Ontario

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

Summary

Record of site condition number	B-403-1187612540
Date filed to environmental site registry (YYYY/MM/DD)	2022/08/05
Certification date (YYYY/MM/DD)	2021/05/26
Current property use	Agriculture/Other
Intended property use	Residential
Certificate of property use number	No CPU
Applicable site condition standards	Background site conditions standard, Potable ground water, No soil, for Residential property use
Property legal description	See attached lawyer's letter
Property municipal address(es)	No Municipal Address, OAKVILLE, Ontario

Notice to readers concerning due diligence

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

Contents of this record of site condition

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

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is submitting or authorizing the submission of the RSC

Owner name	ARGO (JOSHUA CREEK) DEVELOPMENTS LIMITED
Ownership type	Firm, corporation or partnership
Authorized person	Gord Buck
Mailing address	4900 Palladium WAY Burlington Ontario
Postal Code	L7M 0W7
Phone	(905) 336-5545
Fax	
Email address	amy@argoland.com

Information about other current owners

Owner name	Argo (East Oakville) Limited
Owner type	Firm, corporation or partnership
Authorized person	Gord Buck
Mailing address	4900 Palladium Way Burlington L7M 0W7
Postal code	L7M 0W7
Phone	9053365545
Fax	
Email address	amy@argoland.com

Owner name	Primont (Diam-Oakville) Inc.
Owner type	Firm, corporation or partnership
Authorized person	Gord Buck
Mailing address	4900 Palladium Way Burlington L7M 0W7
Postal code	L7M 0W7
Phone	9053365545
Fax	
Email address	amy@argoland.com

Owner name	Valery Homes Joshua Creek Inc.
Owner type	Firm, corporation or partnership

Authorized person	Gord Buck
Mailing address	4900 Palladium Way Burlington L7M 0W7
Postal code	L7M 0W7
Phone	9053365545
Fax	
Email address	amy@argoland.com

Owner name	Dundas Diam Inc.
Owner type	Firm, corporation or partnership
Authorized person	Gord Buck
Mailing address	4900 Palladium Way Burlington L7M 0W7
Postal code	L7M 0W7
Phone	9053365545
Fax	
Email address	amy@argoland.com

Record of site condition property location information

Municipal address(es)	No Municipal Address, OAKVILLE, Ontario
Municipality	OAKVILLE
Legal description	See attached lawyer's letter
Assessment roll number	2401010020002310000
Property identifier number(s)	24930-1805 (LT)
Horizontal severance	

Record of site condition property geographical references

Coordinate system	UTM
Datum	NAD 83
Zone	Zone 17
Easting	604441.19
Northing	4817488.33

Record of site condition property use information

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

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

As an owner:

☑	I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
☑	I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
☑	I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
☑	To my knowledge, the statements made in this part of the RSC are true as of 2022/08/04.
☑	I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

By checking the box above, I, Gord Buck am on 2022/08/04,

	a.	signing this RSC as an owner;
	b.	making all certifications required of the owner of the RSC property for this RSC; and
	c.	confirming that I have the authority to bind, and hereby do bind ARGO (JOSHUA CREEK) DEVELOPMENTS LIMITED.
☑ I Agree		

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

Qualified person's information

Name	Patrick Fioravanti
Type of Membership under Professional Geoscientist Act	Practising member
Membership Number	2773
Qualified person's employer name	DS Consultants Ltd.
Mailing address	6221 Highway 7 Vaughan Ontario
Phone	(647) 234-5131
Fax	
Email address	rick.fioravanti@dsconsultants.ca

Municipal information

Local or single-tier municipality	TOWN OF OAKVILLE
Upper-tier municipality	REGIONAL MUNICIPALITY OF HALTON

Ministry of the Environment Conservation and Parks District Office

District office	Halton-Peel
District office address	Suite 300, 4145 North Service Road, Burlington ON

