

November 19, 2021

Reference No. G2S21366A

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 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 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 Hurontario Street):

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

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 in 2014. This Phase One ESA Update was completed in accordance with the general requirements of CSA Standard Z768-01 (R2016), which outlines the protocol for Phase One ESAs and should be read in conjunction with the previous Phase One ESA report.

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, a Site visit, interviews, evaluation of the information gathered and preparation of this report.

3.0 Phase One Property Information

Table 1: General Site Details

Municipal Address	839 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	3.5 hectares (8.6 acres)
Property Identification Number (PIN)	839 Hurontario Street: 58262-0078 (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. 869 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA BEING PTS 1 & 2 IN RO515907 (SECONDLY); 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. 869 Hurontario Street and 7564 Poplar Sideroad: Charis Developments Ltd.
Current Site Occupant	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.

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. (current owner) in 2021.

- 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 company name in the Hazardous Waste Information Network (HWIN) and the Hazardous Waste Information System (HWIS) databases for records currently registered with HWIN. No records were found.

4.2.2 Regulatory Information

The MECP Brownfields Environmental Site Registry was searched online and no records of RSCs for the Site or Study Area were noted.

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

An aerial photograph of the Site and Study Area for 2018 (included as Drawing 4 in Appendix A) was reviewed on the County of Simcoe website.

A gas station has been developed at 7618 Poplar Sideroad since the 2014 Phase One ESA. No other changes to the physical setting of the Site and Study Area were identified through the aerial photograph. The Site and Study Area appear to be similar to that reported in the 2014 Phase One ESA.

4.2.4 Previous Environmental Reports

Summaries of previous environmental reports completed by G2S for the Site are provided below:

Table 2: Summary of Previous Environmental Reports

Report Details	Summary
Title: Fill Investigation, 869 Hurontario Street, Collingwood, Ontario Date of Report: October 29, 2014 Author of the Report: Terraprobe Inc. Completed for: Georgian International Land Corp.	- During the Site visit as part of a Phase One ESA completed for the Site, 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 MECF full depth generic Site Condition Standards (SCS) for industrial/commercial/community (ICC) land use. No exceedances were identified. - Further environmental investigation was not recommended.
Title: Phase One Environmental Site Assessment (ESA), 869 Hurontario Street and 7564 Poplar Sideroad, Collingwood, Ontario Date of Report: November 7, 2014 Author of the Report: Terraprobe Inc. Completed for: Georgian International Land Corp.	- At the time of the report, the Site was undeveloped, vacant land. - The report indicated that 869 Hurontario Street had never been developed. 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. - 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: • 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. - 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

Report Details	Summary
	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: • 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.
Title: Geotechnical Investigation Proposed Home Hardware Store, Collingwood, Ontario Date of Report: December 15, 2003 Author of the Report: Shaheen & Peaker Limited Completed for: Home Hardware Stores Limited	- 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.

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., and is included in Appendix D.

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 3: Site Reconnaissance

Date	September 20, 2021
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. The fill pad is still located at the central portion of the Site.
- Vegetation covers most of the Site.

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 Phase One ESA that represent Potentially Contaminating Activities (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 4: Summary of Current and Past Site Uses

Site		
Address	Property Use	Years Occupied
839 Hurontario Street	Vacant undeveloped land	<2021
869 Hurontario Street	Vacant undeveloped land	<2021
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 Phase One ESA or have occurred within the Study Area following the 2014 Phase One ESA:

Table 5: 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
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 ~55 m northwest of the Site, transgradient with respect to potential groundwater flow direction.

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)
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.

Notes: PCA – Potentially Contaminating Activity
APEC – Areas of Potential Environmental Concern

7.3 Areas of Potential Environmental Concern (APECs)

Table 6: 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 remainder of Site. 2014 data requires confirmation.	Entire 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.	Southwest 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: PCA – Potentially Contaminating Activity COPCs – Contaminants of Potential Concern
APEC – Areas of Potential Environmental 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 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 have been 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.
- 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 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 Update was conducted 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 9 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 23 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) “*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.
- e) “*Fill Investigation, 869 Hurontario Street, Collingwood, Ontario*” prepared by Terraprobe Inc. for Georgian International Land Corp. dated October 29, 2014.
- f) “*Geotechnical Investigation Proposed Home Hardware Store, Collingwood, Ontario*” prepared by Shaheen & Peaker Limited for Home Hardware Stores Limited, dated December 15, 2003.

