Rock Developments Inc
13275 Tecumseh Rd E
Tecumseh, Ontario
N8N 3T4

Attention: Josh Way

Phase I Environmental Site Assessment

Project Name
Tecumseh Road East,
Windsor, Ontario

Project Number
LON-24000090-A0

Prepared by:
EXP Services Inc.
15701 Robin's Hill Road
London, Ontario N5V 0A5 Canada

Date Submitted
January 18, 2024

Executive Summary

EXP Services Inc. (EXP) was retained by Rock Developments Inc. to complete a Phase I Environmental Site Assessment (ESA) of the property located at the Tecumseh Road East Development Property in the City of Windsor, Ontario (Figure 1 – Site Location Plan). The area is, hereinafter referred to as the "Site". EXP understands that Rock Developments Inc. requires this Phase I ESA for due diligence purposes and that a Record of Site Condition is not required at this time.

The objective of this Phase I ESA was to identify potential sources of environmental concern to the Site. A Phase I ESA is a systematic qualitative process to assess the environmental condition of a Site based on its historical and current uses. The Phase I ESA was completed in general accordance to CSA Standard Z768-01, (R2022). Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 10 of this report.

The Site is located on the north side of Tecumseh Road East, approximately 88 metres west of Parkview Ave, subset approximately 300 metres north from Tecumseh Road East in the City of Windsor, Ontario. Two (2) road extensions of Rose-Ville Garden Drive to the south of the Site and Cathrine Street to the east were also included in the Site boundary (Figure 2 – Site Plan). The Site is irregular in shape and measures approximately 14.6 hectares (36.1 acres) in area with a small lot frontage along Tecumseh Road East of 25m for a proposed Rose-Ville Garden Drive extension to the north and a small lot frontage along Catherine Street of 22m for a proposed Catherine Street extension to the west. At the time of the Site visit the property was vacant with the ground surface covered with early growth trees, reeds, and bushes, with some low-lying areas having shallow standing water.

Based on a review of historical aerial photographs, historical maps, and other records review, the Site was agricultural/vacant land from at least the early 1910s until the early 1950s when two (2) small buildings were observed near the west boundary of Site. By the early 1970s the buildings were no longer present. The Site remained relatively unchanged until the early 2000s when disturbed soil and evidence of fill mounding was present on the central portion of Site.

Historically, since at least the early 1910s, the surrounding area was predominantly agricultural/vacant land with single detached residential dwellings along Tecumseh Road East, and a railway abutting the Site to the north. By the early 1930s a railway siding was present approximately 250 metres to the west of the Site that curved eastward connecting to the railway just north of the Site. Into the early 1940s a residential neighbourhood was developed west of the railway siding. Commercial businesses had been established along Tecumseh Road East, south and west of Site in the 1950s including a lumber yard, a fuel station, and a tool & die company. The fuel station and tool & die company were no longer present by the late 1960s and the lumber yard remained until the early 2000s. Steel Master Tool-Division of Tecumseh Metal Prods was listed on the adjacent property to the south between at least 1968 and 1998. An additional residential neighbourhood had been developed north of Site in the mid 1970s. From the 1990s onward auto sale facilities were present west and south of Site into the late 2000s by which time large commercial stores including a Rona, The Home Depot, and Walmart had been established.

Based on the Phase I ESA findings, the potential environmental concerns associated with the Site are summarized in the following table:

Areas of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
Site		
Fill Material of unknown quality	Soil and Groundwater Petroleum hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), and Metals & Inorganics	Disturbed soils and suspected fill material of unknown quality was present on the Site starting in the 2000s. The origins of the fill material is unknown, however, it is suspected to have come from the construction of the south adjacent commercial building at 6330 Tecumseh Road East. The property to the south was formerly operational as “Steel Master Tool-Division of Tecumseh Metal Prods” from the 1960s to the 1990s which had a RSC completed on the property including remedial. The current occupant is “Home Depot. The potential environmental concern associated with the fill material is considered to be moderate to high.
Surrounding Properties		
Historic Metal products company south adjacent of Site (former contaminated Site).	Soil & Groundwater Metals & Inorganics, PAHs, PHCs, & VOCs	A historic metal products company was present south adjacent to Site prior to the current “Home Depot” development south of Site. The potential for migration of contaminants onto the subject Site from these neighbouring properties exists. An RSC was performed on the property indicating that 900 cubic meters of contaminated soil was removed from the property. The Final RSC Property Profile - Site Condition Standards for the property identified chlorinated solvents in soil and groundwater, including but not limited to tetrachloroethylene and trichloroethylene that were detected in the soil and groundwater. The parameters were within the Site condition standards for the RSC at that time, however, are elevated or slightly exceeding the current standards. This would indicate that chlorinated solvents were used on Site and therefor the

Areas of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
		environmental concern is considered to be moderate to high.
Historic fuel, lumber, and railyard operations west and southwest of Site	Soil & Groundwater Metals & Inorganics, PAHs, PHCs, & VOCs	Historic fuel, lumber, and railyard operations west and southwest of Site have occurred from the 1940s into the late 1990s with the railyard still operating into the present. The potential for migration of contaminants onto the subject Site from these neighbouring properties exists. However, given the relatively low permeability soils in the general Site area, and the separation distances to historic and current operations on neighbouring properties (130 – 250m) the potential environmental concern associated with surrounding properties is considered to be low.
HWIN producers located south and east of Site	Soil & Groundwater Metals & Inorganics, PAHs, PHCs, & VOCs	HWIN generators were and are currently present in the surrounding area. The majority of HWIN generators are associated with commercial stores including “Home Depot”, “Walmart”, and “Rona” while the remaining was associated with a plastics company operating from 2010 to 2011. Considering the expected small domestic sized quantities of hazardous wastes produced by the commercial stores related to sold products and the relatively small time frame of the plastics company the potential environmental concern associated with surrounding properties is considered to be low.
Historic Auto Sales south and west of Site	Soil & Groundwater PHCs, & VOCs	Historic auto sales operations west and south of Site occurred from the 1990s into the 2010s. The potential for migration of contaminants onto the subject Site from these neighbouring properties exists. However, given the properties operated as auto sales only with no automotive repair present and the relatively low permeability soils in the general Site area, the potential environmental

Areas of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
		concern associated with surrounding properties is considered to be low.

Based on the Phase I ESA conclusions, the flowing recommendation are provided:

Issue Identified	Recommendation	Rationale
Fill Material of unknown quality Historic Metal products company south adjacent of Site with known historic impacts from solvents etc.	Complete a Phase II Environmental Site Assessment including borehole/monitoring well drilling, soil sampling, and chemical analysis.	Assess soil quality in the areas of potential environmental concern.

The Phase II Environmental Site Investigation can be completed concurrently with the Geotechnical Investigation.

It should be noted that as of January 1, 2023, the full implementation of the new regulations and procedures for the management of excess soils will come into effect under Ontario Regulation (O.Reg.) 406/19 (On-Site and Excess Soil Management) made under the Ontario Environmental Protection Act (O.EPA), which will greatly affect the transportation and re-use of excess soils off-site. In the event of future development of the Site, soils that will be removed from the Site should be analyzed to determine possible options for disposal or re-use. Any movement of soils and fill materials off-site must be completed in accordance with Ontario Regulations 406/19 and 347 (as amended) and all other applicable regulations and must meet the requirements of the receiver site.

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1 Introduction

EXP Services Inc. (EXP) was retained by Rock Developments Inc. to complete a Phase I Environmental Site Assessment (ESA) of the property located at the Tecumseh Road East Development Property in the City of Windsor, Ontario (Figure 1 – Site Location Plan). The area is, hereinafter referred to as the "Site". EXP understands that Rock Developments Inc. requires this Phase I ESA for due diligence purposes and that a Record of Site Condition is not required at this time.

1.1 Objective

The objective of this Phase I ESA was to identify potential sources of environmental concern to the Site. A Phase I ESA is a systematic qualitative process to assess the environmental condition of a Site based on its historical and current uses. The Phase I ESA was completed in general accordance to CSA Standard Z768-01, (R2022). Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 10 of this report.

1.2 Site Description

The Site is located on the north side of Tecumseh Road East, approximately 88 metres west of Parkview Ave, subset approximately 300 metres north from Tecumseh Road East in the City of Windsor, Ontario. Two (2) road extensions of Rose-Ville Garden Drive to the south of the Site and Cathrine Street to the east were also included in the Site boundary (Figure 2 – Site Plan). The Site is irregular in shape and measures approximately 14.6 hectares (36.1 acres) in area with a small lot frontage along Tecumseh Road East of 25 metres for a proposed Rose-Ville Garden Drive extension to the north and a small lot frontage along Catherine Street of 22 metres for a proposed Catherine Street extension to the west. At the time of the Site visit the property was vacant with the ground surface covered with early growth trees, reeds, and bushes, with some low-lying areas having shallow standing water.

Site photographs taken during the December 20, 2023 Site visit are attached in Appendix A.

2 Scope of Investigation

The scope of work the Phase I ESA consisted of the following activities:

- Reviewing the historical occupancy of the Site through the use of available archived and relevant municipal and business directories, fire insurance plans (FIPs), topographical maps, and aerial photographs;
- Contacting municipal and/or provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available;
- Reviewing available geological maps, well records and utility maps for the vicinity of the Site;
- Conducting a Site reconnaissance of the Site and Site infrastructure in order to identify the presence of actual and/or potential environmental contaminants or concerns of significance;
- Conducting interviews with designated Site representative(s) as a resource for current and historical Site information, as well as to provide EXP staff with unrestricted access to all areas of the Site and Site buildings;
- Reviewing the current uses of the Site and any land use practices that may have impacted the environmental conditions at the Site;
- From the Site and publicly accessible areas, reviewing the current use of the surrounding properties and any land use practices that may have impacted the environmental condition of the Site; and,
- Preparing a report to document the findings.

In completing the scope of work, EXP did not conduct any intrusive investigations, including sampling, analyses or monitoring of materials. In addition, general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of this investigation.

EXP personnel who conducted assessment work for this project included Mr. Derek Diesbourg, Ms. Jenny Ellison and Mr. Scott Aziz. An outline of their qualifications is provided in Section 8.

3 Records Review

3.1 General

The Phase I ESA study area consisted of the Site property and the adjacent and surrounding properties to a search distance considered appropriate by the QP (approximately 250 metres).

