

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

DUNDAS STREET EAST, EAST OF
EIGHTH LINE, OAKVILLE, ONTARIO

Project No. 161-03293-00

Prepared for:
National Homes Inc.

April 2016



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April 8, 2016

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Attention: Mr. Jason Pantalone

**Subject: Phase One Environmental Site Assessment
Dundas Street East, East of Eighth Line, Oakville, Ontario
Project No. 161-01677-00**

Dear Sir,

WSP conducted a Phase One Environmental Site Assessment (ESA) under the Ontario Regulation (O. Reg.) 153/04 (amended) for the property located at Dundas Street East, East of Eighth Line, Oakville, Ontario to support a potential real estate transaction. The findings of the Phase One ESA indicated that there are Area of Potential Environmental Concern (APECs) on the Subject Property, and as such, further investigation is recommended. A Record of Site Condition in accordance with O. Reg. 153/04 (as amended) is not anticipated at this time.

Yours truly,
WSP Canada Inc.

Eugene Ma, M.A.Sc., E.I.T.
Environmental Project Officer

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1 EXECUTIVE SUMMARY

WSP was retained by Mr. Jason Pantalone of National Homes Inc. to conduct a Phase One Environmental Site Assessment (ESA) at Dundas Street East, East of Eighth Line, Oakville, Ontario to support a potential real estate transaction (no available municipal address). It is WSP's understanding that a Record of Site Condition (RSC) is not anticipated for the Subject Property.

The objective of this assessment was to determine any real or potential environmental liabilities associated with the Subject Property through the completion of a historical records review, site reconnaissance, and interviews. The results of the Phase One ESA are documented in this report and reflect conditions observed at the time of the site reconnaissance.

A summary of the findings of this Phase One ESA is provided below:

1. **Description of the Subject Property:** The Subject Property is irregular in shape, with an area of approximately 21.35 hectares (52.76 acres), as described by the Town of Oakville Interactive Mapping Resource. The Subject Property is currently comprised of a vacant agricultural field with a wooded area on the northern parts of the Subject Property. Provincially significant wetlands are located in the wooded area on the Subject Property. There are no structures currently present on the Subject Property.
2. **Description of neighbouring properties:** At first development, properties within the Phase One Study Area primarily consisted of agricultural properties with associated residences. Since then, the physical configuration remained essentially the same (i.e., as undeveloped) until approximately 1981 where there were a few commercial listings for eastern neighbouring location on Dundas Street East. Residential properties on the southern areas of the Phase One Study Area were not developed until approximately 2005. Currently, the Phase One Study Area primarily consists of primarily of agricultural properties north of Dundas Street East, and commercial and residential properties south of Dundas Street East.
3. **Topography:** Based on a review of topography, the Subject Property slopes is relatively flat with an elevation of approximately 175 m above sea level (masl). Within the Phase One Study Area, the elevation decreases in an eastern direction from approximately 180 masl at its western boundary to approximately 170 masl just outside the eastern boundary of the Phase One Study Area. Based on this information, the inferred shallow groundwater flow direction is easterly.
4. **Area of natural significance:** The Subject Property is considered to be ANSI due to the existence of PSWs on the northern wooded areas of the Property. As per definition in O. Reg. 153/04 (as amended), the Subject Property is considered to be environmentally sensitive.
5. **Soil and bedrock type:** The soil on the Subject Property and for properties within the Phase One Study Area consist of clay to silt-textured till, derived from glaciolacustrine deposits or shale. Fine-grained soils are anticipated. Based on a review of MOECC well records, bedrock in the Phase One Study Area is located at depths as shallow as 1.52 mbgs.
6. **Adjacent roadway:** The southern boundary of the Subject Property is adjacent to Dundas Street East, which is a municipal roadway. This municipal roadway may have been subjected to seasonal

de-icing activities. However, any potential contamination caused by the use of de-icing substances for the purpose of keeping a municipal roadway safe for traffic under conditions of ice and snow is not considered an exceedance under O.Reg.153/04, s.48 (3). As a result, these impacts to the soil (i.e., EC and SAR) and groundwater (i.e., chloride and sodium) do not need to be delineated or remediated. However, if during redevelopment-related construction activities, these impacted soil and/or groundwater need to be disposed of off-Property, they would need to be managed appropriately as waste.

7. **Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs):** Based on the records review, interview and site reconnaissance, PCAs were identified within the Phase One Study Area and on the Subject Property. Based upon the Phase One Conceptual Site Model, each of the PCAs have been assessed and two (2) APECs were identified on the Subject Property:

AREA OF POTENTIAL ENVIRONMENTAL CONCERN	LOCATION OF POTENTIAL ENVIRONMENTAL CONCERN ON PHASE ONE PROPERTY	POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION OF PCA (ON OR OFF-PROPERTY)	CONTAMINANTS OF POTENTIAL CONCERN	MEDIA POTENTIALLY IMPACTED (GROUND WATER, SOIL AND/OR SEDIMENT)	
APEC-1	Areas of agricultural fields on the Subject Property	PCA #40	Pesticides Manufacturing, Processing, Bulk Storage, and Large-Scale Applications	On-Property	Metals and Inorganics (M&I) Organochlorine Pesticides (OCPs)	Soil
APEC-2	Southwestern areas on the Subject Property	PCA #30	Importation of Fill Material of Unknown Environmental Quality	Off-Property (from an adjacent southwestern property)	M&I Petroleum Hydrocarbons (PHCs) Polycyclic Aromatic Hydrocarbons (PAHs)	Soil and Groundwater
		PCA #52	Storage, maintenance, fuelling and repair of equipment, vehicles, and materials used to maintain transportation systems	Off-Property (from an adjacent southwestern property)	M&I PHCs PAHs	Soil and Groundwater

Based on the above assessment, there are APECs identified on the Subject Property, and further investigation of the environmental quality of the soil and groundwater is warranted. The potential contaminant of concern (PCOCs) include M&I, OCPs, PHCs, and PAHs.

It should be noted that general environmental management and housekeeping practices were reviewed as part of this assessment with respect to their impact on the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, and does not indicate geotechnical conditions or identify geologic hazards.

A response has not yet been received from the MOECC regarding the Freedom of Information (FOI) request. Notification will be provided if any records are identified by the MOECC file search. Additional fees may be charged if a large volume of records are found.

Information used in this report was evaluated based on a review of current and former uses or activities conducted in the vicinity of the Subject Property, anticipated direction of local groundwater flow, and the potential environmental impact to the Subject Property as a result of the use or activity. Site reconnaissance 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 assignment is limited to a data assessment, site inspection, and preliminary analysis of potential areas of contamination. During this assessment, WSP 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. Information used in this report was evaluated based on a review of current and former uses or activities conducted in the vicinity of the Subject Property, anticipated direction of local groundwater flow, and the potential environmental impact to the Subject Property as a result of the use or activity.

2 INTRODUCTION

The Subject Property is located approximately 220 m northeast of the intersection between Dundas Street and Eighth Line, in a mixed agricultural, residential, and commercial area in the Town of Oakville, Ontario (No available municipal address). A site location map is provided as **Figure 1**.

The Subject Property is irregular in shape, with an area of approximately 21.35 hectares (52.76 acres), as described by the Town of Oakville Interactive Mapping Resource. The Subject Property is currently comprised of a vacant agricultural field with a wooded area on the northern parts of the Subject Property. Provincially significant wetland are located in the wooded area on the Subject Property. There are no structures currently present on the Subject Property.

It is WSP's understanding that a Record of Site Condition (RSC) is not anticipated for the Subject Property.

2.1 PHASE ONE PROPERTY INFORMATION

Information for the Subject Property is provided in the table below.

Table 2-1 Property Information

CRITERIA	PHASE ONE PROPERTY INFORMATION
Current Site Owner	Redthorn Company Limited
Phase One Representative	Mr. Jason Pantalone National Homes Inc. 291 Edgeley Boulevard, Suite 1, Concord, Ontario L4K 3Z4 Tel: 905-669-9199 E-mail: jpantalone@nationalhomes.com
Municipal Address	No currently available municipal address
Property Identification Numbers (PINs)	24930-0018 (LT)
Legal Description (as described by the Town of Oakville Interactive Mapping Resource)	PT LT 10, CON 1 TRAF, NDS, AS IN 311334 S & E PT 9 HR892156; S/T TEMPORARY EASEMENT OVER PT 7 & 8 HR892156 TOWN OF OAKVILLE

A legal plan of survey for the Subject Property was provided by the Phase One Representative, and is attached in **Appendix A**.

3 SCOPE OF INVESTIGATION

The primary purpose of the assessment was to:

- Determine the actual or potential environmental liabilities at the Subject Property;
- Characterize any liabilities of environmental concern;
- Assess the potential environmental risks; and
- Provide a basis for subsequent investigation of the Subject Property based on the Phase One ESA findings.

As such, the objective of the assignment was:

- Undertake a Phase One ESA for the Subject Property in accordance with O. Reg. 153/04 (last amendment: O. Reg. 269/11).

The scope of the investigation includes:

- Records Review;
- Interviews (& Correspondence); and
- Site Reconnaissance.

4 RECORDS REVIEW

Below is a summary of the records review undertaken by WSP as part of this Phase One ESA.

The records review provides information regarding the physical setting, history of development, and land use related to the Subject Property and properties located within the Phase One Study Area. Information sources are summarized in the following table.

