
**Phase I Environmental Site Assessment
Pigott Farm Land
Oakville, Ontario**

Prepared for:

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Executive Summary

Trow Consulting Engineers Ltd. (Trow) was retained by Beutel Goodman Real Estate Group to carry out a Phase I Environmental Site Assessment (ESA) of the buildings and property located at 3269-3271 Dundas Street West in Oakville, Ontario, hereinafter referred to as the 'Site'. This assessment was undertaken to comply with the requirements of CSA Standard Z768-94 (April 1994). Authorization to proceed with the assessment was given by Mr. Derek Boyne of Beutel Goodman Real Estate Group.

The following are the significant findings and conclusions resulting from the completion of the Phase I ESA, with recommendations in *italics*:

- The Site is divided into two sections designated as Parcel A and Parcel B. Parcel A is approximately 75 hectares (186 acres) in size and is bound to the south by Dundas Street West and to the north by Highway 407 (under construction). Parcel B is approximately 23 hectares (57 acres) in size and is bound to the north by Burnhamthorpe Road West and to the south by Highway 407 (under construction).
- The majority of the Site has been occupied by agricultural land and natural vegetation since at least 1954. The Site is currently improved with two (2) residential houses, five (5) sheds, five (5) barns, three (3) trailers, an old emergency diesel generator shed, an old chicken coop and a pump house. The structures, with the exception of the trailers, range in age from 50 to 100 years.
- Trow's visual assessment of the Site was limited due to extensive snow coverage present on the Site during Trow's Site visit. No observations were made in concealed spaces such as above ceilings or behind walls in the subject buildings. No access to the residential house located at 3271 Dundas Street West was made available during Trow's Site visit.
- Based on historical aerial photographs and information provided by Mr. Pocock, three additional houses and one barn were previously located near the south central portion of Parcel A. The structures have since been demolished. The foundation of two of the houses and the barn's concrete silo pad were observed during Trow's Site visit.
- Several concrete blocks were observed north of the large barn located in the south central portion of Parcel A. The presence of the blocks may suggest the existence of an historic structure.

- Four underground storage tanks (USTs) containing pig manure were observed on Site in the south portion of Parcel A. Three of the pig manure USTs are old railway cars approximately 45,000 L in size. Two are located north of a shed, on the west side of the Site's pond. One UST is located south of a barn located in the south central portion of Parcel A. The fourth UST is approximately 68,000 L in size and is located east of a concrete silo pad.
- Mr. Pocock indicated to Trow that a historic gasoline UST was located immediately east of Site's garage. The UST was approximately 13,600 L in size and was removed from the Site in approximately 1990. Mr. Pocock indicated that no confirmatory soil tests were conducted at the time of the tank pull.
- Two fill pipes were observed on the northeast corner of the residential house located at 3271 Dundas Street West. Mr. Pocock indicated to Trow that two heating oil ASTs, approximately 900 L in size were located in the basement of the residential house.
- A diesel AST (~1,000 L) and a propane AST (~1,500 L) were observed north of the Site's garage. An empty chlorine AST was also observed underneath the Site's swimming pool.
- Mr. Pocock indicated to Trow that heating oil ASTs were previously housed in the three demolished houses previously located in the south central portion of Parcel A.
- A diesel fuel AST approximately 1,000 L in size was observed along the north property fence of 3367 Dundas St. W.
- Eight (8) 208 L steel drums labelled as containing 'chemical form release agent' were observed north of a shed in the southern portion of Parcel A. Trow was unable to determine the condition of the adjacent ground due to the snow cover present during Trow's Site visit.
- Fill material is likely present near the buildings (existing and historic) and laneways. In addition, a pile of debris consisting of corrugated steel pipes and soil was observed along the south central laneway accessing Dundas Street West.

A Limited Phase II subsurface investigation should be undertaken to investigate the potential soil and/or groundwater contamination that may have resulted from the pig manure USTs, historic gasoline UST, the Site's existing and historic heating oil and diesel ASTs, the south adjacent property's diesel AST, the observed drums of 'chemical form release agent', and the historic emergency diesel generator.

A Limited Phase II subsurface investigation should be undertaken to investigate the presence of fill material near the location of the historic houses, historic barn, observed concrete blocks and pile of debris (corrugated steel pipes and soil).

Prior to the redevelopment of the site, the existing heating oil, diesel fuel, propane and chlorine ASTs should be emptied and disposed of at a suitable recycling facility prior to demolition of the buildings on Site.

- Potable water for the Site is supplied by two wells located in the southeastern and south central portion of Parcel A.

Before the redevelopment of the Site, existing wells on Site should be decommissioned in accordance with current MOE regulations.

- On site sanitary facilities are connected to a concrete septic tank and bed located southeast of the Site's swimming pool.

The in-ground private sewage disposal system (located south of the swimming pool) may remain in place provided that it is not within the area of proposed construction. The concrete septic tank must be pumped out by a licensed hauler. After this is completed, the walls of the concrete septic tank can be collapsed and the voids filled. However, if the septic system is within the proposed area of construction and requires removal from the site, the concrete from the tank may be disposed at a concrete recycling facility or a licensed landfill. The stained or odorous soils associated with the septic beds may be disposed of as landscaping material at the site or a licensed landfill.

- Suspected non-friable ACMs observed in the 3269 Dundas Street West residential house include vinyl floor tiles, ceiling tiles, drywall parging and roofing materials. No suspected friable ACMs were observed in this residential house.
- No access to the second residential house (3271 Dundas Street West) was made available during Trow's Site visit. However, based on the age of the building (~ 50 years). Non-friable and friable ACMs may be present in the building. No suspected ACMs were observed in the remaining structures.
- Based on the age of the structures located on the Site, it is likely that original surfaces were painted with high lead concentration paints. Significant peeling of paint was observed in the structures. Several lead-acid batteries were observed in the old chicken coop.

In accordance with the Occupational Health and Safety Act, Bill 208, a designated substance survey must be completed prior to any scheduled renovation or demolition activities which would disturb suspected designated substances (such as ACMs and lead). All required safety precautions should be followed for the removal and disposal of any identified designated substances on the Site.

- Fluorescent light fixtures may be located in the residential house located at 3271 Dundas Street West. The use of PCBs in electrical equipment has been banned since 1977. As the building was constructed prior to that time, the presence of PCBs in these fixtures, if any, is suspected. No other electrical equipment observed on the remainder of the Site was suspected to contain PCBs.

Electrical equipment determined to contain PCBs should be disposed of in accordance with Ontario Regulation 362 when it is removed from service for disposal.

1. Introduction

Trow Consulting Engineers Ltd. (Trow) was retained by Beutel Goodman Real Estate Group to carry out a Phase I Environmental Site Assessment (ESA) of the buildings and property located at 3269-3271 Dundas Street West in Oakville, Ontario, hereinafter referred to as the 'Site'. This assessment was undertaken to comply with the requirements of CSA Standard Z768-94 (April 1994). Authorization to proceed with the assessment was given by Mr. Derek Boyne of Beutel Goodman Real Estate Group.

The objective of this investigation was to characterize the likelihood, types, and locations of contamination that may be present on the Site. The work was carried out to meet the requirements of the current CSA Standard Z768-94, 'Phase I Environmental Site Assessment'. There were no deletions of tasks from those required under the Standard.

The scope of work included a review of historical land use and occupancy records, a visual inspection of the Site and surrounding properties, interviews with person(s) having knowledge of past Site activities, and compilation of this information into a Phase I ESA Report. Intrusive sampling and analysis were not part of the Terms of Reference for this investigation.

Applicable regulations, statutes, guidelines and general information related to Site assessments are included in Appendices E and F.

2. Site Description

The Site is located on the north side of Dundas Street West, between Tremaine Road and Bronte Road (Highway 25) in the City of Oakville, Ontario. The municipal address of the Site is 3269-3271 Dundas Street West, Oakville, Ontario. The legal description of the Site is Part of Lots 2, 3, 4 and 6, Concession 1, West of Highway 25, Town of Oakville, Regional Municipality of Halton.

The Site is divided into two sections designated as Parcel A and Parcel B. Parcel A is approximately 75 hectares (186 acres) in size and is bound to the south by Dundas Street West and to the north by Highway 407 (under construction). Parcel B is approximately 23 hectares (57 acres) in size and is bound to the north by Burnhamthorpe Road West and to the south by Highway 407 (under construction).

The majority of the Site is occupied by agricultural land and natural vegetation. Associated farm structures ranging in age from 50 to 100 years are located in the south portion of Parcel A. A pond is located near the southeast portion of Parcel A and several creeks run through the Site (see Figure 2).

The land on Site is largely flat and generally slopes towards the southwest. The Site is located in a combined residential, agricultural and developing commercial neighborhood. Access to the Site is available from Dundas Street West and Burnhamthorpe Road West.

3. Records Review

3.1 Subject Site

3.1.1 Aerial Photographs

Aerial photographs of the Site dated 1954, 1978 and 1999 were obtained from the Ministry of Natural Resources Information Centre (1954, 1978), in Toronto, Ontario and the Halton Region Planning & Public Works Department (1999), in Oakville, Ontario to aid in determining the development and landuse history of the Site.

The reviewed 1954, 1978 and 1999 aerial photographs depict the Site with an agricultural based landuse. In addition, the 1954 and 1978 aerial photographs depict the presence of three additional buildings which were not observed during Trow's Site visit (see Figure 2). Site representative, Mr. Lance Pocock, indicated to Trow that the buildings depicted in the aerial photographs were originally two houses and a large barn.

The 1999 aerial photograph depicts the Site as improved with similar structures as observed during Trow's Site visit.

3.1.2 Fire Insurance Plans

A search of Canadian Underwriter's Association fire insurance plans (FIPs) of the general area was completed at the Metropolitan Toronto Reference Library (MTRL) in Toronto, Ontario.

No FIPs were available for the Site.

3.1.3 Property Use Directories

Might's City Directories dated 1960, 1962, 1971, 1975, 1981, 1986, 1990, 1994, 1997 and 2000 were reviewed at the MTRL to aid in identifying the occupancy history of the Site.

Based on the City Directories, the Site has been occupied by various individuals (i.e. not companies) from 1975 to 2000. It is likely that the Site has never been developed beyond agricultural and residential landuse. The Site was not listed prior to 1975.

3.1.4 Land Titles Search

A land titles search of the Site (1808 to present) was carried out by Metes & Bounds Survey Searching at the Halton Land Registry Office to identify previous ownership of the Site (Appendix B).

The ownership of the Site has been retained by Lazy Pat Farms Ltd. from November 6, 1947 to present. Other previous owners identified by the land titles search were various individuals (i.e. not companies). The historic owner names do not suggest activities of an environmentally hazardous nature.

3.1.5 Previous Environmental Reports

No previous environmental reports were available for review at the time of Trow's Phase I ESA.

3.1.6 Company Records

No company records were available for review at the time of Trow's Phase I ESA.

3.1.7 Regulatory Information

Appropriate regulatory agencies at the provincial level were contacted to obtain information regarding environmental permits, past or pending environmental control orders or complaints and outstanding environmental regulatory non-compliance issues.

A letter (Appendix C) was forwarded to the Ministry of Environment (MOE) Freedom of Information and Protection of Privacy Office (spills). A written response from a MOE inquiry typically requires several months. The response will be forwarded to the Client upon receipt by Trow.

On January 5, 2001 a representative of the Technical Standards and Safety Authority (TSSA), Fuel Safety Branch, searched the TSSA computer data-base (~ 1990 to present) for records of fuel storage on the Site. Trow was advised that the TSSA does not have any computer records concerning fuel storage on the Site.

3.1.8 Geological and Soil Maps

The following information sources were reviewed to determine the nature of the subsurface materials of the Site:

1. "Quaternary Geology of Ontario"; Ministry of Northern Development and Mines, Map 2556. Scale 1:1,000,000. Issued 1991.
2. "Bedrock Geology of Ontario"; Ontario Geological Survey 1991., Southern Sheet; Ontario Geological Survey, Map No. 2544, scale 1:1,000,000.

A review of Quaternary Geology¹ revealed that the Site and surrounding areas are dominated by Halton Till deposits, which predominantly consist of silt to clayey silt till. These subsurface materials generally exhibit low permeabilities.

The review of Bedrock Geology² reveals that the bedrock in the general area is part of a group belonging to the Queenston Formation, which may have transitional zones into the Liskeard Group. Both groups consist of shale, limestone, dolostone and siltstone.

Based on a review of topographic maps of the area, the inferred direction of groundwater flow in the vicinity of the Site is to the south to southwest.

3.1.9 Topographic Maps

Topographical maps of the general area dated 1972 (current as of 1970) and 1982 were obtained from the MTRL and Halton Regional Planning & Public Works Department respectively. Based on the topographical maps, the Site generally sloped from northeast to southwest. A pond was noted in the southeast portion of Parcel A, along with several creeks located throughout the Site. No other significant topographic features were noted.

3.1.10 Land Use Documents

A review of the following publications was carried out as part of this ESA.

1. MOE - Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987)
2. MOE - Waste Disposal Site Inventory (June 1991)

The review of the above publications did not indicate the presence of any coal gasification sites or waste disposal sites (landfills) in the immediate vicinity of the Site.

