

Proposed Development at the Southeast Corner of Lakeshore Road West and Brookfield Road Intersection

Project No. 121-22769-00

FINAL

S e p t e m b e r 2 0 1 2

Phase I Environmental Site
Assessment





Project No. 121-22769-00

September 13, 2012

Mr. Raul Werneck de Castro
c/o Mr. John Cowle
822403 Ontario Inc./Mara Canada Inc.
P.O. Box 340
Milton, Ontario
L9P 4Y9

**Re: 174 Lakeshore Road West
87 and 91 Brookfield Road
Oakville, Ontario
Phase I Environmental Site Assessment**

Dear Mr. Werneck de Castro:

We are pleased to submit two (2) copies of our report for the above-noted undertaking as outlined in our proposal dated August 9, 2012.

The findings of this assessment are summarized within the executive summary provided at the beginning of the report. Technical support data, including site inspection photographs, historical aerial photography, city directories search information and ERIS EcoLOG search results are appended.

Thank you for providing us the opportunity to participate in this interesting undertaking.

Yours truly,
GENIVAR Inc.

A handwritten signature in black ink that reads "Colleen E. Barfoot".

Colleen E. Barfoot, B.Sc.
Project Manager

CEB:nah

Executive Summary

In consideration for future development projects, 822403 Ontario Inc./Mara Canada Inc. retained GENIVAR Inc. (GENIVAR) to conduct a Phase I Environmental Site Assessment (ESA) of the properties municipally referred to as 174 Lakeshore Road West, 87 Brookfield Road, and 91 Brookfield Road, Oakville, Ontario (site). The site is currently utilized for residential purposes. There are currently three (3) residences, two (2) garages, and one (1) shed improving the site. The site is bound to the north by Lakeshore Road West and to the west by Brookfield Road. The site is surrounded by residential properties to the east and south

The Phase I ESA investigation has determined that 174 Lakeshore Road West, 87 Brookfield Road, and 91 Brookfield Road have been utilized for residential purposes since approximately the mid 1960s. According to aerial photographs, in 1934 the Lakeshore Road West and Brookfield Road area was greenspace and agricultural fields. In 1967 and 1995 the properties were being utilized for residential purposes. City directory records for Oakville/Bronte and Metro Toronto indicate that 174 Lakeshore Road West and 87 and 91 Brookfield Road were utilized for residential purposes in 1965.

The site is serviced with municipal water and sewer. One (1) heating oil fuel tank was observed in the basement of 87 Brookfield Road. At the time of the site visit the tank was observed to be in good condition with no leaks. There is no historical record of any underground or above ground storage tanks at the site.

The site area consists of hilly topography. The site is located within the Iroquois Plain Physiographic Region which is a sand plain (Chapman and Putnam, 1984). Depth to bedrock is mapped at approximately 5 metres below ground surface. Recent mapping indicates the underlying bedrock consists of the Queenston Formation consisting predominantly of shale with siltstone, limestone, and sandstone interlayers. Quaternary geology mapping indicates the site is located in an area characterized by outwash and lacustrine sand. Based on the available geologic mapping, the site is located in an area of high susceptibility to groundwater contamination owing to the high permeability of the surficial soils. Thus, chemicals can infiltrate to the groundwater table and migrate at high rates and chemical attenuation will occur dominantly by dilution.

No asbestos containing materials or lead containing materials were identified during the site reconnaissance visit, but may be present owing to the age of the structures. This material can be managed through proper upkeep, but testing should be completed if renovations or demolition are proposed.

Based upon the information obtained during the records search, site reconnaissance visit, and interview process, we concluded that there was a low potential for environmental concern at the site on September 5, 2012. We further concluded that no subsurface investigation of the site is warranted at this time with respect to soil and/or groundwater quality.

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1. Introduction

1.1 Background

822403 Ontario Inc./Mara Canada Inc. retained GENIVAR Inc. (GENIVAR) to conduct a Phase I Environmental Site Assessment (ESA) of the properties municipally referred to as 174 Lakeshore Road West, 87 Brookfield Road, and 91 Brookfield Road, Oakville, Ontario (site). The site is currently utilized for residential purposes. There are currently three (3) residences, two (2) garages, and one (1) shed improving the site.

A phased approach was used to allow for the progressive understanding of the site in the most efficient and cost effective manner. The initial component of the Phase I ESA was to collect background records information to establish environmental conditions and to evaluate the potential for environmental concern based on historic land use. Based on historic information and supplemental information provided by Ms. Odete Cortinhas, representative for 822403 Ontario Inc./Mara Canada Inc., and third party agencies/consultants, a Phase I ESA site inspection was conducted to assess potential environmental concerns observed at the site and adjacent properties from publicly accessible areas.

1.2 Phase I ESA Property Information

The site is bound to the north by Lakeshore Road West and to the west by Brookfield Road. The site is surrounded by residential properties to the east and south. A Location Map is provided as Figure 1.

174 Lakeshore Road West is legally defined as LT 14, BLK 101, PL 1, PT LT 15, BLK 101, PL 1, AS IN 730883. 87 Brookfield Road is legally defined as PT LT 9, BLK 101, PL 1, PT LT 11, BLK 101, PL 1, AS IN 486963. 91 Brookfield Road is legally defined as PT LT 11, BLK 101, PL 1, AS IN 741644. All three parcels are located within the Town of Oakville, Regional Municipality of Halton. 174 Lakeshore Road West is approximately 0.30 acres (0.12 ha). 87 Brookfield Road is approximately 0.23 acres (0.09 ha). 91 Brookfield Road is approximately 0.15 acres (0.06 ha). The site municipal assessment roll information is summarized in the following table.

TABLE 1: LEGAL DESCRIPTION SUMMARY

Municipal Address	Assessment Data	Site Owner
174 Lakeshore Road West	Assessment Roll Number: 24-01-030-140-169-00-0000 LT 14, BLK 101, PL 1, PT LT 15, BLK 101, PL 1, AS IN 730883	822403 Ontario Inc./Mara Canada Inc. P.O. Box 340 Milton, Ontario L9P 4Y9
87 Brookfield Road	Assessment Roll Number: 24-01-030-140-066-00-0000 PT LT 9, BLK 101, PL 1, PT LT 11, BLK 101, PL 1, AS IN 486963	
91 Brookfield Road	Assessment Roll Number: 24-01-030-140-067-00-0000 PT LT 11, BLK 101, PL 1, AS IN 741644	

1.3 Site Description

The site is located within the Town of Oakville municipal boundaries. Available site services include municipal water, municipal sewers, garbage, recycling, and green waste pick-up. Additional services available to the site via private or public utility corporations include hydro, natural gas (not to 87 Brookfield Road), telephone, and satellite television.

The site is currently improved with three (3) houses, two (2) garages, and one (1) shed.

2. Scope of Investigation

The objective of the assessment was to complete a Phase I ESA for the properties municipally referred to as 174 Lakeshore Road West, 87 Brookfield Road, and 91 Brookfield Road, Oakville, Ontario (site).

The primary purpose of the assessment was to:

- Determine the real or potential environmental liabilities;
- Reduce uncertainty about any potential contamination at the site;
- Characterise any liabilities of environmental concern;
- Assess environmental risks;
- Recommend remedial, risk management or risk assessment actions and determine general related costs, and
- Provide the basis for further investigation of the property based on the Phase I ESA findings.

As such, the objective of the assignment is as follows.

- To carry out a Phase I ESA for the site in accordance with the requirements of Ontario Regulation 153/04 as amended by Ontario Regulation 511/09.

2.1 Project Limitations

During the records review, GENVIAR relied on information obtained from municipal, provincial and independent sources as referenced in this report. Although the information was assessed for consistency, verification of the accuracy or the completeness of this third party information was not completed.

The site inspection was limited to the direct observation of visible and accessible locations.

This ESA report was prepared for 822403 Ontario Inc./Mara Canada Inc. for its exclusive use in the evaluation of the properties described as 174 Lakeshore Road West, 87 Brookfield Road, and 91 Brookfield Road, Oakville, Ontario (site). It is noted that site conditions, environmental or otherwise are not static and that this report documents the site conditions observed at the time of the site inspection.

3. Records Review

A records review provides site information regarding the physical setting, history of the site development and land use in connection with the site and adjacent properties. Information sources are summarized in the following table.

TABLE 2: RECORDS REVIEW SUMMARY

GENERAL	
SOURCE	RECORDS REVIEW RESULT
Phase I ESA Study Area Determination	Based on the physical setting of the site and surrounding properties, it was determined that the Phase I ESA Study Area would include properties within 250 m of the site boundaries. An EcoLOG Eris report record search was conducted for a 250 m radius of the site. A copy of the EcoLOG Eris report is located in Appendix A. Data bases and records not included in the EcoLOG Eris report were conducted specifically for the subject site.
First Developed Use Determination	Based on a review of various Might's Criss Cross City Directories (Oakville/Bronte and Metro Toronto) between 1958 to 1990, aerial photographs from 1934, 1967, and 1995, and an interview with a representative of the current owner, the site was developed for residential use by the mid to late 1960s. City directories indicate that in 1965, 87 Brookfield Road and 174 Lakeshore Road West were owned by Ben and Mildred Houghton and Gerald and Elaine Simpson, respectively. That year 91 Brookfield Road was listed as a residence, but no owner or tenant name was provided. The 1934 aerial photograph showed the Lakeshore Road West and Brookfield Road area as greenspace and agricultural fields. In the 1967 and 1995 aerial photos, the properties were being utilized for residential purposes.
Chain of Title/City Directory Review	The Chain of Title information indicates that the site owner is Mara Canada Inc. (formerly 822403 Ontario Inc.). 822403 Ontario Inc./Mara Canada Inc. has owned 174 Lakeshore Road West since 1989. From 1978 until 2007 Anette and Dirk Stam owned 87 Brookfield Road. 822403 Ontario Inc./Mara Canada Inc. purchased the property in 2007. From 1990 until 2008 889344 Ontario Inc. owned 91 Brookfield Road. 822403 Ontario Inc./Mara Canada Inc. purchased the property in 2008.
Environmental Reports	No previously completed environmental reports were available for review at the time of report preparation.
ENVIRONMENTAL SOURCE INFORMATION	
SOURCE	RECORDS REVIEW RESULT
EcoLOG ERIS Complete Database Report	An EcoLog/ERIS report (ERIS) tabulates the results of a search of provincial, federal, and private source databases which are considered relevant in the identification of possible environmental risks. The ERIS report is generated to provide environmental source information for the Phase I ESA Study Area (250 m radius of site boundaries). The ERIS report provided in Appendix A was completed with a search radius of 250 m from the centre of the site. The results of this report are summarized below.
National Pollutant Release Inventory (NPRI)	No NPRI records were located by EcoLOG ERIS for the site or within a 0.25 km radius of the site.
PCB Inventories	No National PCB inventory records were located for the site within a 0.25 km radius of the site by EcoLOG ERIS.

