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**A REPORT TO  
SHERBORNE LODGE DEVELOPMENTS LIMITED  
c/o TRINISON MANAGEMENT CORPORATION**

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT**

**PROPOSED RESIDENTIAL DEVELOPMENT**

**382 BURNHAMTHORPE ROAD WEST  
TOWN OF OAKVILLE**

**Reference No. 1410-E133**

**October 9, 2014**

**DISTRIBUTION**

5 Copies - Trinison Management Corporation



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This report was prepared by Soil Engineers Ltd. for the account of Sherborne Lodge Developments Limited c/o Trinison Management Corporation, and for review by its designated agents, financial institutions and government agencies, and can be used for development approval purposes by the Town of Oakville and their peer reviewer who may rely on the results of the report. The material in it reflects the judgements of Wilson Jiang, Ph.D., and Ian Chiu, P.Eng., QP<sub>ESA</sub> in light of the information available at the time of preparation. Any use which a Third Party makes of this report, and/or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. Soil 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.

One must understand that the mandate of Soil Engineers Ltd. is to obtain readily available past and present information pertinent to the Phase One Property for a Phase One Environmental Site Assessment only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment. Site conditions, environmental or otherwise, are not static, and this report documents site conditions observed at the time of the site reconnaissance.

It should be noted that the information supplied in this report is not sufficient to obtain approval for disposal of excess soil or materials generated during any construction.



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## 1.0 EXECUTIVE SUMMARY

Soil Engineers Ltd. was retained by Sherborne Lodge Developments Limited, c/o Trinison Management Corporation, to carry out a Phase One Environmental Site Assessment (hereinafter referred to as “ESA”) for a property located at the southeast corner of Burnhamthorpe Road West and Neygawa Boulevard, in the Town of Oakville (hereinafter referred to as the “Phase One Property”).

The purpose of the study is to identify any potential environmental concern associated with the Phase One Property. The findings from our research of documents pertaining to the Phase One Property, interviews with persons knowledgeable of the Phase One Property and an environmental site reconnaissance, together with our assessment, are presented in this report.

Throughout the years, the Phase One Property was used for agricultural purposes until mid-1980s, and then it has been mainly used for green pastures, horse breeding and riding training, recreational and residential purposes for recent decades. On-site structures are noted at the Phase One Property during the site reconnaissance. Neighbouring properties consist mainly of agricultural lands in all directions with the exception of an Area of Natural Scientific Interest (ANSI) area at the south, and an institutional development at the northwest across the Neyagawa Boulevard.

Based on a review of records and site reconnaissance, the Phase One Property is adjacent to roadways. These items are generally considered as an environmental concern due to the potential presence of parameters such as Sodium Adsorption Ratio (SAR) and Electrical Conductivity (EC) commonly found in de-icing chemicals used during the winter season. Therefore, high levels of SAR and EC are anticipated in the soil at properties adjacent to a roadway. If the soil remains in situ, it is considered to meet the applicable standards through clause 48(3) of O. Reg. 153/04. Therefore, there is low environmental risk attendant to the Phase One Property.



## 2.0 INTRODUCTION

Soil Engineers Ltd. has carried out a Phase One Environmental Site Assessment (ESA), as defined by the Environmental Protection Act (EPA), Ontario Regulation (O. Reg.) 153/04, as amended by O. Reg. 366/05, O. Reg. 66/08, O. Reg. 511/09, O. Reg. 245/10, O. Reg. 179/11, O. Reg. 269/11 and O. Reg. 333/13, hereinafter referred to as the “O. Reg. 153/04”.

### 2.1 Phase One Property Information

The Phase One Property, as shown in the Site Location Plan, Drawing No. 1, is located at the southeast corner of Burnhamthorpe Road West and Neyagawa Boulevard, with a municipal address of 382 Burnhamthorpe Road West, in the Town of Oakville. The Property Identification Number (PIN) of the Phase One Property is 0219, as shown on the Property Index Map (Block 24929), Drawing No. 2.

A copy of the Property Survey Plan (Plan 20R-17350) showing the Phase One Property, as signed by R. DenBroeder, Ontario Land Surveyor, and deposited at the Land Titles Division of Halton (No. 20) on August 9, 2007, is presented on Drawing No. 3.

The information of the Phase One Property obtained from the Parcel Register, land transfer documents, and the Municipal Property Assessment Corporation (MPAC) report are given in the following table:

**Table 1 - Property Identification Number and Property Description**

<b>Property Identification Number (PIN)</b>	24929-0219
<b>Property Description from the Parcel Register</b>	PT LTS 19 & 20, CON 1 TRAF NDS, PT1 20R17350; OAKVILLE
<b>Tax Assessment Number from the Deed</b>	2401010030026100000
<b>Municipal Address from the Deed</b>	382 BURNHAMTHORPE ROAD WEST, TOWN OF OAKVILLE



The Phase One Property is roughly rectangular in shape and encompasses an approximate area of 23.67 ha (58.49 ac). The UTM coordinates of the approximate centroid of the Phase One Property are 17T 600566 m E and 4814774 m N, as obtained from Google Earth which utilizes a 1983 North American Datum.

#### Municipal Property Assessment Corporation

According to the MPAC Primary Structure Basic Report, included in Appendix 'A', the property code and description of the Phase One Property are "261-Land Owned By A Non-Farmer Improved With A Non-Farm Residence With A Portion Being Farmed". There are seven (7) structures on the Phase One Property as listed in Table 2:

**Table 2 - Structures on Phase One Property**

<b>Structure No.</b>	<b>Structure Code &amp; Description</b>	<b>Year Built</b>	<b>Floor Area (sq ft)</b>	<b>Basement Area (sq ft)</b>	<b>Heating Type</b>	<b>Air Conditioning</b>
1	301-Single Family Detached	1985	2967	1042	EL	N
2	301-Single Family Detached	1988	9181	5860	HW	Y
3	301-Single Family Detached	1985	400	-	EL	N
4	266-Prefab. Metal (Straight)	1988	11400	-	-	N
5	204 -Type Iv Insulated Barn	1990	2646	-	-	N
6	204 -Type Iv Insulated Barn	1985	2701	-	-	N
7	299-Unspecified Farm Barn	1985	1936	-	-	N



## 2.2 Contact Information

This Phase One ESA was commissioned to address any environmental concern as part of a due diligence in support of a proposed residential development associated with the Phase One Property, in accordance with our proposal dated February 6, 2014, and approved on February 7, 2014 by Mr. Sang Kim of Trinison Management Corporation.

The information of our client and owner is provided below:

Sherborne Lodge Developments Limited  
c/o Trinison Management Corp.  
8600 Dufferin Street  
Vaughan, Ontario  
L4K 5P5

Attention: Mr. Sang Kim



### 3.0 SCOPE OF INVESTIGATION

The general objectives of a Phase One ESA, as defined by Part VII of O. Reg. 153/04 of the EPA, are as follows:

- To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One Property.
- To determine the need for a Phase Two ESA.
- To provide a basis for carrying out any Phase Two ESA.
- To provide adequate preliminary information about the environmental conditions in the land or water on, in or under the Phase One Property to conduct a risk assessment following the completion of a Phase Two ESA.

A Phase One ESA generally consists of the following components:

- A review of records.
- Interviews.
- Site reconnaissance.
- An evaluation of the information gathered from the review of records, interviews and site reconnaissance.
- Completion of a Phase One ESA report.
- The submission of the Phase One ESA report to the commissioner of the Phase One Property.

A residential development is being proposed for the Phase One Property. It is anticipated that the new development will be provided with municipal services meeting the urban standards.



## 4.0 REVIEW OF RECORDS

### 4.1 General

#### (i) **Phase One Study Area**

Except where noted, the Phase One Study Area generally consists of the Phase One Property plus properties that are located, wholly or partially, within 250 metres beyond the perimeter boundaries of the Phase One Property.

#### (ii) **First Developed Use**

The first developed use of the Phase One Property is defined by O. Reg. 153/04 as the earlier of either the first use in or after 1875 that resulted in the development of a building or a structure on the Phase One Property, or the first potentially contaminating use or activity on the Phase One Property.

A Historical Map drafted in 1877 was obtained on February 20, 2014, from the University of McGill's Digital Map Library. A copy of the Historical Map is presented as Drawing No. 4, showing that the Phase One Property was part of the estate owned by George Bowbeer at that time. Based on the Historical Map, no structure was located at the Phase One Property. Given the size and shape of the estate, the first developed use of the Phase One Property appears to be farmland. Neighbouring properties within the Phase One Study Area in all directions appear to be used for agricultural purposes while orchards are noted to the northwest and northeast of the Phase One Property. A roadway is also noted adjacent to the north of the Phase One Property.



(iii) **Fire Insurance Plans**

During the years researched, the Phase One Property has mainly been used for agricultural purposes. Plans and Fire Insurance Maps were last published by CGI Information Systems and Management Consultants Inc. in the mid-1970s.

A representative from Soil Engineers Ltd. searched for Fire Insurance Plan (FIP) at the Toronto Reference Library on February 11, 2014, no FIP was available for the Phase One Property.

(iv) **Chain of Title**

A land title search was conducted for the Phase One Property at the Region of Halton Land Registry Office (20) on February 11, 2014.

The information from the Parcel Register and Land Title research for the Phase One Property is listed in Appendix 'B'. The earliest records show that the Phase One Property was part of estate known as Lots 19 and 20, Concession 1, North of Dundas Street, in the Town of Trafalgar, County of Halton, patented to Charles Biggar and Daniel Clark by the Crown in 1808 and 1810, respectively. Then the lot was granted to Charles Biggar and wife in 1817, and was subsequently transferred to James L. Biggar in 1845.

Throughout the years, the lots were subdivided and the ownerships of the properties changed several times between private individuals and businesses. The latest transactions for the Phase One Property occurred in 1998, when Firestone, David Morgan Firestone and Bente Firestone transferred the Phase One Property to Sherborne Lodge Developments Limited, the current registered owner.





(v) **Review of Previous Environmental Reports**

Soil Engineer Ltd. is not aware that there is any previous environmental investigation attendant to the Phase One Property.

4.2 **Environmental Source Information**

(i) **Ministry of the Environment**

Waste Disposal Sites

Active and closed landfill sites located in excess of 1 km from the Phase One Property are considered to have no significant potential environmental impact on the Phase One Property. On February 27, 2014, Soil Engineers Ltd. reviewed the Ontario Ministry of the Environment's (MOE) "Waste Disposal Site Inventory", dated June 1991. No active or closed waste disposal site is registered at the Phase One Property. However, three (3) waste disposal site records (actually on the same property) are registered within 1 km of the Phase One Property, but none of them is within the Phase One Study Area.

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

On February 27, 2014, Soil Engineers Ltd. reviewed the MOE "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario", dated November 1988, and the "Inventory of Coal Gasification Plant Waste Sites in Ontario", dated April 1987. There was no record of any coal gasification plant, coal distillation plant, or creosote plant on or within the vicinity of the Phase One Property. Facilities of this nature are located in excess of 1 km from the Phase One Property and are considered to have no significant potential environmental impact on the Phase One Property.



### PCB Waste Storage Sites

The MOE “Ontario Inventory of PCB Storage Sites”, dated 2000, was reviewed on February 27, 2014. The Phase One Property is not registered as a PCB waste storage site, and no PCB waste storage site is located at neighbouring properties within the Phase One Study Area.

### MOE Waste Generator

On February 27, 2014, the MOE Waste Generator Registration database files, dated 2000, 2008 and 2013, were reviewed. The Phase One Property is not registered as waste generator under Regulation 558 of the EPA, and no MOE waste generator is located at neighbouring properties within the Phase One Study Area.

### Record of Site Condition

On February 27, 2014, the MOE public Brownfields Environmental Site Registry was reviewed for Records of Site Condition (RSC) filed for the properties within the Phase One Study Area. One (1) RSC has been filed for the Phase One Property, as in the table below. No RSC record was filed for neighbouring properties within the Phase One Study Area.

**Table 3 - Record of Site Condition**

<b>Registration Number</b>	<b>Name of Submitting Owner</b>	<b>Distance from Phase One Property</b>	<b>Filing Date</b>
50311	Sherborne Lodge Developments Limited	On-site	April 15, 2009



### MOE Freedom of Information

A request for documented environmental concerns and citations pertaining to the Phase One Property was forwarded to the MOE Freedom of Information (FOI) Office on February 27, 2014. A response was received dated March 27, 2014, as in Appendix 'C', the MOE indicated that no record was identified for the Phase One Property.

#### (ii) **Environment Canada**

##### National Pollutant Release Inventory

On February 27, 2014, the Environment Canada National Pollutant Release Inventory (NPRI) database files were reviewed. Neither the Phase One Property nor any other property within the Phase One Study Area has been registered with the NPRI database.

##### National PCB Inventory

On February 27, 2014, the National PCB Inventory (NPCB) database regarding the Phase One Property was reviewed. Neither the Phase One Property nor any other property within the Phase One Study Area has been registered with the NPCB database.

#### (iii) **Other Sources**

##### Municipal Freedom of Information

A request for documented environmental concerns and citations pertaining to the Phase One Property was forwarded to the Business Services Office, Planning and Infrastructure Services, Town of Oakville on February 27, 2014. No response has been received at the time of writing this report. In the event that their response suggests cause for concern pertaining to the Phase One Property, it will be forwarded together with an assessment of its significance.

Technical Standards & Safety Authority

The use of underground storage tanks (USTs) containing petroleum products is regulated in Ontario by the Ministry of Consumer and Commercial Relations (MCCR) under various legislative instruments, including the Gasoline Handling Act and Energy Act. Above-ground storage tanks (ASTs) and USTs that contain petroleum products are required by law to be registered with the MCCR, and the Technical Standards & Safety Authority (TSSA) is responsible for keeping a record of these tanks. Customer Services of the TSSA was contacted on February 26, 2014 regarding possible registration, size and age of USTs on the Phase One Property. They informed us that no UST was registered for the Phase One Property. It should be noted that reliable TSSA records are only available from 1987 to the present.

EcoLog Environmental Risk Information Services Ltd.

EcoLog Environmental Risk Information Services (ERIS) Ltd. provides reports that compile information from both government and private databases of interest to the environmental field. The EcoLog ERIS Report (Order No. 20140214020) for the Phase One Property and Phase One Study Area, dated February 24, 2014, is presented in Appendix 'D'.

There are one (1) record for the Phase One Property, and nine (9) additional records for neighbouring properties within the Phase One Study Area identified in the EcoLog ERIS Report. The database and number of records found pertaining to the Phase One Property and neighbouring properties within the Phase One Study Area are listed in the table below.

**Table 4 - Records in EcoLog ERIS Report**

Database	Number of Records for Phase One Property	Number of Additional Records for Phase One Study Area
Certificates of Approval	0	1
ERIS Historical Searches	0	4
Record of Site Condition	1	0
Water Well Information System	0	4
<b>Total</b>	<b>1</b>	<b>9</b>



Brief discussions of the records identified from the EcoLog ERIS Report, which may pose potential environmental impact to the Phase One Property, are presented in the following sections.

(a) Certificates of Approval (CA)

This provincial database contains records of approvals granted for the release of emissions to the atmosphere, discharge of contaminants to ground or surface water, to provide potable water supplies, or to store, transport or dispose of waste. One (1) CA was issued for neighbouring properties for municipal and private sewage works within the Phase One Study Area, but no record was issued for the Phase One Property.

(b) Record of Site Condition

Record of Site Condition is part of Ministry of the Environment's Brownfields Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the proposed property use. Based on the record, there is one (1) RSC filed for the Phase One Property, which registered the intended property use as residential.

(c) Water Well Information System

The Water Well Information System (WWIS) is a database containing records on the location and characteristics of water wells in Ontario in accordance with O. Reg. 903, between 1955 and 2013. Based on the EcoLog ERIS Report, no water well record is located at the Phase One Property. However, four (4) water well records are located at the properties within the Phase One Study Area. A review of the well logs in the WWIS indicates that the soil type in the area is primarily clay, gravel, boulder and bedrock. Based on the well records, the deepest well extends to a depth of approximately 16.8 mbgs, and the depth of bedrock encountered at approximately 10.4 mbgs in one water well record.



#### 4.3 Physical Setting Sources

##### (i) **Aerial Photographs**

Aerial photographs, dated from 1954, 1964, 1985, 1994, 1999, 2005 and 2012 showing the Phase One Property and its surrounding areas were obtained from the University of Toronto Map and Data Library, Soil Engineers Ltd. reference library, National Air Photo Library and the Oakville Interactive Map website on February 20, 2014. A review of the 1954, 1964 and 1985 aerial photographs indicate the Phase One Property was used for agricultural purposes with a wooded area occupied the southern portion of the Phase One Property. Neighbouring properties within the Phase One Study Area are mostly used for agricultural purposes in all directions, with the wooded area extends further south and southwest from the Phase One Property. A rural residential land is noted to the northeast. No structure was identified at the Phase One Property on these aerial photographs.

Buildings/structures are noted on the 1994 and 1999 aerial photographs and a man-made pond, with a creek feeding into it from the east, is observed at the mid-southern portion of the Phase One Property on both aerial photographs. No significant change is noted to neighbouring properties within the Phase One Study Area with the exception of Neyagawa Boulevard is located at the northwest corner of the Phase One Property, and a creek at the east is connected to the man-made pond in the 1999 aerial photograph.

The 2005 and 2012 aerial photographs indicate no change at the Phase One Property and the Phase One Study Area with the exception of an institutional development is noted at the northwest within the Phase One Study Area.

The Phase One Property is adjacent to Burnhamthorpe Road West in all reviewed aerial photographs, while Neyagawa Boulevard is noted on the aerial photographs from 1999 onwards.



Copies of the aerial photographs are presented in Appendix 'E'. These aerial photographs depict the chronology of the development at the Phase One Property and the Phase One Study Area at those times.

(ii) **Topography, Hydrology and Geology**

Maps of the Phase One Property were obtained from the Halton Region Land Registry Office, Soil Engineers Ltd. reference library, the Ontario Ministry of Natural Resources (MNR), the Toporama website, the Agricultural Agri-Food Canada website, Oakville Interactive Map website, and Conservation Halton Watersheds Map on February 20, 2014. The 1982 Ontario Base Map, 2004 Topographic Map, 2008 Geological Map, 2011 Hydrogeological Map and 2006 Watershed Map are available, showing the land features at those times. Copies of these maps are presented on Drawing Nos. 5 to 9, respectively. A chronological review of the maps indicates land features at the Phase One Property are consistent with those shown on the aerial photographs.

The 1982 Ontario Base Map, as presented on Drawing No. 5, indicates that no building/structure was present at the Phase One Property. Roadways are noted to the west and adjacent to the north of the Phase One Property. A wooded area is observed at the southern portion of the Phase One Property and extends further south and southwest.

A review of the 2004 Topographic Map, as presented on Drawing No. 6, indicates that the general topography of the Phase One Study Area descends to the southeast. Based on the local topography of the area, precipitation runoff and groundwater flow is expected to flow southeasterly. Roadways are noted adjacent to the north and northwest of the Phase One Property (i.e., Burnhamthorpe Road West to the north and Neyagawa Boulevard to the northwest). Wooded area is noted at the southern portion of the Phase One Property and extends further south and southwest.



A geological map of the Phase One Property area was obtained from the Agricultural Agri-Food Canada website on February 20, 2014, as presented on Drawing No. 7. A review of the geological map indicates that the Phase One Property is predominantly underlain by Lockport/Haldimand Grey-Brown Podzolic Clay which is dominantly very fine textured soils formed on till or lacustrine sediments.

Based on information acquired through the Bedrock Cross Section Viewer (Ontario Geological Survey, 2010) on February 28, 2014, the bedrock elevation at the Phase One Property is approximately 167 metres above sea level (masl), and the drift thickness is approximately 6.0 m.

The Phase One Property is located in the larger hydrogeological region known as the Southern Ontario Lowlands, as shown on Drawing No. 8. A watershed map of the area was located at the Halton Region Conservation Authority website and Ministry of Natural Resources database on February 20, 2014, and a copy of the watershed map is presented in Drawing No. 9. The watershed map indicates the Phase One Property is situated within the Sixteen Mile Creek Watershed, and the groundwater is expected to flow southeasterly towards Lake Ontario.

**(iii) Fill Material and Topsoil**

The reviewed records do not indicate any fill material being brought onto the Phase One Property.





(iv) **Water Bodies and Areas of Natural Significance**

Ministry of Natural Resources

On February 27, 2014, Soil Engineers Ltd. reviewed the Town of Oakville Interactive Map and the Ontario Ministry of Natural Resources Heritage Information Centre (HNIC) database, for listings of the various classes of natural areas located at the vicinity of the Phase One Property. It is determined that there is an Area of Natural and Scientific Interest (ANSI) with wetlands at the southern portion of the Phase One Property and extends further south and southwest. A small creek at east is connected to the man-made pond at the Phase One Property. However, no Environmentally Sensitive Area is identified at the Phase One Property or neighbouring properties within the Phase One Study Area. An Environmental Map is presented on Drawing No. 10.

Planning Authorities/Wellhead Protection Areas

The Province of Ontario passed the Clean Water Act in 2006. Hamilton/Halton Conservation Authority is the regional authority protecting sources of drinking water in the area of the Phase One Property. Based on the review of a map of the Municipal Wellhead Protection Zones (WHPZ), the Phase One Property is not located within a WHPZ. In addition, there is no WHPZ at neighbouring properties within the Phase One Study Area.

(v) **Well Records**

The MOE Help Desk at Water Well Ontario was contacted on February 27, 2014 regarding the Phase One Property and the surrounding areas within a 630 m radius from the approximate centroid of the Phase One Property (searched area). The MOE Well Records indicate that there are seven (7) water well records located within the searched area. A review of the water well records indicates that no water well record is located at the Phase One Property.



The difference between the EcoLog ERIS Report and the MOE Well Records are due to the different searching distance/radius of the two reports, i.e., the EcoLog ERIS Report defined the searching distance of 250 m from the boundaries of the Phase One property, while the MOE Well Records defined the searching radius of 630 m from the approximate centroid of the Phase One Property. However, after a careful review of both water well records, the MOE Well Records cover three (3) water well records as identified in the EcoLog ERIS Report with the exception of the abandoned well. Details regarding the water well records are provided in the MOE Well Records, Appendix 'F'.

#### 4.4 **Occupancy Search**

An occupancy search for the Phase One Property and the Phase One Study Area was conducted on February 11, 2014 using the 1976, 1981, 1985, 1991 and 2001 city directories at the Toronto Reference Library. The Phase One Property was occupied by 4 Comm Integrated Technologies Inc. and All Care Landscape from 2001. None of neighbouring properties within the Phase One Study Area was listed in the city directories. The occupancy records are listed in Appendix 'G'.

#### 4.5 **Summary of Records Review**

A summary of the relevant information disclosed by our review of records, as of March 3, 2014, is given below:

- The Phase One Property was used for agricultural purposes until mid-1980s, and it then has been mainly used for green pastures, horse breeding and riding training, recreational and residential purposes for recent decades. (Sources: Aerial Photographs and Maps).
- Several environmental records such as Certificates of Approval (CA) and Water Well Information System (WWIS) are located at the Phase One Property and neighbouring properties within the Phase One Study Area (Source: EcoLog ERIS Report).



- Four (4) water well records are located within the Phase One Study Area, but none of them is located at the Phase One Property (Sources: EcoLog ERIS Report and MOE Well Records).
- A man-made pond, with a creek feeding into it from the east, is noted at the mid-southern portion of the Phase One Property (Sources: Aerial photographs and Maps).
- The Phase One Property is adjacent to roadways, i.e., Burnhamthorpe Road West to the north and Neyagawa Boulevard to the northwest (Sources: Aerial Photographs and Maps).
- There is an ANSI with wetlands at the Phase One Property and neighbouring properties to south and southwest within the Phase One Study Area. No Environmentally Sensitive Area is identified at the Phase One Property or within the Phase One Study Area (Sources: Maps and MNR).



## 5.0 INTERVIEWS

### Questionnaire Interview

On February 18, 2014, Soil Engineers Ltd. provided Mr. Sang Kim of Trinison Management Corp. Ltd. and Mr. Alexander Drung, a representative of the owner with a questionnaire. The questionnaire addresses general inquiries regarding the Phase One Property. Mr. Alexander Drung completed the questionnaire on March 3, 2014, and the copy of the completed questionnaire is included in Appendix 'H'.

### Telephone Interview

On February 18, 2014, a receptionist of Havencrest Riding Academy, the tenant of the Phase One Property, was interviewed by telephone call regarding the aboveground storage tank on the Phase One Property. .

## 5.1 Summary of Interviews

The interviews have revealed the following items which warrant further consideration:

- An aboveground diesel storage tank for horse stable and two (2) propane tanks for residential houses are located on the Phase One Property.
- Two (2) septic tanks are located at the Phase One Property.

No other note-worthy environmental concern was identified from interviews.