3.1.11 Public Health Concerns

No conditions of public health concern were observed on the site.

3.2 Adjacent Sites

3.2.1 Aerial Photographs

The reviewed 1954, 1978 and 1999 aerial photographs depict the adjacent properties with an agricultural based landuse.

3.2.2 Fire Insurance Plans (FIPs)

Fire Insurance Plans (FIPs) for the surrounding areas were not available.

3.2.3 Property Use Directories

In the reviewed City Directories dated 1960 to 2000, the occupants of the adjacent properties were listed as follows:

Table 3.2.1. Adjacent Properties - Occupancy History Summary

Direction	Property	Occupants	Years Occupied
North	3281 and 3319 Burnhamthorpe Rd. W.	Various individuals	~1981 to 2000 not listed < 1981
North	3328 Burnhamthorpe Rd. W.	Lexsan Electric Inc.	2000
		Marathon Blades Ltd.	1994
		Pro Pavement Services Ltd.	1990
		Various individuals	1981 to 1986 not listed < 1981
South	3284 Dundas Street West	Various individuals	1971 to 2000 not listed < 1971
South	3316 Dundas Street West	Various boarding kennels	1986 to 2000
		Various individuals	1971 to 2000 not listed < 1971
South	3340 Dundas Street West	B&H Tree Service; Five Star Ranch; Various individuals	1971 to 2000 not listed < 1971
South	3367 Dundas Street West	Various individuals	1981 to 2000 not listed < 1981
West	3445 Dundas Street West	Bertin Stables Ltd.; Various individuals	1971 to 2000
		Dye Hard Paint Ball (playing field)	1997 not listed < 1971

The historical occupants of the adjacent properties do not suggest activities of an environmentally hazardous nature.

4. Visual Site Assessment

4.1 Subject Site

A visual assessment of the Site was conducted by Ms. Suizen Hong of Trow on December 20, 2000. Ms. Hong was accompanied by Mr. Lance Pocock during the Site visit.

Trow's visual assessment of the Site was limited due to extensive snow coverage present on the Site during Trow's Site visit. No observations were made in concealed spaces such as above ceilings or behind walls in the subject buildings. No access to the residential house located at 3271 Dundas Street West was made available during Trow's Site visit.

The Site is divided into two sections designated as Parcel A and Parcel B (Photos 1 and 2). Parcel A is approximately 75 hectares (186 acres) in size and is bound to the south by Dundas Street West and to the north by Highway 407 (under construction). Parcel B is approximately 23 hectares (57 acres) in size and is bound to the north by Burnhamthorpe Road West and to the south by Highway 407 (under construction).

The majority of the Site is occupied by agricultural land and natural vegetation. Associated farm structures are located in the south portion of the Parcel A (see Subsection 4.1.12). A pond is located near the southeast portion of Parcel A with several creeks running through the Site (see Figure 2).

4.1.1 Property Use

The Site is used for agricultural and residential purposes.

4.1.2 Hazardous Materials

Appendix D provides the reader with basic information related to some of the more common hazardous or designated substances that can be found in buildings/building materials. The intent of this presentation is to outline general information related to those substances for the benefit of those individuals reading this report. The reader is referred to Appendix E for details related to the handling, management, and disposal of the substances addressed.

Storage and/or use of hazardous materials observed on the Site include the following:

- i) Several 8 L plastic containers of various herbicides located in the old emergency generator room;
- ii) Three 20 L plastic pails likely containing various oils located underneath a trailer in Parcel A;

- iii) One 208 L steel drum labelled as containing 'flexible water proofing membrane' located outside the shed located west of the pond;
- iv) Several aboveground storage tanks (ASTs) containing heating oil, diesel fuel, propane and pig manure (see Subsection 4.1.4)
- v) Eight 208 L steel drums labelled as containing 'chemical form release agent' located north of a shed in the southern portion of Parcel A (Photo 3);

No significant staining was observed on the adjacent surfaces near items (i) through (iv). No significant staining or evidence of leakage was observed near the drums identified in item (v). However, Trow's visual assessment of the area was restricted due to snow cover present on Site.

4.1.3 Unidentified Substances

There were no unidentified substances noted on Site at the time of Trow's Site visit.

4.1.4 Storage Tanks and Containers

Four underground storage tanks (USTs) containing pig manure were observed on Site in the south portion of Parcel A. Three of the pig manure USTs are old railway cars approximately 45,000 L in size. Two are located north of a shed, on the west side of the Site's pond (Photo 4). One UST is located south of a barn located in the south central portion of Parcel A (Photo 5). The fourth UST is approximately 68,000 L in size and is located east of a concrete silo pad (Photo 6).

Mr. Pocock indicated to Trow that a historic gasoline UST was located immediately east of the Site's garage (Photo 7). The UST was approximately 13,600 L in size and was removed from the Site in approximately 1990. Mr. Pocock indicated that no confirmatory soil tests were conducted at the time of the tank pull.

Two fill pipes were observed on the northeast corner of the residential house located at 3271 Dundas Street West (Photo 8). Mr. Pocock indicated to Trow that two heating oil ASTs, approximately 900 L in size were located in the basement of the residential house. No access to this house was made available during Trow's Site visit.

A diesel AST (~1,000 L) and a propane AST (~1,500 L) were observed north of the Site's garage (Photo 9). An empty chlorine AST was also observed underneath the Site's swimming pool.

The Site's septic tank is located approximately 4 m east of the Site's swimming pool (Photo 10). The tank is concrete in construction and is approximately 4,500 L in size.

Mr. Pocock indicated to Trow that heating oil ASTs were previously present in three demolished houses previously located in the south central portion of Parcel A. The houses were demolished in the early to mid 1970's.

There was no evidence, such as fill pipes or vent lines, that would suggest that other USTs are present on the Site. Mr. Pocock was unaware of any other USTs located on the Site.

4.1.5 Odours

No unusual odours were noted during Trow's Site visit.

4.1.6 Potable Water Supply

Potable water for the Site is supplied by two wells located in the southeastern and south central portion of Parcel A.

4.1.7 Special Attention Substances

Polychlorinated Biphenyls (PCBs)

Refer to Appendix D for general information on PCBs.

Fluorescent light fixtures may be located in the residential house located at 3271 Dundas Street West. The use of PCBs in electrical equipment has been banned since 1977. As the building was constructed prior to that time, the presence of PCBs in these fixtures, if any, is suspected. No other electrical equipment observed on the remainder of the Site was suspected to contain PCBs.

Asbestos-Containing Material (ACMs)

Refer to Appendix D for general information on ACMs.

Suspected non-friable ACMs observed in the 3269 Dundas Street West residential house include vinyl floor tiles, ceiling tiles, drywall parging and roofing materials. No suspected friable ACMs were observed in this residential house.

No access to the second residential house (3271 Dundas Street West) was made available during Trow's Site visit. However, based on the age of the building (~ 50 years). Non-friable and friable ACMs may be present in the building.

No suspected ACMs were observed in the remaining structures.

Ozone Depleting Substances (ODSs)

Refer to Appendix D for general information on ODSs.

No air conditioning units were noted in the subject buildings. Some information on the handling of these materials is contained in Appendix E.

Lead

Refer to Appendix D for general information on lead.

Based on the age of the structures located on the Site, it is likely that original surfaces were painted with high lead concentration paints. Significant peeling of paint was observed in the structures. Several lead-acid batteries were observed in the Site's old chicken coop.

Urea Formaldehyde Foam Insulation (UFFI)

Refer to Appendix D for general information on UFFI.

There was no evidence, such as patched circular holes in the walls, to suggest that UFFI has been used in the subject building.

4.1.8 Building Heating and Cooling Systems

The residential houses at 3269 and 3271 Dundas Street West are heated by propane heating units and heating oil respectively. No air-conditioning units were noted in the buildings on the Site.

4.1.9 Surficial Staining

No significant surficial staining was observed during Trow's Site visit. However, Trow's visual assessment of the Site was limited due to the extensive snow coverage present on Site.

4.1.10 Building and Site Drainage

On Site sanitary facilities are connected to a septic bed located south of the Site's swimming pool (Photo 10). Surficial drainage flows across the Site through several creeks. The overall Site slopes from northeast to southwest.

4.1.11 Topographic, Geologic and Hydrogeologic Conditions

Based on a review of topographic maps of the area, the inferred direction of groundwater flow in the vicinity of the Site is south to southwest. Several creeks run through the Site (see Figure 2).

4.1.12 Description of On-Site Structures

The structures observed on Site include two (2) residential houses, five (5) sheds, five (5) barns, three (3) trailers, an old emergency generator shed, an old chicken coop and a pump house. The residential house located at 3269 Dundas Street West was originally located in the area currently occupied by the 3271 Dundas Street West residential house. In approximately 1950, the house was relocated to its present location and the new 3271 Dundas Street West residential house was constructed. The original residential house (3269 Dundas Street West) is approximately 100 years old.

Mr. Pocock indicated to Trow that three additional houses and one barn were previously located near the south central portion of Parcel A. The structures have since been demolished. The foundation of two of the houses and the barn's concrete silo pad were observed during Trow's Site visit (Photos 11 and 12).

Several concrete blocks were observed north of the large barn located in the south central portion of Parcel A (Photo 13). The presence of the blocks may suggest the existence of an historic structure.

4.1.13 Abandoned and Existing Wells

Two (2) wells are located on Site. One well is located in the southeastern portion of Parcel A, north of the Site's swimming pool. The second well is located in the south central portion of Parcel A, on the west side of the laneway which provides access to Dundas Street West. The wells provide potable water for the Site.

4.1.14 Sewage and Wastewater Disposal

A concrete septic tank and septic bed service the Site and are located southeast of the Site's swimming pool. No industrial waste water is generated on the Site.

4.1.15 Pits and Lagoons

There were no pits observed on the Site during Trow's Site visit. A pond is located near the southeast portion of Parcel A. According to Mr. Pocock and the reviewed aerial photographs, a small pond/reservoir is located near the west portion of Parcel A.

4.1.16 Stressed Vegetation

No stressed vegetation was observed during Trow's Site visit. However, Trow's visual assessment of the Site was limited due to the extensive snow coverage present.

4.1.17 Presence of Fill

Fill material is likely present near the buildings (existing and historic) and laneways. In addition, a pile of debris consisting of corrugated steel pipes and soil was observed along the south central laneway accessing Dundas Street West (Photo 14). The topography of the Site and surrounding area did not suggest that significant quantities of fill were imported to the remaining portions of the Site.

4.1.18 Roads, Parking Facilities and Rights of Way

Parcel A is bound to the south by Dundas Street West and to the north by Highway 407 (under construction). Parcel B is bound to the north by Burnhamthorpe Road West and to the south by Highway 407 (under construction). Driveways via Dundas Street West provide access to the vehicle parking available near the residential houses. The south central laneway accessing Dundas Street West is shared with the south/west adjacent property located at 3367 Dundas Street West.

4.2 Adjacent Sites

The improvements and activities on the adjacent properties were observed at the time of Trow's Site visit. The findings of the adjacent property visual reconnaissance are summarized in Table 4.2.

Table 4.2. Visual Reconnaissance of Adjacent Properties

Direction	Property	Occupants
North	3328, 3319 Burnhamthorpe Rd. W.	Residential, Agricultural Land
Northwest	3328 Burnhamthorpe Rd. W.	Residential, Agricultural Land
South	3284 Dundas St. W.	Residential, Agricultural Land
South	3316 Dundas St. W.	Puppy Luv Boarding Kennels, Agricultural Land
South	3340 Dundas St. W.	Five Star Ranch, Agricultural Land
South	3367 Dundas St. W.	Residential, Agricultural Land
East	3239 Dundas St. W.	Zenon Environmental (constructed in 2000), Agricultural Land
West	3445 Dundas St. W.	Bertin Stables, Agricultural Land

A diesel fuel AST approximately 1,000 L in size was observed along the north property fence of 3367 Dundas St. W.

A large pile of topsoil was observed along the west property line of Zenon Environmental. Mr. Pocock indicated to Trow that the topsoil was stock piled on the east adjacent property during the recent construction of the company's new facilities. The nature of the material does not pose an environmental threat towards the Site.

The remaining observed activities on the adjacent properties were not suspected to pose an environmental threat.

5. Interviews

5.1 Site Representative

Ms. Hong was accompanied by Mr. Lance Pocock, current Site resident and farmer, during Trow's Site visit. Information provided by Mr. Pocock has been incorporated into the report where applicable.

5.2 Government Officials

The Fuels Safety Branch of the Technical Standards and Safety Authority (TSSA) verbally informed Trow that there are no records of the Site on the TSSA computer system, with respect to fuel storage.