Phase one environmental site assessment report

Document used as the phase one environmental site assessment report and updates in submitting the RSC for filing

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1)(a) of Ontario Regulation (O. Reg.) 153/04)	2021/05/26

Type of Report	Report Title	Date of Report (yyyy/mm/dd)	Author of Report	Name of Consulting Company
Phase One environmental site assessment	Phase One Environmental Site Assessment, Part Lot 8, Concession 1, North of Dundas Street East, Oakville, Ontario	2019/11/15	Patrick M. Fioravanti, B.Sc., P.Geo.	DS Consultants Ltd.
Update to Phase One environmental site assessment report	Phase One Environmental Site Assessment Update, Part Lot 8, Concession 1, North of Dundas Street East, Oakville, Ontario	2021/06/04	Patrick M. Fioravanti, B.Sc., P.Geo.	DS Consultants Ltd.

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

Reports and other documents relied upon in certifying the information set out in section 10 of Schedule A or otherwise used in conducting the phase one environmental site assessment

Report Title	Date of Report (yyyy/mm/dd)	Author of Report	Name of Consulting Company

Phase two environmental site assessment report

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

The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04)	2021/07/16

Type of Report	Report Title	Date of Report (yyyy/mm/dd)	Author of Report	Name of Consulting Company
Phase Two environmental site assessment	Phase Two Environmental Site Assessment, Part of Lot 8, Concession 1, Oakville, Ontario	2021/07/19	Patrick M. Fioravanti, B.Sc., P.Geo.	DS Consultants Ltd.

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

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

Report Title	Date of Report (yyyy/mm/dd)	Author of Report	Name of Consulting Company

Environmental condition

Section 41 applies?	Yes
Section 43.1 applies?	No

Site condition information

Certification date (YYYY/MM/DD)	2021/05/26
Total area of RSC property (in hectares)	38.14
Number of any previously filed RSC that applies to any part of the RSC property	
Number of any previously filed transition notice that applies to any part of the RSC property	
Soil texture	
Assessment/restoration approach	Background
Site investigation includes the investigation, sampling and analysis of ground water?	Yes
Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O.Reg. 153/04?	Yes
Site investigation includes the investigation, sampling and analysis of soil on, in or under the property which is used in the RSC?	
Name of the laboratory used to analyze any samples collected of soil, ground water or sediment	ALS Environmental and SGS Canada Inc.
Ground water condition (potable, non-potable)	Potable
Applicable site condition standard	TABLE 1

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

Measured concentration for contaminants in soil

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Acetone	<	0.5	0.5	µg/g
2	Aldrin	<	0.005	0.05	µg/g
3	Antimony	<	0.05	1.3	µg/g
4	Arsenic		11	18.0	µg/g
5	Barium		130	220.0	µg/g
6	Benzene	<	0.02	0.02	µg/g
7	Beryllium		1	2.5	µg/g
8	Boron (total)		20	36.0	µg/g
9	Bromodichloromethane	<	0.05	0.05	µg/g
10	Bromoform	<	0.05	0.05	µg/g
11	Bromomethane	<	0.05	0.05	µg/g
12	Cadmium		0.3	1.2	µg/g
13	Carbon Tetrachloride	<	0.05	0.05	µg/g
14	Chlordane	<	0.007	0.05	µg/g
15	Chlorobenzene	<	0.05	0.05	µg/g
16	Chloroform	<	0.04	0.05	µg/g
17	Chromium Total		24	70.0	µg/g
18	Chromium VI		0.3	0.66	µg/g
19	Cobalt		15	21.0	µg/g
20	Copper		35	92.0	µg/g
21	Cyanide (CN-)	<	0.04	0.051	µg/g
22	DDD	<	0.007	0.05	µg/g
23	DDE	<	0.007	0.05	µg/g
24	DDT	<	0.007	1.4	µg/g
25	Dibromochloromethane	<	0.05	0.05	µg/g
26	Dichlorobenzene, 1,2-	<	0.05	0.05	µg/g
27	Dichlorobenzene, 1,3-	<	0.05	0.05	µg/g

