



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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September 13, 2018

Reference No. 1512-E088

Del Ridge Homes Inc.
7800 Kennedy Road, Unit 102
Markham Ontario
L3R 2C7

Attention: Mr. Dave De Sylva

**Re: Record of Site Condition # 224910
Proposed Residential Development
96 Chisholm Street
Town of Oakville**

Dear Sir:

Enclosed is one (1) copy of Record of Site Condition (RSC) # 224910. Attached to the copy of RSC is a letter from the Ontario Ministry of the Environment and Climate Change (MOECC) indicating that the RSC was acknowledged and filed under the Brownfields Environmental Site Registry on September 10, 2018.

Should any queries arise, please feel free to contact this office.

Yours very truly,

SOIL ENGINEERS LTD.

Eleni Girma Beyene, P.Eng., QP_{ESA}

EGB:sl

Encls.

Ministry of the Environment,
Conservation and Parks

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



Client Services and
Permissions Branch

Direction des services à la
clientèle et des permissions

135 St. Clair Avenue West
1st Floor
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax: 416 314-8452

135, avenue St. Clair Ouest
Rez-de-chaussée
Toronto ON M4V 1P5
Tél : 416 314-8001
Télééc. : 416 314-8452

Via Mail

September 10, 2018

DAVE DE SYLVA
DEL RIDGE (WEST HARBOUR) INC.
SUITE 102, 7800 KENNEDY ROAD
MARKHAM ON L3R 2C7

Dear DAVE DE SYLVA:

**Record of Site Condition Number 224910 Has Been Filed in the Environmental Site
Registry for 96 CHISHOLM STREET, OAKVILLE**

Pursuant to paragraph 3 of subsection 168.4(3.1) of the *Environmental Protection Act*, this is a written acknowledgment that Record of Site Condition (RSC) number 224910 has been filed in the Environmental Site Registry on September 10, 2018.

An electronic copy of this RSC can be viewed and downloaded from the Environmental Site Registry located here:

https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/searchFiledRsc_search?request_locale=en

If you have any questions or require additional information, please contact Colin Lacey, Brownfields Filing and Review, at 416-326-2945.

Regards,

Colin Lacey
Director
Subsection 168.4(3), *Environmental Protection Act*

Attachment

c: ELENI GIRMA BEYENE, SOIL ENGINEERS LTD.
District Manager, Halton-Peel District Office, MECP

File No.: 18-306



Record of Site Condition
 Under Part XV.1 of the Environmental Protection Act

Summary

Record of Site Condition Number	224910
Date Filed to Environmental Site Registry	2018/09/10
Certification Date	2018/06/06
Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards	Full Depth Generic Site Conditions Standard, with Non-potable Ground Water, Medium and Fine Textured Soil, for Residential property use
Property Municipal Address	96 CHISHOLM STREET, OAKVILLE, ON, L6K 1C7

Notice to Readers Concerning Due Diligence

This record of site condition (RSC) has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

Contents of this Record of Site Condition

This RSC consists of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment and Climate Change.

Record of site condition property location information

Municipal address(es)	96 CHISHOLM STREET, OAKVILLE, ON L6K 1C7
Municipality	Oakville
Legal description	See attached Lawyer's letter
Assessment roll number(s)	2401030040073010000
Property identifier number(s)	24778-0230 (LT)

Record of site condition property geographical references

Coordinate system	UTM
Datum	NAD 83
Zone	17
Easting	607,403.00
Northing	4,810,648.00

Record of site condition property use information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Current property use	Commercial
Intended property use	Residential
Certificate of property use has been issued under section 168.6 of the Environmental Protection Act	No

Part 2: List of reports, summary of site conditions and qualified person's statements and certifications

Qualified person's information

Name	ELENI GIRMA BEYENE
Type of licence under Professional Engineers Act	Licence
Licence number	100068382
Qualified person's employer name	SOIL ENGINEERS LTD.
Mailing address	UNIT 100, 90 WEST BEAVER CREEK ROAD, RICHMOND HILL Ontario, L4B 1E7 Canada
Phone	(416) 754-8515
Fax	(905) 881-8335
Email address	ebeyene@soilengineersltd.com

Municipal information

Local or single-tier municipality	Oakville
Upper-tier municipality	Halton

Ministry of the Environment and Climate Change District Office

District office	Halton-Peel District Office
District office address	4145 North Service Road, Suite 300, Burlington ON L7L 6A3

Phase two environmental site assessment report

Document used as the phase two environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04)	(yyyy/mm/dd) 2018-06-11
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Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase two environmental site assessment	Phase Two Environmental Site Assessment, Proposed Residential Development, 96 Chisholm Street, Town of Oakville, Reference No. 1512-E088	2017-11-28	Eleni Girma Beyene, P. Eng., QPESA and Samuel Lee, B.Sc.	SOIL ENGINEERS LTD.
Update to phase two environmental site assessment	Phase Two Environmental Site Assessment Update, Proposed Residential Development, 96 Chisholm Street, Town of Oakville, Reference No. 1512-E088	2018-07-05	Eleni Girma Beyene, P. Eng., QPESA and Samuel W. H. Lee, P. Geo.	SOIL ENGINEERS LTD.

Reports and other documents related to the phase two environmental site assessment

Reports and other documents relied upon in making any certifications in the record of site condition for the purposes of Part IV of Schedule A or otherwise used in conducting the phase two environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
N/A			

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Acetone	<	0.5	28	µg/g
2	Bromomethane	<	0.05	0.05	µg/g
3	Carbon Tetrachloride	<	0.05	0.12	µg/g
4	Chlorobenzene	<	0.05	2.7	µg/g
5	Chloroform	<	0.04	0.18	µg/g
6	Dichlorobenzene, 1,2-	<	0.05	4.3	µg/g
7	Dichlorobenzene, 1,3-	<	0.05	6	µg/g
8	Dichlorobenzene, 1,4-	<	0.05	0.097	µg/g
9	Dichlorodifluoromethane	<	0.05	25	µg/g
10	Dichloroethane, 1,1-	<	0.02	11	µg/g
11	Dichloroethane, 1,2-	<	0.03	0.05	µg/g
12	Dichloroethylene, 1,1-	<	0.05	0.05	µg/g
13	Dichloroethylene, 1,2-cis-	<	0.02	30	µg/g
14	Dichloroethylene, 1,2-trans-	<	0.05	0.75	µg/g
15	Dichloropropane, 1,2-	<	0.03	0.085	µg/g
16	Dichloropropene, 1,3-	<	0.04	0.083	µg/g
17	Ethylene dibromide	<	0.04	0.05	µg/g
18	Hexane (n)	<	0.05	34	µg/g
19	Methyl Ethyl Ketone	<	0.5	44	µg/g
20	Methyl Isobutyl Ketone	<	0.5	4.3	µg/g
21	Methyl tert-Butyl Ether (MTBE)	<	0.05	1.4	µg/g
22	Methylene Chloride	<	0.05	0.96	µg/g
23	Styrene	<	0.05	2.2	µg/g
24	Tetrachloroethane, 1,1,1,2-	<	0.04	0.05	µg/g
25	Tetrachloroethane, 1,1,2,2-	<	0.05	0.05	µg/g
26	Tetrachloroethylene	<	0.05	2.3	µg/g
27	Trichloroethane, 1,1,1-	<	0.05	3.4	µg/g
28	Trichloroethane, 1,1,2-	<	0.04	0.05	µg/g
29	Trichloroethylene	<	0.03	0.52	µg/g
30	Trichlorofluoromethane	<	0.05	5.8	µg/g
31	Vinyl Chloride	<	0.02	0.022	µg/g
32	Bromodichloromethane	<	0.05	13	µg/g
33	Bromoform	<	0.05	0.26	µg/g
34	Dibromochloromethane	<	0.05	9.4	µg/g
35	Petroleum Hydrocarbons F1****	<	5	65	µg/g