## 6.0 SITE RECONNAISSANCE

### 6.1 General

A visual inspection of the readily accessible areas of the subject site was conducted by Mr. Kelvin Lee, B.Eng., Mr. Nolan McGahey, B.Sc., Dip. Env. Tech, and Mr. Wilson Jiang, Ph.D. on February 12, 19 and April 14, 2014 (after snow melted completely), to determine the general environmental condition of the Phase One Study Area. The following table outlines the condition and timing of the site reconnaissance:

**Table 5 - Site Reconnaissance Conditions**

Date	Weather Condition	Temperature	Duration of Visit	Precipitation Conditions
February 12, 2014	Overcast	-12° C	1.5 Hours 10:15 am-12:40 pm	No precipitation
February 19, 2014	Overcast	-18° C	1.0 Hour 3:00 pm-4:30 pm	No precipitation
April 14, 2014	Light rain	8° C	0.5 Hours 2:30 pm-3:00 pm	Precipitation

Site photographs taken during the site reconnaissance are presented in Appendix 'I'.

At the time of site inspection, structures are noted at the mid-eastern portion of the Phase One Property, which included two (2) residential houses, a multi-purpose building (consisting of an arena, an "L" shape stable, an office and a garage), a horse training court and a tennis court. The multi-purpose building is at the northern portion of the built-up compound. The first residential house is a two-storey complex building and is located at the extreme south of the built-up compound (Residence A). The second residential house is a two-storey detached house and located to the immediate southeast of the built-up compound (Residence B). The tennis court is located between the Residence A and the Residence B. During the site inspection, the built-up compound is mainly surrounded by vacant fields in all direction, while a man-made pond is noted south of the built-up compound. There is no snow on the Phase One property at the third site reconnaissance.



The ground surface is undulating, and the grade of the Phase One Property generally descends towards the southeast. There was no visible sign of any underground storage tank at the Phase One Property, but an above-ground storage tank is observed at the north of the built-up compound. In addition, there is no noticeable nuisance odour or detectable source of air emissions at the Phase One Property during the site inspection. There is no evidence to suggest that materials of environmental concern are used, stored or disposed on the Phase One Property.

Burnhantrop Road West and Neyagawa Boulevard are adjacent to the north and northwest of the Phase One Property, respectively. Neighbouring properties consist mainly of agricultural lands in all directions with the exception of an ANSI area at the south, and an institutional development at the northwest across the Neyagawa Boulevard.

## 6.2 **Specific Observations at Phase One Property**

### (i) **Building Inspection**

The on-site structures, consist mainly of Residence A, Residence B and a multi-purpose building, are inspected during the site reconnaissance.

#### Residence A (a complex building)

The Residence A is a two-storey residential complex building, occupying the extreme southern portion of the built-up compound. According to the MPAC report, this complex building was built in 1988. The exterior of Residence A is constructed with bricks, vinyl siding, and modern stucco. The interior comprises of dry walls, hardwood, ceramic tiles, marble and carpet flooring. The basement is partly finished. This complex building is furnished with several bedrooms, living rooms, an office, a kitchen and bathrooms. An indoor swimming pool is located in the walkout basement. A horse training court is noted to the west of this complex building.



### Residence B (a detached house)

The Residence B is a two-storey detached residential house and located to the immediate southeast of the built-up compound. According to the MPAC report, this detached house was built in 1985. The exterior of Residence B is constructed with bricks, wooden panels, with an asphaltic roof. The interior comprises of dry walls, ceramic tiles, and carpet flooring. The basement is partly finished. This residential house consists of three bedrooms, a living room, a kitchen, an office and two bathrooms. A tennis court is located south of Residence B.

### Multi-purpose Building

The single-storey multi-purpose building occupies the northern portion of the built-up compound. The multi-purpose building consists mainly of an arena, an "L" shape stable, an office and a garage from west to east. All these structures are connected together. An attic is noted at the mid-northern portion of the building and on top of the "L" shape corner of the stable. Currently the attic appears to be used for storage purposes. The exterior of the multi-purpose building is constructed with bricks, vinyl siding, and modern stucco. The interior comprises of concrete bricks, and wooded panel. According to the MPAC report, this multi-purpose building was built in the late 1980s.

## (ii) **Hazardous Materials**

### Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (ACMs) were widely used in building construction until the mid- to late 1970s, primarily for the good insulation and fire retardant properties of asbestos. The health risks associated with asbestos occur when asbestos fibres are released from various materials into the ambient air.



Based on the age of the buildings, it is unlikely that ACMs may have been used in the construction of the built-up compound.

#### Polychlorinated Biphenyls (PCBs)

PCBs commonly exist in electrical equipment such as transformers, capacitors, and in the ballasts of fluorescent and high-intensity discharge (HID) light fixtures. The use of PCBs in newly manufactured electrical equipment was discontinued in 1979.

Based on the age of the built-up compound, it is unlikely that PCBs are present in the electrical equipment present on the Phase One Property.

#### Urea-Formaldehyde Foam Insulation (UFFI)

Urea-formaldehyde foam insulation (UFFI) was commonly used in the mid-1970s for insulation in buildings and was discontinued in 1980.

Based on the age of the built-up compound, it is unlikely that UFFI may have been used. However, no UFFI was observed at accessible locations within the compound.

#### Ozone-Depleting Substances (ODSs)

ODSs are found in the form of chlorofluorocarbons (CFCs) used in air-conditioning units and refrigeration systems.

Based on our inspection, sources of ODSs are likely limited to minor quantities present in the refrigeration/freezer units and do not pose an environmental risk if the units are properly serviced and maintained. The refrigeration/freezer units appeared to be in good condition, and no leakage was noticed at the time of the site reconnaissance.





### Lead

Lead was commonly used in plumbing pipes and solder, and in the manufacture of paint as a drying agent and for pigmentation. The use of lead had been reduced, and was phased out of use in plumbing solder during the 1980s and from pipes during the 1990s. The use of lead in the manufacture of new paint was phased out during the 1970s for interior house paint and during the late 1990s for exterior paint.

Painted surfaces were observed throughout the built-up compound. Based on the age of the compound, it is possible that lead-based materials may be used in various components of the built-up compound.

### Mercury

Mercury is generally a component of thermometers, thermostats and fluorescent lighting tubes. Our visual inspection of the Phase One Property indicated that these items were in use. Provided that these items are left intact, they remain safe in their present form.

### Silica

Silica is a natural material found in rocks and masonry units. Our inspection of the exterior of the residential structure indicates that these materials were used in the construction. As long as these materials remain in their solid form and do not show signs of deterioration (or dusting), they remain safe.

### **(iii) Underground Storage Tanks (UST)**

There is no vent or filler pipe visible to indicate the presence of any UST on the Phase One Property.



(iv) **Above-Ground Storage Tanks (AST)**

One (1) diesel AST is located north of the multi-purpose building. The tank appears to be in good condition with no crack or hole. The second containment is not observed around the AST. However, the AST is on a concrete pad and in a good condition with no sign of corrosion. During the third site reconnaissance, there is no sign of fuel leakage/spillage or stained soil identified around and/or under the AST.

(v) **Substance Containers**

Our representative checked for the presence of substance containers such as oil drums, used oil containers, gasoline jerry cans, paint cans, etc. At the time of our inspection, several cleaning supply and animal supplement containers are observed within the built-up compound.

(vi) **Waste Management and Maintenance Practices**

Domestic waste in the form of general mixed and recyclable refuse is disposed off the Phase One Property by the Municipal Waste Management Services.

In addition, waste generated from the stable is collected in a steel bin and is disposed off site periodically by a licensed contractor (Triwaste Service).



**(vii) Air Quality and Noise**

During our inspection, there is no offensive odour or detectable source of air emissions that may impact the ambient air quality at the Phase One Property. Ambient noise refers to the noise of traffic along Burnhamthrope Road West and Neyagawa Boulevard adjacent to the north and northwest of the Phase One Property, respectively.

**(viii) Water Wells and Septic System**

Our representative did not observe any water well at the Phase One Property during the site reconnaissance. However, septic tanks are observed at the backyard of Residence B.

**(ix) Phase One Study Area Inspection**

Based on our visual inspection of the publicly accessible areas, neighbouring properties consist of agricultural properties in all directions with the exception of an ANSI area at the south of the Phase One Property, and an institutional development at the northwest across the Neyagawa Boulevard.

No unexpected noise or odour level was noted emanating from these properties during our site reconnaissance.



(x) **Enhanced Property Investigation**

The Phase One Property was used for agricultural purposes until mid-1980s, and it then has been mainly used for green pastures, horse breeding and training, recreational and residential purposes for recent decades. The activities undertaken at the Phase One Property do not justify an Enhanced Property Investigation. Therefore, no enhanced property investigation was conducted.

(xi) **Written Description of Investigation**

The site reconnaissance includes a walk-through inspection of the Phase One Property and neighbouring properties within the Phase One Study Area on February 12, 19 and April 14, 2014. Written and photographic records regarding the condition of the Phase One Property were compiled.

There is no evidence to suggest that the activities conducted at the Phase One Property will result in any adverse environmental impact on the Phase One Property.

### 6.3 **Summary of Site Reconnaissance**

Our site reconnaissance conducted on April 14, 2014, has revealed the following items which warrant further discussion:

- One (1) diesel AST is located north of the built-up compound.
- A man-made pond is noted at the mid-southern portion of the Phase One Property.
- Designated substances may have been used for the building components at the Phase One Property.
- Septic tanks are observed at the backyard of Residence B.
- The Phase One Property is adjacent to roadways (i.e. Burnhamthorpe Road West and Neyagawa Boulevard).



## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Current and Past Uses

The review of records indicates that the Phase One Property was used for agricultural purposes until mid-1980s, and it then has been mainly used for green pastures, horse breeding and riding training, recreational and residential purposes for recent decades. A built-up compound is noted at the Phase One Property during the site reconnaissance. Neighbouring properties consist mainly of agricultural lands in all directions with the exception of an ANSI area at the south of the Phase One Property, and an institutional development at the northwest across the Neyagawa Boulevard.

A description of the owners and the corresponding uses of the Phase One Property and the years in which they appear to have commenced are presented in Appendix 'J'.

### 7.2 Discussion of Environmental Items

Based on our review of records, interviews and site reconnaissance, as of April 14, 2014, the following information pertaining to the environmental condition of the Phase One Property have been disclosed by the Phase One ESA:

- The Phase One Property was used for agricultural purposes until mid-1980s, and it then has been mainly used for green pastures, horse breeding and riding training, recreational and residential purposes for recent decades. (Sources: Aerial Photographs, Maps and Interviews).



- Several environmental records such as Certificates of Approval (CA) and Water Well Information System (WWIS) are located at the Phase One Property and neighbouring properties within the Phase One Study Area (Source: EcoLog ERIS Report).
- An aboveground diesel storage tank for horse stable is located on the Phase One Property (Sources: Interviews and Site Reconnaissance).
- Two (2) septic tanks are located at the Phase One Property (Sources: Interview and Site Reconnaissance).
- Designated substances may have been used for the building components at the Phase One Property (Source: Site Reconnaissance).
- Four (4) water well records are located within the Phase One Study Area but none of them is located at the Phase One Property (Sources: EcoLog ERIS Report and MOE Well Records).
- A man-made pond, with a creek feeding into it from the east, is noted at the mid-southern portion of the Phase One Property (Sources: Aerial photographs and Maps).
- The Phase One Property is adjacent to roadways, i.e., Burnhamthorpe Road West to the north and Neyagawa Boulevard to the northwest (Sources: Aerial Photographs, Maps and Site Reconnaissance).
- There is an ANSI with wetlands at the Phase One Property and neighbouring properties to south and southwest within the Phase One Study Area. No Environmentally Sensitive Area is identified at the Phase One Property or within the Phase One Study Area (Sources: Maps and MNR).

(i) **Potentially Contaminating Activity Classification**

We have evaluated the risk associated with each of the specific items in the above list to determine whether the activity should be classified as a Potentially Contaminating Activity (PCA) or if there is a low potential for the activity to impact on the environmental condition of the Phase One Property. The assessments are presented below:



### Green Pastures and Former Agricultural Land

The Phase One Property was used for agricultural purposes until mid-1980s, and it then has been mainly used for green pastures, horse breeding and training, recreational and residential purposes for recent decades. As the agricultural activities had ceased for several decades, pesticides that might have been used in association with these agricultural activities would have been dissipated. Therefore, the historical usage of pesticides is not considered a PCA in this report.

### Environmental Source Record

Several environmental records such as Certificates of Approval (CA) and Water Well Information System (WWIS) are located at the Phase One Property and neighbouring properties within the Phase One Study Area.

After carefully review of the records from ERIS Database Report and Maps, it is determined that none of the environmental records can pose any environmental concern on the Phase One Property. As such, they are not considered as PCAs for the purpose of this report.

### Aboveground Storage Tank

Based on our site reconnaissance, an AST is located on the Phase One Property, which was used for storage of diesel for horse stable. Generally, AST is noted due to the potential contamination that can occur in case of a leakage or a spillage of the substance. It should be noted that the AST is on a concrete pad and in a good condition with no sign of corrosion. During the third site reconnaissance, there is no sign of fuel leakage/spillage or stained soil identified around and/or under the AST. Therefore, this is not considered as a PCA in this report.



(ii) **Other Environmental Items**

Adjacent Roadways

Based on a review of records and site reconnaissance, the Phase One Property is adjacent to roadways. These items are generally considered as an environmental concern due to the potential presence of parameters such as Sodium Adsorption Ratio (SAR) and Electrical Conductivity (EC) commonly found in de-icing chemicals used during the winter season. Therefore, unusually high levels of SAR and EC are anticipated in the soil at properties adjacent to a roadway. If the soil remains in situ, it is considered to meet the applicable standards through clause 48(3) of O. Reg. 153/04. Therefore, it will not constitute as a PCA. However, should the material be displaced, it will no longer qualify for this exemption and must be managed accordingly.

Water Body, ANSI and Environmentally Sensitive Area

Based on the review of records, an ANSI with wetlands is located within the southern portion of the Phase One Property, and extends further south and southwest within the Phase One Study Area. In addition, a small creek at east is connected to the man-made pond at the Phase One Property. ANSI and water body are noted due to possible development restrictions imposed on the neighbouring lands along the ANSI and water body. However, these are not considered as PCAs for the purpose of this report.

Based on the Town of Oakville Interactive Map and the Ministry of Natural Resource Natural Feature Map for listings of the various classes of natural areas located within the vicinity of the Phase One Property, there is no Environmentally Sensitive Area at the Phase One Property or neighbouring properties within the Phase One Study Area.





### Septic System

Septic system found and not in use at the Phase One Property must be properly decommissioned. A copy of the work orders should be retained for future reference. This is not considered as a PCA.

### Designated Substances

It should be noted that suspected hazardous materials may be contained within the on-site built-up compound. Since this compound is not part of the development plan, the designated substances will normally be dealt with by the builders or constructors, prior to any demolition of the structures, through the Occupational Health and Safety Act.

### 7.3 Areas of Potential Environmental Concern

No PCA has been classified and, therefore, no area of potential environmental concern (APEC) is identified at the Phase One Property at this time.

### 7.4 Phase One Conceptual Site Plan

A Phase One Conceptual Site Plan, illustrating the location of the Phase One Property, the Phase One Study Area, the assumed groundwater flow direction, and neighbouring property uses, is presented on Drawing No. 11.



## 8.0 CONCLUSION

Soil Engineers Ltd. was retained by Sherborne Lodge Developments Limited, c/o Trinison Management Corporation, to carry out a Phase One Environmental Site Assessment (ESA) for a property located at the southeast corner of Burnhamthorpe Road West and Neygawa Boulevard, in the Town of Oakville, as part of a due diligence in support of a proposed residential development.

Throughout the years, the Phase One Property was used for agricultural purposes until mid-1980s, and it then has been mainly used for green pastures, horse breeding and riding training, recreational and residential purposes for recent decades. A built-up compound is noted at the Phase One Property during the site reconnaissance. Neighbouring properties consist mainly of agricultural lands in all directions with the exception of an ANSI area at the south, and an institutional development at the northwest across the Neyagawa Boulevard.

### 8.1 Phase Two ESA Recommendation

Since there is no PCA identified at the Phase One Property and Phase One Study Area, no further environmental investigation is recommended at this time.

### 8.2 RSC Requirements

Given the type of development proposed for the Phase One Property, an RSC may not be required to be filed in accordance with O. Reg. 153/04. However, local and regional governments may require an RSC as part of the development approval process.

Please note that if there is an intention to file an RSC in accordance with O. Reg. 153/04, the most current activity conducted in the Phase One ESA must be within 18 months of the date of filing.



### 8.3 Body of Water, Environmentally Sensitive Area, ANSI


It should be noted that no environmentally sensitive area has been identified within the Phase One Property. However, an ANSI with wetlands is located within the southern portion of the Phase One Property, and extends further south and southwest within the Phase One Study Area. A man-made pond, with a creek feeding into it from the east, is also noted at the mid-southern portion of the Phase One Property. ANSI and water body are noted due to possible development restrictions imposed on the neighbouring lands at the vicinity of these features.

### 8.4 Legal Requirements

If an RSC has been submitted and filed for the Phase One Property, the property owner must retain a copy of this report for at least 7 years in accordance with O. Reg. 153/04, Section 18.

#### **SOIL ENGINEERS LTD.**

  
Wilson Jiang, Ph.D.

  
Ian Chiu, P.Eng., QPES  
WJ/IC





## 9.0 REFERENCES

### Information in the Public Domain

Environment Canada. National PCB Inventory (1994)

Environment Canada. National Pollutant Release Inventory (1993-2011).

Environmental Protection Act (EPA). Part VII of Ontario Regulation 153/04. The Ontario Ministry of the Environment (MOE) (Amended 2009).

MOE. Brownfields Environmental Site Registry (2013)

MOE. Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987).

MOE. Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario (November 1988)

MOE. Ontario Inventory of PCB Storage Sites (2000)

MOE. Waste Disposal Site Inventory (June 1991).

MOE. Waste Generator Registration Database Files (2000, 2008, 2013)

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Service Ontario, Land Registry Office 20. Historical Land Titles Search (1808 - 2014).

Service Ontario, Land Registry Office 20. Land Transfers

Service Ontario, Land Registry Office 20. Parcel Registry for Property Identifier Number 24929. Land Titles Act (2008).

Hamilton and Halton Conservation Authority (2014)

Water Well Help Desk, Environmental Monitoring and Reporting Branch, Ministry of Environment. The MOE Well Records (2014).



**Information from Commercial Databases**

EcoLog ERIS Report, Order Number 20140214020, detailing over 50 public and private databases (2014)

**References of Plans and Drawings**

Agricultural Agri-Food Canada Website, 2008 Soil Research Institute

Town of Oakville Inactive Mapping Website (2014)

Department of Energy, Mines and Resources, Her Majesty The Queen in Right of Canada

Her Majesty the Queen in Right of Canada. Ontario Base Maps (1982)

Hydrogeological Map obtained from Ministry of Natural Resource. Her Majesty the Queen in Right of Canada (2011)

McGill University Digital Map Library, 1877 Illustrated Historical Atlas of Township of Trafalgar.

Ministry of Natural Resources Canada, Her Majesty the Queen in Right of Canada 2011

Property Index Map (Block 24929), 2014 Ministry of Government Services.

Soil Engineers Ltd. reference library. 1982 Her Majesty the Queen in Right of Canada.

The Atlas of Canada-Toporama, 2013 Natural Resources Canada.

Halton Watershed Maps. Obtained from the Hamilton and Halton Conservation Authority Website (2014)

University of Toronto Map and Data Library

National Air Photograph Library



Title	Site Location Plan
Project	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville
Reference No.	1410-E133
Date	February 20, 2014
Scale	1:8000
Drawing No.	1



 Approximate Location of Phase One Property







Title  
Survey Plan (Plan 20R-17350)

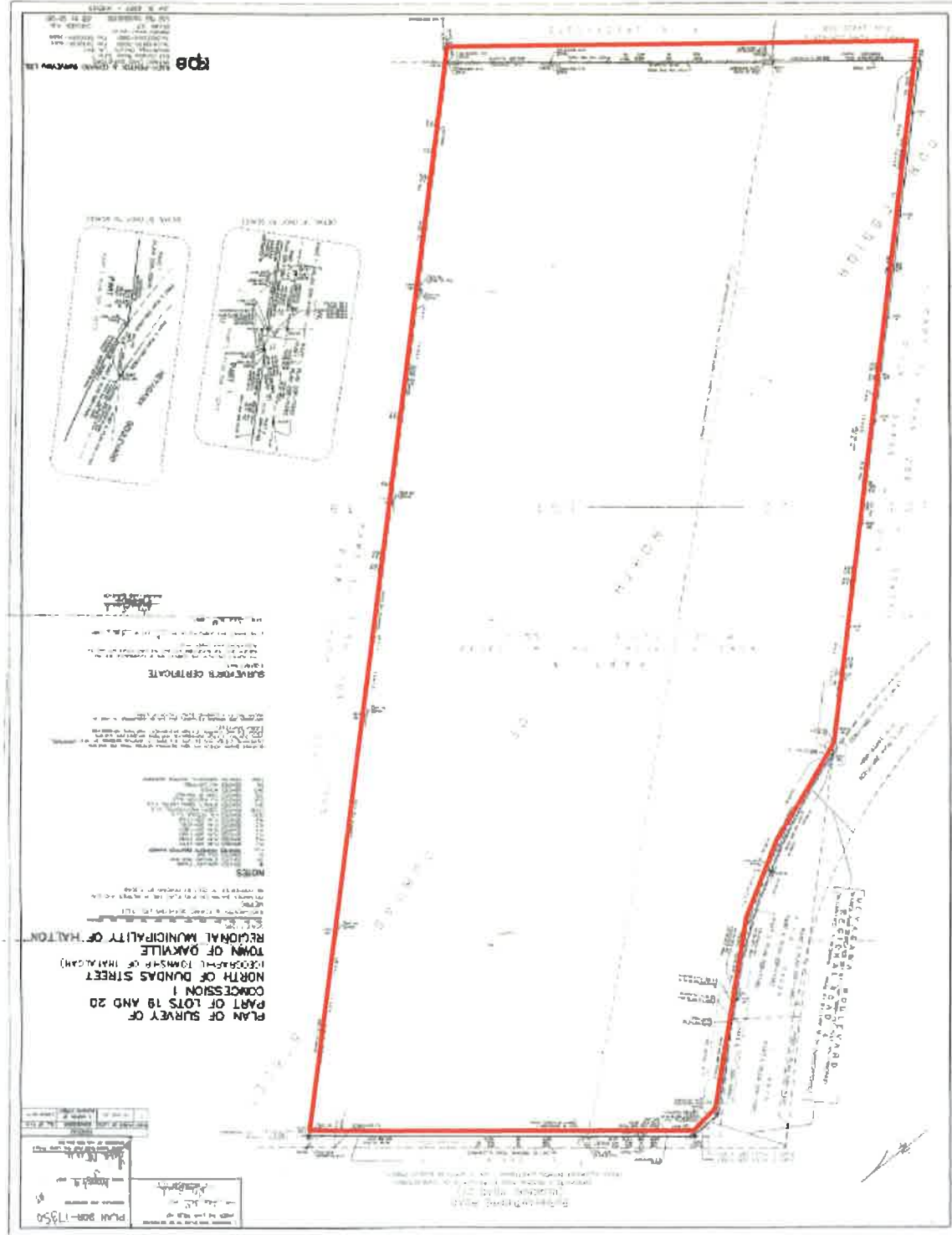
Project  
Proposed Residential Development  
382 Burnhamthorpe Rd W  
Town of Oakville