Based on a review of historical aerial photographs, historical maps, and other records review, the Site was agricultural/vacant land from at least the early 1910s until the early 1950s when two (2) small buildings were observed near the west boundary of Site. By the early 1970s the buildings were no longer present. The Site remained relatively unchanged until the early 2000s when disturbed soil and evidence of fill mounding was present on the central portion of Site.

Historically, since at least the early 1910s, the surrounding area was predominantly agricultural/vacant land with single detached residential dwellings along Tecumseh Road East, and a railway abutting the Site to the north. By the early 1930s a railway siding was present approximately 250 metres to the west of the Site that curved eastward connecting to the railway just north of the Site. Into the early 1940s a residential neighbourhood was developed west of the railway siding. Commercial businesses had been established along Tecumseh Road East, south and west of Site in the 1950s including a lumber yard, a fuel station, and a tool & die company. The fuel station and tool & die company were no longer present by the late 1960s and the lumber yard remained until the early 2000s. Steel Master Tool-Division of Tecumseh Metal Prods was listed on the adjacent property to the south between at least 1968 and 1998. An additional residential neighbourhood had been developed north of Site in the mid 1970s. From the 1990s onward auto sale facilities were present west and south of Site into the late 2000s by which time large commercial stores including a Rona, The Home Depot, and Walmart had been established.

3.2 Aerial Photographs

Aerial photographs for the Site dated 1950, 1960, 1972, 1977, 1987, 1993, 2004, 2010, and 2023 were obtained from the University of Western Ontario Map Library, the Geomatics Division of the City of Windsor, and the City of Windsor online GIS site. The aerial photographs were collected in order to review the development and land use history of the Site and surrounding area. Copies of selected aerial photographs are included in Appendix B.

The development and land use history of the Site and adjacent properties as depicted on the reviewed aerial photographs are summarized below.

Aerial Photograph	Details
1950	• The Site was observed as agricultural/vacant land with two (2) small buildings along the west boundary of Site. Rows of trees were also noted in a north-west orientation. • The surrounding area was shown as primarily agricultural/vacant land with some residential land use. • A railway was observed north adjacent to site with a connected railway siding located west of Site.

Aerial Photograph	Details
	• Tecumseh Road East was observed south of Site with single detached homes and/or farm homesteads lining the street. • Jefferson Boulevard was observed far west of Site with single detached homes. • A forested lot was observed west of Site.
1960	• No significant changes were observed on the Site. • The metal fabrication facility located to the south of the Site had been constructed. • An increase in residential homes was observed along Jefferson Boulevard west of Site. • A residential development with single detached residential homes had commenced approximately 200 metres to the north of Site.
1972	• The previously observed buildings on Site were no longer present. • A building and associated parking lot observed east of Site. • Additions were observed to the south commercial buildings. • Rose-Ville Garden Drive was observed south adjacent to Site. • Some commercial buildings were observed along Tecumseh Road East. • The residential development to the north of the Site continued to increase towards the railway tracks.
1977	• No significant changes were observed on the Site. • A railway storage yard was present along the railway siding present approximately 250 metres to the west of the Site. • A commercial lot facility had been constructed approximately 170 metres to the southwest of Site.
1987	• The portion of Site along the west boundary had been forested. • A large commercial lot (lumber yard) was observed west of Site with outdoor storage and some commercial buildings. • Additional commercial/industrial buildings were observed along Tecumseh Road East.
1993	• No significant changes were observed on the Site. • Additional commercial buildings were observed along Tecumseh Road East.
2004	• Disturbed/stockpiled soil was observed in the central portion of Site. • Catherine Street was observed east adjacent to Site with large commercial buildings observed south and east of Site.
2010	• Additional disturbed/stockpiled soil was observed on the central portion of Site with a small pond observed. • A large commercial building was observed south adjacent to Site.
2023	• The Site was observed as vacant. • The storage lot west of Site was now vacant.

3.3 Fire Insurance Plans

A search of Canadian Underwriter's Association Fire Insurance Plans (FIPs) of the general Site area was completed at the J.J. Tallman Regional Collections Library at the University of Western Ontario. Windsor Fire Insurance plans dated 1913, 1923, 1924, 1937, 1952/1953/1954 Lloyd, and 1952/1953/1954 Underwriters were reviewed. The Site and surrounding area was not covered in the 1913, 1923, 1924, 1937, and 1952/1953/1954 Lloyd FIPs.

The reviewed 1952/1953/1954 Underwriters FIPs are summarized in the following table:

FIP	Summary
1952/1953/1954	
Site	• A small portion of the Site was identified along the north side of Tecumseh Road East that was observed as vacant
North	• The railway abutting the Site to the north was identified as the Canadian National Railway. • The portion of surrounding area to the north that was covered was observed as planned residential land use. The streets north of Site within the surrounding study area were vacant with Virginia Ave, Edward Ave, Isabelle Ave, & Tranby Ave observed.
East	• The surrounding area to the west was not covered.
South	• The surrounding area to the south was observed as residential land use with sparse commercial land use. • A fueling station was observed at 6200 Tecumseh Rd E identified as “Ajax Fuel & Feed Ltd” located 240m southwest of Site. • An auto wrecker was observed approximately 450 metres southeast of the Site (100 metres southeast of the south road extension).
West	• The surrounding area to the west was observed as primarily residential land use with a railway identified 190m east of Site. • Jefferson Blvd was observed east of Site lined with single detached homes.

3.4 City Directories

Available City of Windsor Property Use Directories dated between 1943 and 2013 (latest available directory) were reviewed through the online Southwestern Ontario Digital Archive and at the Windsor Public Library Local History Branch in approximately 5 year intervals in order to identify the historical occupancy of the Site and surrounding properties. The table below summarizes the historical occupants of the Site.

Direction from Site	Address	Occupants	Years Listed
SITE	6700 Tecumseh Road East	Residential	1968 - 2008

Direction from Site	Address	Occupants	Years Occupied
215m / NE	7350 Catherine Street	Rona Home & Garden	2008 - 2013
250m / SW	6200 Tecumseh Road East	Beaver Lumber Co Ltd	1983
		Safeway Building Supplies Ltd	1978
		Ajax Bldrs Supplies Ltd	1968 - 1973

Direction from Site	Address	Occupants	Years Occupied
		Ajax Fuel & Feed Ltd	1953 - 1963
		Eastside Fuel & Feed Co Ltd	1948
130m / W	6300 Tecumseh Road East	Green Forest Lumber	1988 - 1998
215m / S	6500 Tecumseh Road East	Steel Master Tool Co Ltd	1958 - 1963
215m / S	6550 Tecumseh Rd E	Windsor Pre-Owned Auto Sales Inc.	2013
		Z's Auto Zone	2013
		Briden Auto Sales	2003
		Thrifty Car Rental	1993
150m / W	6570 Tecumseh Road East	Home Depot	2013
S Adjacent	6630 Tecumseh Road East	Behr Process Corp	2013
		Hearn Automotive	2003
		Steel Master Tool-Division of Tecumseh Metal Prods	1968 - 1998
30m / W	6642 Tecumseh Road East	I & D Auto Sales	2008
		Eastern Motors	1998
135m / S	6711 Tecumseh Road East	St Clair Paint and Wallpaper Store	1988 - 1993
50m / S	7100 Tecumseh Road East	Sheffield Tool & Gage of Can Ltd	1958 - 1963

3.5 Previous Reports

As part of the Phase I ESA, previous reports completed by Trow Associates Inc. (current EXP) and EXP were reviewed to reveal any notable information pertaining to the Site or the immediate surrounding area. No such reports were identified for the Site or any properties in the surrounding study area.

3.6 Chain of Title

A chain of title review was not completed for the Site at this time, as the Site history was established using historical information available from other sources.

3.7 Regulatory Requests

The appropriate regulatory agencies at the provincial and municipal levels were contacted to obtain information regarding environmental permits, past or pending environmental control orders or complaints, outstanding environmental regulatory non-compliance issues and Sewer Use By-Law infractions. EXP did not identify the need to contact any federal agencies.

3.7.1 Ministry of the Environment Conservation and Parks

A request for information was submitted to the Ontario Ministry of Environment, Conservation and Parks (MECP) Freedom of Information, Protection of Privacy Office for information in their files regarding the Site that pertain to any Environmental Concerns, Orders and Spills. A copy of the request is included in Appendix C.

A written response from the MECP typically requires several months. If upon receipt of the response from the MECP, any significant environmental issues are identified, EXP will forward their response to the client as an addendum to this report.

3.7.2 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (TSSA) is the Provincial regulatory agency responsible for overseeing the storage of fuels in Ontario. As such, the TSSA maintains a database (approximately 1987 to present) of all registered fuel storage tanks in Ontario. TSSA's Public Information Services were contacted via email on January 15, 2024 regarding fuel storage tanks and spills on the Site. Four (4) records in the surrounding study area were identified by a TSSA representative and are as follows:

- Three (3) active records were associated with 6300 Tecumseh Road E, located 130m west of Site, indicating two (2) active FS liquid fuel tanks associated with a private self serve fuel outlet.
- One (1) active record was associated with 7100 Tecumseh Road E, located south adjacent of Site, indicating a propane cylinder exchange program.

3.8 Maps

The following maps were reviewed:

- Topographic Maps dated 1912, 1931, 1940, 1961, 1975, 1987, and 2001.
- "Susceptibility of Groundwater to Contamination" MECP, Map S102 Windsor-Essex Sheet.
- "Bedrock Geology of Ontario, Southern Sheet," Ontario Geological Survey, Map 2544. Scale 1: 1,000,000, Issued 1991.

The review of these maps indicated the following:

- The review of the topographic maps indicated that the Site and surrounding area is relatively flat with a local topography which slopes to the northeast towards a Little River tributary located north adjacent to Site.
- The reviewed historical maps showed the Site as vacant agricultural land from the 1910s to the early 2000s. The surrounding study area was also vacant/agricultural land with a railway north adjacent to Site and some buildings observed along Tecumseh Road East in the early 1910s. By the early 1930s a railway siding was observed west of Site and by the early 1940s Jefferson Boulevard was observed far west of Site. From the 1960s into the 1980s commercial buildings were replacing homes along Tecumseh Road East. A residential neighbourhood was also observed north of Site in the mid 1970s.

- According to MECP Map 102, the Site is located in an area that generally has a low susceptibility to contamination which are comprised of low permeability silts, clays, and glacial tills.
- According to the Bedrock Geology of Ontario, Southern Sheet the bedrock in the general area was part of the Middle Devonian era consisting of limestone, dolostone and shale.

