



Ministry of the Environment, Conservation and Parks
Environmental Assessment and Permissions Division

Confirmation of Registration

Registration Number: R-009-9388717895

Version Number: 1.0

Date Registration Filed: November 12, 2025 13:08:55

TWO SISTERS RESORTS CORP.

122 Romina DR
Vaughan ON L4K 4Z7

You have registered, in accordance with Section 20.21 (1) (a) of the *Environmental Protection Act*, for the taking of water from a water body for creating or maintaining one or more dewatered work areas within a construction site for a single construction project, as prescribed in O. Reg. 63/16.

325 King Street
Niagara-on-the-Lake ON L0S 1J0

Ministry District Office: Niagara District Office

Please note that the water taking for construction site dewatering are subject to the applicable provisions of O. Reg. 245/11 and O. Reg. 63/16. The operating requirements for your water taking activity are outlined in schedule 'A'. The activity related information provided during the registration process is included as part of the confirmation of registration as schedule 'B'.

Dated on November 12, 2025 13:08:55

Director
Client Services and Permissions Branch
Ministry of the Environment, Conservation and Parks
135 St. Clair Avenue West, 1st Floor Toronto ON M4V 1P5

Any questions related to this registration and the Environmental Activity and the Sector Registry should be directed to:

Client Services and Permissions Branch
Ministry of the Environment, Conservation and Parks
Phone:(416) 314-8001
Toll free: 1-800-461-6290
Email: enviopermissions@ontario.ca

Activity Requirements

Activity Requirements for Water Takings Under O. Reg. 63/16

All registered water taking activities are required to meet the activity requirements that are included in O. Reg. 63/16, refer to the regulation and ministry guidance for details. While all efforts are made to ensure the accuracy of the requirements summarized below, if there is any discrepancy between this summary and the Acts or regulations, the provisions of the Acts and regulations prevail. It is your responsibility to:

Water taking and discharge requirements

- implement requirements of the water taking report and discharge report that were submitted as part of your registration, in accordance with the regulation, including:
 - monitoring plans, contingency plans, methods of discharge, treatment measures, and the notification protocol
- ensure water discharged to land or a storm sewer cannot have a visible petroleum hydrocarbon film or sheen
- ensure the turbidity of any ground water or storm water discharged to land or a storm sewer within 30 metres of a water body must not exceed 8 Nephelometric Turbidity Units (NTU) above the background level of the receiving water body
- ensure that any erosion, sediment and total suspended solids control measures are followed as per the recommendations of the manufacturer or the discharge report, as appropriate. All control measures and all materials collected and trapped by these measures should be recovered and disposed of appropriately

Reporting

- submit the daily water taking data (total of ground and storm) collected and recorded for the previous calendar year by **March 31 annually**. If no water was taken, you are still required to report

Notifications

- notify any other water users in the expected area(s) of influence who may be impacted by the water taking and the [local District Office](#) of the ministry at least 48 hours prior to the commencement of the initial taking of water that includes, at a minimum, the following information:
 - i. A description of where the water taking is to occur.
 - ii. The dates on which the water is intended to be taken.
 - iii. The approximate time and duration that each water taking will occur.
 - iv. The registration number that appears on the confirmation of registration in respect of the activity that is provided under subsection 2 (4) of Ontario Regulation 245/11.
 - v. The name and telephone number of a person who can be contacted to report any concerns about the water taking interfering with another water supply.
- notify local municipalities and the conservation authority if the water taking continues more than 365 days
- notify the ministry immediately, and keep a record when you receive a complaint that the water taking is impacting the natural environment

- During normal business hours notify the [local District Office](#) of the ministry and the ministry's [Spills Action Centre](#) after hours

Records

- keep records for a period of five years, including:
 - i. copies of the water taking report, discharge report, records related to any monitoring plans and any information that demonstrates that the notification protocol was implemented
 - ii. a record of the water taking information for each source and any precipitation on the construction site

Comply with your registration

- update the registry within 30 days from the day you become aware that the information is no longer current or accurate
- request removal of your registration within 30 days if you are no longer engaging in the registered activity

Attestation



I have reviewed the activity requirements outlined in O. Reg. 63/16. I understand that I am obligated to follow these requirements and I will implement them accordingly.

