



**Soil-Eng  
Limited**

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April 21, 1998

Reference No. 9804-S.19E

Armland Group  
8700 Dufferin Street  
Concord, Ontario  
L4K 1K5

Attention: Mr. Ted Lansky

**Re: Phase 1 Environmental Site Assessment  
467 Dundas Street East  
Town of Oakville**

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Dear Sir:

In accordance with our proposal dated April 3, 1998, and your written authorization dated April 7, 1998, we have carried out a Phase 1 Environmental Site Assessment at the captioned property.

The purpose of the investigation was to assess the environmental quality of the subject property. The findings from our research of historical records pertaining to the site, an environmental site reconnaissance and our assessment are presented in this letter report.

#### **SITE DESCRIPTION**

The subject property, as shown on the Site Location Plan, Drawing No. 1, attached, is located on the north side of Dundas Street East (Highway No. 5), east of Trafalgar Road, and is bounded at the east by Eighth Line (unopened). The property is legally described as Part of Lot 11, Concession 1, North of Dundas Street (NDS), Town of Oakville. The site is nearly rectangular in shape and encompasses an area of 44.5 ha (110 ac). At present, the property consists mainly of pasture and cultivated farm fields with the remains of an old farm building (No. 467 Dundas Street East) located in the southern sector of the site.



### SITE HISTORY

We have researched the records pertinent to the history of the subject property at the Oakville Municipal Office, Halton Land Registry, The University of Toronto Map Library, Metro Toronto Reference Library, and the Ministry of Natural Resources Map and Airphoto Office.

Since the early 1800s, the subject land has been Part of Lot 11, Concession 1, NDS, Township of Trafalgar, County of Halton (now Town of Oakville, Regional Municipality of Halton). The lot was patented to W. Rose by the Crown in 1809, granted to W. Wynn in 1830, and was then sold to J. Court in 1836. The property was purchased by G. Ryan in 1857, and then bought by E. Fisher in 1902. A copy of a Historical Map drafted in 1877, presented on Drawing No. 2, attached, shows a homestead located at the southern extremity of the site which belonged to G. Ryan at that time and was likely used for farming.

Throughout the years, the ownership of the property changed several times between private individuals. In 1956, the property was sold by F. Sobolak to J. Kawun and partners (10 private individuals), and currently it is owned by J. Kawun and 18 partners.

Ontario Base Maps for the years 1974 and 1982 and Topographical Maps for 1962 and 1989 were available, showing the land features at those dates. Copies of the maps are presented on Drawing Nos. 3 and 4, respectively, and show that the site was undeveloped with a homestead in the southern sector which has been abandoned for at least two decades and is indicated as being "Ruins" on the 1974 Ontario Base Map on Drawing No. 3.

### ENVIRONMENTAL SITE RECONNAISSANCE

A visual inspection with respect to the general environmental condition of the subject site was conducted by our representative on April 9, 1998.

The southern 70-acre portion of the site consists of fenced pasture for grazing cattle, and the northern 40-acre portion consists of cornfields. A wooded area is situated at the northeast corner of the site, and treelines, shrubs and wet low-lying areas with streams, similar to the features depicted on the 1962 and 1989 Topographical Maps, are scattered throughout the site. At the time of our inspection, the water in the wet areas and in the streams appeared clear and odourless.



The ground surface of the site is relatively flat with minor undulations, and is slightly lower than the fronting street. The grade of the site generally descends towards the south and towards the streams. The remains of an old farm building, possibly a barn or a stable, are located in the southern sector fronting Dundas Street, about midway along the south property line. Several rubber tires and tree trunks and some domestic debris were found within this old building. Stone and concrete remnants were observed in a slightly raised area located to the southwest of the old building. This is likely the area where the original home was located, which is depicted as the smaller building on the 1962 Topographical Map. The home was likely serviced by a private domestic well and septic system; these, however, were not discovered during our inspection.

There were no noticeable nuisance odours, stained ground, or stressed vegetation within the site. Also, there were no signs of above ground/underground storage tanks, excavated pits or sumps on the property.

The neighbouring properties consist mainly of agricultural land with several residences located in the northeast quadrant of Dundas Street East and Eighth Line. The land uses at the adjacent properties are considered to have a low potential for environmental impact on the subject property.