6. Conclusions

The following are the significant conclusions and environmental issues resulting from the completion of the Phase I ESA:

- The Site is divided into two sections designated as Parcel A and Parcel B. Parcel A is approximately 75 hectares (186 acres) in size and is bound to the south by Dundas Street West and to the north by Highway 407 (under construction). Parcel B is approximately 23 hectares (57 acres) in size and is bound to the north by Burnhamthorpe Road West and to the south by Highway 407 (under construction).
- The majority of the Site has been occupied by agricultural land and natural vegetation since at least 1954. The Site is currently improved with two (2) residential houses, five (5) sheds, five (5) barns, three (3) trailers, an old emergency diesel generator shed, an old chicken coop and a pump house. The structures, with the exception of the trailers, range in age from 50 to 100 years.
- Trow's visual assessment of the Site was limited due to extensive snow coverage present on the Site during Trow's Site visit. No observations were made in concealed spaces such as above ceilings or behind walls in the subject buildings. No access to the residential house located at 3271 Dundas Street West was made available during Trow's Site visit.
- Based on historical aerial photographs and information provided by Mr. Pocock, three additional houses and one barn were previously located near the south central portion of Parcel A. The structures have since been demolished. The foundation of two of the houses and the barn's concrete silo pad were observed during Trow's Site visit.
- Several concrete blocks were observed north of the large barn located in the south central portion of Parcel A. The presence of the blocks may suggest the existence of an historic structure.
- Four underground storage tanks (USTs) containing pig manure were observed on Site in the south portion of Parcel A. Three of the pig manure USTs are old railway cars approximately 45,000 L in size. Two are located north of a shed, on the west side of the Site's pond. One UST is located south of a barn located in the south central portion of Parcel A. The fourth UST is approximately 68,000 L in size and is located east of a concrete silo pad.
- Mr. Pocock indicated to Trow that a historic gasoline UST was located immediately east of Site's garage. The UST was approximately 13,600 L in size and was removed from the Site in approximately 1990. Mr. Pocock indicated that no confirmatory soil tests were conducted at the time of the tank pull.

- Two fill pipes were observed on the northeast corner of the residential house located at 3271 Dundas Street West. Mr. Pocock indicated to Trow that two heating oil ASTs, approximately 900 L in size were located in the basement of the residential house.
- A diesel AST (~1,000 L) and a propane AST (~1,500 L) were observed north of the Site's garage. An empty chlorine AST was also observed underneath the Site's swimming pool.
- Mr. Pocock indicated to Trow that heating oil ASTs were previously housed in the three demolished houses previously located in the south central portion of Parcel A.
- A diesel fuel AST approximately 1,000 L in size was observed along the north property fence of 3367 Dundas St. W.
- Eight (8) 208 L steel drums labelled as containing 'chemical form release agent' were observed north of a shed in the southern portion of Parcel A. Trow was unable to determine the condition of the adjacent ground due to the snow cover present during Trow's Site visit.
- Fill material is likely present near the buildings (existing and historic) and laneways. In addition, a pile of debris consisting of corrugated steel pipes and soil was observed along the south central laneway accessing Dundas Street West.
- Potable water for the Site is supplied by two wells located in the southeastern and south central portion of Parcel A.
- On site sanitary facilities are connected to a concrete septic tank and bed located southeast of the Site's swimming pool.
- Suspected non-friable ACMs observed in the 3269 Dundas Street West residential house include vinyl floor tiles, ceiling tiles, drywall parging and roofing materials. No suspected friable ACMs were observed in this residential house.
- No access to the second residential house (3271 Dundas Street West) was made available during Trow's Site visit. However, based on the age of the building (~ 50 years). Non-friable and friable ACMs may be present in the building. No suspected ACMs were observed in the remaining structures.
- Based on the age of the structures located on the Site, it is likely that original surfaces were painted with high lead concentration paints. Significant peeling of paint was observed in the structures. Several lead-acid batteries were observed in the old chicken coop.

- Fluorescent light fixtures may be located in the residential house located at 3271 Dundas Street West. The use of PCBs in electrical equipment has been banned since 1977. As the building was constructed prior to that time, the presence of PCBs in these fixtures, if any, is suspected. No other electrical equipment observed on the remainder of the Site was suspected to contain PCBs.

7. Recommendations

Based on the findings of the Phase I ESA, and the conclusions reached, the following recommendations are advised:

- A Limited Phase II subsurface investigation should be undertaken to investigate the potential soil and/or groundwater contamination that may have resulted from the pig manure USTs, historic gasoline UST, the Site's existing and historic heating oil and diesel ASTs, the south adjacent property's diesel AST, the observed drums of 'chemical form release agent', and the historic emergency diesel generator.
- A Limited Phase II subsurface investigation should be undertaken to investigate the presence of fill material near the location of the historic houses, historic barn, observed concrete blocks and pile of debris (corrugated steel pipes and soil).
- Prior to the redevelopment of the site, the existing heating oil, diesel fuel, propane and chlorine ASTs should be emptied and disposed of at a suitable recycling facility prior to demolition of the buildings on Site.
- Before the redevelopment of the Site, existing wells on Site should be decommissioned in accordance with current MOE regulations.
- The in-ground private sewage disposal system (located south of the swimming pool) may remain in place provided that it is not within the area of proposed construction. The concrete septic tank must be pumped out by a licensed hauler. After this is completed, the walls of the concrete septic tank can be collapsed and the voids filled. However, if the septic system is within the proposed area of construction and requires removal from the site, the concrete from the tank may be disposed at a concrete recycling facility or a licensed landfill. The stained or odorous soils associated with the septic beds may be disposed of as landscaping material at the site or a licensed landfill.
- In accordance with the Occupational Health and Safety Act, Bill 208, a designated substance survey must be completed prior to any scheduled renovation or demolition activities which would disturb suspected designated substances (such as ACMs and lead). All required safety precautions should be followed for the removal and disposal of any identified designated substances on the Site.
- Electrical equipment determined to contain PCBs should be disposed of in accordance with Ontario Regulation 362 when it is removed from service for disposal.

8. Qualifications of Assessor

The records review and site visit for this assessment were conducted by Ms. Suizen Hong who has been thoroughly trained in conducting Phase I ESAs in accordance with the CSA Standard.

Trow Consulting Engineers Ltd. (founded in 1957) provides a full range of environmental services through a full-time Environmental Services Group. Trow's Environmental Services Group has developed a positive relationship with the Ontario Ministry of the Environment and Energy. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the Trow organization.

9. References

9.1 Regulatory Framework

Appendix A gives details of the regulatory framework used to conduct the Phase I ESA of the subject property.

When applicable, situations are noted in this report where the Site, or operations conducted on the Site, do not appear to comply with the applicable regulations.

The following are some of the environmental acts or regulations that were referenced for the purposes of this assessment:

- Energy Act, Fuel Oil Code, Regulation 329;
- Gasoline Handling Act, RSO 1990, Chapter G.4;
- Ontario Regulation 362 (PCBs);
- Ontario Regulation 838/90 (Asbestos);
- Ontario Regulation 837/90 (Asbestos);
- Ontario Regulation 356 (Ozone Depleting Substances-General);
- Ontario Regulation 189/94 (Refrigerants);
- Waste Management Act and Bill 143, Chapter 1, S.O. 1992;
- Occupational Health and Safety Act and Bill 208;
- Ontario Environmental Protection Act and Regulations, RSO 1990, Chapter E.19;
- Ontario Water Resources Act, RSO 1990, Chapter O.40;
- MOEE Model Sewer use Bylaw.

10. Limitations

The information presented in this report is based on information provided by others and visual observations as identified herein. This type of limited investigation is designed to provide information to support an overall Phase I Environmental Site Assessment (ESA) of the current environmental conditions of the Site. Sampling and analysis of soils, ground water, and other material were not carried out as part of this investigation. The findings cannot be extended to portions of the Site which were unavailable for direct observation at the time of Trow's observations.

Achieving the objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

It should also be noted that current environmental guidelines and regulations are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report.

The conclusions and recommendations noted throughout this report reflect existing site conditions with respect to the current environmental condition of the Site at the time of this assessment summary. Compliance of past owners with applicable environmental regulations was not within the scope of this Phase I ESA summary.

It is possible that unexpected environmental conditions may be encountered on the Site which have not been explored within the scope of this Phase I ESA summary. Should such an event occur, Trow should be notified in order that we may determine if modifications to our conclusions are necessary.

This summary report has been prepared in accordance with accepted environmental study and/or engineering practices for a Phase I ESA (CSA Standard Z768-94). No other warranties, either expressed or implied, are made as to the professional services provided under the terms of the Phase I ESA and included in this summary report.

This report was prepared by Trow for the exclusive use of Beutel Goodman Real Estate Group and may not be reproduced in whole or in part, without the prior written consent of Trow, or used or relied upon in whole or in part by a party other than Beutel Goodman Real Estate Group. Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the sole responsibility of such third parties. Trow Consulting 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.

We trust that the above is satisfactory for your purpose. Should you have any questions or require any additional information, please do not hesitate to contact this office.

Trow Consulting Engineers Ltd.



Suizen Hong, B.A.Sc.
Building Assessment Group



David Dennison, P.Eng.
Project Manager, Geotechnical Division

Site Visit Photographs

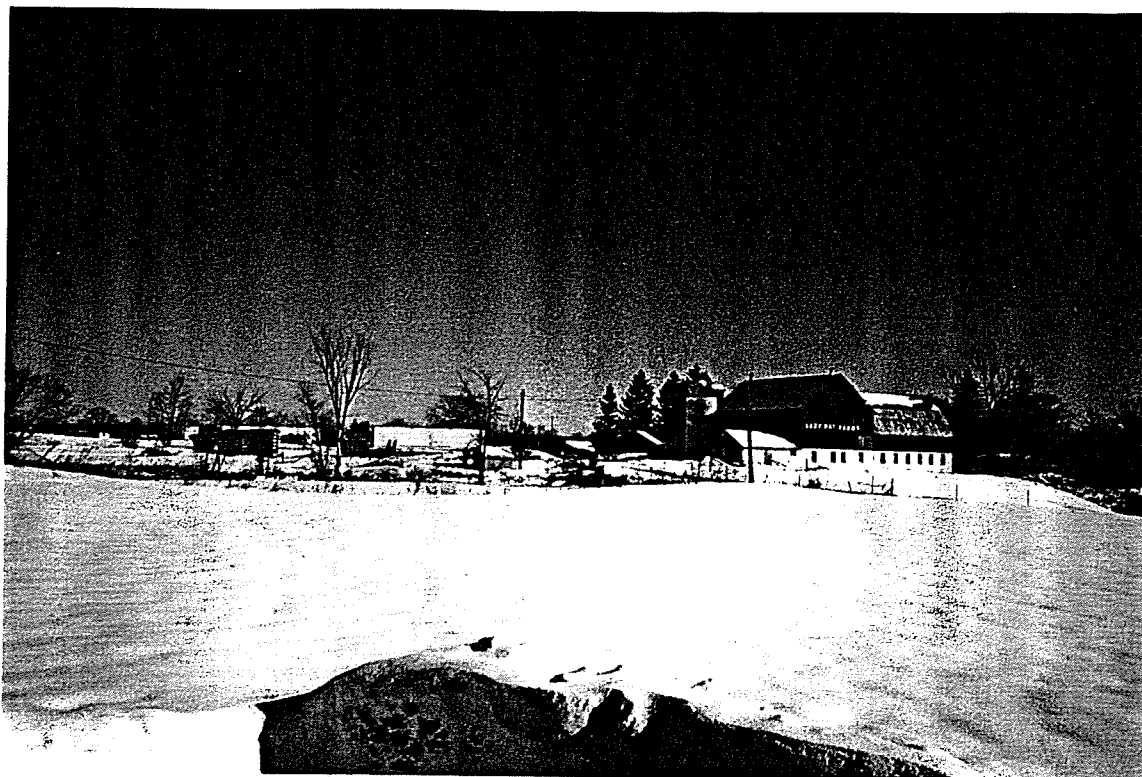


Photo 1: View of Site (Parcel A) looking south.



Photo 2: View of Site (Parcel B) looking south.



Photo 3: View of eight 208 L steel drums labelled as containing 'chemical form release agent' located north of a shed in the southern portion of Parcel A.

