Brownfields Environmental Site Registry was searched online via the Access Environment Mapping tool and no records of RSCs for the Site or Study Area were noted. A permit for a stormwater management pond dated February 2018 was noted. No PCAs were identified.

The following new records were found for the Site or within the Study Area since the completion of the 2014 Phase One ESA:

- 7618 Poplar Sideroad (~30 m west): Technical Standards and Safety Authority (TSSA) records for a gasoline service station and three liquid fuel tanks on the property.

The occupant located at 7618 Poplar Sideroad was deemed to represent a potential PCA for the Site, which is included in Section 7.0 of this report. The environmental source information is included in Appendix C.

4.2.3 Aerial Photographs

For ease of reference, aerial photographs are included as Drawings 4 through 11 in Appendix A. The following table summarizes the information.

Table 2: Aerial Photographs

Year	Site Description	Study Area Description
1954	Due to the scale of the image, details are difficult to depict; however, it appears as though a residential building is developed at 7564 Poplar Sideroad in the southeast portion of the Site. The remainder of the Site appears to be undeveloped and/or used for agricultural purposes.	The Study Area is primarily undeveloped or used for agricultural/rural residential purposes. Orchards are located south and southwest of the Site on the south side of Poplar Sideroad.
1978	The residential building at Poplar Sideroad remains on-Site. Construction of a residential dwelling at 853 Hurontario Street in the northwest portion of the Site appears to be commencing, and a driveway extends along the north side of the property and through 839 Hurontario Street. A small pond is located in the northwest part of the Site.	Residential buildings are located east and north adjacent to the Site, and on the west side of Hurontario Street. Several commercial buildings have also been constructed west of the Site on Hurontario Street.
1989	The residence has been constructed on the northwest corner of the Site at 853 Hurontario Street. 839 and 869 Hurontario Street remain undeveloped. A pond is located within the northeast portion of the Site.	
1997	869 Hurontario Street appears to have been cultivated, and several hay bails are located across the property in 1997. The remainder of the Site is developed similar to 1989 with residential buildings at 853 Hurontario Street and 7654 Poplar Sideroad. 839 Hurontario remains undeveloped. In 2002 there appears to be a drainage swale/wet area in the southwest part of the Site.	Additional commercial or industrial buildings have been constructed on the west side of Hurontario Street.
2002		
2008	A fill pad is present in the central area of the Site, across the majority of the property located at 869 Hurontario Street. The pond on the west side of the Site has been converted to a stormwater management pond. The residential building at 7564 Poplar Sideroad has been demolished, 839 Hurontario Street remains undeveloped, and 853 Hurontario Street is still developed with a residential building. The Site is developed similar to present.	The east adjacent property has been cleared and appears to be in the early stages of development.
2016		A gas station has been developed at 7618 Poplar Sideroad, located west of the Site at the northwest corner of the intersection of Poplar Sideroad and Hurontario Street. A residential subdivision has been constructed east adjacent to the Site. The Study Area is developed similar to present.
2024		

4.2.4 Previous Environmental Reports

Summaries of previous environmental reports for the Site are provided below:

Table 3: Summary of Previous Environmental Reports

Report Details	Summary
<p>Title: Fill Investigation, 869 Hurontario Street, Collingwood, Ontario</p> <p>Date of Report: October 29, 2014</p> <p>Author of the Report: Terraprobe Inc.</p>	<ul style="list-style-type: none"> - During the Site visit as part of a Phase One ESA, it was noted that a significant amount of fill material was brought to the Site in December 2007/January 2008, for grading. - A fill investigation was recommended to determine the chemical quality of the soil on Site. - On September 23, 2014, ten boreholes were advanced through the existing fill pad on Site, to depths of 3.5 m below ground surface (bgs). Soil samples collected from the boreholes were submitted for analysis of petroleum hydrocarbons including benzene, toluene, ethylbenzene, and xylenes (PHCs and BTEX), and metals and inorganics. - Soils were identified as sandy silt to silty sand and gravelly sand fill underlain by native clayey silt with trace sand. Minor debris materials and occasional cobbles were encountered in the upper fill soils. No staining or odours were encountered in any of the samples. - All samples were compared to the Table 2 MECP full depth generic Site Condition Standards (SCS) for industrial/commercial/community (ICC) land use. No exceedances were identified. - Further environmental investigation was not recommended.
<p>G2S Comments: The Terraprobe samples were generally confined to the fill pad in the central portion of the Site. The analytical testing was compared to the Table 2 ICC SCS and no exceedances were identified.</p>	
<p>Title: Phase One Environmental Site Assessment (ESA), 869 Hurontario Street and 7564 Poplar Sideroad, Collingwood, Ontario</p> <p>Date of Report: November 7, 2014</p> <p>Author of the Report: Terraprobe Inc.</p>	<ul style="list-style-type: none"> - At the time of the report, the Site was undeveloped, vacant land. - The report indicated that 869 Hurontario Street had never been developed. <p>According to a Site Assessment by Jacques Whitford (2007), the east portion of the Site (7564 Poplar Side Road) was previously occupied by a two-storey residential dwelling that had been removed at the time of the Phase One ESA in 2014. The dwelling was developed in the early 1900s.</p> <ul style="list-style-type: none"> - Imported fill was located at the central portion of the property for grading purposes. The fill was brought to the site in previous years (appeared in a 2008 aerial photograph). - Properties within the Study Area were developed with residential and commercial properties, including: <ul style="list-style-type: none"> • 850 Hurontario Street (~30 m west) - Marty's Transmission and Walkers Small Motors Ltd. (PCA #57: Garage and Maintenance/repairs of vehicles) • 864 Hurontario Street (~30 m west) – Tilley of Canada Ltd. and John Brown Custom Sporting (PCA #54 – Textile Manufacturing, Processing, and Use) • 833 Hurontario Street (~45 m north) – Diane's Garden Centre - Two spills were indicated and included gas main damage at 47 Hughes Street and a 200 L diesel oil spill at County Road 124 and Poplar Sideroad. No environmental impacts were anticipated.

Report Details	Summary
	<ul style="list-style-type: none"> - Groundwater flow was anticipated to be in a northeastern direction, towards Nottawasaga Bay, and surface drainage and shallow groundwater was expected to discharge into Pretty River and its tributaries. - Due to the fill materials encountered during the Site visit, Terraprobe conducted a fill investigation (summarized above) to address the unknown quality of the fill material. Ten boreholes were advanced in the fill and submitted for chemical testing. All samples met the Table 2 MECP standards for Industrial/Commercial/Community land use. - The following PCAs were identified on Site and within the Study Area: <ul style="list-style-type: none"> • 869 Hurontario Street and 7564 Poplar Sideroad (Site): PCA #30 Importation of Fill Material of Unknown Quality • 850 Hurontario Street (~30 m west): PCA #57: Garage and Maintenance/repairs of vehicles • 864 Hurontario Street (~30 m west): PCA #54: Textile Manufacturing and Processing - As a result of the fill investigation and direction and distance of the PCAs within the Study Area to the Site, a Phase Two ESA was not recommended.
<p>Title: Geotechnical Investigation Proposed Home Hardware Store, Collingwood, Ontario</p> <p>Date of Report: December 15, 2003</p> <p>Author of the Report: Shaheen & Peaker Limited</p>	<ul style="list-style-type: none"> - The Geotechnical Investigation was completed in December 2003 and was required as part of the redevelopment process, which included a proposed Home Hardware Store. - On December 3, 2003, 11 boreholes were advanced on Site to a maximum of 5 m bgs. - Soil samples indicated a topsoil layer covered the entire Site with an approximate 300 to 400 mm thickness. A clayey silt deposit was identified under the topsoil to approximately 3 bgs. Silt was encountered beneath the clayey silt at thicknesses ranging from 0.5 m to 1.5 m. Silt till with some sand, some to trace clay, and some gravel was encountered beneath the silt layer in the deeper boreholes. - Groundwater levels were taken immediately post drilling activities. All boreholes were dry upon completion except for BH1, BH4, and BH5. Water levels were indicated at 1.3 m bgs in BH1, and BH4 and BH5 were filled with water to the ground surface due to ponded water.
<p>Title: Phase One Environmental Site Assessment Update 839 and 869 Hurontario Street & 7564 Poplar Sideroad Collingwood, Ontario</p> <p>Date of Report: November 19, 2021</p> <p>Author of the Report: G2S Consulting Ltd.</p>	<ul style="list-style-type: none"> - The purpose of the Phase One ESA Update was to determine the likelihood that one or more contaminants have affected the Phase One ESA Update property from present or past Site activities or from surrounding properties, since the completion of the Phase One ESA in 2014 and should be read in conjunction with the previous Phase One ESA report. - The Phase One ESA Update identified one on-Site and three off-Site PCAs which were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, and expected chemical storage amounts etc. - Based on review and evaluation of the information gathered, the following APECs were identified: - APEC 1: Central portion of Site – Current and historical presence of a fill pad of unknown chemical quality fill materials, and the potential for fill materials to be present across the remainder of the Site. Chemical data from 2014 requires confirmation due to the time elapsed.

Report Details	Summary
	<ul style="list-style-type: none"> - APEC 2: Southwest portion of Site – Current use of the property located approximately 30 m west (7618 Poplar Sideroad) as a gasoline service station. - Based on the findings of the Phase One ESA Update, a Phase Two ESA was recommended to investigate the potential for contamination related to the above-noted APECs. - It is noted that a Phase Two ESA was conducted in 2021 by G2S. The results indicated that the soil and groundwater in the areas tested met the applicable MECP Table 2 ICC and/or Table 8 SCS. In this regard, no further investigation was recommended. The 2021 Phase Two ESA report was also updated by G2S in 2024. Refer to the report for particulars.
<p>Title: Phase One Environmental Site Assessment Update 839 and 869 Hurontario Street & 7564 Poplar Sideroad Collingwood, Ontario</p> <p>Date of Report: August 30, 2024</p> <p>Author of the Report: G2S Consulting Ltd.</p>	<ul style="list-style-type: none"> - The purpose of the Phase One ESA Update was to update the findings of the 2021 Phase One ESA Update. - No changes to the APECs from the 2021 Phase One ESA Update were identified.

