



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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May 2, 2023

Reference No. 1911-E057

Page 1 of 7

Highglen Homes Limited
10148 Warden Avenue
Markham, ON
L6C 1N3

Attention: Mr. John Perciasepe

**Re: Phase One Environmental Site Assessment Update
Proposed Residential Development
Part Lot 33, Concession 2 Pickering, Part 4 (Plan 40R-29767)
City of Pickering**

Dear Sir:

Soil Engineers Ltd. (SEL) was retained to carry out a Phase One Environmental Site Assessment Update (Phase One ESA Update) for property located at the north side of Finch Avenue and approximately 350 m west of Altona Road, in the City of Pickering (hereafter referred to as the "subject site"). The purpose of the Phase One ESA Update is to provide updated information further to our original Phase One Environmental Site Assessment (Phase One ESA, Reference No. 1911-E057, dated January 20, 2020). This Phase One ESA Update should be read in conjunction with the original Phase One ESA.

The following sections of the original Phase One ESA are updated through the additional information gathered from further records review and site reconnaissance:

Section 2.1 – Phase One Property Information

The subject site, as shown on the Site Location Plan, Drawing No. 1, is located at the north side of Finch Avenue and approximately 350 m west of Altona Road, in the City of Pickering. The subject site consists of one parcel of land. No municipal address was assigned to the subject site.

This letter/report/certification was prepared by Soil Engineers Ltd. for the account of the captioned clients and may be relied upon by regulatory agencies. The material in it reflects the writer's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this letter/report/certification, or any reliance on or decisions to be made based upon it, are the responsibility of such third parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this letter/report/certification.



The Property Identification Number (PIN) of the subject site is 26370-0370 (LT).

Section 4.1 (v) **Previous Reports**

The following previous report completed by SEL was reviewed:

- Phase One Environmental Site Assessment (Phase One ESA), Proposed Residential Development, PART LOT 33 CONCESSION 2 PICKERING, PART 4 (PLAN #40 R-29767), City of Pickering, Reference No. 1911-E057, dated January 20, 2020.

Phase One ESA

A brief summary of the report is provided below:

- The subject site was historically used for agricultural purposes, and has been vacant since some time between 1992 and 2007.
- The neighbouring properties consist of residential properties to the south, east and west, and vacant land to the north and northeast.
- Railway tracks are located approximately 156 m north of the subject site.
- A property management services company Geritts Property Services with associated waste generator records was located approximately 77 m southwest of the subject site at 169 Finch Avenue.
- A garden supplies company Paterson Garden Supplies Ltd. was located approximately 150 m to the east of the subject site at 200 Finch Avenue.
- According to Scott's Manufacturing Directory database, a graphic design services company One Plus One Productions Inc. was located approximately 200 m east of the subject site at 154 Nature Heaven Crescent.
- A creek is located approximately 30 m to the east of the east of the subject site.
- The subject site is adjacent to two roadways (Finch Avenue to the south and Nature Heaven Crescent).

The Phase One ESA did not reveal any items of environmental concern attendant to the subject site. Therefore, a Phase Two Environmental Site Assessment (Phase Two ESA) is not warranted



at the subject site.

Section 4.2 - **Environmental Source Information**

MECP Waste Generator

The Ministry of the Environment, Conservation and Parks (MECP) Waste Generator Registration database files, dated 2020 were reviewed. The subject site is not registered as a waste generator site under the Ontario Regulation (O. Reg.) 347 of the EPA. No new record was found for properties located within the Phase One Study Area.

Records of Site Condition (RSC)

The MECP Brownfields Environmental Site Registry database was reviewed to determine whether any RSC had been filed for the subject site or any of the surrounding properties within the Phase One Study Area. No new RSC record was found for the subject site or the properties located within the Phase One Study Area.

MECP Freedom of Information (FOI)

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the MECP FOI Office on December 5, 2019. Based on the MECP FOI response letter, dated January 15, 2020, there is an application for approval of permit to take water, dated 2008, and the permit to take water, dated 2008. For details, please refer to Appendix 'A'. Considering the nature of the record, this item is not considered to pose any environmental concern pertaining to the subject site.

In addition, on April 17, 2023, a request for documented environmental concerns and citations pertaining to the subject site was forwarded to the MECP FOI Office. No response has been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance.



National Pollutant Release Inventory (NPRI)

The Environment Canada NPRI database files, dated 1993-2010, 2011, 2012, 2016, and 2017 were reviewed. The subject site is not registered in the NPRI database. In addition, no property within the Phase One Study Area is listed in the database.

Section 4.3 – **Physical Setting Sources**

Aerial Photographs

Aerial photograph dated 2022 showing the subject site and surrounding area were found on the Google Earth. A copy of the aerial photograph is presented in Appendix 'B'.