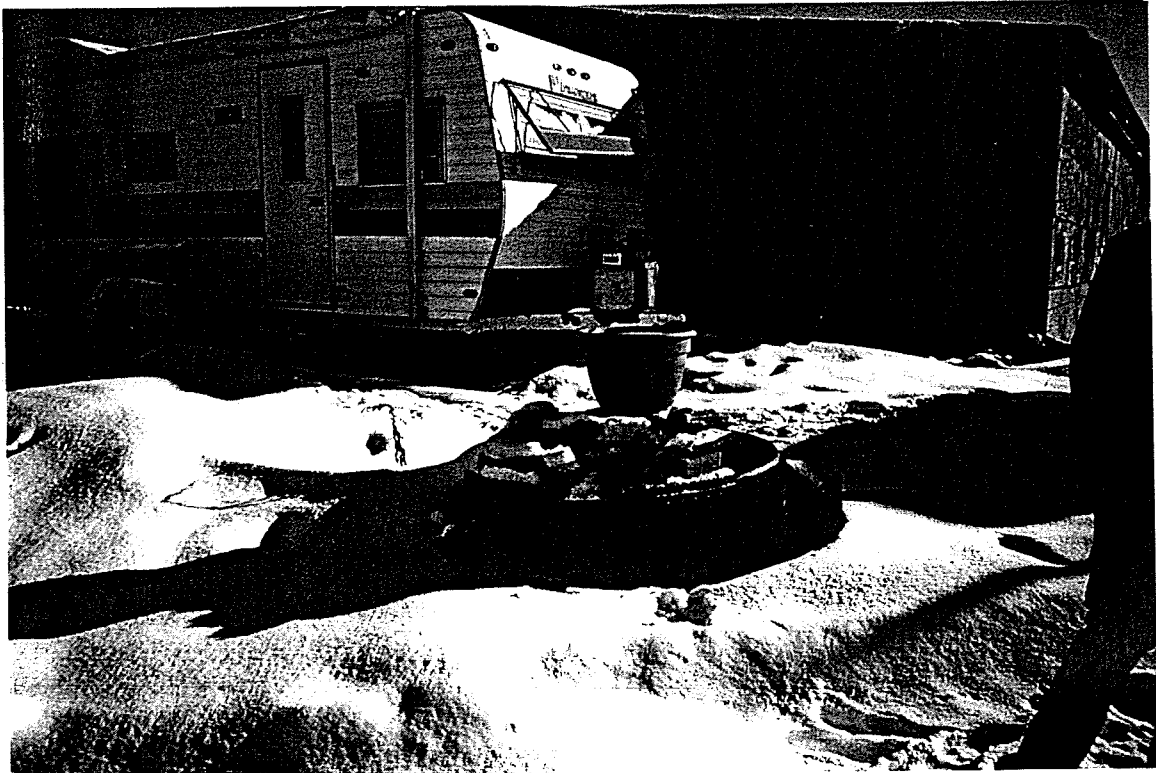


Photo 4: View of pig manure UST (old railway car) located north of a shed, on the west side of the Site's pond (~45,000 L).



Photo 5: View of pig manure UST (old railway car) located south of a barn in the south central portion of Parcel A (~45,000 L).

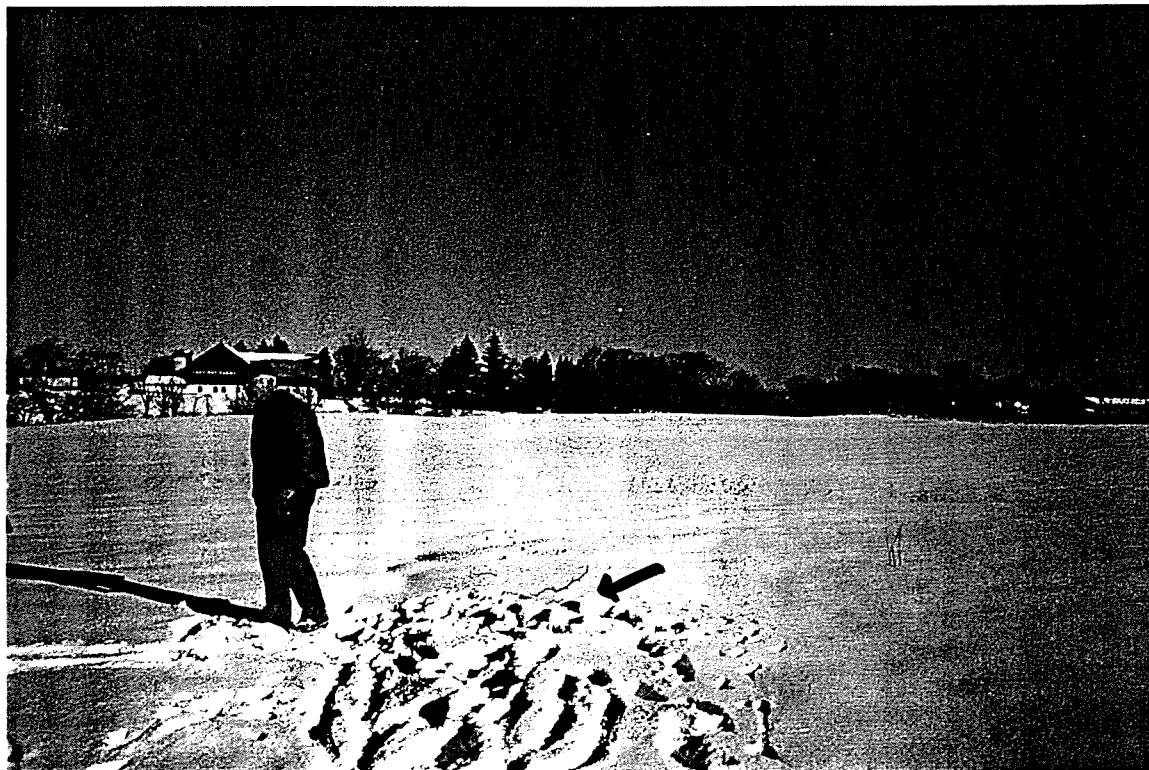


Photo 6: View of pig manure UST located east of a concrete silo pad in the south central portion of Parcel A (~68,000 L).



Photo 7: View of location where historic gasoline UST (~13,600 L) was previously located. UST was removed in ~1990.

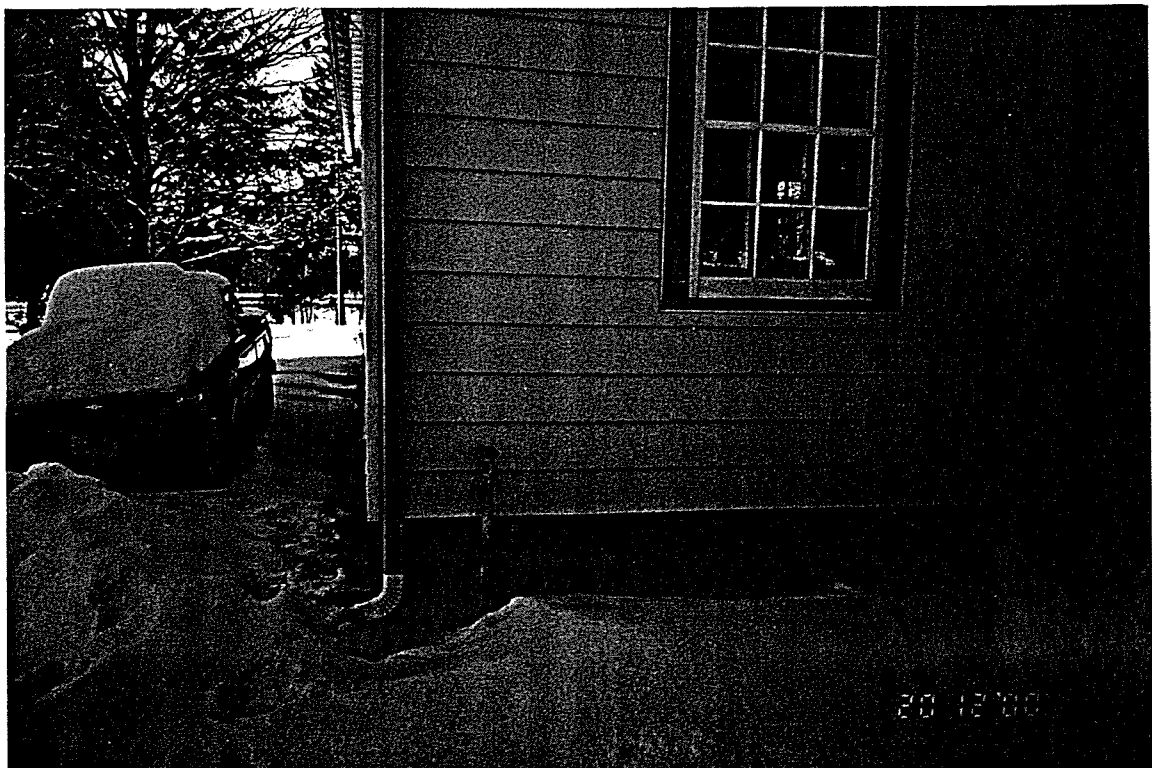


Photo 8: View of fill pipes for two heating oil ASTs (~900 L each). ASTs located in the basement of the 3271 Dundas St. W. residential house.

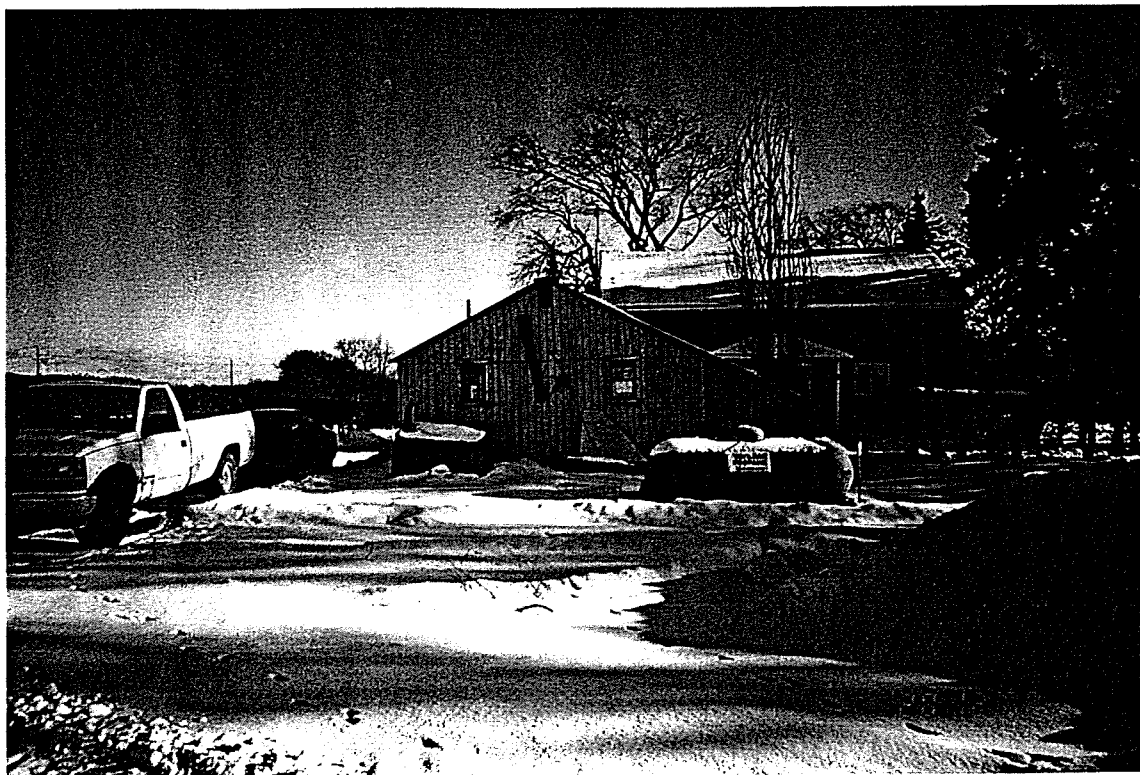


Photo 9: View of ~1,000 L diesel AST and ~1,500 L propane AST located north of the Site's garage.

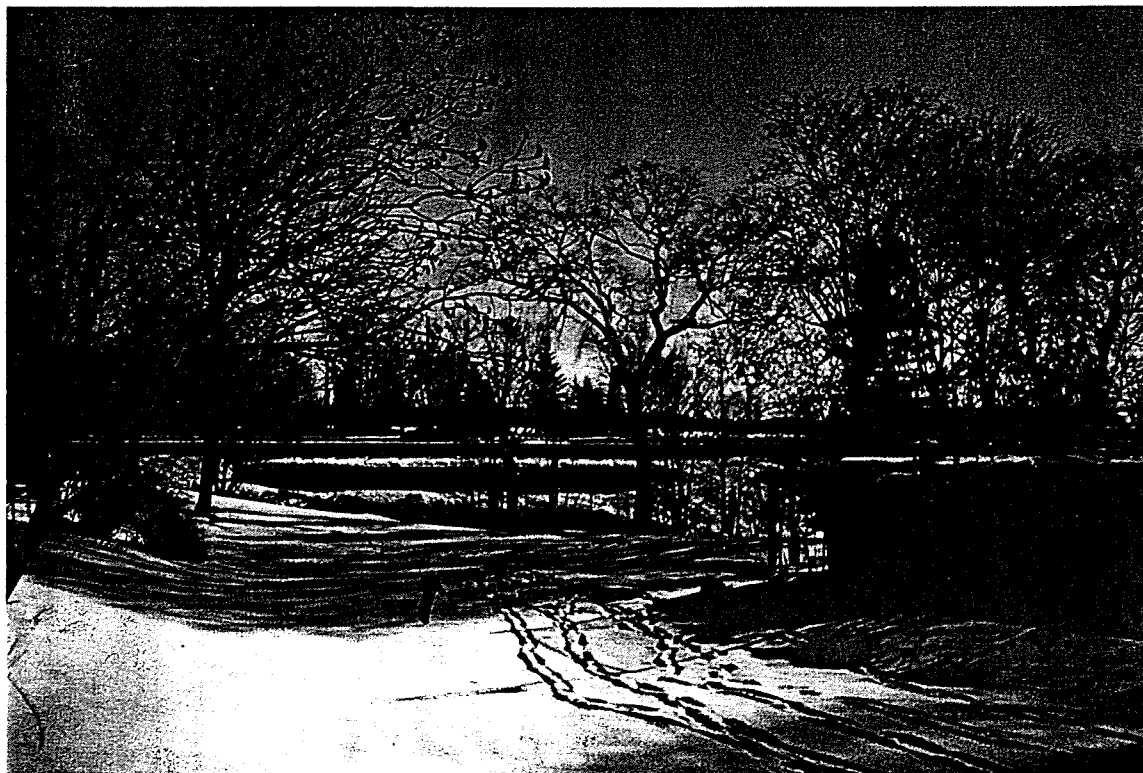


Photo 10: View of location where Site's concrete septic tank and septic bed are located (south/southeast of swimming pool).