ENVIRONMENTAL SOURCE INFORMATION	
SOURCE	RECORDS REVIEW RESULT
Ministry of the Environment (MOE)	<ul style="list-style-type: none"> MOE Approvals (Certificates of Approval, Permit To Take Water, etc.) – no Certificates of Approval were located for the site. Five (5) records were located within a 0.25 km radius of the site. These records pertain to municipal sewage and water, and private sewage works. Freedom of Information (FOI) Requests - A FOI request was forwarded to the MOE for 174 Lakeshore Road West, 87 and 91 Brookfield Road, Oakville, Ontario. At the time of report preparation no response had been received. Should a response be received which would alter the conclusions of the report, an addendum to the Phase I ESA report will be issued. Waste Disposal Inventory – No waste disposal sites were identified on the site or within 0.25 km radius of the site.
Town of Oakville	A request was made to the Town of Oakville's Building Services Department for information related to the site, such as outstanding complaints or work orders, approvals for Sewer-Use By-law Discharge, and property use records. A response was not received by GENIVAR at the time of report preparation.
Inventory of Coal Gasification Plants	The inventory of coal gasification plants did not identify any historic coal gasification plants within a 250 m radius of the site.
Waste Management Records	The site is provided municipal waste disposal and recycling services by Halton Region. Waste management records are therefore not maintained for the site.
Technical Standards and Safety Authority	A request for information relating to underground or above ground storage tanks was forwarded to TSSA. The TSSA had no records in its database of any above or underground storage tanks relating to this site. The ERIS report identified one (1) Expired Facilities record within the Phase I Study Area relating to a fuel oil tank located to the west of the site.
Ministry of Natural Resources (MNR)	No Areas of Natural Significance (ANSI) were identified for the site or within 250 m of the site.
Environmental Incidents, Orders, Offences, Spills, Discharges of Contaminants, or Inspections	The ERIS report did not identify any records of this nature for the site. Seven (7) records were identified within a 0.25 km radius of the site. These records pertain to refrigerant emissions into the air, a diesel and transmission oil leak onto the ground, and a sewage leak into a nearby watercourse. The air emissions may have caused environmental impacts. These incidents occurred between 1994 and 2009.
Ontario Regulation 347 Waste Generators and Receivers Summary records	The ERIS report did not identify any records for the site. Seventeen (17) records were identified within 0.25 km of the site. These records pertain to photo processing wastes, pathological wastes, petroleum based waste oils, pharmaceuticals, and halogenated solvents.
Brownfields Environmental Site Registry	The ERIS report did not identify any Records of Site Condition for the site. One (1) record was listed within 250 m of the site. The record pertained to a property to the north of the site being redeveloped from commercial to residential. A Phase I and II ESA were completed for that property.
Ministry of the Environment (MOE) Waste Disposal Inventory	The ERIS report did not identify any waste disposal inventory records within the Phase I Study Area.
Scott's Manufacturing Directory	The ERIS report did not identify any records for the site. Two (2) records were identified for the Phase I Study Area. These records pertain to the manufacturing of clothing and household goods repair at one site and typesetting, platemaking, and commercial art/graphic design at the second site.
Pesticide Register	The ERIS report did not identify any records for the site. Three (3) records were identified for the Phase I Study Area. These records pertain to three pesticide vendors.

PHYSICAL SETTING SOURCES	
SOURCE	RECORDS REVIEW RESULT
Aerial Photographs	Historical Aerial Photographs from 1934, 1967, and 1995 were reviewed. Copies of the aerial photographs are contained in Appendix A. The 1934 aerial photograph showed the Lakeshore Road West and Brookfield Road area as greenspace and agricultural fields. In the 1967 and 1995 aerial photos, the properties were being utilized for residential purposes.
Topography, Hydrogeology, Geology	The site area consists of hilly topography with all three (3) properties sloping from west to east towards the small watercourse running along the eastern property boundaries. The site is located within the Iroquois Plain Physiographic Region which is a sand plain (Chapman and Putnam, 1984). Depth to bedrock is mapped at approximately 5 metres below ground surface. Recent mapping indicates the underlying bedrock consists of the Queenston Formation consisting predominantly of shale with siltstone, limestone, and sandstone interlayers. Quaternary geology mapping indicates the site is located in an area characterized by outwash and lacustrine sand. Based on the available geologic mapping, the site is located in an area of high susceptibility to groundwater contamination owing to the high permeability of the surficial soils. Thus, chemicals can infiltrate to the groundwater table and migrate at high rates and chemical attenuation will occur dominantly by dilution.
Fill Materials	No records indicate fill materials were imported to the site.
Water Bodies	Lake Ontario is located approximately 350 m to the south of the site and Sixteen Mile Creek is located approximately 800 m to the east of the site.
Well Records	The ERIS report did not identify any records for the site. Two (2) records were identified within a 0.25 km radius of the site. The well logs pertain to observation wells that extend between 4.6 m and 6.1 m below grade. The well stratigraphy describes the local soil as generally predominantly sand, silt, and clay material.
SITE OPERATING RECORDS	
Site Operating Records	The site is currently used as for residential purposes. Historically the site was used for agricultural and residential purposes. Based on the historic site land uses, the requirement for site operating records including regulatory permits, material safety data sheets, underground utility drawings, inventories of chemicals, inventory of above ground storage tanks or underground storage tanks, waste management records, environmental emergency response and contingency plans, an environmental audit report is not necessary.
Waste Management Records	The site is provided municipal waste disposal and recycling services by the Regional Municipality of Halton.

4. Interviews

An interview was conducted at the time of the site visit with Ms. Odete Cortinhas, representative of 822403 Ontario Inc./Mara Canada Inc.

Ms. Cortinhas indicated that she is a representative of 822403 Ontario Inc./Mara Canada Inc. Ms. Cortinhas was not sure when the houses were built and estimated that they were built in the last century. According to Ms. Cortinhas, the residences at 174 Lakeshore Road West and 91 Brookfield Road were renovated approximately 13 years ago. At that time those two properties were connected to natural gas for heating purposes. Ms. Cortinhas indicated that 87 Brookfield Road was not renovated and still utilized heating oil. To her knowledge there have never been any leaks in the heating oil fuel tank.

According to Ms. Cortinhas all three residences are connected to municipal water and sewers. To her knowledge there are no wells located on any of the properties.

Ms. Cortinhas indicated that a small watercourse runs along the eastern property boundaries. Ms. Cortinhas also indicated that to her knowledge, no fill has been imported to the site.

5. Site Reconnaissance

5.1 General Requirements

A site reconnaissance visit was conducted with a cursory inspection of adjacent properties from the site boundaries and publicly accessible areas on September 5, 2012. The site inspection lasted from approximately 9:15 am until 10:15 am. The weather was sunny and clear, and the temperature at the time of the visit was approximately 25 °C.

The site is comprised of three properties. Each property is improved with a residence and associated garage. The residences at 174 Lakeshore Road West and 87 Brookfield Road are currently occupied and only a portion of each residence (the basements) was available for inspection at the time of the site visit.

Site photographs are provided in Appendix B.

5.2 Specific Observations at Phase I Properties

The following table summarizes the specific site reconnaissance observations of 174 Lakeshore Drive, 87 Brookfield Road, and 91 Brookfield Road, Oakville, Ontario. For ease of discussion, the observations apply to all properties, unless otherwise indicated.

TABLE 3: SITE RECONNAISSANCE SUMMARY

GENERAL SITE FEATURES	
IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
Subject Site Structures and Improvements including Underground Structures	The site is currently improved with three (3) residences, two (2) garages, and one (1) shed.
Storage Tanks	One heating oil fuel tank was observed in the basement of 87 Brookfield Road. At the time of the site inspection the tank was observed to be in good condition with no rust or leaks. No evidence of other underground storage tanks including vent and fill pipes, ground depressions, and mounding were observed. No exterior above ground storage tanks were observed.
Potable Water Source	The site is serviced with municipal drinking water.
Underground Utilities and Corridors	The site is serviced with municipal drinking water and sewers which run underground. It is unknown if other underground utilities run under the site.
Building Features	The site is currently improved with three (3) residences, two (2) garages, and one (1) shed.
Stressed Vegetation	No evidence of stressed vegetation other than seasonal effects was observed.

GENERAL SITE FEATURES	
IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
Fill Material	No evidence of fill material was observed at the time of the site visit.
Potentially Contaminating Activity (refer to O. Reg. 153/04 as amended by O. Reg. 511/09 Schedule D, Table 2 for complete list of PCAs)	No potentially contaminating activities were observed on the site during the site reconnaissance.
Material Storage and Management	Household quantities of fuel and cleaning products were observed at two (2) of the three (3) residences.
Unidentified Substances	No evidence of unidentified substances that would have an impact to the environmental conditions at the site was observed.
Asbestos Containing Materials (ACMs)	Based on the age of the residence at 87 Brookfield Road, the presence of ACMs within it is possible. Upon visual inspection of the accessible areas of the residence no potential ACMs were observed.
Lead Containing Materials (LCMs)	Based on the age of the residence at 87 Brookfield Road, the presence of LCMs within it is possible. Upon visual inspection of the accessible areas of the residence no potential LCMs were observed.
SITE FEATURES	
Wells	No wells were observed on the site at the time of the site visit.
Sewage Works	The site was municipally serviced for sewage works.
Railway Lines and Spurs	No evidence of railway lines or spurs was observed at the site.
Stained Soil, Vegetation, or Pavement	No evidence of stained soil, vegetation, or asphalt surface stains was observed during the site reconnaissance.
ENHANCED INVESTIGATION PROPERTY	
Enhanced Investigation Property	The site is not currently, nor has historically been, used in whole or in part for an industrial use or for the following commercial uses; garage, bulk liquid dispensing facility (including gasoline outlet) or dry cleaning operation. As such, this site is not considered an enhanced investigation property.

5.3 Observations within the Phase I Study Area

As part of the site reconnaissance a visual inspection of adjacent properties and properties located within a 0.25 km radius of the subject site was conducted from the boundaries of the subject site and from publicly accessible areas to identify any potentially contaminating activities. At the time of the site reconnaissance, land use within the Phase I Study Area was mixed residential and commercial consisting of the following:

PROPERTIES WITHIN PHASE I STUDY AREA
<ul style="list-style-type: none"> • North: Lakeshore Road West, commercial. • South: Residential. • East: Residential, commercial. • West: Brookfield Road, residential.

Based on a visual inspection of the properties within a 0.25 km radius of the subject site from publically accessible locations, potentially contaminating activities were identified as follows:

POTENTIALLY CONTAMINATING ACTIVITY – PHASE I STUDY AREA (Refer to O. Reg. 153/04 as Amended By O. Reg. 511/09 Schedule D, Table 2 for Complete List of PCAs)	
Commercial Auto Body Shop	A Meineke auto body shop is located approximately 200 m to the east of the site. This activity is unlikely contributing to an area of Potential Environmental Concern with respect to the site.