5.0 Interviews

5.1 Site Personnel

A Phase One ESA Questionnaire was completed by the Site President, Mr. Stephen Assaff of Charis Developments Ltd. during the 2024 Phase One ESA Update, and is included in Appendix D. No new information was provided by Mr. Assaff for this current update.

5.2 Third Party Individuals

Third party individuals were not available for interview at the time of this Phase One ESA.

5.3 Government Officials

The following government officials were contacted as part of this Phase One ESA:

1. Ministry of the Environment, Conservation and Parks (MECP), Freedom of Information and Protection of Privacy Office.
2. Technical Standards and Safety Authority.

6.0 Site Reconnaissance

Observations of the Site, adjacent and surrounding properties were conducted by walking over the Site. Adjacent and surrounding properties were observed from within the Site or by other public means. Refer to Drawing 3 (Site Plan) in Appendix A. Photographs of the Site and the Study Area are included in Appendix E.

Table 4: Site Reconnaissance

Date	June 6, 2024
Time	9:00 am
Weather	Sun and cloud, approximately 19° Celsius
Person who conducted the Site visit	Dylan Brice, Senior Field Technologist
Qualified Person supervising the Site visit	Melissa King, P.Geo.
Facility Operating: Yes/No	No

6.1 Observations

The following observations were made on-Site during the Site visit:

- The Site remains vacant, undeveloped land at addresses 839 and 869 Hurontario Street and 7564 Poplar Sideroad. The fill pad is still located at the central portion of the Site.
- Vegetation covers most of the Site.
- 853 Hurontario Street is a residential property with a single storey house. No indication of historic or current fuel storage tanks were observed on the interior or exterior of the residential building.

6.2 Adjacent Land Uses

The Site is located in an area consisting of residential and commercial land use. Changes to the surrounding properties since the completion of the 2014, 2021, and 2024 Phase One ESA that represent PCAs within the Study Area include:

- 850 Hurontario Street (~30 m west): Walkers Small Motors (PCA #10 – Commercial Autobody Shops) (1980-current)
- 7618 Poplar Sideroad (~30 m west): MacEwen Collingwood (PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks) (2015-current)

The above PCAs are summarized in Section 7.0 of this report.

7.0 Review and Evaluation of Information

7.1 Current and Past Site Uses

The current and past Site uses are summarized in the following table:

Table 5: Summary of Current and Past Site Uses

Site		
Address	Property Use	Years Occupied
839 Hurontario Street	Vacant undeveloped land	At least 1954 - current
853 Hurontario Street	Vacant undeveloped land	At least 1954 ~ 1970s
	Residential	~1970s - current
869 Hurontario Street	Vacant undeveloped land	At least 1954 - current
7564 Poplar Sideroad	Vacant undeveloped land	2008-current
	Residential	~1900-2007
	Undeveloped	<1900

7.2 Potentially Contaminating Activities (PCAs)

The following PCAs were identified on-Site or on properties within the Study Area, and have either been present since the completion of the 2014, 2021, and 2024 Phase One ESAs, or have occurred within the Study Area following the 2014 Phase One ESA:

Table 6: Potentially Contaminating Activities

Address Direction and Distance from Site	Potentially Contaminating Activity Refer to Table 2, Schedule D O.Reg. 153/04	Description	Date(s)	Results in an APEC (yes/no)
869 Hurontario Street and 7564 Poplar Sideroad (Site)	PCA #30 – Importation of Fill Material of Unknown Quality	Fill pad located in central area of Site, since approximately 2008, potential fill across remainder of Site.	2008- current	Yes – APEC 1
7618 Poplar Sideroad (~30 m west)	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	Current use of the property by MacEwen Collingwood as a gasoline service station.	2015- Current	Yes – APEC 2

Address Direction and Distance from Site	Potentially Contaminating Activity Refer to Table 2, Schedule D O.Reg. 153/04	Description	Date(s)	Results in an APEC (yes/no)
850 Hurontario Street (~30 m west)	PCA #10 – Commercial Autobody Shops	Current and historical use of the property by Walkers Small Motors as an auto repair shop.	1980-Current	No. Building located ~45 m west of the Site, transgradient with respect to groundwater flow direction relative to the Site.
864 Hurontario Street (~30 m west)	PCA #54 – Textile Manufacturing, Processing, and Use	Tilley of Canada Ltd. and John Brown Custom Sporting	1947	No. Large-scale operations not expected due to size of units in the building onsite.

7.3 Areas of Potential Environmental Concern (APECs)

Table 7: Areas of Potential Environmental Concern

APEC No.	Description of APEC/ Rationale	Location of APEC on Phase One Property	PCA	Location of PCA (on-Site or off-Site)	COPCs	Media Potentially Impacted (Groundwater, soil and/or sediment)
1	Current and historical presence of a fill pad of unknown chemical quality fill materials; potential fill across the remainder of 869 Hurontario Street and 7564 Hurontario Street. 2014 data requires confirmation.	Central and southeast portions of Site	PCA #30 – Importation of Fill Material of Unknown Quality	On-Site	PHCs, BTEX, VOCs, PAHs, metals and other regulated parameters (As, Sb, Se, B-HWS, CN ⁻ , Cr (VI), Hg, EC, SAR	Soil
2	Current use of the property located ~30 m west as a service station.	South-west portion of Site	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site: 7618 Poplar Sideroad	PHCs, BTEX, VOCs, metals	Soil, Groundwater

Notes: COCs – Contaminants of Concern PHCs – Petroleum Hydrocarbons
 BTEX – Benzene, Ethylbenzene, Toluene, Xylenes VOCs – Volatile Organic Compounds
 PAHs – Polycyclic Aromatic Hydrocarbons; As - Arsenic; Sb – Antimony; Se – Selenium; B-HWS – boron hot water soluble; CN⁻ - free cyanide; Cr (VI) – Chromium VI; Hg – mercury; EC – Electrical Conductivity; SAR – sodium adsorption ratio

8.0 Conclusions and Recommendation

The purpose of this Phase One ESA Update was to determine the likelihood that one or more contaminants have affected the Phase One ESA Update property from present or past Site activities or from surrounding properties, since the completion of the Phase One ESAs in 2014, 2021, and 2024, and should be read in conjunction with the previous Phase One ESA reports.

The Phase One ESA Update identified one on-Site and three off-Site PCAs which were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, and expected chemical storage amounts etc. Based on review and evaluation of the information gathered, the following APECs have been identified:

APEC 1: Central and southeast portions of Site – Current and historical presence of a fill pad of unknown chemical quality fill materials at 869 Hurontario Street, and the potential for fill materials to be present across the remainder of 869 Hurontario Street and 7564 Hurontario Street. Chemical data from 2014 requires confirmation due to the time elapsed.

APEC 2: Southwest portion of Site – Current use of the property located approximately 30 m west (7618 Poplar Sideroad) as a gasoline service station.

Based on the findings of this Phase One ESA Update, a Phase Two ESA is recommended to investigate the potential for contamination related to the above-noted APECs.

It is noted that a Phase Two ESA was conducted in 2021 by G2S. The results indicated that the soil and groundwater in the areas tested met the applicable MECP Table 2 ICC and/or Table 8 SCS. In this regard, no further investigation was recommended. The 2021 Phase Two ESA report was also updated by G2S in 2024. Refer to the reports for particulars

It should be noted that if a Record of Site Condition (RSC) is required for the Site under O.Reg. 153/04, further investigation may be required. RSCs may be requested under a few circumstances, such as a condition of financing or as a condition by the Municipality for the proposed development.

9.0 Qualifications of the Assessor

This Phase One ESA was completed by Ms. Dana Haslett, B.A. Ms. Haslett has been trained to conduct Phase One and Two ESAs in accordance with the CSA and O. Reg. 153/04, as amended. She is a senior project manager with over 10 years of professional experience specializing in environmental investigations and project management. Her main areas of expertise include Phase One and Phase Two ESAs, project management, site cleanup/remediation, UST and AST removals, and site remediation. She has completed numerous projects on behalf of private and public-sector clients for industrial, commercial, and residential sites.

This Phase One ESA Update was prepared under the supervision of, and the report was reviewed by Melissa King, a Professional Geoscientist registered with the Professional Geoscientists of Ontario. Ms. King is a Senior Geoscientist and Head of Environmental Services and is a Qualified Person (QP). She has over 25 years of interdisciplinary professional experience specializing in environmental and hydrogeologic investigations and project management. Her main areas of expertise include Phase One and Phase Two ESAs, site cleanup / remediation planning and supervision, site remediation, Risk Assessment, Records of Site Condition and hydrogeologic investigations. She has completed hundreds of projects for commercial, industrial, and residential clients for a wide variety of project types (industrial complexes, commercial developments, entertainment and institutional buildings, and residential development).

10.0 References and Supporting Documentation

- a) Canadian Standards Association. November 2001. Z768-0 Phase I Environmental Site Assessment.
- b) Hazardous Waste Information Network (HWIN, 2019), www.hwin.ca.
- c) Ministry of the Environment, Brownfields Environmental Site Registry, www.ene.gov.on.ca/environet/BESR/index.
- d) 1954, 1978, 1989, 1997, 2002, 2008, 2016, and 2024 Aerial Photos, viewed online at <https://opengis.simcoe.ca/>.
- e) Phase One Environmental Site Assessment (ESA), 869 Hurontario Street and 7564 Poplar Sideroad, Collingwood, Ontario” prepared by Terraprobe Inc. for Georgian International Land Corp. Coach dated November 7, 2014.
- f) Fill Investigation, 869 Hurontario Street, Collingwood, Ontario” prepared by Terraprobe Inc. for Georgian International Land Corp. dated October 29, 2014.
- g) Geotechnical Investigation Proposed Home Hardware Store, Collingwood, Ontario” prepared by Shaheen & Peaker Limited for Home Hardware Stored Limited, dated December 15, 2003.
- h) Phase One Environmental Site Assessment, 839 and 869 Hurontario Street & 7564 Poplar Sideroad, Collingwood, Ontario” prepared by G2S Consulting Inc. for Charis Developments Ltd., dated November 19, 2021.
- i) Phase Two Environmental Site Assessment, 839 and 869 Hurontario Street & 7564 Poplar Sideroad, Collingwood, Ontario” prepared by G2S Consulting Inc. for Charis Developments Ltd., dated November 19, 2021.
- j) Phase One Environmental Site Assessment Update, 839, 853 and 869 Hurontario Street & 7564 Poplar Sideroad, Collingwood, Ontario” prepared by G2S Consulting Inc. for Charis Developments Ltd., dated August 30, 2024.