Copies of the reviewed historical topographic maps are included in Appendix D.

3.9 Company Records

No company records were reviewed by EXP at the time of this investigation.

3.10 Environmental Source Information

Environmental source information includes documents published by the MECP and online databases maintained by the MECP. These documents and databases were reviewed to determine if waste disposal, coal tar, coal gasification, PCB storage sites or sites that generate hazardous wastes were located on or in the immediate vicinity of the Site. The review of the Environmental source information is provided below.

3.10.1 Waste Disposal Sites

The MECP maintains an inventory of all known active and closed waste disposal sites in Ontario. The review of Waste Disposal Site Inventory published by the MECP indicated the following:

- The Site was not identified as a former waste disposal facility, nor were the properties within the surrounding study area.
- No active waste disposal MECP Hazardous Waste sites were identified within a 1 km radius of the Site.

3.10.1 Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario

This inventory (Volumes 1 & 2) was published by the MECP in November 1988 to document the industrial facilities in Ontario that produced or used coal tar and other related tars. The information included in this inventory includes: facility type, size, land use, soil condition, site operators/occupants, site description, and potential environmental impacts. A review of these documents revealed the following:

- The Site was not listed in the inventory; and,
- No facilities within 1 km of the Site were listed in the inventory.

3.10.2 Inventory of Coal Gasification Plant Waste Sites in Ontario

This inventory (Volumes 1 & 2) was published in April 1987 and provided a preliminary assessment of potential environmental impacts of manufactured gas plant waste site in the Province of Ontario. A review of these documents revealed the following:

- The Site was not listed in the inventory; and,
- No other facilities within 1 km of the Site were listed in the inventory.

3.10.3 Ontario Inventory of PCB Storage Sites

The MECP maintains an inventory of all known PCB storage sites in Ontario. The review of the Ontario MECP Inventory of PCB Storage Sites in Ontario (2004) indicated the following:

- The Site was not registered as a PCB storage Site nor were any properties within the surrounding study area.

3.10.4 Hazardous Waste Information Network (HWIN)

The review of the Ontario Regulation 347 Waste Generators Summary (HWIN) identifies companies listed as waste generators and/or receivers. An online search was conducted on January 15, 2024. Search parameters included names of surrounding businesses, street names and city names and were contained to the Site and surrounding properties within 250 metres. No HWIN generators were identified for the Site.

The following HWIN generators were identified in the surrounding study area:

- Wal-Mart Canada Corp. (ON9940274), at 7100 Tecumseh Road East, located 50m south of Site, was listed as a generator of acid solutions, sludges and residues containing heavy metals (112), alkaline solutions, sludges and residues containing heavy metals (122), wastes from the use of paints, pigments and coatings (145), miscellaneous waste inorganic chemicals (148), halogenated pesticides and herbicides (242), waste crankcase oils and lubricants (252), miscellaneous waste organic chemical (263), waste compressed gases (331) from 2010 to current.
- Home Depot Canada (ON7644237), at 6570 & 6630 Tecumseh Road East, located south adjacent of Site, was identified as a generator of acid solutions, sludges and residues containing heavy metals (112), acid solutions, sludges and residues containing other metals and non-metals (113), alkaline solutions, sludges and residues containing heavy metals (122), wastes from the use of paints, pigments and coatings (145), other specified inorganic sludges, slurries or solids (146), chemical fertilizer wastes (147), light fuels (221), halogenated pesticides and herbicides (242), waste oils/sludges (251), waste crankcase oils and lubricants (252), waste compressed gases (331) from 2010 to current.
- Papp Plastics & Distributing Limited (ON6012165), at 6550 Tecumseh Road East, located 210m south of Site, was identified as a generator of wastes from the use of paints, pigments and coatings (145) from 2010 to 2011.

- Rona Ontario Inc. (ON8113872 & ON7114935), at 7350 Catherine Street, located 215m east of Site, was identified as a generator of acid solutions, sludges and residues containing heavy metals (112), alkaline solutions, sludges and residues containing heavy metals (122), wastes from the use of paints, pigments and coatings (145), other specified inorganic sludges, slurries or solids (146), miscellaneous waste inorganic chemicals (148), aliphatic solvents and residues (212), halogenated pesticides and herbicides (242), waste crankcase oils and lubricants (252), miscellaneous waste organic chemical (263), pathological waste (312), waste compressed gases (331) from 2010 to 2011 and 2016 to 2020.

3.10.5 Record of Site Condition

A Record of Site Condition (RSC) summarizes the environmental conditions of a property as determined by a qualified person (QP) by conducting a Phase I ESA, a Phase II ESA and where necessary, confirmatory sampling and risk assessment. Upon completion of the necessary environmental Site assessments, a RSC for an assessed property can be filed with the MECP and added to the Environmental Brownfields Site Registry database. This online, publicly available database can be searched to identify what properties may have potential environmental concerns.

Based on the search of the MECP's Environmental Brownfields Site Registry database, completed on January 15, 2024, no RSCs were filed for the Site.

An RSC was filed for 6570 – 6630 Tecumseh Road East, located south adjacent to Site, in February 2005 (RSC ID 1429). The property was listed as industrial land use with commercial land use as the intended property use. A Phase I & II ESA and two (2) remediation reports were relied upon for certifying the RSC. The final RSC property profile listed no maximum concentrations exceeding the applicable Table 3 SCS for non-potable groundwater, medium/fine textured soil, for Industrial/Commercial/Community property use. The RSC identified that 900 cubic meters of soil was listed as being removed from the property.

The Final RSC Property Profile - Site Condition Standards for the property identified chlorinated solvents in soil and groundwater, including but not limited to tetrachloroethylene and trichloroethylene. The maximum concentration for tetrachloroethylene in soil was 0.7 ug/g compared to the current 2011 MECP Table 2 SCS for fine to medium grained soil of 2.5 ug/g. The maximum concentration for trichloroethylene in soil was 0.673 ug/g compared to the current 2011 MECP Table 2 SCS for fine to medium grained soil of 0.61 ug/g. The maximum concentration for tetrachloroethylene in groundwater was 0.8 ug/L compared to the current 2011 MECP Table 2 SCS of 5 ug/L. The maximum concentration for trichloroethylene in groundwater was 0.8 ug/L compared to the current 2011 MECP Table 3 SCS of 5 ug/L.

3.11 Utility Company Records

No utility company records were reviewed at the time of this Phase I ESA.

3.12 Public Health Concerns

No public health concerns were identified at the time of this Phase I ESA.

4 Interviews

As part of the Phase I ESA process interviews are to be conducted with the individuals identified to be the most knowledgeable about both the current and historical Site uses. The interviews are conducted in order to obtain information to assist in identifying areas of potential environmental concern and identify details of potentially contaminating activities or potential contaminant pathways, in, on or below the Site.

The Site is currently vacant and no site personnel were available for an interview.

5 Site Reconnaissance

Mr. Derek Diesbourg conducted the Site visit on December 20, 2023 in accordance with EXP's internal health and safety protocols and with the Ministry of Labour health and safety regulations. The purpose of the Site visit was to assess the current conditions of the Site.

The general environmental management and housekeeping practices at the Site were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of EXP's investigation.

The Site and the adjoining properties were observed from the Site and/or publicly accessible areas. Photographs documenting the Site visit are included in Appendix A.

5.1 Site

5.1.1 Property Use

At the time of the Site visit the property was vacant with a large portion of the Site covered by early growth trees, reeds, and bushes, with some low lying areas having shallow standing water.

5.1.2 Buildings and Structures

No buildings or structures were present on the property during the Site visit.

5.1.3 Limitations at the Site

No limitations were encountered during the Site visit as no buildings or structures were present.

5.1.4 Chemical Inventory, Storage and Handling

No chemical inventory was observed during the Site visit.

5.1.5 Storage Tanks and Containers

The presence/absence and condition (if present) of Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs) at the Site were assessed during the Site visit. No ASTs or evidence of USTs (i.e., vent and fill pipes) were noted at the time of the Site visit.

5.1.6 Special Attention Substances

5.1.6.1 Polychlorinated Biphenyls (PCBs)

The manufacture of PCBs in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to have PCBs-containing equipment on the Site. Potential equipment, which could contain PCBs include fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and

transformers. A review of the Site was conducted to evaluate the potential presence of PCBs-containing equipment in use or stored at the Site.

As no buildings or structures were present during the Site visit it is considered unlikely for PCB containing equipment to exist on the property.

5.1.6.2 Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (ACMs) are fibrous hydrated silicates, and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-Friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-Friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos-containing cement.

ACMs in the workplace are defined as a Designated Substance under the Ontario Occupational Health and Safety Act (OHSA). Under OHSA, persons in the workplace are required to be notified of the presence of ACMs once they are suspected to be present, and if there is a potential for workers to be exposed. The use of ACMs was discontinued in Canada in the late 1970s/early 1980s, although in some instances asbestos containing materials can still be found in recently constructed buildings.

No structures were encountered during the Site visit. It is considered unlikely for ACMs to exist on the Site.

5.1.6.3 Ozone Depleting Substances (ODSs)

Chlorofluorocarbons (CFCs) often referred to as Freons, ceased production in Canada in 1993 as a result of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997 and a total ban on their use is proposed for 2030. The use of these materials is still permitted in existing equipment, but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during servicing or operation.

No refrigerant containing equipment was observed during the Site visit.

Maintenance of refrigerant containing equipment should be completed in compliance with Ontario Regulation 189/94 by a licensed refrigeration contractor. The equipment should only be repaired, removed, or serviced by an appropriately licensed contractor.

5.1.6.4 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinplate and plumbing. The use of lead-based paints (LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding lead paint is its potential to become lead dust or chips either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

No structures were encountered during the Site visit. It is considered unlikely for lead containing products to exist on the Site.

5.1.6.5 Urea Formaldehyde Foam Insulation (UFFI)

UFFI was formerly sprayed into cavities of walls and above ceilings as an insulating material. UFFI has been discontinued from commercial use since the early 1980s.

No evidence of UFFI was noted during EXP's Site visit.

5.1.6.6 Mercury

Mercury was used in some batteries, light bulbs, old paints, thermostats, old mirrors, etc. Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, in 1991 the decision was made to eliminate the use of mercury compounds in indoor latex paints. The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove "interior uses" from their product labels.

No structures were encountered during the Site visit. It is considered unlikely for mercury containing products to exist on the Site.