5.4 Written Description of Investigation

The written description of the investigation and reconnaissance are documented throughout Section 5 with areas of environmental concern identified and discussed in Section 6 below.

6. Review and Evaluation of Information

6.1 Current and Past Uses

The Phase I ESA investigation has determined that 174 Lakeshore Road West, 87 Brookfield Road, and 91 Brookfield Road have been utilized for residential purposes since approximately the mid 1960s. According to aerial photographs in 1934 the Lakeshore Road West and Brookfield Road area was greenspace and agricultural fields. In the 1967 and 1995 aerial photos, the properties were being utilized for residential purposes. City directory records for Oakville/Bronte and Metro Toronto indicate that 174 Lakeshore Road West and 87 and 91 Brookfield Road were utilized for residential purposes in 1965. The following table summarizes the current and historic property use development.

TABLE 4: CURRENT AND HISTORIC PROPERTY USE DEVELOPMENT

SITE	PERIOD	LAND USE
174 Lakeshore Road West	• ~1934 - ~mid 1960s	• Agricultural
87 Brookfield Road	• ~mid 1960s - present	• Residential
91 Brookfield Road		

6.2 Potentially Contaminating Activity

Potentially Contaminating Activities on the Phase I Property or within the Phase I Study Area that may be contributing to an area of Potential Environmental Concern on, in, or under the Phase I Property are summarized below.

TABLE 5: POTENTIALLY CONTAMINATING ACTIVITIES – PHASE I STUDY AREA

POTENTIALLY CONTAMINATING ACTIVITY – PHASE I STUDY AREA (Refer to O. Reg. 153/04 as Amended By O. Reg. 511/09 Schedule D, Table 2 for Complete List of PCAs)	
PHASE I PROPERTIES	
No potentially contaminating activities were identified on the site during this assessment.	
PHASE I STUDY AREA	
Commercial Auto Body Shop	A Meineke auto body shop is located approximately 200 m to the east of the site. This activity is unlikely contributing to an Area of Potential Environmental Concern with respect to the site.

6.3 Areas of Potential Environmental Concern

Areas of Potential Environmental Concern were not identified on or adjacent to the site.

6.4 Phase I Conceptual Site Model

Figures

Phase I Conceptual Site Model figures are presented in Figures 2 and 3. The figures present the following information for the Phase I Properties and Phase I Study Area properties (i.e. properties located within a 0.25 km radius of the subject site).

- Any existing buildings and structures (Figure 2);
- Water bodies located in whole, or in part, on the Phase I Study Area (Figures 2 and 3);
- Areas of natural significance located in whole, or in part, on the Phase I Study Area (none present);
- Drinking water wells at the Phase I Property (none present);
- Roads, including names, within the Phase I Study Area (Figures 2 and 3);
- Uses of properties adjacent to the Phase I Property (Figure 3);
- Areas where any Potentially Contaminating Activity has occurred, including location of any tanks (Figures 2 and 3);
- Areas of Potential Environmental Concern (none present).

Potentially Contaminating Activity

Potentially Contaminating Activities on, or potentially affecting, the Phase I Site are discussed in Section 6.2.

Potential Environmental Concern or Potential Contaminant of Concern

Section 6.3 indicates that no areas of Potential Environmental Concern occur on the Phase I Site.

Impact of Underground Utilities

Underground utilities have the potential to affect contaminant distribution and transport if present. The site is municipally serviced for water and sewers and therefore subsurface pathways for contaminant movement area present. However, no potentially contaminating activities were identified on the site. The

closest off-site potentially contaminating activity is an auto body shop located about 200 m to the east of the site.

Geological and Hydrogeological Information

The site area consists of hilly topography. The site is located within the Iroquois Plain Physiographic Region which is a sand plain (Chapman and Putnam, 1984). Depth to bedrock is mapped at approximately 5 metres below ground surface. Recent mapping indicates the underlying bedrock consists of the Queenston Formation consisting predominantly of shale with siltstone, limestone, and sandstone interlayers. Quaternary geology mapping indicates the site is located in an area characterized by outwash and lacustrine sand. Based on the available geologic mapping, the site is located in an area of high susceptibility to groundwater contamination owing to the high permeability of the surficial soils. Thus, chemicals can infiltrate to the groundwater table and migrate at high rates and chemical attenuation will occur dominantly by dilution.

Uncertainty and Absence of Information

During the records review, GENIVAR relied on information obtained from municipal, provincial, and independent sources as referenced in this report. Although the information was assessed for consistency, verification of the accuracy or the completeness of this third party information was not completed.

GENIVAR made reasonable inquiries to obtain reasonably accessible information for this assessment as required by O. Reg. 153/04 as amended by O. Reg. 511/09 Schedule D Table 1: Mandatory Requirements for Phase I Environmental Site Assessment Reports. All responses to information requests were received prior to completion of this report, with the exception of the MOE Freedom of Information (FOI) request and the Town of Oakville information request. Should a response be received after the release of this report which affects the conclusions stated in this report, an addendum will be issued. The evaluation provided in this report reflects our best judgement in light of the information available at the time of report preparation.

7. Conclusions and Recommendations

A Phase I Environmental Site Assessment (ESA) was conducted for the properties municipally designated as 174 Lakeshore Road West, 87 Brookfield Road, and 91 Brookfield Road, Oakville, Ontario (site). The objective of the assessment was to determine any real or potential environmental liabilities associated with the site through the completion of a historical records review and a site reconnaissance visit. The results of the Phase I ESA are documented in this report and reflect site conditions observed at the time of the site reconnaissance visit.

Based on the historical records review and an interview with a representative of the current property owner, the site was developed for residential use since approximately the mid 1960s. According to aerial photographs in 1934 the Lakeshore Road West and Brookfield Road area was greenspace and agricultural fields. In the 1967 and 1995 aerial photos, the properties were being utilized for residential purposes. City directory records for Oakville/Bronte and Metro Toronto indicate that 174 Lakeshore Road West and 87 and 91 Brookfield Road were utilized for residential purposes in 1965.

No asbestos containing materials or lead containing materials were identified during the site reconnaissance visit, but may be present owing to the age of the structures.

Based upon the information obtained during the records search, site reconnaissance visit, and interview process, we concluded that there was a low potential for environmental concern at the site on September 5, 2012. We further conclude that based on the findings no subsurface investigation of the site is warranted at this time with respect to soil and/or groundwater quality.

8. Qualifier

This assignment is limited to a data assessment, site inspection, and preliminary analysis of potential areas of contamination. During this assessment, GENIVAR has relied on information obtained from sources as referenced in this report. Verification of the accuracy or completeness of this third-party information was not completed.

Site characterization was limited to the direct observation of visible and accessible locations. Subsurface investigations, sampling, and laboratory analyses were not completed as part of this assessment.

This Phase I Environmental Site Assessment is prepared 822403 Ontario Inc./Mara Canada Inc. solely for its exclusive use in the evaluation of 174 Lakeshore Road West, 87 Brookfield Road, and 91 Brookfield Road, Oakville, Ontario. It is understood that site conditions, environmental or otherwise, are not static and that this report documents site conditions at the time of the assessment.

The conclusions provided in this report reflect our best judgement in light of the information available at the time of report preparation. Any use, which a third party makes of this report, or any reliance on or any decisions made based on it, is the responsibility of such third parties. GENIVAR accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. If site conditions are observed to be different from those reported, please contact us.

9. Signatures

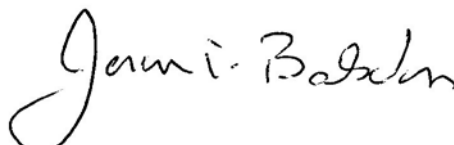
GENIVAR carried out this Phase I ESA and confirms the findings and conclusions presented in this report.

Report prepared by:
GENIVAR Inc.



Colleen E. Barfoot, B. Sc.
Project Manager

Reviewed by:

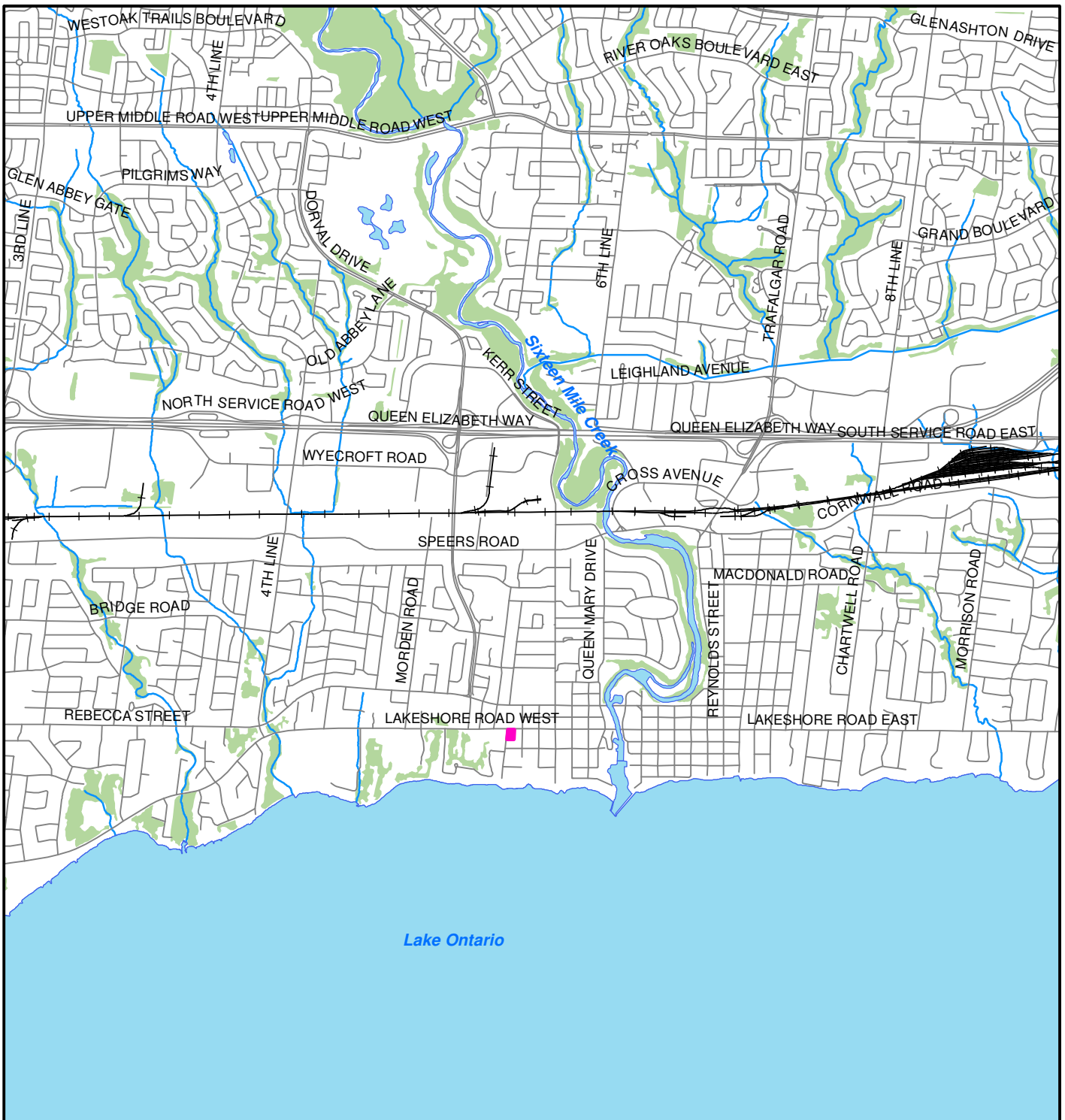


Jason T. Balsdon, M.A.Sc., P.Eng.
Consulting Engineer – Environment

10. References

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- Ontario Base Map (OBM) 30 M/5, Surveys and Mapping Branch, Department of Energy, Mines, and Resources, 1988. Hamilton-Burlington Area, ON. Scale 1:50,000.
- Ontario Geological Survey. 1991. Bedrock Geology of Ontario, Southern Sheet. Ontario Geological Survey. Map 2544. Scale 1:1,000,000.
- Ontario Regulation 153/04, 2004 – Records of Site Condition (As Amended by Ontario Regulation 511/09, 2009).

Figures



LEGEND

- Approximate Site Boundary
- Waterbodies
- Wooded Area
- Watercourse
- Roads
- Railway



Data Source: Ministry of Natural Resources,
Ontario Base Mapping, July 2012.



LOCATION MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT
 174 Lakeshore Road West
 87 and 91 Brookfield Road
 Oakville, Ontario
 For: 822403 Ontario Inc. / Mara Canada Inc.

DATE: SEPTEMBER 2012

SCALE: 1:40000

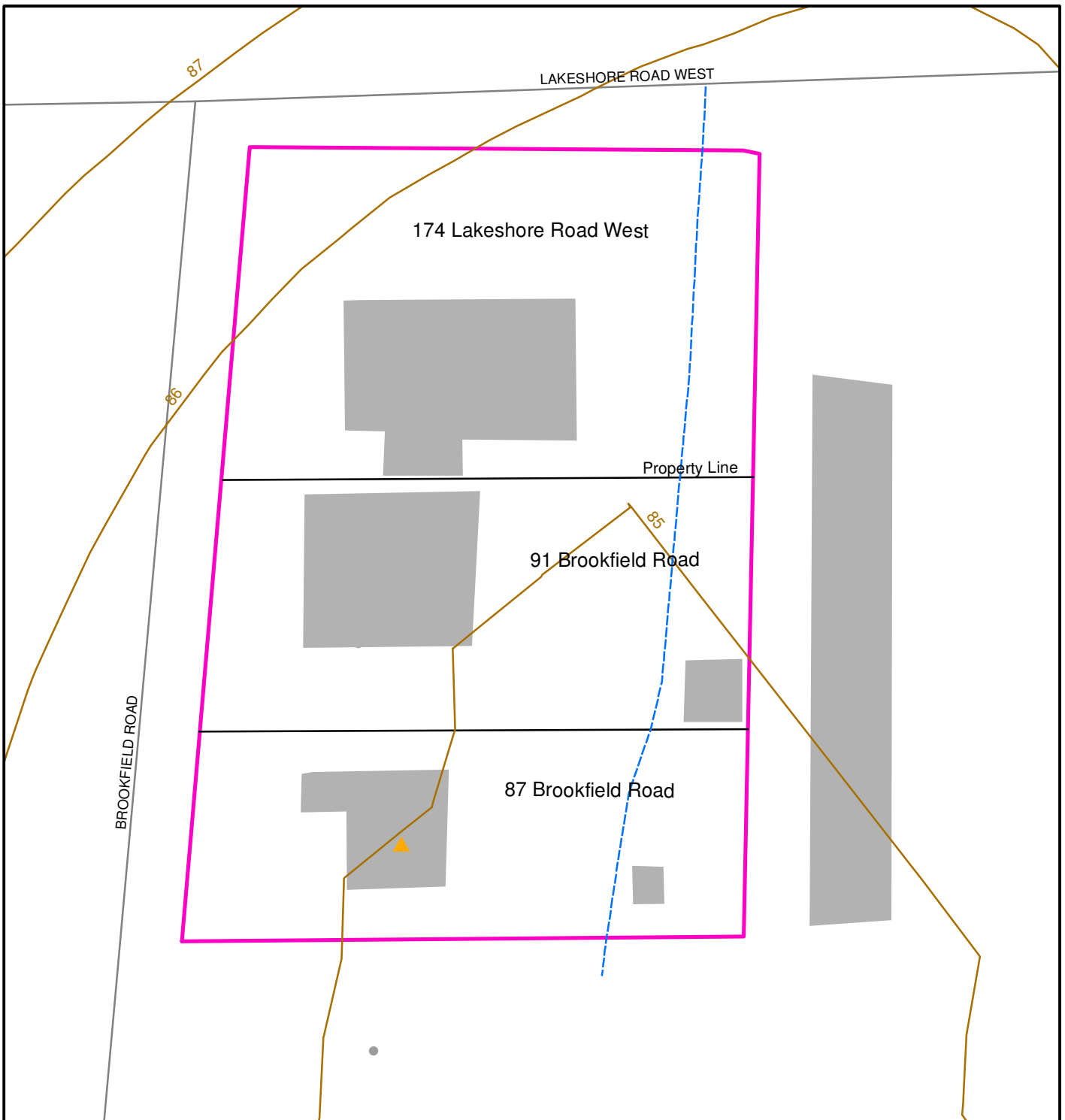
PROJECT: 121-22769-00

FILE. NO.: 121-22769-00F1



FIGURE

1



LEGEND

- Approximate Site Boundary
- Buildings
- 1 Metre Interval Topographic Contours (mASL)
- Property Line
- Roads
- Approximate Location of Watercourse
- ▲ Approximate UST Location



Data Source: Ministry of Natural Resources,
Ontario Base Mapping, July 2012.

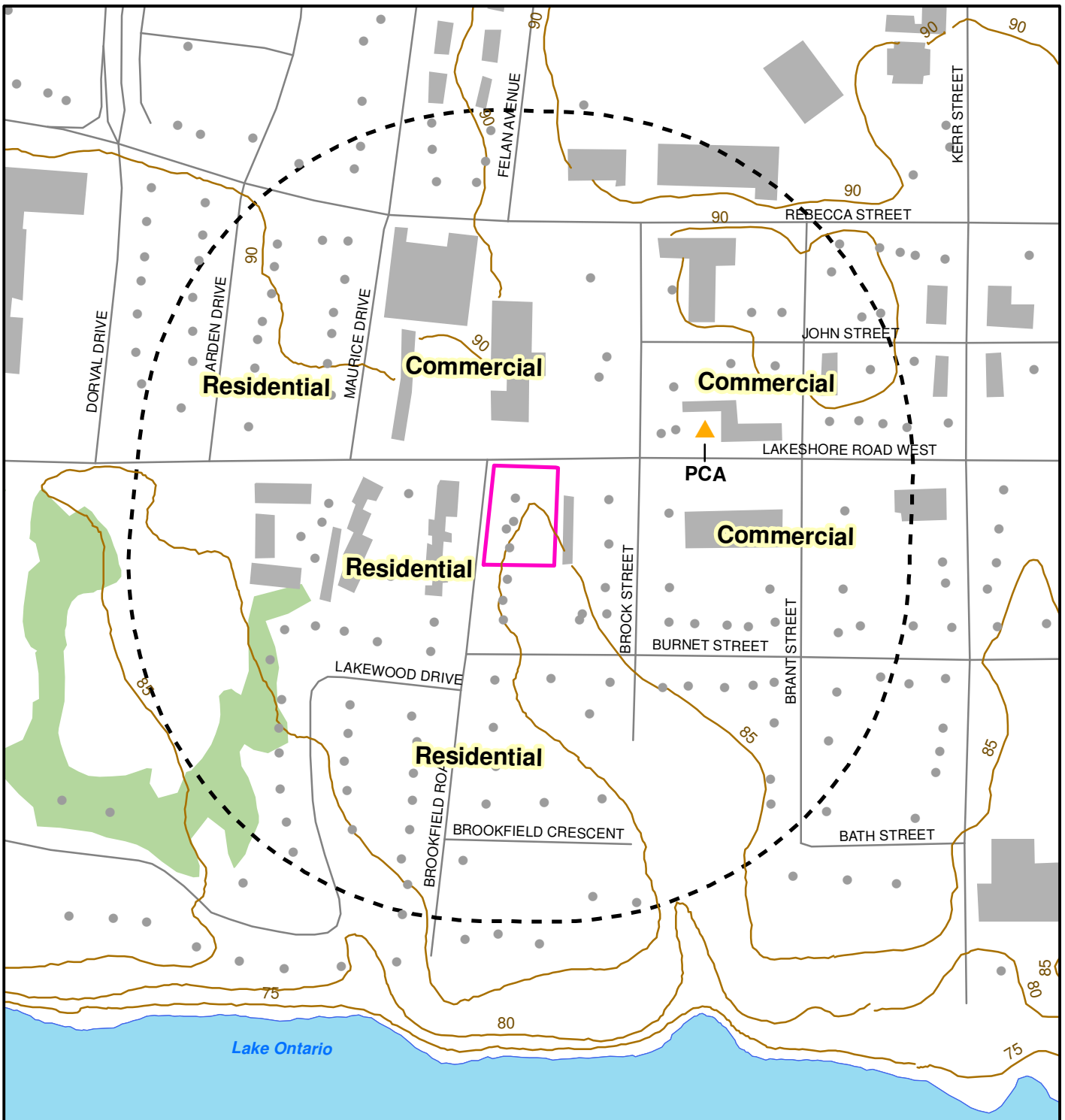
PHASE I ESA CONCEPTUAL SITE MODEL

PHASE I ENVIRONMENTAL SITE ASSESSMENT
174 Lakeshore Road West
87 and 91 Brookfield Road
Oakville, Ontario
For: 822403 Ontario Inc. / Mara Canada Inc.