11.0 Limitations

This Phase One Environmental Site Assessment (ESA) Update has been prepared for the sole benefit of Charis Developments Ltd. and is intended to provide a Phase One ESA Update on the Site, 839, 853 and 869 Hurontario Street & 7564 Poplar Sideroad in Collingwood, Ontario. The Phase One ESA Update may not be used by any other person or entity without the expressed written consent of Charis Developments Ltd., and G2S Consulting Inc. (G2S). Any use which a third party makes of this Phase One ESA Update, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this Phase One ESA Update.

The findings in this Phase One ESA Update are limited to the conditions at the Site at the time of this investigation (June 2024) and supplemented by a historical review and data obtained by G2S as described herein as well as information provided by the Site representative as reported herein. Conclusions presented in this Phase One ESA Update should not be construed as legal advice.

If Site conditions or applicable standards change or if any additional information becomes available at a future date, changes to the findings, conclusions and recommendations in this Phase One ESA Update may be necessary.

12.0 Closing Remarks

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

G2S Consulting Inc.



Dana Haslett, B.A.
Senior Project Manager

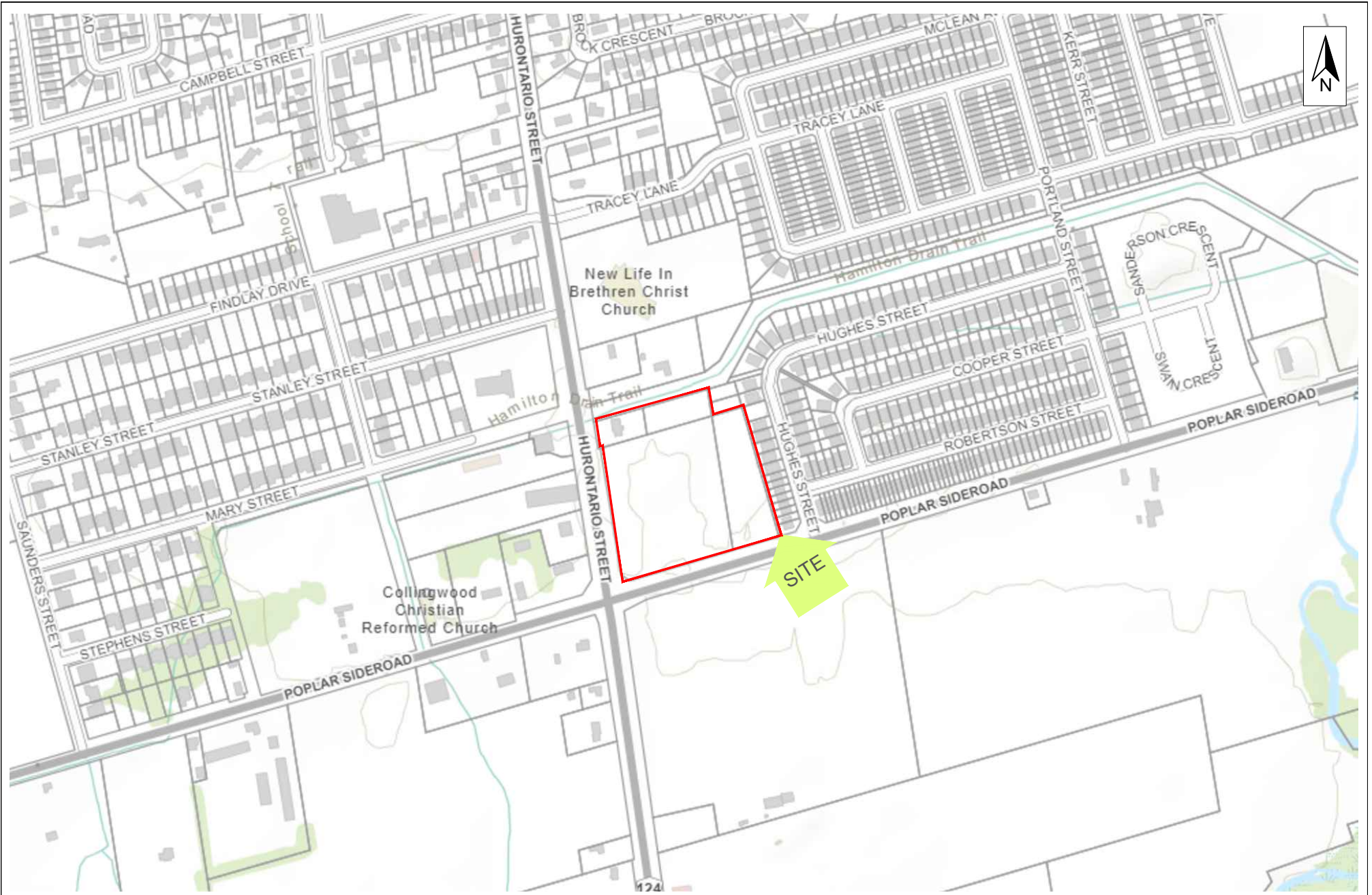


Melissa King, P.Geo., QP_{ESA}
Head of Environmental Services

Enclosures:

- Appendix A: Drawings
- Appendix B: Site Ownership
- Appendix C: Environmental Source Information
- Appendix D: Phase One ESA Update Questionnaire
- Appendix E: Site Photographs

Appendix A: Drawings



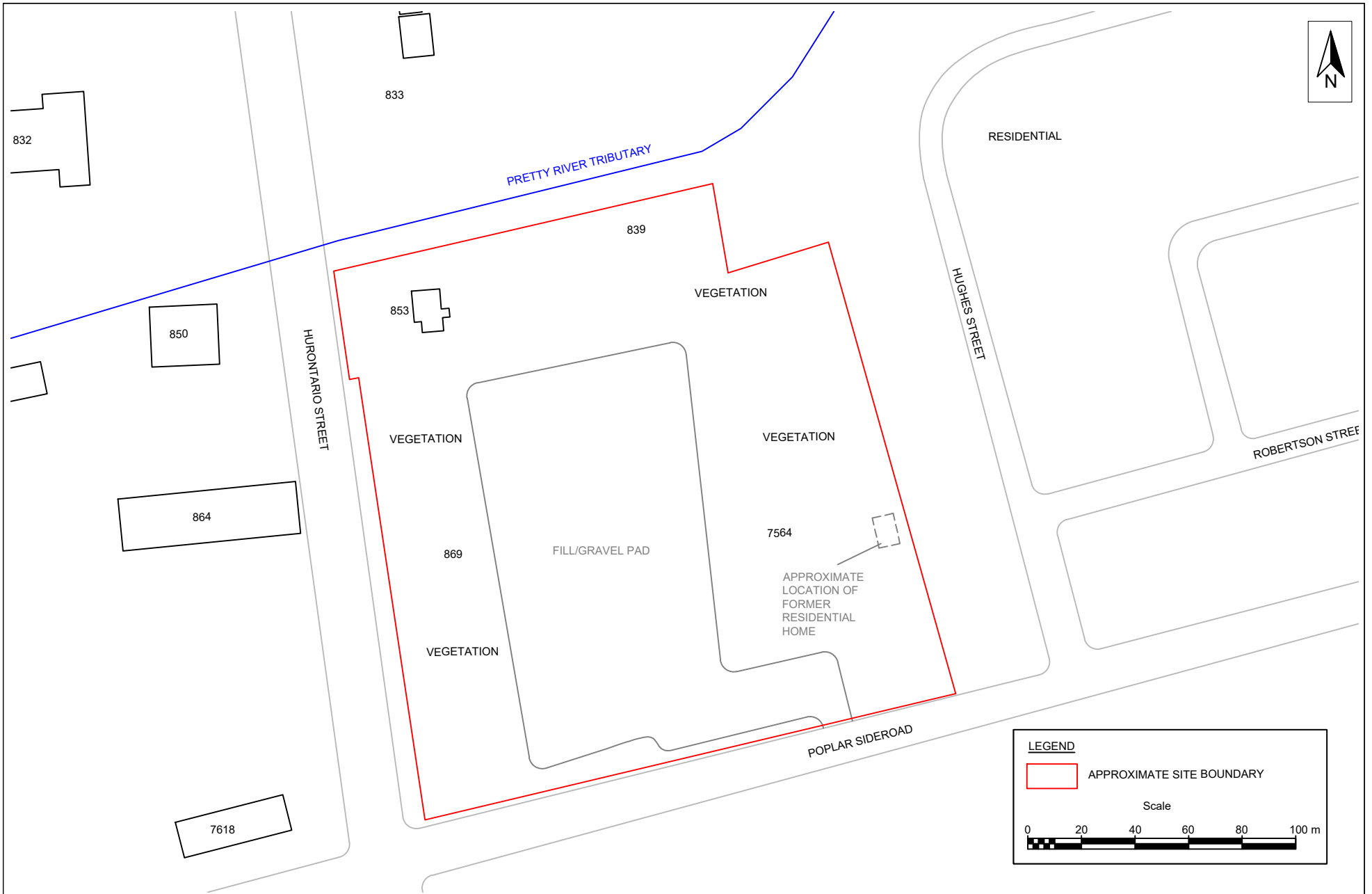
Scale: N.T.S.
 Project No.: G2S21366A
 Date: OCTOBER 2025
 Drawn by: DB/MK
 File name: HURONTARIO&POPLAR.dwg

SITE LOCATION PLAN
839, 853 AND 869 HURONTARIO STREET &
7564 POPLAR SIDEROAD

COLLINGWOOD ONTARIO



Drawing No.
 1



Scale: AS SHOWN
 Project No.: G2S21366A
 Date: OCTOBER 2025
 Drawn by: DB/MK
 File name: HURONTARIO&POPLAR.dwg

SITE PLAN
839, 853 AND 869 HURONTARIO STRET &
7564 POPLAR SIDEROAD
 COLLINGWOOD ONTARIO



Drawing No.
3



Scale: N.T.S.
Project No.: G2S21366A
Date: OCTOBER 2025
Drawn by: DB/MK
File name: HURONTARIO&POPLAR.dwg

1954 AERIAL PHOTOGRAPH
839, 853 AND 869 HURONTARIO STREET &
7564 POPLAR SIDEROAD

COLLINGWOOD

ONTARIO



Drawing No.