5.1.6.7 Mould

Mould is found in the natural environment and is required for the breakdown of plant debris such as leaves and wood. Mould spores are found in the air in both the indoor and outdoor environments. In order for mould to grow it requires a food source (i.e. gypsum wallboard, carpets, wallpaper, wood, etc.) and moist conditions. Mould can have an impact on human health depending on the species and concentration of the mould. Health effects can include allergies and mucous membrane irritation.

Currently there are no regulations governing mould; however, there are several guidelines addressing mould assessments and abatement. At the moment, the industry standards include the Canadian Construction Association (CCA) document 82-2004 titled "Mould guidelines for the Canadian construction industry" and the Environmental Abatement Council of Ontario (EACO) guidelines titled "EACO Mould Abatement Guidelines, Edition 2 (2010)".

It is important to note that the Ontario Ministry of Labour (MOL) has governed protecting workers under the Occupational Health and Safety Act, which states that employers are required to take every precaution reasonable to protect their workers. This includes protecting workers from mould within workplace buildings.

The Site is vacant. Mould growth was not a current concern for the Site.

5.1.6.8 Radon

Radon is a colourless, odourless, radioactive gas that occurs naturally in the environment. It comes from the natural breakdown of uranium in soils and rocks. Exposure to high levels of radon increases the risk of developing lung cancer. This relationship has prompted concern that radon levels in some Canadian buildings may pose a health risk. Radon gas can move through small spaces in the soil and rock and seep into a building through cracks in concrete, sumps, joints and basement drains. Concrete-

block walls are particularly porous to radon and radon trapped in water from wells can be released into the air when the water is used.

Due to the potential health concerns associated with radon, Health Canada released a guideline in June 2007 for a maximum acceptable level of radon gas of 200 becquerels per cubic metre (Bq/m3). Where radon gas is present and the annual radon concentration exceeds 200 Bq/m3 in the normal occupancy area, Health Canada recommends taking the necessary actions to reduce radon levels.

Based on the overburden and bedrock materials underlying the Site, it is unlikely that radon gas emissions would be a concern. However, the presence of Radon at the Site can only be determined by actual testing which was beyond the scope-of-work for this assessment.

5.1.6.9 Other Substances

No other special attention substances (such as acrylonitrile or isocyanates) were suspected to be present at the Site at the time of this Phase I ESA.

5.1.7 Unidentified Substances

No unidentified substances were present at the Site at the time of this Phase I ESA.

5.1.8 Drains and Sumps

No drains or sumps were observed during the Site visit.

5.1.9 Building Heating and Cooling Systems

No buildings were observed during the Site visit and hence no heating and cooling systems were present.

5.1.10 Mechanical Equipment

No mechanical equipment was observed during the Site visit.

5.1.11 Air Emissions

Air emissions in Ontario are regulated under the Environmental Protection Act (EPA) and its Regulations (O. Reg. 419/05, O. Reg. 245/11). Owners and operators of activities that may discharge a contaminant into the natural environment must seek approval from the Ministry of the Environment (ministry) to carry out these activities. As of October 31, 2011, amendments to the EPA resulted in a two-path environmental approval process, the Environmental Compliance Approval (ECA) and Environmental Activity and Sector Registry (EASR). The EASR allows businesses to register certain activities with the ministry, rather than apply for approvals. The EASR is for common systems and processes, currently for heating systems, standby power systems and automotive refinishing, to which preset rules of operation can be applied. Unless explicitly exempted, most industrial processes or modification to industrial processes and equipment require an ECA, formerly a Certificate of Approval (Air and Noise). Retroactive approval should be sought for equipment installed and unchanged between

1972 and June 29th, 1988 when the requirement for a Certificate of Approval was added to the EPA. The EPA provides a list of specific equipment and conditions, which are exempt from approval requirements (i.e. fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million kilojoules per hour [BTU/hour]). No significant air emissions were identified during the Site visit. However, EASR registration may be required for combustion equipment, as the heating equipment may exceed a rate of more than 1.5 million kilojoules per hour.

Based on the findings of this investigation, neither an ECA or EASR are expected to be required for air emissions at the Site.

5.1.12 Odour and Noise

No chemical or other significant odours were detected during the Site visit. No excessive noise was detected at the Site during the Site visit.

5.1.13 Sewage and Wastewater Disposal

The surrounding area is connected to the municipal wastewater system.

5.1.14 Liquid Chemical Waste Generation, Storage & Disposal

No liquid waste was observed during the Site visit.

5.1.15 Solid Waste Generation, Storage & Disposal

No solid waste generation was observed during the Site visit.

5.1.16 Topographic, Geologic and Hydrogeologic Conditions

The review of the topographic maps indicated that the Site and surrounding area is relatively flat with a local topography which slopes to the north towards Hawkins Drain which borders the Site.

The general groundwater flow direction is expected to be to the northeast, towards the Little River tributary, however, the actual groundwater flow direction can only be determined by long term groundwater elevation investigation in the area. The groundwater flow direction may also be influenced by utility trenches and other subsurface structures and may migrate in the bedding stone of nearby subsurface utility trenches.

5.1.17 Water Courses, Ditches and Site Drainage

No current water courses or ditches were noted on-Site. Hawkins Drain was observed north adjacent to Site running parallel with the railway.

5.1.18 Abandoned and Existing Wells

No abandoned or existing potable water wells were observed on the Site during the Site visit. A search of the Ministry of the Environment's Well Records conducted on January 15, 2024 revealed no records for the Site.

Fifteen (15) records were identified within the Phase I ESA Study area that were installed between 1969 and 2021. One (1) record was for a potable water well installed to 39.9 m bgs encountering clay for the first 39m. The remaining records were for monitoring wells installed to depths of 3.7 to 6.1m bgs encountering brown clay becoming grey between 4.0 to 5.0m bgs.

5.1.19 Fill Material

The Site was generally level with the surrounding properties. However, a berm was observed running along the west boundary of Site. Additionally concrete debris was observed on the north portion of Site. It is suspected that fill material was imported to the Site from the construction of the south adjacent commercial building as observed in the historic aerial photos from the 2000s.

5.1.20 Stained Materials

No stained materials were observed at the time of the Site visit.

5.1.21 Stressed Vegetation

No stressed vegetation was observed during the Site visit.

5.1.22 Roads, Parking Facilities and Right of Ways

No formal parking facilities were present on the Site. The Site was accessible via foot by walking from nearby properties and municipal streets.

5.1.23 Pits and Lagoons

No pits or lagoons were observed during the Site visit.

5.1.24 Other Issues

No other issues were identified during this Phase I ESA.

5.2 Neighbouring Properties

The condition of the adjoining and neighbouring properties was observed at the time of EXP's Site visit. The surrounding properties were mixed mainly commercial/residential development. The following neighbouring properties were observed at the time of EXP's site visit:

North: Railway and residential neighbourhood.

South: The Home Depot.

East: Vacant lot and the Serbian Centre.

West: Vacant lot and Windsor Transload (Train Yard).

In general, the current adjacent and surrounding properties appeared to be relatively well kept, with no obvious issues of environmental concern noted.

6 Conclusions

Based on the Phase I ESA findings, the potential environmental concerns associated with the Site are summarized in the following table:

Areas of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
Site		
Fill Material of unknown quality	Soil and Groundwater Petroleum hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), and Metals & Inorganics	Disturbed soils and suspected fill material of unknown quality was present on the Site starting in the 2000s. The origins of the fill material is unknown, however, it is suspected to have come from the construction of the south adjacent commercial building at 6330 Tecumseh Road East. The property to the south was formerly operational as "Steel Master Tool-Division of Tecumseh Metal Prods" from the 1960s to the 1990s. That property was remediated in the 2000's and an RSC was filed with the MECP. The current occupant is "Home Depot. The potential environmental concern associated with the fill material is considered to be moderate to high.
Surrounding Properties		
Historic Metal products company south adjacent of Site (former contaminated Site).	Soil & Groundwater Metals & Inorganics, PAHs, PHCs, & VOCs	A historic metal products company was present south adjacent to Site prior to the current "Home Depot" development south of Site. The potential for migration of contaminants onto the subject Site from these neighbouring properties exists. An RSC was performed on the property indicating that 900 cubic meters of contaminated soil was removed from the property. The Final RSC Property Profile - Site Condition Standards for the property identified chlorinated solvents in soil and groundwater, including but not limited to tetrachloroethylene and trichloroethylene that were detected in the soil and groundwater. The parameters were within the Site condition standards for the RSC at that time, however, are elevated or slightly exceeding the current standards. This would indicate that chlorinated solvents were used on Site and therefore the

Areas of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
		potential environmental concern to the Site is considered to be moderate to high.
Historic fuel, lumber, and railyard operations west and southwest of Site	Soil & Groundwater Metals & Inorganics, PAHs, PHCs, & VOCs	Historic fuel, lumber, and railyard operations west and southwest of Site have occurred from the 1940s into the late 1990s with the railyard still operating into the present. The potential for migration of contaminants onto the subject Site from these neighbouring properties exists. However, given the relatively low permeability soils in the general Site area, and the separation distances to historic and current operations on neighbouring properties (130 – 250m) the potential environmental concern associated with surrounding properties is considered to be low.
HWIN producers located south and east of Site	Soil & Groundwater Metals & Inorganics, PAHs, PHCs, & VOCs	HWIN generators were and are currently present in the surrounding area. The majority of HWIN generators are associated with commercial stores including “Home Depot”, “Walmart”, and “Rona” while the remaining was associated with a plastics company operating from 2010 to 2011. Considering the expected small domestic sized quantities of hazardous wastes produced by the commercial stores related to sold products and the relatively small time frame of the plastics company the potential environmental concern associated with surrounding properties is considered to be low.
Historic Auto Sales south and west of Site	Soil & Groundwater PHCs, & VOCs	Historic auto sales operations west and south of Site occurred from the 1990s into the 2010s. The potential for migration of contaminants onto the subject Site from these neighbouring properties exists. However, given the properties operated as auto sales only with no automotive repair present and the relatively low permeability soils in the general Site area, the potential environmental concern associated with surrounding properties is considered to be low.

7 Recommendations

Based on the Phase I ESA conclusions, the flowing recommendation are provided:

Issue Identified	Recommendation	Rationale
Fill Material of unknown quality Historic Metal products company south adjacent of Site with known historic impacts from solvents etc.	Complete a Phase II Environmental Site Assessment including borehole/monitoring well drilling, soil sampling, and chemical analysis.	Assess soil quality in the areas of potential environmental concern.