DATE: SEPTEMBER 2012	SCALE: 1:500
PROJECT: 121-22769-00	FILE. NO.:121-22769-00F2



FIGURE
2



LEGEND

-  Approximate Site Boundary
-  250 m Setback / Buffer
-  Buildings
-  Waterbodies
-  Wooded Area
-  5 Metre Interval Topographic Contours (mASL)
-  Roads
-  PCA (Commercial Auto Body Shop)



Data Source: Ministry of Natural Resources,
Ontario Base Mapping, July 2012.



**PHASE I ESA CONCEPTUAL
STUDY AREA MODEL**

PHASE I ENVIRONMENTAL SITE ASSESSMENT
174 Lakeshore Road West
87 and 91 Brookfield Road
Oakville, Ontario
For: 822403 Ontario Inc. / Mara Canada Inc.

DATE: SEPTEMBER 2012

SCALE: 1:4000

PROJECT: 121-22769-00

FILE. NO.:121-22769-00F3



FIGURE

3

Appendices

Appendix A

EcoLOG ERIS Report Aerial Photographs



Canada's Primary Environmental Risk Information Service

Project Site: Phase I ESA-174 Lakeshore Drive West, 87 and 91
Brookfield Road, Oakville, ON
174 Lakeshore Road West
Oakville, ON

Client: Colleen Barfoot
Genivar Inc.
1091 Gorham Street
Newmarket, ON L3Y8X7

ERIS Project No: 20120827032

Report Type: Custom Report - .25km Search Radius

Prepared By: Shermin Haider
shaider@eris.ca

Date: September 06, 2012

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Order Number: 20120827032
Site Name: Phase I ESA-174 Lakeshore Drive West, 87 and 91 Brookfield Road, Oakville, C
Site Address: 174 Lakeshore Road West Oakville, ON
Report Type: Custom Report, 0.25 km Search Radius

	<u>Section</u>
Report Summary <i>This outlines the number of records from each database that fall on the site, and within various distances from the site.</i>	i
Site Diagram <i>The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.</i>	ii
Site Profile <i>This table describes the records that relate directly to the property that is being researched.</i>	iii
Detail Report <i>This section represents information, by database, for the records found within the primary search radius. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.</i>	iv
	<u>Page</u>
Certificates of Approval	1
Compliance and Convictions	9
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Ontario Regulation 347 Waste Generators Summary	13
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Water Well Information System	21

Appendix: Database Descriptions

Report Summary

Order Number: 20120827032

Site Name: Phase I ESA-174 Lakeshore Drive West, 87 and 91 Brookfield Road, Oakville, ON

Site Address: 174 Lakeshore Road West Oakville, ON

Report Type: Custom Report, 0.25 km Search Radius

Number of Mappable Records Surrounding the Site

Database	Selected	On-site	Within 0.25	0.25km to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	5	5
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
COAL	Coal Gasification Plants	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	11	11
EIIS	Environmental Issues Information System	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	1	1
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Storage Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	17	17
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	Y	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0

Report Summary

Order Number: 20120827032

Site Name: Phase I ESA-174 Lakeshore Drive West, 87 and 91 Brookfield Road, Oakville, ON

Site Address: 174 Lakeshore Road West Oakville, ON

Report Type: Custom Report, 0.25 km Search Radius

Database	Selected	On-site	Within 0.25	0.25km to 0.25km	Total	
ORD	Orders	Y	0	0	0	
PAP	Canadian Pulp and Paper	Y	0	0	0	
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0	
PES	Pesticide Register	Y	0	3	3	
PINC	TSSA Pipeline Incidents	Y	0	0	0	
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0	
PTTW	Permit to Take Water	Y	0	0	0	
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0	
RSC	Record of Site Condition	Y	0	1	1	
RST	Retail Fuel Storage Tanks	Y	0	0	0	
SCT	Scott's Manufacturing Directory	Y	0	2	2	
SPL	Ontario Spills	Y	0	7	7	
SRDS	Wastewater Discharger Registration Database	Y	0	0	0	
TANK	Anderson's Storage Tanks	Y	0	0	0	
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0	
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0	
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0	
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0	
WWIS	Water Well Information System	Y	0	2	2	
TOTAL			0	49	0	49

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.



Pinpointing Your Environmental Risks

80 Valleybrook Dr, Toronto, ON M3B 2S9
416-510-5204

Project Property: Phase I ESA-174 Lakeshore Drive West, 87 and
91 Brookfield Road, Oakville, ON
174 Lakeshore Road West
Oakville, ON

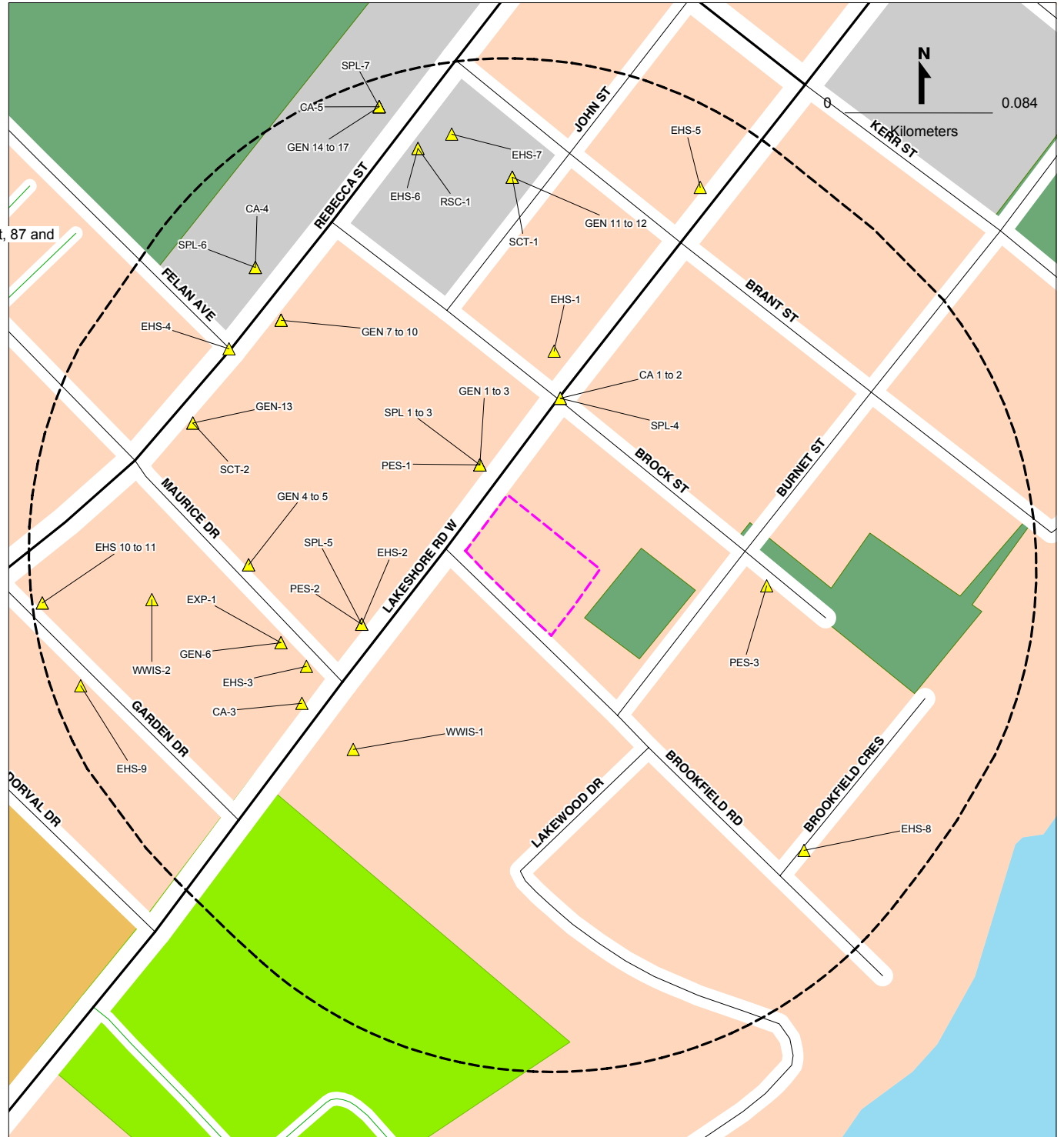
ERIS Project #: 20120827032

Date: SEP-06-2012

LEGEND

- | | |
|--------------------------------------|--------------------------------|
| Project Property | Landuse Classifications |
| Database Location | Open Area |
| Points of Interest | Residential |
| Chimney | Commercial |
| Silo | Resource and Industrial |
| Pipe & Transmission Lines | Government and Institutional |
| Pipeline | Parks and Recreational |
| Transmission Line | Waterbody |
| Transmission Tower | Recreation |
| Transformer Station | Golf Course/Driving Range |
| Rail | Park/Sports Field |
| Railway - Main | Other Recreation Area |
| Railway - Sidetrack | Sports/Race Track |
| Railway - Abandoned | Cemetery |
| Bridge | Campground |
| Tunnel | Vegetation |
| Transportation - Other | Wooded Area |
| Embankment | Orchard |
| Trail | Vineyard |
| Runway | Industrial Resources |
| Hydrographic Features | Conveyor |
| Permanent Waterway | Crane: Moveable |
| Intermittent Waterway | Crane: Stationary |
| Open Reservoir | Tank |
| Dyke/Levee | Rock Cut |
| Dam | Auto Wrecker |
| Breakwall | Lumber Yard |
| Wetland | Pit |

SITE DIAGRAM



This diagram is to be used solely for relative street location purposes. It may not accurately portray street or site positions.

Site Report

Order Number: 20120827032

Site Name: Phase I ESA-174 Lakeshore Drive West, 87 and 91 Brookfield Road, Oakville, O

Site Address: 174 Lakeshore Road West Oakville, ON

Report Type: Custom Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

A search has been conducted for this site (address) and company name. No records were found, within the database(s) selected, that meet either of these criteria.

Detail Report

Order Number: 20120827032

Site Name: Phase I ESA-174 Lakeshore Drive West, 87 and 91 Brookfield Road, Oakville, ON

Site Address: 174 Lakeshore Road West Oakville ON

Report Type: Custom Report, 0.25 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIS representative.