According to the Ministry of Environment and Energy's (MOEE's) "Waste Disposal Site Inventory", dated June 1991, there is no record of either an active or closed waste disposal site in the vicinity of the subject site and there is no listing in the MOEE's "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario", dated November 1988, or in the "Inventory of Coal Gasification Plant Waste Sites in Ontario" dated April 1987. Also, in the MOEE's "Ontario Inventory of PCB Storage Sites", dated 1993, there is no record of any PCBs stored on-site. The site is not registered as a waste generator under Regulation 347 of the Environmental Protection Act.

### ASSESSMENT

Our site history research has revealed that the subject property has always been used for agricultural purposes. Some building remains were found in the southern sector of the site and are likely the original homestead which was constructed on the estate over a century ago.



Our environmental site reconnaissance did not reveal any hazardous materials stored or disposed on-site, and the recently completed soil investigation at this site did not reveal any obvious signs of subsoil contamination.

Based on the above findings, we consider that the past land usage and the current activities on the investigated site and its neighbouring properties have had no particularly significant environmental impact on the subject property. Therefore, we consider that there is low potential for environmental liability associated with the subject property.

#### CLOSURE

One must understand that Soil-Eng Limited's mandate is to obtain all available past and present information pertinent to the subject site for a Phase 1 environmental assessment only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment.

During future construction, any deleterious debris found on the surface or buried on-site must be removed and disposed of properly. It should be noted that the information supplied in this report may not be sufficient to obtain approval for disposal of excess soil or materials generated during construction, and chemical testing of soil samples may be necessary to obtain such approval.

Should adverse environmental conditions become apparent in the future, we request immediate notification in order to provide further assessment and recommendations.

This report was prepared by Soil-Eng Limited for the account of Armland Group, and for review by its designated agents. The material in it reflects the judgement of Forry Fong, P.Eng., in light of the information available to it at the time of preparation. Any use which a Third Party makes of this report, or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. Soil-Eng Limited accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.



Armland Group  
April 21, 1998

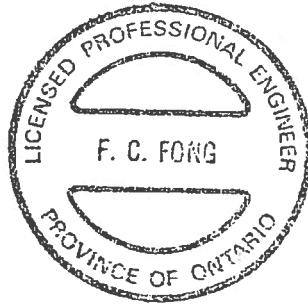
Reference No. 9804-S.19E  
Page 5

We trust this Letter Report provides a reasonable representation of the general environmental conditions at the site. However, should further work be required, please feel free to contact this office.

Yours very truly,

**SOIL-ENG LIMITED**

Fory Fong, P.Eng.