Table 4-1 Summary of General Records Review

SOURCE	RECORDS REVIEW RESULT
(i) Phase One Study Area Determination	The Phase One ESA Study Area for this undertaking included properties wholly, or partly, within 250 m of the boundaries of the Subject Property. Properties wholly beyond 250 m of the Subject Property boundaries were not added to the Phase One Study Area as no heavy industrial properties are currently located within 500 m of the Subject Property.
(ii) First Developed Use Determination	The first developed use of the Subject Property was determined by a review of a historical mapping sources and city directories, and is expected to be agricultural. The 1878 Ontario County Map of Trafalgar South illustrates that the Subject Property was used as an agricultural property with historical orchards, and was owned by Mrs. E. Fish.
(iii) Fire Insurance Plans (FIPs)	A review of the catalogue of Canadian FIPs 1875-1975 in Ontario Collections from the Metro Toronto Reference Library was searched for information regarding the Subject Property and neighbouring properties within the Phase One Study Area. No coverage for the Subject Property or for properties within the Phase One Study Area were identified.
(iv) Chain of Title	A land title search has not been completed by WSP as part of this Phase One ESA.
(v) Environmental Reports	No previous environmental reports were provided to WSP at the time of preparation of this Phase One ESA report.
(vi) City Directories	<p>A search of the city directories available for review at the Toronto Reference Library was undertaken in order to determine historical occupants of the Phase One Study Area. This search was conducted based on available municipal addresses, and city directories between 1960 and 2000 were reviewed at approximately 5-year time intervals. City directories for the Town of Oakville were unavailable for years prior to 1960. A copy of the occupancy search records is provided as Appendix B.</p> <p>For the years searched, the Subject Property was not listed in the city directories for all of the years searched.</p> <p>Coverage within the Phase One Study Area began in around 1971 with sparse residential occupancy listings on Dundas Street East and Eighth Line. Between 1971 and 2000, occupancy listings for residential and commercial properties were also sparse, and were only available along Dundas Street East and Eighth</p>

SOURCE	RECORDS REVIEW RESULT
	<p>Line. Commercial properties were only listed at the following municipal addresses:</p> <ul style="list-style-type: none"> • 3053 Eighth Line (a western adjacent property) for a real estate management company in 2000; • 1194 Dundas Street East (an eastern neighbouring property) for a commercial garden centre between 1981 and 2000; and • 1005 Dundas Street East (a southwestern neighbouring property) for a commercial contractor in 1994.

4.1 ENVIRONMENTAL SOURCE INFORMATION

Table 4-2 Summary of Environmental Records

SOURCE	RECORDS REVIEW RESULT
(i) National Pollutant Release Inventory – Environment Canada (1993-2013)	A search of the National Pollutant Release Inventory, published by Environmental Canada, indicated that the Subject Property and properties within the Phase One Study Area were not registered in the National Pollutant Release Inventory database over those years.
(ii) Ontario Inventory of PCB Storage Sites – Ontario MOE (1999, 2003)	A review of the Ontario MOE Inventory of PCB Storage Sites in Ontario (1999, 2003) indicated that the Subject Property and properties within the Phase One Study Area were not registered as PCB storage sites in those years.
(iii) Certificates of Approval (CofA) – Ontario MOE	A review of the MOE's online Environmental Registry revealed no information related to proposals, permits or infractions for the Subject Property or for any properties within the Phase One Study Area.
(iv) Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario - Ontario MOE	A review of the inventory documenting former coal gasification plants and industrial sites producing and using coal tar and related tars revealed that all of these sites are located outside of the Phase One Study Area.
(v) Dangerous Goods Accident Information System (DGAIS) Database 1988-2002	A review of the DGAIS Database indicated that there were several records of accidental spill and leak incidents occurring on railway tracks located within the municipal boundaries of Oakville, Ontario between 1988 and 2002. However, there are currently no railways located within the Phase One Study Area or on the Subject Property.
(vi) MOE Hazardous Waste Information System (HWIS)	<p>A review of the Ontario MOE HWIS database for the years 1994, 1999, 2001, 2003, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, and 2014 indicated that the Subject Property was not registered as O. Reg. 347 Waste Generators over these years. However, the following HWIS record was found for properties within the Phase One Study Area:</p> <ul style="list-style-type: none"> • ON8581475 (2014) for First Service Residential at 2470 Prince Michael Drive – Waste Code #: 212 (Aliphatic Solvents). <ul style="list-style-type: none"> ○ Approximately 230 m east of the Subject Property.

SOURCE	RECORDS REVIEW RESULT
<p>(vii) Ministry of Environment and (viii) Climate Change (MOECC) Freedom of Information Request</p>	<p>A request was submitted to the MOECC Freedom of Information and Protection of Privacy Office (included in Appendix C) to determine if there were any environmental incidents or violations associated with the subject property; whether any Control Orders have been issued; whether there have been any other environmental concerns associated with the property such as complaints, inspections, etc.; whether any environmental investigations have been carried out regarding the subject property; and, to determine if the Ministry's Spills Action Centre's (SAC's) files contain any reported spills that had occurred in the vicinity of the site. Note that the SAC's database dates back only to 1988 and many of the occurrences on file have only been reported voluntarily. In addition, the MOECC was requested to search their files (all years) regarding the following parameters: air emissions, water, sewage, wastewater and pesticides.</p> <p>Files pertinent to this investigation would include, though are not limited to: regulatory permits, records; material safety data sheets; underground utility drawings; inventories of chemicals, chemical usage and chemical storage areas; inventory of aboveground storage tanks and underground storage tanks; monitoring data, including that done at the request of the MOECC; historical and current waste management, receiver and generator records; process, production and maintenance documents related to areas of potential environmental concern; spills/discharge records; emergency and contingency plans; environmental audit reports; site plan of facility showing areas of production and manufacturing.</p> <p>A response has not yet been received from the MOECC. National Homes Inc., will be made aware of any records identified by the MOECC file search, when a response is received from the Ministry. Additional fees may be charged if a large volume of records is found.</p>

SOURCE	RECORDS REVIEW RESULT
(ix) Brownfields Environmental Site Registry	<p>A review of the Brownfields Environmental Site Registry database indicated that a Record of Site Condition (RSC) has not been filed for the Subject Property. For properties within the Phase One Study Area, however, a total of three (3) RSCs had been filed, and their details are summarized below:</p> <ul style="list-style-type: none"> • RSC Registration #: 2602, 1194 Dundas Street East; Filing Date: April 10, 2006; Certification Date: December 7, 2005; Applicable Standards: Full Depth Site Condition Standards, with Potable Ground Water, Coarse Textured Soil for Industrial/Commercial/Community Property Use <ul style="list-style-type: none"> ○ Current/Intended Property Use: Commercial/Commercial ○ Location of the former commercial garden centre observed in the City Directories, approximately 250 m east of the Subject Property (based on UTM coordinates as the municipal address no longer available) • RSC Registration #: 3390, 1194 Dundas Street East; Filing Date: June 27, 2006; Certification Date: December 7, 2005; Applicable Standards: Full Depth Site Condition Standards, with Potable Ground Water, Coarse Textured Soil for Residential/Parkland/Institutional Property Use <ul style="list-style-type: none"> ○ Current/Intended Property Use: Commercial/Residential ○ Location of the former commercial garden centre observed in the City Directories, approximately 250 m east of the Subject Property (based on UTM coordinates as the municipal address no longer available) • RSC Registration #: 52314, No Municipal Address ; Filing Date: April 24, 2009; Certification Date: January 31, 2006; Applicable Standards: Full Depth Site Condition Standards, with Potable Ground Water, Medium/Fine Textured Soil for Residential/Parkland/Institutional Property Use <ul style="list-style-type: none"> ○ Current/Intended Property Use: Agricultural/Residential ○ Location of an eastern adjacent agricultural property (based on UTM coordinates)
(x) Technical Standards and Safety Authority (TSSA)	<p>A request was sent to a representative of the Technical Standards and Safety Authority (TSSA) for any records pertaining to the Phase One Property and adjoining properties with regards to registered underground storage tanks (USTs) and above ground storage tanks (ASTs) containing petroleum products. It should be noted that the TSSA database only lists registered municipal addresses and those records updated between 1987 and present day.</p> <p>It was reported via email that there are no records of any ASTs and/or USTs located at the Subject Property or any of the adjacent neighbouring properties.</p>
(xi) Environmental Registry – Government of Ontario	<p>A search of the Environmental Registry indicated that the Subject Property and properties within the Phase One Study Area were not listed in this database.</p>

SOURCE	RECORDS REVIEW RESULT
(xii) Waste Disposal Site Inventory - Ontario MOE (1991)	A review of a Waste Disposal Site Inventory published by the MOE indicated that there are no active or closed waste disposal sites within a 250 m radius of the Subject Property.
(xiii) Areas of Natural Significance	<p>The Ontario Ministry of Natural Resources and Forestry Online Mapping Services, the Town of Oakville Official Plan (2006), the Region of Halton Official Plan (2009; Interim Office Consolidation 2015), the Oak Ridges Moraine Conservation Plan Land Use Designation Map, and the Niagara Escarpment Plan Maps were reviewed to determine if any Areas of Natural Significance (ANSIs) are present on the Subject Property or within the Phase One Study Area.</p> <p>Based on this review, provincially significant wetlands (PSWs) are present on the northern wooded areas of the Subject Property as well as on eastern neighbouring locations within the Phase One Study Area (approximate locations are illustrated on Figure 2). Due to the presence of PSWs on the Subject Property and in accordance with O. Reg. 153/04 (as amended), there are ANSIs present on the Subject Property, and the Subject Property is considered to be environmentally sensitive.</p>

4.2 PHYSICAL SETTING SOURCES

Table 4-3 Summary of Physical Setting Sources

SOURCE	RECORDS REVIEW RESULT
(i) Aerial Photographs – Canadian County Atlas Digital Project, National Air Photo Archives, York Region Interactive Maps	<p>A historical map from the Canadian County Atlas Digital Project for the Township of Trafalgar South was available for the year 1878, indicating that the Subject Property was used for agricultural purposes, and was owned by Mrs. E. Fish at the time.</p> <p>Aerial photographs for the years 1946, 1965, and 1985 were obtained from the National Archives Collection, and were reviewed. The Town of Oakville Interactive Mapping Resource was used to obtain a satellite image from 1995. Google Earth was utilized to obtain satellite images from 2005 and 2015. Copies of the historical map, aerial photographs, and satellite images are available as Appendix D.</p> <p>Information inferred from these photographs are summarized below.</p> <p><u>1946:</u></p> <ul style="list-style-type: none"> • Subject Property: An agricultural property with associated residences and structures located on the southern areas near present day Dundas Street East. A wooded area is observed on the northern extent of the Subject Property at its northern boundary. An historical orchard is observed on the southwestern corner of the Subject Property. • Adjacent Properties: Agricultural properties with and historical orchards, and associated residences and structures surround the Subject Property to the northern, eastern, and western directions. The modern day Dundas Street East borders the Subject Property to the south. • Phase One Study Area: Primarily appears to consist of agricultural properties with and historical orchards, and associated residences and structures. <p><u>1965:</u></p> <ul style="list-style-type: none"> • Subject Property: An agricultural property with historical orchards occupying a majority of the Subject Property. Previously residences and structures on the southern areas of the Subject Property (from the 1946 aerial photograph) do not appear to be present. A wooded area is observed on the northern extent of the Subject Property at its northern boundary. A tributary of the Joshua Creek appears to flow easterly from the northern wooded areas of the Subject Property towards the Phase One Study Area. • Adjacent Properties: Similar configuration to the 1946 aerial photograph with the exception of more prevalent historical orchards observed on an eastern adjacent property. • Phase One Study Area: Similar configuration to the 1946 aerial photograph. Tributaries of the Joshua Creek are observed on the eastern areas of the Phase One Study Area. <p><u>1985:</u></p> <ul style="list-style-type: none"> • Subject Property: Similar configuration to the 1965 aerial photograph. • Adjacent Properties: Similar configuration to the 1965 aerial photograph.