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 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 (October 2021) 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.
Project Manager

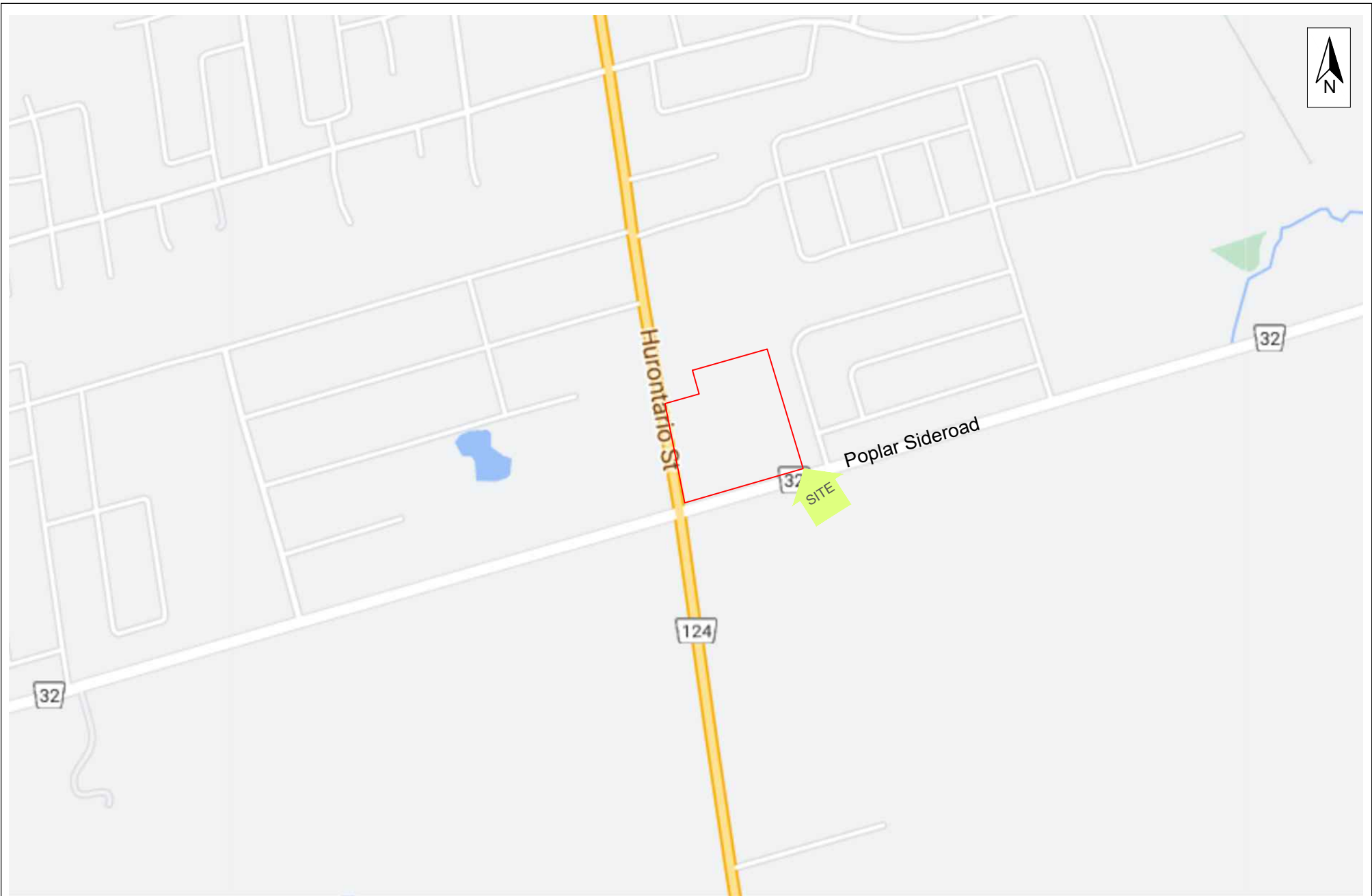


Melissa King, P.Geo., QP_{ESA}
Head of Environmental Services

Enclosures:

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

Appendix A: Drawings



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Date: NOVEMBER 2021
Drawn by: ZB/DH
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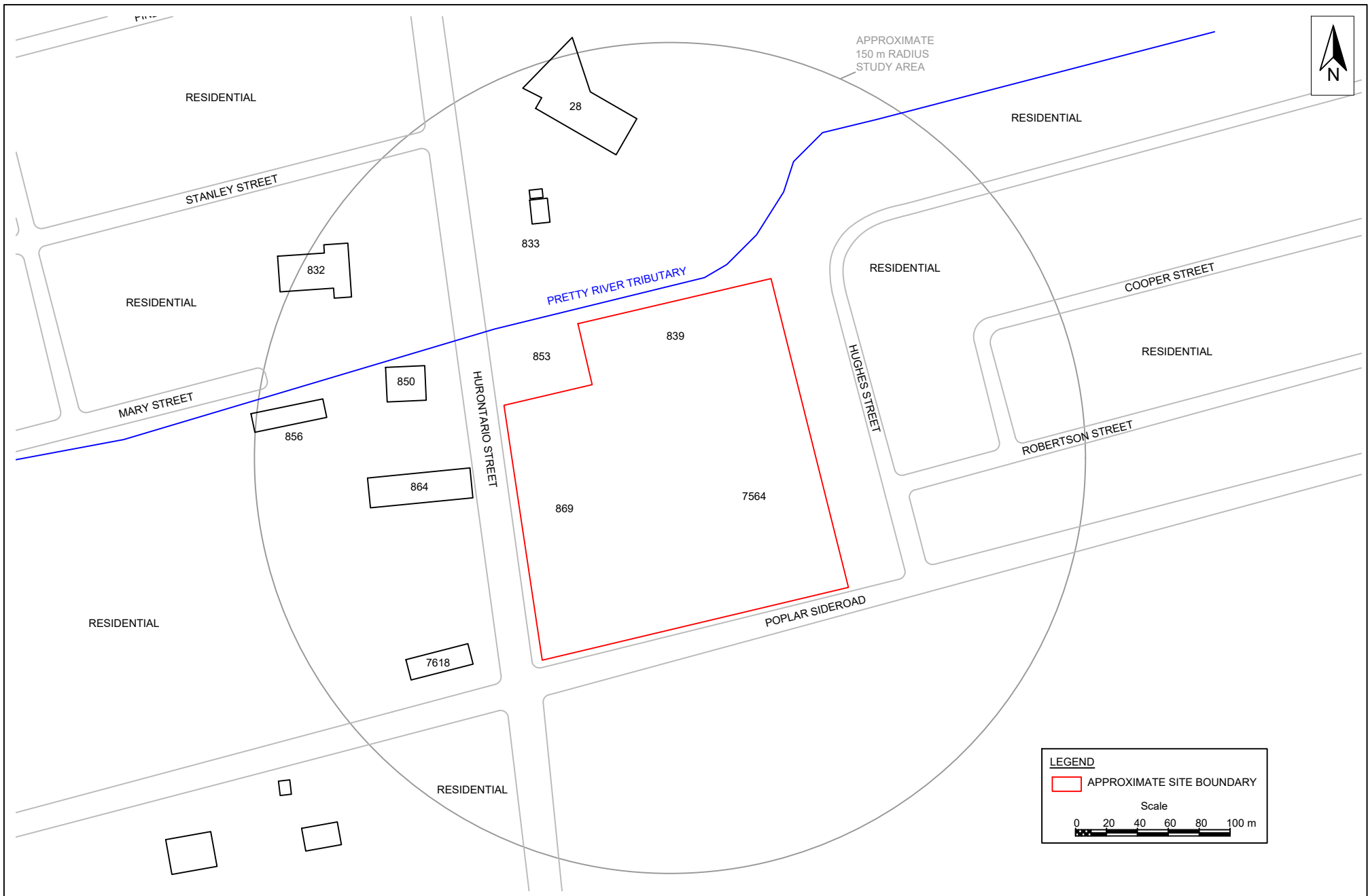
SITE LOCATION PLAN
839 AND 869 HURONTARIO STREET & 7564
POPLAR SIDEROAD

COLLINGWOOD ONTARIO



Drawing No.

1



Scale: AS SHOWN
 Project No.: G2S21366A
 Date: NOVEMBER 2021
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PHASE ONE ESA STUDY AREA
839 AND 869 HURONTARIO STREET & 7564
POPLAR SIDEROAD