28	Dichlorobenzene, 1,4-	<	0.05	0.05	µg/g
29	Dichlorodifluoromethane	<	0.05	0.05	µg/g
30	Dichloroethane, 1,1-	<	0.02	0.05	µg/g
31	Dichloroethane, 1,2-	<	0.03	0.05	µg/g
32	Dichloroethylene, 1,1-	<	0.05	0.05	µg/g
33	Dichloroethylene, 1,2-cis-	<	0.02	0.05	µg/g
34	Dichloroethylene, 1,2-trans-	<	0.05	0.05	µg/g
35	Dichloropropane, 1,2-	<	0.03	0.05	µg/g
36	Dichloropropene,1,3-	<	0.04	0.05	µg/g
37	Dieldrin	<	0.005	0.05	µg/g
38	Electrical Conductivity (mS/cm)		0.357	0.57	µg/g
39	Endosulfan	<	0.005	0.04	µg/g
40	Endrin	<	0.005	0.04	µg/g
41	Ethylbenzene	<	0.05	0.05	µg/g
42	Ethylene dibromide	<	0.04	0.05	µg/g
43	Heptachlor	<	0.005	0.05	µg/g
44	Heptachlor Epoxide	<	0.005	0.05	µg/g
45	Hexachlorobenzene	<	0.005	0.01	µg/g
46	Hexachlorobutadiene	<	0.01	0.01	µg/g
47	Hexachlorocyclohexane Gamma-	<	0.005	0.01	µg/g
48	Hexachloroethane	<	0.01	0.01	µg/g
49	Hexane (n)	<	0.05	0.05	µg/g
50	Lead		17	120.0	µg/g
51	Mercury	<	0.05	0.27	µg/g
52	Methoxychlor	<	0.005	0.05	µg/g
53	Methyl Ethyl Ketone	<	0.5	0.5	µg/g
54	Methyl Isobutyl Ketone	<	0.5	0.5	µg/g
55	Methyl tert-Butyl Ether (MTBE)	<	0.05	0.05	µg/g
56	Methylene Chloride	<	0.05	0.05	µg/g
57	Molybdenum		1.4	2.0	µg/g
58	Nickel		33	82.0	µg/g
59	Petroleum Hydrocarbons F1****	<	5	25.0	µg/g

60	Petroleum Hydrocarbons F2	<	10	10.0	µg/g
61	Petroleum Hydrocarbons F3	<	50	240.0	µg/g
62	Petroleum Hydrocarbons F4	<	50	120.0	µg/g
63	Selenium	<	0.03	1.5	µg/g
64	Silver		0.17	0.5	µg/g
65	Sodium Adsorption Ratio		2.13	2.4	µg/g
66	Styrene	<	0.05	0.05	µg/g
67	Tetrachloroethane, 1,1,1,2-	<	0.04	0.05	µg/g
68	Tetrachloroethane, 1,1,2,2-	<	0.05	0.05	µg/g
69	Tetrachloroethylene	<	0.05	0.05	µg/g
70	Thallium	<	0.05	1.0	µg/g
71	Toluene	<	0.08	0.2	µg/g
72	Trichloroethane, 1,1,1-	<	0.05	0.05	µg/g
73	Trichloroethane, 1,1,2-	<	0.04	0.05	µg/g
74	Trichloroethylene	<	0.03	0.05	µg/g
75	Trichlorofluoromethane	<	0.05	0.25	µg/g
76	Uranium		1.1	2.5	µg/g
77	Vanadium		27	86.0	µg/g
78	Vinyl Chloride	<	0.02	0.02	µg/g
79	Xylene Mixture	<	0.05	0.05	µg/g
80	Zinc		6	290.0	µg/g