SOURCE	RECORDS REVIEW RESULT
	<ul style="list-style-type: none"> • Phase One Study Area: Similar configuration to the 1965 aerial photograph. A commercial garden centre (found in occupancy records of 1984) appears at the farthest extent of the Phase One Study Area, approximately 250 m east of the Subject Property. <p><u>1995:</u></p> <ul style="list-style-type: none"> • Subject Property: The Subject Property appears to be comprised of agricultural fields on its southern half, and wooded areas and/or other vegetation on its northern half. Previously observed historical orchards from the 1965 and 1985 aerial photographs do not appear present on the Subject property. A tributary of the Joshua Creek appears to flow easterly from the northern wooded areas of the Subject Property towards the Phase One Study Area. • Adjacent Properties: Similar configuration to the 1985 aerial photograph. • Phase One Study Area: Similar configuration to the 1985 aerial photograph. <p><u>2005:</u></p> <ul style="list-style-type: none"> • Subject Property: Similar configuration to the 1995 satellite image, with the exception that the agricultural fields on the Subject Property occupy three-quarters of the lands, and that the northern wooded and vegetated areas occupy a quarter of the lands. • Adjacent Properties: Similar configuration to the 1995 satellite image, with the exception that previously observed southwestern adjacent agricultural properties appear to be developed into newer residences and structures. One of these southwestern adjacent properties is suspected to be a commercial property used for the storage of mechanized equipment. • Phase One Study Area: Similar configuration to the 1995 satellite image, with the exception of observed residential subdivision development on southern and southeastern neighbouring properties. <p><u>2015:</u></p> <ul style="list-style-type: none"> • Subject Property: Similar configuration to the 2005 satellite image. • Adjacent Properties: Similar configuration to the 2005 satellite image. • Phase One Study Area: Similar configuration to the 2005 satellite image, with the exception of even greater development of residential subdivisions on southern and southeastern neighbouring properties. The previously observed commercial garden centre (also found in occupancy records up to 2000) appears to be redeveloped into a mixed commercial and residential property, approximately 250 m east of the Subject Property.
(ii) Topography, Hydrology, Geology	<p>Based on a review of topography, the Subject Property slopes is relatively flat with an elevation of approximately 175 m above sea level (masl). Within the Phase One Study Area, the elevation decreases in an eastern direction from approximately 180 masl at its western boundary to approximately 170 masl just outside the eastern boundary of the Phase One Study Area. Based on this information, the inferred shallow groundwater flow direction is easterly. Topographic contours for the Subject Property and the Phase One Study Area are presented on Figure 2.</p> <p>According to the surficial geology map provided by the Ontario Geological Survey (OGS) Earth website, published by the Ontario Ministry of Northern</p>

SOURCE	RECORDS REVIEW RESULT
	<p>Development, Mines and Forestry, soil on the Subject Property and for properties within the Phase One Study Area consist of clay to silt-textured till, derived from glaciolacustrine deposits or shale. Fine-grained soils are anticipated.</p> <p>According to bedrock maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, bedrock in the area of the Subject Property is part of the Queenston Formation, consisting primarily of shale, siltstone, limestone and sandstone.</p> <p>According to physiography maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, the Subject Property is between till moraines and drumlinized till plains.</p>
(iii) Fill Materials	<p>Based on a review of aerial photographs and satellite images, it appears that the Subject Property was never developed with its physical configuration remaining as an agricultural property since first use. As such, fill materials are not likely to be present on the Subject Property.</p>
(iv) Water Bodies and Areas of Natural Significance	<p>According to the Ministry of Natural Resources database, tributaries of the Joshua Creek surround the Subject Property just outside the Phase One Study Area, and also exist on the northern wooded areas of the Subject Property where the PSWs are located. The Joshua Creek is located approximately 1.3 km northeast of the Subject property.</p> <p>The Subject Property is considered to be ANSI, as noted in Table 4-2, (xii), due to the existence of PSWs on-Property. As per definition in O. Reg. 153/04 (as amended), the Subject Property is considered to be environmentally sensitive.</p>

SOURCE

RECORDS REVIEW RESULT

(v) Well Records

As part of this Phase One ESA, well records maintained by the Ministry of the Environment and Climate Change (MOECC) were reviewed. A search of these records indicates that there are no water wells located on the Subject Property. However, there are 7 records for water wells installed within the Phase One Study Area.

A review of the records indicates that the water wells within the Phase One Study Area were drilled to depths of approximately 8.53 mbgs. Based on these well records, bedrock in the Phase One Study Area is located at depths as shallow as 1.52 mbgs.

Information regarding the depth of well, date of drilling, well use, materials encountered and depth to groundwater are presented below and the water well locations are presented in **Figure 2**.

MOE Well ID (Date of Well Completion)	Depth of well (mbgs)	Use	Most common material	Depth of each material (mbgs)	Depth to groundwater (mbgs)
2809936 (March 24, 2004)	N/A	Abandoned – Other	N/A	N/A	N/A
2809937 (March 24, 2004)	N/A	Abandoned – Other	N/A	N/A	N/A
2802294 (October 8, 1952)	19.20	Domestic – Water Supply	Red Clay; Red Shale	0 – 3.66; 3.66 – 19.20	18.90
2809721 (December 19, 2002)	N/A	Abandoned – Other	N/A	N/A	N/A
7179707 (April 2, 2012)	N/A	Abandoned – Other	N/A	N/A	N/A
2808786 (June 19, 1997)	18.29	Domestic – Water Supply	Brown Clay; Red Clay; Red Shale	0 – 1.22; 1.22 – 3.35; 3.35 – 18.29	5.18
7172686 (June 20, 2011)	6.10	Monitoring – Observation Well	Black Loam; Red Clay; Red Shale	0 – 0.61; 0.61 – 1.52; 1.52 – 6.10	N/A

4.3 SITE OPERATING RECORDS

To be classified as an enhanced investigation property, the Subject Property must be used or have been used in whole or in part for any of the follows uses:

- any industrial use,
- as a garage,
- as a bulk liquid dispensing facility, including a gasoline outlet, or
- for the operation of dry cleaning equipment

As none of these criteria were found to apply, the Subject Property is not considered an enhanced investigation property. Therefore, site operating records were not requested from the owner of the Subject Property.

5 INTERVIEWS

Table 5-1 Details of Interview with Mr. Jason Pantalone of National Homes Inc.

REQUIRED INFORMATION	SPECIFICS
i. Date, place, and method of the interviews and the name of person being interviewed	Date: March 22, 2016
	Place: via e-mail
	Interview method: via e-mail
	Interviewee: Mr. Jason Pantalone of National Homes Inc.
ii. Reason why the person was identified as an interview subject	Mr. Jason Pantalone is the Phase One Property representative
iii. Relevant information concerning potentially contaminating activity and areas of potential environmental concern noted by the interviewer.	No items of environmental concern identified.

6 SITE RECONNAISSANCE

Table 6-1 Site Reconnaissance Investigation Notes

REQUIRED INFORMATION	SPECIFICS
i. date and time of the investigation	March 23, 2016 from 9:30 to 10:30
ii. weather conditions	March 23, 2016: The temperature was approximately 6°C and weather conditions were windy fluctuating between overcast and mild rain.
iii. the length of time of the investigation	1.0 hour on March 23, 2016
iv. whether the facility was operating at the time of the investigation, where the phase one property is an enhanced investigation property that is currently being used for one of the uses described in clause 32 (1) (b) of the regulation	<p>Based on information provided from Mr. Jason Pantalone, the Subject Property has been essentially unchanged since first use as an agricultural property. Cash crops (i.e., corn) are grown on the Subject Property by a contracted local area farmer. Provincially significant wetlands (as designated by the Ministry of Natural Resources) are present within the wooded areas on the northern extent of the Subject Property.</p> <p>Based on the current and historical uses, the Subject Property is not considered an enhanced investigation property as described in clause 32 (1) (b) of O. Reg. 153/04 (as amended).</p>
v. The name and qualifications of the person conducting the investigation	Principal Site Investigator: Eugene Ma, M.A.Sc., E.I.T., Environmental Project Officer Qualified Person: Philip Romeril, P. Eng., QP _E SA, Senior Environmental Engineer

6.1 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

The following table summarizes the specific site reconnaissance observations.

Table 6-2 Site Reconnaissance Observations

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
General	
i. Subject Site Structures and Improvements including Below-Ground Structures	The Subject Property was vacant, and did not contain any structures during the site reconnaissance.
ii. Underground Storage Tanks (UST)	There were no underground storage tanks (UST) observed during the site reconnaissance. There was also no evidence of buried USTs, such as vent pipes, fill pipes, or soil depressions observed on the Subject Property.
iii. Above Ground Storage Tanks (AST)	There were no above ground storage tanks (AST) observed during the site reconnaissance.