4



Scale: N.T.S.
Project No.: G2S21366A
Date: OCTOBER 2025
Drawn by: DB/MK
File name: HURONTARIO&POPLAR.dwg

1978 AERIAL PHOTOGRAPH
839, 853 AND 869 HURONTARIO STREET &
7564 POPLAR SIDEROAD

COLLINGWOOD

ONTARIO



Drawing No.

5



Scale: N.T.S.
Project No.: G2S21366A
Date: OCTOBER 2025
Drawn by: DB/MK
File name: HURONTARIO&POPLAR.dwg

1989 AERIAL PHOTOGRAPH
839, 853 AND 869 HURONTARIO STREET &
7564 POPLAR SIDEROAD

COLLINGWOOD

ONTARIO



Drawing No.

6



Scale: N.T.S.
Project No.: G2S21366A
Date: OCTOBER 2025
Drawn by: DB/MK
File name: HURONTARIO&POPLAR.dwg

1997 AERIAL PHOTOGRAPH
839, 853 AND 869 HURONTARIO STREET &
7564 POPLAR SIDEROAD

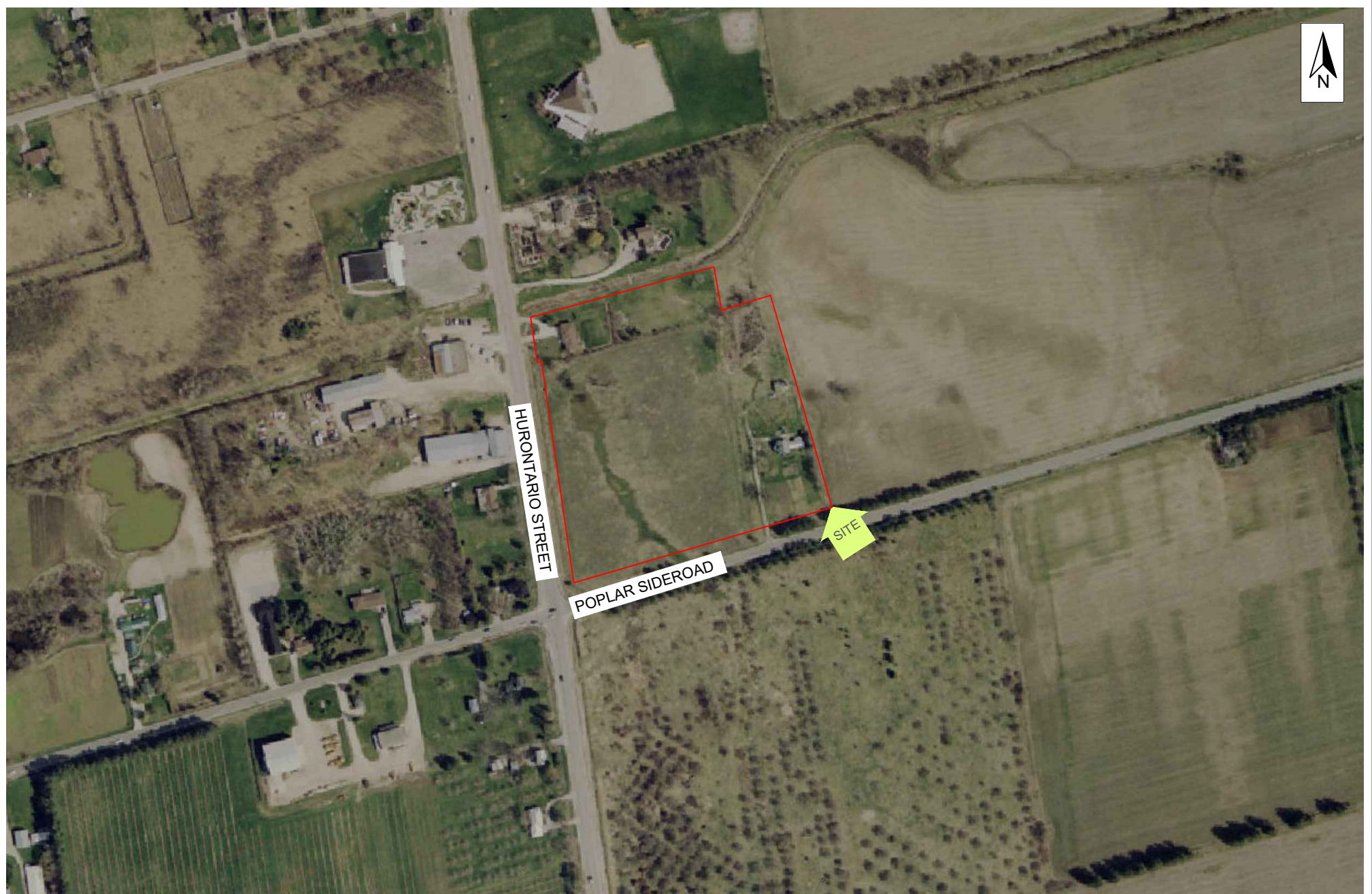
COLLINGWOOD

ONTARIO



Drawing No.

7



Scale: N.T.S.
Project No.: G2S21366A
Date: OCTOBER 2025
Drawn by: DB/MK
File name: HURONTARIO&POPLAR.dwg

2002 AERIAL PHOTOGRAPH
839, 853 AND 869 HURONTARIO STREET &
7564 POPLAR SIDEROAD

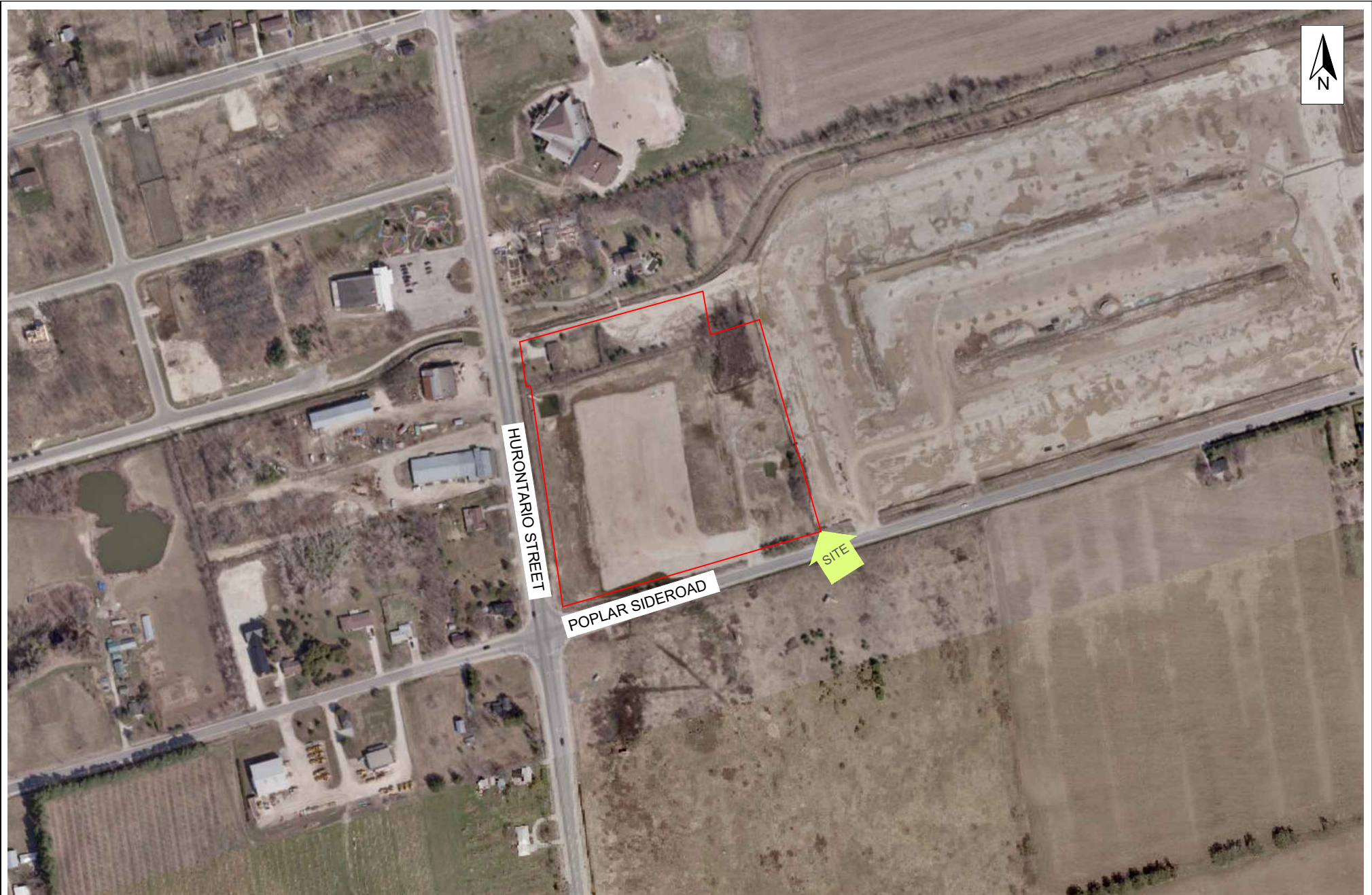
COLLINGWOOD

ONTARIO



Drawing No.