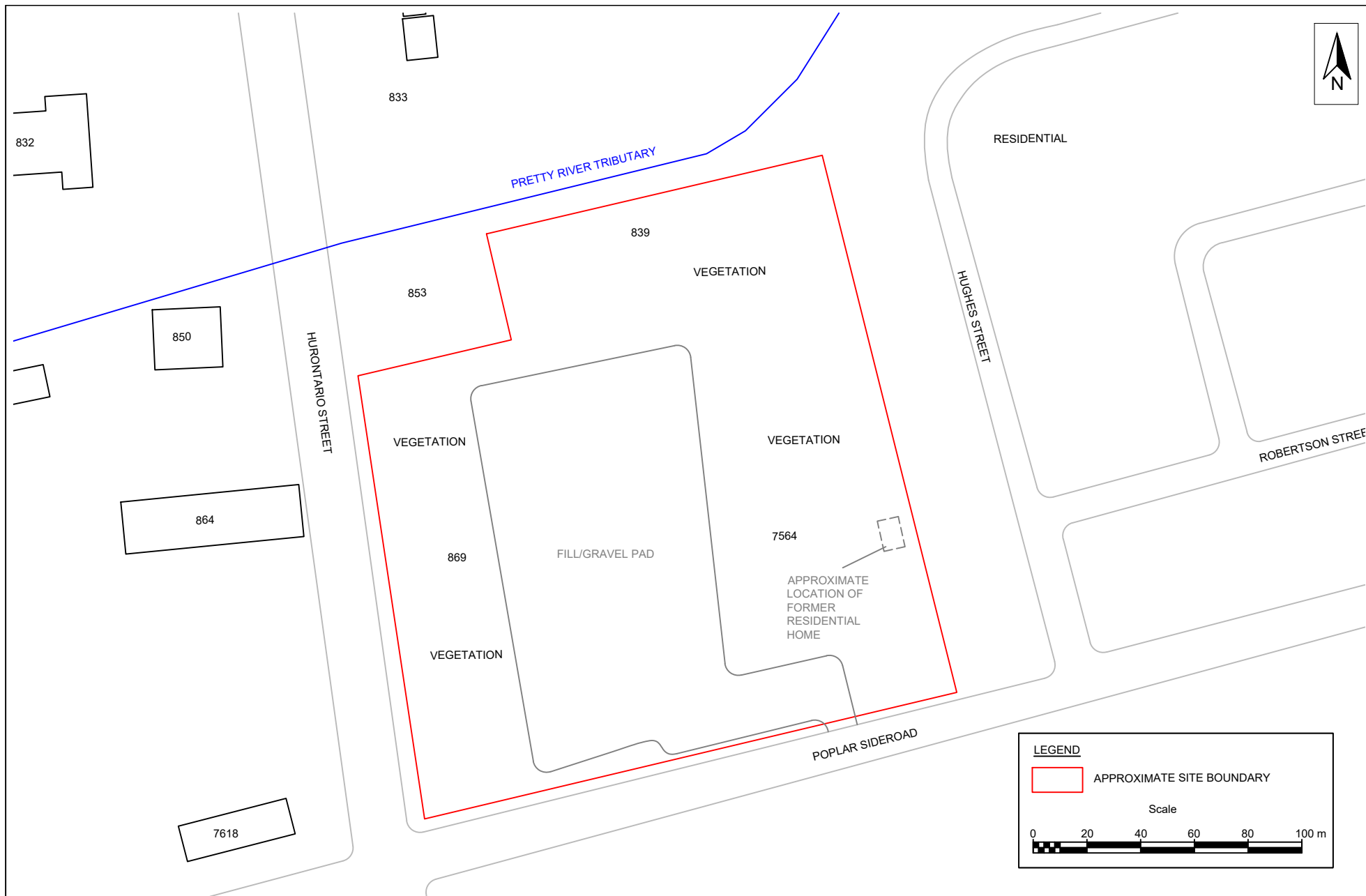
COLLINGWOOD

ONTARIO



Drawing No.