...Continued on next page

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Acetone		38	130000	µg/L
2	Bromomethane	<	0.5	56	µg/L
3	Carbon Tetrachloride	<	0.2	8.4	µg/L
4	Chlorobenzene	<	0.2	630	µg/L
5	Chloroform		3	22	µg/L
6	Dichlorobenzene, 1,2-	<	0.5	9600	µg/L
7	Dichlorobenzene, 1,3-	<	0.5	9600	µg/L
8	Dichlorobenzene, 1,4-	<	0.5	67	µg/L
9	Dichlorodifluoromethane	<	1	4400	µg/L
10	Dichloroethane, 1,1-	<	0.2	3100	µg/L
11	Dichloroethane, 1,2-	<	0.5	12	µg/L
12	Dichloroethylene, 1,1-		8.7	17	µg/L
13	Dichloroethylene, 1,2-cis-		4.3	17	µg/L
14	Dichloroethylene, 1,2-trans-		1	17	µg/L
15	Dichloropropane, 1,2-	<	0.2	140	µg/L
16	Dichloropropene, 1,3-	<	0.5	45	µg/L
17	Ethylene dibromide	<	0.2	0.83	µg/L
18	Hexane (n)	<	1	520	µg/L
19	Methyl Ethyl Ketone	<	10	1500000	µg/L
20	Methyl Isobutyl Ketone	<	5	580000	µg/L
21	Methyl tert-Butyl Ether (MTBE)	<	0.5	1400	µg/L
22	Methylene Chloride	<	0.2	5500	µg/L
23	Styrene	<	0.5	9100	µg/L
24	Tetrachloroethane, 1,1,1,2-	<	0.5	28	µg/L
25	Tetrachloroethane, 1,1,2,2-	<	0.5	15	µg/L
26	Tetrachloroethylene	<	0.2	17	µg/L
27	Trichloroethane, 1,1,1-	<	0.5	6700	µg/L
28	Trichloroethane, 1,1,2-	<	0.5	30	µg/L
29	Trichloroethylene		7.4	17	µg/L
30	Trichlorofluoromethane	<	0.5	2500	µg/L
31	Vinyl Chloride	<	0.2	1.7	µg/L
32	Bromodichloromethane		1.7	85000	µg/L
33	Bromoform	<	1	770	µg/L
34	Dibromochloromethane		0.84	82000	µg/L
35	Petroleum Hydrocarbons F1****		58	750	µg/L

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Remedial action and mitigation

Remediated soils

Estimated quantities of the soil, if any, originating at and remaining on the record of site condition property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil. Indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

Soil remediation process	Estimated quantity of soil (in ground-volume in cubic metres)

Description of remediation

Description of any action taken to reduce the concentration of contaminants (including soil removals) on, in or under the record of site condition property.

Soil or sediment removed and not returned

Estimated quantities of soil or sediment, if any, removed from and not returned to the record of site condition property.

Estimated quantity of soil (in ground-volume in cubic metres)	
Estimated quantity of sediment (in ground-volume in cubic metres)	

Soil brought to the property

Estimated quantity of the soil, if any, being brought from another property to and deposited at the record of site condition property, not including any soil that may have originated at but been remediated off the record of site condition property and that is identified in section 28 of Schedule A.

Estimated quantity of soil brought to the property (in ground-volume in cubic metres)	
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Other activities including risk management measures

Constructed works that prior to the certification date for the purpose of submitting the record of site condition for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.

Constructed works that after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.

Monitoring or Maintenance

Soil Management Measures

Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the record of site condition property, after the certification date.

Ground water management measures

Ground water monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works or known existing contaminants, if any, on the record of site condition property, after the certification date.

Remediated or removed soil, sediment or ground water from near property boundary

Has any soil, sediment or ground water at the record of site condition property that is or was located within 3 metres of the record of site condition property boundary been remediated or removed for the purpose of remediation?

No

By checking the boxes above, and entering my membership/licence number in this submission, I, ELENI GIRMA BEYENE, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2018/08/02:

- a) signing this record of site condition submission as a qualified person; and
- b) making all certifications required as a qualified person for this record of site condition.

I agree



Soil Engineers Ltd.

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Phase Two Conceptual Site Model
96 Chisholm Street
Town of Oakville

Reference No. 1512-E088

Page 1 of 12

INTRODUCTION

This Phase Two Conceptual Site Model has been prepared as a part of Phase Two Environmental Site Assessment (Phase Two ESA) by Soil Engineers Ltd. (SEL) for the RSC Property located at 96 Chisholm Street in the Town of Oakville (hereinafter referred to as “subject site”).

The Phase Two Conceptual Site Model is based on the findings of our Phase One Environmental Site Assessment (Phase One ESA, Reference No. 1512-E088 dated February 1, 2016); Phase One Environmental Site Assessment Update (Phase One ESA Update, Reference No. 1512-E088, dated October 30, 2017); Phase Two Environmental Site Assessment (Phase Two ESA, Reference No. 1512-E088 dated November 28, 2017), and Phase Two Environmental Site Assessment Update (Phase Two ESA Update, Reference No. 1512-E088, dated July 5, 2018) for the subject site.

6.10.1 Description and Assessment

The subject site, irregular in shape and approximately 0.234 ha (0.577 ac) in area, is located at 96 Chisholm Street in the Town of Oakville. The Property Identification Number (PIN) of the subject site is 24778-0230 (LT). The legal description of the subject site is Lots 10, 12 and 13, Block 68, Registered Plan 1, Town of Oakville, Regional Municipality of Halton.

6.10.1.1 Areas where Potentially Contaminating Activity Has Occurred

The Phase One ESA determined the Potentially Contaminating Activities (PCAs) at the subject site and in the Phase One Study Area based on records review, interviews and site



reconnaissance. The areas of PCAs along with the corresponding list in Table 2 Schedule D of O. Reg. 153/04 are summarized below:

On-site PCAs:

- Former abandoned above-ground storage tank (AST) located at northern portion of the subject site. - #28. Gasoline and Associated Products Storage in Fixed Tanks.
- Unknown quality of fill material at the subject site - #30. Importation of Fill Material of Unknown Quality.

Off-site PCAs:

- Former gas station located at the neighbouring property, approximately 20 m northeast of the subject site - #28. Gasoline and Associated Products Storage in Fixed Tanks.
- Dry cleaner service located at a neighbouring property, approximately 200 m west of the subject site - #37. Operation of Dry Cleaning Equipment (where chemicals are used).
- Former auto repair shop located at adjacent property to the south/southeast - #52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.
- Former auto repair shop located at a neighbouring property, approximately 30 m southeast of the subject site - #52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.
- Former gas station located at a neighbouring property, approximately 90 m north of the subject site - #28. Gasoline and Associated Products Storage in Fixed Tanks.
- Former waste disposal located at a neighbouring property, approximately 250 m north (northeast/east) of the subject site - #58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.
- Fill material for bridge foundation was placed at a neighbouring property, approximately 220 m northeast of the subject site - #30. Importation of Fill Material of Unknown Quality.



- Former auto repair shop located at a neighbouring property, approximately 190 m southwest of the subject site. - #52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.
- Former waste water treatment located at a neighbouring property, approximately 250 m south of the subject site - #58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.

The on-site PCAs and the first four (4) of the off-site PCAs (namely: former gas station located approximately 20m northeast of the subject site, dry cleaner service located approximately 200 m west of the subject site, former auto repair shop located at adjacent property to the south/southeast and former auto repair shop located approximately 30 m southeast of the subject site) were considered to have contributed to the Areas of Potential Environmental Concerns (APECs) at the subject site.

However, the remaining five (5) off-site PCAs (namely: former gas station located approximately 90m north of the subject site, former waste disposal approximately 250m northeast/east of the subject site, fill material for bridge foundation located approximately 220m northeast of the subject site, former repair shop located approximately 190m southwest of the subject site and former waste water treatment facility located approximately 250m south of the subject site) were not considered to have contributed to APECs at the subject site due to relative distances of these PCAs from the subject site and being situated at trans/down-gradient from the subject site.

The locations of PCAs are shown on Drawing No. 1.

6.10.1.2 Areas of Potential Environmental Concern

The Phase One ESA identified the following Areas of Potential Environmental Concerns (APECs) at the subject site.



- APEC 1: Potential soil impact at the northeast portion of the subject site due to the former AST at the subject site.
- APEC 2: Potential impact in the fill material at the subject site.
- APEC 3: Potential soil and/or groundwater impact at the northeastern portion of the subject site due to a former gas station at a neighbouring property, approximately 20m to the northeast.
- APEC 4: Potential soil and/or groundwater impact at the western portion of the subject site due to a dry cleaner service located at a neighbouring property approximately 200m to the west.
- APEC 5: Potential soil and/or groundwater impact at the south/southeastern portion of the subject site due to a former auto repair activities at the adjacent property to the southeast.
- APEC 6: Potential soil and/or groundwater impact at the southeastern portion of the subject site due to a former auto repair shop at a neighbouring property approximately 30m to the southeast.