A review of the aerial photograph indicates that there is no change at the subject site or within the neighbouring properties within the Phase One Study Area, with the exception of new residential development approximately 150 m to the east of the subject site.

Section 5.0 – **Interview**

An interview questionnaire was sent to Mr. John Perciasepe, the owner of the subject site for five years. He indicated that the subject site is a vacant land and formerly was vacant land, too.

Previously an environmental investigation was conducted for the subject site. It should be noted that the previous investigation was completed by SEL, Reference No. 1911-E057, dated January 20, 2020. A copy of the completed questionnaire is included as Appendix 'C'.

The interview did not reveal any potential environmental concern pertaining to the subject site.

Section 6.0 – **Site Reconnaissance (General)**

A visual inspection of the subject site and the publicly accessible areas of the Phase One Study Area was conducted by our representative, Ashish Kumar Bishnoi, BSc., on April 25, 2023, to determine the general environmental condition of the subject site. The conditions and timing of the site visit are presented in the table below:



Date	Weather Condition	Temperature	Duration of Visit	Precipitation Conditions
Tuesday April 25, 2023	Cloudy	3 ° C	1 hour 1:45 PM to 2:45PM	No Precipitation

Site photographs taken during the inspection are presented in Appendix 'D'.

At the time of the site reconnaissance, there were no structures located on the subject site. The subject site consisted of a vacant property and it was surrounded by residential structures to the south and west; wooded area towards north; a residential structure, watercourse, and wooded area to the east of the subject site. It should be noted that Five monitoring wells were observed on the subject site.

The general grade of the subject site descends gently to the south. There were no visible signs of excavated pit at the subject site. Furthermore, there was no noticeable nuisance odor, stained soil, or stressed vegetation in any area of the subject site. There was no evidence to suggest that materials of the environmental concern are disposed of on the subject site. The site inspection did not reveal any potential environmental concern pertaining to the subject site.

Section 7.2 – Discussion of Environmental Items

No new potentially environmental concern has been found through our update records review, interview and site reconnaissance.

Section 7.3 – Areas of Potential Environmental Concern (APEC)

No APEC has been identified through update records review, interview and site reconnaissance.

Section 7.4 – Phase One Conceptual Site Plan

An update Phase One Conceptual Site Plan illustrating the findings and results of the assessment is presented on Drawing No. 2.



Conclusions

This Phase One ESA Update did not reveal any APEC. Therefore, no further environmental investigation is recommended at this time.



LIMITATIONS OF LIABILITY

This report was prepared by Soil Engineers Ltd. for the account of Highglen Homes Limited and for review by its designated agents, financial institutions and government agencies. Use of the report is subject to the conditions and limitations of the contractual agreement. The material in it reflects the judgment of Hamid Rezaei, M.Sc., P.Geo. and Ahmed Hassan, P.Eng., QP_{ESA}, in light of the information available at the time of preparation. Any uses which a Third Party makes of this report, and/or any reliance on decisions to be made based on it are the responsibility of such Third Parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

One must understand that the mandate of Soil Engineers Ltd. is to obtain readily available past and present information pertinent to the subject site for a Phase One Environmental Site Assessment Update only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment. Site conditions, environmental or otherwise, are not static, and this report documents site conditions observed at the time of the site reconnaissance.

It should be noted that the information supplied in this report is not sufficient to obtain approval for disposal of excess soil or materials generated during construction.

Yours very truly,

SOIL ENGINEERS LTD.

Hamid Rezaei, M.Sc., P.Geo.

Ahmed Hassan, P.Eng., QP_{ESA}

HR/AH:hr

Encl.



Soil Engineers Ltd.

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DRAWINGS

REFERENCE NO. 1911-E057



Subject Site



Soil Engineers Ltd.

Title

Site Location Plan

Project

Proposed Residential
Development
Part of Lot 33 Concession 2
Pickering
Part 4 of Plan 40R-29767
City of Pickering

Reference No.

1911-E057

Date

April 17, 2023

Scale



Refer to Plan

Drawing No.

1





	<p>Subject Site</p> <p>Phase One Study Area</p> <p>Water Well Location from MECP Well Help Desk</p> <p>Inferred Groundwater Flow Direction</p> <p>Waterbody</p> <p>Major Road</p> <p>Local Road</p> <p>Railway</p> <p>Potentially Contaminating Activities (PCAs)</p> <p>(46) Rail Yards, Tracks, and Spurs</p>	 <p>Soil Engineers Ltd.</p>
<p>Title: Phase One Conceptual Site Plan</p>		
<p>Project: Proposed Residential Development Part 4 (Plan #40 R-29767) City of Pickering</p>		
<p>Reference No.: 1911-E057</p>		
<p>Date: April 28, 2023</p>		
<p>Scale: 0 15 30 60 90 120 150 Metres</p>		
<p>Drawing No.: 2</p>		