2



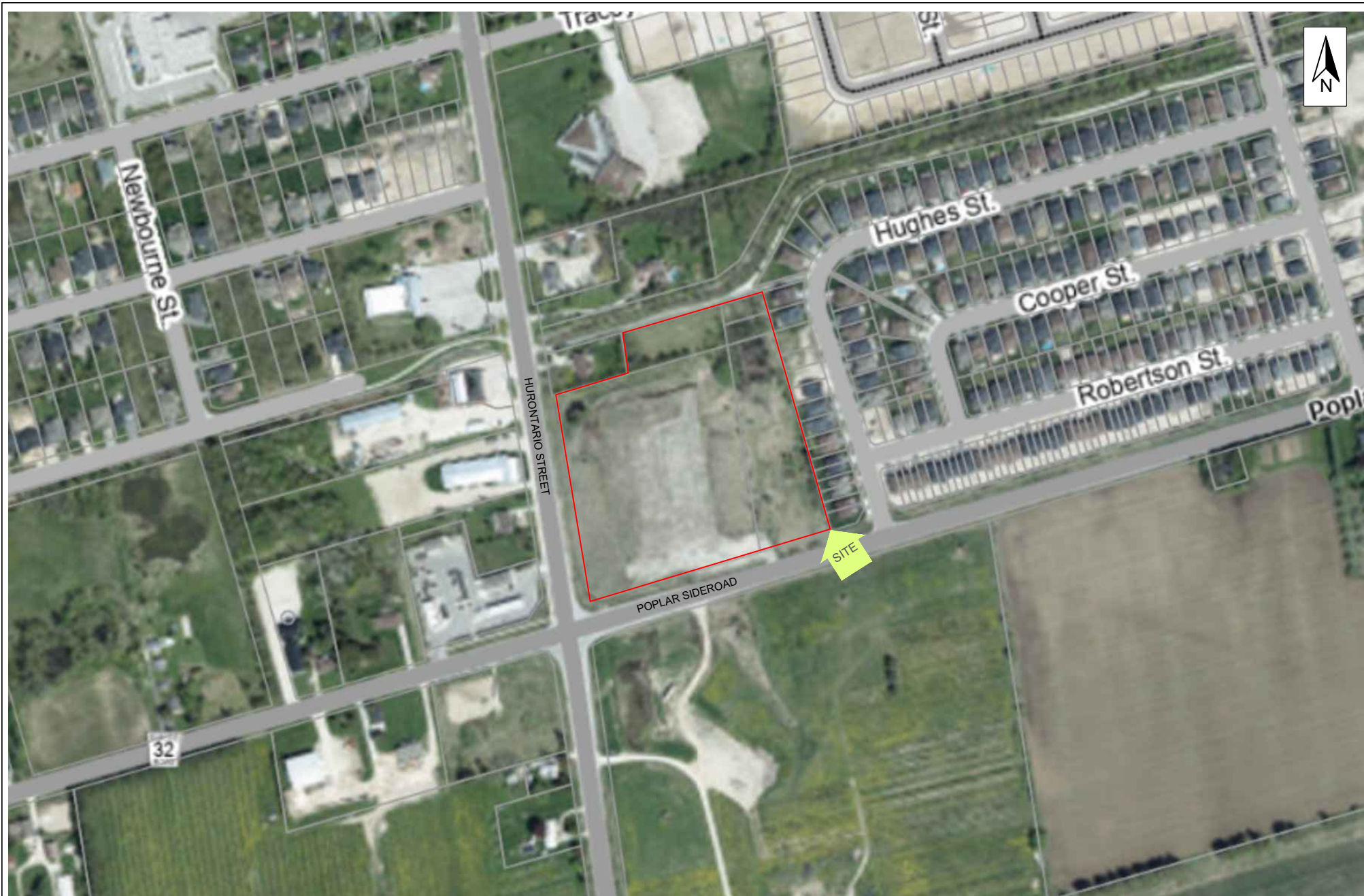
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 Date: NOVEMBER 2021
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SITE PLAN
839 AND 869 HURONTARIO STREET & 7564
POPLAR SIDEROAD
 COLLINGWOOD ONTARIO



Drawing No.