Reference No.  
1410-E133

Date  
February 20, 2014

Scale  
1:1000

Drawing No.  
3



Approximate Location of Phase One Property

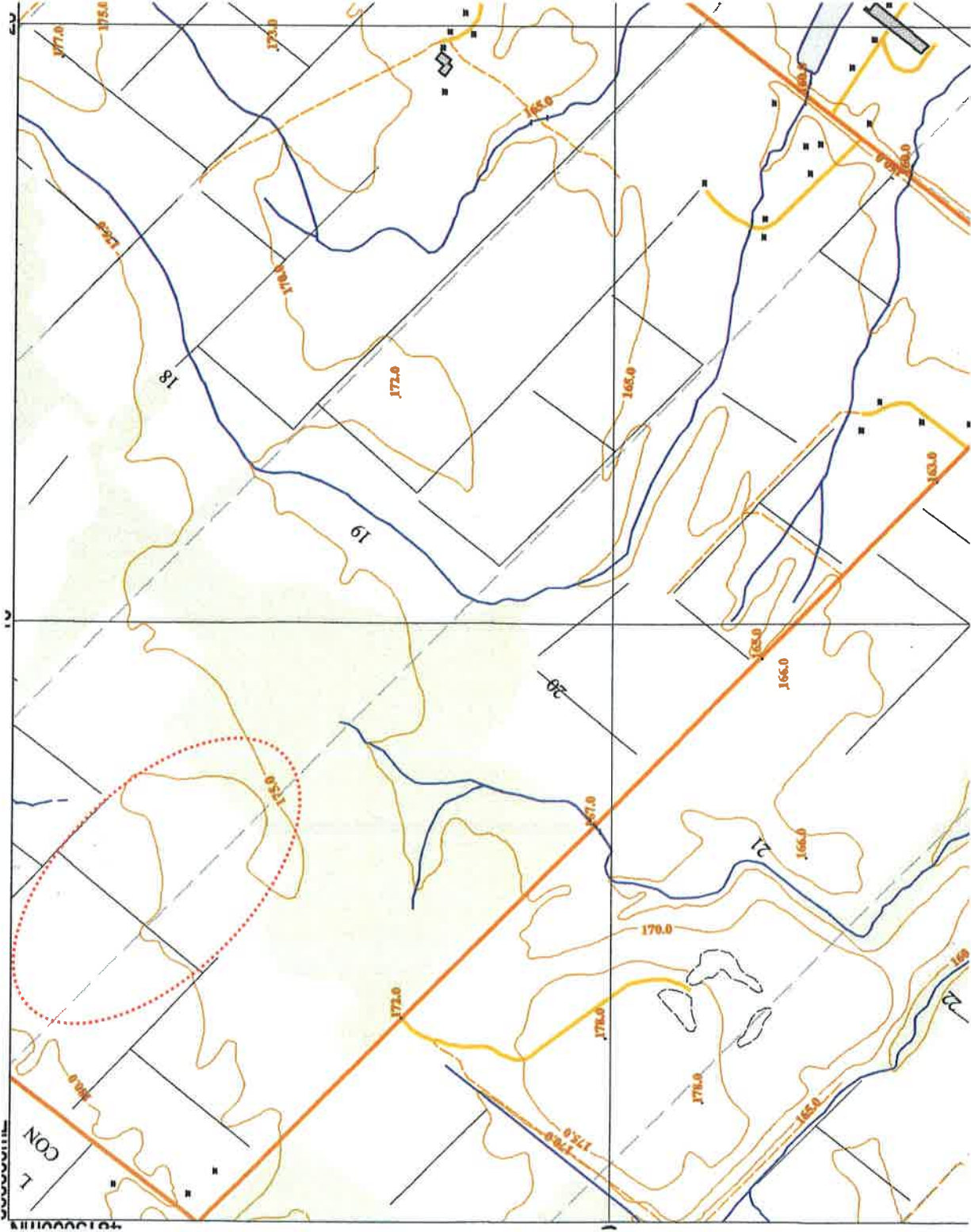






 Soil Engineers Ltd

Title	1982 Ontario Base Map
Project	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville
Reference No.	1410-EI33
Date	February 20, 2014
Scale	As Drawn
Drawing No.	5

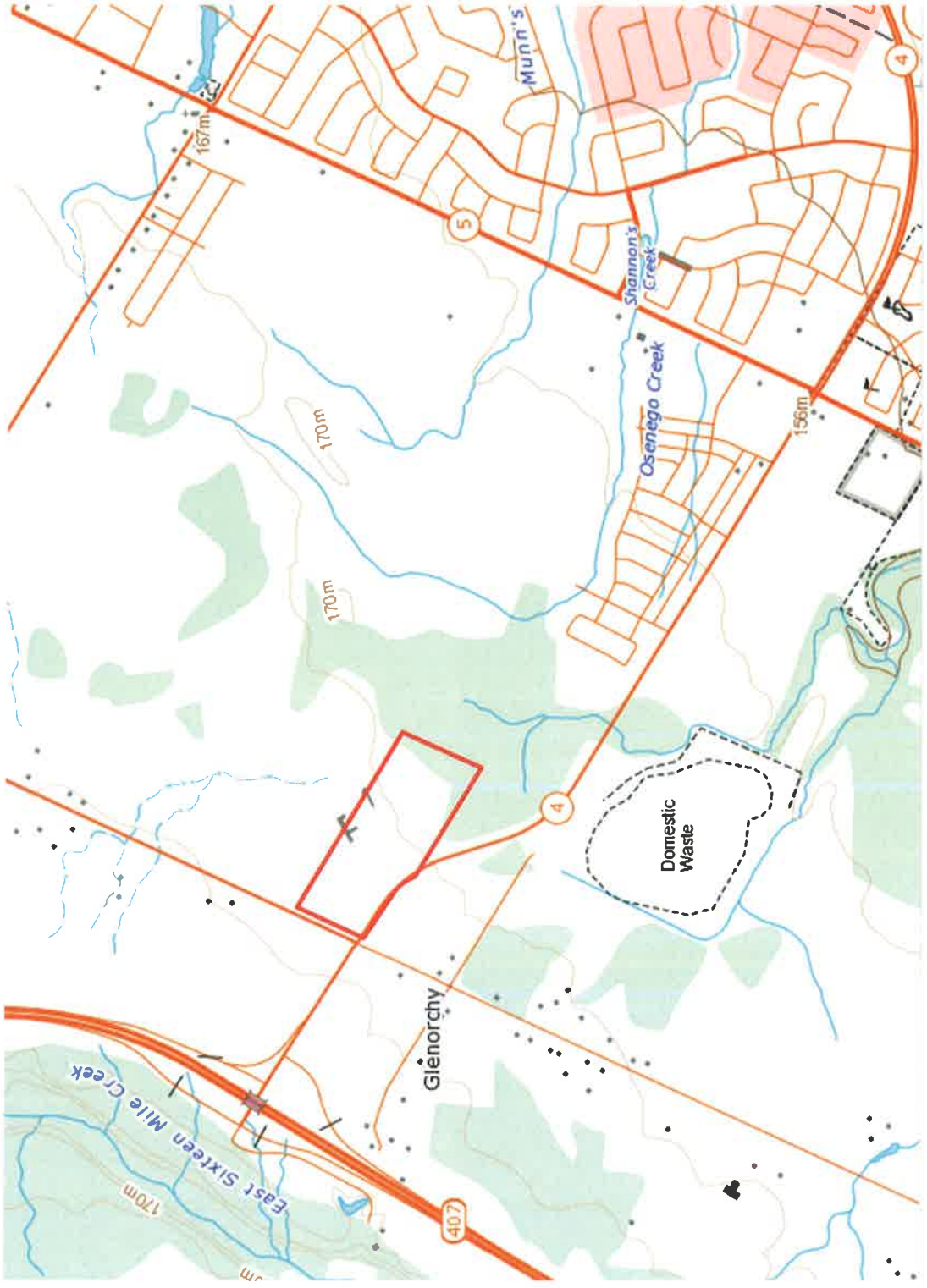


 Approximate Location of Phase One Property





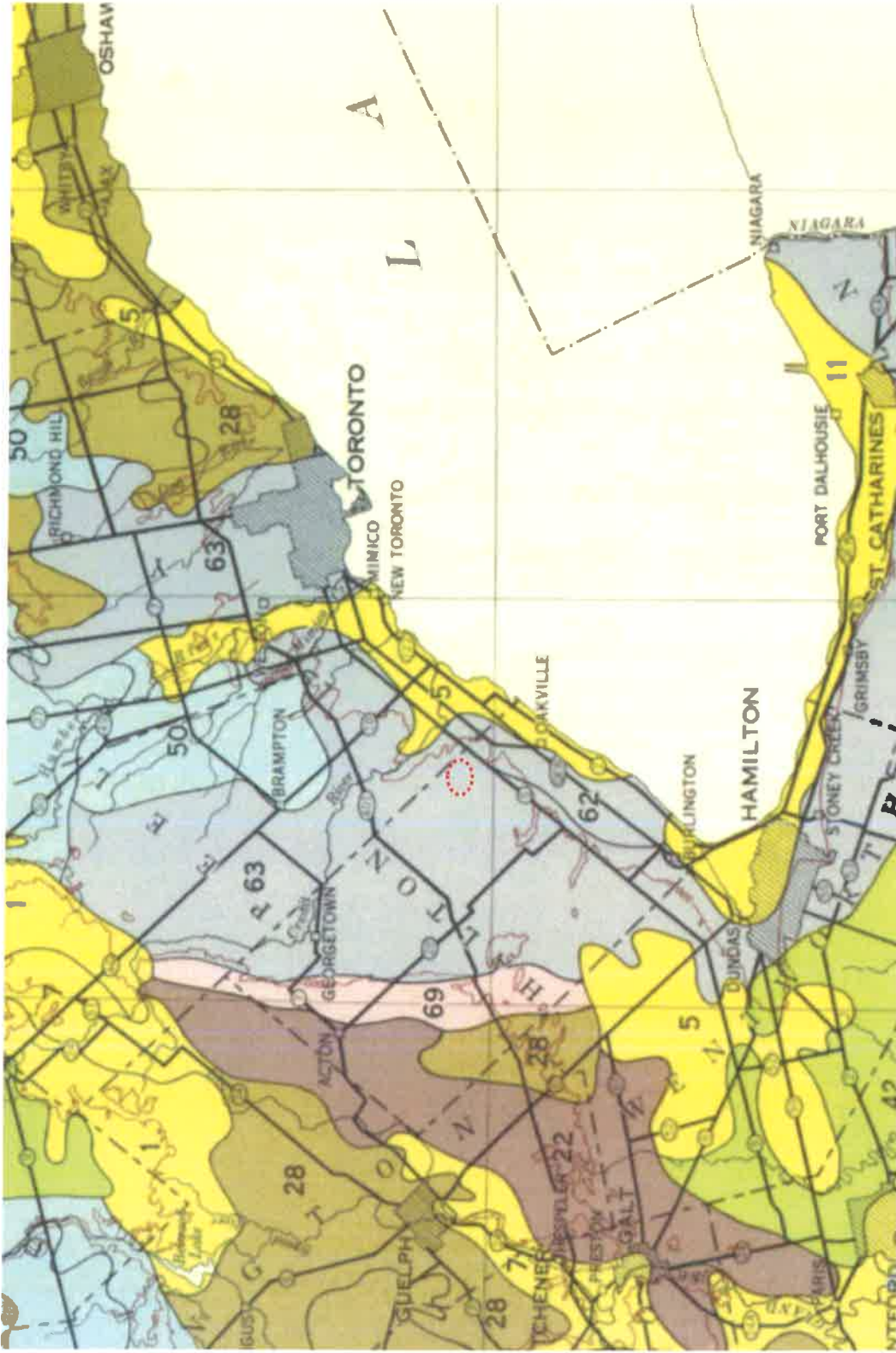
Title	2004 Topographic Map
Project	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville
Reference No.	1410-E133
Date	February 20, 2014
Scale	As Drawn
Drawing No.	6



Approximate Location of Phase One Property



Title	Geological Map
Project	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville
Reference No.	1410-E133
Date	February 20, 2014
Scale	As Drawn
Drawing No.	7



**Legend**

- 1. FOX (G.B.P.), Sandy Loam
- 5. FOX (G.B.P.), Sandy Loam
- 28. Guelph (G.B.P.), Loam
- 40. London (G.B.P.), Loam
- 50. Perth (G.B.P.), Clay Loam
- 62. Lockport (G.B.P.), Clay
- 63. Haldimand (G.B.P.), Clay

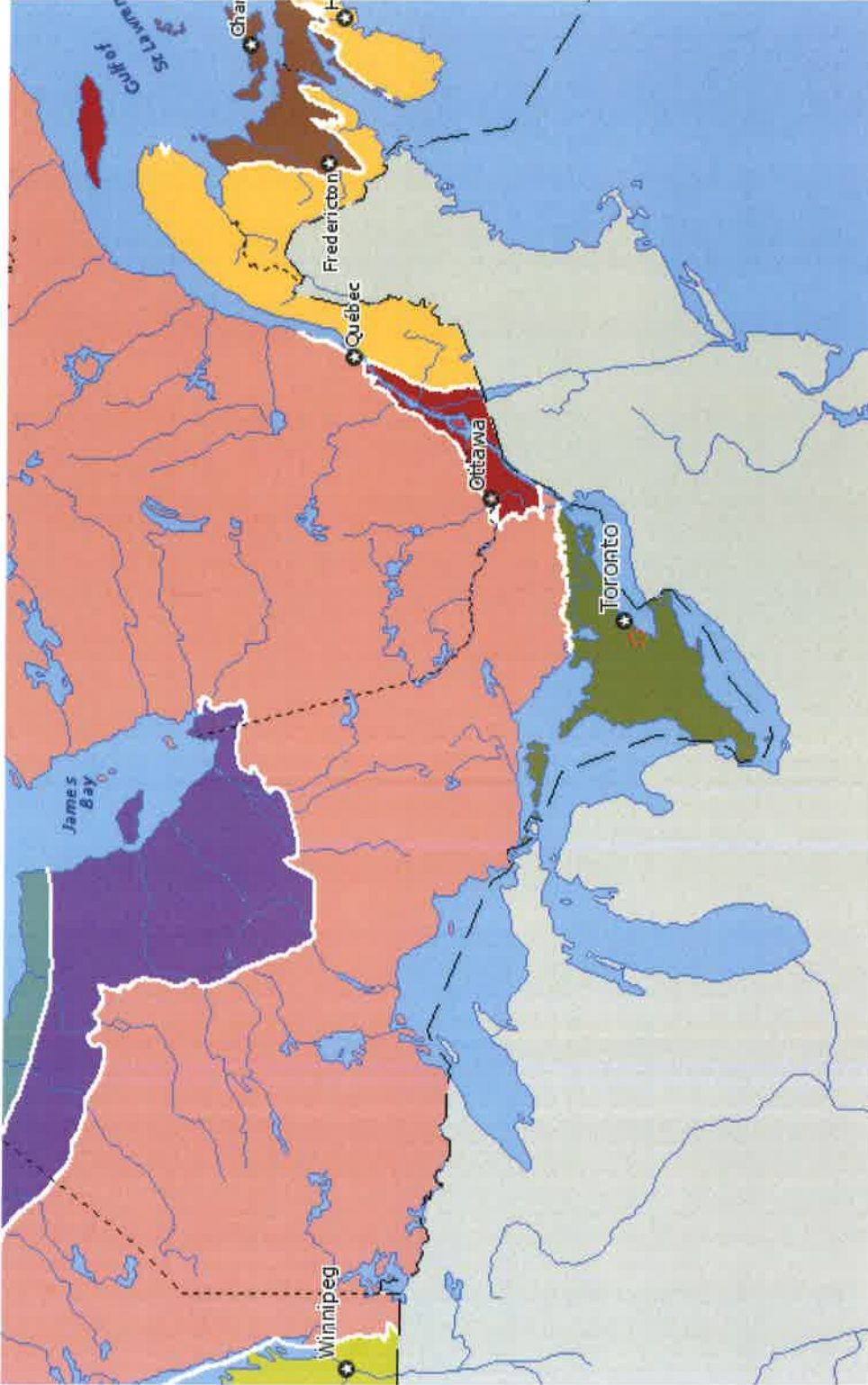


Approximate Location of Phase One Property





Title	Hydrogeological Map
Project	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville
Reference No.	1410-E133
Date	February 20, 2014
Scale	As Drawn
Drawing No.	8

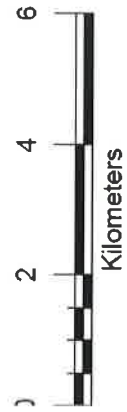
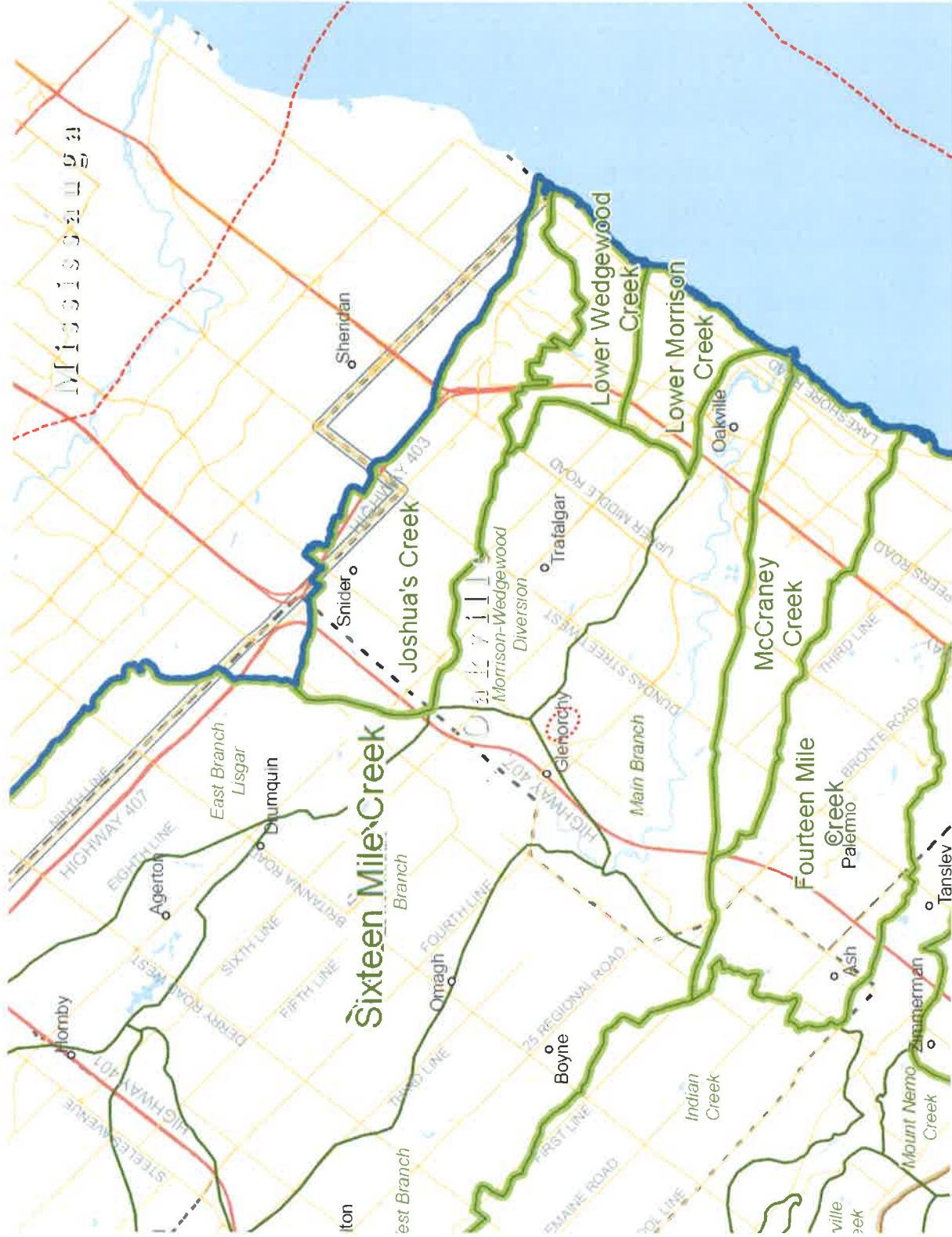


- Western Plains
- Canadian Shield
- Hudson Bay Lowlands
- Southern Ontario
- St. Lawrence Lowlands
- Appalachians
- Maritime Basin
- Permafrost



Approximate Location of Phase One Property

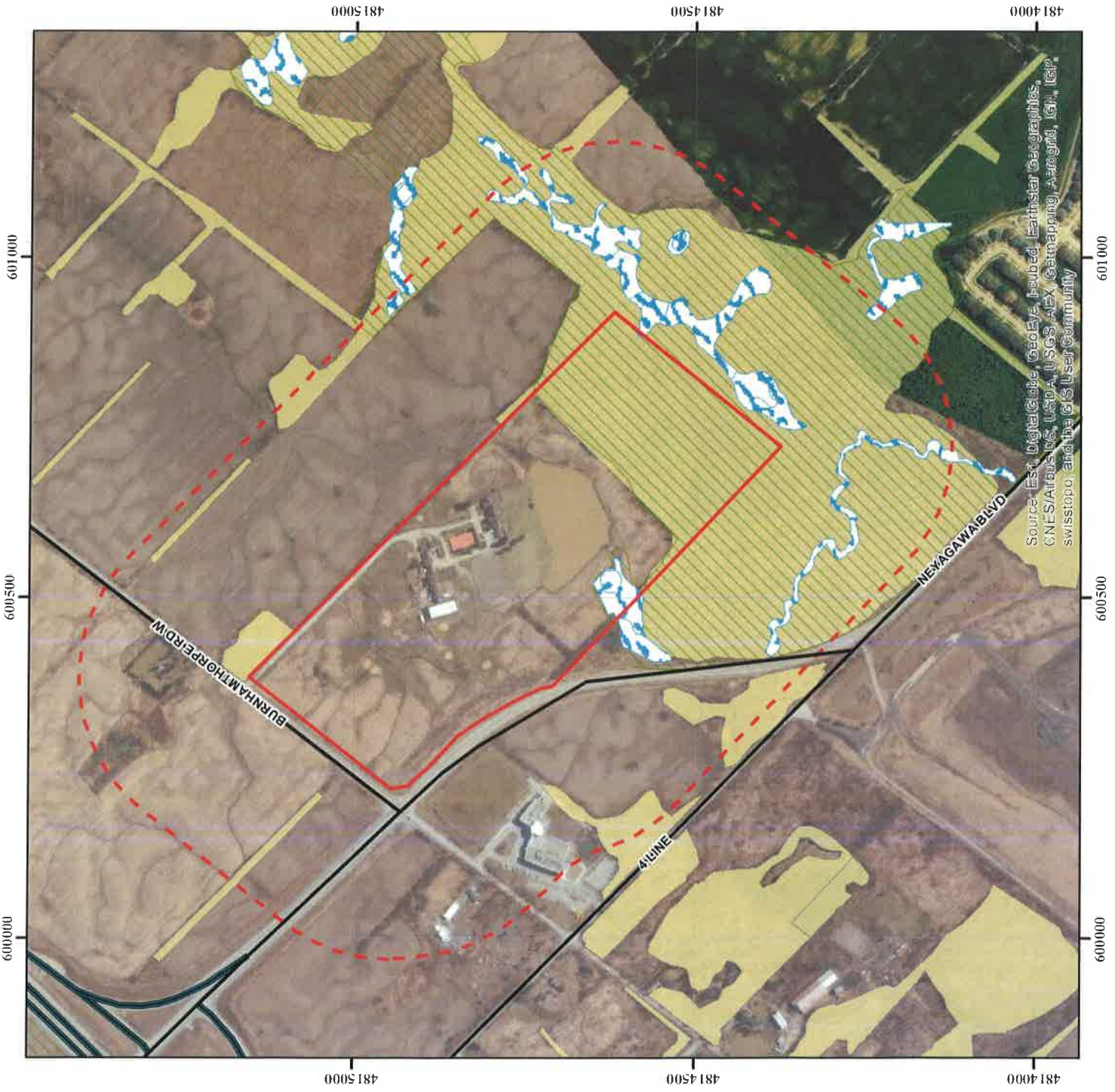
	
 <b>Soil Engineers Ltd.</b>	
Title	Watershed Map
Project	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville
Reference No.	1410-E133
Date	February 20, 2014
Scale	As Drawn
Drawing No.	9