Source: Ministry of Natural Resources and Forestry
©Queen's Printer for Ontario, 2017



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APPENDIX 'A'

MECP FOI RESPONSE

REFERENCE NO. 1911-E057

Ministry of the Environment,
Conservation and Parks

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

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



January 15, 2020

Munir Ahmad
Soil Engineers Ltd.
90 West Beaver Creek Road
Richmond Hill, ON L4B 1E7

Dear Munir Ahmad:

**RE: Freedom of Information and Protection of Privacy Act Request
Our File #: A-2019-08762, Your Reference #: 1911-E057**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to Lot 33 Concession 2, Pickering.

After a thorough search of the Ministry's York Durham District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

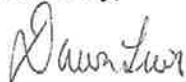
• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 17 pages @ \$0.20/page	\$3.40
• Total	\$ 33.40
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 3.40

To conduct a search through the files of the Environmental Assessment and Permissions Branch requires an additional hours. If you would like us to search for Environmental Compliance Approvals/Certificates of Approval at the Environmental Assessment and Permissions Branch (EAPB), please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$240.00. **As EAPB may have filed approval records by the proponent of the approval (current/former property owner/tenants of the property) rather than the site address, you will be required to provide all current/former property owner/tenant names for the search years you requested in your application when submitting payment for this search.** Please note that there is no guarantee any records will be located responsive to your request. Credit card forms are available on the Ministry's website <http://www.ontario.ca/environment-and-energy/freedom-information-request-form>. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the search conducted at the Environmental Assessment and Permissions Branch, the time for answering your request will be extended for an additional 30 days.

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Dawn Lewis at dawn.lewis@ontario.ca .

Yours truly,



FOR

Noel Kent
Manager (A), Access and Privacy

Attachments

Ministry of the Environment
Environmental Assessment and
Approvals Branch
Floor 12A
2 St Clair Ave W
Toronto ON M4V 1L5
Fax: (416)314-8452
Telephone: (416) 314-2378

Ministère de l'Environnement
Direction des évaluations et des
autorisations environnementales
Étage 12A
2 av St Clair O
Toronto ON M4V 1L5
Télécopieur : (416)314-8452
Téléphone : (416) 314-2378



August 11, 2008

Wendy Houlberg
The Regional Municipality of Durham
605 Rossland Rd E P.O. Box 623
Whitby, Ontario
L1N 6A3

Dear Madam:

Re: Application for Approval of Permit To Take Water

This proposal is for a new Permit to Take Water for the Regional Municipality of Durham for the purposes of road flooding dewatering serving Regional Road 27, Pickering. The taking of water is to be as follows:

**City of Pickering , Regional Municipality of Durham
MOE Reference Number 4753-7HER2F**

We acknowledge receipt of your application for a Permit to Take Water for a New Permit and the fee in the amount of \$750.00, received on August 11, 2008, for the taking of water from a source located at:

Site Location: Lot 33, Concession 2
Region Road 27,
Pickering, Regional Municipality of Durham

The Ministry's reference number for your application is 4753-7HER2F. Please quote this number in any correspondence or enquiries regarding this application.

The Region handling your application is Central Region. If you have any questions regarding your Permit to Take Water application please contact the Permit to Take Water Coordinator at 416-326-3323 . Should any further information be required, they will contact you or your identified Project Technical Information Contact. Information regarding Permits to Take Water is also available at www.ene.gov.on.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Woods", written over a horizontal line.

Dana Woods

Application Processor
Environmental Assessment and Approvals Branch



PERMIT TO TAKE WATER Regional Screening - Category 2 Checklist

Reference No: 4753-7HER2F
Created by: Robert Todd

<p>Client: The Regional Municipality of Durham Client Number: 3030-4ERRYJ 605 Rossland Rd E P.O. Box 623 Whitby, Ontario, L1N 6A3 Canada</p>	<p>Site: Lot 33, Concession 2, Pickering Region Road 27, Pickering Regional Municipality of Durham Lot: 33 Concession: 2 Plan: NA</p>
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REGIONAL CATEGORY 2 APPLICATIONS SCREENING			
PTTW Type	Required Information	Screening Criteria	Action
All	Identify and verify location of water taking	Bring up water taking location on GIS using coordinates provided by applicant.	If the location indicated by the applicant is not correct (wrong lot or concession), contact applicant and verify location.
All	Does the application contain a complete schedule signed by a qualified person?	All applications must be accompanied by a schedule signed by a qualified person. For groundwater application, the	If a signed schedule is attached, proceed. If no schedule is attached or it is not signed, return the application.
			Coordinates have been verified and identified as correct - and plotted in GIS. 648660,4856706 This application contains a complete schedule 3 for Surface Water - Takings and Returns signed by QP Wendy Houlberg, P.Eng., dated August 8, 2008.