The locations of APECs are shown on Drawing No. 2.

6.10.1.3 Subsurface Structures and Utilities

At the time of the assessment, an abandoned two (2) storey building with no basement was located at the western portion of the subject site. In the past, the subject site contained residential houses at the northern and eastern portions of the subject site. Reportedly, shallow underground utilities were located in the vicinities of the building structures. There are no known subsurface structures or utilities at the southern portion of the subject site.

No subsurface structures or utilities with the potential to affect contaminants distribution or transport were identified at the subject site.



6.10.2 **Physical Setting**

6.10.2.1 Stratigraphy

The subject site is located in a developed area of the Town of Oakville. The subject site is situated in the physiographical region known as the Halton Till deposits, predominantly composed of silt to silty-clay materials. The bedrock is composed of shale, limestone, dolostone and siltstone.

The drilling investigation for the Phase Two ESA consisted of advancing ten (10) boreholes to depths ranging from 1.4 mbgs to 7.6 mbgs at the subject site. The subsoil conditions at the borehole locations indicate, beneath the surface course of topsoil layer or sandy silt fill, the subject site is generally underlain by sandy silt and silty clay deposits at various depths and locations. No bedrock was encountered during the Phase Two ESA.

The borehole/monitoring well location plan is shown on Drawing No. 2. The locations of cross-sections for soil stratigraphy at the subject site are presented on Drawing No. 3. Geologic cross section A'-A and B'-B are presented on Drawing No. 4.

6.10.2.2 Hydrogeological Characteristics

The subject site is located in the larger hydrogeological region known as Southern Ontario Lowlands. A watershed map provided by the Conservation Halton shows the subject site is situated in the Sixteen Mile Creek Watershed.

Eight (8) monitoring wells were installed at the subject site during the field investigation for the Phase Two ESA. The monitoring wells were installed at depths of 4.4 mbgs to 7.6 mbgs. Based on the groundwater records, the groundwater flow direction appears to be to the southeast. The shallow groundwater contours and interpreted groundwater flow direction are shown on Drawing No. 5.



Based on the groundwater records, the horizontal hydraulic gradient for the investigated aquifer within the silty sand deposits at the subject site is between 0.0016 and 0.0048 m/m (average 0.0031 m/m).

6.10.2.3 Approximate Depth to Bedrock

Bedrock was not encountered at the subject site during the field investigation within the maximum drilling depth of 4.4 mbgs. Based on the Ontario Geological Survey's Bedrock Cross Section Viewer, 2010, the depth to bedrock in the general vicinity of the subject site is approximately 24 mbgs.

6.10.2.4 Approximate Depth to Water Table

Based on the groundwater records for the investigation, depth to the water table at the subject site ranges from 2.1 to 2.9 mbgs.

6.10.2.5 Section 41 or 43.1 of the Regulation

There is no area of natural significance at the subject site or within 30 m from the subject site boundaries. The analytical results indicated that the pH value of the tested soil samples is between 5 and 9 for surface soil, and between 5 and 11 for subsurface soil. Therefore, Section 41 of the regulation (Site Condition Standards, Environmental Sensitive Areas) does not apply to the subject site.

The subject site is not a shallow soil property, as the bedrock was not encountered within 2 mbgs during the investigation. There is no water body at the subject site or within 30 m from the subject site boundaries. Therefore, Section 43.1 of the Regulation (Site Condition Standards, Shallow Soil Property or Water Body) does not apply to the subject site.



6.10.2.6 Soils Placed On, In or Under the Phase Two Property

The findings of the Phase One ESA and field investigation of the Phase Two ESA indicate fill material at the subject site. The encountered fill material was assessed during this Phase Two ESA.

6.10.2.7 Proposed Building and Other Structures

A residential development is being proposed for the subject site. It is anticipated that the new development will be provided with municipal services meeting urban standards. The location of proposed building or any other structures was not known at the time of preparation of this Phase Two Conceptual Site Model.

6.10.3 **Contamination In or Under the Phase Two Property**

Based on the findings of the Phase One ESA, contaminants of potential concern in soil and groundwater with respect to the identified Areas of Potential Environmental Concern (APECs) at the subject site were assessed during the Phase Two ESA.

Based on the information obtained from the Phase One ESA and Phase Two ESA, the Ministry of the Environment and Climate Change (MOECC) Table 3, Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition, for residential/parkland/ institutional property use and medium and fine textured soils (Table 3 Standards), as published in the "Soil, Ground Water and Sediment Standards for Use Under Part XV. 1 of the Environmental Protection Act" (EPA), April 15, 2011 has been selected for assessing the soil and groundwater condition at the subject site.



6.10.3.1 Area Where Contaminants are Present

The site investigation of the Phase Two ESA identified impacted groundwater with Trichloroethylene (TCE) exceeding the Table 3 standards at the location of BH/MW3 at the southern portion of the subject site.

The impacted groundwater has subsequently been remediated and the review of the analytical results of the confirmation testing program of the Phase Two ESA indicates the confirmation groundwater samples meet the Table 3 Standards.

The figures showing the lateral and vertical boundary of impacted groundwater is given on Drawing Nos. 6 to 7.

6.10.3.2 Contaminants Associated with Each Area

The contaminants, at concentrations above Table 3 Standards, found during the site investigation for the Phase Two ESA consisted of Trichloroethylene (TCE).

6.10.3.3 Medium in which Each Contaminant were Found

Contaminant TCE was identified in the groundwater at a depth from 1.4 mbgs to 4.4 mbgs, at the BH/MW3 location, at concentrations above the Table 3 Standards.

6.10.3.4 Description and Assessment of the Area Where Contaminant Found

Soil and groundwater samples were collected during the Phase Two ESA and submitted for analysis of Petroleum Hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), and/or Metals and Inorganic parameters.



Based on the review of the analytical results of the site investigation, the groundwater at BH/MW 3 location at a depth from 1.4mbgs to 4.4mbgs was found to contain contaminant TCE at a concentration of 350ug/l in excess of the Table 3 Standards of 17ug/l.

The remaining analyzed soil and groundwater samples of the site investigation for the tested parameters meet Table 3 Standards. A groundwater remedial action was required in the vicinity of BH/MW3 in order to bring the impacted area into compliance with the Table 3 Standards.

Subsequently, the area in the vicinity of BH/MW3 was excavated to a depth of 4.0 mbgs for groundwater pumping. The impacted groundwater from the excavation was then pumped out and disposed off-site using vacuum truck. A confirmatory groundwater testing program which consisted of four (4) consecutive quarterly sampling and testing events was conducted after completion of the removal of the impacted groundwater.

A review of the analytical results of the confirmation groundwater testing programs for the Phase Two ESA indicate the confirmation groundwater samples meet the Table 3 Standards.

6.10.3.5 Distribution of Contaminants

Contaminant TCE was identified in groundwater at a depth from 1.4mbgs to 4.4mbgs at the location of BH/MW3, at concentration above the Table 3 Standards. Based on the delineation groundwater testing program, the impacted groundwater appears to be isolated to the location of BH/MW3, extending to a depth of 4.4mbgs. The area of delineation program is approximately 8.0 m by 8.0 m, extending to a maximum depth of 7.6mbgs.

The drawings showing the lateral and vertical boundaries of the impacted groundwater is given on Drawing Nos. 6 and 7.



6.10.3.6 Reasons for Discharge

The presence of the impacted groundwater with contaminant TCE at the southern portion of the subject (near the southern corner) is most likely associated with isolated spill of waste in the area during the former auto repair activity at the adjacent property to the south/southeast.

6.10.3.7 Migration of Contaminants

The groundwater impact with TCE was identified at the location of BH/MW3, near the southern corner of the subject site, and is most likely associated with isolated spill of waste in the area during the former auto repair activity at the adjacent property to the south/southeast. Based on the topography of the area, precipitation runoff and groundwater flow are expected to flow in a southeasterly direction. In addition, based on the groundwater records of the site investigation, the groundwater flow direction appears to be to the southeast. Since there are no known subsurface structures or utilities at the southern portion of the subject site, no migration of contaminant is expected at the subject site from the area of potential environmental concern. Furthermore, the impacted groundwater has subsequently been removed.