8



Scale: N.T.S.
Project No.: G2S21366A
Date: OCTOBER 2025
Drawn by: DB/MK
File name: HURONTARIO&POPLAR.dwg

2008 AERIAL PHOTOGRAPH
839, 853 AND 869 HURONTARIO STREET &
7564 POPLAR SIDEROAD

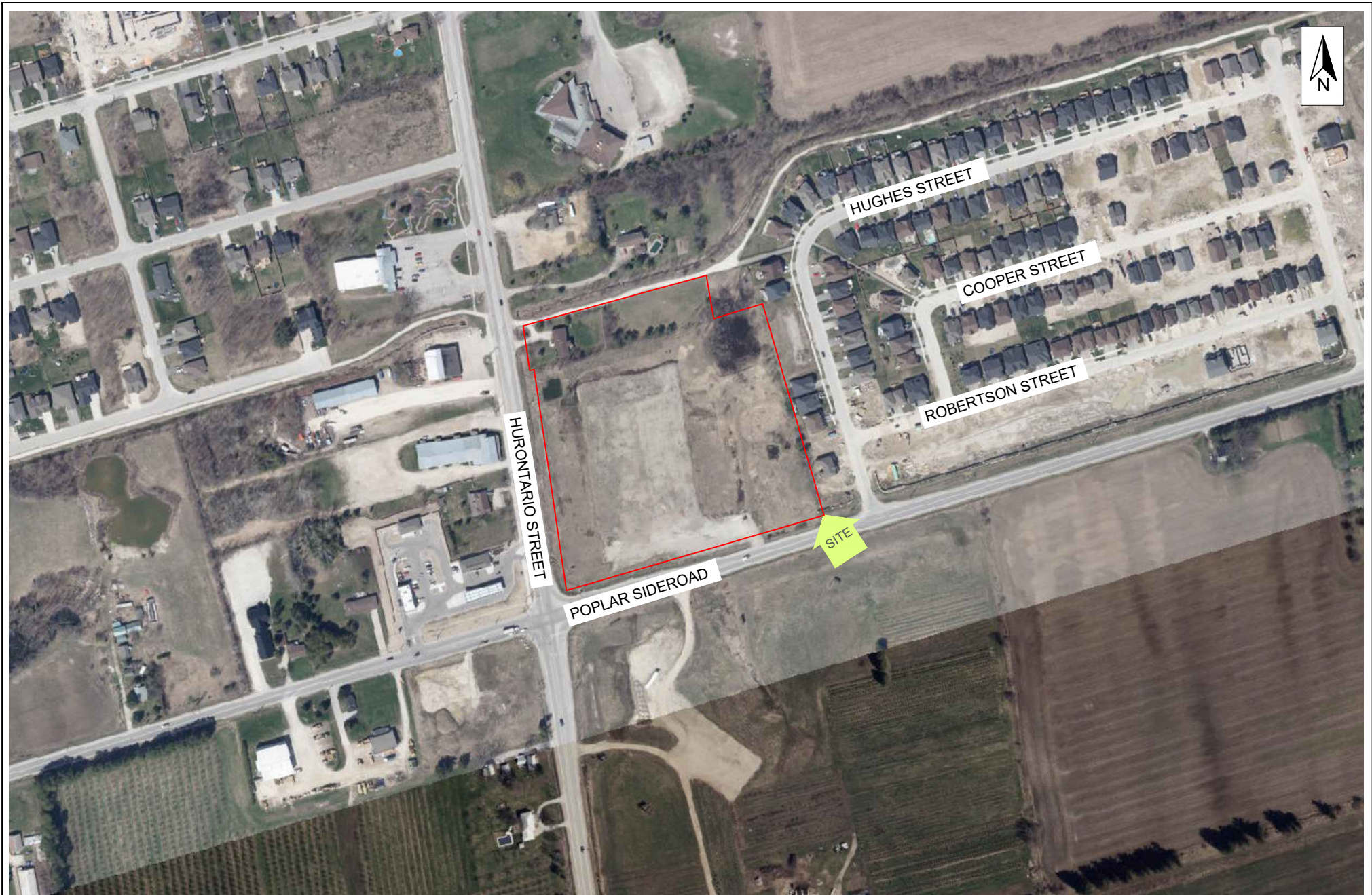
COLLINGWOOD

ONTARIO



Drawing No.

9



Scale: N.T.S.
Project No.: G2S21366A
Date: OCTOBER 2025
Drawn by: DB/MK
File name: HURONTARIO&POPLAR.dwg

2016 AERIAL PHOTOGRAPH
839, 853 AND 869 HURONTARIO STREET &
7564 POPLAR SIDEROAD

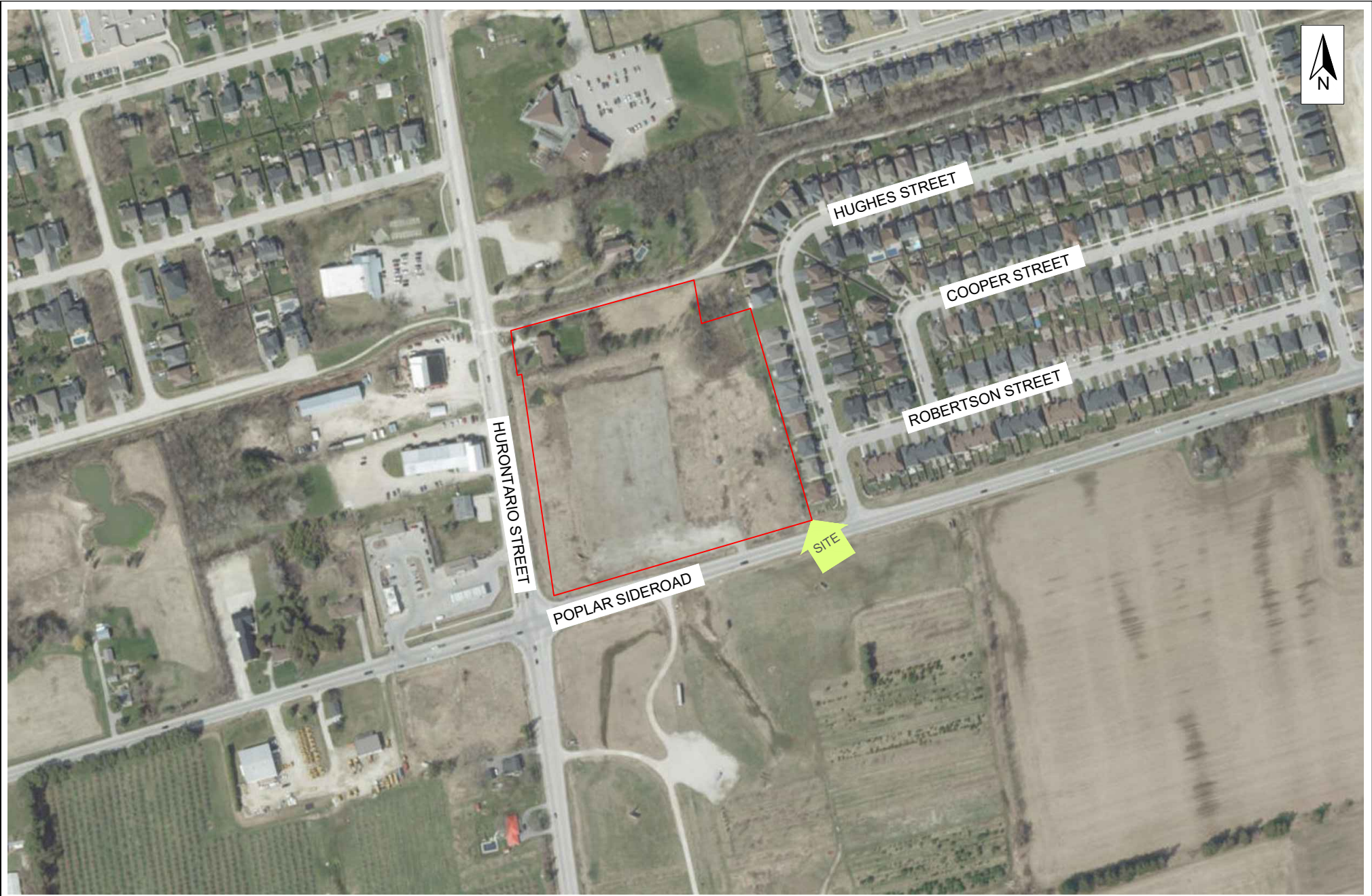
COLLINGWOOD

ONTARIO



Drawing No.