All	Is this a renewal or an amendment to an existing PTTW?	<p>schedule must be signed by a P.Eng or a P.Geo.</p> <p>For Surface water applications, the letter must be signed by a biologist/ecologist or an engineer.</p> <p>If this is an amendment or a renewal, the applicant should have self identified. Comparing the existing PTTW with the application confirms this fact.</p> <p>Obtain the existing file and attach to application.</p>		<p>This is a new permit for construction dewatering during Regional Rd 27 culvert construction work involving pumping water for initial dewatering within cofferdam enclosures, plus ongoing pumping to control infiltration and pumping to maintain creek division. Cat 2 Takings and Returns.</p>
GW	Is this application for a short term non-recurring taking < 7 days (eg a pumping test or hydrostatic test)?	<p>Is taking less than 7 days and application accompanied by plan prepared by QP outlining monitoring, taking configuration (e.g. trenches, wellpoints), geotech assessment, steps to ensure no negative impacts.</p>	<p>If yes, proceed.</p> <p>If no, application is misclassified, return application with letter to applicant and initiate refund through IDS.</p>	NA
GW	Is this application for a short term non-recurring takings 8 to 30 days (e.g. construction dewatering or dust suppression)	<p>Is taking > 8 and < 30 days and for < 400,000L/day, and application accompanied by plan prepared by QP outlining monitoring, taking configuration (e.g. trenches, wellpoints), geotech assessment, steps to ensure no negative impacts</p>	<p>If yes, proceed.</p> <p>If no, application is misclassified, return application with letter to applicant and initiate refund through IDS.</p>	NA
SW, GW	GW takings which do not	<p>QP signoff that gw taking docs</p>	<p>If yes, proceed.</p>	NA

	affected sw	not impact sw		
SW	SW taking is not new reservoir impoundment/pom behind dam	SW taking is not for on-stream storage created by restricting flow or deepening/widening channel taking may also fall under Land & Rivers Improvement Act	If no, application is misclassified, return application with letter to applicant and initiate refund through IDS.	NA
SW	Is this an application for an interim PTTW	a) Permit for an existing water taking where the Director had previously required upgrades/modifications to water taking facility and the short term PTTW would allow the applicant to continue to operate while improvements/studies are finalized. b) short-term takings that remove water for a short time only and water is returned to a nearby point unchanged (no quality quantity changes), i.e. cooling, hydrostatic testing, hydraulic lake dredging	If yes, proceed If no, application is misclassified, return application with letter to applicant and initiate refund through IDS.	NA
SW	Is this taking from the Great Lakes or connecting channel below the Great Lakes Charter Threshold	Is taking from Great Lakes or connecting channel <19,000,000L/day	If yes, proceed If no, application is misclassified, return application with letter to applicant and initiate refund through IDS.	NA
SW	Ponds/Small Lakes	Ponds that are not on-stream, not forming the headwaters of any watercourse >10ha in size.	If yes, proceed If no, application is misclassified, return application with letter to applicant and initiate refund through IDS.	NA

		- taking < 1,000,000 L/day no more than twice a week or if > twice a week, reference a supporting study	return application with letter to applicant and initiate refund through IDS	
SW	SW takings from flowing systems with necessary assessments already completed	Takings proposed further to previous studies which may implement previously established controls (i.e. minimum in-stream flows)	If yes, proceed. Note that Application may include specific conditions to add to PTFW. If no, application is misclassified; return application with letter to applicant and initiate refund through IDS	N/A
SW	Takings NOT from intermittent, or 1st or 2nd order watercourses, or wetlands	Taking (extraction, or on-stream storage) is not from an intermittent or 1st or 2nd order watercourse or a wetland (confirm with GIS)	If yes, proceed. If no, application is misclassified; return application with letter to applicant and initiate refund through IDS	Taking is not from 1st or 2nd order stream.
SW	Takings from 3rd (or higher) order watercourses < 5% of the 7Q20	Is the taking from a 3rd or higher order water course (check GIS). Has OP confirmed taking < 5% of 7Q20	If yes, proceed. If no, application is misclassified; return application with letter to applicant and initiate refund through IDS	N/A
All	High Use or Medium Use Watershed (S. 4)	On GIS, bring up high use watershed layer. Confirm location of taking with respect to High Use and Medium Use watershed for both summer low and average low flow.	Flag to the Director for special conditions	Average Annual Flow LOW Summer Low Flow LOW
All	Consumptive Use (S. 5)	Is this application for: Beverage manufacturing Fruit or vegetable canning or pickling (but not washing) Ready-mix concrete (not	It is exempt if: · a renewal or less application from a municipality · taking from a Great Lake,	This is exempt from S. 5, as for construction dewatering.