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
iv. Potable and Non-potable Water Sources	According to Mr. Jason Pantalone, the Subject Property is not currently serviced by municipal water distribution sources.
Underground Utilities and Corridors	
Underground Utilities and Corridors	According to Mr. Jason Pantalone, there are no underground utilities on the Subject Property. However, during the site reconnaissance, public locator markings (i.e., sanitary sewer and bell communication lines) were observed on the southern boundary of the Subject Property, adjacent to Dundas Street East. These observations suggest that an underground utility corridor exists on the southern boundary of the Subject Property near Dundas Street East.
Features and Structures of On-Site Buildings	
i. Entry and Exit Points	There are no structures on the Subject Property.
ii. Heating & Cooling Systems	There were no heating or cooling systems observed at the Subject Property.
iii. Drains, Pits, Sumps	There were no drains, pits or sumps observed at the Subject Property. Swales were observed on the southern boundary of the Subject Property adjacent to Dundas Street East.
iv. Unidentified Substances	No evidence of unidentified substances that could have an effect on the environmental conditions at the Subject Property was observed.
Other Features and Structures	
i. Wells	No monitoring wells were observed on the Subject Property.
ii. Sewage Works	No sewage works were observed on the Subject Property. However, as previously discussed, a potential underground sanitary sewer corridor borders the southern boundary of the Subject Property.
iii. Ground Surface	The ground surface on the Subject property was observed to be relatively flat.
iv. Railway Lines and Spurs	No evidence of railway lines or spurs was observed on the Subject Property.
Other Observations	
i. Stained Soil, Vegetation or Pavement	No areas of stained soil, pavement, or vegetation were observed on the Subject Property.
ii. Stressed Vegetation	No evidence of stressed vegetation was observed on the Subject Property.
iii. Areas where fill and debris materials appear to have been placed or graded	<p>No areas of fill or debris were noted on the Subject Property at the time of the site reconnaissance.</p> <p>However, soil berms were observed on a southwestern adjacent property from the Subject Property, near the property boundary with the Subject Property. There is potential that these soil berms consist of imported material of unknown environmental quality.</p>

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
iv. Potentially Contaminating Activities on the Property	<p>Observations made during the site reconnaissance of the Subject Property confirmed observations made from a records review of environmental and mapping resource databases that the Subject Property has been used for agricultural purposes since first use.</p> <p>Due to the long-term agricultural use of the Subject Property, including presence of historical orchards, there is potential that the Subject Property has been subjected to large-scale application of chemical pesticides and herbicides (i.e. PCA #40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications).</p>
v. Details of unidentified substances found at the Property	None were observed.
Enhanced Investigation Property	
i. Enhanced Investigation Property	Based on the current and historic uses, the Subject Property is not considered an enhanced investigation property as described in clause 32 (1) (b) of O. Reg. 153/04 (as amended).
Additional Potential Environmental Concerns	
i. PCB Materials and Equipment	PCB-containing materials may be present in electrical transformers and ballasts produced prior to 1920. No pole-mounted transformers or fluorescent lighting were observed on the Subject Property.
ii. Lead Containing Materials (LCMs)	There were no buildings or structures observed at the Subject Property.
iii. Asbestos Containing Materials (ACMs)	There were no buildings or structures observed at the Subject Property.
iv. Urea Formaldehyde Foam Insulation (UFFI)	There were no buildings or structures observed at the Subject Property.
v. Ozone Depleting Substances (ODSs)	There were no buildings or structures observed at the Subject Property.
vi. Herbicides and Pesticides	At the time of the site reconnaissance, there was no evidence of the use of herbicides and pesticides at the Subject Property.
vii. Pits and Lagoons	No pits or lagoons were observed during the site reconnaissance.
viii. Air Emissions	No sources of air emissions were observed during the site reconnaissance.

6.2 OBSERVATIONS WITHIN PHASE ONE STUDY AREA

As part of the site reconnaissance a visual inspection of adjacent properties and properties located within the Phase One Study Area was conducted from the boundary of the Subject Property and from publicly accessible areas to identify any Potentially Contaminating Activities (PCAs). Relevant PCAs are illustrated on **Figure 2**.

At the time of the site reconnaissance, land use within the Phase One Study Area was primarily residential, commercial, and community properties, consisting of the following:

Table 6-3 Phase One Study Area Reconnaissance Observations

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
Immediately Adjacent Properties	
Adjacent Land Uses	<p>North: Agricultural fields border the northern boundary of the Subject Property.</p> <p>South: Dundas Street East, a municipal roadway, borders the southern boundary of the Subject Property.</p> <p>The southern boundary of the Subject Property is adjacent to Dundas Street East, which is a municipal roadway. This municipal roadway may have been subjected to seasonal de-icing activities. However, any potential contamination caused by the use of de-icing substances for the purpose of keeping a municipal roadway safe for traffic under conditions of ice and snow is not considered an exceedance under O.Reg. 153/04, s.48 (3). As a result, these impacts to the soil (i.e., EC and SAR) and groundwater (i.e., chloride and sodium) do not need to be delineated or remediated. However, if during redevelopment-related construction activities, these impacted soil and/or groundwater need to be disposed of off-Property, they would need to be managed appropriately as waste.</p> <p>East: Agricultural fields border the eastern boundary of the Subject Property.</p> <p>West: Agricultural properties border the western and northwestern boundaries of the Subject Property. Residential properties border the Subject Property at its southwestern corner. At 3033 Eighth Line (i.e., a southwestern adjacent property), however, a suspected commercial property used for the storage of mechanized equipment (PCA # 52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and materials used to maintain transportation systems) was observed. Also at 3033 Eighth Line, undocumented soil berms were located at the border with the Subject Property (PCA #30 – Importation of Fill Material of Unknown Quality).</p>
Phase One Study Area Properties	
Neighbouring Land Uses	<p>North: Agricultural fields dominate the northern neighbouring properties of the Phase One Study Area.</p> <p>South: Residential properties located within residential subdivisions dominate the southern areas of the Phase One Study Area. Small pole-mounted transformers were located along Dundas Street East (PCA #18 – Electricity Generation, Transformation, and Power Stations).</p> <p>East: Agricultural fields dominate the eastern neighbouring properties of the Phase One Study Area.</p> <p>West: Agricultural fields dominate the western neighbouring properties of the Phase One Study Area.</p>

Water Bodies	A tributary of the Joshua Creek was observed on the within the vicinity of the PSWs within northern wooded area of the Subject Property during the site reconnaissance.
Areas of Natural Significance	During the site reconnaissance, the suspected area of PSWs (as designated by the Ministry of Natural Resources) was located on the Subject Property. As such, ANSIs exist in the area of the PSWs, and the Subject Property is considered to be environmentally sensitive.

6.3 WRITTEN DESCRIPTION OF INVESTIGATION

Site reconnaissance visits of the Subject Property and Phase One Study Area were conducted on March 23, 2016 by Eugene Ma, an environmental project officer with WSP. This reconnaissance included a walk-around of the Subject Property to identify any current land uses or activities which may have caused or may cause adverse environmental impacts to the Property. The Phase One Study Area was observed from the Subject Property and publicly accessible areas.

Photographs taken during the site reconnaissance on March 23, 2016 are provided in **Appendix E**.

7 REVIEW AND EVALUATION OF INFORMATION.

7.1 CURRENT AND PAST USES

The following table summarizes the current and historic property uses of the Subject Property as inferred from records obtained during the Phase One ESA records review and the Phase One ESA site reconnaissance:

Table 7-1 Current and Past Land Use of the Subject Property

YEAR	NAME OF OWNER	DESCRIPTION OF PROPERTY USE	PROPERTY USE	OTHER OBSERVATIONS FROM AERIAL PHOTOGRAPHS, FIRE INSURANCE PLANS, ETC.
1878 – 1946	Mrs. E. Fish. Private Owners	Agricultural of Other Use	Agricultural of Other Use	<ul style="list-style-type: none"> The 1878 historical atlas indicates that the Subject Property was owned by Mrs. E. Fish, and was used as an agricultural property with historical orchards.
1946 - 1995	Private Owners	Agricultural of Other Use	Agricultural of Other Use	<ul style="list-style-type: none"> The 1946 aerial photograph revealed that the Subject Property was used as an agricultural property with associated structures and an historical orchard located on the southern areas of the Property. A wooded area exists on the northern extent of the Subject Property. The 1965 and 1985 aerial photographs revealed the structures observed in the 1946 aerial photograph were no longer present, however, the Subject Property appeared to be dominated with historical orchards during these years. A tributary of the Joshua Creek is observed on the northern wooded areas of the Subject Property
1995 – 2015	Private Owners Redthorn Company Limited	Agricultural of Other Use	Agricultural of Other Use	<ul style="list-style-type: none"> The 1995, 2005, and 2015 satellite images revealed that historical orchards were no longer present on the Subject Property, and the Subject

YEAR	NAME OF OWNER	DESCRIPTION OF PROPERTY USE	PROPERTY USE	OTHER OBSERVATIONS FROM AERIAL PHOTOGRAPHS, FIRE INSURANCE PLANS, ETC.
				<p>Property was comprised of vacant agricultural fields with a wooded area on the northern extent of the Property. The absence of orchards on the Subject Property was confirmed via observations during the site reconnaissance.</p> <ul style="list-style-type: none"> According to the Ministry of Natural Resources database, provincially significant wetlands (PSWs) are located within the northern wooded areas of the Subject Property.

7.2 POTENTIALLY CONTAMINATING ACTIVITIES

Potentially contaminating activities (PCAs) on the Subject Property or on properties within the Phase One Study Area that may be contributing to an area of potential environmental concern (APEC) are summarized in the table below. All PCAs including the number (as defined in O. Reg. 153/04 (as amended), Schedule D, Table 2) and their locations are illustrated on the Phase One Conceptual Site Model provided as **Figure 2**.