The Phase II Environmental Site Investigation can be completed concurrently with the Geotechnical Investigation.

It should be noted that as of January 1, 2023, the full implementation of the new regulations and procedures for the management of excess soils will come into effect under Ontario Regulation (O.Reg.) 406/19 (On-Site and Excess Soil Management) made under the Ontario Environmental Protection Act (O.EPA), which will greatly affect the transportation and re-use of excess soils off-site. In the event of future development of the Site, soils that will be removed from the Site should be analyzed to determine possible options for disposal or re-use. Any movement of soils and fill materials off-site must be completed in accordance with Ontario Regulations 406/19 and 347 (as amended) and all other applicable regulations and must meet the requirements of the receiver site.

8 Qualifications of Assessors

The Site visit and records review was conducted by Mr. Derek Diesbourg, who has been trained to conduct Phase I ESAs in accordance with the CSA Standard. Mr. Diesbourg obtained his Environmental Technologist advanced diploma from Fanshawe College in 2016.

The report has also been reviewed by Mr. Scott Aziz who obtained his Chemical Engineering degree from the University of Western Ontario, ON in 1989. Mr. Aziz is a highly qualified professional engineer with several years of diverse hands-on experience in environmental site assessment, environmental audits, remediation of contaminated sites, technical specifications, cost estimates, contract documents and project management. Mr. Aziz is a member of the Professional Engineers of Ontario (PEO).

EXP Services Inc. Is a full service consulting and engineering firm and provides a full range of environmental services through the Environmental Services Group. EXP's Environmental Services Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with the Ontario Ministry of the Environment. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the EXP organization.

9 References

1. Canadian Standards Association. November 2001. *Z768-0 (R2013) Phase I Environmental Site Assessment.*

2. *Occupational Health and Safety Act* - Ministry of Labour (MOL).

3. "Bedrock Geology of Ontario, Southern Sheet," Ontario Geological Survey, Map 2544. Scale 1: 1,000,000, Issued 1991.

4. "Susceptibility of Groundwater to Contamination" MOECC, S102 Windsor-Essex Sheet.

5. Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.

6. Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario. Ontario Ministry of the Environment, November 1988.

7. Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.

8. Ontario Inventory of PCB Storage Sites. Ontario Ministry of the Environment, 1993- 2003-2004.

9. Hazardous Waste Information Systems (HWIS, 1986-2005).

10 Limitations and Use of Report

BASIS OF REPORT

This report ("Report") is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of EXP may require re-evaluation. Where special concerns exist, or the Client has special considerations or requirements, these should be disclosed to EXP to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Where applicable, recommended field services are the minimum necessary to ascertain that construction is being carried out in general conformity with building code guidelines, generally accepted practices and EXP's recommendations. Any reduction in the level of services recommended will result in EXP providing qualified opinions regarding the adequacy of the work. EXP can assist design professionals or contractors retained by the Client to review applicable plans, drawings, and specifications as they relate to the Report or to conduct field reviews during construction.

RELIANCE ON INFORMATION PROVIDED

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to EXP by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. EXP has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to EXP. If new information about the environmental conditions at the Site is found, the information should be provided to EXP so that it can be reviewed and revisions to the conclusions and/or recommendations can be made, if warranted.

STANDARD OF CARE

The Report has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to EXP by the Client, communications between EXP and the Client, other reports, proposals or documents prepared by EXP for the Client in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. EXP is not responsible for use by any party of portions of the Report.

USE OF REPORT

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. No other party may use or rely upon the Report in whole or in part without the written consent of EXP. Any use of the Report, or any portion of the Report, by a third party are the sole responsibility of such third party. EXP is not responsible for damages suffered by any third party resulting from unauthorised use of the Report.

REPORT FORMAT

Where EXP has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by EXP utilize specific software and hardware systems. EXP makes no representation about the compatibility of these files with the Client's current or future software and hardware systems. Regardless of format, the documents described herein are EXP's instruments of professional service and shall not be altered without the written consent of EXP.

We trust this report satisfies your immediate requirements. If you have any questions regarding the information in this report, please do not hesitate to contact this office.

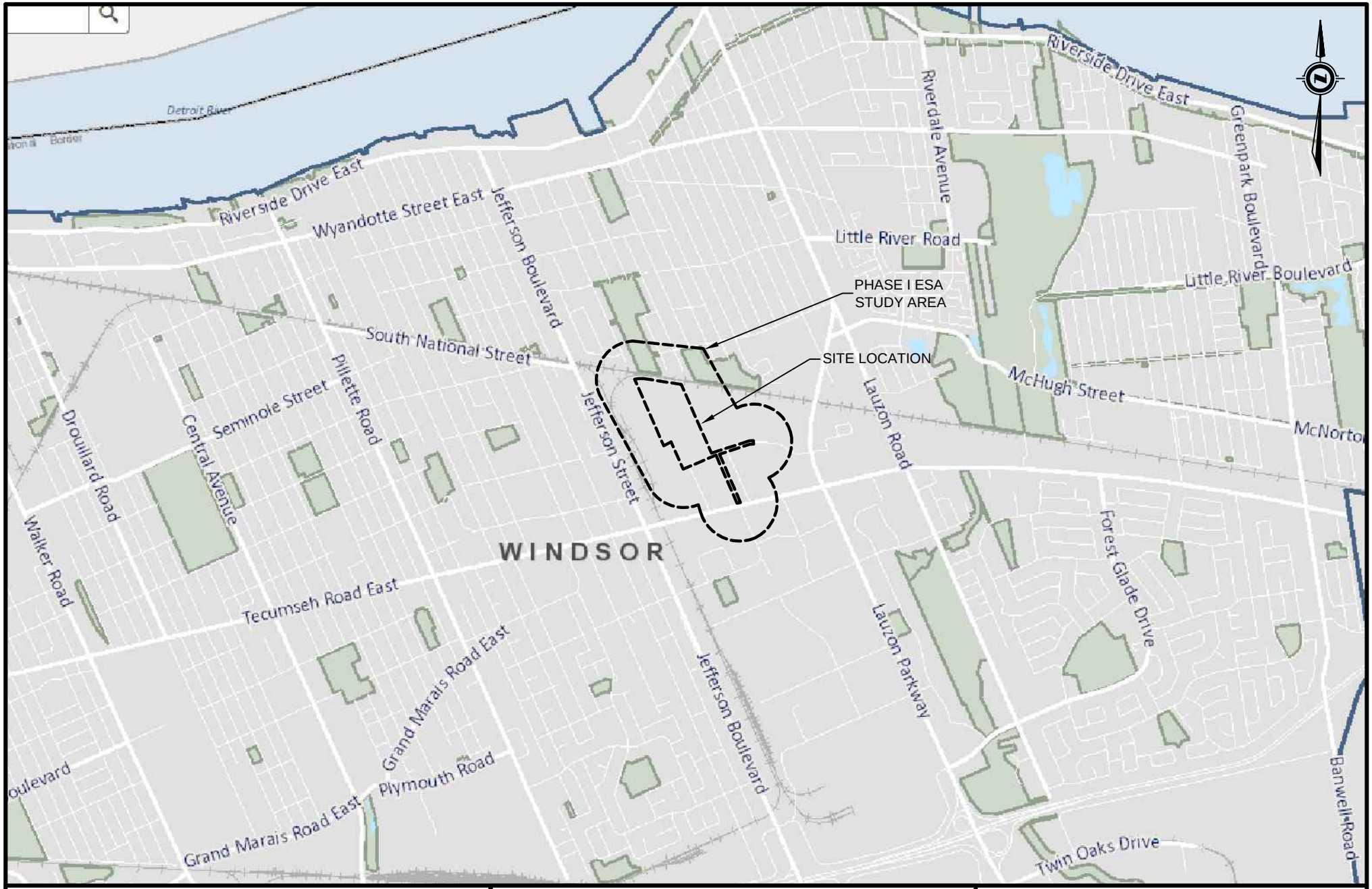
EXP Services Inc.

Derek Diesbourg
Environmental Technologist
Environmental Division

Jennifer Ellison, B.Sc., C.E.T
Project Manager
Environmental Division

Scott Aziz, P.Eng
Senior Project Manager and Team Leader
Environmental Division

Figures



Exp Services Inc.
15701 Robin's Hill Blvd
London, Ontario
N5V 0A5

CLIENT:	ROCK DEVELOPMENTS INC
SITE:	TECUMSEH ROAD EAST, WINDSOR, ONTARIO
TITLE:	PHASE I ESA - SITE LOCATION PLAN
Date:	JANUARY 2024
PROJECT No:	LON-24000090-A0
FIG	1

0 800 1600
SCALE (METRES)

Exp Services Inc.
15701 Robin's Hill Blvd
London, Ontario
N5V 0A5

CLIENT:	ROCK DEVELOPMENTS INC
SITE:	TECUMSEH ROAD EAST, WINDSOR, ONTARIO
TITLE:	PHASE I ESA - SITE PLAN
Date: JANUARY 2024	PROJECT No: LON-24000090-A0
FIG 2	

LEGEND

0 200 400

SCALE (METRES)

* - HWIN GENERATOR

Appendix A:
Site Photographs

Photo 1: Facing west from east boundary of Site at the west end of Catherine St.

Photo 2: Facing northwest from the southeast corner of Site, near the northeast corner of "Home Depot".

Photo 3: Facing southwest from the northeast corner of Site.

Photo 4: Facing southeast from the northwest corner of Site.

Photo 5: Facing northeast from southwest corner of Site.

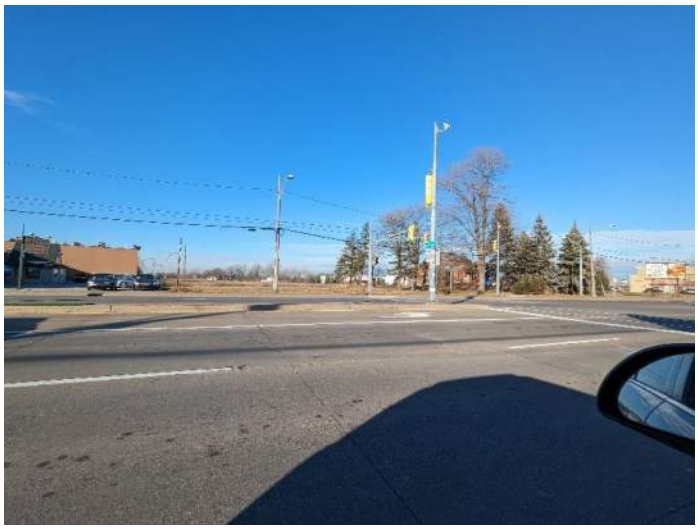


Photo 6: Facing north from the south boundary of Site at the Rose-Ville Garden Dr & Tecumseh Rd E intsec.