3



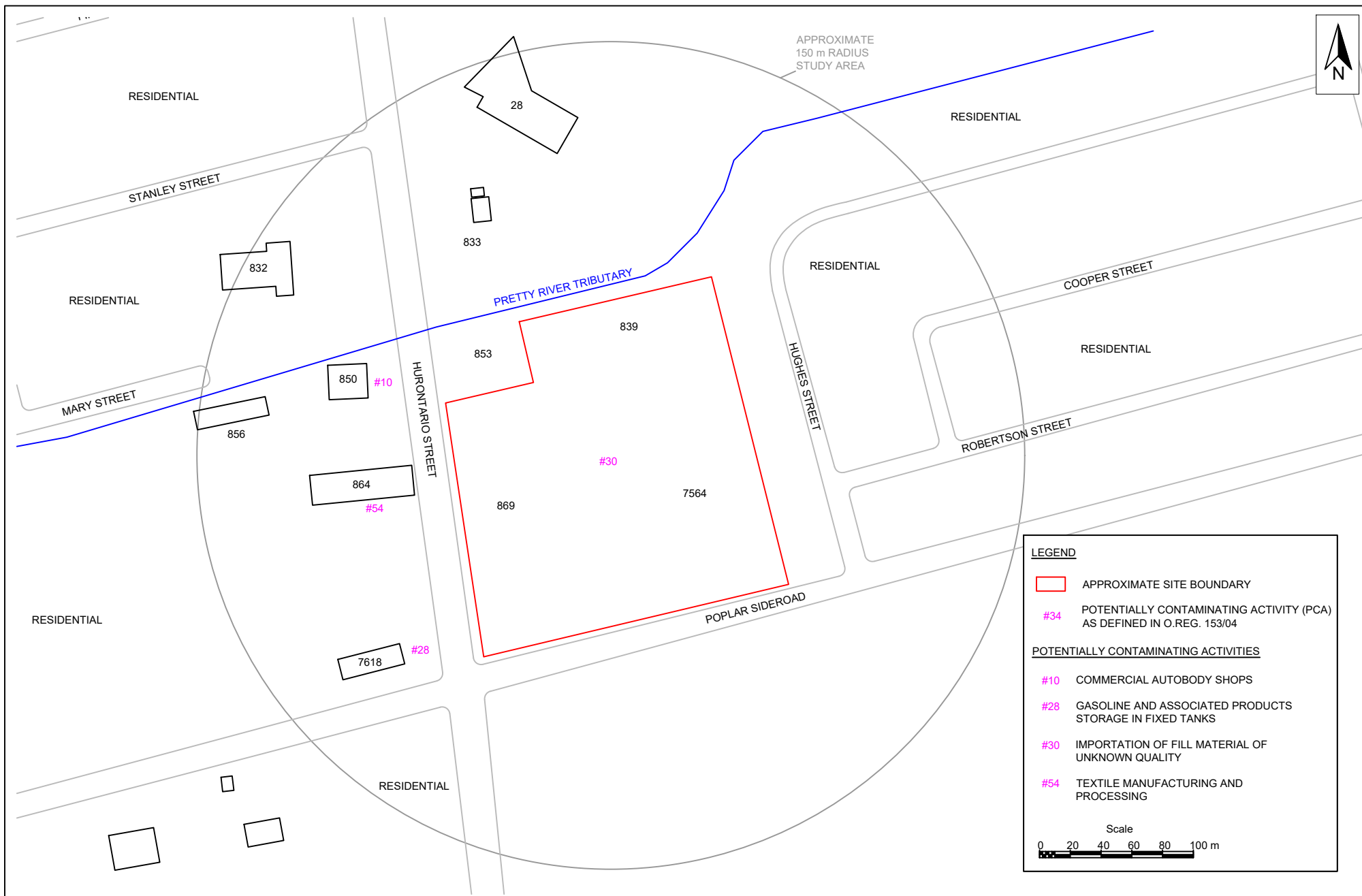
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2018 AERIAL PHOTOGRAPH
 839 AND 869 HURONTARIO STREET & 7564
 POPLAR SIDEROAD
 COLLINGWOOD ONTARIO



Drawing No.