Table 7-2 Summary of PCAs

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
18. Electricity Generation, Transformation, and Power Stations	Phase One Study Area: During the site reconnaissance, a total of three (3) pole-mounted small volume transformers were observed along Dundas Street East on southeastern, southern, and southwestern respective neighbouring directions from the Subject Property, with the closest one approximately 60 m south of the Subject Property. All of these pole-mounted small volume transformers were noted to be in good condition with no evidence of any structural damages, leakages, or stained vegetation. Given the distance of these PCAs from the Subject Property, the small size of the transformer units, and the anticipated fine-grained soils within the Phase One Study Area, there is a low potential for adverse environmental impacts to the Subject Property; these PCAs are not considered to contribute to an APEC.
28. Gasoline and Associated Products Storage in Fixed Tanks	Subject Property: A review of the 1946 aerial photograph indicated that the Subject Property was comprised of agricultural fields with associated structures (i.e., a potential residence and barns). Due to the age of these structures, it is likely that historical fuel oil usage was historically suspected on the Subject Property. However, a further review of aerial photographs from 1965 and 1985 aerial photographs revealed that these structures were no present on the Subject Property. Additionally, no evidence of this PCA was observed during the site reconnaissance. As

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
	such, given the long-term disappearance of this PCA, lack of abandoned fuel oil vent/fill piping, and that there was no evidence of any stained or stressed vegetation observed during the site reconnaissance, there is a low potential for adverse environmental impacts to the Subject Property; this PCA is not considered to contribute to an APEC.
30. Importation of Fill Material of Unknown Quality	Phase One Study Area: Based on observations made during the site reconnaissance, soil berms were found to be located on a southwestern adjacent property from the Subject Property, near the property boundary with the Subject Property. As no documentation was available on the source or chemical characterization of these soil materials, these soil berms are conservatively considered to be fill material of unknown environmental quality. Given their close proximity with and their up-gradient locations from the Subject Property, these PCAs are considered to contribute to APEC-2.
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	<p>Phase One Study Area: Based on a review of the historical 1878 county map, aerial photographs and satellite images, and observations made during the site reconnaissance, the Subject Property has been used as an agricultural property since first use, with suspected historical orchards present on-Property to at least 1985. Additionally, from an interview with the Phase One representative, it was communicated that the current agricultural fields on the Subject Property are currently contracted out and managed by a local area farmer. From an aggregate of this information, the Subject property has been subjected to large-scale application of chemical pesticides and herbicides, especially for dichlorodiphenyltrichloroethane (DDT). While DDT was banned approximately forty-five (45) years ago, there is a potential that DDT impacts are still prevalent due to its environmental persistency. Modern chemical pesticides and herbicides have a half-life of approximately six (6) months. As a result, these potential impacts are likely to persist in shallow upper soil stratigraphy of the Subject Property; this PCA is considered to contribute to APEC-1.</p> <p>Phase One Study Area: Based on a review of the historical 1878 county map, aerial photographs and satellite images, and observations made during the site reconnaissance, properties located on northern, eastern, western, and southern neighbouring properties to the Subject Property have been dominated by agricultural fields since first use with very little change to present day. Historical orchards were suspected on these neighbouring properties to at least 1985 as well (based on aerial photographs). Due to the long-term agricultural use, these properties within the Phase One Study Area may have been subjected to large-scale application of chemical pesticides and herbicides, especially for DDT. While DDT was banned approximately forty-five (45) years ago, there is a potential that DDT impacts are still prevalent due to its environmental persistency. However, these potential impacts are likely to persist only in the shallow upper soil stratigraphy, and are unlikely to migrate in groundwater. As such, there is a low potential for adverse environmental impacts to the Subject Property; these PCAs are not considered to contribute to an APEC.</p>

**POTENTIALLY
CONTAMINATING ACTIVITY**

OBSERVATIONS

52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems

Phase One Study Area: Based on a review of the 2005 and 2015 satellite images as well as observations made from the site reconnaissance, a suspected commercial property used for the storage of mechanized equipment was located at 3033 Eighth Line, which is a southwestern adjacent property to the Subject Property. Given its close proximity with and its up-gradient location from the Subject Property, these PCAs are considered to contribute to APEC-2.

58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners

Phase One Study Area: Based on a review of the Ontario Regulation 347 HWIS database, one (1) property registered as Ontario Waste Generators were found at an eastern neighbouring location from the Subject Property for the aliphatic solvents waste class. This HWIS records is located at 2470 Prince Michael Drive, approximately 230 m east of the Subject Property. Given the distance of this PCA from the Subject Property, its down-gradient location and the anticipated fine-grained soils within the Phase One Study Area, there is a low potential for adverse environmental impacts to the Subject Property; this PCA is not considered to contribute to an APEC.

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

The table of areas of potential environmental concern presented on the form as approved by the Director is provided below. The table was prepared in accordance with clause 16(2)(a), Schedule D, O. Reg. 153/04 (as amended).

Table 7-3 Summary of Areas of Potential Environmental Concern

AREA OF POTENTIAL ENVIRONMENTAL CONCERN	LOCATION OF POTENTIAL ENVIRONMENTAL CONCERN ON PHASE ONE PROPERTY	POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION OF PCA (ON OR OFF-PROPERTY)	CONTAMINANTS OF POTENTIAL CONCERN	MEDIA POTENTIALLY IMPACTED (GROUND WATER, SOIL AND/OR SEDIMENT)	
APEC-1	Areas of agricultural fields on the Subject Property	PCA #40	Pesticides Manufacturing, Processing, Bulk Storage, and Large-Scale Applications	On-Property	M&I OCPs	Soil
APEC-2	Southwestern areas on the Subject Property	PCA #30	Importation of Fill Material of Unknown Environmental Quality	Off-Property (from an adjacent southwestern property)	M&I PHCs PAHs	Soil and Groundwater
		PCA #52	Storage, maintenance, fuelling and repair of equipment, vehicles, and materials used to maintain transportation systems	Off-Property (from an adjacent southwestern property)	M&I PHCs PAHs	Soil and Groundwater

NOTES:

1. M&I = Metals and Inorganics
2. PHCs = Petroleum Hydrocarbons
3. PAHs = Polycyclic Aromatic Hydrocarbons
4. OCPs = Organochlorine Pesticides
5. N/A = Not applicable

7.4 PHASE ONE CONCEPTUAL SITE MODEL

As part of the Phase One ESA, a Conceptual Site Model was developed for the Subject Property located at Dundas Street East, East of Eighth Line, Oakville, Ontario.

7.4.1 FIGURES

A site location plan indicating the location of the Subject Property is provided as **Figure 1**. A Phase One Conceptual Site Model Plan for the Subject Property is presented as **Figure 2**. The figure presents the following information for the Subject Property and Phase One Study Area:

- Any existing buildings and structures,
- Water bodies located in whole, or in part, on the Phase One Study Area,
- Areas of natural significance located in whole, or in part, on the Phase One Study Area,
- Water wells on the Subject Property and Phase One Study Area,
- Roads, including names, within the Phase One Study Area,
- Areas where any potentially contaminating activities have occurred, including location of any tanks,
- Areas of potential environmental concern identified on the Subject Property.

7.4.2 POTENTIALLY CONTAMINATING ACTIVITIES

Potentially contaminating activities (PCAs) on the Subject Property or on properties within the Phase One Study Area that may be contributing to an area of potential environmental concern (APEC) are summarized in the table below. All PCAs including the number (as defined in O. Reg. 153/04 (as amended), Schedule D, Table 2) and their locations are illustrated on the Phase One Conceptual Site Model provided as **Figure 2**.

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
18. Electricity Generation, Transformation, and Power Stations	Phase One Study Area: During the site reconnaissance, a total of three (3) pole-mounted small volume transformers were observed along Dundas Street East on southeastern, southern, and southwestern respective neighbouring directions from the Subject Property, with the closest one approximately 60 m south of the Subject Property. All of these pole-mounted small volume transformers were noted to be in good condition with no evidence of any structural damages, leakages, or stained vegetation. Given the distance of these PCAs from the Subject Property, the small size of the transformer units, and the anticipated fine-grained soils within the Phase One Study Area, there is a low potential for adverse environmental impacts to the Subject Property; these PCAs are not considered to contribute to an APEC.

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
28. Gasoline and Associated Products Storage in Fixed Tanks	<p>Subject Property: A review of the 1946 aerial photograph indicated that the Subject Property was comprised of agricultural fields with associated structures (i.e., a potential residence and barns). Due to the age of these structures, it is likely that historical fuel oil usage was historically suspected on the Subject Property. However, a further review of aerial photographs from 1965 and 1985 aerial photographs revealed that these structures were no present on the Subject Property. Additionally, no evidence of this PCA was observed during the site reconnaissance. As such, given the long-term disappearance of this PCA, lack of abandoned fuel oil vent/fill piping, and that there was no evidence of any stained or stressed vegetation observed during the site reconnaissance, there is a low potential for adverse environmental impacts to the Subject Property; this PCA is not considered to contribute to an APEC.</p>
30. Importation of Fill Material of Unknown Quality	<p>Phase One Study Area: Based on observations made during the site reconnaissance, soil berms were found to be located on a southwestern adjacent property from the Subject Property, near the property boundary with the Subject Property. As no documentation was available on the source or chemical characterization of these soil materials, these soil berms are conservatively considered to be fill material of unknown environmental quality. Given their close proximity with and their up-gradient locations from the Subject Property, these PCAs are considered to contribute to APEC-2.</p>
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	<p>Phase One Study Area: Based on a review of the historical 1878 county map, aerial photographs and satellite images, and observations made during the site reconnaissance, the Subject Property has been used as an agricultural property since first use, with suspected historical orchards present on-Property to at least 1985. Additionally, from an interview with the Phase One representative, it was communicated that the current agricultural fields on the Subject Property are currently contracted out and managed by a local area farmer. From an aggregate of this information, the Subject property has been subjected to large-scale application of chemical pesticides and herbicides, especially for dichlorodiphenyltrichloroethane (DDT). While DDT was banned approximately forty-five (45) years ago, there is a potential that DDT impacts are still prevalent due to its environmental persistency. Modern chemical pesticides and herbicides have a half-life of approximately six (6) months. As a result, these potential impacts are likely to persist in shallow upper soil stratigraphy of the Subject Property; this PCA is considered to contribute to APEC-1.</p> <p>Phase One Study Area: Based on a review of the historical 1878 county map, aerial photographs and satellite images, and observations made during the site reconnaissance, properties located on northern, eastern, western, and southern neighbouring properties to the Subject Property have been dominated by agricultural fields since first use with very little change to present day. Historical orchards were suspected on these neighbouring properties to at least 1985 as well (based on aerial photographs). Due to the long-term agricultural use, these properties within the Phase One Study Area may have been subjected to large-</p>

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
	scale application of chemical pesticides and herbicides, especially for DDT. While DDT was banned approximately forty-five (45) years ago, there is a potential that DDT impacts are still prevalent due to its environmental persistency. However, these potential impacts are likely to persist only in the shallow upper soil stratigraphy, and are unlikely to migrate in groundwater. As such, there is a low potential for adverse environmental impacts to the Subject Property; these PCAs are not considered to contribute to an APEC.
52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Phase One Study Area: Based on a review of the 2005 and 2015 satellite images as well as observations made from the site reconnaissance, a suspected commercial property used for the storage of mechanized equipment was located at 3033 Eighth Line, which is a southwestern adjacent property to the Subject Property. Given its close proximity with and its up-gradient location from the Subject Property, these PCAs are considered to contribute to APEC-2.
58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	Phase One Study Area: Based on a review of the Ontario Regulation 347 HWIS database, one (1) property registered as Ontario Waste Generators were found at an eastern neighbouring location from the Subject Property for the aliphatic solvents waste class. This HWIS records is located at 2470 Prince Michael Drive, approximately 230 m east of the Subject Property. Given the distance of this PCA from the Subject Property, its down-gradient location and the anticipated fine-grained soils within the Phase One Study Area, there is a low potential for adverse environmental impacts to the Subject Property; this PCA is not considered to contribute to an APEC.