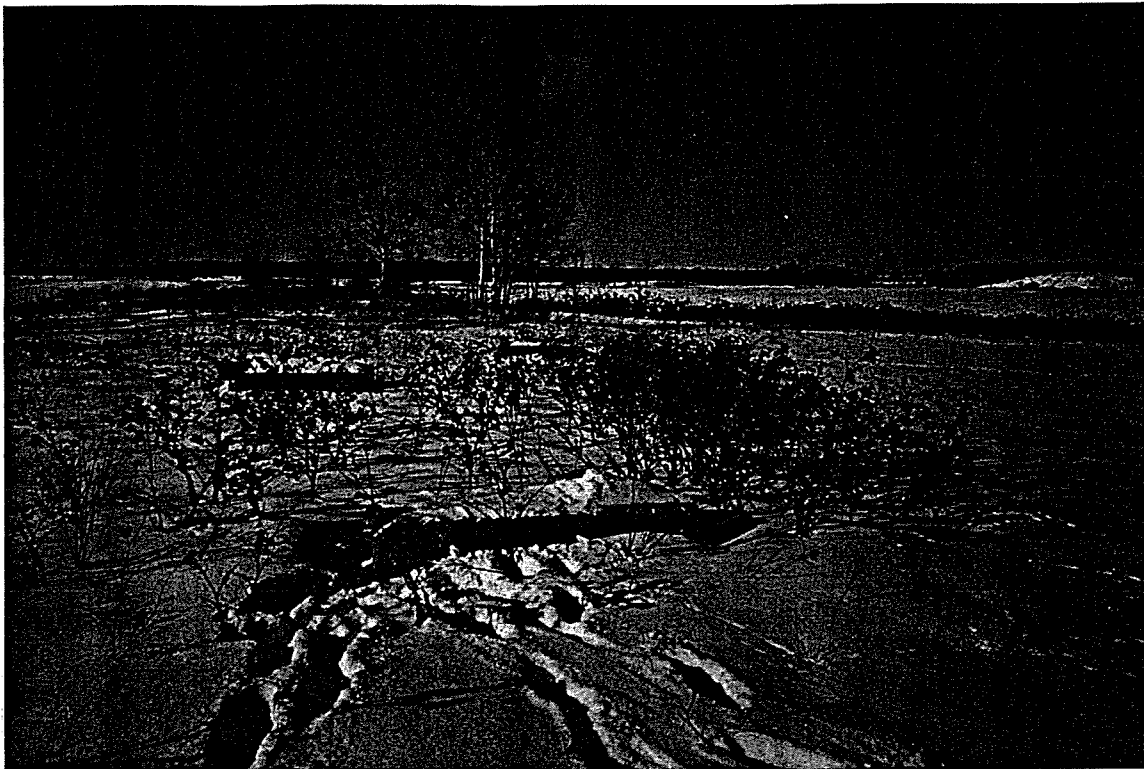


Photo 11: View of concrete foundations of two demolished houses located in the south central portion of Parcel A.

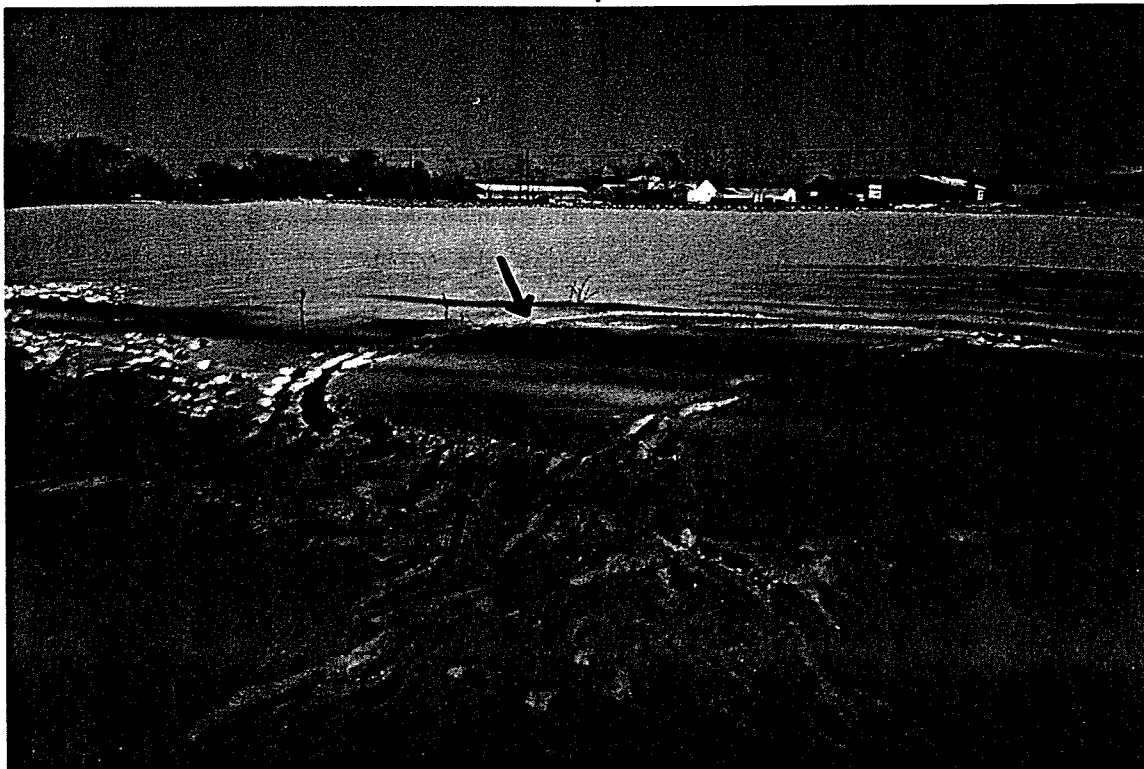


Photo 12: View of concrete silo foundation located in the south central portion of Parcel A - location of demolished barn.

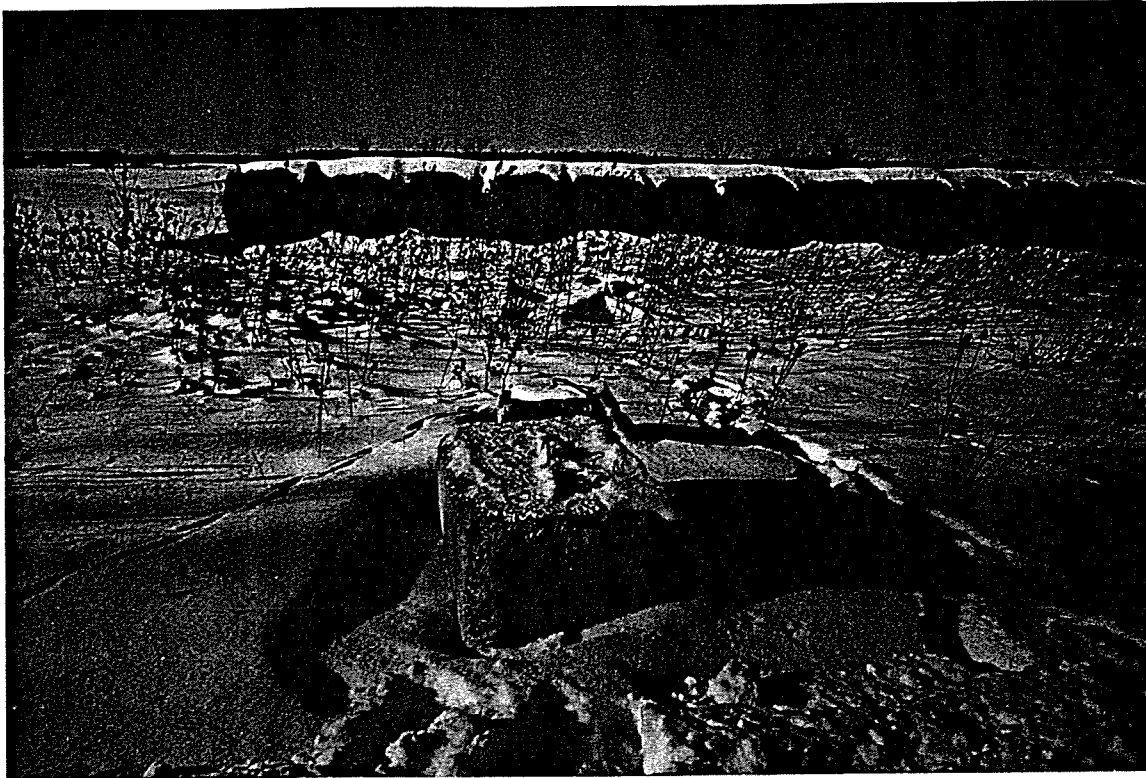


Photo 13: View of concrete blocks located north of a the large barn in the south central portion of Parcel A.

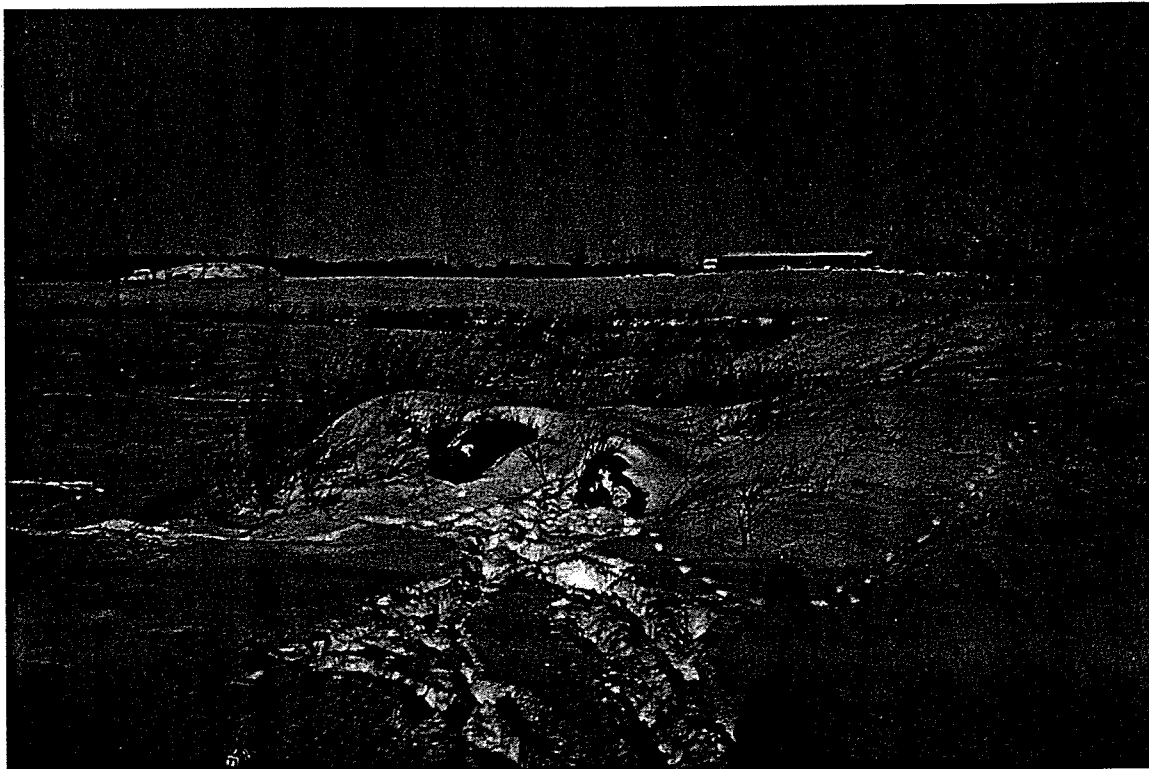


Photo 14: View of debris pile located along the south central laneway accessing Dundas Street West. Consists of corrugated steel pipes and soil.