Business Information

Provide Ontario Business Registry Information

The Ontario Business Registry (OBR) allows organizations that are registered, incorporated, or licensed to carry on business in Ontario. You can determine if you need to register by visiting the [Ontario Business Registry](#) page or by contacting the OBR at 416-314-8880 (toll-free 1-800-361-3223).

Important consideration - Ontario Business Registry (OBR)

The ministry requires you to provide your business information as shown in the Ontario Business Registry (OBR) unless you are exempted from registration requirements. It is an offense under s 184 (2) of the [Environmental Protection Act](#) to provide false or misleading information to the Ministry.

Are you a public sector, government organization or other entity exempted from registering on the OBR, such as a municipality, government agency, crown corporation, public hospital, or school board? No

The information must be entered exactly the same as what the OBR has on file. You can verify your OBR information by signing into your [My Ontario Account](#). **Please note that all fields are mandatory.**

If you are an individual registering on the [EASR](#), select “**Individual**” under the “**Select Business Type**” drop down list.

Select Business Type Corporation

Select the Corporation Type Business Corporation

Enter Legal Name Two Sisters Resorts Corp.

Important consideration - Legal Name

Spelling and punctuation of the legal name **must match** the information in your OBR registration. You can verify your OBR information by signing into your [My Ontario Account](#).

Select Document Showing Proof of Legal Name Articles of Incorporation

Do you have a business name (operating name)? No

Important consideration - Ontario Corporation Number (OCN)

An Ontario Corporation Number (OCN) is typically a unique **number** assigned to a corporation when it is incorporated, amalgamated or continued in Ontario as a legal corporation. This number is different than a Business Number (BN) that is provided by the CRA. You can verify this information by signing into your [My Ontario Account](#).

The business information you provide will be used to ensure the validity of your registration. Providing false or inaccurate information may result in the suspension or revocation of your registration.

Activity Information

Registration Information

Will you be taking water for the purpose of creating or maintaining one or more dewatered work areas within a construction site? Yes

Will you be taking more than 50,000 litres of ground water, storm water or a combination of both per day on any day? Yes

Will your water taking consist of only storm water? No

Is the site where the activity will occur associated with mining, mine development, mine reclamation, pits or quarries? No

Does the taking involve a transfer from a water basin described in subsection 34.3 (1) of the *Ontario Water Resources Act* or a transfer as defined in subsection 34.5 (1) of that Act? No

Will the water taken be used for human consumption, agriculture or in an industrial or manufacturing process? No

Does the construction site dewatering include discharge to land located within an area that is part of a wellhead protection area and that is identified as a WHPA-A in a source protection plan approved by the Minister under the Clean Water Act, 2006? No

Please describe what the site is currently used for.
The Subject Site is currently occupied by an abandoned school building.

Please select the type of activity that aligns best with this construction site dewatering registration.
Construction site dewatering activity at a fixed site location



Fixed Site Location Type
Construction of non-industrial building or structure

Construction site dewatering for the same linear infrastructure project.



Please add a description of the activity associated with this registration.*
The construction dewatering for the proposed hotel development.

Please provide the Name(s) of the Qualified Person(s) and the date that the water taking report was prepared.

First Name	Last Name	Company Name	Licence Number(s)	Date Signed
Narjes	Alijani	Soil Engineers Ltd.	2386	2025-08-07

Please provide the Name(s) of the Qualified Person(s) and the date that the discharge report was

prepared.