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

Measured concentration for contaminants in ground water

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Acetone	<	1	2700.0	µg/L
2	Aldrin	<	0.01	0.01	µg/L
3	Antimony	<	1	1.5	µg/L
4	Arsenic		4.9	13.0	µg/L
5	Barium		260	610.0	µg/L
6	Benzene	<	0.2	0.5	µg/L
7	Beryllium	<	0.5	0.5	µg/L
8	Boron (total)		1300	1700.0	µg/L
9	Bromodichloromethane	<	0.2	2.0	µg/L
10	Bromoform	<	0.1	5.0	µg/L
11	Bromomethane		0.2	0.89	µg/L
12	Cadmium	<	0.2	0.5	µg/L
13	Carbon Tetrachloride	<	0.2	0.2	µg/L
14	Chlordane	<	0.04	0.06	µg/L
15	Chloride		184000	790000.0	µg/L
16	Chlorobenzene	<	0.1	0.5	µg/L
17	Chloroform	<	0.2	2.0	µg/L
18	Chromium Total		2.8	11.0	µg/L
19	Chromium VI	<	5	25.0	µg/L
20	Cobalt	<	0.5	3.8	µg/L
21	Copper	<	1	5.0	µg/L
22	Cyanide (CN-)	<	2	5.0	µg/L
23	DDD	<	0.05	1.8	µg/L
24	DDE	<	0.01	10.0	µg/L
25	DDT	<	0.04	0.05	µg/L
26	Dibromochloromethane	<	0.1	2.0	µg/L
27	Dichlorobenzene, 1,2-	<	0.1	0.5	µg/L

28	Dichlorobenzene, 1,3-	<	0.1	0.5	µg/L
29	Dichlorobenzene, 1,4-	<	0.1	0.5	µg/L
30	Dichlorodifluoromethane	<	0.2	590.0	µg/L
31	Dichloroethane, 1,1-	<	0.3	0.5	µg/L
32	Dichloroethane, 1,2-	<	0.2	0.5	µg/L
33	Dichloroethylene, 1,1-	<	0.3	0.5	µg/L
34	Dichloroethylene, 1,2-cis-	<	0.2	1.6	µg/L
35	Dichloroethylene, 1,2-trans-	<	0.2	1.6	µg/L
36	Dichloropropane, 1,2-	<	0.2	0.5	µg/L
37	Dichloropropene,1,3-	<	0.3	0.5	µg/L
38	Dieldrin	<	0.02	0.05	µg/L
39	Endosulfan	<	0.05	0.05	µg/L
40	Endrin	<	0.05	0.05	µg/L
41	Ethylbenzene	<	0.1	0.5	µg/L
42	Ethylene dibromide	<	0.1	0.2	µg/L
43	Heptachlor	<	0.01	0.01	µg/L
44	Heptachlor Epoxide	<	0.01	0.01	µg/L
45	Hexachlorobenzene	<	0.01	0.01	µg/L
46	Hexachlorobutadiene	<	0.01	0.01	µg/L
47	Hexachlorocyclohexane Gamma-	<	0.01	0.01	µg/L
48	Hexachloroethane	<	0.01	0.01	µg/L
49	Hexane (n)	<	0.2	5.0	µg/L
50	Lead	<	0.5	1.9	µg/L
51	Mercury	<	0.02	0.1	µg/L
52	Methoxychlor	<	0.04	0.05	µg/L
53	Methyl Ethyl Ketone	<	1	400.0	µg/L
54	Methyl Isobutyl Ketone	<	1	640.0	µg/L
55	Methyl tert-Butyl Ether (MTBE)	<	0.2	15.0	µg/L
56	Methylene Chloride	<	0.3	5.0	µg/L
57	Molybdenum		8.8	23.0	µg/L
58	Nickel	<	1	14.0	µg/L
59	Petroleum Hydrocarbons F1****	<	25	420.0	µg/L