7.4.3 POTENTIAL ENVIRONMENTAL CONCERN AND POTENTIAL CONTAMINANT OF CONCERN

Based on the potentially contaminating activities identified on the Subject Property and on properties within the Phase One Study Area and the inferred westerly groundwater flow direction, areas of potential environmental concern were determined to exist on the Subject Property, and are summarized as follows:

AREA OF POTENTIAL ENVIRONMENTAL CONCERN	LOCATION OF POTENTIAL ENVIRONMENTAL CONCERN ON PHASE ONE PROPERTY	POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION OF PCA (ON OR OFF-PROPERTY)	CONTAMINANTS OF POTENTIAL CONCERN	MEDIA POTENTIALLY IMPACTED (GROUND WATER, SOIL AND/OR SEDIMENT)	
APEC-1	Areas of agricultural fields on the Subject Property	PCA #40	Pesticides Manufacturing, Processing, Bulk Storage, and Large-Scale Applications	On-Property	M&I OCPs	Soil
APEC-2	Southwestern areas on the Subject Property	PCA #30	Importation of Fill Material of Unknown Environmental Quality	Off-Property (from an adjacent southwestern property)	M&I PHCs PAHs	Soil and Groundwater
		PCA #52	Storage, maintenance, fuelling and repair of equipment, vehicles, and materials used to maintain transportation systems	Off-Property (from an adjacent southwestern property)	M&I PHCs PAHs	Soil and Groundwater

NOTES:

1. M&I = Metals and Inorganics
2. PHCs = Petroleum Hydrocarbons
3. PAHs = Polycyclic Aromatic Hydrocarbons
4. OCPs = Organochlorine Pesticides
5. N/A = Not applicable

7.4.4 IMPACT OF UNDERGROUND UTILITIES

Based on information gathered in this Phase One ESA, there are no underground utilities or services on the Subject Property. However, based on observations made during the site reconnaissance, underground utilities consisting of at least sanitary sewer and bell communication lines are expected to be present on the southern boundary of the Subject Property adjacent to Dundas Street East.

7.4.5 GEOLOGICAL AND HYDROGEOLOGICAL INFORMATION

Based on a review of topography, the Subject Property slopes is relatively flat with an elevation of approximately 175 m above sea level (masl). Within the Phase One Study Area, the elevation decreases in an eastern direction from approximately 180 masl at its western boundary to approximately 170 masl just outside the eastern boundary of the Phase One Study Area. Based on this information, the inferred shallow groundwater flow direction is easterly.

According to the surficial geology map provided by the Ontario Geological Survey (OGS) Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, soil on the Subject Property and for properties within the Phase One Study Area consist of clay to silt-textured till, derived from glaciolacustrine deposits or shale. Fine-grained soils are anticipated.

According to bedrock maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, bedrock in the area of the Subject Property is part of the Queenston Formation, consisting primarily of shale, siltstone, limestone and sandstone. Based on a review of MOECC well records, bedrock in the Phase One Study Area is located at depths as shallow as 1.52 mbgs.

According to physiography maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, the Subject Property is between till moraines and drumlinized till plains.

Based on a review of aerial photographs and satellite images, it appears that the Subject Property was never developed with its physical configuration remaining as an agricultural property since first use. As such, fill materials are not likely to be present on the Subject Property.

According to the Ministry of Natural Resources database, tributaries of the Joshua Creek surround the Subject Property just outside the Phase One Study Area, and also exist on the northern wooded areas of the Subject Property where the provincially significant wetlands (PSWs) are located. The Joshua Creek is located approximately 1.3 km northeast of the Subject property.

The Subject Property is considered to be ANSI due to the existence of PSWs on the northern wooded areas of the Property. As per definition in O. Reg. 153/04 (as amended), the Subject Property is considered to be environmentally sensitive.

7.4.6 UNCERTAINTY AND ABSENCE OF INFORMATION

During the records review, WSP 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.

WSP made all reasonable inquiries to obtain reasonably accessible information for this assessment as required by O. Reg. 153/04 (as amended) Schedule D Table 1: Mandatory Requirements for Phase One Environmental Site Assessment Reports. All responses to information requests were received prior to completion on this report, with the exception of a response from the MOECC regarding the Freedom of Information (FOI) request. Notification will be provided if any records are identified by the MOECC file search. Additional fees may be charged if a large volume of records are found.

The evaluation provided in this report reflects our best judgment in light of the information available at the time of report preparation.

8 CONCLUSIONS

WSP was retained by Mr. Jason Pantalone of National Homes Inc. to conduct a Phase One Environmental Site Assessment (ESA) at Dundas Street East, East of Eighth Line, Oakville, Ontario to support a potential real estate transaction (no available municipal address). It is WSP's understanding that a Record of Site Condition (RSC) is not anticipated for the Subject Property.

The objective of this assessment was to determine any real or potential environmental liabilities associated with the Subject Property through the completion of a historical records review, site reconnaissance, and interviews. The results of the Phase One ESA are documented in this report and reflect conditions observed at the time of the site reconnaissance.

A summary of the findings of this Phase One ESA is provided below:

- 1. Description of the Subject Property:** The Subject Property is irregular in shape, with an area of approximately 21.35 hectares (52.76 acres), as described by the Town of Oakville Interactive Mapping Resource. The Subject Property is currently comprised of a vacant agricultural field with a wooded area on the northern parts of the Subject Property. Provincially significant wetlands are located in the wooded area on the Subject Property. There are no structures currently present on the Subject Property.
- 2. Description of neighbouring properties:** At first development, properties within the Phase One Study Area primarily consisted of agricultural properties with associated residences. Since then, the physical configuration remained essentially the same (i.e., as undeveloped) until approximately 1981 where there were a few commercial listings for eastern neighbouring location on Dundas Street East. Residential properties on the southern areas of the Phase One Study Area were not developed until approximately 2005. Currently, the Phase One Study Area primarily consists of primarily of agricultural properties north of Dundas Street East, and commercial and residential properties south of Dundas Street East.
- 3. Topography:** Based on a review of topography, the Subject Property slopes is relatively flat with an elevation of approximately 175 m above sea level (masl). Within the Phase One Study Area, the elevation decreases in an eastern direction from approximately 180 masl at its western boundary to approximately 170 masl just outside the eastern boundary of the Phase One Study Area. Based on this information, the inferred shallow groundwater flow direction is easterly.
- 4. Area of natural significance:** The Subject Property is considered to be ANSI due to the existence of PSWs on the northern wooded areas of the Property. As per definition in O. Reg. 153/04 (as amended), the Subject Property is considered to be environmentally sensitive.
- 5. Soil and bedrock type:** The soil on the Subject Property and for properties within the Phase One Study Area consist of clay to silt-textured till, derived from glaciolacustrine deposits or shale. Fine-grained soils are anticipated. Based on a review of MOECC well records, bedrock in the Phase One Study Area is located at depths as shallow as 1.52 mbgs.

6. **Adjacent roadway:** The southern boundary of the Subject Property is adjacent to Dundas Street East, which is a municipal roadway. This municipal roadway may have been subjected to seasonal de-icing activities. However, any potential contamination caused by the use of de-icing substances for the purpose of keeping a municipal roadway safe for traffic under conditions of ice and snow is not considered an exceedance under O.Reg.153/04, s.48 (3). As a result, these impacts to the soil (i.e., EC and SAR) and groundwater (i.e., chloride and sodium) do not need to be delineated or remediated. However, if during redevelopment-related construction activities, these impacted soil and/or groundwater need to be disposed of off-Property, they would need to be managed appropriately as waste.
7. **Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs):** Based on the records review, interview and site reconnaissance, PCAs were identified within the Phase One Study Area and on the Subject Property. Based upon the Phase One Conceptual Site Model, each of the PCAs have been assessed and two (2) APECs were identified on the Subject Property:

AREA OF POTENTIAL ENVIRONMENTAL CONCERN	LOCATION OF POTENTIAL ENVIRONMENTAL CONCERN ON PHASE ONE PROPERTY	POTENTIALLY CONTAMINATING ACTIVITY (PCA)	LOCATION OF PCA (ON OR OFF-PROPERTY)	CONTAMINANTS OF POTENTIAL CONCERN	MEDIA POTENTIALLY IMPACTED (GROUND WATER, SOIL AND/OR SEDIMENT)	
APEC-1	Areas of agricultural fields on the Subject Property	PCA #40	Pesticides Manufacturing, Processing, Bulk Storage, and Large-Scale Applications	On-Property	Metals and Inorganics (M&I) Organochlorine Pesticides (OCPs)	Soil
APEC-2	Southwestern areas on the Subject Property	PCA #30	Importation of Fill Material of Unknown Environmental Quality	Off-Property (from an adjacent southwestern property)	M&I Petroleum Hydrocarbons (PHCs) Polycyclic Aromatic Hydrocarbons (PAHs)	Soil and Groundwater
		PCA #52	Storage, maintenance, fuelling and repair of equipment, vehicles, and materials used to maintain transportation systems	Off-Property (from an adjacent southwestern property)	M&I PHCs PAHs	Soil and Groundwater

Based on the above assessment, there are APECs identified on the Subject Property, and further investigation of the environmental quality of the soil and groundwater is warranted. The potential contaminant of concern (PCOCs) include M&I, OCPs, PHCs, and PAHs.