6.10.3.8 Climatic or Meteorological Conditions Influencing Contaminant Distribution of Migration

As the TCE impact at the subject site was identified in groundwater, climatic or meteorological conditions are anticipated to influence the distribution or migrations of contaminants such as downward leaching of contaminants due to infiltration of precipitation; migration of contaminants due to groundwater recharge from rainfall/snowing events and seasonal fluctuation. The impacted groundwater has subsequently been removed.



6.10.3.9 Soil Vapour Intrusion into Buildings

The impacted groundwater was identified at depths of 1.4 mbgs to 4.4 mbgs near the southern corner of the subject site and there are no known subsurface structures or utilities at the southern portion of the subject site. The impacted groundwater has subsequently been remediated. Therefore, there are no concerns of vapour intrusion of contaminant into buildings at the subject site.

6.10.4 **Potential Exposure Pathways and Receptors**

The human and ecological receptor conceptual model is presented in Drawing No. 8.

6.10.4.1 Release Mechanisms

Contaminant TCE in excess of the Table 3 Standards was identified in groundwater, at a depth from 1.4 mbgs to 4.4 mbgs, in the vicinity of BH/MW3 location near the southern corner of the subject site. The release of the identified contaminant was likely related to an isolated spill of waste in the area, during the former auto repair activity at the adjacent property to the south/southeast.

6.10.4.2 Contaminant Transport Pathway

TCE impacted groundwater was identified, at a depth from 1.4 mbgs to 4.4 mbgs, in the vicinity of BH/MW3 location at the southern portion of the subject site. There are no known subsurface structures or utilities at the southern portion of the subject site. Therefore, no contaminant transport pathways were identified.



6.10.4.3 Receptors

With respect to the identified impact, potential receptors located on, in or under the subject site are construction/excavation workers on-site, visitors on-site and organisms within the subsoil and groundwater.

The impacted groundwater has subsequently been remediated; no potential receptors are anticipated at present.


6.10.4.4 Receptor Exposure Point

Prior to the removal of the impacted groundwater, groundwater contamination are potential exposure points to the construction/excavation workers on-site, visitors on-site and on-site biodiversity.

The impacted groundwater has subsequently been remediated; no receptor exposure points are anticipated at present.

6.10.4.5 Routes of Exposure

The routes of exposure for the identified groundwater impact at the subject site would be dermal contact, ingestion and/or inhalation. As no significant ecological habitat was identified at the subject site, the risk to ecological receptors is expected to be minimal. Workers may have come into contact with soil and groundwater during remediation excavation, but this is expected to be minimal as excavation equipment was used for the removal of impacted soil and pump was used for the removal of impacted groundwater from the subject site. In addition, excavation workers usually use personal protective equipment (PPE) when handling contaminated soil and groundwater. Therefore, the exposure to impacted groundwater is expected to be minimal. Furthermore, the impacted groundwater was removed from the subject site and disposed off-site during the remediation, and no routes of exposure are anticipated at present.



Phase One Study Area

Subject Site


Watercourse

Major Road

Local Road

Potentially Contaminating Activities (PCAs)

- ②8 Gasoline and Associated Products Storage in Fixed Tanks
- ③0 Importation of Fill Material of Unknown Quality
- ③7 Operation of Dry Cleaning Equipment
- ⑤2 Storage, Maintenance, Fuelling, and Repair of Transportation Systems
- ⑤8 Waste Disposal and Waste Management



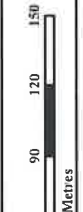
Soil Engineers Ltd.

Title: Site Location Plan

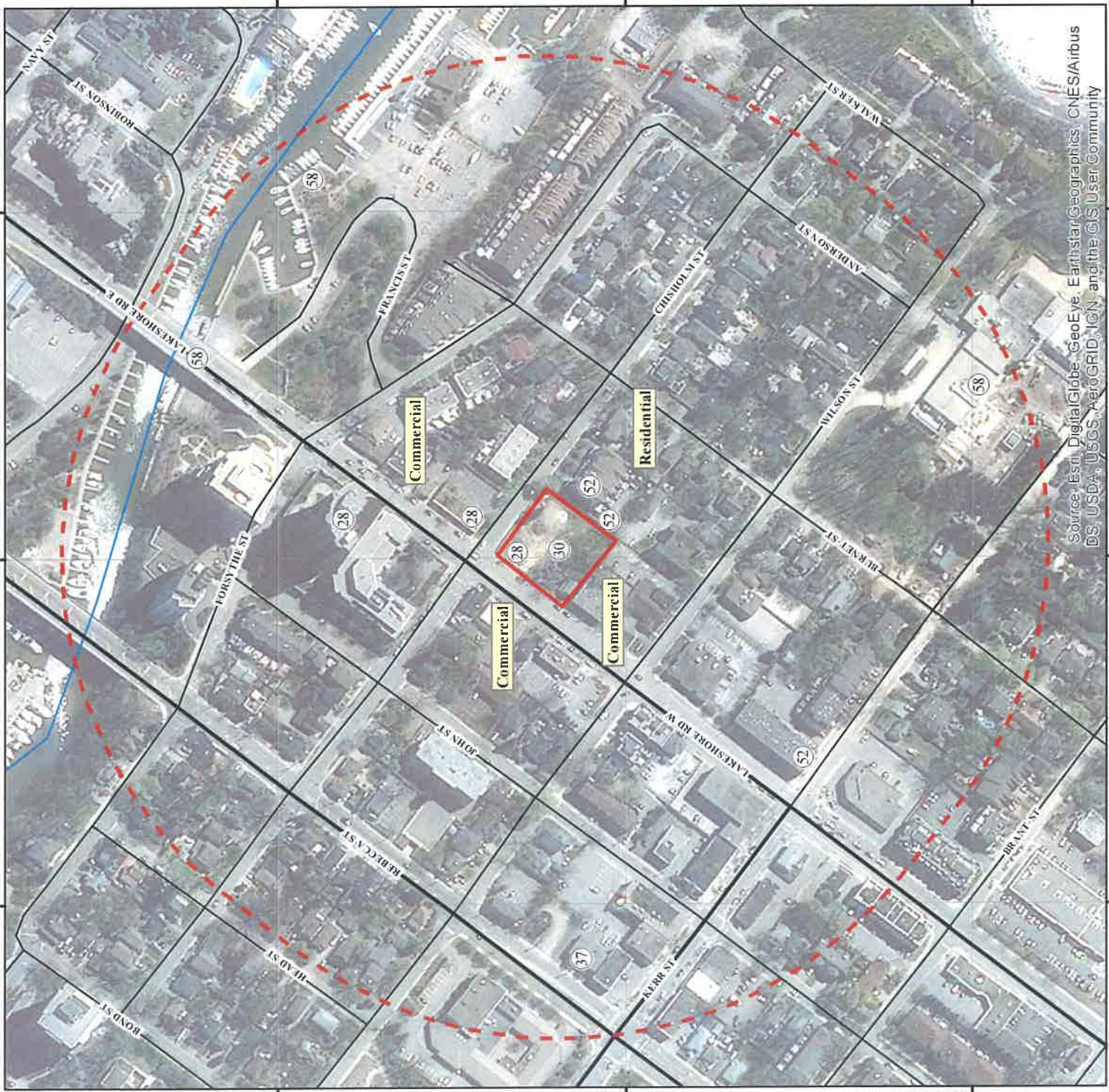
Project:
Proposed Residential Development
96 Chisholm Street
Town of Oakville

Reference No. 1512-E088

Date: October 30, 2017

Scale: 