Approximate Location of Phase One Property

Source: Conservation Halton  
© 2006 Queens Printer of Ontario

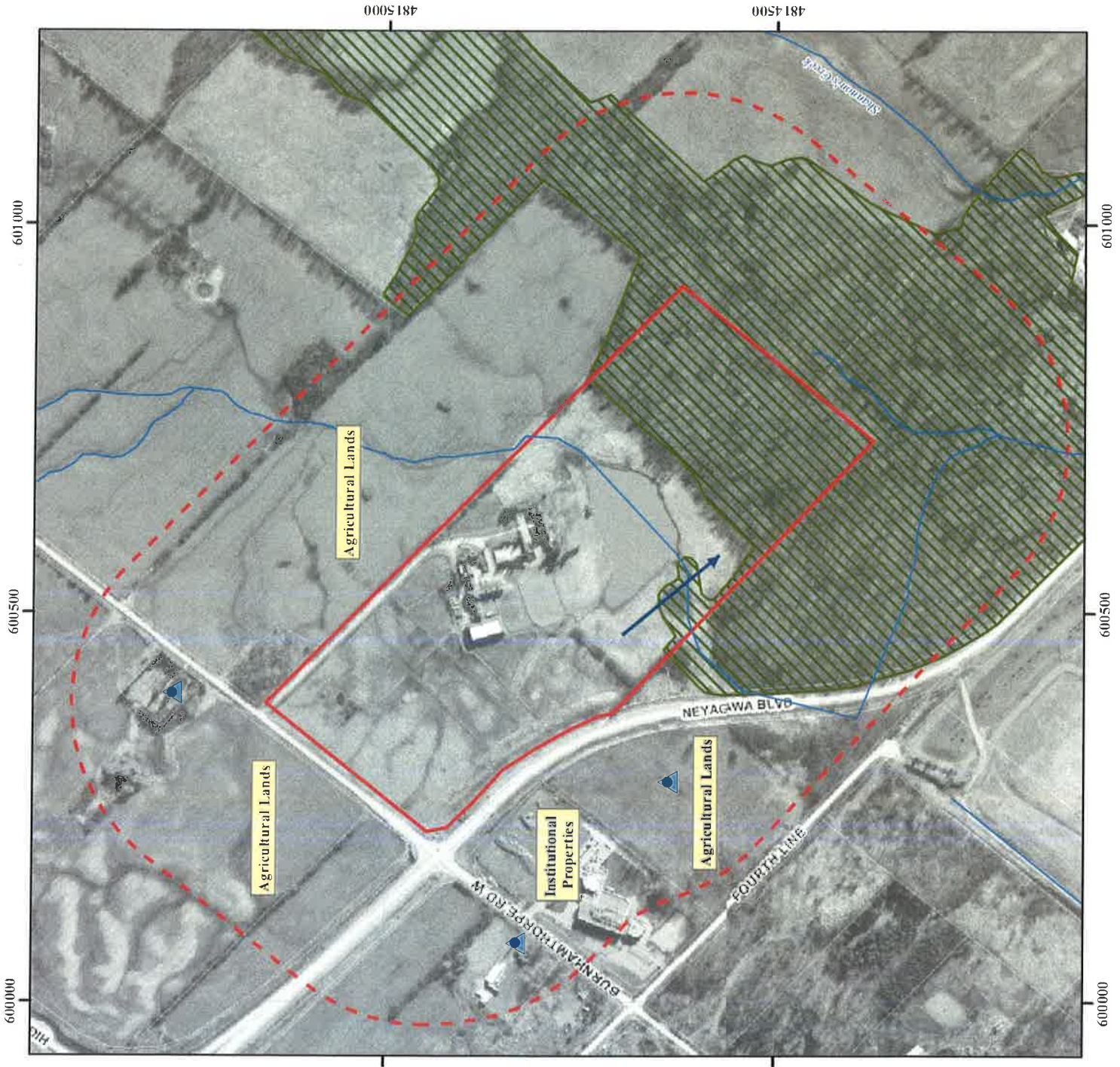











Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

 N	Approximate Boundary of Phase One Property 	Approximate Boundary of Phase One Study Area 	Wetland 	Area of Natural and Scientific Interest 	wooded Area 	Expressway 	Major Road 	Local Road 
 <b>Soil Engineers Ltd.</b>								
Title: Environmental Map								
Project: Proposed Residential Development 382 Barnhamthorpe Rd W Town of Oakville								
Reference No. 1410-E133								
Date: February 27, 2014								
Scale: 								
Drawing No. 10								
<small>           Source: ANST, Ontario Ministry of Natural Resources            Source: Queen's Printer for Ontario, 2013            Source: Federal Protection Areas, Ontario Ministry of Natural Resources            Source: Queen's Printer for Ontario, 2012            Source: Wetland, Ontario Ministry of Natural Resources            Source: Wooded Area, Ontario Ministry of Natural Resources            Source: Road Network, Ontario Ministry of Natural Resources            Source: Queen's Printer for Ontario, 2014            Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community         </small>								





-  Approximate Boundary of Phase One Property
-  Approximate Boundary of Phase One Study Area
-  Water Well Location from Eco-Log
-  Water Well Location from Well Help Desk MOE
-  Assumed Groundwater Flow Direction
-  Area of Natural and Scientific Interest
-  River, Creek



*Soil Engineers Ltd.*

Title: Phase One Conceptual Site Plan

Project:

Proposed Residential Development  
382 Barnhamthorpe Rd W  
Town of Oakville

Reference No. 1410-E133

Date: April 9, 2014

Scale:  Metres

Drawing No. 11

Source: ANSL, Ontario Ministry of Natural Resources  
©Queen's Printer for Ontario, 2013  
Source: Esri/Airphoto  
Town of Oakville/Integrative Map 2013  
Source: Water Quality Criteria Ministry of Natural Resources  
©Queen's Printer for Ontario





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FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'A'**

### **MPAC REPORT**

**REFERENCE NO. 1410-E133**



# Primary Structure Report

Generated on 2/14/2014

<b>Property Address</b>	382 BURNHAMTHORPE RD W
<b>Roll Number</b>	2401010030026100000
<b>Legal Description</b>	TRAFALGAR CON 1 NDS PT LOTS 19 AND 20 RP 20R17350 PART 1
<b>Property Code &amp; Description</b>	261 - Land Owned By A Non-Farmer Improved With A Non-Farm Residence With A Portion Being Farmed
<b>Structure Code &amp; Description</b>	301 - Single Family Detached
<b>Year Built</b>	1985
<b>Total Floor Area (Above Grade)</b>	2967
<b>Basement finished Area</b>	-
<b>Basement total Area</b>	1042
<b>Heating Type</b>	EL
<b>Air Conditioning</b>	N
<b>Structure Code &amp; Description</b>	301 - Single Family Detached
<b>Year Built</b>	1988
<b>Total Floor Area (Above Grade)</b>	9181
<b>Basement finished Area</b>	2490
<b>Basement total Area</b>	5860
<b>Heating Type</b>	HW
<b>Air Conditioning</b>	Y
<b>Structure Code &amp; Description</b>	301 - Single Family Detached
<b>Year Built</b>	1985
<b>Total Floor Area (Above Grade)</b>	400
<b>Basement finished Area</b>	-
<b>Basement total Area</b>	-
<b>Heating Type</b>	EL

<b>Air Conditioning</b>	N
<b>Structure Code &amp; Description</b>	266 - Prefab. Metal (Straight)
<b>Year Built</b>	1988
<b>Total Floor Area (Above Grade)</b>	11400
<b>Basement finished Area</b>	0
<b>Basement total Area</b>	0
<b>Heating Type</b>	-
<b>Air Conditioning</b>	N
<b>Structure Code &amp; Description</b>	204 - Type Iv Insulated Barn
<b>Year Built</b>	1990
<b>Total Floor Area (Above Grade)</b>	2646
<b>Basement finished Area</b>	0
<b>Basement total Area</b>	0
<b>Heating Type</b>	-
<b>Air Conditioning</b>	N
<b>Structure Code &amp; Description</b>	204 - Type Iv Insulated Barn
<b>Year Built</b>	1985
<b>Total Floor Area (Above Grade)</b>	2701
<b>Basement finished Area</b>	0
<b>Basement total Area</b>	0
<b>Heating Type</b>	-
<b>Air Conditioning</b>	N
<b>Structure Code &amp; Description</b>	299 - Unspecified Farm Bldg
<b>Year Built</b>	1985
<b>Total Floor Area (Above Grade)</b>	1936
<b>Basement finished Area</b>	0
<b>Basement total Area</b>	0

<b>Heating Type</b>	-
<b>Air Conditioning</b>	N
<b>Frontage</b>	-
<b>Depth</b>	-
<b>Site Area</b>	58.49 A
<b>Last Valid Sale Date</b>	1998/08
<b>Last Valid Sale Amount</b>	\$ 2,622,458



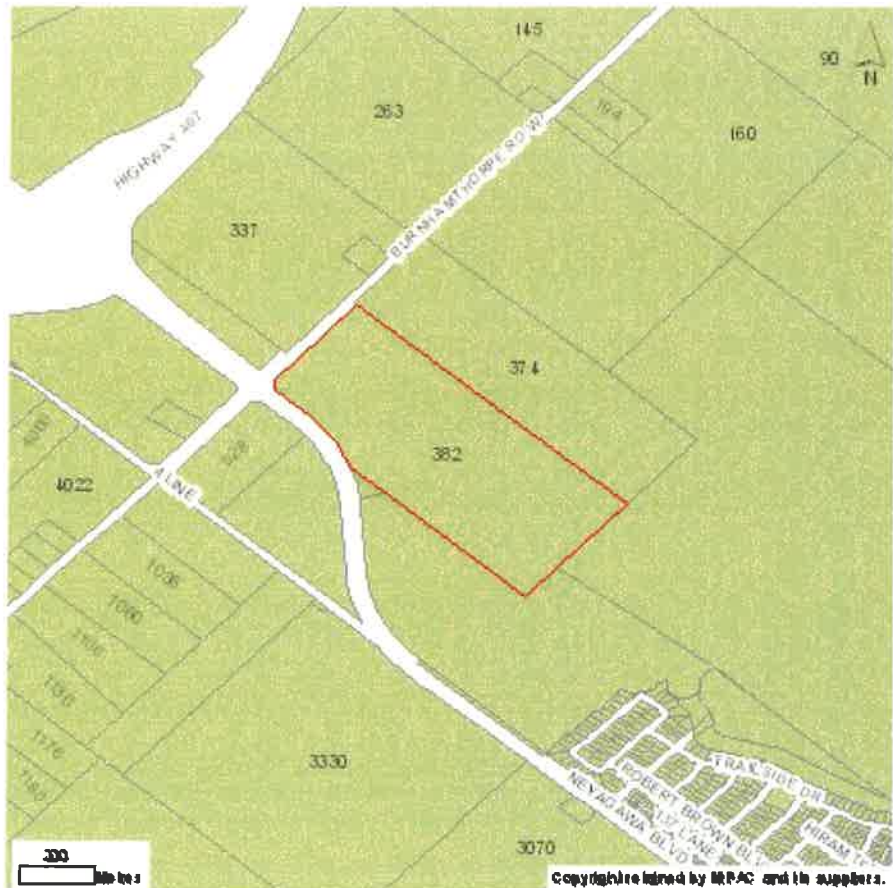
# Single Property Map

Generated on 2/14/2014

Property Address

382 BURNHAMTHORPE RD W

Single Property Map



Disclaimer: contents provided on an "as is" and "as available" basis. MPAC and its suppliers make no warranties or representations regarding contents (including accuracy of measurements and currency of contents). Not a plan of survey.



# ***Soil Engineers Ltd.***

CONSULTING ENGINEERS

**GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE**

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100 NUGGET AVENUE, TORONTO, ONTARIO M1S 3A7 • TEL: (416) 754-8515 • FAX: (416) 754-8516

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<b>BARRIE</b>	<b>MISSISSAUGA</b>	<b>OSHAWA</b>	<b>NEWMARKET</b>	<b>GRAVENHURST</b>	<b>PETERBOROUGH</b>	<b>HAMILTON</b>
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'B'**

### **OWNERSHIP HISTORY**

**REFERENCE NO. 1410-E133**



Ontario ServiceOntario

LAND REGISTRY OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1  
PREPARED FOR KEVIN LEE  
ON 2014/02/11 AT 13:24:13

24929-0219 (LIT)

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

PROPERTY DESCRIPTION: PT LOTS 19 & 20, CON 1 TRAF NDS, PT 1 20R17350, OAKVILLE

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS AUGUST 9, 2007.

ESTATE QUALIFIER

RE-ENTRY FROM 24929-0074

RE-ENTRY FROM 24929-0074

CAPACITY SHARE

SHERBORNE LODGE DEVELOPMENTS LIMITED

FIN CREATION DATE:  
2007/08/09

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CERO
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2007/08/09 **						
** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
575874	1983/05/03	AGREEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H751C99	1958/08/20	TRANSFER	\$2,672,458	FIRESTONE, DAVID MORGAN FIRESTONE, BENTE	SHERBORNE LODGE DEVELOPMENTS LIMITED	C
20R17350	2007/08/09	PLAN REFERENCE		SHERBORNE LODGE DEVELOPMENTS LIMITED	SHERBORNE LODGE DEVELOPMENTS LIMITED	C
HR592088	2007/08/09	APL ABSOLUTE TITLE		THE CORPORATION OF THE TOWN OF OAKVILLE	SHERBORNE LODGE DEVELOPMENTS LIMITED	C
HR658102	2008/04/24	NOTICE	\$1	NORTH OAKVILLE COMMUNITY BUILDERS INC.	SHERBORNE LODGE DEVELOPMENTS LIMITED	C
HR689764	2008/08/15	NOTICE		NORTH OAKVILLE COMMUNITY BUILDERS INC.	SHERBORNE LODGE DEVELOPMENTS LIMITED	C
HR719272	2008/11/25	NOTICE		NORTH OAKVILLE COMMUNITY BUILDERS INC.	SHERBORNE LODGE DEVELOPMENTS LIMITED	C
30R19273	2012/10/10	PLAN REFERENCE				C

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



ServiceOntario

LAND REGISTRY OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

24929-0074 (LTI)

PAGE 1 OF 3  
PREPARED FOR KEVIN LEE  
ON 2014/02/11 AT 13:28:04

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

PROPERTY DESCRIPTION:

PT LTS 15 & 20, CON 1 TRAPALGAR, NORTH OF DONNAS STREET, PART 1, 20R2752, EXCEPT PARTS 1-5, PL 20R11482; OAKVILLE/TRAFALGAR

PROPERTY REMARKS:

CONNECTION: INSTRUMENT NUMBER 20R2752 WAS OMITTED FROM THIS PROPERTY IN ERROR AND CERTIFIED ON 1999/09/14 BY LISA COLE MCZAIN.

ESTATE/QUALIFIER:

RECENTLY.

FEE SIMPLE

FIRST CONVERSION FROM BOOK

LT CONVERSION QUALIFIED

PIN CREATION DATE:

1996/03/25

OWNERS' NAMES

CAPACITY SHARE

SHERBORNE LODGE DEVELOPMENTS LIMITED

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				**EFFECTIVE 2009/07/29 THE NOTATION 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: 1996/03/23 **		
				**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:		
				SUBSECTION 44(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 **		
				NOTE: THIS PROPERTY WAS RETIRED ON 2007/08/09. THIS PROPERTY IS NOW RE-ENTERED INTO THE FOLLOWING PROPERTY: 24929-0219		
20R2752	1975/08/12	PLAN REFERENCE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
575874	1983/05/03	AGREEMENT				C
713665	1989/03/03	CHARGE			CANADIAN IMPERIAL BANK OF COMMERCE	
746326	1996/06/21	TRANSFER			FIRESTONE, DAVID MORGAN FIRESTONE, BENIE	
20R11482	1994/07/04	PLAN REFERENCE				C

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

LAND  
REGISTRY  
OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 3  
PREPARED FOR MELVIN LEE  
ON 2014/02/11 AT 13:28:04

24925-0074 (LIT)

\* 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/ CERO
825493	1994/07/14	DISCH PART CHARGE		*** COMPLETELY DELETED ***		
	REMARKS: 711655					
H648998	1996/10/17	APL COURT ORDER		*** COMPLETELY DELETED *** SUPREME COURT OF ONTARIO		
H668281	1997/03/19	APL (GENERAL)		*** COMPLETELY DELETED *** FIRESTONE, DAVID MORGAN		
	REMARKS: DELETE H648998					
H682679	1997/05/16	CERT PENDING LIT		*** COMPLETELY DELETED *** KONJEVIC, ZORAN		
H688908	1997/07/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: RE: 711655					
H712140	1997/11/28	CAN AGR PUE & SALE		*** COMPLETELY DELETED *** FIRESTONE, BENTE FIRESTONE, D. MORGAN	HORVAT PROPERTIES LIMITED	
H735666	1998/03/02	APL COURT ORDER		*** COMPLETELY DELETED *** FIRESTONE, DAVID MORGAN FIRESTONE, BENTE		
	REMARKS: H682679					
H756112	1998/03/05	APL (GENERAL)		*** COMPLETELY DELETED *** FIRESTONE, DAVID MORGAN FIRESTONE, BENTE		
	REMARKS: H712140					
20R12712	1998/03/20	PLAN REFERENCE				C
H751099	1998/06/20	TRANSFER	\$2,622,458	FIRESTONE, DAVID MORGAN FIRESTONE, BENTE	SHERBORNE LODGE DEVELOPMENTS LIMITED	C
HR566858	2007/05/14	NO APL ABSOLUTE		SHERBORNE LODGE DEVELOPMENTS LIMITED	SHERBORNE LODGE DEVELOPMENTS LIMITED	C
20R17350	2007/09/09	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 CAPTURES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



LAND  
REGISTRY  
OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 3  
PREPARED FOR KELVIN LEE  
ON 2014/02/11 AT 13:28:04

24925-0074 (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/ CHKD
HES92388	2007/09/09	APL ABSOLUTE TITLE		SHERBORNE LODGE DEVELOPMENTS LIMITED	SHERBORNE LODGE DEVELOPMENTS LIMITED	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.

No.	INSTRUMENT	DATE	REGISTERED	FROM	TO	ACRES	DESCRIPTION, &c.
227	Patent	11 July 1860		Queen	Charles Biggs	200	All part of Lot 19.
476	Deed	1 July 1862		Charles Biggs	James J. Biggs		
500	Deed	7 Aug 1862		James J. Biggs	William Biggs		
501	Deed	14 Aug 1862		William Biggs	James J. Biggs		
502	Deed	21 Aug 1862		James J. Biggs	William Biggs		
503	Deed	28 Aug 1862		William Biggs	James J. Biggs		
504	Deed	5 Sept 1862		James J. Biggs	William Biggs		
505	Deed	12 Sept 1862		William Biggs	James J. Biggs		
506	Deed	19 Sept 1862		James J. Biggs	William Biggs		
507	Deed	26 Sept 1862		William Biggs	James J. Biggs		
508	Deed	3 Oct 1862		James J. Biggs	William Biggs		
509	Deed	10 Oct 1862		William Biggs	James J. Biggs		
510	Deed	17 Oct 1862		James J. Biggs	William Biggs		
511	Deed	24 Oct 1862		William Biggs	James J. Biggs		
512	Deed	31 Oct 1862		James J. Biggs	William Biggs		
513	Deed	7 Nov 1862		William Biggs	James J. Biggs		
514	Deed	14 Nov 1862		James J. Biggs	William Biggs		
515	Deed	21 Nov 1862		William Biggs	James J. Biggs		
516	Deed	28 Nov 1862		James J. Biggs	William Biggs		
517	Deed	5 Dec 1862		William Biggs	James J. Biggs		
518	Deed	12 Dec 1862		James J. Biggs	William Biggs		
519	Deed	19 Dec 1862		William Biggs	James J. Biggs		
520	Deed	26 Dec 1862		James J. Biggs	William Biggs		
521	Deed	2 Jan 1863		William Biggs	James J. Biggs		
522	Deed	9 Jan 1863		James J. Biggs	William Biggs		
523	Deed	16 Jan 1863		William Biggs	James J. Biggs		
524	Deed	23 Jan 1863		James J. Biggs	William Biggs		
525	Deed	30 Jan 1863		William Biggs	James J. Biggs		
526	Deed	6 Feb 1863		James J. Biggs	William Biggs		
527	Deed	13 Feb 1863		William Biggs	James J. Biggs		
528	Deed	20 Feb 1863		James J. Biggs	William Biggs		
529	Deed	27 Feb 1863		William Biggs	James J. Biggs		
530	Deed	6 Mar 1863		James J. Biggs	William Biggs		
531	Deed	13 Mar 1863		William Biggs	James J. Biggs		
532	Deed	20 Mar 1863		James J. Biggs	William Biggs		
533	Deed	27 Mar 1863		William Biggs	James J. Biggs		
534	Deed	4 Apr 1863		James J. Biggs	William Biggs		
535	Deed	11 Apr 1863		William Biggs	James J. Biggs		
536	Deed	18 Apr 1863		James J. Biggs	William Biggs		
537	Deed	25 Apr 1863		William Biggs	James J. Biggs		
538	Deed	2 May 1863		James J. Biggs	William Biggs		
539	Deed	9 May 1863		William Biggs	James J. Biggs		
540	Deed	16 May 1863		James J. Biggs	William Biggs		
541	Deed	23 May 1863		William Biggs	James J. Biggs		
542	Deed	30 May 1863		James J. Biggs	William Biggs		
543	Deed	6 June 1863		William Biggs	James J. Biggs		
544	Deed	13 June 1863		James J. Biggs	William Biggs		
545	Deed	20 June 1863		William Biggs	James J. Biggs		
546	Deed	27 June 1863		James J. Biggs	William Biggs		
547	Deed	4 July 1863		William Biggs	James J. Biggs		
548	Deed	11 July 1863		James J. Biggs	William Biggs		
549	Deed	18 July 1863		William Biggs	James J. Biggs		
550	Deed	25 July 1863		James J. Biggs	William Biggs		
551	Deed	1 Aug 1863		William Biggs	James J. Biggs		
552	Deed	8 Aug 1863		James J. Biggs	William Biggs		
553	Deed	15 Aug 1863		William Biggs	James J. Biggs		
554	Deed	22 Aug 1863		James J. Biggs	William Biggs		
555	Deed	29 Aug 1863		William Biggs	James J. Biggs		
556	Deed	5 Sept 1863		James J. Biggs	William Biggs		
557	Deed	12 Sept 1863		William Biggs	James J. Biggs		
558	Deed	19 Sept 1863		James J. Biggs	William Biggs		
559	Deed	26 Sept 1863		William Biggs	James J. Biggs		
560	Deed	3 Oct 1863		James J. Biggs	William Biggs		
561	Deed	10 Oct 1863		William Biggs	James J. Biggs		
562	Deed	17 Oct 1863		James J. Biggs	William Biggs		
563	Deed	24 Oct 1863		William Biggs	James J. Biggs		
564	Deed	31 Oct 1863		James J. Biggs	William Biggs		
565	Deed	7 Nov 1863		William Biggs	James J. Biggs		
566	Deed	14 Nov 1863		James J. Biggs	William Biggs		
567	Deed	21 Nov 1863		William Biggs	James J. Biggs		
568	Deed	28 Nov 1863		James J. Biggs	William Biggs		
569	Deed	5 Dec 1863		William Biggs	James J. Biggs		
570	Deed	12 Dec 1863		James J. Biggs	William Biggs		
571	Deed	19 Dec 1863		William Biggs	James J. Biggs		
572	Deed	26 Dec 1863		James J. Biggs	William Biggs		
573	Deed	2 Jan 1864		William Biggs	James J. Biggs		
574	Deed	9 Jan 1864		James J. Biggs	William Biggs		
575	Deed	16 Jan 1864		William Biggs	James J. Biggs		
576	Deed	23 Jan 1864		James J. Biggs	William Biggs		
577	Deed	30 Jan 1864		William Biggs	James J. Biggs		
578	Deed	6 Feb 1864		James J. Biggs	William Biggs		
579	Deed	13 Feb 1864		William Biggs	James J. Biggs		
580	Deed	20 Feb 1864		James J. Biggs	William Biggs		
581	Deed	27 Feb 1864		William Biggs	James J. Biggs		
582	Deed	6 Mar 1864		James J. Biggs	William Biggs		
583	Deed	13 Mar 1864		William Biggs	James J. Biggs		
584	Deed	20 Mar 1864		James J. Biggs	William Biggs		
585	Deed	27 Mar 1864		William Biggs	James J. Biggs		
586	Deed	4 Apr 1864		James J. Biggs	William Biggs		
587	Deed	11 Apr 1864		William Biggs	James J. Biggs		
588	Deed	18 Apr 1864		James J. Biggs	William Biggs		
589	Deed	25 Apr 1864		William Biggs	James J. Biggs		
590	Deed	2 May 1864		James J. Biggs	William Biggs		
591	Deed	9 May 1864		William Biggs	James J. Biggs		
592	Deed	16 May 1864		James J. Biggs	William Biggs		
593	Deed	23 May 1864		William Biggs	James J. Biggs		
594	Deed	30 May 1864		James J. Biggs	William Biggs		
595	Deed	6 June 1864		William Biggs	James J. Biggs		
596	Deed	13 June 1864		James J. Biggs	William Biggs		
597	Deed	20 June 1864		William Biggs	James J. Biggs		
598	Deed	27 June 1864		James J. Biggs	William Biggs		
599	Deed	4 July 1864		William Biggs	James J. Biggs		
600	Deed	11 July 1864		James J. Biggs	William Biggs		