8.1 WHETHER PHASE TWO ENVIRONMENTAL SITE ASSESSMENT REQUIRED BEFORE RECORD OF SITE CONDITION SUBMITTED

Based on the above assessment, there were two APECs identified on the Subject Property due to PCAs on the Subject Property and within the Phase One Study Area, and further investigation of the environmental quality of the soil and groundwater is warranted. A Phase Two ESA would be required prior to filing a Record of Site Condition and to further assess the quality of soil and groundwater on the Subject Property. The Phase Two ESA can more fully investigate the areas of potential environmental concern, chemicals of concern and potentially impacted media identified in this report.

8.2 RECORD OF SITE CONDITION BASED ON PHASE ONE ENVIRONMENTAL SITE ASSESSMENT ALONE

Based on the findings of this investigation, a Record of Site Condition (RSC) under O. Reg. 153/04 (as amended), cannot be filed based solely on the Phase One ESA.

8.3 QUALIFIER

This assignment is limited to a data assessment, site inspection, and preliminary analysis of potential areas of contamination. During this assessment, WSP 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. Information used in this report was evaluated based on a review of current and former uses or activities conducted in the vicinity of the Subject Property, anticipated direction of local groundwater flow, and the potential environmental impact to the Subject Property as a result of the use or activity.

Site reconnaissance 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 One Environmental Site Assessment is prepared for National Homes Inc. solely for their exclusive use in the evaluation of the site at Dundas Street East, East of Eighth Line, 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 judgment 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 to be made based on it, is the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by any third party because of decisions made or actions based on this report. If site conditions are observed to be different from those reported, please contact us.

It should be noted that general environmental management and housekeeping practices were reviewed as part of this assessment with respect to their impact on the environmental condition of the

property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, and does not indicate geotechnical conditions or identify geologic hazards.

A response has not yet been received from the MOECC regarding the Freedom of Information (FOI) request. Notification will be provided if any records are identified by the MOECC file search. Additional fees may be charged if a large volume of records are found.

8.4 QUALIFICATIONS OF THE ASSESSORS

Mr. Eugene Ma, M.A.Sc., E.I.T., is an Environmental Officer in the Markham, Ontario office of WSP Canada Inc. Eugene has both a Bachelor of Applied Science Degree and a Master of Applied Science Degree from the University of Toronto, majoring in Chemical and Environmental Engineering. Eugene is also a registered as an Engineer-in-Training in the Province of Ontario, and he has had experience working in the technical consulting and engineering industry since 2012.

Mr. Philip Romeril, P.Eng., QP_{ESA}, is a Senior Environmental Engineer in the Peterborough, Ontario office of WSP Canada Inc. He has a Bachelor of Science Degree in Engineering Geology and a Master of Science Degree in Civil Engineering both from Queen's University. He has been a recognized Professional Engineer in Ontario since 1988. Philip has conducted and managed geo-environmental and hydrogeological investigations including Phase One and Two ESAs in Manitoba, Alberta, Northwest Territories, and the Alaskan and Canadian Beaufort Seas and remediation projects utilizing such technologies as dual phase vacuum extraction, in situ chemical oxidation, and monitored natural attenuation in a variety of geological settings in Ontario.

8.5 SIGNATURES

WSP carried out this Phase One ESA and confirms the findings and conclusions presented in this report.

WSP Canada Inc.

Report prepared by



Eugene Ma, M.A.Sc., E.I.T.
Environmental Project Officer

Reviewed by



Philip Romeril, P.Eng., QP_{ESA}
Senior Environmental Engineer

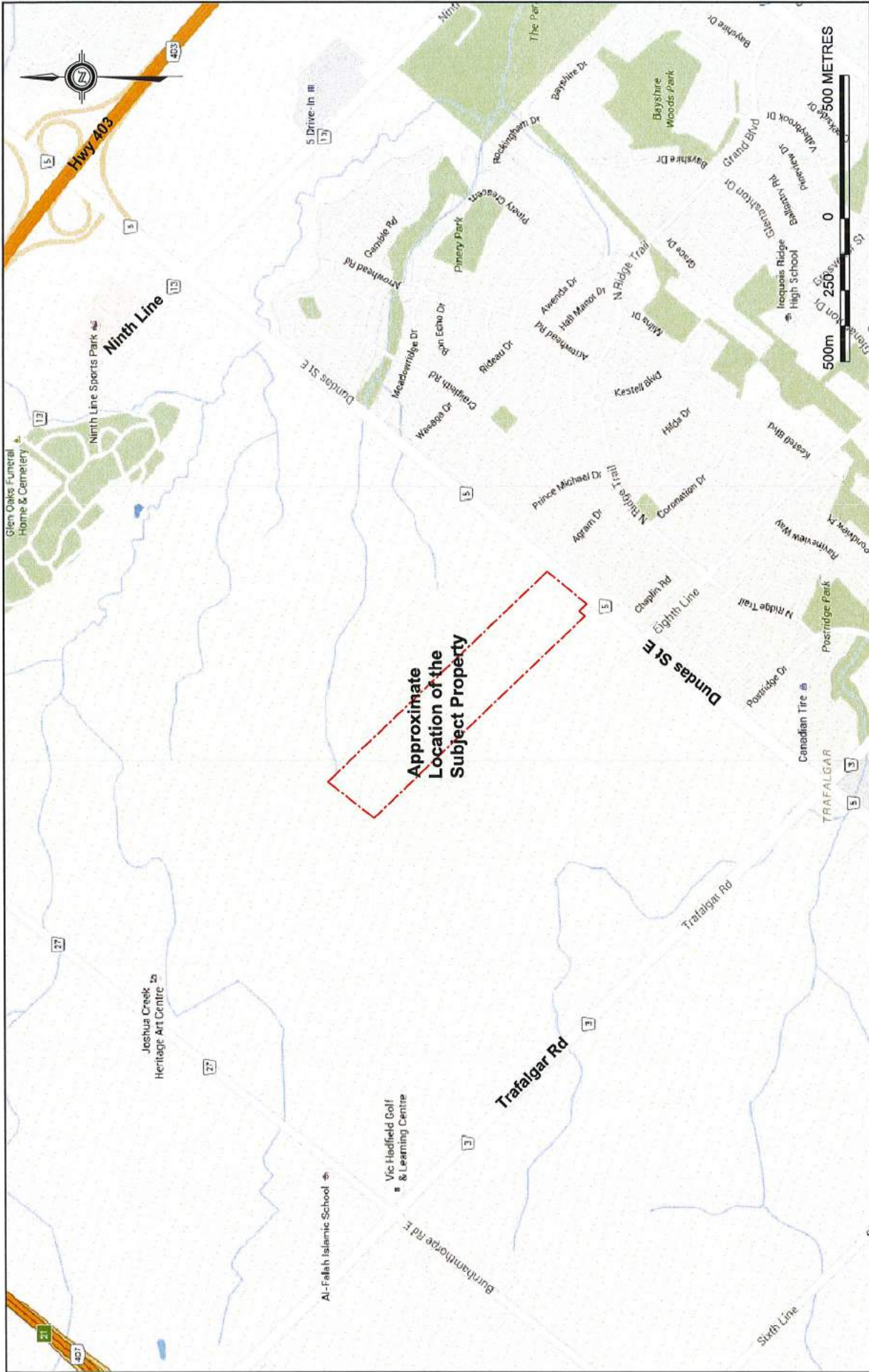



9 REFERENCES

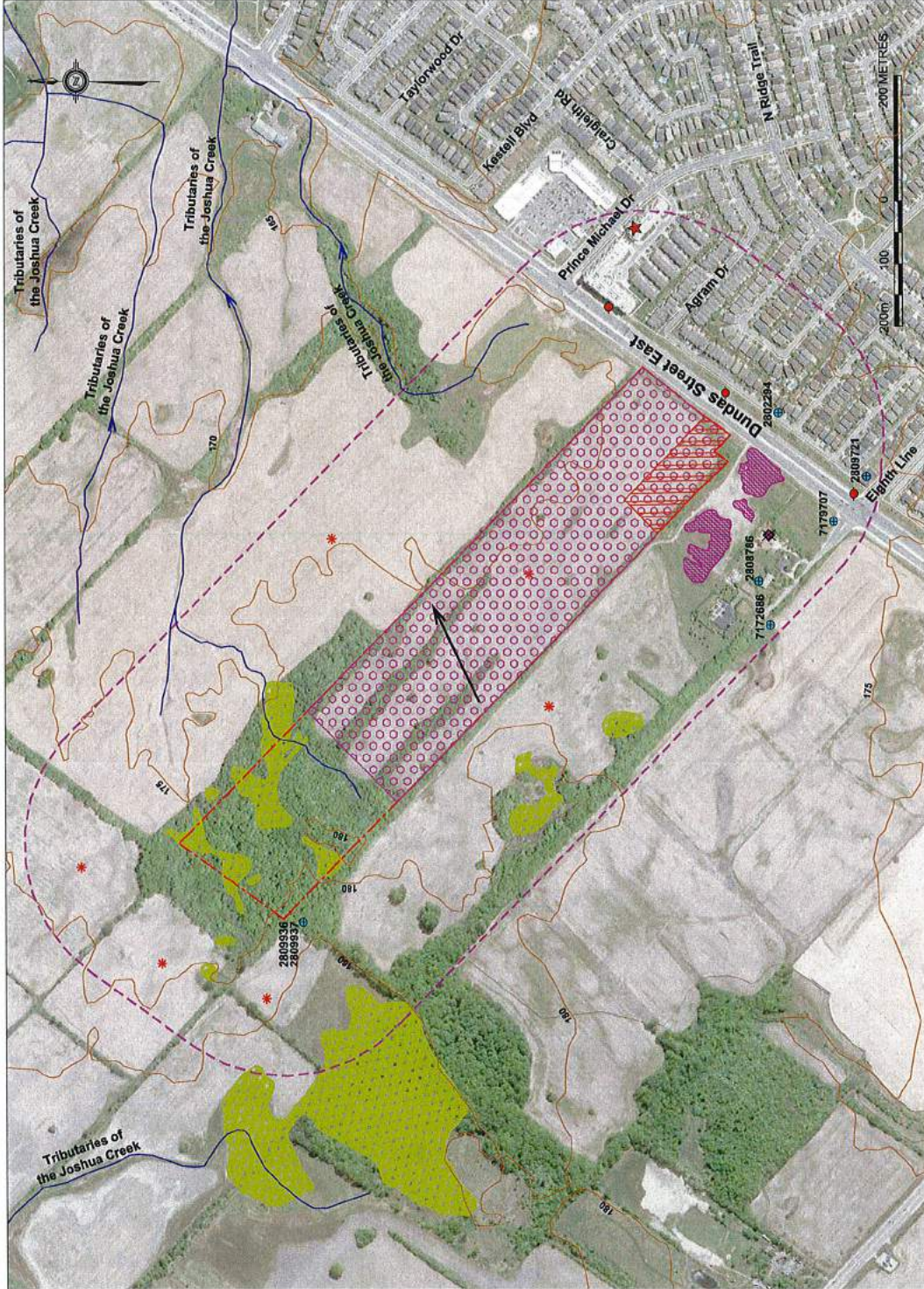
1. Topographic Maps - Ontario Base Map Series
2. The Canadian County Atlas Digital Project, McGill University 2001 Library and Archives Canada
3. Historical Canadian Aerial Photographs (National Archives Collection)
4. Town of Oakville Official Plan (2006)
5. The Region of Halton Official Plan (2009; Interim Office Consolidation of 2015)
6. Town of Oakville Interactive Mapping Service
7. Ontario Parks and Conservation Ontario Interactive Mapping Website
8. Ontario Ministry of Natural Resources and Forestry (Map a Map: Natural heritage areas interactive maps)
9. Oak Ridges Moraine Conservation Plan Land Use Designation Map – Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry (2002)
10. Niagara Escarpment Plan Maps (2005)
11. Google Earth
12. Dangerous Goods Accident Information System
13. Government of Ontario Environmental Registry
14. Oakville City Directories (refer to **Appendix B**)
15. National Archives Collection – Historical Canadian Aerial Photographs
16. MOE Certificates of Approval Database
17. MOE Environmental Monitoring and Reporting Branch Well Records
18. National Pollutant Release Inventory (NPRI)
19. Occupational Health and Safety Act
20. O. Reg. 153/04 (as amended)
21. Technical Standards and Safety Authority
22. Waste Disposal Site Inventory