Photo 7: South adjacent “Home Depot”.

Photo 8: South adjacent “Walmart”.

Photo 9: East adjacent Serbian Centre.

Photo 10: North adjacent railway and drainage ditch.

Photo 11: West adjacent vacant lot and train yard.

Photo 12: South adjacent vacant commercial building.

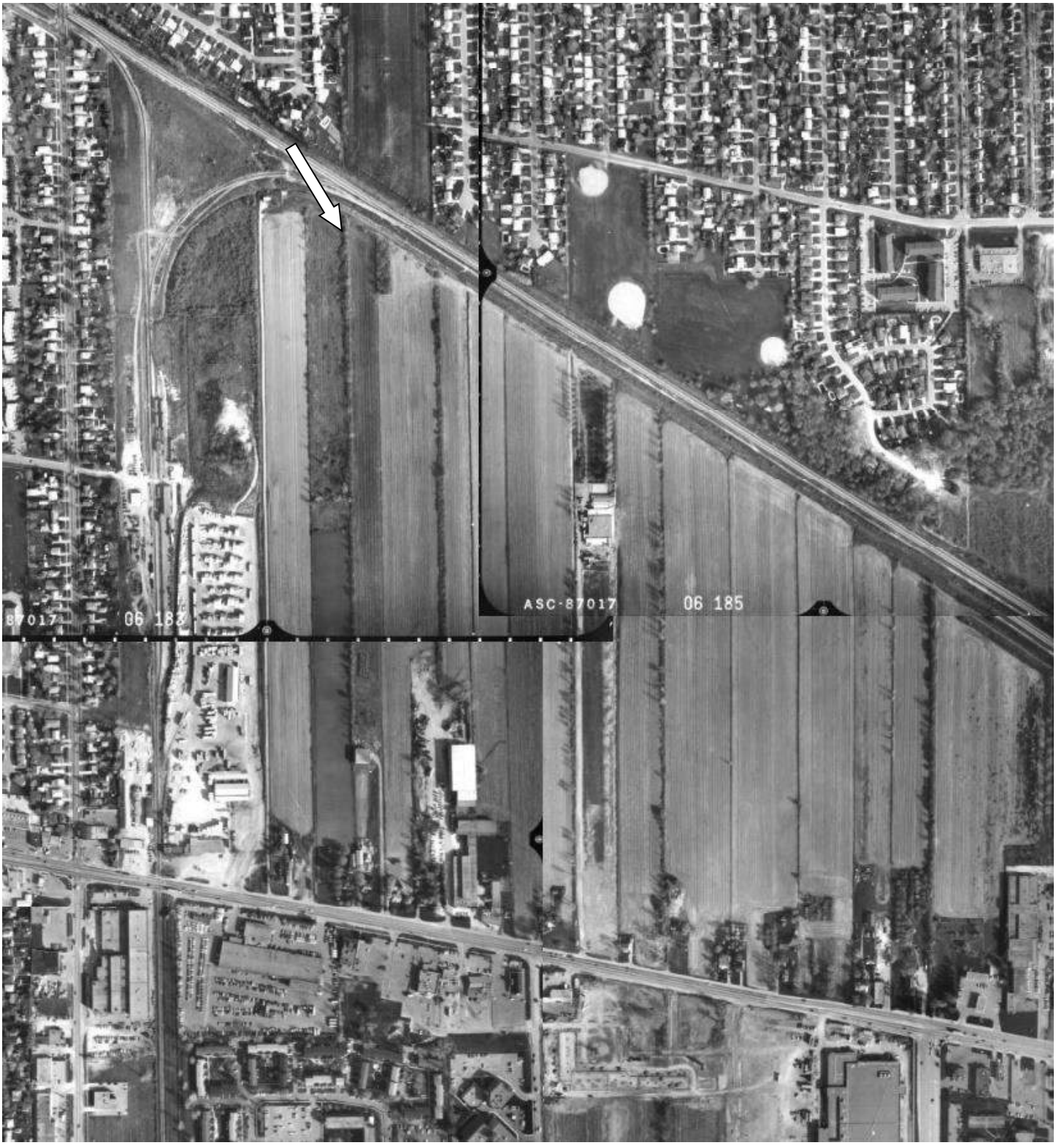
Appendix B:
Aerial Photographs

1950 Aerial Photograph (Arrow Indicates Site)

1960 Aerial Photograph

1972 Aerial Photograph

1977 Aerial Photograph



1987 Aerial Photograph

1993 Aerial Photograph

2004 Aerial photograph

2010 Aerial Photograph

2023 Aerial Photograph

Appendix C:
Regulatory Correspondence

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

Ontario

February 8, 2024

Derek Diesbourg
EXP Services Inc.
15701 Robins Hill Road
London, Ontario N5V 0A5
derek.diesbourg@exp.com

Dear Derek Diesbourg:

RE: **MECP FOI A-2024-00223 - Your Reference 24000090 – 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 6412 Tecumseh Road East Lot 118 Conc 1 Petite Cote Sandwich, Windsor,
6560 Tecumseh Road East Lot 119 Conc 1 Petite Cote, Sandwich, Windsor.
6700 Tecumseh Road East Lot 120 Conc 1 Petite Cote Sandwich Windsor.

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 Ann Harmsen at 613 483-2294 or Ann.Harmsen@ontario.ca.

Yours truly,

Ann Harmsen

for
Josephine DeSouza
Manager (A), Access and Privacy Office

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

Ontario

January 15, 2024

Derek Diesbourg
EXP Services Inc.
15701 Robins Hill Road
London, Ontario N5V 0A5
derek.diesbourg@exp.com

Dear Derek Diesbourg:

RE: **MECP FOI A-2024-00223 / Your Reference 24000090 – Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act.

The search will be conducted on the following: 6412 Tecumseh Road East Lot 118 Conc 1 Petite Cote Sandwich, Windsor
6560 Tecumseh Road East Lot 119 Conc 1 Petite Cote, Sandwich, Windosrj
6700 Tecumseh Road East Lot 120 Conc 1 Petite Cote Sandwich Windsor. If there is any discrepancy, please contact us immediately.

Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

If you have any questions, please contact Rose D'Souza at 416-276-6548 or Rose.D'Souza7@ontario.ca.

Yours truly,
MECP Access and Privacy Office

Derek Diesbourg

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Monday, January 15, 2024 12:41 PM
To: Derek Diesbourg
Subject: RE: Fuel Storage Inquiry

RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are records in our current database of any fuel storage tanks at the subject address(es).

Inventory Number	Address	City	Province	Postal Code	Status	Asset Type / Inventory Item
11057393	6300 TECUMSEH RD E	WINDSOR	ON	N8T 1E6	Active	FS LIQUID FUEL TANK
11057415	6300 TECUMSEH RD E	WINDSOR	ON	N8T 1E6	Active	FS LIQUID FUEL TANK
9366218	6300 TECUMSEH RD E	WINDSOR	ON	N8T 1E6	Active	FS PRIVATE FUEL OUTLET - SELF SERVE

Inventory Number	Address	City	Province	Postal Code	Status	Asset Type / Inventory Item
31075787	7100 TECUMSEH RD E	WINDSOR	ON	N8T 1E6	Active	FS CYLINDER EXCHANGE

Accessing the applications

1. Click https://forms.tssa.org/Payments/Service-Prepayment-Portal - TSSA and click "need a copy of a document"
2. Select the appropriate application, download it, complete it in full and save it (Note: you will have to upload the application)
3. Proceed to page 3 of the application and click the "TSSA Service Prepayment Portal" link under payment options (the link will take you the secure site where you can pay for the request via credit card)

Accessing the Service Prepayment Portal

1. Select new or existing customer (*if you are an existing customer, you will need your account number & postal code to access your account)
2. Under "Program Area" select **Public Information** and click continue
3. Enter application form number (found on the bottom left corner of the application form) and click continue
4. Complete the primary contact information section
5. Complete the fee section
6. Upload your completed application

7. Upload supporting documents (if required) and click continue

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.

Warm regards,

Kimberly Gage | Public Information Agent
Legal
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3348 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org
www.tssa.org

Winner of 2022 5-Star Safety Cultures Award

From: Derek Diesbourg <Derek.Diesbourg@exp.com>
Sent: Monday, January 15, 2024 11:59 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Fuel Storage Inquiry