Drawing No. 1



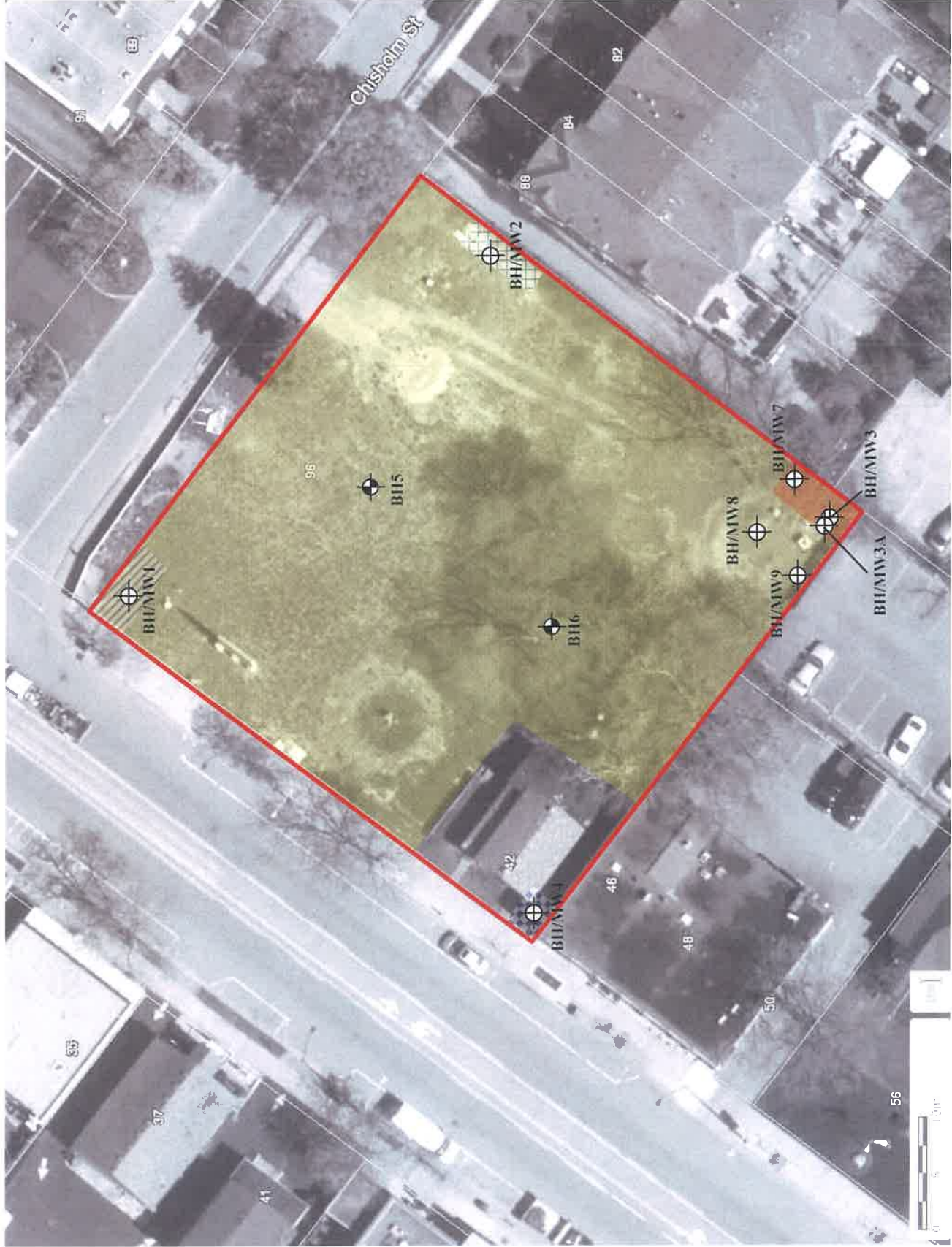
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
 DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community







-  Subject Site
-  Borehole with monitoring well
-  Borehole
-  APEC 1 and 3
-  APEC 2
-  APEC 4
-  APEC 5
-  APEC 6



Title: Borehole and Monitoring Well Locations Plan
Project: Proposed Residential Development, 96 Chisholm Street, Town of Oakville
Reference No.: 1512-E088
Date: October 30, 2017
Scale: See Drawing
Drawing No.: 2





-  Subject Site
-  Borehole with monitoring well
-  Borehole
-  A-A' Cross Section Location



Soil Engineers Ltd.

Title: Geological Cross-Section Location Plan
Project: Proposed Residential Development, 96 Chisholm Street, Town of Oakville
Reference No. 1512-E088
Date: October 30, 2017
Scale: See Drawing
Drawing No. 3



West
A

BEINW1

90.0 m
89.0 m
88.0 m
87.0 m
86.0 m
85.0 m
84.0 m
83.0 m
82.0 m

Elevation (masl)



100.0 m

75.0 m

50.0 m

25.0 m

00.0 m

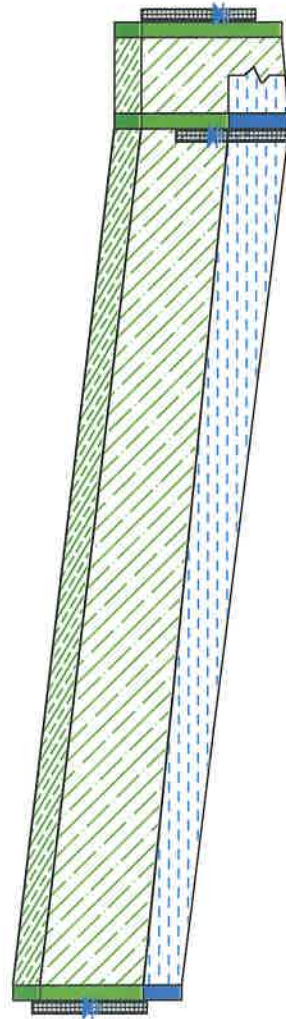
SECTION A-A'

South
B'

BEINW2

90.0 m
89.0 m
88.0 m
87.0 m
86.0 m
85.0 m
84.0 m
83.0 m
82.0 m

Elevation (masl)



100.0 m

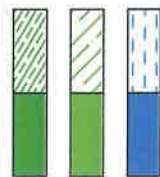
75.0 m

50.0 m

25.0 m

00.0 m

SECTION B-B'



Water Table



Screen



Soil Engineers Ltd.

CONSULTING SOIL, FOUNDATION & ENVIRONMENTAL ENGINEERS

Title:

Geological Cross-Sections A-A' and B-B'

Project:

Proposed Residential Development
96 Chisholm Street
Town of Oakville

Reference No:

1512-E088

Date:

October 30, 2017

Scale: V

1:200

Scale: II

1:1500

Drawing No.

4



Subject Site



Borehole with monitoring well



Borehole

Groundwater Elevation Contour



Interpreted Groundwater Flow Direction



Soil Engineers Ltd.

Title:
Shallow Groundwater Contour Map

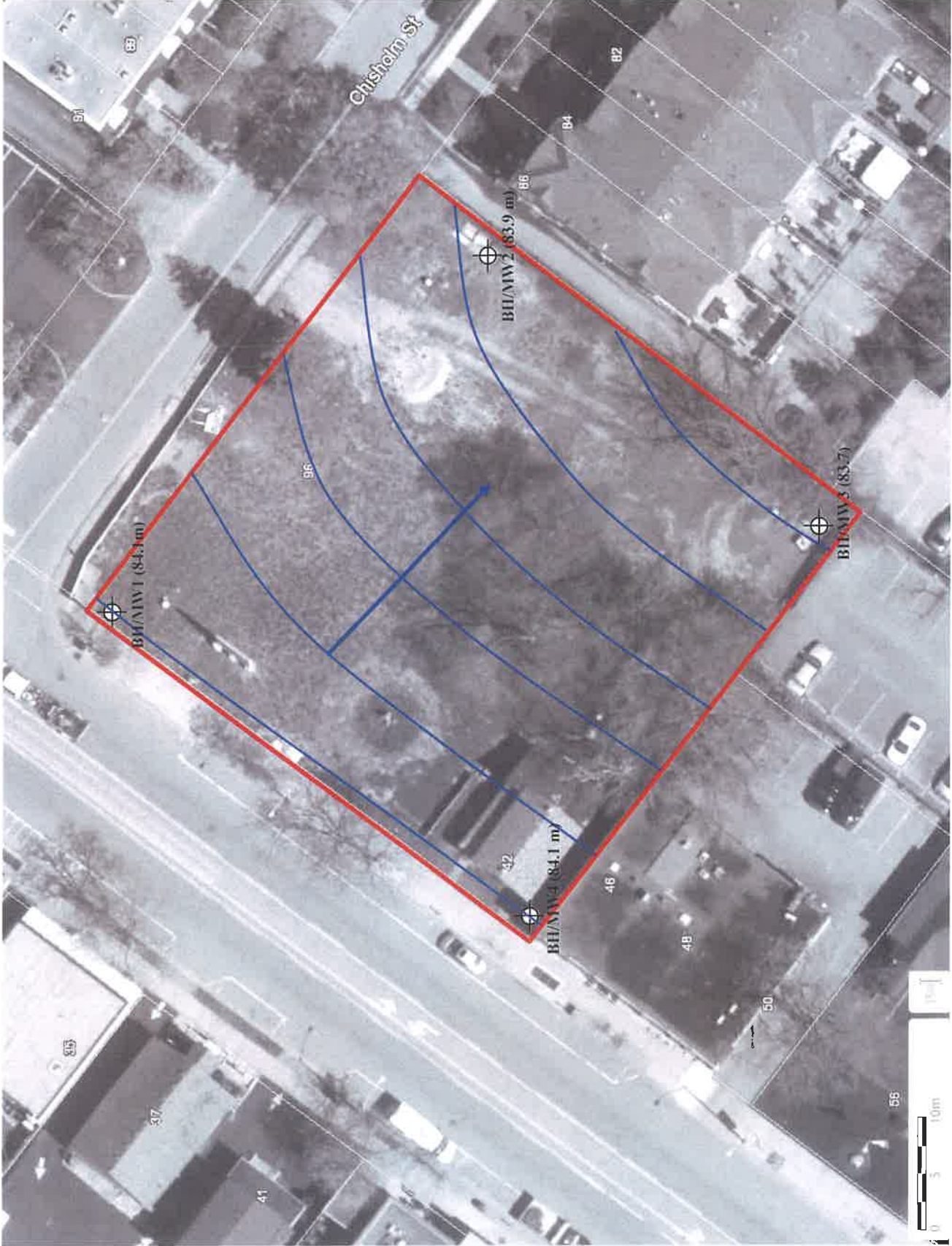
Project:
Proposed Residential Development,
96 Chisholm Street,
Town of Oakville