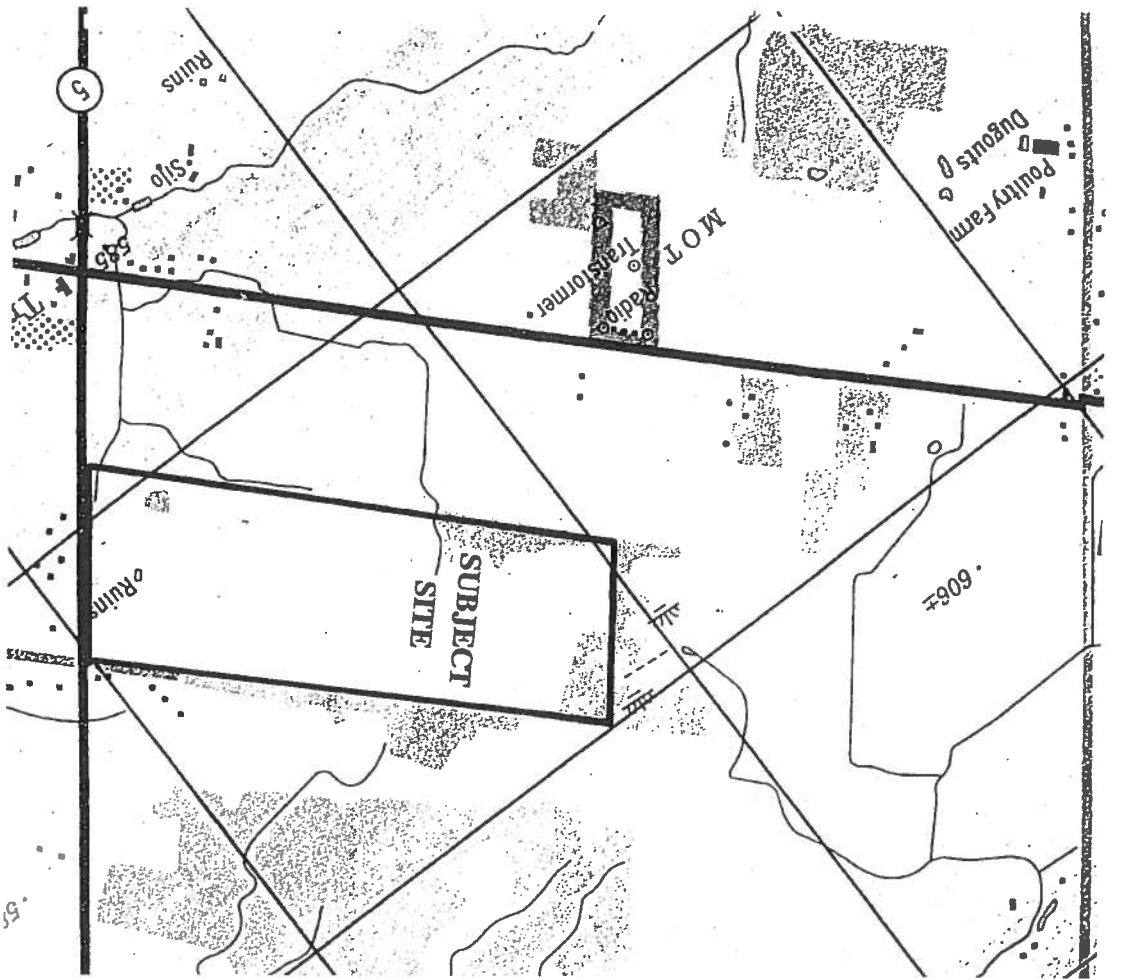
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Enclosures

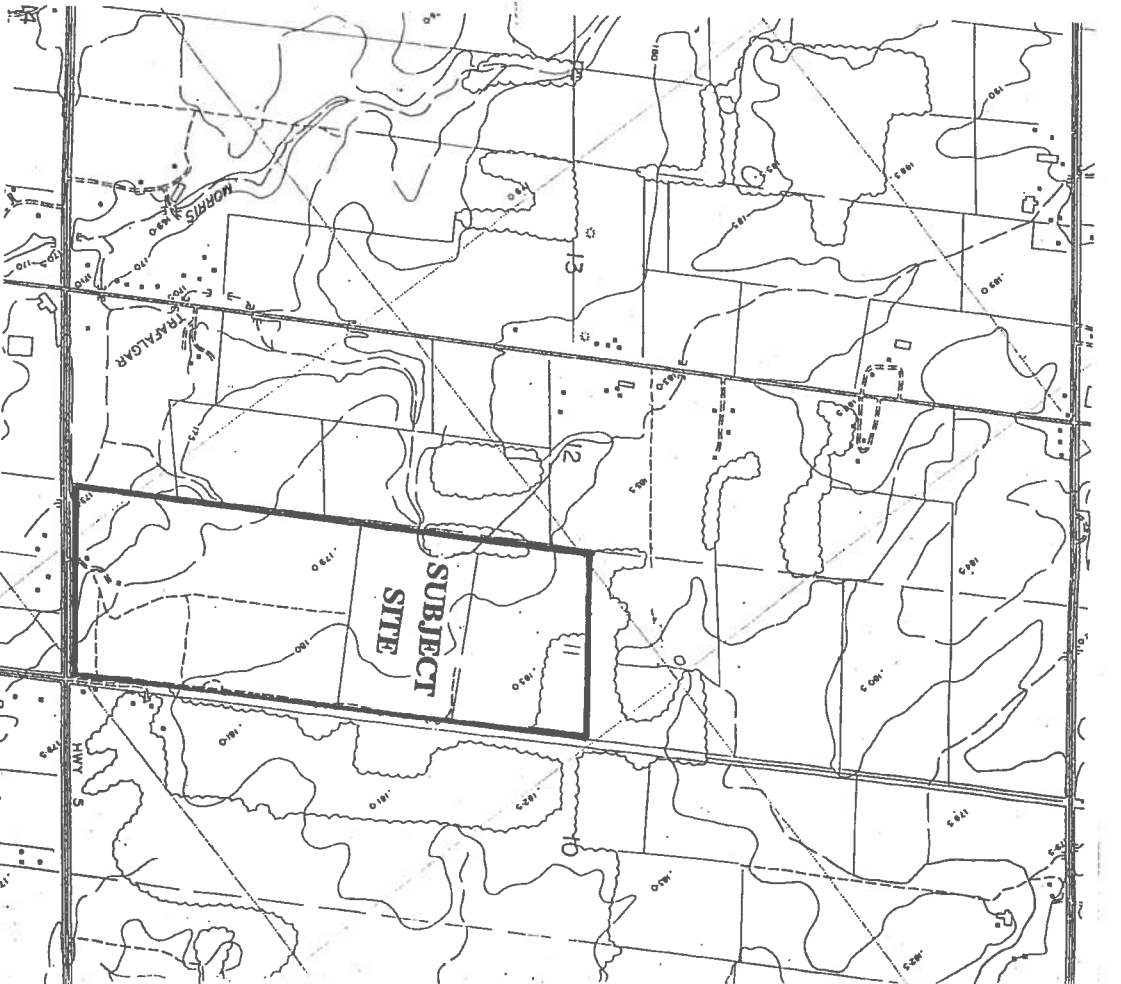
Site Location Plan .....	Drawing No. 1
1877 Historical Maps .....	Drawing No. 2
Ontario Base Maps .....	Drawing No. 3
Topographical Maps .....	Drawing No. 4