Good morning,

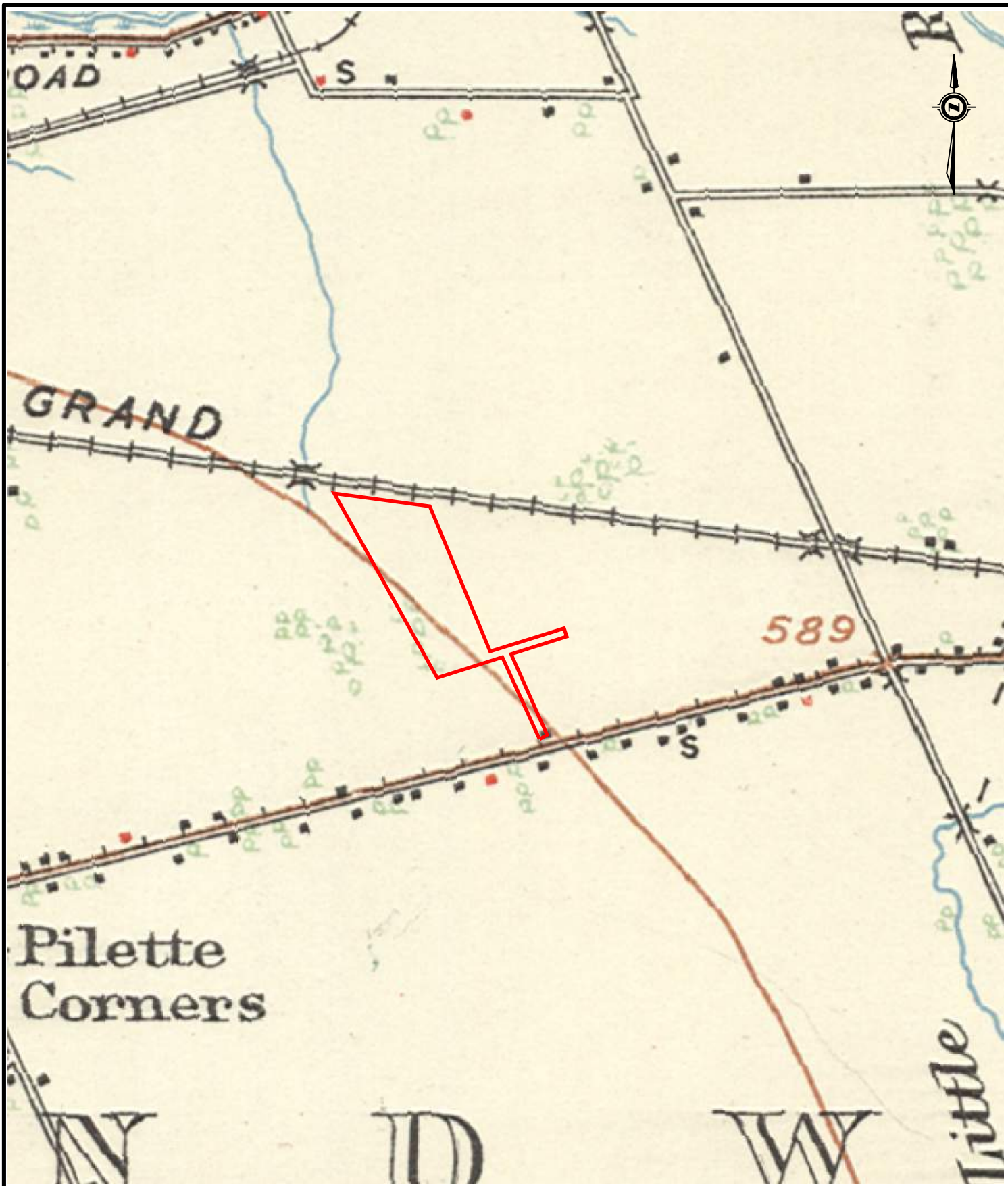
Can you please inform as to whether there is any record of fuel storage at 7350 Catherine St; 6200, 6300, 6412, 6560, 6630, 6700, & 7100 Tecumseh Road East in Windsor, Ontario?

Thank you

Derek Diesbourg
EXP | Field Technician
t : +1.519.963.3000, 63425 | m : +1.226.345.7615 | e : derek.diesbourg@exp.com
15701 Robin's Hill Road
London, ON N5V 0A5
CANADA

keep it green, read from the screen

Appendix D:
Topographic Maps



EXP Services Inc.
t: +1.519.963.3000
f: +1.519.963.1152

15701 Robin's Hill Blvd
London, Ontario
N5V 0A5

PROJECT: Phase I ESA: Tecumseh Road East, Windsor, Ontario

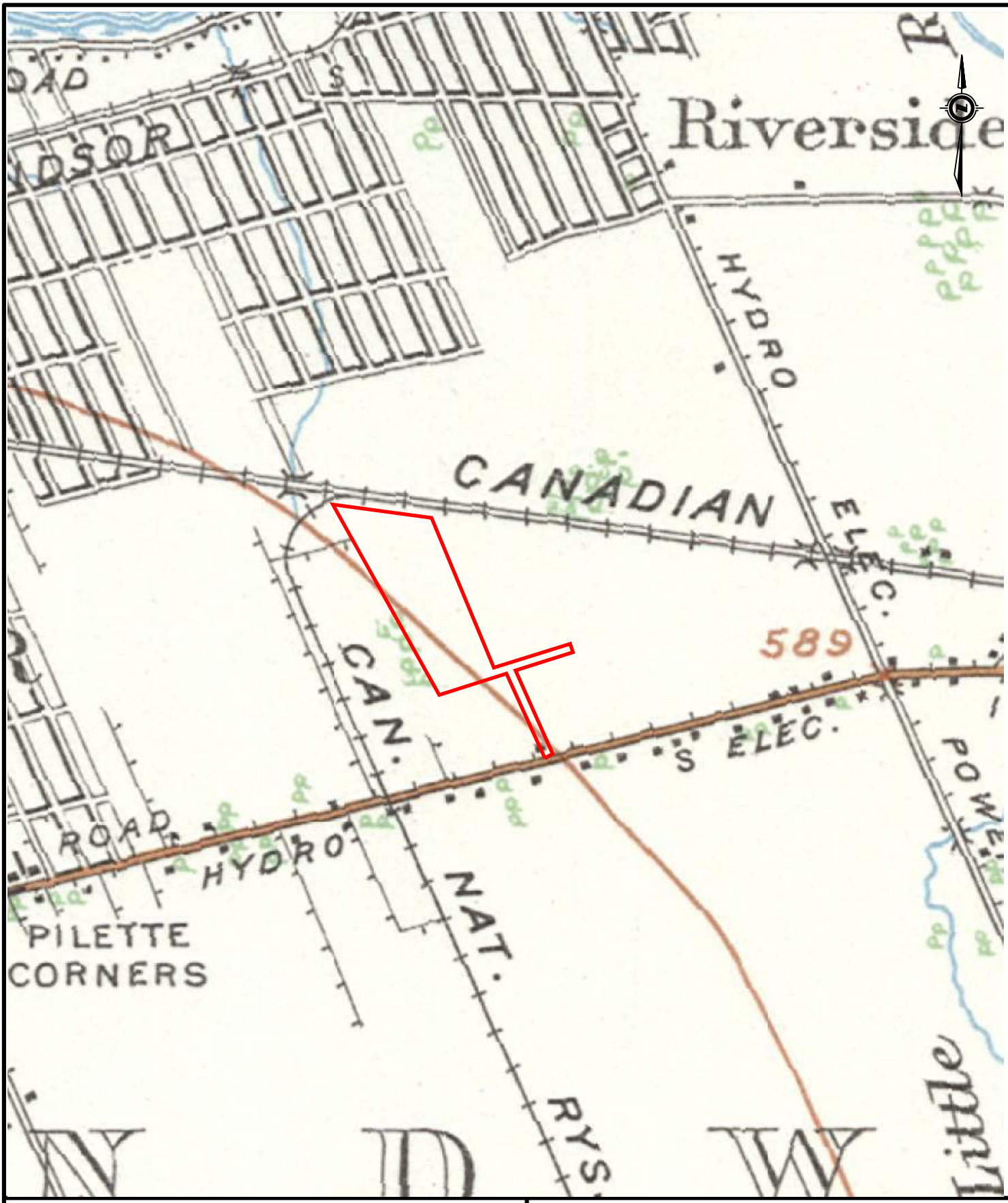
CLIENT: Rock Developments Inc.

TITLE: 1912 Topographic Map

PROJ. NO: LON-24000090-A0

DATE: January 2024

TOPO - 1



EXP Services Inc.
t: +1.519.963.3000
f: +1.519.963.1152

15701 Robin's Hill Blvd
London, Ontario
N5V 0A5

PROJECT: Phase I ESA: Tecumseh Road East, Windsor, Ontario

CLIENT: Rock Developments Inc.

TITLE: 1931 Topographic Map

PROJ. NO: LON-24000090-A0

DATE: January 2024

TOPO - 2

EXP Services Inc.
t: +1.519.963.3000
f: +1.519.963.1152

15701 Robin's Hill Blvd
London, Ontario
N5V 0A5

PROJECT: Phase I ESA: Tecumseh Road East, Windsor, Ontario

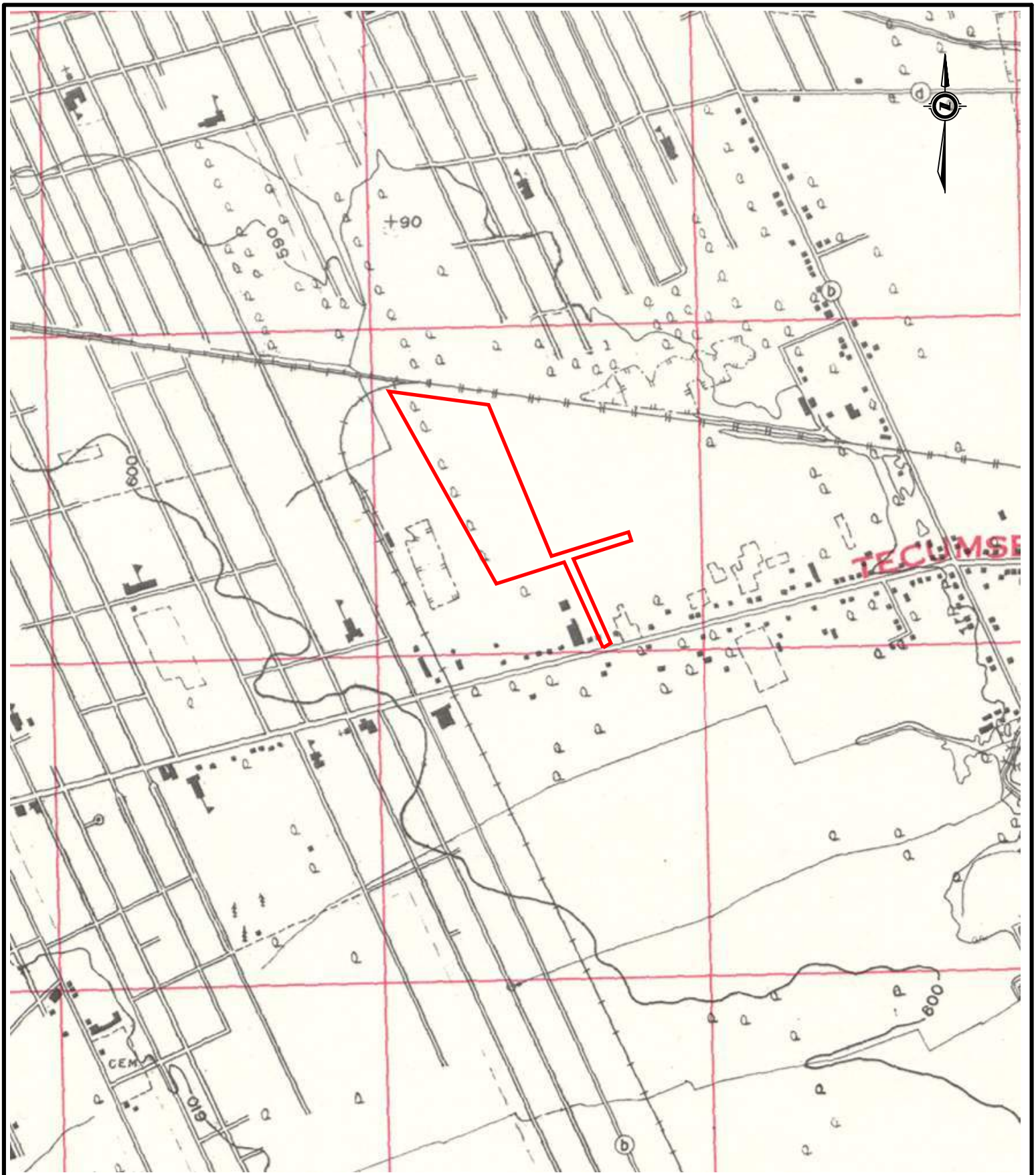
CLIENT: Rock Developments Inc.