Reference No. 1512-E088

Date: October 30, 2017

Scale:
See Drawing

Drawing No. 5



Monitoring Well ID	MW3	MW3A	MW9	MW7	MW8	MW3	Table 3 Standards
Depth (m)	1.4 - 3.7	6.1 - 7.6	1.6 - 4.6	1.6 - 4.6	1.6 - 4.6	1.4 - 3.7	
Trichloroethylene (TCE)	250	<0.2	<0.2	1.8	<0.2	0.57	17



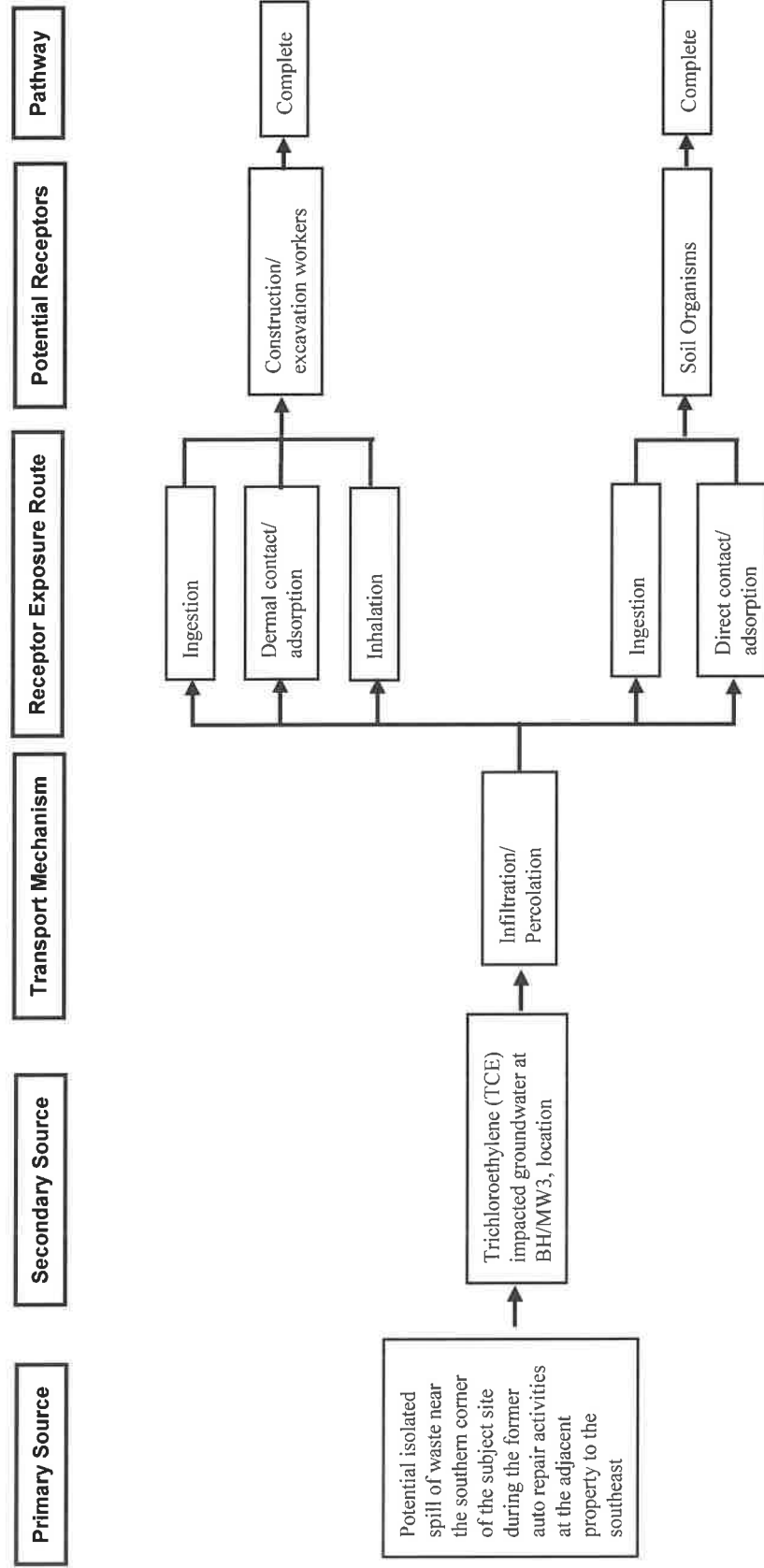
- Subject Site
- Borehole with Monitoring Well
- Borehole
- Lateral Groundwater Delineation Line
- Cross Section Location




Title:	Lateral Groundwater Delineation Plan
Project:	Proposed Residential Development, 96 Chisholm Street, Town of Oakville
Reference No.	1512-E088
Date:	October 30, 2017
Scale:	See Drawing
	Drawing No. 6



Human and Ecological Receptor Conceptual Site Model



Primary Source **Secondary Source** **Transport Mechanism** **Receptor Exposure Route** **Potential Receptors** **Pathway**

 <i>Soil Engineers Ltd.</i>
Title: Human and Ecological Receptor Conceptual Site Model
Project: Proposed Residential Development, 96 Chisholm Street, Town of Oakville
Reference No. 1512-E088
Date: October 30, 2017
Scale: See Drawing
Drawing No. 8



Reference No. 1512-E088
Table of Current and Past Uses of The Phase One Property

Part of PIN: 24788-0230 (LT): formerly 28 to 36 Lakeshore Road West (consolidated to 96 Chisholm Street)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2015 – Present	Del Ridge (West Harbour) Inc.	Vacant Land		Based on a review 2012 aerial photograph and our recent site reconnaissance, the properties have been vacant.
2011 – 2015				
2008- 2011	Ochshorn Holdings Limited, Dena Ochshorn, Windsor Bancorp Inc., and Windsor Bancorp Limited Partnership	Commercial Properties (Convenience store, hair salom, retail stores)	Commercial use	A review of the 1995 & 2006 aerial photographs indicate that the properties consisted of approximately two (2) structures. In addition, based on the interview and occupancy records, the properties have been used for commercial purposes since as least early 1980s.
2008- 2008	Windsor Bancorp Limited Partnership			
2008- 2008	JRB Design-Build Ltd.			
2008- 2008	Ruth Bailey, Clement Feierabend and Lucy Robertson Estate			
1999- 2008	Lucy Robertson	Residential Properties	Residential Use	Based on a review of the 1954 aerial photograph and the 1878 Historical Map and the names of owner, the properties were likely used for residential or commercial purposes.
1952- 1999	Angus McKellar			
1952- 1952	Lucy May Robertson			
1937- 1952	Mary Robertson			
1902- 1937	Duncan Robertson			
1901- 1902	Elizabeth McCraney			
1889- 1901	Mary Speers			
1874- 1889	William McCraney			
1871- 1874	Charles Alfred Leach			
1870- 1871	Robert R. Chisholm			
1831 – 1870	William Chisholm	Agricultural Land	Agricultural or other use	Based on a review of the ownership history, the properties were part of a 1000 acre parcel of land granted to William Chisholm by Crown Patent in 1831.
1831	The Crown			