		<p>portable)</p> <p>Aggregate processing (to form a slurry)</p> <p>Manufactured product where water is incorporated into product (not pulp and paper nor ethanol plants)</p>	<p>interconnecting channel, St. Lawrence R., Ottawa R. or Welland Canal</p> <p>If not exempt, is it in a high use watershed for average annual conditions? Reject – see draft letter.</p> <p>If not exempt, is it in a high use watershed for summer low flow? Proceed with restricting conditions ie. no taking in the summer (Aug 1 to Sept 11) of each year)</p>	
All	Check for complaints	<p>Look on IDS for complaints about this water taking location.</p> <p>Contact the EO or Water Inspector for the area and ask about reported complaints about the site.</p>	<p>Record and summarize any complaints for the Director's consideration.</p>	NA - New permit.
All	Check for compliance with PTTW	<p>Get the file and obtain the old permit. Check for conditions which require information to be collected and submitted.</p>	<p>If the applicant has complied with the conditions of the PTTW, proceed unless a report was required.</p> <p>If the applicant has not complied with the conditions of the PTTW, flag for the Director and refer to abatement by email. The Director will consider further action per SOP.</p>	No old file/permit to compile with.

			<p>If a study was required and submitted: if agricultural, send study for review; if not agricultural, return application with letter to applicant and initiate refund through IDS.</p> <p>Indicate this consultation for the Director to review.</p>	<p>No other agencies have been contacted by QP.</p>
All	<p>Has the Qualified Person contacted any other agencies?</p>	<p>Check whether the Qualified Person has consulted with other agencies about the evaluation of the impact of this water taking on fisheries, biology of ecology.</p>		
All	<p>Water Conservation</p> <p>Is the taking a new taking or an increased taking?</p> <p>For new, increased or existing takings, is the taking:</p> <ul style="list-style-type: none"> • in a high or medium use watershed and/or • in a watershed or parts of a watershed declared as a Level I, II or III, under the Ontario Low Water Response, for at least 2 years during the 5 years prior to when the water taking is to commence low water conditions (according to <p>Does the water taking trigger the great Lakes Charter?</p> <p>Is the taking for a large municipal residential supply?</p>	<p>If yes to any one of the screening criteria, applicant is encouraged to submit information on water conservation practices undertaken or that to be undertaken for the duration of the permit according to the best management practices for their sector. PTTW Manual and Applicants' Guide list the information applicant should include and examples for where information is available.</p> <p>If none of the screening criteria apply, refer applicant to PTTW Manual and Applicant's Guide for information that could be submitted with application in response to question on water conservation.</p>	<p>This is a new taking contains attached Schedule I for Water Conservation measures.</p> <p>This taking does trigger the Great Lakes Charter</p> <p>This taking is not for a large municipal residential supply.</p> <p>* Not posted on EBR.</p>	

Attachments:

PERMIT TO TAKE WATER
Surface Water
NUMBER 0285-7KNS6P

Pursuant to Section 34 of the Ontario Water Resources Act, R.S.O. 1990 this Permit To Take Water is hereby issued to:

The Regional Municipality of Durham
605 Rossland Rd E P.O. Box 623
Whitby, Ontario, L1N 6A3
Canada

For the water Petticoat Creek Tributary
taking from:
Located at: Region Road 27,
Pickering, Regional Municipality of Durham

For the purposes of this Permit, and the terms and conditions specified below, the following definitions apply:

DEFINITIONS

- (a) "Director" means any person appointed in writing as a Director pursuant to section 5 of the OWRA for the purposes of section 34, OWRA.
- (b) "Provincial Officer" means any person designated in writing by the Minister as a Provincial Officer pursuant to section 5 of the OWRA.
- (c) "Ministry" means Ontario Ministry of the Environment.
- (d) "District Office" means the York-Durham District Office.
- (e) "Permit" means this Permit to Take Water No. 0285-7KNS6P including its Schedules, if any, issued in accordance with Section 34 of the OWRA.
- (f) "Permit Holder" means The Regional Municipality of Durham.
- (g) "OWRA " means the *Ontario Water Resources Act*, R.S.O. 1990, c. O. 40, as amended.