Certificates of Approval

Compliance and Convictions

ERIS Historical Searches

List of TSSA Expired Facilities

Ontario Regulation 347 Waste Generators Summary

Pesticide Register

Record of Site Condition

Scott's Manufacturing Directory

Ontario Spills

Water Well Information System

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-1	R.M. OF HALTON	BROCK ST/LAKESHORE RD. OAKVILLE TOWN	3-1218-95-	95	8/25/1995	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
CA-2	R.M. OF HALTON	BROCK ST/LAKESHORE RD. OAKVILLE TOWN	7-0872-95-	95	8/25/1995	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
CA-3	Grandview Living Inc.	205 Lakeshore Rd W Oakville L6J 0A8	6931-8MLHKL	2011	10/19/2011	Municipal and Private Sewage Works	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
CA-4	The Regional Municipality of Halton	171 Rebecca St Oakville	5107-7HVNTZ	2008	9/16/2008	Municipal and Private Sewage Works	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-5	R.M. OF HALTON	133 REBECCA ST/FELAN AVE. OAKVILLE L6K 1J4	3-1685-98-	98	11/18/1998	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	VAN WIEREN GENERAL CONTRACTING	REBECCA ST. OAKVILLE TOWN	3-1914-87-	87	10/21/1987	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	R.M. OF HALTON MAPLEGROVE RD.	LAKESHORE RD. OAKVILLE TOWN	3-2176-87-	87	12/23/1987	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	336560 ONTARIO LTD.	EASEMENT JOHN STREET HALTON HILLS TOWN	3-1545-86-	86	10/17/1986	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a	OAKVILLE TOWN	LAKESHORE RD. W. OAKVILLE TOWN	3-1556-86-	86	10/22/1986	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	R.M. OF HALTON LAKESHORE RD.	EASEMENT LAKESHORE RD. OAKVILLE TOWN	3-0251-86-	86	9/4/1987	Municipal sewage	Cancelled	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	BRONTE CREEK DEVELOPMENTS LTD.	LAKESHORE R. W. P.S. FORCEMAIN OAKVILLE TOWN	3-0371-88-	88	4/6/1988	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	R.M. OF HALTON	LAKESHORE RD. OAKVILLE TOWN	7-1294-86-	86	11/4/1986	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a	R.M. OF HALTON	JOHN STREET WEST HALTON HILLS TOWN	7-1044-87-	87	7/18/1987	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	VAN WIEREN GENERAL CONTRACTING LTD.	REBECCA STREET OAKVILLE TOWN	7-1595-87-	87	10/21/1987	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	R.M. OF HALTON	KERR ST/BATH ST/REBECCA ST. OAKVILLE TOWN	3-1258-95-	95	9/11/1995	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	R.M. OF HALTON	BRANT ST/LAKESHORE RD/BATH ST. OAKVILLE	3-0474-98-	98	5/7/1998	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a	R.M. OF HALTON	BRANT ST/LAKESHORE RD/BATH ST. OAKVILLE	7-0306-98-	98	5/7/1998	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	R.M. OF HALTON	MAURICE DRIVE (R.O.W.) OAKVILLE TOWN	7-0167-96-	96	4/1/1996	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	R.M. OF HALTON	MAURICE DRIVE (R.O.W.) OAKVILLE TOWN	3-0190-96-	96	4/1/1996	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	REG.MUN.OF HALTON	LAKESHORE RD. OAKVILLE	7-0446-85- 006	85	6/21/85	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a	APPLEBY COLLEGE	LAKESHORE RD. W. OAKVILLE	7-0467-85- 006	85	6/21/85	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	TOWN	LAKESHORE RD. OAKVILLE	3-0836-85- 006	85	8/9/85	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	R.M. OF HALTON	LAKESHORE RD. OAKVILLE TOWN	3-0907-85- 866	85	1/9/87	Municipal sewage	Received in 1985, Issued in 1986	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a		Brock Street Halton Hills	7023-4XXQZP	01	7/6/01	Municipal & Private sewage	Approved	New Certificate of Approval
			Client Name: Corporation of the Regional Municipality of Halton Client Address: 1151 Bronte Road Client City: Oakville Client Postal Code: L6M 3L1 Project Description: Construction of sanitary sewers on Brock Street from Main Street South to Victoria Avenue. Contaminants: Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a		Lakeshore Road Oakville	4104-4NPNGU	00	8/31/00	Municipal & Private water	Approved	New Certificate of Approval
			Client Name:	Corporation of the Regional Municipality of Halton				
			Client Address:	1151 Bronte Road				
			Client City:	Oakville				
			Client Postal Code:	L6M 3L1				
			Project Description:	Construction of watermains on Lakeshore Road West from Burloak Road to Mississaga Street				
			Contaminants:					
			Emission Control:					
n/a		Rebecca Street Oakville	0666-4TRR9H	01	2/14/01	Municipal & Private water	Approved	New Certificate of Approval
			Client Name:	Corporation of the Regional Municipality of Halton				
			Client Address:	1151 Bronte Road				
			Client City:	Oakville				
			Client Postal Code:	L6M 3L1				
			Project Description:	Replacement of a cast iron 150mm watermain with a 300mm watermain on Rebecca Street				
			Contaminants:					
			Emission Control:					
n/a	The Regional Municipality of Halton	Lakeshore Road Oakville	2073-7CTHD8	2008	3/18/2008	Municipal and Private Sewage Works	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
n/a	The Corporation of the Town of Oakville	Lakeshore Rd W Oakville	3876-7GMQRA	2008	7/18/2008	Municipal and Private Sewage Works	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a	West Oakville Down Town Homes Inc.	Garden Drive Oakville	7036-82XS9Y	2010	2/24/2010	Municipal and Private Sewage Works	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	The Regional Municipality of Halton	From Lakeshore Road to Burnet Rd Oakville	7389-7UGHKF	2009	8/4/2009	Municipal and Private Sewage Works	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					

Compliance and Convictions

Map Key	Company	Address	File No.	Crown Brief No.	Ministry District	Region
n/a	LOBLAWS SUPERMARKETS LIMITED			02-0108-0749	YORK-DURHAM	CENTRAL REGION
Description: STORE AND DISPLAY PESTICIDE IN MANNER LIKELY TO BRING IT INTO CONTACT WITH FOOD.						
			<u>Date Charged</u>	<u>Fine</u>	<u>Act/Regulation/Section</u>	<u>Charge Disposition</u>
			3/24/2003	\$7000	PA 914 125(C)	FINED

ERIS Historical Searches

Map Key	Company	Address	Order No.	Report Date	Report Type	Search Radius (km)
EHS-1		147 Lakeshore Ave W Oakville	20120221002	2/24/2012	Standard Report	0.25
			Addit. Info Ordered:			
EHS-2		183 Lakeshore Road West Oakville L6K 1E7	20070625003	7/4/2007	CAN - Complete Report	0.25
			Addit. Info Ordered:			
EHS-3		108 Maurice Drive Oakville	20101206022	12/15/2010	Standard Report	0.25
			Addit. Info Ordered:			
EHS-4		Felan Avenue and Rebecca Street Oakville	20091114001	11/19/2009	Custom Report	0.35
			Addit. Info Ordered:			
EHS-5		121 Lakeshore Road West Oakville L6K 1E2	20060206014	2/15/2006	Complete Report	0.25
			Addit. Info Ordered:	Fire Insur. Maps and/or Site Plans; Title Search		
EHS-6		140 Rebecca Street Oakville L6K 1J5	20080514041	5/26/2008	Complete Report	0.25
			Addit. Info Ordered:	Fire Insur. Maps And /or Site Plans; Title Search		
EHS-7		140 Rebecca Street Oakville L6K 1J5	20110120024	1/21/2011	Site Report	0.25
			Addit. Info Ordered:			
EHS-8		182 Brookfield Crescent Oakville L6K 1A9	20101116001	11/24/2010	Standard Report	0.25
			Addit. Info Ordered:	Fire Insur. Maps and/or Site Plans		
EHS-9		126 and 130 Garden Drive Oakville	20080312002	3/17/2008	Complete Report	0.25
			Addit. Info Ordered:	Fire Insur. Maps And /or Site Plans; City Directory		
EHS-10		135 Garden Drive Oakville L6K 2W4	20060920018	9/29/2006	Complete Report	0.25
			Addit. Info Ordered:	Fire Insur. Maps And /or Site Plans; Title Search		

ERIS Historical Searches

Map Key	Company	Address	Order No.	Report Date	Report Type	Search Radius (km)
EHS-11		135 Garden Drive Oakville	20090226006	3/3/2009	Standard Report	0.25

Addit. Info Ordered:

List of TSSA Expired Facilities

Map Key	Company	Address	Instance ID	Instance Number	Context	Status:
EXP-1	STANLEY CUTTS	114 MAURICE DR OAKVILLE L6K 2W7	309923	40946278	FS Fuel Oil Tank	EXPIRED
			Description:	Fuel Oil Tank		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-1	NATIONAL GROCERS COMPANY	LOBLAWS SUPERMARKETS LTD. 173 LAKESHORE AVENUE WEST OAKVILLE	6571	CAMERA/PHOTO. SUPPLY	264	PHOTOPROCESSING WASTES
			Generator #:	ON0129119		
			Approval Yrs:	98,99,00,01		
GEN-2	NATIONAL GROCERS CO.	173 LAKESHORE AVENUE WEST OAKVILLE	6571	CAMERA/PHOTO. SUPPLY	264	PHOTOPROCESSING WASTES
			Generator #:	ON0129119		
			Approval Yrs:	95,96,97		
GEN-3	FORD MOTOR COMPANY OF CANADA	173 LAKESHORE ROAD WEST OAKVILLE L6K 1E7	0000	*** NOT DEFINED ***		
			Generator #:	ON0000217		
			Approval Yrs:	92,93,94		
GEN-4	HALTON REGIONAL HEALTH DEPARTMENT	123 MAURICE DRIVE OAKVILLE L6K 2W6	8635	PUB. HEALTH CLINICS	312	PATHOLOGICAL WASTES
			Generator #:	ON0277111		
			Approval Yrs:	90,98,00,01		
GEN-5	HALTON REGIONAL HEALTH DEPARTMENT 19-492	123 MAURICE DRIVE OAKVILLE L6K 2W6	8635	PUB. HEALTH CLINICS	312	PATHOLOGICAL WASTES
			Generator #:	ON0277111		
			Approval Yrs:	92,93,94,95,96,97		
GEN-6	Succession Development Corporation	114 Maurice Drive Oakville L6K 2W7			251	Waste oils/sludges (petroleum based)
			Generator #:	ON8294128		
			Approval Yrs:	As of Apr 2012		
GEN-7	CMLHealthCare	170 Rebecca Oakville L6K 1J6			312	Pathological wastes
			Generator #:	ON9039798		
			Approval Yrs:	As of Apr 2012		
GEN-8	Stanton Medicine Professional Corporation	170 Rebecca Street, Unit D Oakville L6K 1J6			312	Pathological wastes
			Generator #:	ON7994867		
			Approval Yrs:	As of Apr 2012		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-9	Dr. P. Pao/Dr. D. Feldman	170A Rebecca Street Oakville L6K 1J6			261	Pharmaceuticals
					312	Pathological wastes
			Generator #:	ON7637257		
			Approval Yrs:	As of Apr 2012		
GEN-10	CMLHealthCare	170 Rebecca Oakville L6K 1J6	621510	Medical and Diagnostic Laboratories	312	PATHOLOGICAL WASTES
			Generator #:	ON9039798		
			Approval Yrs:	2009		
GEN-11	IDEASMITHS	133 JOHN STREET OAKVILLE L6K 1H3	2819	OTHER COMM. PRINTING	264	PHOTOPROCESSING WASTES
			Generator #:	ON1852800		
			Approval Yrs:	94,95,96,97,98,99		
GEN-12	IDEASMITHS (OUT OF BUSINESS)	133 JOHN STREET OAKVILLE L6K 1H3	2819	OTHER COMM. PRINTING	264	PHOTOPROCESSING WASTES
			Generator #:	ON1852800		
			Approval Yrs:	00,01		
GEN-13	MOUNT ROYAL LAUNDROMAT	180 REBECCA STREET OAKVILLE L6K 1J6	9729	OTHER LAUND. SERV.	241	HALOGENATED SOLVENTS
			Generator #:	ON2096100		
			Approval Yrs:	95,96,97,98,99,00,01,02,03, 04,05		
GEN-14	OAKVILLE, OF TOWN	OAKVILLE ARENA 133 REBECCA STREET OAKVILLE L6K 1J4	711319	Sports Stadiums & Other Presenters with Fac.	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0174114		
			Approval Yrs:	03,04,05,06,07,08		
GEN-15	OAKVILLE, OF TOWN	OAKVILLE ARENA 133 REBECCA STREET OAKVILLE L6K 1J4			252	Waste crankcase oils and lubricants
			Generator #:	ON0174114		
			Approval Yrs:	As of Apr 2012		
GEN-16	OAKVILLE, OF TOWN	OAKVILLE ARENA 133 REBECCA STREET OAKVILLE L6K 1J4	711319	Sports Stadiums and Other Presenters with Facilities	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0174114		
			Approval Yrs:	2009		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-17	OAKVILLE, OF TOWN	133 REBECCA STREET OAKVILLE L6K 1J4	8371	TRANSPORTATION ADMIN.	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0174114		
			Approval Yrs:	99,00,01		