NUMBER	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
25302	NOT RECORDED IN FULL					
25303	NOT RECORDED IN FULL					
25304	NOT RECORDED IN FULL					
25305	NOT RECORDED IN FULL					
25306	NOT RECORDED IN FULL					
25307	NOT RECORDED IN FULL					
25308	NOT RECORDED IN FULL					
25309	NOT RECORDED IN FULL					
25310	NOT RECORDED IN FULL					
25311	NOT RECORDED IN FULL					
25312	NOT RECORDED IN FULL					
25313	NOT RECORDED IN FULL					
25314	NOT RECORDED IN FULL					
25315	NOT RECORDED IN FULL					
25316	NOT RECORDED IN FULL					
25317	NOT RECORDED IN FULL					
25318	NOT RECORDED IN FULL					
25319	NOT RECORDED IN FULL					
25320	NOT RECORDED IN FULL					
25321	NOT RECORDED IN FULL					
25322	NOT RECORDED IN FULL					
25323	NOT RECORDED IN FULL					
25324	NOT RECORDED IN FULL					
25325	NOT RECORDED IN FULL					
25326	NOT RECORDED IN FULL					
25327	NOT RECORDED IN FULL					
25328	NOT RECORDED IN FULL					
25329	NOT RECORDED IN FULL					
25330	NOT RECORDED IN FULL					
25331	NOT RECORDED IN FULL					
25332	NOT RECORDED IN FULL					
25333	NOT RECORDED IN FULL					
25334	NOT RECORDED IN FULL					
25335	NOT RECORDED IN FULL					
25336	NOT RECORDED IN FULL					
25337	NOT RECORDED IN FULL					
25338	NOT RECORDED IN FULL					
25339	NOT RECORDED IN FULL					
25340	NOT RECORDED IN FULL					
25341	NOT RECORDED IN FULL					
25342	NOT RECORDED IN FULL					
25343	NOT RECORDED IN FULL					
25344	NOT RECORDED IN FULL					
25345	NOT RECORDED IN FULL					
25346	NOT RECORDED IN FULL					
25347	NOT RECORDED IN FULL					
25348	NOT RECORDED IN FULL					
25349	NOT RECORDED IN FULL					
25350	NOT RECORDED IN FULL					
25351	NOT RECORDED IN FULL					
25352	NOT RECORDED IN FULL					
25353	NOT RECORDED IN FULL					
25354	NOT RECORDED IN FULL					
25355	NOT RECORDED IN FULL					
25356	NOT RECORDED IN FULL					
25357	NOT RECORDED IN FULL					
25358	NOT RECORDED IN FULL					
25359	NOT RECORDED IN FULL					
25360	NOT RECORDED IN FULL					
25361	NOT RECORDED IN FULL					
25362	NOT RECORDED IN FULL					
25363	NOT RECORDED IN FULL					
25364	NOT RECORDED IN FULL					
25365	NOT RECORDED IN FULL					
25366	NOT RECORDED IN FULL					
25367	NOT RECORDED IN FULL					
25368	NOT RECORDED IN FULL					
25369	NOT RECORDED IN FULL					
25370	NOT RECORDED IN FULL					
25371	NOT RECORDED IN FULL					
25372	NOT RECORDED IN FULL					
25373	NOT RECORDED IN FULL					
25374	NOT RECORDED IN FULL					
25375	NOT RECORDED IN FULL					
25376	NOT RECORDED IN FULL					
25377	NOT RECORDED IN FULL					
25378	NOT RECORDED IN FULL					
25379	NOT RECORDED IN FULL					
25380	NOT RECORDED IN FULL					
25381	NOT RECORDED IN FULL					
25382	NOT RECORDED IN FULL					
25383	NOT RECORDED IN FULL					
25384	NOT RECORDED IN FULL					
25385	NOT RECORDED IN FULL					
25386	NOT RECORDED IN FULL					
25387	NOT RECORDED IN FULL					
25388	NOT RECORDED IN FULL					
25389	NOT RECORDED IN FULL					
25390	NOT RECORDED IN FULL					
25391	NOT RECORDED IN FULL					
25392	NOT RECORDED IN FULL					
25393	NOT RECORDED IN FULL					
25394	NOT RECORDED IN FULL					
25395	NOT RECORDED IN FULL					
25396	NOT RECORDED IN FULL					
25397	NOT RECORDED IN FULL					
25398	NOT RECORDED IN FULL					
25399	NOT RECORDED IN FULL					
25400	NOT RECORDED IN FULL					

PARCEL NUMBER	DATE OF ACQUISITION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
2225	1875	John T. Smith, James Smith & James Smith, James Smith	James Smith, James Smith & James Smith		10.000
2226	1875	James Smith	James Smith		10.000
2227	1875	James Smith	James Smith		10.000
2228	1875	James Smith	James Smith		10.000
2229	1875	James Smith	James Smith		10.000
2230	1875	James Smith	James Smith		10.000
2231	1875	James Smith	James Smith		10.000
2232	1875	James Smith	James Smith		10.000
2233	1875	James Smith	James Smith		10.000
2234	1875	James Smith	James Smith		10.000
2235	1875	James Smith	James Smith		10.000
2236	1875	James Smith	James Smith		10.000
2237	1875	James Smith	James Smith		10.000
2238	1875	James Smith	James Smith		10.000
2239	1875	James Smith	James Smith		10.000
2240	1875	James Smith	James Smith		10.000
2241	1875	James Smith	James Smith		10.000
2242	1875	James Smith	James Smith		10.000
2243	1875	James Smith	James Smith		10.000
2244	1875	James Smith	James Smith		10.000
2245	1875	James Smith	James Smith		10.000
2246	1875	James Smith	James Smith		10.000
2247	1875	James Smith	James Smith		10.000
2248	1875	James Smith	James Smith		10.000
2249	1875	James Smith	James Smith		10.000
2250	1875	James Smith	James Smith		10.000
2251	1875	James Smith	James Smith		10.000
2252	1875	James Smith	James Smith		10.000
2253	1875	James Smith	James Smith		10.000
2254	1875	James Smith	James Smith		10.000
2255	1875	James Smith	James Smith		10.000
2256	1875	James Smith	James Smith		10.000
2257	1875	James Smith	James Smith		10.000
2258	1875	James Smith	James Smith		10.000
2259	1875	James Smith	James Smith		10.000
2260	1875	James Smith	James Smith		10.000
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2297	1875	James Smith	James Smith		10.000
2298	1875	James Smith	James Smith		10.000
2299	1875	James Smith	James Smith		10.000
2300	1875	James Smith	James Smith		10.000













PEARL NO. 1 N.D.S.  
Continued from sheet 401

PLAN NO. Con. 1 N.S.

INSTRUMENT NUMBER	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	REMARKS	CONFIDENTIAL
396	1975	1975	The Canada Trust Company	Robert A. Morris, Jr. Sarah R. Morris, Jr. Trustee	Discharged by # 66624 Act. Land Reg. Act	
397	1975	1975	S. L. Teitzel O.S. Inc. Limited & Vincent Frasca, Inc. as Joint Tenants & Walter Dineen & Emeline Allison Smith & Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	2 ac in 258059 - 0.180 ac & P.T. 3 ac in 326312 - 0.093 ac & P.T. 5 ac in 332142 - 0.113 ac & P.T. 5 ac in 164220 - 0.094 ac	
398	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
399	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
400	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
401	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
402	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
403	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
404	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
405	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
406	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
407	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
408	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
409	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
410	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
411	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
412	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
413	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
414	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
415	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
416	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
417	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
418	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
419	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	
420	1975	1975	Walter Dineen and Enid Kluwe Lynn Simmons	Walter Dineen and Enid Kluwe Lynn Simmons	Discharged by # 66624 Act. Land Reg. Act	

Continued from sheet 401











REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	GRANTOR	GRANTEE	COMPLETION ETC.	LAND AND REMARKS
650680						
650681	Discharged by # 61236	16-09-86	KALRAL, James E	BRASCA, Cleonora	208,500	Pl. in 211626 With Escrow. 4110-1127
651221	Discharged by # 61236	09-10-86	FIRESTONE, David W	Commerce	4300,000	Part A of des as Part 1 on 208-2152
653324	Grant	82-12-86	Town of Oakville			#509000 Property Standards
559237	Grant	30-01-87	647121 Ontario Limited	Dynasis Inc.	\$3950,000	Pt (632969)
659238	Grant	30-01-87	Dynasis Inc.	Duce Community Credit Union	\$300,000	Pt (632969)
659239	Grant	30-01-87	Dynasis Inc.	ENTRE		
659240	Grant	30-01-87	Dynasis Inc.	Eaton Trust Company R.H.S.P.	\$150,000	Pt (632969)
659241	Grant	30-01-87	Dynasis Inc.	Eaton Trust Company R.H.S.P.		
659242	Grant	30-01-87	Dynasis Inc.	ACHOR COMPANY LIMITED (INCORPORATED)		Discharged by # 61236
659243	Grant	30-01-87	Dynasis Inc.	FIRESTONE, David W		Discharged by # 61236
659244	Grant	30-01-87	Dynasis Inc.	SHAMSHURAH, NOMINATION		Discharged by # 61236
659245	Grant	30-01-87	Dynasis Inc.	PAYSON, Carol Ann, as		Discharged by # 61236
659246	Grant	30-01-87	Dynasis Inc.	CRAMER, RUTH MERVILYN (TRUSTEES)		Discharged by # 61236
659247	Grant	30-01-87	Dynasis Inc.	STROZ, John	\$217,000	Pt des as pt 2 on 208-2752
659248	Grant	30-01-87	Dynasis Inc.	MARSH, Raymond		and OL
659249	Grant	30-01-87	Dynasis Inc.	MARCOVICH, Andre		
659250	Grant	30-01-87	Dynasis Inc.	EQUILVEST FINANCIAL	\$275,000	Part with exception (632969)
659251	Grant	30-01-87	Dynasis Inc.	SEVIERE, INC.		Discharged by # 61236
659252	Grant	30-01-87	Dynasis Inc.	EATON TRUST	\$15,000	Part with exception (632969)
659253	Grant	30-01-87	Dynasis Inc.	CANADIAN IMPERIAL BANK OF		DISCHARGED BY # 61236 ASST. DEP. LAND REG.
659254	Grant	30-01-87	Dynasis Inc.	COMMERCE	\$220,000	Part A of des as pt 1 on 208-2152
659255	Grant	30-01-87	Dynasis Inc.	EATON TRUST COMPANY	\$115,000	Part with exception (632969)
659256	Grant	30-01-87	Dynasis Inc.	CANADIAN IMPERIAL BANK OF		ASST. DEP. LAND REG. 61236
659257	Grant	30-01-87	Dynasis Inc.	COMMERCE	\$1,150,000	Part with exception (632969)
659258	Grant	30-01-87	Dynasis Inc.	CIBC MORTGAGE CORPORATION	\$1,150,000	Pt. A of des. as pt. 1 on 208-2752
659259	Grant	30-01-87	Dynasis Inc.	STROZ, John	\$295,389	Part des as Part 2 on 208-2752 & OL
659260	Grant	30-01-87	Dynasis Inc.	MARCOVICH, Andre		

CONT. ON NEXT PAGE

CONCESSION N.D.S. TRAFALGAR

LOT 19

695780

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
696874	Const. Lien Release by 699641	18 07 88	18 07 88	ITAL STORE FIXTURES LTD.	DYNASIS INC.	\$36,120	Part (689237)
699467	Charge	18 08 88	18 08 88	DYNASIS INC.	SEARVEST INC.	\$346,000	Part with exception (632969)
699641	Release	02 08 88	02 08 88	ITAL STORE FIXTURES LTD.	DYNASIS INC.	\$36,120	Const Lien 696874
71005	Const. Lien	24 01 89	24 01 89	ITAL STORE FIXTURES LTD.	DYNASIS INC.	\$36,120	Const Lien # 631500
712467	Assignment	05 02 16	05 02 16	BEARVEST INC.	THE TORONTO DOMINION BANK		Vacate-Const of Action # 634482 Part 699467
713665	Charge	89 03 03	89 03 03	FIRESTONE, David Morgan	CANADIAN IMPERIAL BANK OF COMMERCE	\$1,450,000	Pt & OL des as Pt 1 on 20R-2752
710435	Charge	89 05 10	89 05 10	DYNASIS INC.	MANABEE INVESTMENTS LTD.	\$140,000	Part (632969)
719124	Transfer	89 05 19	89 05 19	SIMMONS, End Llewellyn Estate WAGHORN, Rosemary SIMMONS, Gregory Thomas	SIMMONS, Thomas Haughton		1st'ly: Part With E (27745) 2nd'ly: Part (32113)
730262	Charge	89 10 13	89 10 13	WALFRAY AUSTIN SLAUGHTER	CANADA TRUSTCO MORTGAGE COMPANY	\$50,000.00	Part with exp (600680)
744985	Transfer	90 05 30	90 05 30	SIMMONS, Thomas Haughton	RIVER VALLEY PLAZA CORPORATION	\$344,962.	Firstly: Pt. With Exp Secondly: Pt (719124)
744986	Charge	90 05 30	90 05 30	RIVER VALLEY PLAZA CORPORATION	SIMMONS, Thomas Haughton	\$600,000.	Firstly: Pt With Exp Secondly: Pt (719124)
744987	Charge	90 05 30	90 05 30	RIVER VALLEY PLAZA CORPORATION	897276 ONTARIO LIMITED	\$200,000.	Firstly: Pt. With Exp Secondly: Pt (719124)
746235	Assignment	90 06 19	90 06 19	THE TORONTO DOMINION BANK	SEARVEST INC.		Re: Charge 699467
746237	Charge	90 06 19	90 06 19	DYNASIS INC.	FEDERAL BUSINESS DEVELOPMENT BANK	\$750,000.	Pt With Exp (632969)
746238	Charge	90 06 20	90 06 20	DYNASIS INC.	SEARVEST INC.	\$125,000.	Part with exp (632969)
746326	Transfer	90 06 21	90 06 21	FIRESTONE, David Morgan	FIRESTONE, David Morgan		Part OL des as Part 1 on 20R-2752
746720	Order	90 05 21	90 05 21	FIRESTONE, David Morgan	FIRESTONE, Bente JT.		Part OL des as Part 1 on 20R-2752
751223	Assignment	90 09 21	90 09 21	897276 ONTARIO LIMITED	KADLEC, Boris		Re: Charge 744987



REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONDEMNATION ETC	LAND AND REMARKS
110 A	Patent	27 Aug. 1810		Crown	Daniel Clark		All. 200 acres
232 P	B. & Sale	24 Jan 1817	15 Mch 1817	Daniel Clark	Charles Biggar		All. 200 acres
439 B	B. & Sale	6 Feby 1844	30 Sept 1845	Charles Biggar & wife	James L. Biggar		Pt. lot 20 on N <sup>1</sup> / <sub>2</sub>
580 B	B. & Sale	7 Jan 1854	12 Jan 1854	James L. Biggar & wife	William Kaitting		Pt. lot 20 on N <sup>1</sup> / <sub>2</sub>
78 D	Mortgage	11 Jan 1854	12 Jan 1854	William Kaitting & wife	James L. Biggar	1-479	Pt. lot 20 on N <sup>1</sup> / <sub>2</sub>
	Lease for Life	30 Nov 1858	2 Dec. 1858	Charles Biggar	Emily Biggar, Widow		lot 20, except 3/5 acres 165 ac.
109 D	B. & Sale	4 Jan 1859	6 Jan 1859	Charles Biggar & wife	James Brodigan		Pt. Lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
121 D	Mortgage	4 Jan 1857	6 Jan 1857	James Brodigan	Emily Biggar, widow	\$200	Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
725 D	Dis. of Mort.	12 Jan 1861	20 Dec. 1861	James L. D. Esq	William Kaitting		Pt. lot 20 on N <sup>1</sup> / <sub>2</sub>
212 D	Mortgage	23 Dec 1861	10 Jan 1862	William Kaitting & wife	John Taylor	\$1,500	Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
232 D	Will	17 May 1860	28 Jan 1862	Charles Biggar	to be sold at Emily Biggar's death.		Front part. 166 ac.
421 E	Assess. of Mort.	7 June 1864	14 June 1864	John Taylor	Samuel Smith		Pt. lot 20 on N <sup>1</sup> / <sub>2</sub>
323 F	B. & Sale	11 Dec. 1867	5 Feby 1868	William Kaitting & wife	William S. Bowbeer		Pt. lot 20 on N <sup>1</sup> / <sub>2</sub>
156 G	Dis. of Mort.	6 Jan 1862	18 Mch 1862	Samuel Smith	William Kaitting		Pt. lot 20 on N <sup>1</sup> / <sub>2</sub>
711 H	B. & Sale	6 June 1871	3 Aug 1871	James Brodigan & wife	John Rorke		Pt. lot 20 10 ac.
712 H	Mortgage	6 June 1871	3 Aug. 1871	John Rorke & wife	James Brodigan	1-79.	Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
763 H	Mortgage	25 Oct 1871	30 Oct. 1871	George Allen Bowbeer & wife	William Byerson Kelly	57-999.	Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
217 H	B. & Sale	2 Oct. 1871	18 Dec. 1871	William Summerset Bowbeer	George Allen Bowbeer		Pt. lot 20 on N <sup>1</sup> / <sub>2</sub>
246 I	Dis. of Mort.	7 Jan 1872	4 Mch 1872	William Byerson Kelly	George Allen Bowbeer		Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
3213 J	Mort.	1 Apr. 1881	6 Apr. 1881	John Rorke	Mary E. Cartmell, Spinster	\$250.	Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
3172	Dis. of Mort.	10 May 1877	27 Mch 1885	James Brodigan	John Rorke		Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
3313 K	Mort.	13 Mch 1885	27 Mch 1885	Mary E. Cartmell Spinster	John Rorke		Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
4433 L	Dis. of Mort.	4 Oct. 1885	12 Oct 1885	Emily Clime, wife of James Clime (Spinster)	John Rorke		Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
4436 M	B. & Sale	23 Mch 1885	12 Oct. 1885	Emily Clime, Widow	James Brodigan		Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>
				John Rorke	Anne Halliday, Widow	\$500.	Pt. lot 20 10 ac. on N <sup>1</sup> / <sub>2</sub>

(Trafalgar)

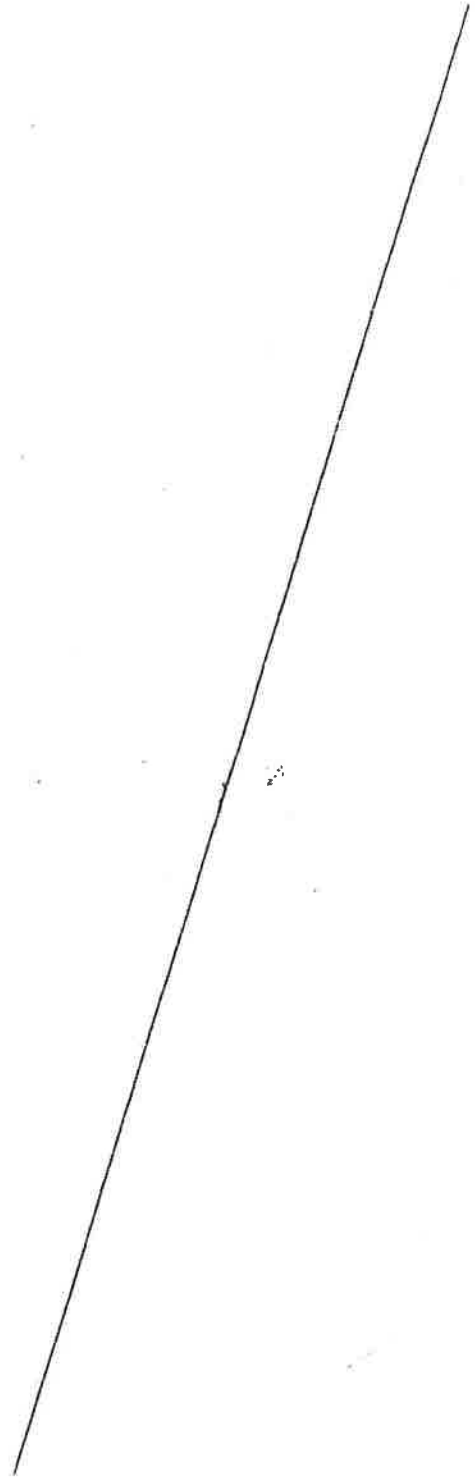
LOT 20

CONCESSION

1 N. D. S.

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
7202 V	Release	25 Jan'y 1899	28 Jan'y 1899	William A. Bowteer	Elizabeth Ann Bowbeer Widow		Pts. lots 19 & 20 & other land 100 acres
7203 V	Deed	26 Jan'y 1899	23 Jan'y 1899	William A. Bowbeer & wife	Elizabeth Ann Bowbeer Widow	\$1,500.	All estate, right, title & interest in Pt. of lots 17 & 20 & other land. 100 acres
7445 V	B & Sale	1 Mch 1875	9 Mch 1900	Mary Pettit, Widow	Elizabeth Street, Widow Ann McGibbon, wife of Duncan McCibbon, Mary Bigger, wife of John Bigger & Sarah Bigger wife of Robert D. Bigger	\$50. & c	All her present or future estate. Right, title and interest in those Pts of lots 17 & 20 referred to in the will of the late Charles Bigger.
51601	B. & Sale	1 Apl 1905	5 Apl 1905	Elizabeth A. Bowbeer, Widow.	William Dowler	\$4,000.	Pts lots 19 & 20 100 ac.
11310 C2	Instrument of Trustee	18 June, 1912	23 Aug 1915	Flora Matilda Chisholm, Widow, Executrix & sole deviser under last Will & Testament Robert Kerr Chisholm, deceased,	William Alexander Chisholm		Front part and other land. 166 acres.
11511 C2	B. & Sale	15 June 1915	23 Aug 1915	William Alexander Chisholm Trustee	James H. Fuller and Herbert Fuller	\$3,000.	Pt. of lot 20

NUMBER	DATE OF INSTRUMENT	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
15217	1911	James R. ...	John ...	\$500	...
15493	1912	...	...	...	...
15503	1912	...	...	...	...
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NAME OF CONCESSION	DATE OF ADJUDICATION	GRANTOR	GRANTEE	COMMISSION	REMARKS
1933 -	18/11/1933	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1933-34. P. 62-63.
1936 -	19/11/1936	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1936-37. P. 62-63.
1937 -	19/11/1937	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1937-38. P. 62-63.
1938 -	19/11/1938	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1938-39. P. 62-63.
1939 -	19/11/1939	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1939-40. P. 62-63.
1940 -	19/11/1940	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1940-41. P. 62-63.
1941 -	19/11/1941	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1941-42. P. 62-63.
1942 -	19/11/1942	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1942-43. P. 62-63.
1943 -	19/11/1943	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1943-44. P. 62-63.
1944 -	19/11/1944	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1944-45. P. 62-63.
1945 -	19/11/1945	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1945-46. P. 62-63.
1946 -	19/11/1946	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1946-47. P. 62-63.
1947 -	19/11/1947	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1947-48. P. 62-63.
1948 -	19/11/1948	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1948-49. P. 62-63.
1949 -	19/11/1949	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1949-50. P. 62-63.
1950 -	19/11/1950	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1950-51. P. 62-63.
1951 -	19/11/1951	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1951-52. P. 62-63.
1952 -	19/11/1952	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1952-53. P. 62-63.
1953 -	19/11/1953	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1953-54. P. 62-63.
1954 -	19/11/1954	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1954-55. P. 62-63.
1955 -	19/11/1955	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1955-56. P. 62-63.
1956 -	19/11/1956	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1956-57. P. 62-63.
1957 -	19/11/1957	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1957-58. P. 62-63.
1958 -	19/11/1958	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1958-59. P. 62-63.
1959 -	19/11/1959	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1959-60. P. 62-63.
1960 -	19/11/1960	John G. W. Long & Co. Ltd.	John G. W. Long & Co. Ltd.	2%	1960-61. P. 62-63.





