10



Scale: N.T.S.
Project No.: G2S21366A
Date: OCTOBER 2025
Drawn by: DB/MK
File name: HURONTARIO&POPLAR.dwg

2024 AERIAL PHOTOGRAPH
839, 853 AND 869 HURONTARIO STREET &
7564 POPLAR SIDEROAD

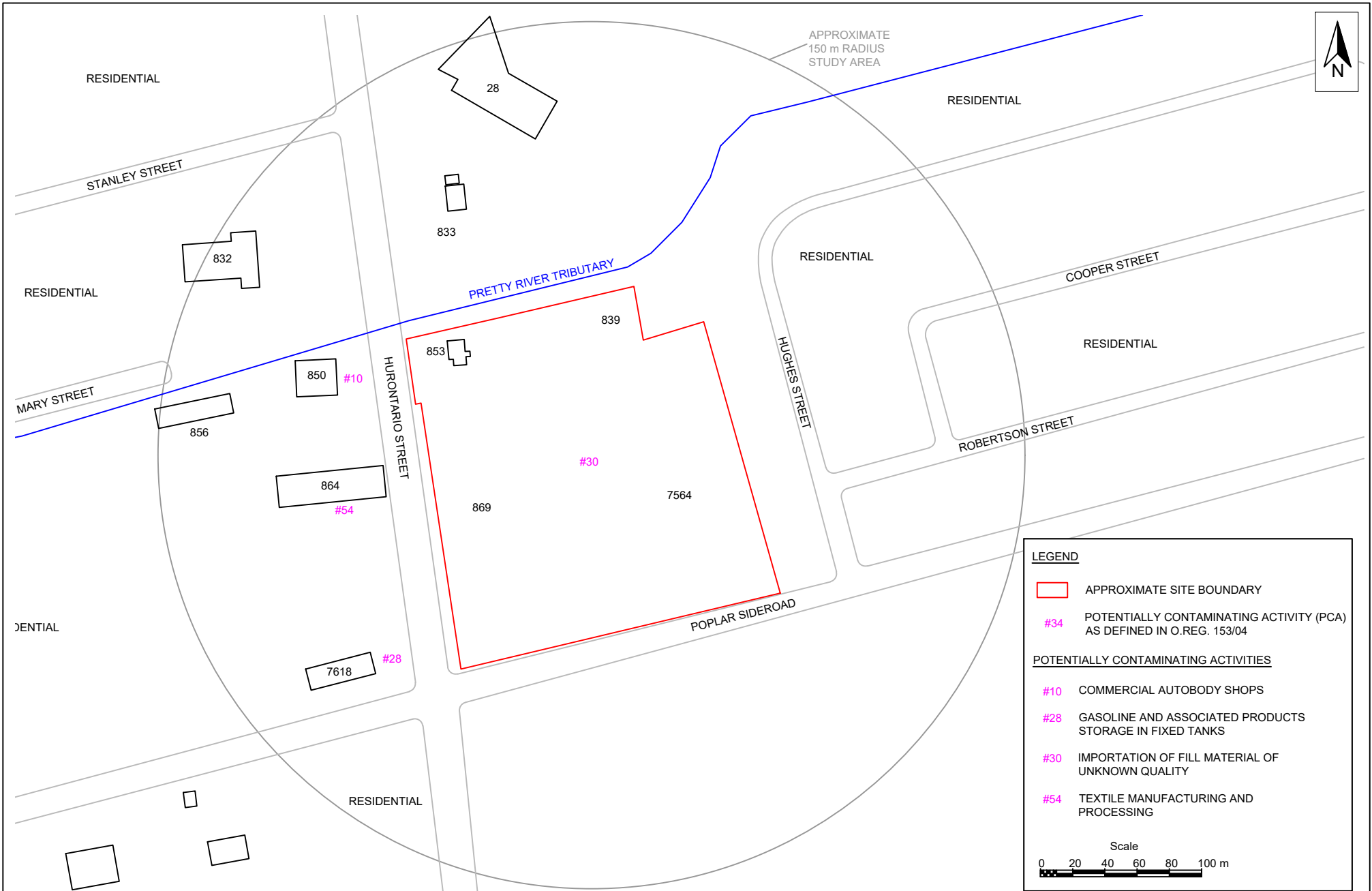
COLLINGWOOD

ONTARIO



Drawing No.

11



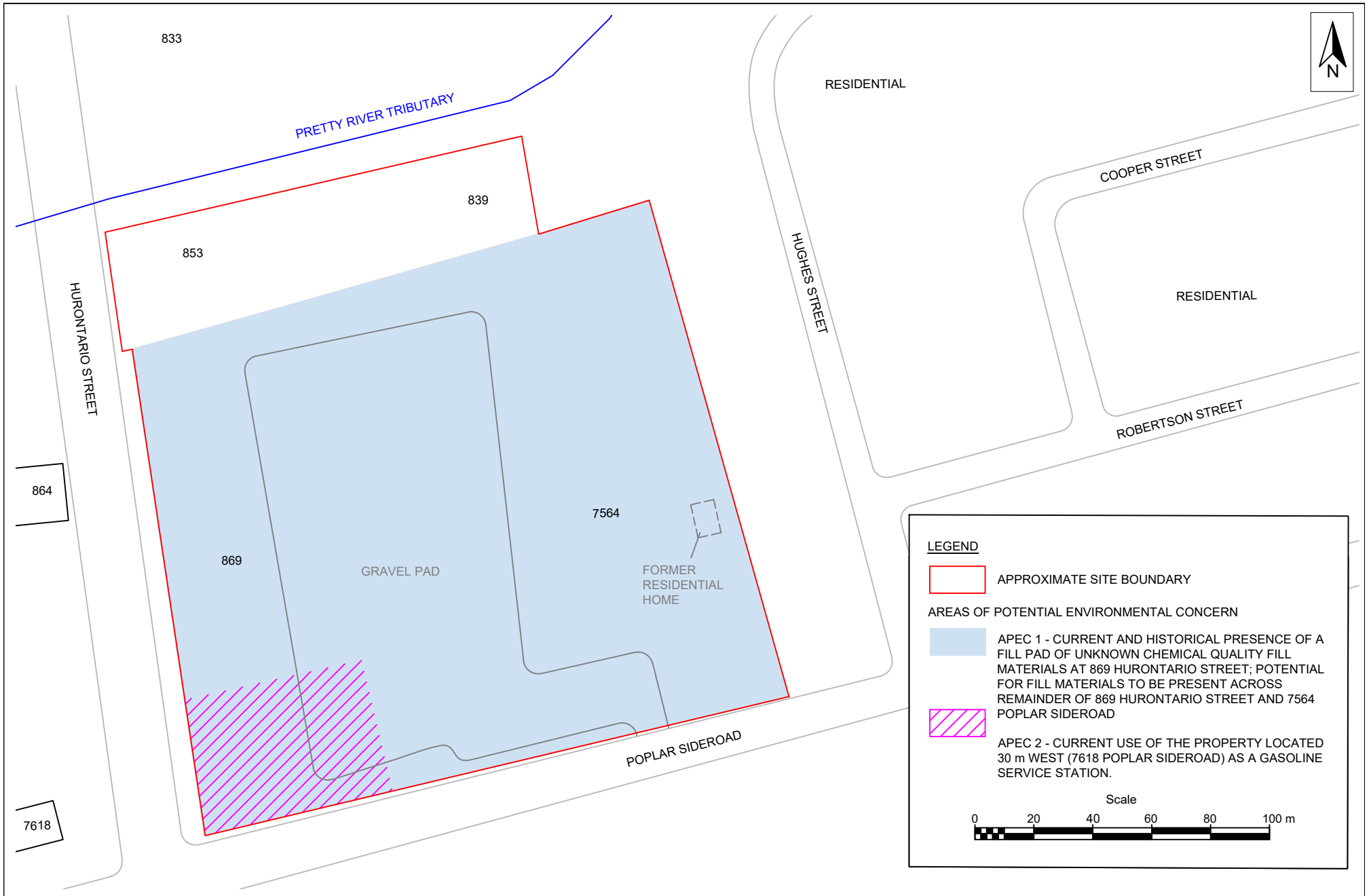
Scale: AS SHOWN
 Project No.: G2S21366A
 Date: OCTOBER 2025
 Drawn by: DB/MK
 File name: HURONTARIO&POPLAR.dwg

POTENTIALLY CONTAMINATING ACTIVITIES
839, 853 AND 869 HURONTARIO STREET &
7564 POPLAR SIDEROAD


COLLINGWOOD ONTARIO




Drawing No.
12





LEGEND

 APPROXIMATE SITE BOUNDARY

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

 APEC 1 - CURRENT AND HISTORICAL PRESENCE OF A FILL PAD OF UNKNOWN CHEMICAL QUALITY FILL MATERIALS AT 869 HURONTARIO STREET; POTENTIAL FOR FILL MATERIALS TO BE PRESENT ACROSS REMAINDER OF 869 HURONTARIO STREET AND 7564 POPLAR SIDEROAD

 APEC 2 - CURRENT USE OF THE PROPERTY LOCATED 30 m WEST (7618 POPLAR SIDEROAD) AS A GASOLINE SERVICE STATION.

Scale
 0 20 40 60 80 100 m

Scale: AS SHOWN
 Project No.: G2S21366A
 Date: OCTOBER 2025
 Drawn by: DB/MK
 File name: HURONTARIO&POPLAR.dwg

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
 839, 853 AND 869 HURONTARIO STREET & 7564
 POPLAR SIDEROAD
 COLLINGWOOD ONTARIO



Drawing No.
13

Appendix B: Site Ownership

LAND
REGISTRY
OFFICE #51

58262-0076 (LT)

PREPARED FOR G2S CONSULTING INC
ON 2024/05/30 AT 10:58:21

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN R0706547; COLLINGWOOD

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2001/05/14

OWNERS' NAMES

CHARIS DEVELOPMENTS LTD.
ASSAFF INVESTMENTS LTD.