First Name	Last Name	Company Name	Licence Number(s)	Date Signed
Ron	Xia	Atlas Dewatering Corporation	100020786	2025-11-10

What qualifications does the Qualified Person(s) have:

is a professional engineer who meets the requirements set out in paragraph 2 of subsection 3 (3) of the Professional Geoscientists Act, 2000. O. Reg. 300/21, s. 10.

According to the discharge report, where is the discharge recommended to be directed? (select all that apply)

Discharge to municipal sanitary sewer(s)

Please provide additional information if available:

Has a Qualified Person (QP) included one or more of the following as part of the water taking or discharge reports? (select all that apply)

Monitoring of groundwater

Monitoring of discharge (flow, chemical parameters, etc.)

Source Information

On this page you will enter information about each water taking source you plan to remove water from. For the purpose of this registration, water taking source means a dewatered work area that is excavated for the purpose of removing ground water or storm water to facilitate construction. Each work area will have its own set of UTM coordinates. You can add each water taking source by clicking on the blue button 'Add Source'. Please select the source type 'Excavation' if you are removing water from an excavated work area without using dewatering wells (i.e. using a sump pump). Please select the source type 'Well' if you will be dewatering the work area using a dewatering well array.

Please note the source(s) specified here will each be required to report daily water taking volumes on an annual basis. Registrations can be updated to add sources.

325 King St, Niagara-on-the-Lake

Site Address

Special Policy Area
Protected Countryside

325 King ST, ONTARIO, L0S 1J0

Construction Dewatering

Source

Source Type Excavation

Excavation Name* Proposed 2-Level Underground
Parking and Basement

Geographic (GPS) Coordinates (to be provided in Datum NAD83)

Method of Collection	Accuracy Estimate	UTM Zone	UTM East (M)	UTM North (M)
Map	1-10 M(Map)	17	656317.86	4790650.33

Watershed Name	Watershed Use - Annual	Watershed Use - Summer
West Lake Ontario Shoreline	N/A	N/A

Source Protection Area

Source Protection Area (SPA)	Wellhead Protection Area Q1	Wellhead Protection Area Q1
Niagara Peninsula	No	Stress N/A

Intake Protection Zone Q1	Intake Protection Zone Q1 -
No	Stress

N/A

Excavation Related Information

Estimated start date of water taking * 2025-11-12

Estimated end date of water taking * 2027-08-31

Water Taking Information (Units in Litres)

Descriptor (i.e. Nickname)	Purpose Category	Specific Purpose	Activity	Maximum rate per minute	Maximum number of hours of taking a day	Maximum volume per day	Typical volume per day	Maximum number of days of taking in a year	Earliest month of taking	Latest month of taking
Excavation	23 - Construction	Construction	Dewatering	149	24	214400	0	365	November	November

If the information for the following fields is not in the QP report or if you do not know the value of these fields, enter "0" in the field.

- Maximum rate per minute
- Maximum number of hours of taking a day
- Maximum volume per day
- Typical Volume per day

Water Taking Summary

Descriptor (i.e. Nickname)	Purpose Category	Specific Purpose	Activity	Maximum rate per minute	Maximum number of hours of taking a day	Maximum volume per day	Typical volume per day	Maximum number of days of taking in a year	Earliest month of taking	Latest month of taking
Site Name: 325 King St, Niagara-on-the-Lake 325 King ST, ONTARIO, L0S 1J0							Special Policy Area: Protected Countryside			
Source Name: Construction Dewatering						UTM: 17 / 656317.86 / 4790650.33				
Excavation	23 - Construction	Construction	Dewatering	149	24	214400	0	365	November	November
Calculated Total Maximum Daily Volume (L/day)						214400	Total Number of Excavation Intakes		1	

Actual Total Maximum Daily Volume (L/day):*

214400

Provide explanation if Actual Total Maximum Daily Volume is different than Total Maximum Daily Volume

Related Approvals

Water Taking Permissions Information:

Do you have a Permit to Take Water for water taking activities at the site that you are registering? No

Do you have an EASR registration for other water taking activities at the site that you are registering? No

The fee for this registration is \$0