CONVEYANCE	DATE ON REGISTER	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	RE-MARKS
202-289						
431001	1976	21 July 1976	202-289-2000 Limited	Various developments submitted, Taylor Street	274405	Pt. 1-20 on
202-289	1976	19 Aug 1976	W. G. Hunter, O. L. S.	Pt. 1-60.00 lots - Pt. 3 - 2-572	202-289-2000	for design as
438514	1976	16 Aug 1976	Edyria Developments Limited	The Corporation of the Town of Okanville	52.00	for other land
438515	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438516	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438517	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438518	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438519	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438520	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438521	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438522	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438523	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438524	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438525	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438526	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438527	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as
438528	1976	20 Aug 1976	Edyria Developments Limited	Edyria Developments Limited	52.00	for design as



REGISTRATION NUMBER	DATE OF INSTRUMENT	REGISTRATION	GRANTOR	GRANTEE	CONVEYANCE	REMARKS
435389	Aug 1976	1976	Planning Horizons Ltd Kuback, Michael	Hymania Developments Limited	2.00	at lot 20.00 at lot 20.00
435392	13 Aug 1976	1976	Cyril Marie Madeline Abbra, Mrs Kuter, married woman	Hymania Developments Limited	2.00	at lot 20.00 at lot 20.00
435393	11 Aug 1976	1976	Epithon Corporation Limited, Vancouver Mitsubishi Associates Urb Valley Construction Limited	Hymania Developments Limited	2.00	at lot 20.00 at lot 20.00
435394	18 Aug 1976	1976	Quibek Aircon Aurastone	Hymania Developments Limited	2.00	at lot 20.00 at lot 20.00
440403	15 Sept 1976	1976	Howard Birkham & Barbara Aurastone	C.A.C. Realty Limited	2.00	at lot 20.00 at lot 20.00
442993	20 Sept 1976	1976	C.A.C. Realty Limited	General Development Centre Aurastone	2.00	at lot 20.00 at lot 20.00
448405	13 Jan 1977	1977	Ministry of Transportation and Communications Re: The Corporation Act. In the matter of an application by the Minister of Transportation & Communications for approval of appropriate land Re: Kings Highway 5		2.00	at lot 20.00 at lot 20.00

NUMBER	ASSIGNMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
318	4th Reg 21/11/1971	20/11/1971	28/2/1972	28/2/1972	Ontario Trust Co Ltd		See 20 day Rule 1. 22 42887 Process Day Rule 1. (20.16)
319	4th Reg 26/11/71	26/11/71		Shelma & Renee Kunze	M. T. & L in Reg 5		
414	4th Reg 28/11/71	28/11/71	28/2/1972	28/2/1972	Shelma & Renee Kunze		
428498	4th Reg 28/11/71	28/11/71	28/2/1972	28/2/1972	Shelma & Renee Kunze		
493369	4th Reg 1/12/78	1/12/78	1/12/78	1/12/78	Shelma & Renee Kunze		
505326	4th Reg 1/12/78	1/12/78	1/12/78	1/12/78	Shelma & Renee Kunze		
505327	4th Reg 1/12/78	1/12/78	1/12/78	1/12/78	Shelma & Renee Kunze		
508700	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509334	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509402	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
468538	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509403	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509404	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509405	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509406	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509407	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509408	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509409	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509410	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509411	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509412	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509413	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509414	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509415	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509416	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509417	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509418	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509419	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		
509420	4th Reg 27/12/78	27/12/78	27/12/78	27/12/78	Shelma & Renee Kunze		







REGISTRATION NO.	INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
535727	CHARGE BY 13460	12 25 88	HORWARD TRUST COMPANY	CLBC MORTGAGE CORPORATION	\$1,450,000	Pts. & Pl. des. as Pt. 1 on 20R-2752
531480	CHARGE	26 06 88	MARSCO DEVELOPMENTS LIMITED	DAVIS-KINARDI HOME CORP.	\$5,539,880	Pt. des. as pts. 1 to 9 both inclusive on 20R-2899 with exception
531161	CHARGE	12 25 88	DAVIS-KINARDI HOME CORP.	MARSCO DEVELOPMENTS LIMITED	\$5,539,880	Pt. des. as pts. 1 to 9 both inclusive on 20R-2899 with exception
531162	CHARGE	12 25 88	STRATMEYER, GASTON	VAN BEEK, Henry	\$1,450,000	on 20R-2899 with exception
531163	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	VAN BEEK, Helene Marthe JT	\$1,450,000	on 20R-2899 with exception
531164	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531165	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531166	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531167	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531168	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531169	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531170	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531171	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531172	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531173	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531174	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531175	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531176	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531177	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531178	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531179	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531180	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531181	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531182	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531183	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531184	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531185	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531186	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531187	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531188	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531189	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531190	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531191	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531192	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531193	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531194	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531195	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531196	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531197	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531198	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531199	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception
531200	CHARGE	12 25 88	VAN BEEK, Helene Marthe JT	ROYAL TRUST CORPORATION OF ST. LOUIS, MO	\$1,450,000	on 20R-2899 with exception

Handwritten signature or initials.

Handwritten note: "Waste-Get of Action - 034442"

Handwritten note: "Charge by 781835 Ass. Dep. Land Reg."

Handwritten note: "Charge by 781836 Ass. Dep. Land Reg."

Handwritten note: "Certification of 1st Reg. Land Titles Act"

Handwritten note: "Charge by 781837 Ass. Dep. Land Reg."



# Transfer/Deed of Land

QVC 4 BUREAU CO. INC. - Form 101, 1/1  
Amended NOV. 1992

Form 1 - Land Registration Reform Act

751099  CERTIFICATE OF RECEIPT HALTON  '98 NOV 20 PM 3 43  New Property Identifiers  Executions  Additional See Schedule <input type="checkbox"/>	(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 2 pages	A 
	(3) Property Identifier(s)	Block 24929	Property 0074 (LT)	Additional See Schedule <input type="checkbox"/>
	(4) Consideration TWO MILLION, SIX HUNDRED & TWENTY-TWO THOUSAND, FOUR HUNDRED & FIFTY-EIGHT -- 62/100 Dollars \$ 2,622,458.62			
	(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>  Part of Lots 19 and 20, Concession 1 Trafalgar, North of Dundas Street, designated as Part 1 on Plan 20R-2752, save and except Parts 1, 2, 3, 4 and 5 on Plan 20R-11482, Town of Oakville, Regional Municipality of Halton.			
	(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>		(7) Interest/Estate Transferred Fee Simple	
(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that I, Bente Firestone, am not a spouse and I, David Morgan Firestone, am a spouse and the property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.				
Name(s) FIRESTONE, Bente FIRESTONE, David Morgan		Signature(s)  		Date of Signature Y M D 1998 08 20 1998 08 20
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction				
(10) Transferor(s) Address for Service c/o 4950 Yonge Street, 20th Floor North York, Ontario M2N 6K1				
(11) Transferee(s) SHERBORNE LODGE DEVELOPMENTS LIMITED				
(12) Transferee(s) Address for Service				
(13) Transferor(s) I, the transferor, certify that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.				
Signature: Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing. Name and Address of Solicitor: Paul Merrick -- Bratty and Partners 4950 Yonge Street, 20th Floor North York, Ontario M2N 6K1		Signature: Date of Signature: 1998 08 20 Signature: Date of Signature: 1998 08 20		
(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.				
Name and Address of Solicitor:		Date of Signature:		
Signature:				
(15) Assessment Roll Number of Property City: 24 Mun: 01 Map: 010 Sub: 030 Par: 02610				Fees and Tax Registration Fee: 50.00 Land Transfer Tax: 48924.16 Total: 48974.16
(16) Municipal Address of Property 382 Burnhamthorpe Road Oakville, Ontario L6J 4Z2				(17) Document Prepared by: Messrs. Bratty and Partners Barristers and Solicitors 4950 Yonge Street, 20th Floor North York, Ontario M2N 6K1 File No. 169404/P.Merrick/tu

Planning Act - OPTIONAL  
Any Statement by Solicitor is not necessary

FOR OFFICE USE ONLY

Affidavit of Residence and of Value of the Consideration Form 1 - Land Transfer Tax Act

Part of Lots 19 and 20, Concession 1 Trafalgar. North of Dundas Street, designated as Part 1 on Reference Plan 20R-2752, save and except Parts 1, 2, 3, 4 and 5 on Plan 20R-11482, Town of Oakville, Regional Municipality of Halton

BENTE FIRESTONE & DAVID MORGAN FIRESTONE

SHERBORNE LODGE DEVELOPMENTS LIMITED

Donald Walker

TAKE OATH AND SAY THAT

place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)

- (a) A person in trust for whom the land conveyed... (b) A trustee named in the above-described conveyance... (c) A transferee named in the above described conveyance... (d) The authorized agent or solicitor acting in this transaction for

SHERBORNE LODGE DEVELOPMENTS LIMITED

I am making this affidavit on my own behalf and on behalf of my spouse

To be completed where the value of the consideration for the conveyance exceeds \$400,000.

I have read and considered the definition of "single family residence" set out in clause 1(1)(g) of the Act. The land conveyed in the above-described conveyance contains at least one and not more than two single family residences

I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. NONE

THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

Table with 2 columns: Description (a-f) and Amount. Total consideration is \$2,622,458.62.

All Blanks Must Be Filled In. Insert "Nil" Where Applicable

If consideration is nominal describe relationship between transferor and transferee and state purpose of conveyance

If the consideration is nominal is the land subject to any encumbrance? n/a

Other remarks and explanations if necessary n/a

Sworn before me at the City of Mississauga in the Regional Municipality of Peel this 20th day of August 19 98

Signature of Donald Walker

Signature of Donald Walker

Property Information Record

A Describe nature of instrument: Transfer/Deed of Land. B Address of property being conveyed: 382 Burnhamthorpe Road, Oakville, Ontario, L6J 4Z2. C Mailing address(es) for future Notices of Assessment: 2360 Bristol Circle, Oakville, Ontario, L6H 6M5. D Registration number for last conveyance: 746326. E Name(s) and address(es) of each transferee's solicitor: Thompson, MacColl & Stacy, 5-1020 Matheson Blvd. E., Mississauga, Ontario, L4W 4J9.

For Land Registry Office Use Only. Registration No., Registration Date, Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? (b) If Yes do all individual transferees wish to be Roman Catholic Separate School Supporters? (c) Do all individual transferees have French Language Education Rights? (d) If Yes do all individual transferees wish to support the French Language School Board (where established)?

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).



# ***Soil Engineers Ltd.***

CONSULTING ENGINEERS

**GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE**

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<b>BARRIE</b>	<b>MISSISSAUGA</b>	<b>OSHAWA</b>	<b>NEWMARKET</b>	<b>GRAVENHURST</b>	<b>PETERBOROUGH</b>	<b>HAMILTON</b>
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## APPENDIX 'C'

### **FREEDOM OF INFORMATION**

**REFERENCE NO. 1410-E133**

**Ministry of  
the Environment**

Freedom of Information and  
Protection of Privacy Office

12<sup>th</sup> Floor  
40 St. Clair Avenue West  
Toronto ON M4V 1M2  
Tel: (416) 314-4075  
Fax: (416) 314-4285

**Ministère de  
l'Environnement**

Bureau de l'accès à l'information  
et de la protection de la vie privée

12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075  
Télééc. : (416) 314-4285



March 27, 2014

Jenny Park  
Soil Engineers Ltd  
100 Nugget Ave  
Toronto, ON M1S 3A7

Dear Jenny Park:

**RE: *Freedom of Information and Protection of Privacy Act* Request  
Our File # A-2014-01518, Your Reference 1402-S025E**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 382 Burnhamthorpe Road West, Oakville.

After a thorough search through the files of the Ministry's Halton Peel District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Liz Mico at (416) 212-0559 or [liz.mico@ontario.ca](mailto:liz.mico@ontario.ca).

Yours truly,

  
Heidi Ritscher  
FOI Manager



# ***Soil Engineers Ltd.***

CONSULTING ENGINEERS

**GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE**

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100 NUGGET AVENUE, TORONTO, ONTARIO M1S 3A7 • TEL: (416) 754-8515 • FAX: (416) 754-8516

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<b>BARRIE</b>	<b>MISSISSAUGA</b>	<b>OSHAWA</b>	<b>NEWMARKET</b>	<b>GRAVENHURST</b>	<b>PETERBOROUGH</b>	<b>HAMILTON</b>
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'D'**

### **ECOLOG ERIS REPORT**

**REFERENCE NO. 1410-E133**



**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICE



# DATABASE REPORT



**Project Property:** 1410-E113  
1 Neyagawa Blvd  
Oakville ON L6M4L6  
*Custom-Build Your Own Report*

**Report Type:**

**Order #:** 20140214020

**Requested by:** Soil Engineers Ltd.

**Date:** February 24, 2014

**Ecolog ERIS Ltd.**  
Environmental Risk Information  
Service Ltd. (ERIS)  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: info@erisinfo.com

**[www.erisinfo.com](http://www.erisinfo.com)**

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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

**Reliance on information in Report:** This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review on environmental records.

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## *Executive Summary*

### **Property Information:**

**Project Property:** 1410-E133  
1 Neyagawa Blvd Oakville ON L6M4L6

### **Order Information:**

**Order No.:** 20140214020  
**Date Requested:** 25/02/2014  
**Requested by:** Soil Engineers Ltd.  
**Report Type:** Custom-Build Your Own Report

### **Additional Products:**

## Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
<a href="#">AAGR</a>	Abandoned Aggregate Inventory	Y	0	0	0
<a href="#">AGR</a>	Aggregate Inventory	Y	0	0	0
<a href="#">AMIS</a>	Abandoned Mine Information System	Y	0	0	0
<a href="#">ANDR</a>	Anderson's Waste Disposal Sites	Y	0	0	0
<a href="#">AUWR</a>	Automobile Wrecking & Supplies	Y	0	0	0
<a href="#">BORE</a>	Borehole	Y	0	0	0
<a href="#">CA</a>	Certificates of Approval	Y	0	1	1
<a href="#">CFOT</a>	Commercial Fuel Oil Tanks	Y	0	0	0
<a href="#">CHEM</a>	Chemical Register	Y	0	0	0
<a href="#">COAL</a>	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
<a href="#">CONV</a>	Compliance and Convictions	Y	0	0	0
<a href="#">CPU</a>	Certificates of Property Use	Y	0	0	0
<a href="#">DRL</a>	Drill Hole Database	Y	0	0	0
<a href="#">EASR</a>	Environmental Activity and Sector Registry	Y	0	0	0
<a href="#">EBR</a>	Environmental Registry	Y	0	0	0
<a href="#">ECA</a>	Environmental Compliance Approval	Y	0	0	0
<a href="#">EEM</a>	Environmental Effects Monitoring	Y	0	0	0
<a href="#">EHS</a>	ERIS Historical Searches	Y	0	4	4
<a href="#">EISS</a>	Environmental Issues Inventory System	Y	0	0	0
<a href="#">EXP</a>	List of TSSA Expired Facilities	Y	0	0	0
<a href="#">FCON</a>	Federal Convictions	Y	0	0	0
<a href="#">FCS</a>	Contaminated Sites on Federal Land	Y	0	0	0
<a href="#">FOFT</a>	Fisheries & Oceans Fuel Tanks	Y	0	0	0
<a href="#">FST</a>	Fuel Storage Tank	Y	0	0	0
<a href="#">FSTH</a>	Fuel Storage Tank - Historic	Y	0	0	0
<a href="#">GEN</a>	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
<a href="#">HINC</a>	TSSA Historic Incidents	Y	0	0	0
<a href="#">IAFT</a>	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
<a href="#">INC</a>	TSSA Incidents	Y	0	0	0
<a href="#">LIMO</a>	Landfill Inventory Management Ontario	Y	0	0	0
<a href="#">MINE</a>	Canadian Mine Locations	Y	0	0	0
<a href="#">MNR</a>	Mineral Occurrences	Y	0	0	0
<a href="#">NATE</a>	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
<a href="#">NCPL</a>	Non-Compliance Reports	Y	0	0	0
<a href="#">NDFI</a>	National Defence & Canadian Forces Fuel Tanks	Y	0	0	0
<a href="#">NDSP</a>	National Defence & Canadian Forces Spills	Y	0	0	0
<a href="#">NDWD</a>	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Boundary to 0.25km</b>	<b>Total</b>
<a href="#"><u>NEES</u></a>	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
<a href="#"><u>NPCB</u></a>	<i>National PCB Inventory</i>	Y	0	0	0
<a href="#"><u>NPRI</u></a>	<i>National Pollutant Release Inventory</i>	Y	0	0	0
<a href="#"><u>OGW</u></a>	<i>Oil and Gas Wells</i>	Y	0	0	0
<a href="#"><u>OOGW</u></a>	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
<a href="#"><u>OPCB</u></a>	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
<a href="#"><u>ORD</u></a>	<i>Orders</i>	Y	0	0	0
<a href="#"><u>PAP</u></a>	<i>Canadian Pulp and Paper</i>	Y	0	0	0
<a href="#"><u>PCFT</u></a>	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
<a href="#"><u>PES</u></a>	<i>Pesticide Register</i>	Y	0	0	0
<a href="#"><u>PINC</u></a>	<i>TSSA Pipeline Incidents</i>	Y	0	0	0
<a href="#"><u>PRT</u></a>	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
<a href="#"><u>PTTW</u></a>	<i>Permit to Take Water</i>	Y	0	0	0
<a href="#"><u>REC</u></a>	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
<a href="#"><u>RSC</u></a>	<i>Record of Site Condition</i>	Y	0	1	1
<a href="#"><u>RST</u></a>	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
<a href="#"><u>SCT</u></a>	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
<a href="#"><u>SPL</u></a>	<i>Ontario Spills</i>	Y	0	0	0
<a href="#"><u>SRDS</u></a>	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
<a href="#"><u>TANK</u></a>	<i>Anderson's Storage Tanks</i>	Y	0	0	0
<a href="#"><u>TCFT</u></a>	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
<a href="#"><u>VAR</u></a>	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
<a href="#"><u>WDS</u></a>	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
<a href="#"><u>WDSH</u></a>	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
<a href="#"><u>WWIS</u></a>	<i>Water Well Information System</i>	Y	0	4	4
<b>Total:</b>			0	10	10

# Executive Summary: Site Report Summary – Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------------

No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary – Surrounding Properties

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Page Number</b>
<u>1</u>	WWIS		ON	11
<u>2</u>	RSC	Sherborne Lodge Developments Limited	382 BURNHAMTHORPE RD W, OAKVILLE, ON, L6M 4K3 ON L6M 4K3	11
<u>3</u>	EHS		374 Burnhamthorpe Road West Oakville ON	11
<u>4</u>	EHS		NE & NW corners of Burnhamthorpe Rd W & Neyagawa Blvd Oakville ON	12
<u>5</u>	CA	King's Christian Collegiate	Oakville ON	12
<u>6</u>	WWIS		lot 20 con 2 ON	12
<u>7</u>	WWIS		lot 19 con 2 OAKVILLE ON	13
<u>8</u>	EHS		353 Burnhamthorpe Rd W Oakville ON	13
<u>9</u>	WWIS		lot 19 con 2 ON	13
<u>10</u>	EHS		337-353 Burnhamthorpe Rd W Oakville ON	14



## Executive Summary: Summary By Data Source

### **CA - Certificates of Approval**

A search of the CA database, dated 1985-Oct 30, 2011\* has found that there are 1 CA site(s) within approximately 0.25 Kilometers of the project property.

<b><u>Site</u></b>	<b><u>Address</u></b>	<b><u>Map Key</u></b>
King's Christian Collegiate	Oakville ON	5

### **EHS - ERIS Historical Searches**

A search of the EHS database, dated 1999-Mar 2013 has found that there are 4 EHS site(s) within approximately 0.25 Kilometers of the project property.

<b><u>Site</u></b>	<b><u>Address</u></b>	<b><u>Map Key</u></b>
	374 Burnhamthorpe Road West Oakville ON	3
	NE & NW corners of Burnhamthorpe Rd W & Neyagawa Blvd Oakville ON	4
	353 Burnhamthorpe Rd W Oakville ON	8
	337-353 Burnhamthorpe Rd W Oakville ON	10

### **RSC - Record of Site Condition**

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Jan 2014 has found that there are 1 RSC site(s) within approximately 0.25 Kilometers of the project property.

<b><u>Site</u></b>	<b><u>Address</u></b>	<b><u>Map Key</u></b>
Sherborne Lodge Developments Limited	382 BURNHAMTHORPE RD W, OAKVILLE, ON, L6M 4K3 ON L6M 4K3	2

### **WWIS - Water Well Information System**

A search of the WWIS database, dated 1955-May 2013 has found that there are 4 WWIS site(s) within approximately 0.25 Kilometers of the project property.

<b><u>Site</u></b>	<b><u>Address</u></b>	<b><u>Map Key</u></b>
	ON	1

**Site**

**Address**

**Map Key**

lot 20 con 2  
ON

6

lot 19 con 2  
OAKVILLE ON

7

lot 19 con 2  
ON

9

79°45'30"W

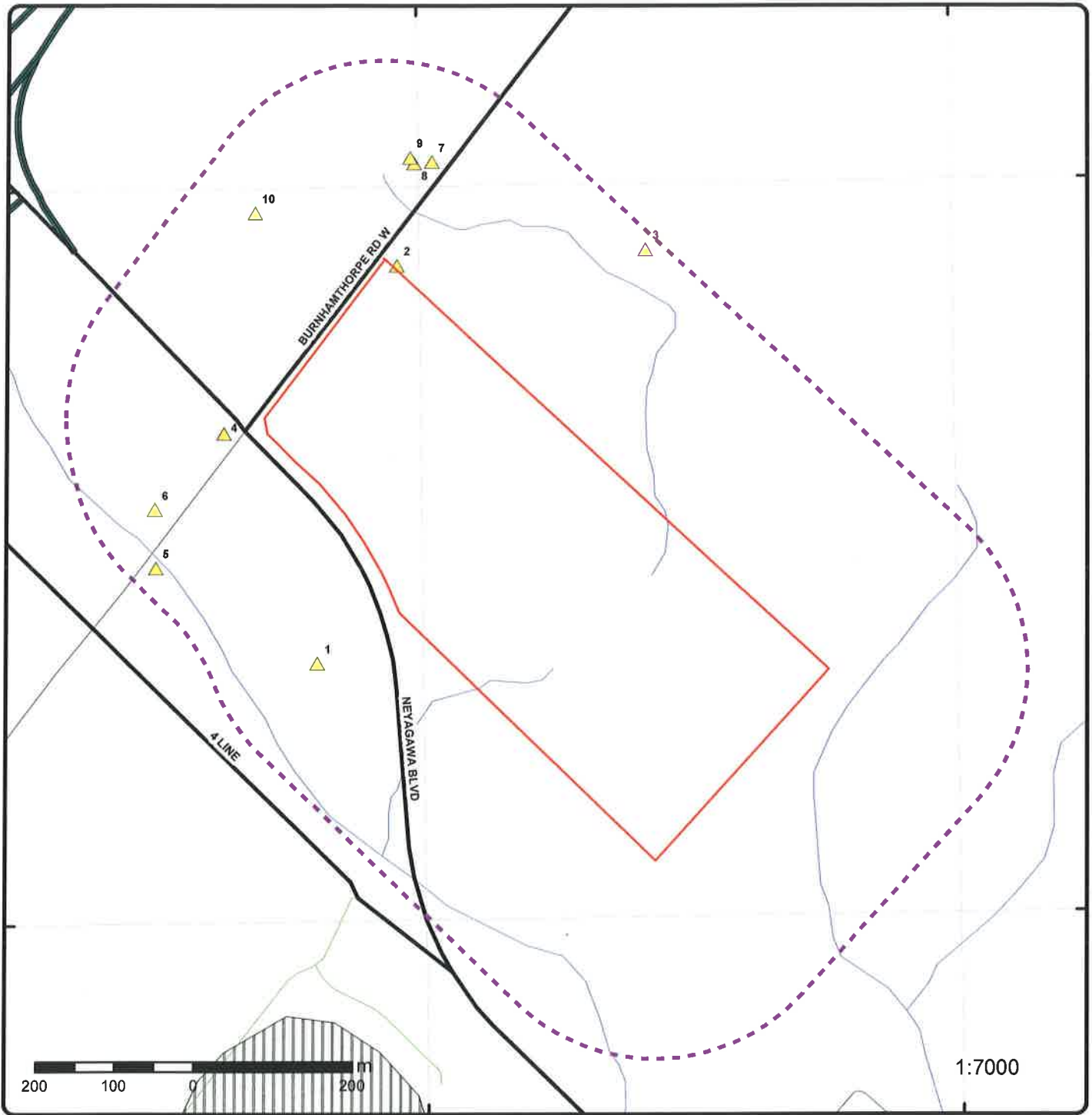
79°45'W

43°29'N

43°29'N

43°28'30"N

43°28'30"N



### Map

Order No: 20140214020

Address: 1 Neayagawa Blvd, Oakville, ON, L6M4L6

Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail	Proposed Road	Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		

Source: © 2012 DMTI Spatial Inc.