CAPACITY SHARE

TCOM 99.99
TCOM 0.01

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/05/11 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 2001/05/14 **</p>						
RO294298	1969/04/03	ORDER				C
RO706547	1980/05/26	TRANSFER		*** COMPLETELY DELETED ***	IADINARDI, COSTANTINO IADINARDI, MICHELINA	
		REMARKS: SKETCH ATTACHED.				
SC1250300	2015/10/07	APL OF SURV-LAND		*** COMPLETELY DELETED *** IADINARDI, COSTANTINO	IADINARDI, MICHELINA	
SC1250797	2015/10/08	CHARGE		*** COMPLETELY DELETED *** IADINARDI, MICHELINA	CONTEMPORARY INVESTMENT CORP.	
SC1262259	2015/11/19	NO SEC INTEREST		*** COMPLETELY DELETED *** 2035881 ONTARIO INC.		
SC1287072	2016/03/03	TRANSFER		*** COMPLETELY DELETED *** IADINARDI, MICHELINA	IADINARDI, MICHELINA	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SC1363372	2016/11/21	CHARGE		*** COMPLETELY DELETED *** IADINARDI, ANDY IADINARDI, MICHELINA	IADINARDI, ANDY GRAND MORTGAGE INVESTMENT CORPORATION	
SC1369186	2016/12/07	DISCHARGE INTEREST		*** COMPLETELY DELETED *** 2035881 ONTARIO INC.		
				REMARKS: SC1262259.		
SC1369191	2016/12/07	NO SEC INTEREST		*** COMPLETELY DELETED *** 2035881 ONTARIO INC.		
SC1554912	2018/11/09	CHARGE		*** COMPLETELY DELETED *** IADINARDI, ANDY IADINARDI, MICHELINA	CONTEMPORARY INVESTMENT CORP.	
SC1554941	2018/11/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** CONTEMPORARY INVESTMENT CORP.		
				REMARKS: SC1250797.		
SC1554942	2018/11/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** GRAND MORTGAGE INVESTMENT CORPORATION		
				REMARKS: SC1363372.		
SC1558132	2018/11/22	DISCHARGE INTEREST		*** COMPLETELY DELETED *** 2035881 ONTARIO INC.		
				REMARKS: SC1369191.		
SC1558150	2018/11/22	NO SEC INTEREST		*** COMPLETELY DELETED *** 2035881 ONTARIO INC.		
SC1622320	2019/09/06	CHARGE		*** COMPLETELY DELETED *** IADINARDI, MICHELINA IADINARDI, ANDY	GRAND MORTGAGE INVESTMENT CORPORATION	
SC1625796	2019/09/23	DISCHARGE INTEREST		*** COMPLETELY DELETED *** 2035881 ONTARIO INC.		
				REMARKS: SC1558150.		
SC1625798	2019/09/23	NO SEC INTEREST		*** COMPLETELY DELETED *** 2035881 ONTARIO INC.		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #51

58262-0076 (LT)

PREPARED FOR G2S CONSULTING INC
ON 2024/05/30 AT 10:58:21

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SC1759838	2021/03/03	NOTICE		*** COMPLETELY DELETED *** IADINARDI, ANDY IADINARDI, MICHELINA	GRAND MORTGAGE INVESTMENT CORPORATION	
		<i>REMARKS: NOTICE TO BE DELETED UPON DELETION OF SC1622320</i>				
SC1942779	2022/11/04	CHARGE		*** COMPLETELY DELETED *** IADINARDI, ANDY IADINARDI, MICHELINA	GRAND MORTGAGE INVESTMENT CORPORATION	
SC1942780	2022/11/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** GRAND MORTGAGE INVESTMENT CORPORATION		
		<i>REMARKS: SC1622320.</i>				
SC1942781	2022/11/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** CONTEMPORARY INVESTMENT CORP.		
		<i>REMARKS: SC1554912.</i>				
SC1990492	2023/06/30	TRANSFER	\$1,350,000	IADINARDI, MICHELINA IADINARDI, ANDY	CHARIS DEVELOPMENTS LTD. ASSAFF INVESTMENTS LTD.	C
		<i>REMARKS: PLANNING ACT STATEMENTS.</i>				
SC1990493	2023/06/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** GRAND MORTGAGE INVESTMENT CORPORATION		
		<i>REMARKS: SC1942779.</i>				
SC1997477	2023/07/31	DISCHARGE INTEREST		*** COMPLETELY DELETED *** 2035881 ONTARIO INC.		
		<i>REMARKS: SC1625798.</i>				

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN R0515907 (SECONDLY); COLLINGWOOD

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2001/05/14

OWNERS' NAMES
ASSAFF INVESTMENTS LTD.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/05/11 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 2001/05/14 **</p>						
RO294298	1969/04/03	ORDER				C
RO515907	1975/05/16	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	NELL, JOHN NELL, CAROLE	
		REMARKS: SKETCH ATTACHED.				
SC1800213	2021/07/05	TRANSFER	\$300,000	NELL, JOHN NELL, CAROLE	ASSAFF INVESTMENTS LTD.	C
		REMARKS: PLANNING ACT STATEMENTS.				

PROPERTY DESCRIPTION: PT S1/2 LT 40 CON 8 NOTTAWASAGA BEING PTS 1 & 2 51R32487 EXCEPT PTS 1 & 2 51R37017; TOWN OF COLLINGWOOD

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 58262-0077

PIN CREATION DATE:
2014/05/02

OWNERS' NAMES
CHARIS DEVELOPMENTS LTD.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2014/05/02 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2001/05/14 **						
RO294298	1969/04/03	ORDER				C
51R32487	2003/12/18	PLAN REFERENCE				C
SC215120	2004/04/30	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** LEWIS, SIDNEY DALE	HOME HARDWARE STORES LIMITED	
REMARKS: PLANNING ACT STATEMENT						
SC1264874	2015/11/27	TRANSFER		*** COMPLETELY DELETED *** HOME HARDWARE STORES LIMITED	TORMIN (COLLINGWOOD) INC.	
REMARKS: PLANNING ACT STATEMENTS.						
SC1264875	2015/11/27	APL ANNEX REST COV		TORMIN (COLLINGWOOD) INC.		C
SC1706646	2020/08/31	TRANSFER	\$5,400,000	TORMIN (COLLINGWOOD) INC.	CHARIS DEVELOPMENTS LTD.	C
REMARKS: PLANNING ACT STATEMENTS.						
SC1706647	2020/08/31	CHARGE	\$3,780,000	CHARIS DEVELOPMENTS LTD.	TORMIN (COLLINGWOOD) INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

58262-0787 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SC1713064	2020/09/24	TRANSFER OF CHARGE		TORMIN (COLLINGWOOD) INC.	MINKIDS INVESTMENTS (COLLINGWOOD) LIMITED TORPEY COLLINGWOOD INC.	C
REMARKS: SC1706647.						

PROPERTY DESCRIPTION: PT S1/2 LT 40 CON 8 NOTTAWASAGA PT 1 51R3533 EXCEPT PT 1 51R4531 & EXCEPT PT 4 51R37017; COLLINGWOOD

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 58262-0079

PIN CREATION DATE:
2009/11/05

OWNERS' NAMES
CHARIS DEVELOPMENTS LTD.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2009/11/05 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2001/05/14 **						
RO294298	1969/04/03	ORDER				C
51R3533	1974/07/17	PLAN REFERENCE				C
SC539088	2007/04/30	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** MILES, MARJORIE WILMA	HOME HARDWARE STORES LIMITED	
SC1264874	2015/11/27	TRANSFER		*** COMPLETELY DELETED *** HOME HARDWARE STORES LIMITED	TORMIN (COLLINGWOOD) INC.	
REMARKS: PLANNING ACT STATEMENTS.						
SC1264875	2015/11/27	APL ANNEX REST COV		TORMIN (COLLINGWOOD) INC.		C
SC1706646	2020/08/31	TRANSFER	\$5,400,000	TORMIN (COLLINGWOOD) INC.	CHARIS DEVELOPMENTS LTD.	C
REMARKS: PLANNING ACT STATEMENTS.						
SC1706647	2020/08/31	CHARGE	\$3,780,000	CHARIS DEVELOPMENTS LTD.	TORMIN (COLLINGWOOD) INC.	C
SC1713064	2020/09/24	TRANSFER OF CHARGE		TORMIN (COLLINGWOOD) INC.	MINKIDS INVESTMENTS (COLLINGWOOD) LIMITED	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #51

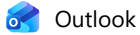
58262-0576 (LT)

PAGE 2 OF 2
PREPARED FOR G2S
ON 2021/10/25 AT 15:27:27

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: SC1706647.			TORPEY COLLINGWOOD INC.	

Appendix C: Environmental Source Information



RE: TSSA Search in Collingwood Ontario

From Public Information Services <publicinformationservices@tssa.org>
Date Wed 10/29/2025 9:25 AM
To Michelle Anderton <michellea@g2sconsulting.com>

Hello ,

RECORD FOUND IN CURRENT DATABASE:

- We confirm that there are **fuels records** in our database at the subject address(es).

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Class / Inventory Context	Asset Type / Inventory Item
64693477	7618 POPLAR SIDE RD	COLLINGWOOD	ON	L9Y 3Z1	Active	Liquid Fuels	FS GASOLINE STATION - SELF SERVE
64693478	7618 POPLAR SIDE RD	COLLINGWOOD	ON	L9Y 3Z1	Active	FS Liquid Fuel	FS LIQUID FUEL TANK
64693479	7618 POPLAR SIDE RD	COLLINGWOOD	ON	L9Y 3Z1	Active	FS Liquid Fuel	FS LIQUID FUEL TANK
64693480	7618 POPLAR SIDE RD	COLLINGWOOD	ON	L9Y 3Z1	Active	FS Liquid Fuel	FS LIQUID FUEL TANK
64725680	7618 POPLAR SIDE RD	COLLINGWOOD	ON	L9Y 3Z1	Active	Propane	FS CYLINDER EXCHANGE

***NO OTHER RECORDS FOUND IN CURRENT DATABASE FOR THIS REQUEST**

For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information. Please refer to [Training \(tssa.org\)](#) for instructions on how to use the portal. Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,

Slavka Zahrebelny | Public Information & Records Agent
 Public Information
 345 Carlingview Drive
 Toronto, Ontario M9W 6N9
 Tel: +1 416-734-3585 | Fax: +1 416-734-6242 | E-Mail: szahrebelny@tssa.org
www.tssa.org



Winner of 2025 5-Star Safety Cultures Award

From: Michelle Anderton <michellea@g2sconsulting.com>
Sent: October 28, 2025 4:36 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: TSSA Search in Collingwood Ontario

[CAUTION]: THIS EMAIL ORIGINATED OUTSIDE THE ORGANISATION.
PLEASE DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU RECOGNISE THE SOURCE OF THIS EMAIL AND KNOW THE CONTENT IS SAFE.