1974



1982

ONTARIO BASE MAPS

REF. NO. 9804-S.19E

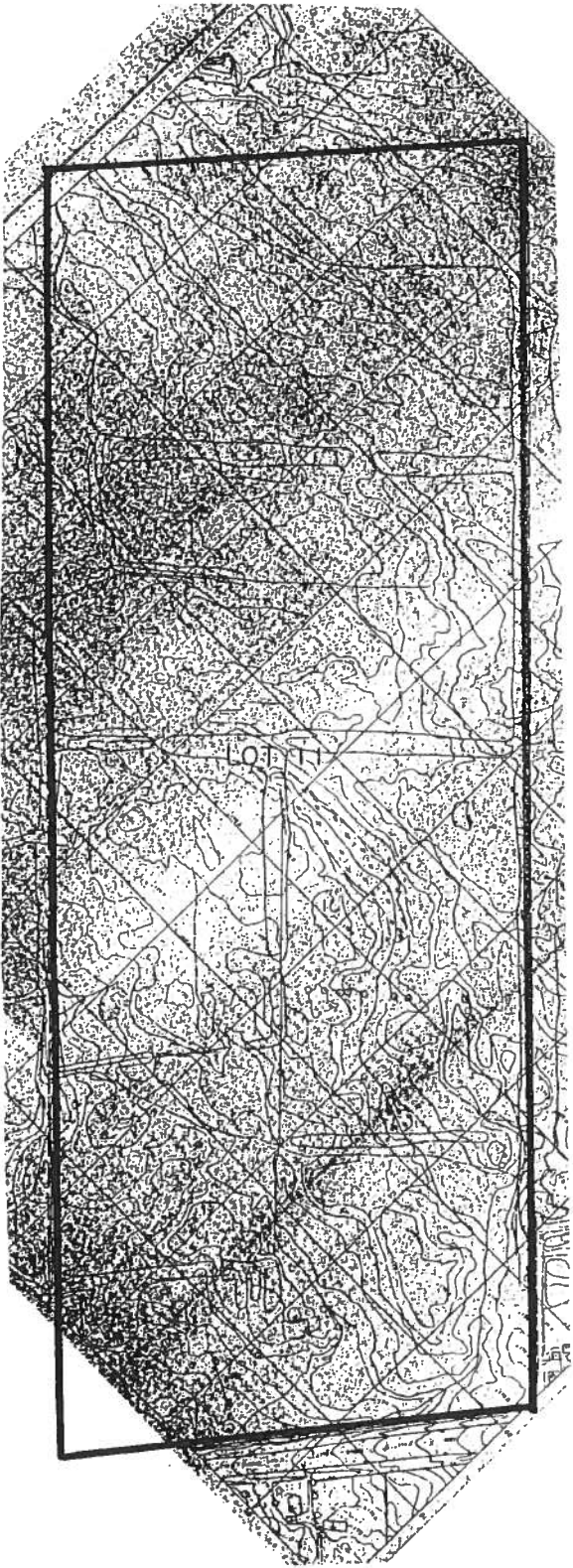
DATE: April 1998

SCALE: N.T.S.

DRAWING NO. 3

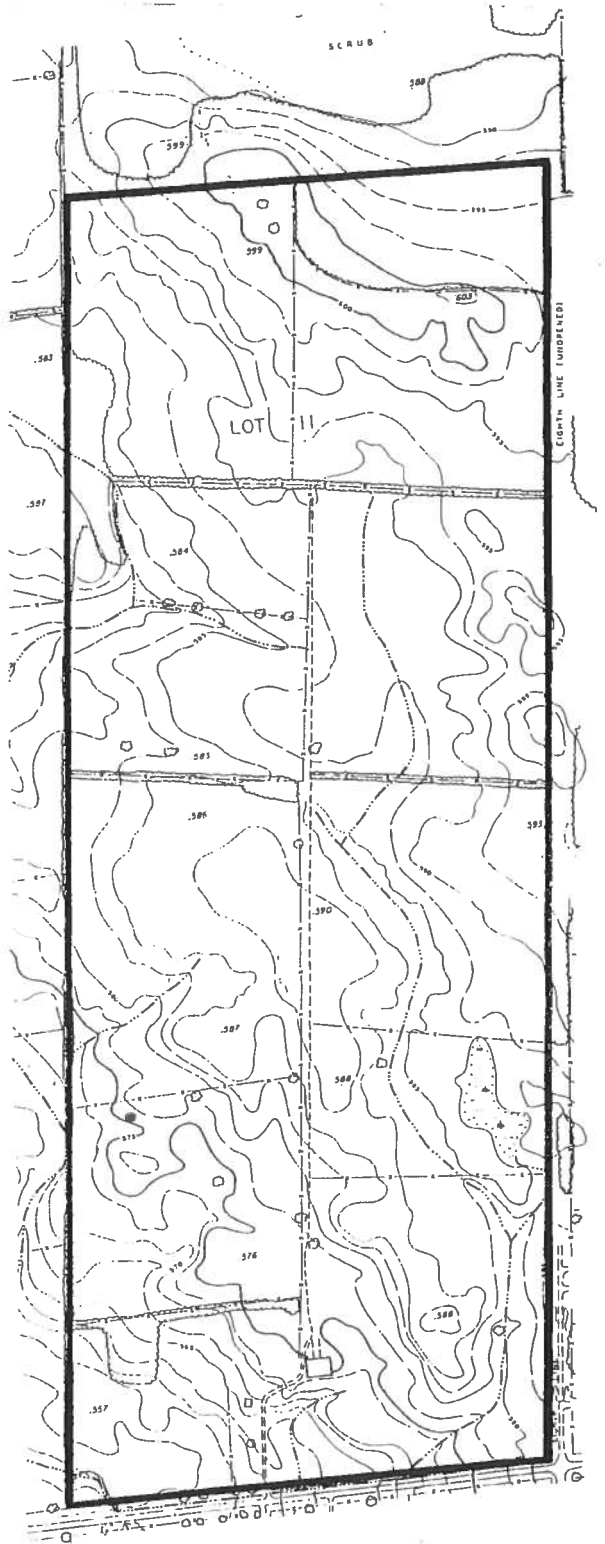
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**1989**

TOPOGRAPHICAL MAPS  
 REF. NO. 9804-S.19E  
 DATE: April 1998  
 SCALE: N.T.S.  
 DRAWING NO. 4  
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**1962**