# *Aerial*

## Detail Report

Map Key	Number of Records	Elevation m	Site	DB		
<b>1</b>	<b>1 of 1</b>	<b>173.4</b>	<b>ON</b>	<b><u>WWIS</u></b>		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Well ID: 7100722</p> <p>Concession:</p> <p>County: HALTON</p> <p>Easting Nad83: 600282</p> <p>Zone: 17</p> <p>Primary Water Use: Monitoring</p> <p>Sec. Water Use:</p> <p>Pump Rate:</p> <p>Flow Rate:</p> <p>Specific Capacity:</p> <p>Construction Method:</p> <p>Elevation (m): 175.04</p> <p>Depth to Bedrock:</p> <p>Water Type:</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Lot:</p> <p>Concession Name:</p> <p>Municipality: OAKVILLE TOWN</p> <p>Northing Nad83: 4814637</p> <p>Utm Reliability: margin of error : 10 - 30 m</p> <p>Construction Date: 09-NOV-07</p> <p>Well Depth:</p> <p>Static Water Level:</p> <p>Clear/Cloudy:</p> <p>Final Well Status: Abandoned-Other</p> <p>Flowing (y/n):</p> <p>Elevation Reliability:</p> <p>Overburden/Bedrock:</p> <p>Casing Material:</p> </td> </tr> </table>					<p>Well ID: 7100722</p> <p>Concession:</p> <p>County: HALTON</p> <p>Easting Nad83: 600282</p> <p>Zone: 17</p> <p>Primary Water Use: Monitoring</p> <p>Sec. Water Use:</p> <p>Pump Rate:</p> <p>Flow Rate:</p> <p>Specific Capacity:</p> <p>Construction Method:</p> <p>Elevation (m): 175.04</p> <p>Depth to Bedrock:</p> <p>Water Type:</p>	<p>Lot:</p> <p>Concession Name:</p> <p>Municipality: OAKVILLE TOWN</p> <p>Northing Nad83: 4814637</p> <p>Utm Reliability: margin of error : 10 - 30 m</p> <p>Construction Date: 09-NOV-07</p> <p>Well Depth:</p> <p>Static Water Level:</p> <p>Clear/Cloudy:</p> <p>Final Well Status: Abandoned-Other</p> <p>Flowing (y/n):</p> <p>Elevation Reliability:</p> <p>Overburden/Bedrock:</p> <p>Casing Material:</p>
<p>Well ID: 7100722</p> <p>Concession:</p> <p>County: HALTON</p> <p>Easting Nad83: 600282</p> <p>Zone: 17</p> <p>Primary Water Use: Monitoring</p> <p>Sec. Water Use:</p> <p>Pump Rate:</p> <p>Flow Rate:</p> <p>Specific Capacity:</p> <p>Construction Method:</p> <p>Elevation (m): 175.04</p> <p>Depth to Bedrock:</p> <p>Water Type:</p>	<p>Lot:</p> <p>Concession Name:</p> <p>Municipality: OAKVILLE TOWN</p> <p>Northing Nad83: 4814637</p> <p>Utm Reliability: margin of error : 10 - 30 m</p> <p>Construction Date: 09-NOV-07</p> <p>Well Depth:</p> <p>Static Water Level:</p> <p>Clear/Cloudy:</p> <p>Final Well Status: Abandoned-Other</p> <p>Flowing (y/n):</p> <p>Elevation Reliability:</p> <p>Overburden/Bedrock:</p> <p>Casing Material:</p>					
<b>2</b>	<b>1 of 1</b>	<b>179.6</b>	<b>Sherborne Lodge Developments Limited 382 BURNHAMTHORPE RD W, OAKVILLE, ON, L6M 4K3 ON L6M 4K3</b>	<b><u>RSC</u></b>		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Date Submitted: 15-Apr-09</p> <p>Date Acknowledg.:</p> <p>Date Returned:</p> <p>Certification Date: 27-Jan-09</p> <p>Soil Type:</p> <p>Restoration Type:</p> <p>Registration #: 50311</p> <p>Stratified (Y/N):</p> <p>Criteria:</p> <p>Consultant:</p> <p>District Office: OAKVILLE</p> <p>Intended Prop Use: Residential</p> <p>Current Property Use: Agriculture/Other</p> <p>Certificate Prop Use #: No CPU</p> <p>Applicable Standards: ESA Phase 1</p> <p>Legal Description: PT LTS 19 &amp; 20, CON 1 TRAF NDS, PT 1 20R17350; OAKVILLE</p> <p>Prop. Identification #: 24929 - 0219 (LT)</p> <p>Entire legal prop. (y/n): Yes</p> <p>UTM Coordinates: NAD83 17-600551-4814778 (converted from Latitude &amp; Longitude)</p> <p>Latitude &amp; Longitude: 43.47916670N 79.75666670W</p> <p>Accuracy Estimate: 0 to 1 meters</p> <p>Measurement Method: Global Positioning System</p> <p>CPU Issued Sect 1686: No</p> </td> <td style="width: 50%;"></td> </tr> </table>					<p>Date Submitted: 15-Apr-09</p> <p>Date Acknowledg.:</p> <p>Date Returned:</p> <p>Certification Date: 27-Jan-09</p> <p>Soil Type:</p> <p>Restoration Type:</p> <p>Registration #: 50311</p> <p>Stratified (Y/N):</p> <p>Criteria:</p> <p>Consultant:</p> <p>District Office: OAKVILLE</p> <p>Intended Prop Use: Residential</p> <p>Current Property Use: Agriculture/Other</p> <p>Certificate Prop Use #: No CPU</p> <p>Applicable Standards: ESA Phase 1</p> <p>Legal Description: PT LTS 19 &amp; 20, CON 1 TRAF NDS, PT 1 20R17350; OAKVILLE</p> <p>Prop. Identification #: 24929 - 0219 (LT)</p> <p>Entire legal prop. (y/n): Yes</p> <p>UTM Coordinates: NAD83 17-600551-4814778 (converted from Latitude &amp; Longitude)</p> <p>Latitude &amp; Longitude: 43.47916670N 79.75666670W</p> <p>Accuracy Estimate: 0 to 1 meters</p> <p>Measurement Method: Global Positioning System</p> <p>CPU Issued Sect 1686: No</p>	
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<b>3</b>	<b>1 of 1</b>	<b>175.8</b>	<b>374 Burnhamthorpe Road West Oakville ON</b>	<b><u>EHS</u></b>		

Order No.: 20120815002

Map Key	Number of Records	Elevation m	Site	DB																																																								
Report Date: 23-AUG-12 Report Type: RSC Premium Package (Rural) Search Radius (km): .3 Addit. Info Ordered:																																																												
4	1 of 1	179.1	NE & NW corners of Burnhamthorpe Rd W & Neyagawa Blvd Oakville ON	<a href="#">EHS</a>																																																								
Order No.: 20051207002 Report Date: 12/15/2005 Report Type: Complete Report Search Radius (km): 0.35 Addit. Info Ordered: Fire Insur. Maps and/or Site Plans, Unplotted Water Wells																																																												
5	1 of 1	176.6	King's Christian Collegiate Oakville ON	<a href="#">CA</a>																																																								
Certificate #: 3433-63KR24 Application Year: 2004 Issue Date: 8/23/2004 Approval Type: Municipal and Private Sewage Works Status: Revoked and/or Replaced Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:																																																												
6	1 of 1	178.2	lot 20 con 2 ON	<a href="#">WWIS</a>																																																								
<table border="0"> <tr> <td>Well ID:</td><td>2802214</td> <td>Lot:</td><td>020</td> </tr> <tr> <td>Concession:</td><td>02</td> <td>Concession Name:</td><td>DS N</td> </tr> <tr> <td>County:</td><td>HALTON</td> <td>Municipality:</td><td>OAKVILLE TOWN</td> </tr> <tr> <td>Easting Nad83:</td><td>600075.6</td> <td>Northing Nad83:</td><td>4814831</td> </tr> <tr> <td>Zone:</td><td>17</td> <td>Utm Reliability:</td><td>unknown UTM</td> </tr> <tr> <td>Primary Water Use:</td><td>Domestic</td> <td>Construction Date:</td><td>22-OCT-56</td> </tr> <tr> <td>Sec. Water Use:</td><td></td> <td>Well Depth:</td><td>55 ft</td> </tr> <tr> <td>Pump Rate:</td><td></td> <td>Static Water Level:</td><td>15 ft</td> </tr> <tr> <td>Flow Rate:</td><td></td> <td>Clear/Cloudy:</td><td>CLEAR</td> </tr> <tr> <td>Specific Capacity:</td><td></td> <td>Final Well Status:</td><td>Water Supply</td> </tr> <tr> <td>Construction Method:</td><td>Cable Tool</td> <td>Flowing (y/n):</td><td>N</td> </tr> <tr> <td>Elevation (m):</td><td>180.93</td> <td>Elevation Reliability:</td><td></td> </tr> <tr> <td>Depth to Bedrock:</td><td>34</td> <td>Overburden/Bedrock:</td><td>Bedrock</td> </tr> <tr> <td>Water Type:</td><td>FRESH</td> <td>Casing Material:</td><td>OPEN HOLE,STEEL</td> </tr> </table>					Well ID:	2802214	Lot:	020	Concession:	02	Concession Name:	DS N	County:	HALTON	Municipality:	OAKVILLE TOWN	Easting Nad83:	600075.6	Northing Nad83:	4814831	Zone:	17	Utm Reliability:	unknown UTM	Primary Water Use:	Domestic	Construction Date:	22-OCT-56	Sec. Water Use:		Well Depth:	55 ft	Pump Rate:		Static Water Level:	15 ft	Flow Rate:		Clear/Cloudy:	CLEAR	Specific Capacity:		Final Well Status:	Water Supply	Construction Method:	Cable Tool	Flowing (y/n):	N	Elevation (m):	180.93	Elevation Reliability:		Depth to Bedrock:	34	Overburden/Bedrock:	Bedrock	Water Type:	FRESH	Casing Material:	OPEN HOLE,STEEL
Well ID:	2802214	Lot:	020																																																									
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--- Details ---																																																												
Thickness: 34 ft		Original Depth: 34 ft																																																										
Material Colour:		Material: CLAY																																																										
+																																																												
Thickness: 21 ft		Original Depth: 55 ft																																																										

Map Key	Number of Records	Elevation m	Site	DB
<i>Material Colour:</i>			<i>Material:</i>	SHALE
<b>7</b>	<b>1 of 1</b>	<b>181.2</b>	<b>lot 19 con 2 OAKVILLE ON</b>	<b><u>WWIS</u></b>
<i>Well ID:</i>	7135928		<i>Lot:</i>	019
<i>Concession:</i>	02		<i>Concession Name:</i>	
<i>County:</i>	HALTON		<i>Municipality:</i>	OAKVILLE TOWN
<i>Easting Nad83:</i>			<i>Northing Nad83:</i>	
<i>Zone:</i>			<i>Utm Reliability:</i>	unknown UTM
<i>Primary Water Use:</i>	Not Used		<i>Construction Date:</i>	19-NOV-09
<i>Sec. Water Use:</i>			<i>Well Depth:</i>	
<i>Pump Rate:</i>			<i>Static Water Level:</i>	
<i>Flow Rate:</i>			<i>Clear/Cloudy:</i>	
<i>Specific Capacity:</i>			<i>Final Well Status:</i>	Abandoned-Other
<i>Construction Method:</i>	Boring		<i>Flowing (y/n):</i>	
<i>Elevation (m):</i>			<i>Elevation Reliability:</i>	
<i>Depth to Bedrock:</i>			<i>Overburden/Bedrock:</i>	
<i>Water Type:</i>			<i>Casing Material:</i>	
--- Details ---				
<i>Thickness:</i>	m		<i>Original Depth:</i>	m
<i>Material Colour:</i>			<i>Material:</i>	
<b>8</b>	<b>1 of 1</b>	<b>181.2</b>	<b>353 Burnhamthorpe Rd W Oakville ON</b>	<b><u>EHS</u></b>
<i>Order No.:</i>	20080208014			
<i>Report Date:</i>	2/19/2008			
<i>Report Type:</i>	Basic Report			
<i>Search Radius (km):</i>	0.25			
<i>Addit. Info Ordered:</i>				
<b>9</b>	<b>1 of 1</b>	<b>181.3</b>	<b>lot 19 con 2 ON</b>	<b><u>WWIS</u></b>
<i>Well ID:</i>	7135912		<i>Lot:</i>	019
<i>Concession:</i>	02		<i>Concession Name:</i>	DS N
<i>County:</i>	HALTON		<i>Municipality:</i>	OAKVILLE TOWN
<i>Easting Nad83:</i>	600397		<i>Northing Nad83:</i>	4815275
<i>Zone:</i>	17		<i>Utm Reliability:</i>	margin of error : 10 - 30 m
<i>Primary Water Use:</i>	Not Used		<i>Construction Date:</i>	19-NOV-09
<i>Sec. Water Use:</i>			<i>Well Depth:</i>	8.37 m
<i>Pump Rate:</i>			<i>Static Water Level:</i>	1.06 m
<i>Flow Rate:</i>			<i>Clear/Cloudy:</i>	
<i>Specific Capacity:</i>			<i>Final Well Status:</i>	Abandoned-Other
<i>Construction Method:</i>	Digging		<i>Flowing (y/n):</i>	
<i>Elevation (m):</i>	182.96		<i>Elevation Reliability:</i>	
<i>Depth to Bedrock:</i>			<i>Overburden/Bedrock:</i>	
<i>Water Type:</i>			<i>Casing Material:</i>	
--- Details ---				
<i>Thickness:</i>	5.2 m		<i>Original Depth:</i>	5.2 m
<i>Material Colour:</i>			<i>Material:</i>	BOULDERS
+				
<i>Thickness:</i>	2.65 m		<i>Original Depth:</i>	7.85 m
<i>Material Colour:</i>			<i>Material:</i>	



<b>Map Key</b>	<b>Number of Records</b>	<b>Elevation m</b>	<b>Site</b>	<b>DB</b>
+				
Thickness:	.3 m		Original Depth:	8.15 m
Material Colour:			Material:	GRAVEL
+				
Thickness:	.22 m		Original Depth:	8.37 m
Material Colour:			Material:	

<b>10</b>	<b>1 of 1</b>	<b>181.8</b>	<b>337-353 Burnhamthorpe Rd W Oakville ON</b>	<b><u>EHS</u></b>
Order No.:		20120430037		
Report Date:		5/9/2012		
Report Type:		Custom Report		
Search Radius (km):		0.25		
Addit. Info Ordered:				

## Unplottable Summary

DB	Company Name/Site Name	Address	City	Zip
<u>CA</u>	R.M. OF HALTON	NEYAGAWA BLVD. SAN. FORCEMAIN	OAKVILLE TOWN ON	
<u>CA</u>		Part of Lot 13, Con 2 North of Burnhamthorpe Rd East and West of Trafalgar Rd	Oakville ON	
<u>ECA</u>	The Regional Municipality of Halton	Neyagawa Boulevard	Oakville ON	
<u>GEN</u>	HALTON, REGIONAL MUNICIPALITY OF	CLOSED OAKVILLE LANDFILL SITE	OAKVILLE ON	
<u>GEN</u>	BOT CONSTRUCTION LIMITED	BURNHAMTHORPE ROAD WEST	OAKVILLE ON	
<u>SPL</u>	The Corporation of the Town of Oakville	Neyagawa Blvd, North of Dundas St.	Oakville ON	
<u>SPL</u>	UNION GAS LTD.	BURNHAMTHORPE RD WEST AT MAIN GAS TRANSMISSION LINE FROM MILTON.	OAKVILLE TOWN ON	

## Unplottable Report

**Site:** R.M. OF HALTON  
NEYAGAWA BLVD. SAN. FORCEMAIN OAKVILLE TOWN ON

**Database:**  
CA

Certificate #: 3-1750-95-966  
Application Year: 95  
Issue Date: 1/12/96  
Approval Type: Municipal sewage  
Status: Received in 1995, Issued in 1996  
Application Type:  
Client Name:  
Client Address:  
Client City:  
Client Postal Code:  
Project Description:  
Contaminants:  
Emission Control:

**Site:** Part of Lot 13, Con 2 North of Burnhamthorpe Rd East and West of Trafalgar Rd Oakville ON

**Database:**  
CA

Certificate #: 3785-54UPXS  
Application Year: 01  
Issue Date: 12/13/01  
Approval Type: Municipal & Private water  
Status: Approved  
Application Type: New Certificate of Approval  
Client Name: The Corporation of the Regional Municipality of Halton  
Client Address: 1151 Bronte Road  
Client City: Oakville  
Client Postal Code: L6M 3L1  
Project Description: This application is for an above ground water storage tank having a high water level of 236 m and available storage volume of approximately 4,550 m3 (Alternative 1), or 6,830 m 3 (Alternative 2).  
Contaminants:  
Emission Control:

**Site:** The Regional Municipality of Halton  
Neyagawa Boulevard Oakville ON

**Database:**  
ECA

CofA Number: 8460-8S8JN4  
Date: 3/12/2012  
Status: Approved  
Project Type: Municipal and Private Sewage

**Site:** HALTON, REGIONAL MUNICIPALITY OF  
CLOSED OAKVILLE LANDFILL SITE OAKVILLE ON

**Database:**  
GEN

SIC Code:  
SIC Description:  
Generator #: ON0277100

Approval Yrs: 02,03,04,05,06

--- Details ---

Waste Code: 143  
Waste Description: STEEL MAKING RESIDUES  
+  
Waste Code: 144  
Waste Description: INORGANIC TANNERY WASTES  
+  
Waste Code: 149  
Waste Description: LANDFILL LEACHATES

---

**Site:** **BOT CONSTRUCTION LIMITED**  
**BURNHAMTHORPE ROAD WEST OAKVILLE ON**

**Database:**  
**GEN**

SIC Code: 3192  
SIC Description: CONSTRTUCTION EQUIP.  
Generator #: ON0652239  
Approval Yrs: 99,00,01,02,03,04

--- Details ---

Waste Code: 252  
Waste Description: WASTE OILS & LUBRICANTS

---

**Site:** **The Corporation of the Town of Oakville**  
**Neyagawa Blvd, North of Dundas St. Oakville ON**

**Database:**  
**SPL**

Ref No.: 1086-5QSSD5  
Incident Dt: 8/26/2003  
MOE Reported Dt: 8/26/2003  
Contaminant Name: LEACHATE, TRASH CAN, COMPACTOR, ETC  
Contaminant Quantity:  
Incident Summary: Spill of approx. 2- 15 m 3 leachate.  
Incident Cause: Unknown  
Incident Reason:  
Nature of Impact:  
Receiving Medium: Land  
Environmental Impact: Possible

---

**Site:** **UNION GAS LTD.**  
**BURNHAMTHORPE RD WEST AT MAIN GAS TRANSMISSION LINE FROM MILTON. OAKVILLE**  
**TOWN ON**

**Database:**  
**SPL**

Ref No.: 159843  
Incident Dt: 9/7/1998  
MOE Reported Dt: 9/7/1998  
Contaminant Name:  
Contaminant Quantity:  
Incident Summary: UNION GAS-ONGOING NATURALGAS LEAK TO ATM FROM MAINLINE, BACKHOE  
DAMAGE, FD.  
Incident Cause: PIPE/HOSE LEAK  
Incident Reason: ERROR  
Nature of Impact: Air Pollution  
Receiving Medium: AIR  
Environmental Impact: POSSIBLE



## Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd can search the following databases. The extent of Historical information varies with each database and current information is determined by what is publicly available to Ecolog ERIS at the time of update. **Note:** Databases denoted with " \* " indicates that the database will no longer be updated. See the individual database description for more information.

**Abandoned Aggregate Inventory:** Sept 2002\* Provincial [AAGR](#)  
 The MAAP Program maintains a database of all abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.\*

**Aggregate Inventory:** Up to Aug 2012 Provincial [AGR](#)  
 The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

**Abandoned Mine Information System:** 1800-Feb 2013 Provincial [AMIS](#)  
 The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

**Anderson's Waste Disposal Sites:** 1860s-Present Private [ANDR](#)  
 The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

**Automobile Wrecking & Supplies:** 2001-Jun 2010 Private [AUWR](#)  
 This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

**Borehole:** 1875-Aug 2011 Provincial [BORE](#)  
 A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

**Certificates of Approval:**

1985-Oct 30, 2011\*

Provincial

[CA](#)

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

**Commercial Fuel Oil Tanks:**

1948-Apr 2013

Provincial

[CFOT](#)

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

**Chemical Register:**

1992, 1999-Jun 2010

Private

[CHEM](#)

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

**Inventory of Coal Gasification Plants and Coal Tar Sites:**

Apr 1987 and Nov 1988\*

Provincial

[COAL](#)

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.\*

**Compliance and Convictions:**

1989-2013

Provincial

[CONV](#)

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

**Certificates of Property Use:**

1994-2013

Provincial

[CPU](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

**Drill Hole Database:**

1886-Jun 2013

Provincial

[DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

**Environmental Activity and Sector Registry:**

Oct 31 2011-Dec 2013

Provincial

[EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.



**Environmental Registry:** 1994-2013 Provincial **EBR**  
The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

**Environmental Compliance Approval:** Oct 31, 2011-Jan 2014 Provincial **ECA**  
On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For CofA's prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

**Environmental Effects Monitoring:** 1992-2007\* Federal **EEM**  
The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

**ERIS Historical Searches:** 1999-Mar 2013 Private **EHS**  
EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

**Environmental Issues Inventory System:** 1992-2001\* Federal **EIIS**  
The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

**List of TSSA Expired Facilities:** Current to May 2013 Provincial **EXP**  
This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

**Federal Convictions:** 1988-Jun 2007\* Federal **FCON**  
Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

**Contaminated Sites on Federal Land:**

June 2000-Jan 2014

Federal

[FCS](#)

The Federal Contaminated Sites Inventory includes information on all known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

**Fisheries & Oceans Fuel Tanks:**

1964-Sept 2003

Federal

[FOFT](#)

Fisheries & Oceans Canada maintains an inventory of all aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

**Fuel Storage Tank:**

2010-May 2013

Provincial

[FST](#)

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

**Fuel Storage Tank - Historic:**

Pre-Jan 2010\*

Provincial

[FSTH](#)

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

**Ontario Regulation 347 Waste Generators Summary:**

1986-Jul 2013

Provincial

[GEN](#)

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

**TSSA Historic Incidents:**

2006-June 2009

Provincial

[HINC](#)

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

**Indian & Northern Affairs Fuel Tanks:**

1950-Aug 2003\*

Federal

[IAFT](#)

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

**TSSA Incidents:**

June 2009-Apr 2013

Provincial

[INC](#)

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

**Landfill Inventory Management Ontario:**

2012

Provincial

[LIMO](#)

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

**Canadian Mine Locations:**

1998-2009

Private

[MINE](#)

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

**Mineral Occurrences:**

1846-Apr 2013

Provincial

[MNR](#)

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

**National Analysis of Trends in Emergencies System**

1974-1994\*

Federal

[NATE](#)**(NATES):**

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

**Non-Compliance Reports:**

1994-2012

Provincial

[NCPL](#)

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

**National Defence & Canadian Forces Fuel Tanks:** Up to May 2001\* Federal **NDFT**  
 The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

**National Defence & Canadian Forces Spills:** Mar 1999-Aug 2010 Federal **NDSP**  
 The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

**National Defence & Canadian Forces Waste Disposal Sites:** 2001-Apr 2007\* Federal **NDWD**  
 The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

**National Environmental Emergencies System (NEES):** 1974-2003\* Federal **NEES**  
 In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for all previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

**National PCB Inventory:** 1988-2008\* Federal **NPCB**  
 Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

**National Pollutant Release Inventory:** 1993-2011 Federal **NPRI**  
 Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

**Oil and Gas Wells:** 1988-2013 Private **OGW**  
 The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at [www.nickles.com](http://www.nickles.com).

**Ontario Oil and Gas Wells:**

1800-Jul 2013

Provincial

[OOGW](#)

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

**Inventory of PCB Storage Sites:**

1987-Oct 2004

Provincial

[OPCB](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

**Orders:**

1994-2013

Provincial

[ORD](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

**Canadian Pulp and Paper:**

1999, 2002, 2004, 2005,  
2009

Private

[PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

**Parks Canada Fuel Storage Tanks:**

1920-Jan 2005\*

Federal

[PCFT](#)

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

**Pesticide Register:**

1988-Jun 2013

Provincial

[PES](#)

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

**TSSA Pipeline Incidents:**

June 2009-Mar 2012

Provincial

[PINC](#)

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

**Private and Retail Fuel Storage Tanks:**

1989-1996\*

Provincial

[PRT](#)

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

**Permit to Take Water:**

1994-2013

Provincial

[PTTW](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.



**Ontario Regulation 347 Waste Receivers Summary:** 1986-2012 Provincial [REC](#)  
Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

**Record of Site Condition:** 1997-Sept 2001, Oct 2004- Provincial [RSC](#)  
Jan 2014  
The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.  
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

**Retail Fuel Storage Tanks:** 1999-Jun 2010 Private [RST](#)  
This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

**Scott's Manufacturing Directory:** 1992-Mar 2011 Private [SCT](#)  
Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

**Ontario Spills:** 1988-Jun 2013 Provincial [SPL](#)  
This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

**Wastewater Discharger Registration Database:** 1990-2011 Provincial [SRDS](#)  
Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

**Anderson's Storage Tanks:** 1915-1953\* Private [TANK](#)  
The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

**Transport Canada Fuel Storage Tanks:** 1970-Mar 2007 Federal [TCFT](#)  
With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

**TSSA Variances for Abandonment of Underground**

Current to Jun 2013

Provincial

VAR

**Storage Tanks:**

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

**Waste Disposal Sites - MOE CA Inventory:**

1970-Jan 2014

Provincial

WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

**Waste Disposal Sites - MOE 1991 Historical Approval**

Up to Oct 1990\*

Provincial

WDSH

**Inventory:**

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

**Water Well Information System:**

1955-May 2013

Provincial

WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.



## Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries". All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and were included as reference.



# ***Soil Engineers Ltd.***

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FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'E'**

### **AERIAL PHOTOGRAPHS**

**REFERENCE NO. 1410-E133**



Soil Engineers Ltd.

Title

1954 Aerial Photograph

Project

Proposed Residential  
Development  
382 Burnhamthorpe Rd W  
Town of Oakville

Reference No.

I-10-E133

Date

February 20, 2014

Scale

As Drawn

Appendix 'E'

1 of 7



Approximate Location of the Phase one Property







*Soil Engineers Ltd.*

Title

1964 Aerial Photograph

Project

Proposed Residential  
Development  
382 Burnhamhorpe Rd W  
Town of Oakville

Reference No.