Appendix A: Figures

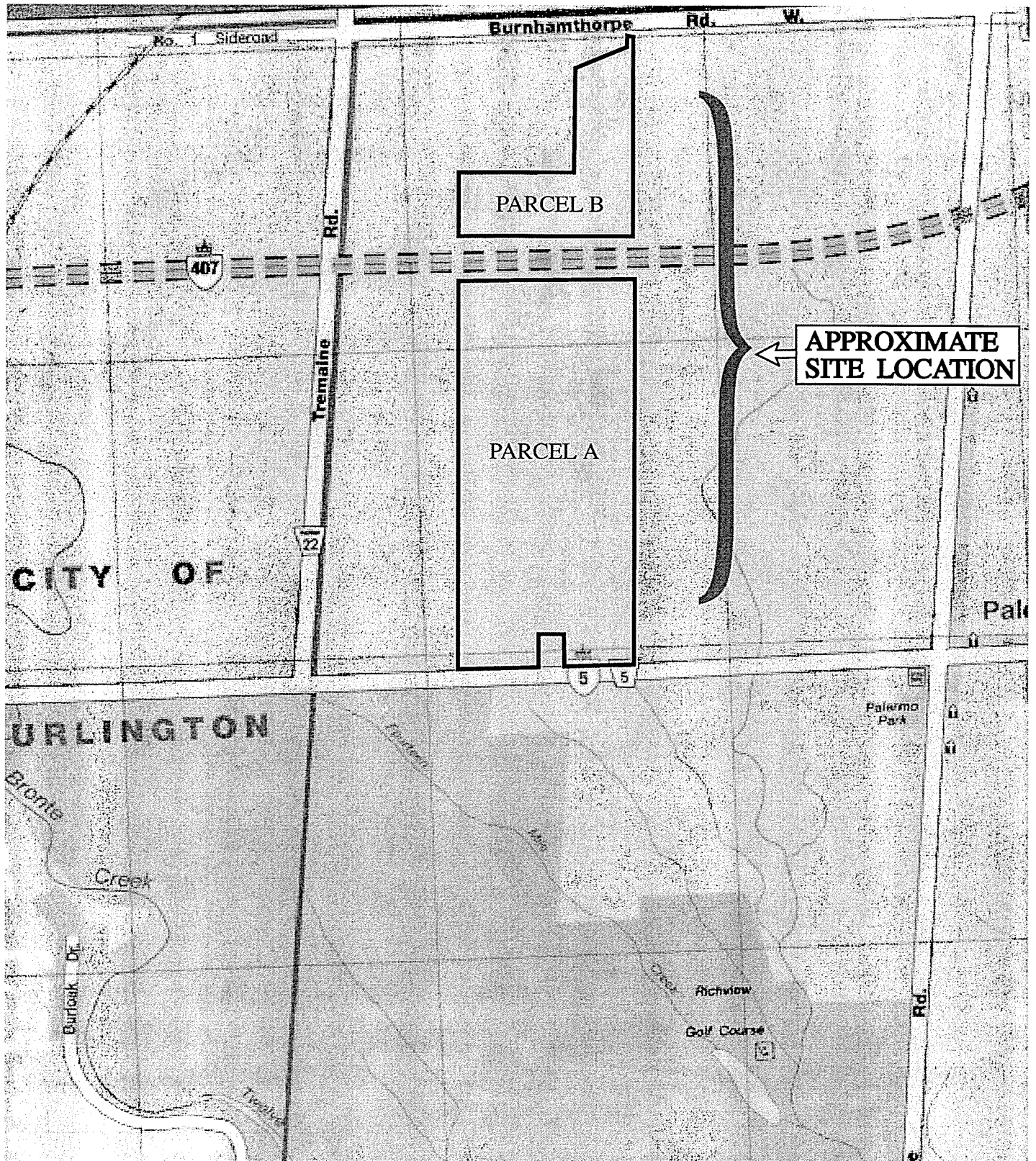


Figure 1: Site Location
Pigott Farm Land
Oakville, Ontario
BRGE0059627A

January 2001



TROW CONSULTING ENGINEERS

Appendix B: Land Title Information



• CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT • SUBJECT TO RESERVATIONS IN CROWN GRANT •

CAPACITY
BENO

ESTATE/QUALIFIER
FEE SIMPLE
LT CONVERSION QUALIFIED

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



24927-0102 (LT)

PAGE 1 OF 1
PREPARED FOR:
ON2000/12/19 AT

• CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT • SUBJECT TO RESERVATIONS IN CROWN GRANT •

PT LTS 33 & 34, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN TW22324, LYING N OF HWY 403 LANDS, EXCEPT 151912 & 517273 ; "T/W 151912 " OAKVILLE/TRAFALGAR "AMENDED DEC 23 '98 J. MENARD"

PROPERTY REMARKS:

ESTATE/QUALIFIER

ESTATE/QUALIFIER
RECENTLY
FIRST CON
FROM BOOK
AT CONVERSION QUALIFIED
FEE SIMPLE

RECENTLY
FIRST CONVERSION
FROM BOOK

IPIN CREATION DATE
1996/03/25

OWNERS' NAMES LAZY PAT FARMS LIMITED

CAPACITY
BENO

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHRG. DNO.	FILE
"	EFFECTIVE 2000/07/29 THE ADOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN "						
"	WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/03/25 "						
"	PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/03/22 "						
"	SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: "						
"	SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES "						
"	AND ESCHEATS OR FORFEITURE TO THE CROWN. "						
"	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF "						
"	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY "						
"	CONVENTION. "						
"	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. "						
"	DATE OF CONVERSION TO LAND TITLES: 1996/03/25 "						
TW22324	1947/11/06	TRANSFER	\$	1	LAZY PAT FARMS LIMITED	C	
20R4596	1979/12/28	PLAN REFERENCE				C	
20R10226	1991/01/03	PLAN REFERENCE				C	

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

I, JOSEPH M. I.
 of the County of SECRET
 do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of the County of SECRET
 in and to wit: SECRET
 that I was personally present and did see SECRET
 and executed by SECRET
 A.D. 19 SECRET

This Indenture

made (in Duplicate) the ^{twenty-}first day of October
one thousand nine hundred and forty-seven

In Pursuance of The Short Forms of Conveyances Act
Between

JOSEPH M. PIGOTT of the City of Hamilton
in the County of Wentworth, Contractor

hereinafter called the Grantor
of the First Part

LAZY PAT FARMS LIMITED a Company incorpor-
ated under The Companies Act (Ontario) with
Head Office at the City of Hamilton in the
County of Wentworth

hereinafter called the Grantee
of the Second Part

YVONNE P. PIGOTT

Wife of the said Grantor hereinafter called the party
of the Third Part

Witnesseth that in consideration of other valuable consideration

and the sum of One 00/100 Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantor (the receipt whereof is hereby by him acknowledged), he
the said Grantor Doth Grant unto the said Grantee in fee simple.
All and Singular those certain parcels or tracts of land and premises
situate lying and being.

FIRSTLY - In the Township of Trafalgar, in the County of Halton,
and being composed of the south-west half of Lot number Thirty-
three, in the First Concession, North of Dundas Street, in the
said Township of Trafalgar, containing by admeasurement 106 acres,
be the same more or less. SUBJECT to a registered easement in
favour of the Hydro Electric Power Commission of the Province
of Ontario.

SECONDLY - In the Township of Trafalgar, in the County of Halton
and Province of Ontario, containing by admeasurement 150 acres,
be the same more or less, and being composed of Lot number 34
in the 1st concession north of Dundas Street in the said Town-
ship of Trafalgar, EXCEPTING thereout and therefrom 50 acres
comprising the northerly quarter of said Lot 34 heretofore
conveyed by Charles F.A. Rivaz to one Wilbert M. Tovell by In-
denture bearing the date the 1st day of March, 1911, and regis-
tered in the Registry Office for the Registry Division of the

County of Dallas on the 22nd day of March 1911 as Number 1024)

Be it remembered that the said lot is described as follows: A free and uninterrupted right-of-way, ingress and egress, for persons, animals and vehicles through along and over that part of the North Easterly half of the said lot described as follows: COMMENCING at a point in the North Westerly limit of said street, where the said limit is intersected by the division line between the South Westerly and North Easterly halves of said lot; Thence North Westerly along the said division line to the North Westerly limit of Dundas Street; Thence North Easterly parallel to the North Westerly limit of Dundas Street, 12 feet 6 inches to a point; Thence South Easterly parallel to the division line between the North Westerly and North Easterly halves of the said lot, 88 feet to the North Westerly limit of Dundas Street; Thence North Easterly along the North Westerly limit of Dundas Street, 12 feet 6 inches to the place of beginning.

Be it remembered that the said uninterrupted right-of-way, ingress and egress, for persons, animals and vehicles as set forth in Instrument of Title No. 1024, registered in the Registry Division of the County of Dallas on the 22nd day of January 1944 as Number 20395, is hereby confirmed to the said lot described as follows: COMMENCING at a point on the North Westerly limit of Dundas Street, where the said limit is intersected by the division line between the South Westerly and North Easterly halves of the said lot; Thence North Westerly along the said division line, 12 feet 6 inches to a point; Thence South Easterly parallel to the division line between the South Westerly and North Easterly halves of the said lot, 88 feet to a point on the North Westerly limit of Dundas Street; Thence North Easterly parallel to the North Westerly limit of Dundas Street, 12 feet 6 inches to the place of beginning.

Be it remembered that the said uninterrupted right-of-way, ingress and egress, for persons, animals and vehicles as set forth in Instrument of Title No. 1024, registered in the Registry Division of the County of Dallas on the 22nd day of January 1944 as Number 20395, is hereby confirmed to the said lot described as follows: COMMENCING at a point on the North Westerly limit of Dundas Street, where the said limit is intersected by the division line between the South Westerly and North Easterly halves of the said lot; Thence North Westerly along the said division line, 12 feet 6 inches to a point; Thence South Easterly parallel to the division line between the South Westerly and North Easterly halves of the said lot, 88 feet to a point on the North Westerly limit of Dundas Street; Thence North Easterly parallel to the North Westerly limit of Dundas Street, 12 feet 6 inches to the place of beginning.

the said Grantor covenants with the said Grantee that he shall have the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor.

And the said Grantee shall have quiet possession of the said lands, free from all encumbrances save as aforesaid.

And the said Grantor covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor covenants with the said Grantee that he will do all that is necessary to keep the said lands save as aforesaid.

And the said Grantor agrees to the said Grantee and his heirs and assigns the said lands.

And the said Grantee hereby binds her dower in the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Witness my hand and seal this 1st day of June 1887.

Joseph M. Pigg
Groomer P. Pigott

TO WHOM IT MAY CONCERN:

~~This report does not contain information relating to the health or safety of the public.~~

~~Witness at the time of the execution and delivery by me of the within instrument I was~~
~~legally married to~~ THOMAS P. RIDOTT, the person joining
~~me in my gift to her her dower and was of the full age of twenty-one years or~~
~~more at the time of the execution and delivery of the within instrument and~~
~~was at that time~~ _____, the person joining
~~me in my gift to her her dower and was of the full age of twenty-one years or~~
~~more at the time of the execution and delivery of the within instrument and~~
~~was at that time~~ _____, the person joining

1. DATE _____
 2. NAME _____
 3. ADDRESS _____
 4. CITY _____
 5. STATE _____
 6. ZIP _____

Joseph W. Bell

~~_____~~

Revised Land Transfer Tax Act
THE LAND TRANSFER TAX ACT

I, JOHN LAMBERT EVANS
 of the City of Hamilton
 do hereby certify that JOHN LAMBERT EVANS, Solicitor for the Grantor and Grantee
 in the above-entitled matter, is duly qualified to make oath and say:

Agreement for the Grantor and Grantee

1. The undersigned deposes of the facts stated in this affidavit.

2. The fair market value of the property is cash and the value of any property or security transferred in exchange is as follows:

3. There is paid in cash _____ \$ 2.00

4. Consideration transferred in exchange: Equity value \$ _____

5. Encumbrances \$ _____

6. Insurance contributions to the value of _____

7. Amount of existing indebtedness with interest owing at date of transfer \$ _____

8. Amount claimed for purchase under this transaction _____

9. Taxes, recording and notary charges to which transfer is subject _____

10. Total consideration _____

11. The consideration is deemed to be the transfer for natural love and affection?

12. Is there any other consideration for the transfer?

13. Under oath and representation, if necessary _____

held in trust by Grantor for Grantee

RRR Ivan

Appendix C: Regulatory Documentation

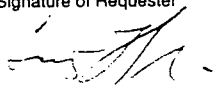


Ontario

Ministry
of the
Environment

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only			
Name, Title, Company Name and Mailing Address of Requester Suizen Hong, B.A.Sc. Trow Consulting Engineers Ltd. 1595 Clark Boulevard Brampton ON L6T 4V1 Email Address: suizen.hong@trow.com			FOI Request No.		FOI Co-ordinator Review date	
			Date Request Received		Fee Paid ACCT-CHQ-VISA-MC- CASH	
			Response Due Date			
Telephone/Fax Nos. Tel : 905-793-9800 Fax : 905-793-0641	Your Project/Reference No. BRGE0059627A	Signature of Requester 	CNR WCR	ER SAC	NOR IEB	SWR EAA
Request Parameters						
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)						
The Site is located on the north side of Dundas Street West, between Tremaine Road and Bronte Road (Highway 25) in the City of Oakville, Ontario. The municipal address of the Site is 3269-3271 Dundas Street West, Oakville, Ontario. The legal description of the Site is Part of Lots 2, 3, 4 and 6, Concession 1, West of Highway 25, City of Oakville, Regional Municipality of Halton.						
The Site is divided into two sections known as Parcel A and Parcel B. Parcel A is approximately 75 hectares (186 acres) in size and is bound to the south by Dundas Street West and to the north by Highway 407 (under construction). Parcel B is approximately 23 hectares (57 acres) and is bound to the north by Burnhamthorpe Road West and to the south of Highway 407 (under construction).						
Present Property Owner(s) and Date(s) of Ownership Lazy Pat Farms Ltd. from November 6, 1947 to present						
Previous Property Owner(s) and Date(s) of Ownership • Joseph M. Pigott: January 6, 1944 to November 6, 1947						
Present/Previous Tenant(s), (if applicable) Lazy Pat Farms						
Search Parameters Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.					Specify Year(s) Requested	
Environmental concerns (General correspondence, occurrence reports, abatement)					1986 to present	
Orders					1986 to present	
Spills					1986 to present	
Investigations/prosecutions 4Owner/tenant information must be provided						
Waste Generator number/classes					1985 to present	



Ontario

Ministry
of the
Environment

Freedom of Information Request

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Suizen Hong, B.A.Sc. Trow Consulting Engineers Ltd. 1595 Clark Boulevard Brampton ON L6T 4V1 Email Address: suizen.hong@trow.com			FOI Request No.	FOI Co-ordinator Review date
			Date Request Received	Fee Paid ACCT-CHQ-VISA-MC- CASH
			Response Due Date	
Telephone/Fax Nos. Tel : 905-793-9800 Fax : 905-793-0641	Your Project/Reference No. BRGE0059627A	Signature of Requester	CNR WCR	ER SAC
			NOR IEB	SWR EAA

Certificates of Approval 4Proponent information must be provided

1985 and prior records are searched manually. **Search fees in excess of \$300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box and specify type e.g.** maps, plans, hydrogeological reports, etc.