Pesticide Register

Map Key	Company	Address	Licence No.	Licence Type
PES-1	LOBLAWS LIMITED	173 LAKESHORE R W OAKVILLE L6K 1E7	23-01-08631-0	Limited Vendor
PES-2	LOBLAWS LIMITED C.O.B. AS "LOBLAWS" STORE #168-2	183 LAKESHORE ROAD WEST OAKVILLE L6K 1E7		Vendor
PES-3	ALL-PEST CONTROL SERVICES INC	58 BROCK ST OAKVILLE L6K 3S6		

Record of Site Condition

Map Key	Company	Address	Date Submitted	Date Acknowledg.	Date Returned	Certification Date	Soil Type	Restoration Type
RSC-1	Rebecca Street Developments Inc.	140 REBECCA ST, OAKVILLE, ON, L6K 1J5, L6K 1J5	3-Mar-11			5-Jun-08		
			Registration #: 97919 Stratified (Y/N): Criteria: Consultant: District Office: OAKVILLE Intended Prop Use: Residential Current Property Use: Commercial Certificate Prop Use #: No CPU Applicable Standards: Full Depth Site Conditions Standard, with Nonpotable Ground Water, Medium/Fine Textured Soil, for Residential/Parkland/Institutional property use Legal Description: LTS 5 & 8, PT LTS 6 & 7, BLK 61, PL1, PT 4, 20R13469; OAKVILLE Prop. Identification #: 24820-0139(LT) Entire legal prop. (y/n): Yes UTM Coordinates: NAD83 17-607040-4810455 Latitude & Longitude: 43.43934680N 79.67730380W (converted from UTM) Accuracy Estimate: 2 to 5 meters Measurement Method: Digitized from a map CPU Issued Sect 1686: No					

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft ²)	Employment	SIC/NAICS Code	Description
SCT-1	THE IDEASMITHS CO. LTD.	133 JOHN ST OAKVILLE L6K 1H3	1976	0	4	2791	TYPESETTING
						2796	PLATEMAKING & RELATED SERVICES
						7336	COMMERCIAL ART & GRAPHIC DESIGN
SCT-2	La Moda Messina Inc.	180 Rebecca St Oakville L6K 1J6	01-OCT-03			315233	Women's and Girls' Cut and Sew Dress Manufacturing
						811490	Other Personal and Household Goods Repair and Maintenance

Ontario Spills

Map Key	Company	Address	Ref No.	Incident Dt	MOE Reported Dt	Contaminant Name	Contaminant Quantity
SPL-1	Loblaw Companies Limited	173 Lakeshore Rd W Oakville Oakville	6262-7SPRQZ		6/4/2009	Refrigerant R507	181 kg
			Incident Summary:	Fortinos: 181kg of R507 to atm			
			Incident Cause:	Pipe Or Hose Leak			
			Incident Reason:	Ice/Frost - Freezing			
			Nature of Impact:	Air Pollution			
			Receiving Medium:				
			Environmental Impact:	Confirmed			
SPL-2	Fortinos Supermarket Limited (Main Office)	173 Lakeshore Rd West Oakville	4504-775SXP		9/17/2007	REFRIGERANT GAS, R507	136.2 kg
			Incident Summary:	Fortinos Oakville: 136.2 kg R507 to air			
			Incident Cause:	Discharge or Emission to Air			
			Incident Reason:	Gasket/Joint Failure - Any point of connection (Except Weld/Seam)			
			Nature of Impact:	Air Pollution			
			Receiving Medium:	Air			
			Environmental Impact:	Not Anticipated			
SPL-3	Loblaw Companies Limited	173 Lakeshore Rd W Oakville Oakville L6K 1E7	7177-8FMLB3	4/4/2011	4/5/2011	REFRIGERANT GAS, N.O.S.	136.2 kg
			Incident Summary:	Fortino's: 136.2 kg R507 refrigerant to atm, repaired			
			Incident Cause:	Cooling System Leak			
			Incident Reason:	Equipment Failure - Malfunction of system components			
			Nature of Impact:	Air Pollution			
			Receiving Medium:				
			Environmental Impact:	Confirmed			
SPL-4	OAKVILLE HYDRO-ELECTRIC COMMIS	BROCK STREET AND LAKESHORE ROAD WEST MOTOR VEHICLE (OPERATING FLUID) OAKVILLE TOWN	81378	1/22/1993	1/22/1993		
			Incident Summary:	OAKVILLE HYDRO.: 10 L TRANSMISSION FLUID TO ROAD			
			Incident Cause:	OTHER CONTAINER LEAK			
			Incident Reason:	EQUIPMENT FAILURE			
			Nature of Impact:				
			Receiving Medium:	LAND			
			Environmental Impact:	NOT ANTICIPATED			
SPL-5	NATIONAL GROCERS	183 LAKESHORE ROAD WEST MOTOR VEHICLE (OPERATING FLUID) OAKVILLE TOWN L6K 1E7	98620	4/14/1994	4/14/1994		
			Incident Summary:	NATIONAL GROCERS: 135 L DIESEL FUEL TO LAND			
			Incident Cause:	OTHER CONTAINER LEAK			
			Incident Reason:	UNKNOWN			
			Nature of Impact:				
			Receiving Medium:	LAND			
			Environmental Impact:	NOT ANTICIPATED			

Ontario Spills

Map Key	Company	Address	Ref No.	Incident Dt	MOE Reported Dt	Contaminant Name	Contaminant Quantity
SPL-6	The Regional Municipality of Halton	171 Rebecca Street SEWAGE STORAGE TANK<UNOFFICIAL> Oakville	4865-6LQC52	2/5/2006	2/5/2006	SEWAGE,RAW UNCHLORINATED	NOT SPECIFIED NOT SPECIFIED
			Incident Summary:	Rebecca St PS - Overflow of sewage from storage tank			
			Incident Cause:	Discharge Or Bypass To A Watercourse			
			Incident Reason:	Storm/Flood - Resulting from storm/flood/lightening			
			Nature of Impact:	Surface Water Pollution			
			Receiving Medium:	Water			
			Environmental Impact:	Not Anticipated			
SPL-7	RECREATION & PARKS DEPARTMENT	133 REBECCA ST ARENA OAKVILLE TOWN L6K 1J4	94979	1/2/1994	1/2/1994		
			Incident Summary:	OAKVILLE ARENA - AMMONIA LEAK TO ATMOS. FROM REFRIGERATION SYSTEM			
			Incident Cause:	COOLING SYSTEM LEAK			
			Incident Reason:	GASKET/JOINT			
			Nature of Impact:	Human health			
			Receiving Medium:	AIR			
			Environmental Impact:	POSSIBLE			

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality																								
WWIS-1		OAKVILLE	2810660				HALTON	OAKVILLE TOWN																								
<p> Easting Nad83: 607002 Northing Nad83: 4810121 Zone: 17 Utm Reliability: margin of error : 10 - 30 m Construction Date: 10/5/2006 Primary Water Use: Not Used Secondary Water Use: Well Depth: 6.1 m Pump Rate: Static Water Level: Flow Rate: Clear/Cloudy: Specific Capacity: Final Well Status: Observation Wells Construction Method: Boring Flowing (y/n): Elevation (m): 87.865402 Elevation Reliability: Depth to Bedrock: 17 Overburden/Bedrock: Bedrock Water Type: Casing Material: PLASTIC </p> <table border="1"> <thead> <tr> <th><u>Thickness</u></th> <th><u>Original Depth</u></th> <th><u>Material Colour</u></th> <th><u>Material</u></th> </tr> </thead> <tbody> <tr> <td>0.45 m</td> <td>0.45 m</td> <td>BLACK</td> <td>TOPSOIL</td> </tr> <tr> <td>1.55 m</td> <td>2 m</td> <td>BROWN</td> <td>MEDIUM SAND, SILT</td> </tr> <tr> <td>1.65 m</td> <td>3.65 m</td> <td>GREY</td> <td>SILT, STONES, CLAY</td> </tr> <tr> <td>1.53 m</td> <td>5.18 m</td> <td>RED</td> <td>CLAY, STONES, SILT</td> </tr> <tr> <td>0.92 m</td> <td>6.1 m</td> <td>RED</td> <td>SHALE</td> </tr> </tbody> </table>									<u>Thickness</u>	<u>Original Depth</u>	<u>Material Colour</u>	<u>Material</u>	0.45 m	0.45 m	BLACK	TOPSOIL	1.55 m	2 m	BROWN	MEDIUM SAND, SILT	1.65 m	3.65 m	GREY	SILT, STONES, CLAY	1.53 m	5.18 m	RED	CLAY, STONES, SILT	0.92 m	6.1 m	RED	SHALE
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Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality												
WWIS-2		OAKVILLE	7041503				HALTON	OAKVILLE TOWN												
<p> Easting Nad83: 606885 Northing Nad83: 4810205 Zone: 17 Utm Reliability: margin of error : 10 - 30 m Construction Date: 10/20/2006 Primary Water Use: Secondary Water Use: Well Depth: 4.6 m Pump Rate: Static Water Level: Flow Rate: Clear/Cloudy: Specific Capacity: Final Well Status: Observation Wells Construction Method: Other Method Flowing (y/n): Elevation (m): 90.223434 Elevation Reliability: Depth to Bedrock: Overburden/Bedrock: Overburden Water Type: Casing Material: PLASTIC </p> <table border="1"> <thead> <tr> <th><u>Thickness</u></th> <th><u>Original Depth</u></th> <th><u>Material Colour</u></th> <th><u>Material</u></th> </tr> </thead> <tbody> <tr> <td>0.4 m</td> <td>0.4 m</td> <td>BROWN</td> <td>TOPSOIL, STONES</td> </tr> <tr> <td>4.2 m</td> <td>4.6 m</td> <td>BROWN</td> <td>SAND, SILT</td> </tr> </tbody> </table>									<u>Thickness</u>	<u>Original Depth</u>	<u>Material Colour</u>	<u>Material</u>	0.4 m	0.4 m	BROWN	TOPSOIL, STONES	4.2 m	4.6 m	BROWN	SAND, SILT
<u>Thickness</u>	<u>Original Depth</u>	<u>Material Colour</u>	<u>Material</u>																	
0.4 m	0.4 m	BROWN	TOPSOIL, STONES																	
4.2 m	4.6 m	BROWN	SAND, SILT																	

Appendix: Ontario 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 descriptions for more information.