You are hereby notified that this Permit is issued subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. Compliance with Permit

- 1.1 Except where modified by this Permit, the water taking shall be in accordance with the application for this Permit To Take Water, dated August 8, 2008 and signed by Wendy Houlberg, and all Schedules included in this Permit.
- 1.2 The Permit Holder shall ensure that any person authorized by the Permit Holder to take water under this Permit is provided with a copy of this Permit and shall take all reasonable measures to ensure that any such person complies with the conditions of this Permit.
- 1.3 Any person authorized by the Permit Holder to take water under this Permit shall comply with the conditions of this Permit.
- 1.4 This Permit is not transferable to another person.
- 1.5 This Permit provides the Permit Holder with permission to take water in accordance with the conditions of this Permit, up to the date of the expiry of this Permit. This Permit does not constitute a legal right, vested or otherwise, to a water allocation, and the issuance of this Permit does not guarantee that, upon its expiry, it will be renewed.
- 1.6 The Permit Holder shall keep this Permit available at all times at or near the site of the taking, and shall produce this Permit immediately for inspection by a Provincial Officer upon his or her request.
- 1.7 The Permit Holder shall report any changes of address to the Director within thirty days of any such change. The Permit Holder shall report any change of ownership of the property for which this Permit is issued within thirty days of any such change. A change in ownership in the property shall cause this Permit to be cancelled.

2. General Conditions and Interpretation

- 2.1 **Inspections**
The Permit Holder must forthwith, upon presentation of credentials, permit a Provincial Officer to carry out any and all inspections authorized by the OWRA, the *Environmental Protection Act*, R.S.O. 1990, the *Pesticides Act*, R.S.O. 1990, or the *Safe Drinking Water Act*, S. O. 2002.
- 2.2 **Other Approvals**
The issuance of, and compliance with this Permit, does not:
 - (a) relieve the Permit Holder or any other person from any obligation to comply with any other applicable legal requirements, including the provisions of the *Ontario Water Resources Act*, and

the *Environmental Protection Act*, and any regulations made thereunder; or

(b) limit in any way any authority of the Ministry, a Director, or a Provincial Officer, including the authority to require certain steps be taken or to require the Permit Holder to furnish any further information related to this Permit.

2.3 Information

The receipt of any information by the Ministry, the failure of the Ministry to take any action or require any person to take any action in relation to the information, or the failure of a Provincial Officer to prosecute any person in relation to the information, shall not be construed as:

(a) an approval, waiver or justification by the Ministry of any act or omission of any person that contravenes this Permit or other legal requirement; or

(b) acceptance by the Ministry of the information's completeness or accuracy.

2.4 Rights of Action

The issuance of, and compliance with this Permit shall not be construed as precluding or limiting any legal claims or rights of action that any person, including the Crown in right of Ontario or any agency thereof, has or may have against the Permit Holder, its officers, employees, agents, and contractors.

2.5 Severability

The requirements of this Permit are severable. If any requirements of this Permit, or the application of any requirements of this Permit to any circumstance, is held invalid or unenforceable, the application of such requirements to other circumstances and the remainder of this Permit shall not be affected thereby.

2.6 Conflicts

Where there is a conflict between a provision of any submitted document referred to in this Permit, including its Schedules, and the conditions of this Permit, the conditions in this Permit shall take precedence.

3. Water Takings Authorized by This Permit

3.1 Expiry

This Permit expires on **March 31, 2009**. No water shall be taken under authority of this Permit after the expiry date.

3.2 Amounts of Taking Permitted

The Permit Holder shall only take water from the source, during the periods and at the rates and amounts of taking specified in Table A. Water takings are authorized only for the purposes specified in Table A.

Table A

	Source Name / Description:	Source: Type:	Taking Specific Purpose:	Taking Major Category:	Max. Taken per Minute (litres):	Max. Num. of Hrs Taken per Day:	Max. Taken per Day (litres):	Max. Num. of Days Taken per Year:	Zone/ Easting/ Northing:
1	Pelticoat Creek Tributary	Stream	Construction	Dewatering Construction	3,600	24	5,184,000	90	17 648660 4856706
Total Taking:							5,184,000		

4. Monitoring

4.1 The Permit Holder shall maintain a record of all water takings. This record shall include the dates and times of water takings, the rates of pumping, and an estimated calculation of the total amounts of water pumped per day for each day that water is taken under the authorization of this Permit. The Permit Holder shall keep all required records up to date and available at or near the site of the taking and shall produce the records immediately for inspection by a Provincial Officer upon his or her request.

5. Impacts of the Water Taking

5.1 Notification

The Permit Holder shall immediately notify the local District Office of any complaint arising from the taking of water authorized under this Permit and shall report any action which has been taken or is proposed with regard to such complaint. The Permit Holder shall immediately notify the local District Office if the taking of water is observed to have any significant impact on the surrounding waters. After hours, calls shall be directed to the Ministry's Spills Action Centre at 1-800-268-6060.

5.2 For Surface-Water Takings

The taking of water (including the taking of water into storage and the subsequent or simultaneous withdrawal from storage) shall be carried out in such a manner that streamflow is not stopped and is not reduced to a rate that will cause interference with downstream uses of water or with the natural functions of the stream.