	SD	Specify Year(s) Requested
air - <i>emissions</i>		
water - <i>mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)</i>		
sewage - <i>sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations</i>		
waste water - <i>industrial discharge</i>		
waste sites - <i>disposal, landfill sites, transfer stations, processing sites, incinerator sites</i>		
waste systems - <i>haulers: sewage, non-hazardous & hazardous waste</i>		
- <i>mobile waste processing units</i>		
- <i>PCB destruction</i>		
pesticides - <i>licenses</i>		

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Appendix D: General Information

General Information

Hazardous and Designated Substances

The following information provides the reader with basic information related to some of the more common hazardous or designated substances that can be found in buildings/building materials. The intent of this presentation is to outline general information related to those substances for the benefit of those individuals reading this report. The reader is referred to the various regulations (see Appendix E) for detailed specifics related to the handling, management and disposal of the substances addressed.

Asbestos

Asbestos is a common fire retardant and insulating material. Asbestos has been in use for quite some time now; however, the era from the early 1950s to the 1970s (approximately 1973) was the largest contributor of asbestos as an insulating material. Normally, asbestos does not create a hazard provided the material is laying dormant. However, in situations such as demolition activities or where the material has been deteriorating and becomes friable, asbestos fibers may become airborne, which may cause a number of health complications as released. The use of asbestos in construction materials, such as fire retardant and insulating materials, has been eliminated from commercial use since the late 1970s.

Occurrence

Asbestos can be found in a variety of construction materials. A list of the more common materials that may contain asbestos follows:

- pipe and pipe elbow insulation;
- bulk insulating material in walls and roofs;
- suspended ceiling tile;
- acoustic and stucco ceiling materials;
- vinyl floor tiles;
- insulation on mechanical equipment (e.g., piping, pipe elbows, boilers);
- gaskets for heating equipment;
- automobile brake pads;
- window caulking;
- roofing felts;
- some drywall and mortar joint compounds; and
- cementitious board (transite).

Sampling and Assessment

Samples of suspected asbestos containing materials (ACM) are generally collected in areas which are easily accessible. The following methodology is followed to perform bulk sampling for asbestos of most materials indicated above:

- a sample of about one inch square is removed;
- the sample is sealed in a plastic bag and labeled to identify location; sample information (including sample number) is recorded on a site plan;
- the sampled area is sealed with duct tape and identified by sample number for future reference;
- the estimated quantity of each material sampled is recorded; and
- samples are submitted to an analytical laboratory for confirmation of asbestos content.

Regulations/Recommendations

The following recommendations are presented for consideration with regards to the ACM, based on the options of demolition or renovations to the existing building structure.

1. Any damaged ACM identified should be immediately repaired or removed. If removed, then it should be replaced with non-asbestos containing materials.
 2. If renovation or demolition activity which involves disturbing or removal of possible ACM (i.e., floor tiles) is to be undertaken, the appropriate removal and disposal of ACM must be carried out in conformance with Ontario Regulation 838/90. Removal must be carried out in accordance with Ontario Ministry of Labour asbestos abatement methods.
 3. An Asbestos Management Program is required to be instated in the area(s) where no removal of ACM is not necessary. This program includes:
 - preparation and maintenance of a record of the location(s) of friable ACM;
 - notification of the presence of the material to workers who may work in close proximity to the ACM, and may potentially disturb it;
 - training of workers who may work in close proximity to, and disturb, the material;
 - periodic inspection of the ACM; and
 - remedial action on the material that has deteriorated.
-

4. In accordance with Ontario Regulation 838/90, if renovation activity is undertaken in the building, the Owner of the building is responsible to ensure that no friable asbestos is released in the building. Under the regulation, the following options are available for dealing with ACM:
- enclose the areas containing asbestos;
 - encapsulation of ACM with a sealant;
 - repair any deteriorated areas of ACM; or
 - removal of ACM from the building.

Polychlorinated Biphenyls - PCBs

Polychlorinated biphenyls, more commonly referred to as PCBs, are typically found in transformers and other electrical equipment containing insulating fluids. By definition, PCB liquid, solid and equipment means materials containing more than 50 parts per million (ppm) PCBs. Materials containing less than 50 ppm PCB concentration are not classified as PCB waste under current provincial and federal regulations. The management of PCB waste is regulated by Waste Management - PCBs Regulation, Ontario Regulation 362.

The use of PCBs in electrical equipment was reduced drastically in the early 1970s and has been banned since 1977. However, light ballasts manufactured prior to 1977 may contain PCBs; many are still in service today. Currently, there are no approved facilities in Ontario which accommodate the permanent disposal or destruction of PCB containing ballasts in large quantities. However, there is a mobile destruction unit, but this is used for PCB transformer oils. Presently, Ontario Regulation 362 requires that PCB waste be stored on-site in a secure registered storage facility until such time that a means of disposal or destruction is approved in Ontario.

Occurrence

PCBs are most commonly found in electrical equipment, such as,

fluorescent lamp ballasts;
capacitors; and
transformers.

Sampling and Assessment

The following procedures are used to establish the PCB status of the various types of fluorescent lamp ballasts.

- all necessary covers from the light fixtures are removed to expose the light ballast(s) and the identification codes and/or date codes; if the electrical system is active, the inspector may choose not to remove the ballast to expose the date code, and will use the identification code to make an assessment;
- the identification codes and/or date codes are recorded; some ballasts are clearly marked as "non-PCB" type; and
- the identification codes are cross-referenced against product information presented in the Environment Canada guide entitled "Identification of Fluorescent Lamp Ballasts Containing PCBs" (EPS 2/CC/2; April 1986).

The following procedures are used to establish the PCB status of transformers and capacitors:

- information labels affixed to the unit(s) may identify them as PCB-type, or identify the insulating oil (for example, askarel and pyranol are PCB-containing oils);
- review service records if available;
- contact the manufacturer; and
- for nearby off-site transformers owned by the local electrical utilities service, information on the PCB status can be obtained from that agency.

Regulations/Recommendations

The following are presented for consideration with regards to PCB containing fluorescent lamp ballasts, based on the options for demolition or renovations.

1. Prior to the commencement of demolition work, the electrical system should be deactivated and all ballasts removed and segregated and temporarily stored according to ballast type. During the removal activity, the status of the ballasts (PCB or non-PCB) should be established. Location and date code on the body or inside of the ballast will be useful in determining the status of the units.
 2. Disposal of the ballasts should not be considered routine. Since ballasts have been found to contain PCBs, disposal must be consistent with all current legislation (Ontario Regulation 362). In the event that demolition/renovation results in the generation of a large number of ballasts, it will be necessary to establish a secure licensed PCB-storage facility on the site, should an alternative disposal route not be
-

found. All other non-PCB containing ballasts can be disposed of as non-hazardous debris.

3. With regards to maintenance and/or renovation work, presently there is no legislation which states that light fixtures currently in use that contain PCB ballasts must have the ballast removed and stored in a licensed facility. These light fixtures may continue to be used until such time that replacement is warranted. In addition, there is no requirement for disposing of a single to twenty ballasts at one time. However, should you undertake a renovation program on a large scale (i.e., over twenty ballasts at one time), all ballasts removed will have to be stored as noted in item 2. above.

The following recommendations are presented for the handling and disposal of PCB oils from transformers and capacitors that are to be taken out of service.

1. Options for treating transformers oils to bring the concentration of PCBs below 50 ppm (i.e., waste level) are available for some situations.
2. Drain transformer oils into drums and flush the transformer. Store drums of oil in licensed storage facility. The transformer can be retrofitted with a non-PCB insulating oil, or stored in a licensed PCB storage facility.
3. Store out-of-service capacitors in a licensed PCB-storage facility. These can be placed into drums without draining the oil.

Chlorofluorocarbons - CFCs

CFCs are normally used as refrigerants in air conditioning and refrigerating units. Many different types of CFC are used, the most common being: R-12 (ODP level 1.0), R-22 (ODP level 0.05), and R-502 (ODP level 0.33). CFCs, commonly called Freon, are substances known to contribute to the Earth's ozone layer depletion.

Halon 1211 (ODP level 3.0) and Halon 1301 (ODP level 10.0) are other CFC type compounds, commonly used in fire extinguishers at facilities where contamination from normal fire extinguishing chemicals is undesirable.

Sampling and Assessment

Generally, identification of CFCs can be established by information plates on mechanical equipment or information on product labels. The presence and type can also be established through a review of service/maintenance records. Should no information be available, sampling and laboratory analysis is required to identify the refrigerant.

Regulations/Recommendations

This discussion pertains to CFCs used as refrigerants, since in the course of a typical Phase I audit, it is likely that refrigerants will be encountered.

Collection of refrigerant waste must be conducted during the installation, disposal, service, testing, maintenance or demolition of refrigeration or air conditioning equipment. If the CFCs are determined to be in the refrigerants on site, the release of the CFC continuing refrigerants into the atmosphere is not allowed. Any site or facility used in the collection of refrigerant becomes part of a "refrigerant management system" that is subject to the requirements of Regulation 347 and the Environmental Protection Act.

In the event that refrigerant waste is required to be disposed of, a new administrative structure is now in place that will facilitate the collection, handling and movement of refrigerant waste for reclamation and recycling. This should be undertaken by a licensed contractor.

Bill 208 Designated Substances

The owner of a property or building is required to determine and list any of the designated substances found to be present at the project site. The owner is obligated to submit the list of designated substances identified on the project site to all prospective constructors. Before entering into a binding contractor with a constructor, the constructor for a project must ensure that each prospective contractor and subcontractor for the project has received a copy of the list of designated substances for the project site.

Occurrence

The following outlines the designated substances identified in Bill 208 and some of the common uses/occurrences associated with these designated substances.

- acrylonitrile - plastics
 - asbestos - insulating and heat resistant materials (refer to section on asbestos for details)
 - arsenic - paints, printing fluids, herbicides and insecticides
 - coke oven emissions - applicable in areas where foundry operations may be an issue
 - benzene - gasoline and other petroleum fuels
 - ethylene oxide - plastics, anti-freeze, agricultural fungicide
 - isocyanates - paint, plastics, foam insulation, etc.
-

- lead - metallic lead may be present in pipes, in the soldering joints of the plumbing system and in paint
- mercury - may be present in heat control equipment (thermostats) and electrical equipment (mercury switches, mercury vapour lamps)
- silica - all cementitious materials could contain silica; analysis required to establish type
- vinyl chloride - paint, plastics

Sampling and Assessment

Sampling and assessment are substance specific. Preliminary assessment is based on visual identification of the potential for the various substances. Testing may be appropriate for confirmation of level and to establish potential hazard.

Regulations/Recommendations

Substances are identified in accordance with Bill 208 (under the Occupational Health and Safety Act). Handling, management and disposal must be carried out in accordance with the above, and Regulation 347.

Lead Based Paints

As a building construction material, lead has been frequently used in oil based paints (as a pigmentation and drying agent, especially white and pastel shades, some paints contained as much as 50 percent lead by weight), roofing materials, cornices, tank linings, electrical conduits and soft solders for tinplate and plumbing. The use of lead based paints was phased out, circa 1976. In the 1950s other pigments replaced lead, but smaller amounts were still used in some paints as a sealant or to speed up drying. The potential for exposure to lead based paints and the dust associated with the deterioration or removal of lead based paints is considered the greatest health hazard.