4



Scale: AS SHOWN

Project No.: G2S21366A

Date: NOVEMBER 2021

Drawn by: ZB/DH

File name: HURONTARIO&POPLAR.dwg

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

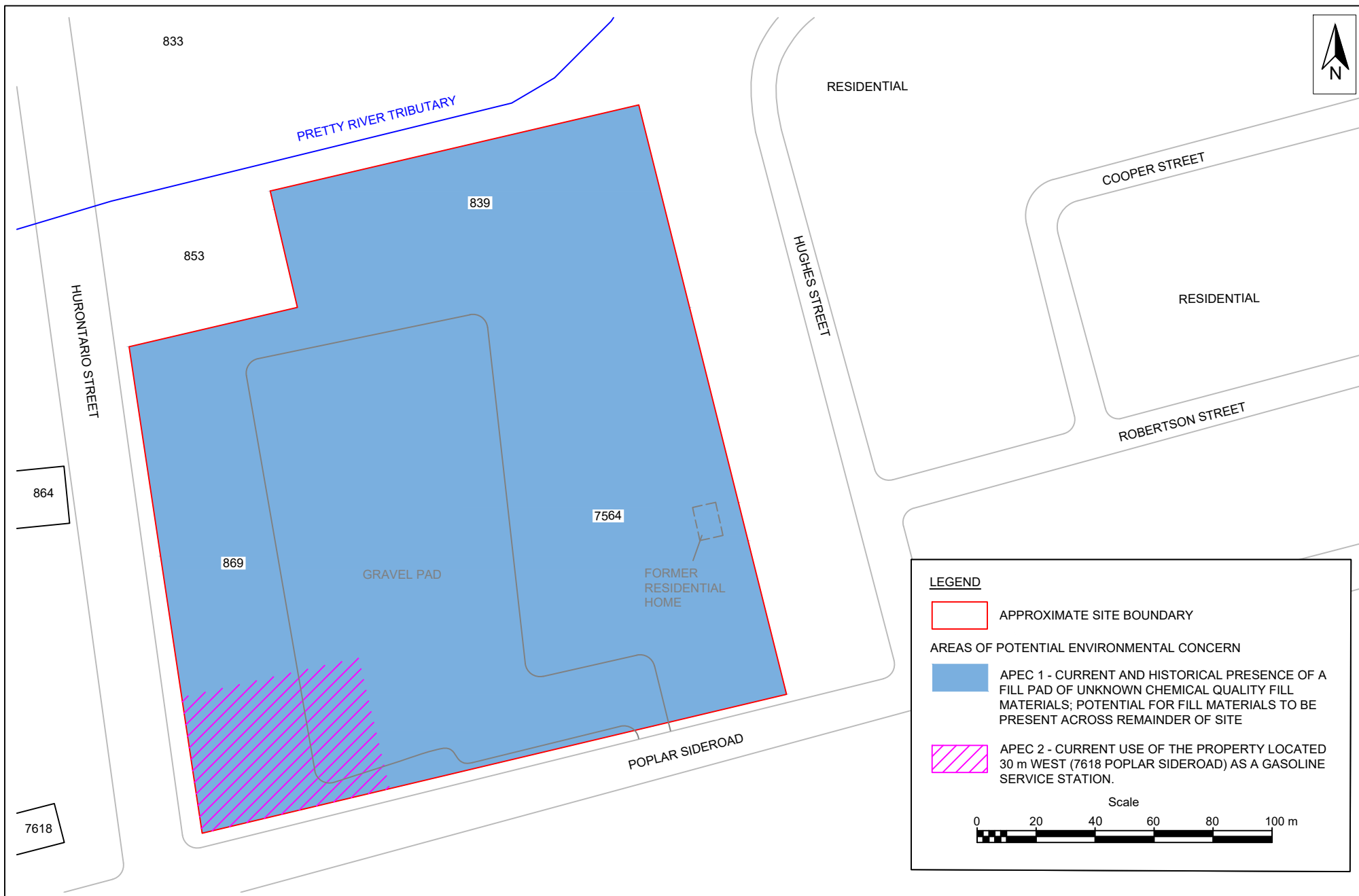
COLLINGWOOD

ONTARIO



Drawing No.

5



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AREAS OF POTENTIAL ENVIRONMENTAL CONCERN 839 AND 869 HURONTARIO STREET & 7564 POPLAR SIDEROAD

COLLINGWOOD

ONTARIO



Drawing No.

6

Appendix B: Site Ownership



LAND
REGISTRY
OFFICE #51

58262-0078 (LT)

PAGE 1 OF 1
PREPARED FOR G2S
ON 2021/11/01 AT 10:24:27

* 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
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2001/05/11 **		
**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
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.					

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

58262-0787 (LT)

PAGE 1 OF 2
PREPARED FOR G2S
ON 2021/10/25 AT 15:26:50

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

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 ** RO2942981969/04/03ORDERC 51R324872003/12/18PLAN REFERENCEC SC2151202004/04/30TRANSFER*** DELETED AGAINST THIS PROPERTY *** LEWIS, SIDNEY DALEHOME HARDWARE STORES LIMITED REMARKS: PLANNING ACT STATEMENT SC12648742015/11/27TRANSFER*** COMPLETELY DELETED *** HOME HARDWARE STORES LIMITEDTORMIN (COLLINGWOOD) INC. REMARKS: PLANNING ACT STATEMENTS. SC12648752015/11/27APL ANNEX REST COVTORMIN (COLLINGWOOD) INC.C SC17066462020/08/31TRANSFER\$5,400,000TORMIN (COLLINGWOOD) INC.CHARIS DEVELOPMENTS LTD.C REMARKS: PLANNING ACT STATEMENTS. SC17066472020/08/31CHARGE\$3,780,000CHARIS 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.

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.

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

REMARKS: SC1706647.

Appendix C: Environmental Source Information



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

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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 PNE	Relation to Site:
Property and Building Description and Size: 8.75 ACRES VACANT LAND.	