Reference No. 1512-E088
Table of Current and Past Uses of The Phase One Property

Part of PIN: 24788-0230 (LT): formerly 42 Lakeshore Road West (consolidated to 96 Chisholm Street)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2015 – Present	Del Ridge (West Harbour) Inc.	Unoccupied property with an abandoned structure		A review of the 2008 and 2012 aerial photographs and our recent site reconnaissance indicates that a structure was located at the property. The property has been unoccupied.
2011 – 2015				
2008- 2011	Ochshorn Holdings Limited, Dena Ochshorn, Windsor Bancorp Inc., and Windsor Bancorp Limited Partnership	Commercial Property	Commercial use	A review of the 1966, 1986, 1995 and 2006 aerial photographs indicates that the property consisted of approximately one (1) structure and has been mainly used for commercial purposes. In addition, based on the interview, the property was used for commercial purposes.
2008- 2008	Windsor Bancorp Limited Partnership			
2008- 2008	JRB Design-Build Ltd.			
2005- 2008	118668 Ontario Inc.			
1999- 2005	Angus McKellar Estate and Clement Feierabend Estate Trustee			
1999- 1999	Lucy Robertson			
1971- 1999	Angus McKellar	Church	Community Use	Based on the name of the owner, the property was used for community purposes.
1964- 1999	The Church of the Nazarene in Ontario			
1959- 1964	Stanley Kerr, George Stairs, Albert Stoll and Trustees of Calvary Baptist Church	Residential Properties	Residential Use	Based on a review of the 1954 aerial photograph and the 1878 Historical Map, the property was likely used for residential or commercial purposes.
1945- 1959	George Oliver Buck and Sarah Aima Buck			
1944- 1945	Kathlenn Smith and Robert Smith			
1938- 1944	Elizabeth King			
1890- 1838	William C. King			
1882- 1890	John Chisholm			
1874- 1882	William McCraney			
1870- 1874	Charles Alfred Leach			
1864- 1870	Francis Crooks			
1842- 1864	Robert R. Chisholm			
1831- 1842	William Chisholm	Agricultural Land	Agricultural or other use	Based on a review of the ownership history, the property was part of a 1000 acre parcel of land granted to William Chisholm by Crown Patent in 1831.
1831	The Crown			



Reference No. 1512-E088
Table of Current and Past Uses of The Phase One Property

Part of PIN: 24788-0230 (LT): formerly 94 Chisholm Street (consolidated to 96 Chisholm Street)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.	
2015- Present	Del Ridge (West Harbour) Inc.	Vacant Land		Based on the 2012 aerial photograph and our recent site reconnaissance, the property is a vacant land.	
2011- 2015					
2008- 2011	Ochshorn Holdings Limited, Dena Ochshorn, Windsor Bancorp Inc., and Windsor Bancorp Limited Partnership	Residential Property	Residential Use	A review of the 1966, 1986, 1995 & 2006 aerial photographs indicate that the property consisted of approximately one (1) structure. In addition, based on the occupancy record, the property has been occupied by private individual throughout the years. Therefore, it is likely that the property was mainly used for residential purposes	
2008- 2008	Windsor Bancorp Limited Partnership				
2008- 2008	JRB Design-Build Ltd.				
1999- 2008	Ruth Bailey and Lucy May Robertson				
1999- 1999	Stuart Henderson and Lucy May Robertson				
1967- 1999	Angus McKellar				
1967- 1967	Anthony Wellenreiter				
1952- 1967	Angus McKellar and Lucy Robertson				
1952- 1952	Lucy May Robertson				
1921- 1952	James Hall Robertson				
1902- 1921	Duncan Robertson	Based on a review of the 1954 aerial photograph and the 1878 Historical Map, the property was likely used for residential or commercial purposes.			
1901- 1902	Elizabeth McCraney				
1889- 1901	Mary Speers				
1874- 1889	William McCraney				
1871- 1874	Charles Alfred Leach				
1870- 1871	Robert R. Chisholm				
1831- 1870	William Chisholm				
1831	The Crown		Agricultural Land	Agricultural or other use	Based on a review of the ownership history, the property was part of a 1000 acre parcel of land granted to William Chisholm by Crown Patent in 1831.



Reference No. 1512-E088
Table of Current and Past Uses of The Phase One Property

Part of PIN: 24788-0230 (LT): 96 Chisholm Street

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2015- Present	Del Ridge (West Harbour) Inc.	Vacant Land		Based on our site reconnaissance and our recent site reconnaissance, the property is a vacant land.
2011- 2015				
2008- 2011	Ochshorn Holdings Limited, Dena Ochshorn, Windsor Bancorp Inc., and Windsor Bancorp Limited Partnership	Commercial Property	Commercial Use	A review of the 1966, 1986, 199, 2006 and 2012 aerial photographs indicate that the property consisted of one (1) structure associated with parking lot.
2008- 2008	Windsor Bancorp Limited Partnership			
2008- 2008	JRB Design-Build Ltd.			
1999- 2008	1234545 Ontario Inc.			
1959- 1999	Angus McKeellar and Lucy Robertson	Residential Properties	Residential Use	Based on a review of the 1954 aerial photograph and the 1878 Historical Map, the property was likely used for residential purposes.
1937- 1959	Mary Robertson			
1896- 1937	Duncan Robertson			
1887- 1896	James Robertson			
1874- 1887	William McCraney	Agricultural Land	Agricultural or other use	Based on a review of the ownership history, the property was part of a 1000 acre parcel of land granted to William Chisholm by Crown Patent in 1831.
1850- 1874	Levi Lewis			
1831- 1850	William Chisholm			
1831	The Crown			



**"Table of areas of potential environmental concern"
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)**

Area of potential environmental concern ¹	Location of area of potential environmental concern on phase one property	Potentially contaminating activity ²	Location of PCA (on-site or off-site)	Contaminants of potential concern ³	Media potentially impacted (Ground water, soil and/or sediment)
APEC 1 (Due to former heating oil AST located at the subject site)	Northern section of the subject site	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	Metals, PHCs,	Soil
APEC 2 (Due to the fill material at the subject site)	Majority of the subject site	30. Importation of Fill Material of Unknown Quality	On-site	Metals, CN-, Cr VI, pH, B-WHS	Soil
APEC 3 (Due to the former gas station located at a neighbouring property to the northeast)	Northeastern portion of the subject site	28. Gasoline and Associated Products Storage in Fixed Tanks	Off-site	Metals, PHCs, VOCs	Soil, Groundwater
APEC 4 (Due to the a dry cleaner service located at a neighbouring property to the west)	Western portion of the subject site	37. Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	VOCs	Soil, Groundwater



<p>APEC 5 (Due to a former auto repair activities at the adjacent property to the southeast)</p>	<p>South/Southeastern portion of the subject site</p>	<p>52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems</p>	<p>Off-Site</p>	<p>Metals, PHCs, VOCs</p>	<p>Soil, Groundwater</p>
<p>APEC 6 (Due to a former auto repair shop at a neighbouring property to the southeast)</p>	<p>southeastern portion of the subject site</p>	<p>52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems</p>	<p>Off-Site</p>	<p>Metals, PHCs, VOCs</p>	<p>Soil, Groundwater</p>

Notes:

- 1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,
 - (a) identification of past or present uses on, in or under the phase one property, and
 - (b) identification of potentially contaminating activity.
- 2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area
- 3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

List of Method Groups:

ABNs	PCBs	Metals	Electrical Conductivity
CPs	PAHs	As, Sb, Se	Cr (VI)
1,4-Dioxane	THMs	Na	Hg
Dioxins/Furans, PCDDs/PCDFs	VOCs	B-HWS	Methyl Mercury
OCs	BTEX	Cl-	Low or high pH,
PHCs	Ca, Mg	CN-	SAR

4 - When submitting a record of site condition for filing, a copy of this table must be attached

****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement et de l'Action en matière de changement climatique au 1-800-461-6290**