5.3 The Permit Holder shall ensure that the quality of water returned to the water body is substantially the same as the quality of water withdrawn.

5.4 The Permit Holder shall ensure that the discharge of water is controlled in such a way as to avoid erosion and sedimentation. Filtration facilities shall be provided to achieve this if necessary.

6. Director May Amend Permit

The Director may amend this Permit by letter requiring the Permit Holder to suspend or reduce the taking to an amount or threshold specified by the Director in the letter. The suspension or reduction in taking shall be effective immediately and may be revoked at any time upon notification by the Director. This condition does not affect your right to appeal the suspension or reduction in taking to the Environmental Review Tribunal under the *Ontario Water Resources Act*, Section 100 (4).

The reasons for the imposition of these terms and conditions are as follows:

1. Condition 1 is included to ensure that the conditions in this Permit are complied with and can be enforced.
2. Condition 2 is included to clarify the legal interpretation of aspects of this Permit.
3. Conditions 3 through 6 are included to protect the quality of the natural environment so as to safeguard the ecosystem and human health and foster efficient use and conservation of waters. These conditions allow for the beneficial use of waters while ensuring the fair sharing, conservation and sustainable use of the waters of Ontario. The conditions also specify the water takings that are authorized by this Permit and the scope of this Permit.

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 101 of the Ontario Water Resources Act, R.S.O. 1990, as amended, provides that the Notice requiring the hearing shall state:

1. The portions of the Permit or each term or condition in the Permit in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

In addition to these legal requirements, the Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Permit to Take Water number;
6. The date of the Permit to Take Water;
7. The name of the Director;
8. The municipality within which the works are located;

This notice must be served upon:

*The Secretary
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto ON
M5G 1E5*

AND

*The Director, Section 34
Ministry of the Environment
8th Floor
5775 Yonge St
Toronto ON M2M 4J1
Fax: (416)325-6347*

Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal:

by telephone at (416) 314-4600

by fax at (416) 314-4506

by e-mail at www.ert.gov.on.ca

Dated at Toronto this 23 rd day of October, 2008.

Ellen Schmarje
Director, Section 34
Ontario Water Resources Act , R.S.O. 1990

Schedule A

This Schedule "A" forms part of Permit To Take Water 0285-7KNS6P, dated October 23, 2008.

1. Permit To Take Water application signed by Wendy Houlberg, dated August 8th, 2008.
2. Region of Durham's letter from Wendy Houlberg, Project Manager, "Re: Category 2 Permit to Take Water (Surface Water) Channel Reinstatement in Petticoat Creek Tributary for Altona-Heska Road Flooding Problem, Regional Road 27, City of Pickering, Region of Durham", dated August 5, 2008.

Ministry of the Environment

Central Region
Technical Support Section
Water Resources
8th Floor
5775 Yonge St
Toronto ON M2M 4J1
Fax: (416)325-6347
Tel:

Ministère de l'Environnement

Direction régionale du Centre
Section du Soutien Technique
Ressource en eau
8e étage
5775 rue Yonge
Toronto ON M2M 4J1
Télécopieur: (416)325-6347
Tél:



October 23, 2008

The Regional Municipality of Durham
605 Rossland Rd E P.O. Box 623
Whitby, Ontario, L1N 6A3
Canada

Attention: Wendy Houlberg

RE: PERMIT TO TAKE WATER: Construction Dewatering
Region Road 27,
Pickering, Regional Municipality of Durham

Reference Number 4753-7HER2F

Dear Ms. Houlberg,

Please find attached Permit To Take Water No. **0285-7KNS6P** issued to The Regional Municipality of Durham which authorizes the withdrawal of water for construction dewatering in accordance with the application for this Permit to Take Water, and Schedule "A" which is attached to and forms part of this Permit.

This Permit is valid for up to 90 days between the date of issuance and March 31, 2009 and must be kept available on site for inspection by Ontario Ministry of the Environment staff.

Take notice that in issuing this Permit to Take Water, terms and conditions pertaining to the taking of water and to the results of the taking have been imposed on The Regional Municipality of Durham. The terms and conditions have been designed to allow for the development of water resources, while providing reasonable protection to existing water uses and users.

Please note that Condition 5.3 states that the Permit Holder shall ensure that the quality of water returned to the water body is substantially the same as the quality of water withdrawn. Also note that Condition 5.4 ensures that the discharge of water is controlled in such a way as to avoid erosion and sedimentation.

One of the purposes of the issuance of a Permit To Take Water is to ensure that the permitted taking(s) will not cause negative impacts to the environment or other water supplies which were in use prior to the date of this Permit. If the taking of water should result in any negative impacts the

Permit Holder will be required to restore the water supplies to those affected in a manner acceptable to the Ministry or to reduce the rate or amount of taking until any negative impacts are eliminated.