Hello,

Could the following addresses be searched for TSSA records in Collingwood Ontario please?

839, 850, 853, 856, 864, 869, 876 Hurontario Street
7564, 7618, 7623 Poplar Sideroad

Thank you!

Michelle Anderton, B.Sc.
Environmental Technician
G2S Consulting Inc.

Cassia Dalbello

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: October 27, 2021 1:32 PM
To: Cassia Dalbello
Subject: RE: Fuel Tank Search

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are records in our database of fuel storage tanks at the subject addresses.

INSTANCE NUMBER	ADDRESS	CITY	PROVINCE	POSTAL CODE	STATUS	FACILITY/DEV
64693477	7618 POPLAR SIDE RD	COLLINGWOOD	ON	L9Y 3Z1	ACTIVE	FS GASOLINE :
64693478	7618 POPLAR SIDE RD	COLLINGWOOD	ON	L9Y 3Z1	ACTIVE	FS LIQUID FUE
64693479	7618 POPLAR SIDE RD	COLLINGWOOD	ON	L9Y 3Z1	ACTIVE	FS LIQUID FUE
64693480	7618 POPLAR SIDE RD	COLLINGWOOD	ON	L9Y 3Z1	ACTIVE	FS LIQUID FUE
64725680	7618 POPLAR SIDE RD	COLLINGWOOD	ON	L9Y 3Z1	ACTIVE	FS CYLINDER E

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to publicinformationsservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Mariah



Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationsservices@tssa.org

www.tssa.org



From: Cassia Dalbello

<cassiad@g2sconsulting.com>

Sent: October 26, 2021 4:30 PM

To: Public Information Services <publicinformationsservices@tssa.org>

Subject: Fuel Tank Search

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good afternoon,

Could you please perform a fuel tank search for the following properties in Collingwood, ON:

- 839, 850, 853, 856, 864, 869, 876 Hurontario Street
- 7564, 7618, and 7623 Poplar Sideroad

Thanks!!

Cassia

Cassia Dal Bello, B.Sc.

Environmental Scientist

G2S Consulting Inc.



4361 Harvester Road, Unit 12

Burlington, Ontario

L7L 5M4

Tel: 905-331-3735 ext.6010

Fax: 905-642-5999

Cell: 905-220-8587

cassiad@g2sconsulting.com

www.g2sconsulting.com

Offices in Burlington and Stouffville

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

Ministry of the Environment,
Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

Ministère de l'Environnement, de la
Protection de la nature et des Parcs

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



June 19, 2024

Ms. Caitlin Worona
G2S Consulting Inc.
4361 Harvester Road
Unit 12
Burlington, Ontario L7L 5M4
caitw@g2sconsulting.com

Dear Caitlin Worona:

RE: **MECP FOI A-2024-03510 – Decision Letter**

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to:

853 Hurontario Street, Collingwood

After a thorough search through the ministry files, no records were located responsive to your request. The official responsible for making the access decision on your request is the undersigned.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Jessica Wilson at shannon.neita@ontario.ca.

Yours truly,

Shannon Neita

for
Josephine DeSouza
Manager, Access and Privacy Office

RE: TSSA Records Search

Public Information Services <publicinformationsservices@tssa.org>

Wed 7/31/2024 2:26 PM

To:Cait Worona <caitw@g2sconsulting.com>

Hello,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Warm regards,



Connie Hill | Public Information Agent

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3383 | Fax: +1 416-734-3568 | E-Mail: chill@tssa.org

www.tssa.org



Winner of 2024 5-Star Safety Cultures Award

From: Cait Worona <caitw@g2sconsulting.com>

Sent: Wednesday, July 31, 2024 2:23 PM

To: Public Information Services <publicinformationsservices@tssa.org>

Subject: TSSA Records Search

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good afternoon,

May I have the following four addresses searched for TSSA Records located in Colling wood Ontario?

839, 853 and 869 Hurontario Street
7564 Poplar Sideroad
Collingwood, Ontario

Thank you,

Cait Worona, B.Sc.

Environmental Scientist

G2S Consulting Inc.



4361 Harvester Road, Unit 12

Burlington, Ontario

L7L 5M4

Tel: 905-331-3735

Fax: 905-642-5999

Cell: 905-802-3724

caitw@g2sconsulting.com

www.g2sconsulting.com

Appendix D: Phase One Questionnaire

PHASE I ESA QUESTIONNAIRE



5-5100 South Service Rd., Burlington, ON L7L 6A5
 P 905.331.3735 F 905.634.6533
 G2Senvironmental.com

Site Address: 869 HURONTARIO ST + 7564 POPLAR SIDE ROAD COLLEENWOOD	
Project #:	
Owner: CHARIS DEVELOPMENTS LTD.	Occupant: VACANT SITE
Interviewee: STEPHEN ASSIAFF PMS	Relation to Site:
Property and Building Description and Size: 8.75 ACRES VACANT LAND.	

1. Has the property or an adjacent property(s) currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
		Yes	<input checked="" type="radio"/> No

NOTES:

2. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
		Yes	<input checked="" type="radio"/> No

NOTES:

3. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
		Yes	<input checked="" type="radio"/> No

NOTES:



Phase I ESA Questionnaire

4. Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

Interviewee			Observed During Site Visit	
<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown	<input checked="" type="radio"/> Yes	<input type="radio"/> No

NOTES: FILL REPORT WAS PROVIDED TO G2S.

5. Has the property or any of the adjacent properties been used for the any of the following industries/activities/storage/related activities, either currently or historically (please mark where applicable):

AREA OF CONCERN	YES	NO	COMMENT
Chemicals		<input checked="" type="checkbox"/>	
Electrical Equipment		<input checked="" type="checkbox"/>	
Metal Smelting and/or Processing		<input checked="" type="checkbox"/>	
Mining		<input checked="" type="checkbox"/>	
Milling		<input checked="" type="checkbox"/>	
Petroleum and Natural Gas Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station)	<input checked="" type="checkbox"/>		ADJACENT MACEWEN GAS STATION
Transportation			
Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling		<input checked="" type="checkbox"/>	
Wood, Pulp and Paper Products		<input checked="" type="checkbox"/>	
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage		<input checked="" type="checkbox"/>	
Ash Deposit from boilers and/or other Thermal Facilities		<input checked="" type="checkbox"/>	
Asphalt Tar Manufacturing		<input checked="" type="checkbox"/>	
Coal Gasification		<input checked="" type="checkbox"/>	
Medical/Chemical/Radiological and/or Biological Labs		<input checked="" type="checkbox"/>	
Rifle and/or Pistol Firing Ranges		<input checked="" type="checkbox"/>	
Road Salt Storage Facilities		<input checked="" type="checkbox"/>	
Dry Cleaning Facilities		<input checked="" type="checkbox"/>	
Commercial Printing Facilities and/or Photo Developing Laboratory		<input checked="" type="checkbox"/>	
Site which have been or are likely to have been contaminated by substances migrating from other properties.		<input checked="" type="checkbox"/>	

Phase I ESA Questionnaire

6. Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

7. Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

8. Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

9. Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

Phase I ESA Questionnaire

10. Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

11. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

12. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

13. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

Phase I ESA Questionnaire

14. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

15. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

16. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

17. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

Phase I ESA Questionnaire

18. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

19. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

20. Is there, or has there been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

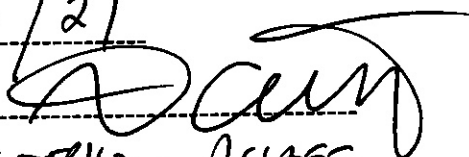
NOTES:

21. Are there currently any site operating records available for the property? (please provide documents if obtainable):


SITE OPERATING RECORD	YES	NO	N/A
Regulatory Permits and Records		✓	
Material Safety Data Sheets		✓	
Underground Utility Drawings		✓	
Chemical Inventory and Storage		✓	
Storage Tanks		✓	
Environmental Monitoring Data		✓	
Waste Management Records		✓	
Process, Production and Maintenance Documents		✓	
Spills and Discharges		✓	
Emergency Response and Contingency Plans		✓	
Environmental Audit Reports	✓	✓	
Facility Site Plans		✓	

Phase I ESA Questionnaire

Date: OCT 26 / 21

Signature of Assessor: 

Name of Assessor: STEPHEN ASIAFF

Signature of Interviewee: 

Name of Interviewee: Cassia Dal Bello

Appendix E: Site Photographs

Picture and Description



Photo #1: Site, looking north from Poplar Sideroad

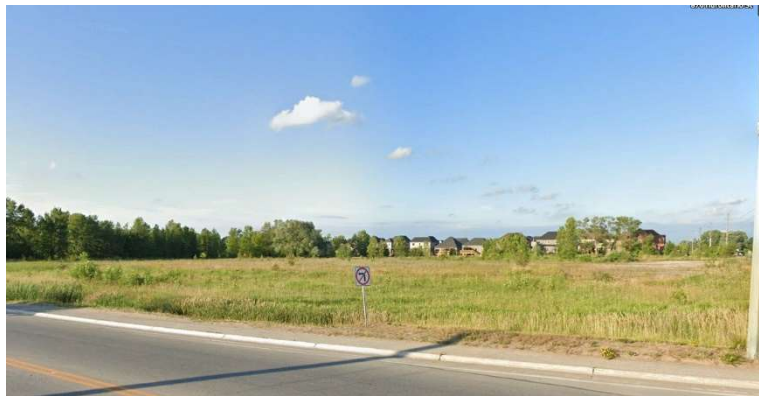


Photo #2: Site, looking east from Hurontario Street



Photo #3: Gas station at 7618 Poplar Sideroad (~30 m west of Site).

Picture and Description



Photo #4: Looking east at 853 Hurontario Street residential house (Google Earth image)



Photo #5: View of interior of garage and typical storage.



Photo #6: View of interior of garage and typical storage.