1410-E133

Date

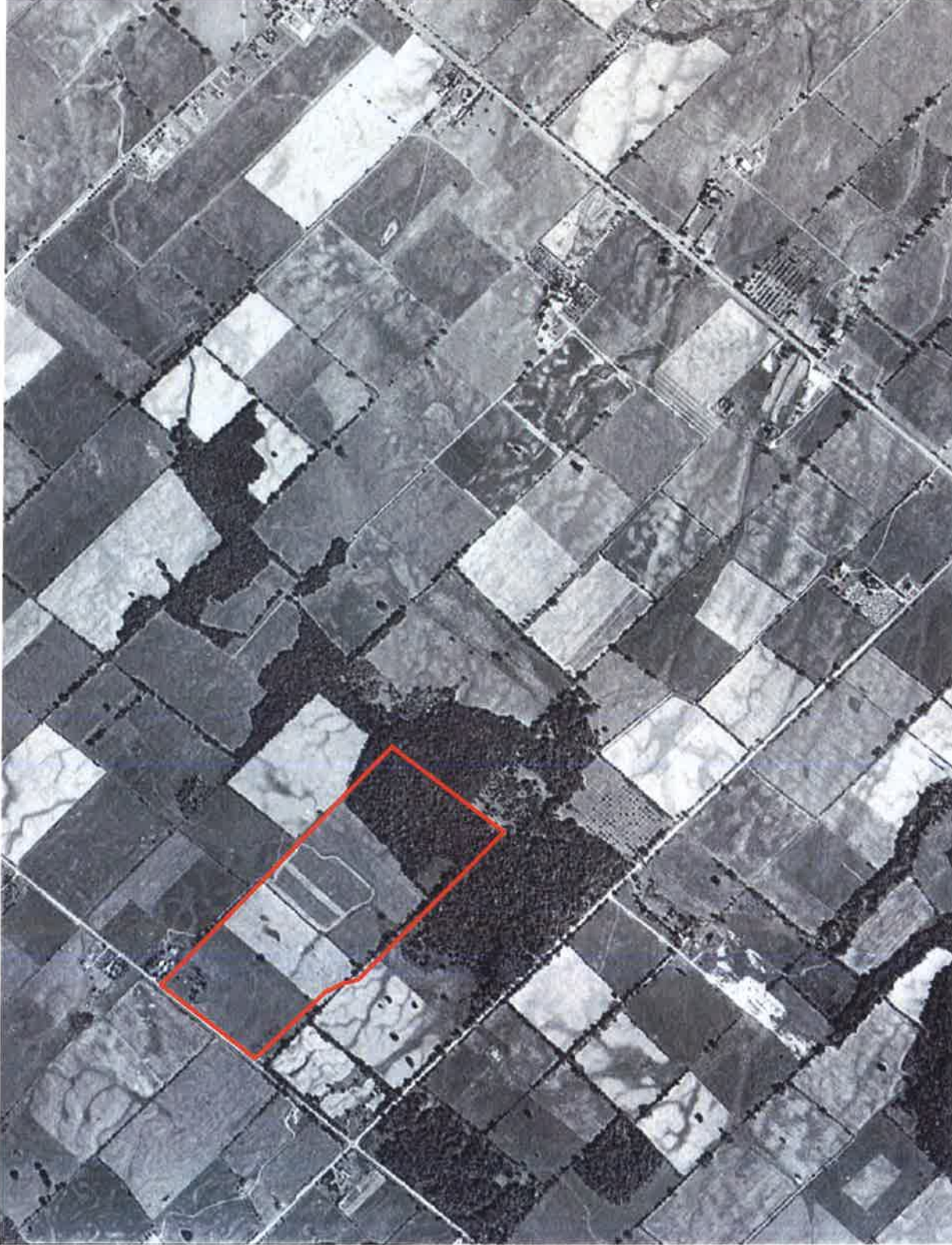
February 20, 2014

Scale

As Drawn

Appendix 'E'

2 of 7



Approximate Location of the Phase one Property







Soil Engineers Ltd.

Title

1985 Aerial Photograph

Project

Proposed Residential  
Development  
382 Burnhamthorpe Rd W  
Town of Oakville

Reference No.

1410-E133

Date

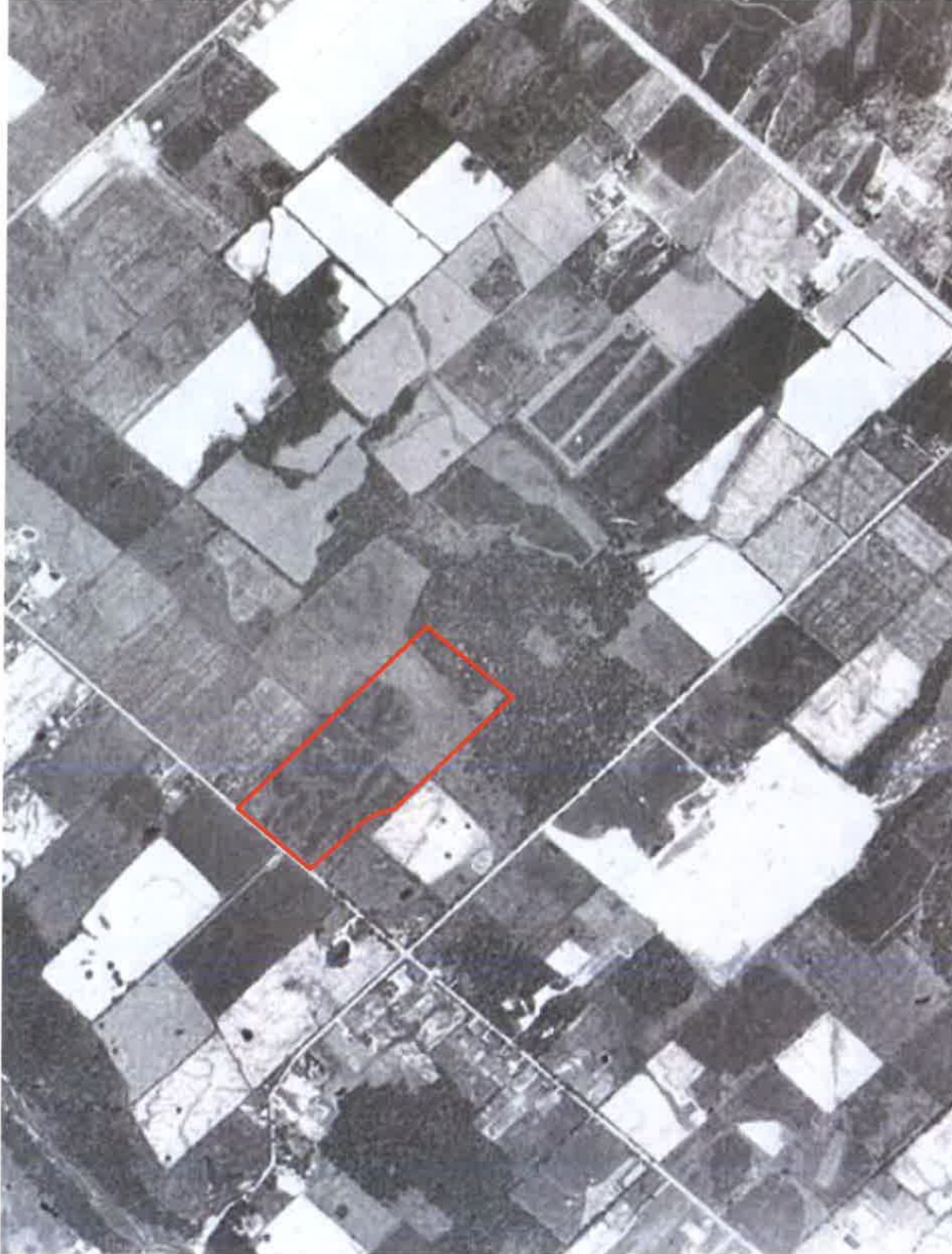
February 20, 2014

Scale

As Drawn

Appendix 'E'

3 of 7



Approximate Location of the Phase one Property



Source: National Air Photograph Library  
© 1985 Norwest Survey Corporation Limited



<b>Title</b>	1994 Aerial Photograph
<b>Project</b>	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville
<b>Reference No.</b>	1410-E133
<b>Date</b>	February 20, 2014
<b>Scale</b>	As Drawn
<b>Appendix 'E'</b>	4 of 7



Approximate Location of the Phase one Property







**Soil Engineers Ltd.**

**Title**

1999 Aerial Photograph

**Project**

Proposed Residential  
Development  
382 Burnhamthorpe Rd W  
Town of Oakville

**Reference No.**

1410-E133

**Date**

February 20, 2014

**Scale**

1:8000

**Appendix 'E'**

5 of 7

Approximate Location of the Phase one Property







*Soil Engineers Ltd.*

Title

2005 Aerial Photograph

Project

Proposed Residential  
Development  
382 Burnhamthorpe Rd W  
Town of Oakville

Reference No.

1410-E133

Date

February 20, 2014

Scale

1:8000

Appendix 'E'

6 of 7



Approximate Location of the Phase one Property







Source: Explore Oakville  
@ Town of Oakville Interactive Map 2013

Approximate Location of the Phase one Property



*Soil Engineers Ltd*

Title

2012 Aerial Photograph

Project

Proposed Residential  
Development  
382 Burnhamthorpe Rd W  
Town of Oakville

Reference No.

1410-E133

Date

February 20, 2014

Scale

1:8000

Appendix 'E'

7 of 7



# ***Soil Engineers Ltd.***

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## **APPENDIX 'F'**

### **MOE WELL RECORDS**

**REFERENCE NO. 1410-E133**

**Ministry of the Environment**

Wells Help Desk  
Environmental Monitoring and  
Reporting Branch

125 Resources Road  
Toronto ON M9P 3V6  
(Toll Free) 1-888-396-9355 (follow  
prompts 1, 3)  
Fax: 416-235-5960  
[WellsHelpdesk@Ontario.ca](mailto:WellsHelpdesk@Ontario.ca)

**Ministère de l'Environnement**

Service d'information sur les puits  
Direction de la surveillance  
environnementale

125 Resources Road  
Toronto (Ontario) M9P 3V6  
Téléphone : 1 888 396-9355 – Faites  
ensuite le 2 et le 3 (sans frais en Ontario)  
Télécopieur : 416 235-5960  
[WellsHelpdesk@Ontario.ca](mailto:WellsHelpdesk@Ontario.ca)



**Computer Print-Out Data Well Search Request – Form B**

**Reference Number 1314-1478Bs**

March 3, 2014

Soil Engineers Ltd.  
100 Nugget Avenue  
Toronto, ON M1S 3A7  
Attn: Jenny Park

Fax: : 416-754-8516  
Email Address: [jenny@soilengineersltd.com](mailto:jenny@soilengineersltd.com)  
File/Reference No. : 1410-E133

Search by UTM Coordinates (0.63km radius) Easting 600566 Northing 4814774	<input checked="" type="checkbox"/>
--	-------------------------------------

County:	
Township:	
Conc.:	
Lot:	

No Well Record found matching the search criteria provided	<input type="checkbox"/>
--	--------------------------

If you have any questions or concerns please contact the **Wells Help Desk**  
 \*\*\* SEARCH REQUEST FORMS AVAILABLE AT [www.forms.ssb.gov.on.ca](http://www.forms.ssb.gov.on.ca) \*\*\*  
 Please note: The Ministry cannot and does not represent or guarantee that the Well Records information is current, accurate or complete. The Ministry assumes no responsibility for errors or omissions in the Well Records information and is not liable in any way for damages of any kind arising out of or related to the Well Records information or for delay or failure to provide the Well Records information. Any reliance upon the Well Records information provided is solely at the risk of the requester. Well Information provided is subject to the Freedom of Information and Protection of Privacy Act (FIPPA), Ontario.

Well Computer Print Out Data as of March 3 2014

TOWNSHIP CONCESSION (LOT)	UTM <sup>1</sup>	DATE <sup>2</sup> CNTR <sup>3</sup>	CASING DIA <sup>4</sup>	WATER <sup>5,6</sup> DETAIL	STAT LVL/PUMP LVL <sup>7</sup> RATE <sup>8</sup> /TIME HR:MIN	WATER USE <sup>9</sup>	SCREEN INFO <sup>10</sup>	WELL # (AUDITH) WELL TAG # STATE <sup>12</sup> DEPTHS TO WHICH FORMATIONS EXTEND <sup>5,11</sup>
MILTON TOWN (TRAFALG DS N 02(019)	17 600397 4815275 W	2009/11 7140			003 / / :0	NU		7135912 (Z01650) A BLDR 0017 0026 GRVL 0027 0027
OAKVILLE TOWN DS N 01(020)	17 600065 4814686 W	1959/05 4602	06 06	FR 0046	008 / 050 001 / 1:0	DO		2802139 () CLAY 0032 RED SHLE 0050
OAKVILLE TOWN DS N 01(021)	17 599972 4814572 W	1967/09 1612	05 05	FR 0047	015 / 031 004 / 2:0	DO		2802142 () LOAM 0001 BRWN CLAY 0018 BLUE CLAY STNS 0034 RED SHLE 0050
OAKVILLE TOWN DS N 02(020)	17 600076 4814831 W	1956/10 1642	06 06	FR 0053	015 / / :0	DO		2802214 () CLAY 0034 SHLE 0055
OAKVILLE TOWN DS N 02(021)	17 599971 4814693 W	1975/08 4005	06	FR 0062	028 / 070 001 / 2:0	DO		2804788 () BRWN CLAY 0023 RED CLAY 0044 RED SHLE 0070
OAKVILLE TOWN ( )	17 600245 4814472 W	2008/02 7241	00					7102652 (Z62483) A056727 BLCK LOAM 0003 GREY SILT CLAY DRY 0010 RED SILT CLAY DNSE 0015
OAKVILLE TOWN ( )	17 600282 4814637 W	2007/11 7241						7100722 (M00406) A013306 A

Notes:

1. UTM in Zone, Easting, Northing and Datum is NAD83; L: UTM estimated from Centroid of Lot; W: UTM not from Lot Centroid
2. Date Work Completed
3. Well Contractor Licence Number
4. Casing diameter in inches
5. Unit of Depth in Feet
6. See Table 4 for Meaning of Code
7. STAT LVL: Static Water Level in Feet ; PUMP LVL: Water Level After Pumping in Feet
8. Pump Test Rate in GPM, Pump Test Duration in Hour : Minutes
9. See Table 3 for Meaning of Code
10. Screen Depth and Length in feet
11. See Table 1 and 2 for Meaning of Code
12. A: Abandonment; P: Partial Data Entry Only

1. Core Material and Descriptive terms									
Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
BLDR	BOULDERS	FCRD	FRACTURED	IREM	IRON FORMATION	PORS	POROUS	SOFT	SOFT
BSLT	BASALT	FGRD	FINE-GRAINED	LIMY	LIMY	PRDG	PREVIOUSLY DUG	SPST	SOAPSTONE
CGRD	COARSE-GRAINED	FGVL	FINE GRAVEL	LMSN	LIMESTONE	PRDR	PREV. DRILLED	STKY	STICKY
CGVL	COARSE GRAVEL	FILL	FILL	LOAM	TOPSOIL	QRTZ	QUARTZITE	STNS	STONES
CHRT	CHERT	FLDS	FELDSPAR	LOOS	LOOSE	QNSD	QUICKSAND	STNY	STONEY
CLAY	CLAY	FLNT	FLINT	LTCL	LIGHT-COLOURED	QTZ	QUARTZ	THIK	THICK
CLN	CLEAN	FOSS	FOSILIFEROUS	LYRD	LAYERED	ROCK	ROCK	THIN	THIN
CLYY	CLAYEY	FSND	FINE SAND	MARL	MARL	SAND	SAND	TILL	TILL
CMTD	CEMENTED	GNIS	GNEISS	MGRD	MEDIUM-GRAINED	SHLE	SHALE	UNKN	UNKNOWN TYPE
CONG	CONGLOMERATE	GRNT	GRANITE	MGVL	MEDIUM GRAVEL	SHLY	SHALY	VERY	VERY
CRYS	CRYSTALLINE	GRSN	GREENSTONE	MRBL	MARBLE	SHRP	SHARP	WBRG	WATER-BEARING
CSND	COARSE SAND	GRVL	GRAVEL	MSND	MEDIUM SAND	SHST	SCHIST	WDFR	WOOD FRAGMENTS
DKCL	DARK-COLOURED	GRWK	GREYWACKE	MUCK	MUCK	SILT	SILT	WTHD	WEATHERED
DLMT	DOLOMITE	GVLY	GRAVELLY	OBDN	OVERBURDEN	SLTE	SLATE		
DNSE	DENSE	GYPG	GYPGUM	PCKD	PACKED	SLTY	SILTY		
DRTY	DIRTY	HARD	HARD	PEAT	PEAT	SNDS	SANDSTONE		
DRY	DRY	HPAN	HARDPAN	PGVL	PEA GRAVEL	SNDY	SANDY		

2. Core Color	
Code	Description
	WHIT WHITE
	GREY GREY
	BLUE BLUE
	GRN GREEN
	YLLW YELLOW
	BRWN BROWN
	RED RED
	BLCK BLACK
	BLGY BLUE-GREY

3. Water Use			
Code	Description	Code	Description
DO	Domestic	OT	Other
ST	Livestock	TH	Test Hole
IR	Irrigation	DE	Dewatering
IN	Industrial	MO	Monitoring
CO	Commercial		
MN	Municipal		
PS	Public		
AC	Cooling And A/C		
NU	Not Used		

4. Water Detail			
Code	Description	Code	Description
FR	Fresh	GS	Gas
SA	Salty	IR	Iron
SU	Sulphur		
MN	Mineral		
UK	Unknown		



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## **APPENDIX 'G'**

### **OCCUPANCY SEARCH**

**REFERENCE NO. 1410-E133**





Reference No. 1410-E133  
Appendix 'G': Occupancy Records

Please noted that there is no record for this Phase One ESA Report prior to 1976

Address	Owner/ Company Name	Direction from Site	2001	1996	1991	1985	1981	1976
<b>Burnhamthorpe Road West</b>								
382	4 Comm Integrated Technologies Inc.	on-site	X					
	All Care Landscape		X					
						N/A		



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## **APPENDIX 'H'**

### **LANDOWNER/TENANT/OCCUPANT QUESTIONNAIRE**

**REFERENCE NO. 1410-E133**

PHASE I: ENVIRONMENTAL SITE ASSESSMENT  
Landowner/Tenant/Occupant Questionnaire

Address of Site: 382 Burnhamthorpe Rd W, Oakville ON  
Person Interviewed: Alex Drung Relationship to Site: representative of owner  
Interviewer: \_\_\_\_\_ Method of Interview: \_\_\_\_\_  
Project No.: \_\_\_\_\_ Date of Interview: MARCH 3, 2014

General Questions:

1. How long have you lived/worked at this address?  
Have never lived there
2. What are the main operations that occur on this site?  
Horse stable, riding academy, residential dwelling
3. What activities were previously performed on this site?  
always been that (horse operation/residential dwelling), farming
4. What is the Assessment Roll Number of the site?  
2401-010-030-02610-0000

To the best of your knowledge, have any of the following occurred, or is presently occurring on the property:

5. Foul odours or stained surfaces (such as soil, concrete, asphalt, surrounding stormwater stains, etc)?  
No
6. Spills, leaks or hazardous materials activities?  
No
7. Above ground or underground storage tanks (such as those used for utility, fuel or chemical)?  
above ground diesel fuel storage tank for horse stable, 2 propane tanks for dwelling.
8. Specific chemicals located or stored on site in drums, tanks, barrels or sacks?  
No
9. Previous environmental site assessments completed? If yes what were the results? Was there an environmental cleanup?

No evidence of contamination in connection with the property. No phase 2 ESA is warranted.  
No clean up was ever required/done

PHASE I: ENVIRONMENTAL SITE ASSESSMENT  
Landowner/Tenant/Occupant Questionnaire

10. If the property is served by a well or septic system and heating system? Please specify the location and age.  
potable concrete cistern used for water ~~supply~~ located near indoor arena  
- 2 septic tanks
11. Dumping of hazardous substances or petroleum products, unidentified waste materials, automotive parts, household garbage, mixed municipal refuse, demolition debris, fill material from an unknown site?

NO

12. If the neighbouring properties are or have been previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, junkyard or landfill, waste treatment, storage, disposal, processing or recycling facility or photo developing laboratory, etc.?

NO

13. Do you know of others who may have knowledge of the property?

Candice Delia (tenant)

Additional Comments and Explanations

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The person completing this report affirms that the above statements and facts are true and correct, based on his/her current knowledge as of the date completed.

Alle [Signature]  
Signature of person completing questionnaire

March 3, 2014  
Date Completed (YY-MM-DD)



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## **APPENDIX 'I'**

### **SITE PHOTOGRAPHS**


**REFERENCE NO. 1410-E133**



General view of the Residence A (facing south)



General view of the Residence B (facing north)

	Title	Project	Reference No.	Date	Appendix 'I'
 <i>Soil Engineers Ltd.</i>	Site Photographs	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville	1410-E113	February 20, 2014	Page 1 of 6






General view of Phase One Property from Burnhamthorpe Road West (facing south)



View of vacant field & pond and ANSI at south of Residence A (facing south)


	Title	Project	Reference No.	Date	Appendix 'I'
 <i>Soil Engineers Ltd.</i>	Site Photographs	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville	1410-E113	February 20, 2014	Page 2 of 6



View of water filtration unit in the basement of Residence A



General view of garage in Residence A


	Title	Project	Reference No.	Date	Appendix 'I'
 <b>Soil Engineers Ltd.</b>	Site Photographs	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville	1410-E113	February 20, 2014	Page 3 of 6



General view of garage attached to the stable



General view of an AST at north of the stable (facing northeast)

	Title	Project	Reference No.	Date	Appendix 'I'
 <b>Soil Engineers Ltd.</b>	Site Photographs	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville	I410-E113	February 20, 2014	Page 4 of 6






General view of the arena, west of the stable



General view of attached garage to the Residence B (facing northeast)


	Title	Project	Reference No.	Date	Appendix 'I'
 <i>Soil Engineers Ltd.</i>	Site Photographs	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville	1410-E113	February 20, 2014	Page 5 of 6



View of septic tanks, east of Residence B



View of a garbage bin at north of the stable (facing west)

	Title	Project	Reference No.	Date	Appendix 'I'
 <b>Soil Engineers Ltd.</b>	Site Photographs	Proposed Residential Development 382 Burnhamthorpe Rd W Town of Oakville	1410-E113	February 20, 2014	Page 6 of 6



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## **APPENDIX 'J'**

### **TABLE OF CURRENT AND PAST USES**

**REFERENCE NO. 1410-E133**

**TABLE OF PAST AND CURRENT USES**

24929-0219

Year	Name of Owner		Description of Property Use	Property Use	Other Observations from Aerials, Fire Insurance Plans etc.
	Lot 19	Lot 20			
1998 to present	Sherborne Lodge Developments Limited		Residential use with green pastures	Residential/green pastures use	Based on the review of 1999, 2005 and 2012 aerial photographs, the Phase One Property appears to be used as a rural residential property with green pastures. Houses and other structures are noted on the Phase One Property during this period.
1990 - 1998	Firestone, David Morgan Firestone, Bente		Rural Residential	Rural residential use	Based on the review of the 1994 aerial photograph, the Phase One Property appears to be used as a rural residential property with agricultural use. Houses and other structures are noted on the Phase One Property during this period
1976 - 1990	Firestone, David Morgan		Agricultural or other use	Agricultural or other use	According to 1954, 1964 and 1985 aerial photographs, the Phase One Property appears to be a part of agricultural lands or vacant lands during this period
1976 - 1990	Firestone, David Morgan				
1969 - 1976	Gdynia Developments Limited				
1969	Sobra Investments Limited				
1955 - 1969	Anna Marie Madeleine				
1948 - 1955	A. H. Johnston Ruby Lattice				
1920 - 1948	John K. Guthris		Agricultural or other use	Agricultural or other use	No information available
1905 - 1920	William Dowler				
1899 - 1905	Elizabeth A. Bowbeer				
1899	William A. Bowbeer		Agricultural or other use	Agricultural or other use	Based on the 1877 Historical Map, the Phase One Property appears to be used for agricultural purposes
1871	George Allen Bowbeer				
1868 - 1871	William S. Bowbeer		No information available	No information available	No information available
1854 - 1868	William Kaitting & wife				
1845 - 1854	James L. Biggar				
1817 - 1845	Charles Biggar & wife				
1810 - 1817		Daniel Clark			
Prior to 1810		Crown	No information available	No information available	Part of Lot 20 of the Phase One Property was part of the lands patented to Daniel Clark by the Crown in 1810.
Prior to 1808	Crown				Part of Lot 19 of the Phase One Property was part of the lands patented to Charles Biggar by the Crown in 1808.