In 1976, federal government regulations limited the amount of lead in interior paint to 0.5 percent by weight. Exterior paint may contain more lead but must be labeled with warning signs. Depending on the age of the paint, the lead level may be very high. In paints that were produced or used prior the 1980, the interior or exterior paint may contain small amounts of lead. If the paints that were produced or used prior to 1950, the paint certainly may contain high levels of lead.

Exposure to lead can cause a variety of adverse health effects, with children being at greatest risk. While some children can get lead poisoning from eating paint chips, the most important route of exposure for both adults and children is ingestion of lead dust by hand to mouth contact. Lead dust is usually generated by deteriorating paint or by removal during

renovation activities. Prior to removal of any paints as part of renovation activities, they should be tested for lead content and the removal procedures adjusted accordingly (i.e. do not sand off lead based paints).

Pigeon Droppings

Pigeon droppings are known to harbor the fungus *Cryptococcus neoformans* which cause the disease cryptococcosis, a serious respiratory disorder. In addition soils enriched by pigeon droppings roosting overhead can harbor the fungus *Histoplasma capsulatum* which can cause the disease histoplasmosis, another serious respiratory disorder. Both diseases infect humans through inhalation and can be prevented through proper use of respirators when handling contaminated materials.

Retail Motor Vehicle Service Station Wastes

Wastes resulting from the servicing of motor vehicles at retail motor vehicle service stations are exempt from requiring a MOEE hazardous waste generator number, as long as the wastes are handled by a company holding a valid Certificate of Authorization for a Waste Management System. The generator registration exemption is limited to retail service stations that have a contract with a licensed carrier to remove oil, grease, antifreeze, tires, batteries (wastes) from the site.

Such wastes can also include waste crankcase oil from oil storage tanks, water removed from gasoline storage tanks and gasoline contaminated groundwater.

Liquid Industrial Wastes

For Liquid Industrial Wastes the small quantity exemption for requirement of a MOEE hazardous waste generator number is 25 litres per month. If more than 25 litres in a month period, or the accumulated amount of waste on site is over 25 litres, a MOEE waste generator number is required. Although the small quantity exemption applies to waste generator registration, it does not apply to the handling of the wastes. All wastes, regardless of quantity must be handled in accordance with the relevant regulations.

Appendix E: Regulatory Framework

Regulatory Framework

PROVINCIAL STATUTES

Energy Act, Fuel Oil Code, Regulation 329

The applicable sections of the Fuel Oil Code include installation requirements for underground storage tanks (USTs), all pressure testing, and abandonment of tanks if connected to an ignition source (past or present). Also described is the requirement for contaminated soil removal, if this is identified while tank removal is being undertaken.

Gasoline Handling Act, RSO 1990, Regulation 521/93

Outlines the requirements for installation, protection, containment and abandonment of above-ground storage tanks (ASTs) and USTs. Also outlines the requirement for cleanup of any soil surrounding the tank which may be contaminated.

Regulation respecting Asbestos, Ontario Regulation 837/90, as amended by Ontario Regulation 509/92; and Regulation respecting Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 838/90, as amended by Ontario Regulation 510/92

Regulation 837/90 (formerly 570/82) is primarily concerned with the mining of asbestos and its use in industrial processes. However, if an asbestos management program was developed under this regulation prior to the filing of Regulation 838 (formerly 654) (December 16, 1985), this regulation still applies to building owners.

Regulation 838/90 was developed to address friable asbestos-containing material. A friable material is one that can be crumbled, pulverized, or powdered by hand pressure when dry. It has the potential for asbestos to become airborne. Materials of concern include insulation used on pipe, boilers, or sprayed on roofs. These applications have been banned by the regulations. Automotive and elevator system brake pads are examples of other asbestos materials that may become friable.

Regulation 838/90 requires that a management program be established in buildings where friable asbestos is known to be present. This program includes training of workers who may disturb the materials containing asbestos. The program must also include a program of inspection and maintenance of the materials. This regulation is designed to prevent worker exposure to airborne asbestos fibers.

Although asbestos is not considered a hazardous waste, Regulation 347, made under the Ontario Environmental Protection Act, does define specific requirements for the disposal of

materials containing friable asbestos at landfills. These requirements include notification of the landfill site, labeling and containment of the material.

Ozone Depleting Substances - General, Regulation 356/90, as amended by Ontario Regulation 851/93; and Ontario Regulation 189/94, Refrigerants.

Regulation 356/90 is concerned with the use of ozone depleting substances in the making of pressurized containers, flexible foams and rigid insulation foams. It restricts the amounts of ozone depleting substances used to make these products over a period of time.

Ontario Regulation 189/94 is concerned with the discharge of a refrigerant into the natural environment, the use and disposal of refrigeration equipment, the sale of refrigerant, the use and disposal of refrigerant containers and the certification in use of refrigerants and refrigeration equipment.

Waste Management Act, Bill 143

This Act is divided into four separate parts. Parts I through III deal with the control and location of landfill sites. Part IV deals with an Amendment to the Ontario Environmental Protection Act. Part IV of the Act is "Enabling Legislation" which has been passed, and which will allow the MOEE to write regulations which will require Industrial, Commercial, and Institutional (ICI) sectors to recycle. Such measures include recycling, composting, etc.

The following regulations have been adopted:

- 101/94 - Recycling and composting of municipal waste
- 102/94 - Waste Audits and Waste Reduction Work Plans
- 103/94 - Industrial, Commercial and Institutional Source Separation Programs
- 104/94 - Packaging Audits and Packaging Reduction Work Plans
- 105/94 - Amendments to Ontario Reg. 347 to accommodate recyclable materials

Occupational Health & Safety Act, Bill 208

Bill 208, an Act to amend the Occupational Health and Safety Act and the Workers Compensation Act, requires the building owner to report to contractors and subcontractors any "Designated Substances" present, especially before any construction work is undertaken on the owner's building/property. The Designated Substances, identifying hazardous materials which are subject to Ontario Ministry of Labour regulations, include the following:

Acrylonitrile	Arsenic	Asbestos
Benzene	Coke Oven Emissions	Ethylene Oxide
Isocyanates	Lead	Mercury
Silica	Vinyl Chloride	

Although PCB is not a designated substance, the building is required to be surveyed for its identification as required under O.R. 362.

Ontario Environmental Protection Act, RSO 1990, C.E. 19

Key Regulations

Air Pollution - General, RSO 1990, Regulation 346 - Controls the certification of air discharges to the Environment. Further outlines contaminants and quantities which may be discharged through air emissions. Requires all air emissions to have a Certificate of Approval (C of A) with few exceptions. The C of A must be gained prior to installation of the air discharge vent or aperture.

General Waste Management, RSO 1990, Regulation 347 - Formerly known as Regulation 309, RSO 1980, this regulation outlines the registration and disposal requirements for generators of hazardous and liquid industrial waste. The regulation requires that all waste identified in any of the associated schedules be given a generator number which applies to the site, and may not be transferred.

PCB Waste Management - RSO 1990, Regulation 362 - formerly known as Ontario Regulation 11/82, details the management of PCB waste. Also defines what is considered PCB waste and the requirements for storage.

Ozone Depleting Substances - General Regulation 356/90 formerly (349/89) and Part VI of RSO 1990 - Details the definition of ozone depleting substances. In reference to the sites, ODS recovery has not been legislated from stationary sources such as chillers. Amendments to Regulation 356/90 include 851/93 and 189/94. Further, refrigerant use is outlined in the Ontario EPA, Part 5(A), and in Regulation 347 (formerly Regulation 309), section 27 to Section 29.

Spills, Regulation 360/90-Part X RSO 1990. This regulation defines a spill, outlines compensation procedures, and give exemption to the regulation. The spill may be broadly termed an event or release which may cause, or is likely to cause, adverse effects on human health or the natural environment.

Ontario Water Resources Act

The Act governs surface water bodies and ground water. The MOEE Reasonable Use Policy 15-08 and Notice 3/87 incorporate this Act and are used to determine suitable levels for discharges to specific receiving bodies.

Municipal Statutes

Ontario Ministry of Environmental Model and Municipal Sewer Use By-Laws

Each Municipality has its own version of both sanitary and storm sewer use regulations. However, under the Municipal Industrial Strategy for Abatement (MISA), a Model Sewer Use By-Law has been developed. The vast majority of municipalities have adopted the values and parameters outlined by the MISA Model. In general, the MISA Model is an important comparison as a Municipality will generally be working towards this as a discharge goal.

FEDERAL STATUTES

Canadian Environmental Protection Act:

In general, a more broadly based guideline which outlines objectives of environmental protection. CEPA is much more goal oriented than Provincial or Municipal regulations, which are more directed at quantitative discharge limits. Although Provincial and Municipal regulations are generally more comprehensive and stricter, CEPA must be complied within all cases.

Chlorobiphenyls Regulation, SOR/91-152, February 1991.

Extract from Canada Gazette, Part II, Department of the Environment. This regulation outlines prohibition, quantities which may be released, and defined PCB as a waste.

Storage of PCB Material Regulation (SOR/92-507)

This regulation defines PCBs, outlines access to site, storage requirements, maintenance and inspection and record keeping requirements. This regulation is outlined in Ontario by Provincial PCB regulation (O.R. 362) with comparable enforceable requirements and effect.

Atomic Energy Control Act

Exposure to radioactive materials is regulated by the Atomic Energy Control Board. Exposure to radon is regulated by Health and Welfare Canada.

Other Guidelines

Canada Mortgage and Housing Corporation (CMHC) Mortgage Insurance

Policy for managing environmental risks, June 1993, from Canada Mortgage and Housing Corporation (CMHC).

CMHC identifies requirements for environmental site assessments to be conducted for all mortgage insurance applications or potential claims involving more than six housing units.

Canadian Standards Association (CSA)

CSA Standard Z-768 Phase I Environmental Site Assessment.

The Canadian Standards Association prepared a comprehensive document (Z-768) to provide standard reporting formats for documenting information necessary to assess environmental liability on a property.

Canadian Council for Ministries of the Environment (CCME)

Criteria used by CCME to define soil and groundwater contamination, where provinces or territories do not have such criteria defined for residential/parkland use.

MOEE Guideline For Use At Contaminated Sites In Ontario - Revised February 1997.

Provides criteria to define soil and groundwater contamination at sites to various land and groundwater uses.



Environmental Site Screening Checklist



Planning & Public Works
Tel: 905-825-6000 Fax: 905-825-8822
Toll Free: 1-866-4HALTON (1-866-442-5866)
www.halton.ca

Environmental Site Screening Checklist

Planning File No. _____ Applicant: Bentall Kennedy (Canada) LP

- | | | | | |
|----|--|--------------------------------------|-------------------------------------|--|
| 1. | Was the subject property ever used for industrial purposes? | yes | <input checked="" type="radio"/> no | uncertain |
| 2. | Was the subject property ever used for commercial purposes that may have caused contamination (e.g. gasoline station, dry cleaners, etc.) | yes | <input checked="" type="radio"/> no | uncertain |
| 3. | Has fill ever been placed on the property? | <input checked="" type="radio"/> yes | no | uncertain |
| 4. | Is there any reason to believe that the subject property is potentially contaminated based on historic use of the property or a neighbouring lot located within 100m of the property? | <input checked="" type="radio"/> yes | no | uncertain |
| 5. | Are there or were there ever any above-ground or underground storage tanks or waste disposal activities on the property? | <input checked="" type="radio"/> yes | no | uncertain |
| 6. | For existing or previous buildings on the property, are there building materials that may be potentially hazardous to human health (i.e. asbestos, lead-based paints, poly-chlorinated biphenyls)? | <input checked="" type="radio"/> yes | no | uncertain |
| 7. | For agricultural properties, were pesticides or herbicides ever applied to the property? | yes | no | <input checked="" type="radio"/> uncertain |
| 8. | Have any of the buildings on the property been heated by fuel oil? | <input checked="" type="radio"/> yes | no | uncertain |

If an answer to any of the questions 1 through 8 is either yes or uncertain, then a Record of Site condition may be required for the property. If you require assistance or further information, contact _____.

General Information:

- | | | | |
|----|---|---|----|
| 1. | Have any environmental reports (Phase I and II Environmental Site Assessments, Records of Site Condition, etc.) ever been prepared for the property? If yes, please submit these reports with your application together with a letter of reliance for the Region of Halton. | <input checked="" type="radio"/> yes | no |
| | | Phase 1 Environmental Site Assessment, January 9, 2001 (Trow Consulting Engineers) and Preliminary Geotechnical and Geo-Environmental Investigation, January 23, 2001 (Trow Consulting Engineers) | |
| | | see over... | |



Certification

I, Michael Reel am the registered owner of the land that is the subject of this planning document and to the best of my knowledge, the information provided in this checklist is true.

Sworn (or declared) before me STEPHEN POSEN
Commissioner of Oaths (Print Name)

in the CITY OF TORONTO, this 6th day of MAY 2011.
City/Town/Municipality Day Month Year

[Signature]
Commissioner of Oaths

[Signature]
Registered Owner
MICHAEL REEL
AUTHORIZED SIGNING OFFICER