Provincial Government Source Databases:

Abandoned Aggregate Inventory Up to Sept 2002

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 Jun 2011

AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The database provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System 1800-Jan 2012

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.

Borehole 1875-Aug 2011

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*

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.

TSSA Commercial Fuel Oil Tanks 1948-Aug 2011

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.

Inventory of Coal Gasification Plants and Coal Tar Sites April 1987 and November 1988*

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-June 2012

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-July 2012

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 Holes 1886-Oct 2011

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-Aug 2012

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-July 2012

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-Aug 2012

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.

List of TSSA Expired Facilities Current to Feb 2012

EXP

This is a list of all expired facilities that fall under the TSSA (TSS 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.

TSSA Fuel Storage Tanks Current to Jun 2011

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.

Ontario Regulation 347 Waste Generators Summary 1986-Apr 2012

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

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. We also work 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.

TSSA Incidents June 2009-Mar 2012

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 2010**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.

Mineral Occurrences 1846-Nov 2011**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.

Non-Compliance Reports 1992(water only), 1994-2010**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.

Ontario Oil and Gas Wells 1800-Feb 2012**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.

Ontario Inventory of PCB Storage Sites 1987-Oct 2004**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-July 2012**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.

Pesticide Register 1988-Mar 2011**PES**

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

TSSA Pipeline Incidents June 2009-Mar 2012

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*

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-July 2012

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 1986-2009

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-June 2012

RSC

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).

Ontario Spills 1988-2011

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

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).

TSSA Variances for Abandonment of Underground Storage Tanks Current to October 2011 VAR

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-Aug 2012 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 Inventory Up to Oct 1990* WDSH

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 1955-2011 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.

Federal Government Source Databases: Diagram Identifier:

Environmental Effects Monitoring 1992-2007* 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.

Environmental Issues Inventory System 1992-2001* 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.

Federal Convictions 1988-Jun 2007 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-May 2012

FCS

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003

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.

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003

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.

National Analysis of Trends in Emergencies System (NATES) 1974-1994*

NATE

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.

National Defence & Canadian Forces Fuel Tanks Up to May 2001*

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

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-April 2007

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

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

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.

National Pollutant Release Inventory 1993-2010

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.

Parks Canada Fuel Storage Tanks 1920-Jan 2005

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.

Transport Canada Fuel Storage Tanks 1970-March 2007

TCFT

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. This inventory will also include The Pickering Lands, which refers to the 7,530 hectares (18,600 acres) of land in Pickering, Markham and Uxbridge - owned by the Government of Canada since 1972. Properties on this land has been leased by the government since 1975, falls under the Site Management Policy of Transport Canada, but administered by Public Works and Government Services Canada. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Private Source Databases:

Anderson's Waste Disposal Sites 1860s-Present

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

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.

Chemical Register 1992, 1999-Jun 2010

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.).

ERIS Historical Searches 1999-Apr 2012

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.

Canadian Mine Locations 1998-2009

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.

Oil and Gas Wells Oct 2001-Jun 2012

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 Nickles' database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Canadian Pulp and Paper 1999, 2002, 2004, 2005, 2009

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.

Retail Fuel Storage Tanks 2000-Jun 2010

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. Information is provided on company name, location and type of business.

Scott's Manufacturing Directory 1992-Mar 2011

SCT

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Anderson's Storage Tanks 1915-1953*

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.*



1934 AERIAL PHOTOGRAPH

PHASE I ENVIRONMENTAL SITE ASSESSMENT

174 Lakeshore West,
87 & 91 Brookfield Road
Oakville, ON

DATE: SEPTEMBER 2012

PROJECT: 121-22769-00





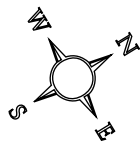
1967 AERIAL PHOTOGRAPH

PHASE I ENVIRONMENTAL
SITE ASSESSMENT

174 Lakeshore West,
87 & 91 Brookfield Road
Oakville, ON

DATE: SEPTEMBER 2012

PROJECT: 121-22769-00





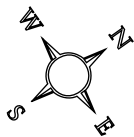
1995 AERIAL PHOTOGRAPH

PHASE I ENVIRONMENTAL SITE ASSESSMENT

174 Lakeshore West,
87 & 91 Brookfield Road
Oakville, ON

DATE: SEPTEMBER 2012

PROJECT: 121-22769-00



Appendix B

Site Inspection Photographs

SITE INSPECTION PHOTOGRAPHS
174 LAKESHORE ROAD WEST
87 AND 91 BROOKFIELD ROAD
OAKVILLE, ON
SEPTEMBER 5, 2012
121-22769-00



Photo 1: View of 174 Lakeshore Road West (photo taken facing south).



Photo 2: View of 91 Brookfield Road (photo taken facing east).

SITE INSPECTION PHOTOGRAPHS
174 LAKESHORE ROAD WEST
87 AND 91 BROOKFIELD ROAD
OAKVILLE, ON
SEPTEMBER 5, 2012
121-22769-00



Photo 3: View of 87 Brookfield Road (photo taken facing east).



Photo 4: View of the heating oil fuel tank located in the basement of 87 Brookfield Road.

SITE INSPECTION PHOTOGRAPHS
174 LAKESHORE ROAD WEST
87 AND 91 BROOKFIELD ROAD
OAKVILLE, ON
SEPTEMBER 5, 2012
121-22769-00



Photo 5: View of the small fuel jug stored outside of 87 Brookfield Road (photo taken at southwest corner of the residence).



Photo 6: View of the small watercourse at the east end of 87 Brookfield Road (photo taken facing east).

SITE INSPECTION PHOTOGRAPHS
174 LAKESHORE ROAD WEST
87 AND 91 BROOKFIELD ROAD
OAKVILLE, ON
SEPTEMBER 5, 2012
121-22769-00



Photo 7: View of the auto body shop located to the northeast of the site and within the Phase I Study Area (photo taken facing northeast).



Photo 8: View of the renovated kitchen inside 91 Brookfield Road (completed in approximately 1999).

Appendix C

Official Survey Chain of Title Information

LAND
 REGISTRY
 OFFICE #20

24777-0051 (LT)

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

PROPERTY DESCRIPTION: PT LT 11, BLK 101, PL 1 , AS IN 741644 ; OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

RECENTLY:
 FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
 1996/02/26

OWNERS' NAMES
 MARA CANADA INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/02/26 ON THIS PIN** **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/02/26** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1996/02/23 ** **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: 1996/02/26 **</p>						
741644	1990/04/05	TRANSFER		*** COMPLETELY DELETED ***	889344 ONTARIO INC.	
20R13915	2000/12/22	PLAN REFERENCE				C
HR655676	2008/04/15	TRANSFER		889344 ONTARIO INC.	822403 ONTARIO INC.	C
HR1025133	2012/06/15	APL CH NAME OWNER		822403 ONTARIO INC.	MARA CANADA INC.	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.



174 LAKESHORE RD

ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #20

24777-0052 (LT)

PAGE 1 OF 2
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ON 2012/08/29 AT 10:16:36

teranet express

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

PROPERTY DESCRIPTION: LT 14, BLK 101, PL 1 , PT LT 15, BLK 101, PL 1 , AS IN 730883 ; OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1996/02/26

OWNERS' NAMES

MARA CANADA INC.

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/02/26 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/02/26**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1996/02/23 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** 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.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1996/02/26 **</p>						
730883	1989/10/24	TRANSFER	\$380,000		822403 ONTARIO INC.	C
H630770	1996/05/13	APL CH NAME OWNER		MARA CANADA INC.		C
		REMARKS: 730883				
H630771	1996/05/13	CHARGE		*** COMPLETELY DELETED *** MARA CANADA INC.	DE CASTRO, RAUL WERNECK	
20R13915	2000/12/22	PLAN REFERENCE				C
HR568680	2007/05/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** DE CASTRO, RAUL WERNECK		
		REMARKS: RE: H630771				
HR568681	2007/05/23	CHARGE		*** COMPLETELY DELETED ***		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR644139	2008/02/26	DISCH OF CHARGE		MARA CANADA INC. *** COMPLETELY DELETED *** ROYAL BANK OF CANADA	ROYAL BANK OF CANADA	
REMARKS: RE: HR568681						



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PROPERTY DESCRIPTION: PT LT 9, BLK 101, PL 1 , PT LT 11, BLK 101, PL 1, AS IN 486963 ; OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1996/02/26

OWNERS' NAMES

MARA CANADA INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/02/26 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/02/26**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1996/02/23 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** 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.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1996/02/26 **</p>						
486963	1978/08/31	TRANSFER		*** COMPLETELY DELETED ***	STAM, DIRK STAM, ANETTE K.	
486964	1978/08/31	CHARGE		*** COMPLETELY DELETED ***	CANADA PERMANENT TRUST COMPANY	
H682904	1997/06/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE CANADA TRUST COMPANY		
REMARKS: RE: 486964						
HR569214	2007/05/24	TRANSFER	\$450,000	STAM, ANETTE K. STAM, DIRK	822403 ONTARIO INC.	C
REMARKS: PLANNING ACT STATEMENTS						

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LAND
REGISTRY
OFFICE #20

24777-0050 (LT)

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ON 2012/08/29 AT 10:18:13

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR1025159	2012/06/15	APL CH NAME OWNER		822403 ONTARIO INC.	MARA CANADA INC.	C

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