BRATTYS ^{LLP}
BARRISTERS AND SOLICITORS

PLEASE REFER TO:
Daniel Botelho (Ext. 222)
Email: dbotelho@bratty.com
Assistant: Maria Tari-Sferrazza (Ext.357)
Email: mtsferrazza@bratty.com

November 20, 2017

DELIVERED VIA EMAIL

Soil Engineers Ltd.
90 West Beaver Creek Road
Unit 100
Richmond Hill, Ontario
L4B 1E7

ATTN: To whom it may concern

Re: **Del Ridge (West Harbour) Inc.**
Record of Site Condition Application (the "Application")
96 Chisholm Street , Oakville (the "Subject Land")

I am solicitor for **Del Ridge (West Harbour) Inc.** of above noted land. We have reviewed the plan of survey dated November 27, 2015 and confirm the following:

1. All of the above noted land are owned by **Del Ridge (West Harbour) Inc.** (the "Owner") and **Fee Simple Land Titles Qualified.**
2. The legal description of the land is as follows:
PIN: 24778-0230 LT)
Lots 10, 12 and 13, Block 68, Registered Plan 1, Town of Oakville, Regional Municipality of Halton (the "Property")
3. Municipal Address and Assessment Roll Number
96 Chisholm Street, Oakville - Roll # 2401-030-040-07301-0000

Should you require any additional information, please do not hesitate to contact our office.

Yours very truly,
BRATTYS LLP

Daniel P. Botelho

DPB/mts



Ontario ServiceOntario

LAND REGISTRY OFFICE #20

24778-0230 (LT)

PAGE 1 OF 2

PREPARED FOR MsFerrazza ON 2017/10/23 AT 16:54:05

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PROPERTY DESCRIPTION: LOTS 10 & 13, BLOCK 68, PLAN 1 & PART LOT 12, BLOCK 68, PLAN 1, AS IN OCI18681 & OCI18682; TOWN OF OAKVILLE

PROPERTY REMARKS: RECENTLY CONSOLIDATION FROM 24778-0027, 24778-0191, 24778-0193, 24778-0194

OWNERS' NAMES: DEL RIDGE (WEST HARBOUR) INC. CAPACITY SHARE

REG. NUM., DATE, INSTRUMENT TYPE, AMOUNT, PARTIES FROM, PARTIES TO, CERT/CHKD

Table with columns: REG. NUM., DATE, INSTRUMENT TYPE, AMOUNT, PARTIES FROM, PARTIES TO, CERT/CHKD. Contains registration details for various instruments including document types, deletions, and transfers.

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.



LAND REGISTRY OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2

PREPARED FOR MSferrazza
ON 2017/10/23 AT 16:54:05

24778-0230 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
HR143185	2013/10/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** SMITH, BERNARD JOSEPH		
	REMARKS: HR996391.					
HR1345033	2016/03/23	CHARGE		*** COMPLETELY DELETED *** DEL RIDGE (WEST HARBOUR) INC.	SMITH, BERNARD JOSEPH	
HR1446568	2017/04/13	CERT. TAX ARREARS		*** COMPLETELY DELETED *** THE CORPORATION OF THE TOWN OF OAKVILLE		
HR1461029	2017/06/07	CHARGE	\$2,650,000	DEL RIDGE (WEST HARBOUR) INC.	SMITH, BERNARD JOSEPH	C
HR1461030	2017/06/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** SMITH, BERNARD JOSEPH		
	REMARKS: HR1143184.					
HR1461034	2017/06/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** SMITH, BERNARD JOSEPH		
	REMARKS: HR1345033.					
HR1465082	2017/06/22	CT TAX ARREAR CANC		*** COMPLETELY DELETED *** THE CORPORATION OF THE TOWN OF OAKVILLE		
	REMARKS: HR1446568.					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES BY DIVIDING BY 0.3048.

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

RECEIVED AND DEPOSITED

DATE: . 2016

OPRE DZALDOV
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALTON (No. 20)

PLAN 20R-

SCHEDULE		ALL OF PIN	AREA (PT)
PART	10, 12 AND 13	24778-0230	0.377
	BLOCK 68		

PLAN OF SURVEY OF
LOTS 10, 12 AND 13, BLOCK 68,
REGISTERED PLAN 1
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 SCALE: 1:2500

SCHAEFFER DZALDOV BENNETT LTD.

- NOTES
- 1. PLATED MONUMENT
 - 2. FOUND MONUMENT
 - 3. STANDARD IRON BAR
 - 4. CONCRETE MONUMENT
 - 5. CEMENT MONUMENT
 - 6. MONUMENT
 - 7. MONUMENT
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DATA WERE PLAINED DUE TO THE PROXIMITY OF SURFACE OBSTRUCTIONS.

BEARINGS ARE UTM ZONE, DERIVED FROM OBSERVED REFERENCE POINTS.

OP 1 AND 2 BY REAL TIME GPS NETWORK OBSERVATIONS.

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OBSERVED REFERENCE POINTS (COMP. UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO UTM) ACCORDING TO THE ACT OF 1997

POINT NO.	EASTING	NORTHING
OP 1	481034.844	807334.991
OP 2	481033.190	807311.203

COORDINATES OBTAINED BY REAL TIME GPS OBSERVATIONS.

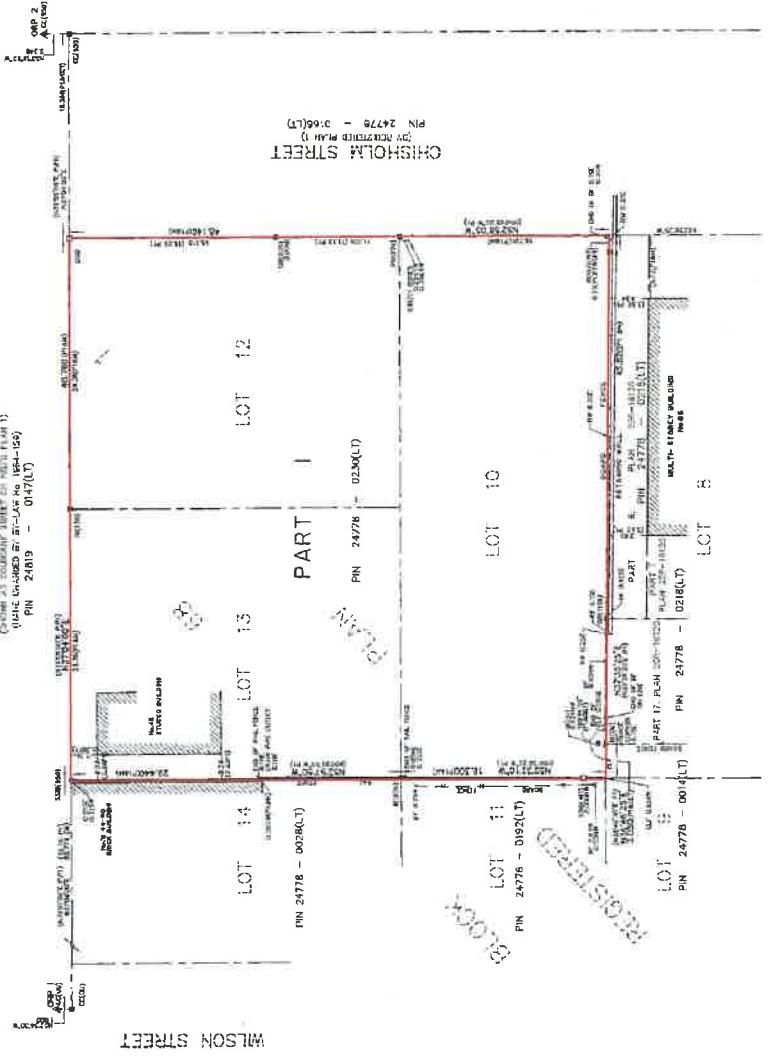
CONVERTED TO METERS ON THIS PLAN.

SURVEYOR'S CERTIFICATE

- 1. I CERTIFY THAT:
- 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REGULATIONS MADE UNDER THE ACT AND THE REGULATIONS MADE UNDER THE ACT.
- 2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF SEPTEMBER, 2016.



Phase One Property, Phase Two Property and RSC Property



SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS
 51 JARVIS DRIVE, GERRARD, ONTARIO L4C 3P8
 TEL: (905) 887-0500
 FAX: (905) 887-0501
 SCALE: 1:2500
 JOB NO. R-4800-00
 NOVEMBER 27, 2016