- 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 ☒ No ☐ Unknown	Yes ☐ No ☒

NOTES:

- 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 ☒ No ☐ Unknown	Yes ☐ No ☒

NOTES:

- 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 ☒ No ☐ Unknown	Yes ☐ 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	
☒ Yes	☐ No	☐ Unknown	☒ Yes	☐ 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		☒	
Electrical Equipment		☒	
Metal Smelting and/or Processing		☒	
Mining		☒	
Milling		☒	
Petroleum and Natural Gas Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station)	☒		ADJACENT MACLEOD GAS STATION
Transportation			
Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling		☒	
Wood, Pulp and Paper Products		☒	
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage		☒	
Ash Deposit from boilers and/or other Thermal Facilities		☒	
Asphalt Tar Manufacturing		☒	
Coal Gasification		☒	
Medical/Chemical/Radiological and/or Biological Labs		☒	
Rifle and/or Pistol Firing Ranges		☒	
Road Salt Storage Facilities		☒	
Dry Cleaning Facilities		☒	
Commercial Printing Facilities and/or Photo Developing Laboratory		☒	
Site which have been or are likely to have been contaminated by substances migrating from other properties.		☒	

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	☒ No	Unknown	Yes	☒ 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	☒ No	Unknown	Yes	☒ 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	☒ No	Unknown	Yes	☒ 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	☒ No	Unknown	Yes	☒ 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	No	Unknown	Yes	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	No	Unknown	Yes	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	No	Unknown	Yes	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	No	Unknown	Yes	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	☒ No	Unknown	Yes	☒ 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	☒ No	Unknown	Yes	☒ 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	☒ No	Unknown	Yes	☒ 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	☒ No	Unknown	Yes	☒ No

NOTES:

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):

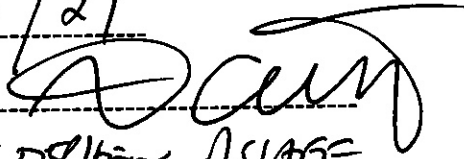
SITE OPERATING RECORD	YES	NO	N/A
Regulatory Permits and Records		✓	
Material Safety Data Sheets		✓	
Underground Utility Drawings		✓	
Chemical Inventory and Storage		✓	
Storage Tanks		✓	
Environmental Monitoring Data		✓	
Waste Management Records		✓	
Process, Production and Maintenance Documents		✓	
Spills 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 Asiata

Signature of Interviewee:

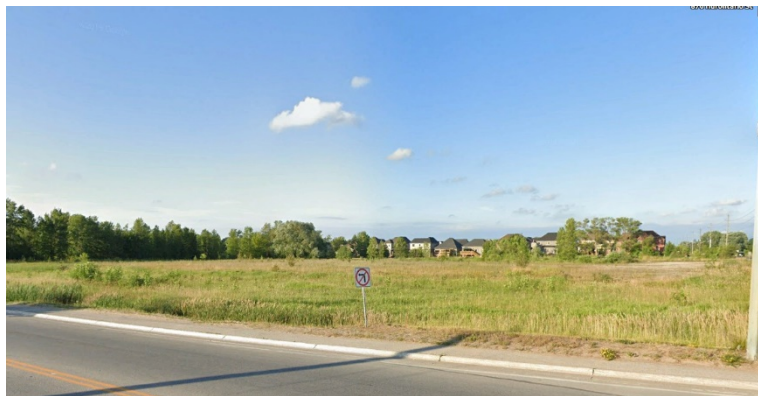
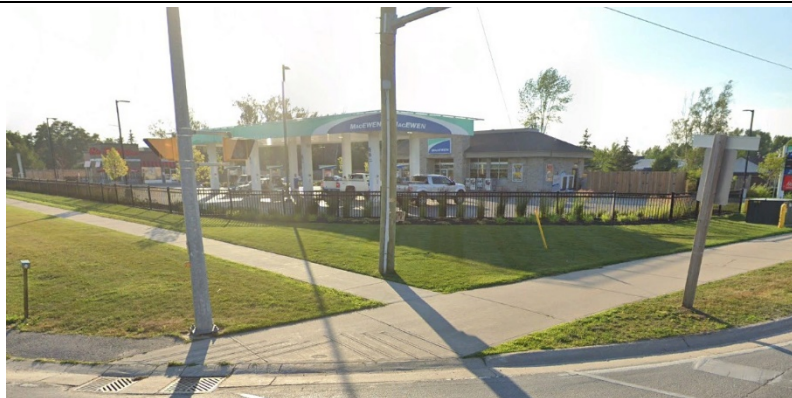


Name of Interviewee:

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).