60	Petroleum Hydrocarbons F2	<	100	150.0	µg/L
61	Petroleum Hydrocarbons F3	<	100	500.0	µg/L
62	Petroleum Hydrocarbons F4	<	100	500.0	µg/L
63	Selenium	<	1	5.0	µg/L
64	Silver	<	0.2	0.3	µg/L
65	Sodium		102000	490000.0	µg/L
66	Styrene	<	0.1	0.5	µg/L
67	Tetrachloroethane, 1,1,1,2-	<	0.1	1.1	µg/L
68	Tetrachloroethane, 1,1,2,2-	<	0.1	0.5	µg/L
69	Tetrachloroethylene	<	0.2	0.5	µg/L
70	Thallium	<	0.3	0.5	µg/L
71	Toluene	<	0.2	0.8	µg/L
72	Trichloroethane, 1,1,1-	<	0.3	0.5	µg/L
73	Trichloroethane, 1,1,2-	<	0.2	0.5	µg/L
74	Trichloroethylene	<	0.2	0.5	µg/L
75	Trichlorofluoromethane	<	0.4	150.0	µg/L
76	Uranium		5.5	8.9	µg/L
77	Vanadium	<	0.4	3.9	µg/L
78	Vinyl Chloride	<	0.17	0.5	µg/L
79	Xylene Mixture	<	0.2	72.0	µg/L
80	Zinc	<	5	160.0	µg/L

Remedial action and mitigation

Remediated soils

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

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

Description of remediation

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

Soil or sediment removed and not returned

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

Estimated quantity of soil (in ground-volume in cubic metres)	9
Estimated quantity of sediment (in ground-volume in cubic metres)	

Excess soil deposited at the property

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

Estimated quantity of soil brought to the property (in ground-volume in cubic metres)	

Ground water control or treatment measures

Ground water control or treatment measures that were required for the RSC property prior to the certification date for the purpose of submitting the RSC for filing.

Ground water control or treatment measures that are required for the RSC property after the certification date.

Estimated volume of ground water, if any, removed from and not returned to the RSC property.

Estimated volume of ground water (in litres)	

Other activities including risk management measures

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

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

Monitoring or Maintenance
Soil Management Measures

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

Ground water management measures

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

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

Has any soil, sediment or ground water at the RSC property that is or was located within 3 metres of the RSC property boundary been remediated or removed for the purpose of remediation?	No

Qualified person's statements and certifications

As the qualified person, I certify that:

☑	A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates as required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
☑	A phase two environmental site assessment of the RSC property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
☑	The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.
☑	As of 2021/05/26, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.
☑	Ground water sampling has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
☑	As of 2021/05/26, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable full depth background site condition standards prescribed by section 34 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Table 2, Maximum Contaminant Concentrations Compared to Standards Specified in a Risk Assessment.
☑	As of 2021/05/26, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Table 1, Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards.
☑	I am a qualified person and have the qualifications required by section 5 of the regulation.
☑	I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.
☑	I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
☑	The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practicing at the same time and in the same or similar location.
☑	I do not hold and have not held and my employer, if any, does not hold and has not held a direct or indirect interest in the RSC property or any property which includes the RSC property and was

	the subject of a phase one or two environmental site assessment or risk assessment upon which this RSC is based.
☑	To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2021/05/26.
☑	By signing this RSC, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, Patrick Fioravanti, a qualified person under section 5 of O.Reg. 153/04 am, on ,

	a.	signing this RSC submission as a qualified person; and
	b.	making all certifications required as a qualified person for this RSC
☑ I Agree		

Additional documentation provided by property owner or agent

The following documents have been submitted to the Ministry of the Environment, Conservation and Parks as part of the RSC

A current plan of survey
Certificate of Status or equivalent for the owner
Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired
Lawyer's letter consisting of a legal description of the property
Phase Two conceptual site model
Table of Area(s) of potential environmental concern
Table of current and past uses of the Phase One property