TITLE: 1940 Topographic Map

PROJ. NO: LON-24000090-A0

DATE: January 2024

TOPO - 3



EXP Services Inc.
t: +1.519.963.3000
f: +1.519.963.1152

15701 Robin's Hill Blvd
London, Ontario
N5V 0A5

PROJECT: Phase I ESA: Tecumseh Road East, Windsor, Ontario

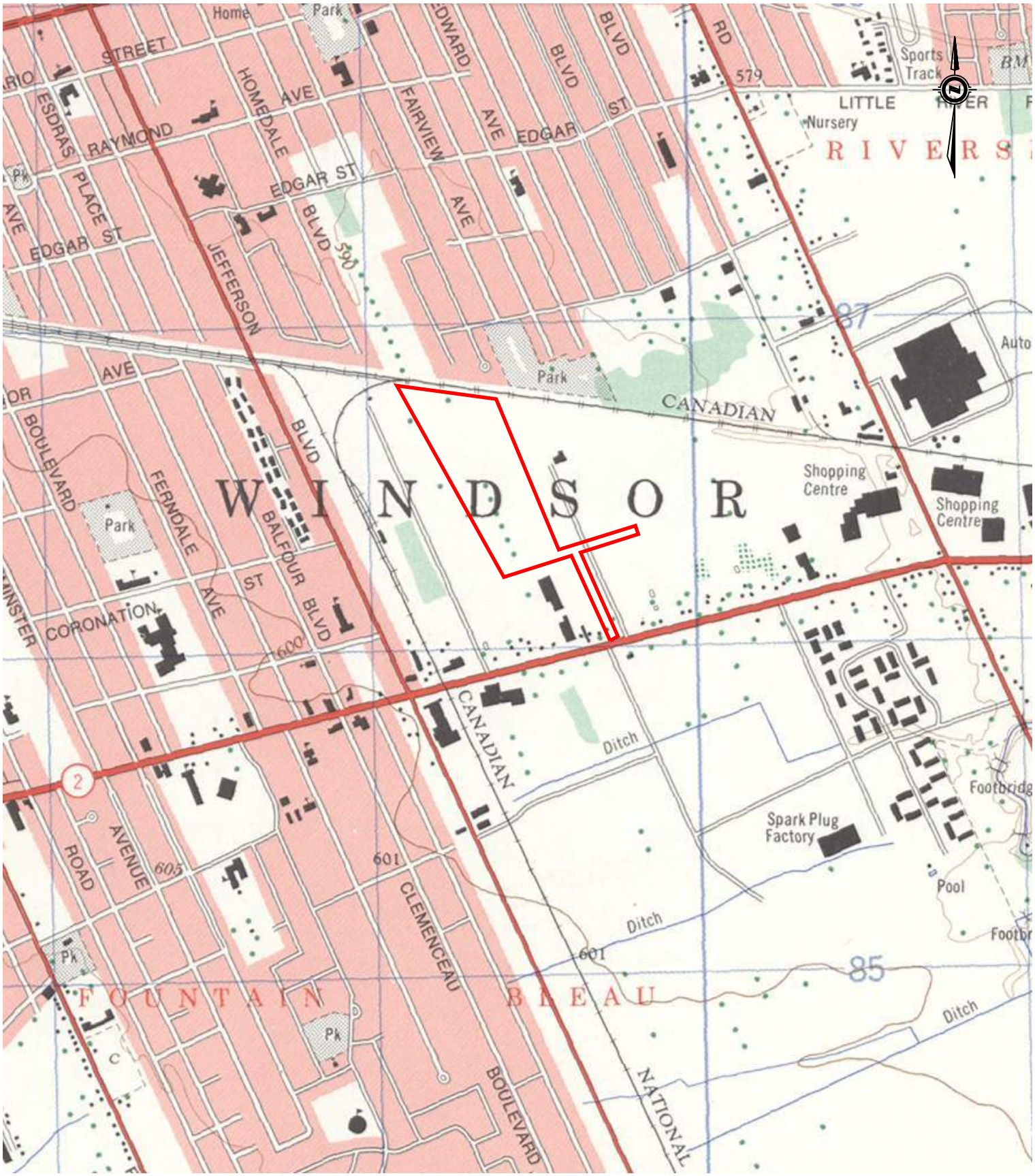
CLIENT: Rock Developments Inc.

TITLE: 1961 Topographic Map

PROJ. NO: LON-24000090-A0

DATE: January 2024

TOPO - 4



exp.	EXP Services Inc. t: +1.519.963.3000 f: +1.519.963.1152	15701 Robin's Hill Blvd London, Ontario N5V 0A5	PROJECT: Phase I ESA: Tecumseh Road East, Windsor, Ontario
CLIENT: Rock Developments Inc.			TITLE: 1975 Topographic Map
PROJ. NO: LON-24000090-A0	DATE: January 2024		TOPO - 5

EXP Services Inc.
t: +1.519.963.3000
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15701 Robin's Hill Blvd
London, Ontario
N5V 0A5

PROJECT: Phase I ESA: Tecumseh Road East, Windsor, Ontario

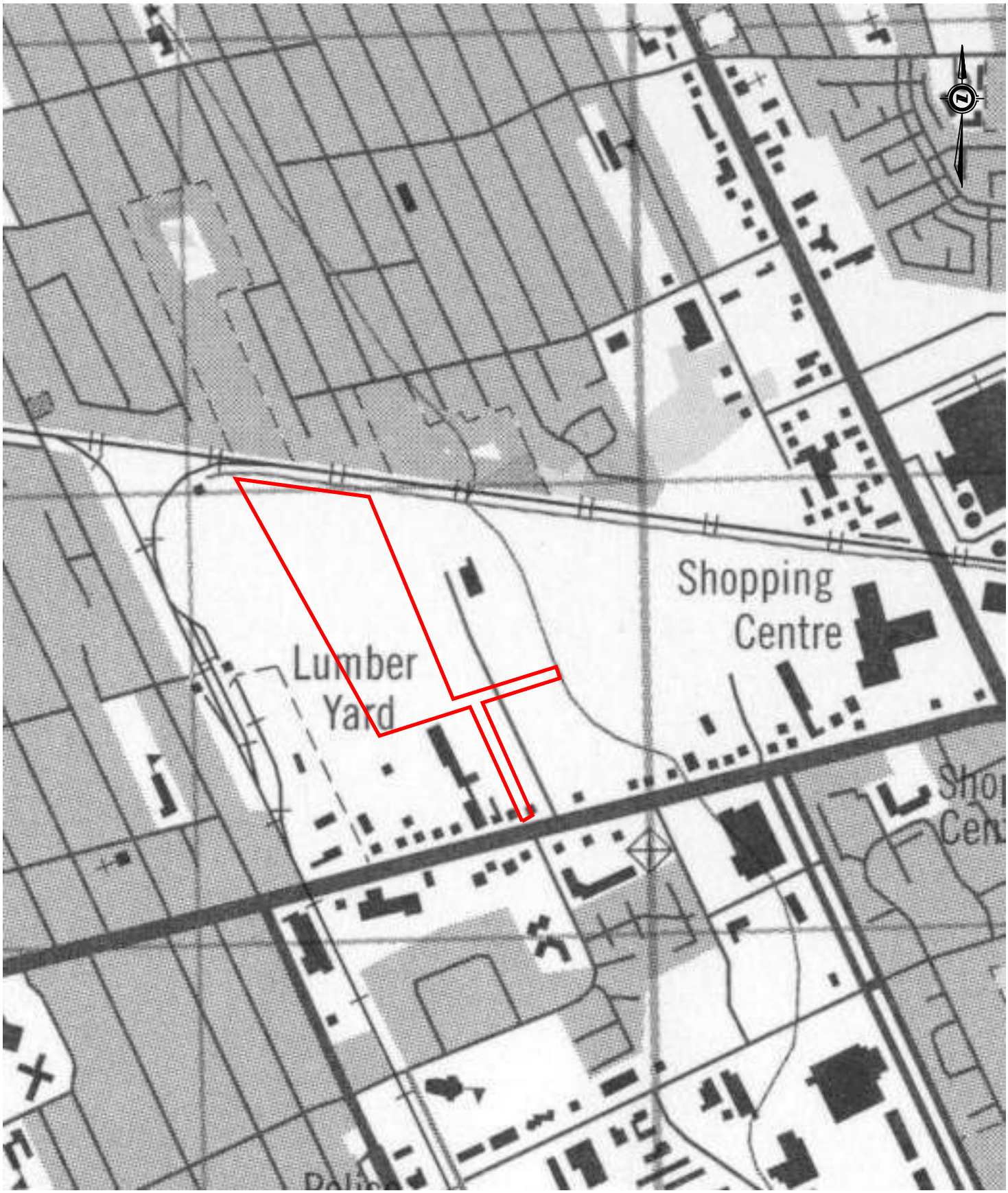
CLIENT: Rock Developments Inc.

TITLE: 1987 Topographic Map

PROJ. NO: LON-24000090-A0

DATE: January 2024

TOPO - 6



EXP Services Inc.
t: +1.519.963.3000
f: +1.519.963.1152

15701 Robin's Hill Blvd
London, Ontario
N5V 0A5

PROJECT: Phase I ESA: Tecumseh Road East, Windsor, Ontario

CLIENT: Rock Developments Inc.

TITLE: 2001 Topographic Map

PROJ. NO: LON-24000090-A0

DATE: January 2024

TOPO - 7