Any change of address or ownership of the property for which this Permit is issued must be reported immediately to the Director.

It is the responsibility of The Regional Municipality of Durham to ensure that any person taking water under the authority of this Permit is familiar with and complies with its terms and conditions.

Yours truly,

Ellen Schmarje
Director, Section 34, OWRA
Central Region

File Storage Number: SI-YD-PI-C2-220
RT

c. Dave Fumerton, York-Durham District Office



Soil Engineers Ltd.

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BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'B'

AERIAL PHOTOGRAPH

REFERENCE NO. 1911-E057



Source: Google Earth
© 2023 Maxar Technologies



Subject Site



Soil Engineers Ltd.

Title	2022 Aerial Photograph
Project	Proposed Residential Development Part of Lot 33 Concession 2 Pickering Part 4 of Plan 40R-29767 City of Pickering
Reference No.	1911-E057
Date	April 17, 2023
Scale	Refer to map
Appendix 'B'	
1 of 1	



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APPENDIX 'C'

INTERVIEW

REFERENCE NO. 1911-E057

PHASE I: ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire

Address of Site: Part Lot 33 Concession 2 Pickering, Part 4, Plan #40 R-29767, Pickering

Owner HIGHGLEN HOMES LIMITED

Person Interviewed: JOHN PARCIASOPE

Relationship to Site: OWNER

Interviewer: _____

Method of Interview: Questionnaire form

Project No.: 1911-E057

Date of Interview: _____

General Questions:

1. How long have you been involved with this address?

5 years

2. What are the main operations that occur on this site?

VACANT LAND

3. What activities were previously performed on this site?

VACANT LAND

To the best of your knowledge, have any of the following occurred, or is presently occurring on the property:

4. Foul odours or stained surfaces (such as soil, concrete, asphalt, surrounding stormwater stains, etc)?

NO

5. Spills, leaks or hazardous materials activities?

NO

6. Above ground or underground storage tanks (such as those used for utility, fuel or chemical)?

NO

7. Specific chemicals located or stored on site in drums, tanks, barrels or sacks?

NO

8. Previous environmental site assessments completed? If yes what were the results? Was there an environmental cleanup?

YES

PHASE I: ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire

9. Are you aware of any known historical soil and/or groundwater contamination? If yes, please provide detail and supportive documents, if any.

NO

10. If the property is served by a well or septic system and heating system? Please specify the location and age.

NO

11. Dumping of hazardous substances or petroleum products, unidentified waste materials, automotive parts, household garbage, mixed municipal refuse, demolition debris, fill material from an unknown site?

NO

12. If the neighbouring properties are or have been previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, junkyard or landfill, waste treatment, storage, disposal, processing or recycling facility or photo developing laboratory, etc.?

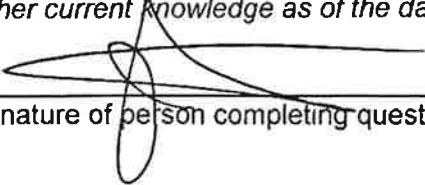
NO

13. Do you know of others who may have knowledge of the property?

NO

Additional Comments and Explanations

The person completing this report affirms that the above statements and facts are true and correct, based on his/her current knowledge as of the date completed.



Signature of person completing questionnaire

2023/04/21

Date Completed (YY-MM-DD)



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APPENDIX 'D'

SITE PHOTOGRAPHS

REFERENCE NO. 1911-E057




General view of the subject site (left) and northern portion (right) of the subject site



General view of the southeast (left) and southwest (right) portions of the subject site



General view of the northwest portion (left) and northeast portion (right) of the subject site

	Title	Project	Reference No.	Date	Appendix "D"
 Soil Engineers Ltd.	Site Photographs	Proposed Residential Development Part Lot 33 Concession 2 Pickering, Part 4 (Plan #40 R-29767) City of Pickering	1911-E057	April 25, 2023	Page 1




General view of the creek in the neighboring property to the east (left) and monitoring well on the subject site (right)



Neighboring properties to the south (left) and west (right)



Neighboring properties to the north (left) and east (right)

	Title	Project	Reference No.	Date	Appendix "D"
 Soil Engineers Ltd.	Site Photographs	Proposed Residential Development Part Lot 33 Concession 2 Pickering, Part 4 (Plan #40 R-29767) City of Pickering	1911-E057	April 25, 2023	Page 2



General view of the adjacent roadway south of the subject site



General view of the adjacent roadway west of the subject site

	Title	Project	Reference No	Date	Appendix "D"
 Soil Engineers Ltd.	Site Photographs	Proposed Residential Development Part Lot 33 Concession 2 Pickering, Part 4 (Plan #40 R-29767) City of Pickering	1911-E057	April 25, 2023	Page 3