10 FIGURES

- Figure 1 Site Location Plan
- Figure 2 Phase One Conceptual Site Model



 <p>351 STEELCASE ROAD, UNITS 9-12 MARKHAM, ONTARIO CANADA, L3R 4H9 TEL: 905-7475-0065 FAX: 905-475-0045 WWW.WSPGROUP.COM</p>	Client: National Homes Inc.	Project No.: 161-03293-00	Figure: 1
	Drawn: LWS	Approved: PMR	Discipline: ENVIRONMENT
Date: April 2016	Scale: As Shown	Title: SITE LOCATION PLAN	
Original Size: Letter	Rev: N/A	Project: Phase One Environmental Site Assessment Dundas Street East of Eighth Line, Oakville, Ontario	



Key Plan
N.T.S.

Legend:

- 250m Study Area
- Subject Property
- MOECC Water Well
- Topographic Contour Line
- Tributary / River
- Inferred Shallow Groundwater Flow Direction
- Provincially Significant Wetland
- PCA #18 - Pole - Mounted Transformer
- PCA #30 - Soil Berms
- PCA #40 - Long-term Agricultural Use (with Historical Orchards)
- PCA #58 - O.Reg. 347 HWS
- PCA #52 - Suspected Storage of Mechanical Equipment

- APEC-1
- APEC-2

Client:	National Homes Inc.	Project No.:	161-03293-00	Figure:	2
Drawn:	LWS	Discipline:	ENVIRONMENT		
Date:	April 2016	Title:	Phase One Conceptual Site Model		
Original Size:	Tablet	Project:	Phase One Environmental Site Assessment Dundas Street East of Eighth Line, Oakville, Ontario		
Approved:	PMR				
Scale:	As Shown				
Rev:	N/A				



351 STEELCASE ROAD, UNITS 3-2
MILTON, ONTARIO L7T 4M6
TEL: 905-426-9886 FAX: 905-426-9845 WWW.WSPGROUP.COM

11 APPENDICES

- APPENDIX A LEGAL SURVEY
- APPENDIX B OCCUPANCY SEARCH HISTORICAL AND CURRENT
- APPENDIX C REGULATORY INQUIRIES
- APPENDIX D AERIAL PHOTOGRAPHS AND MAPPING RESOURCES
- APPENDIX E SITE PHOTOGRAPHS – MARCH 23, 2016

Appendix A

LEGAL SURVEY

Appendix B

OCCUPANCY SEARCH HISTORICAL AND CURRENT

CURRENT AND PAST USES OF THE SUBJECT PROPERTY AND PROPERTIES WITHIN THE PHASE ONE STUDY AREA

Address	Direction from the Subject Property	Occupants
No Municipal Address Available	Subject Property	- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
3053 Eighth Line	Southwestern Adjacent Properties	- Commercial (2000) - Arthex Property Management (2000) - No Listings (1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
3043 Eighth Line		- No Listings (2000, 1971, 1965, 1960) - Residential (1994, 1989, 1984, 1981, 1975)
3033 Eighth Line		- Residential (2000) - No Listings (1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2517 Prince Michael Drive	Eastern Neighbouring Properties	- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2509 Prince Michael Drive		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2480 Prince Michael Drive		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2470 Prince Michael Drive		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2460 Prince Michael Drive		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
1165 – 1209 Agram Drive		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
1194 Dundas Street East		- Commercial (2000, 1994, 1989, 1984, 1981) - A Original Garden Centre Ltd. (2000, 1994, 1989) - The Garden Centre Ltd. (1984, 1981) - Residential (1975, 1971) - No Listings (1965, 1960)
1054 – 1210 Agram Drive	Southern Neighbouring Properties	- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
1030 – 1046 Agram Drive		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2555 – 2445 Felhaber Crescent		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2552 – 2448 Felhaber		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971,

Crescent		1965, 1960)
2453 – 2491 Palmerston Road		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2456 – 2492 Palmerston Road		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2459 – 2491 Chaplin Road		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2460 – 2496 Chaplin Road		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)
2509 – 2525 Eighth Line		- Residential (2000, 1994, 1989, 1984, 1981, 1975, 1971) - No Listings (1965, 1960)
Southwestern Neighbouring Properties		
1005 Dundas Street East	Southwestern Neighbouring Properties	- No Listings (2000, 1989, 1984, 1981, 1965, 1960) - Commercial (1994) - R&R Trenching Ltd. (1994) - Residential (1975, 1971)
467 Dundas Street East		- No Listings (2000, 1994, 1989, 1984, 1981, 1975, 1971, 1965, 1960)

References :

- 2000 Might's Halton-Peel Regions Criss-Cross Directories
- 1994 Might's Halton-Peel Regions Criss-Cross Directories
- 1989 Suburban Metro Toronto Criss-Cross Directories
- 1984 Might's Suburban Metro Toronto Criss-Cross Directories
- 1981 Might's Suburban Metro Toronto Criss-Cross Directories
- 1975 Might's Suburban Metro Toronto Criss-Cross Directories
- 1971 Might's Suburban Metro Toronto Criss-Cross Directories
- 1965 Might's Greater Toronto Suburban Directory
- 1960 Might's Greater Toronto Suburban Directory


Appendix C

REGULATORY INQUIRIES



Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Eugene Ma WSP Canada Inc. 100 Commerce Valley Drive West Thornhill, Ontario L3T 0A1			FOI Request No.	Date Request Received
Email Address: Eugene.ma@wspgroup.com			Fee Paid \$	
Telephone/Fax Nos. Tel 905-882-1100 (ext. 6974) Fax 905-475-0045			~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Your Project/Reference No. 161-03293-00	Signature of Requester 		CNR ER NOR SWR WCR SAC IEB EAA EMR SWA	

Request Parameters	
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) PT LT 10, CON 1 TRAF, NDS, AS IN 311334 S & E PT 9 HR892156; S/T TEMPORARY EASEMENT OVER PT 7 & 8 HR892156 TOWN OF OAKVILLE	
No Municipal Address available	
Present Property Owner(s) and Date(s) of Ownership Redthorn Company Limited	
Previous Property Owner(s) and Date(s) of Ownership N/A	
Present/Previous Tenant(s), (if applicable) Vacant	
Search Parameters	Specify Year(s) Requested
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	
Environmental concerns (General correspondence, occurrence reports, abatement)	<i>all years</i>
Orders	<i>all years</i>
Spills	<i>all years</i>
Investigations/prosecutions ▶ Owner and tenant information must be provided	<i>all years</i>
Waste Generator number/classes	<i>all years</i>

Certificates of Approval ▶ Proponent information must be provided		
1987 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.		
	SD	Specify Year(s) Requested
air - emissions	X	<i>all years</i>
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)	X	<i>all years</i>
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations	X	<i>all years</i>
waste water - industrial discharge	X	<i>all years</i>
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites	X	<i>all years</i>
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction	X	<i>all years</i>
pesticides - licenses	X	<i>all years</i>

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.


Brownfields Environmental Site Registry

Location: Ministry > Brownfields > Search Results > RSC #2602

**Record of Site Condition
 For Part XV.1 of the *Environmental Protection Act***
Record of Site Condition Summary

Registration Number	2602
Filing Date	April 10, 2006
Certification Date	December 07, 2005
Current Property Use	Commercial
Intended Property Use	Commercial
Certificate of Property Use Number	No CPU
Applicable Standards	Full Depth Site Conditions Standard, with Potable Ground Water, Coarse Textured Soil, for Industrial/Commercial/Community property use
Property Municipal Address	1194 DUNDAS ST E OAKVILLE, ON, L6H 7E4

Notice to Readers Concerning Due Diligence

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

Contents of this Record of Site Condition

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

Definitions

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

Act means the *Environmental Protection Act*, as amended;

Cleanup Guideline 1996 means the Ministry publication entitled Guideline for Use at Contaminated Sites in Ontario originally dated June 1995 and later revised;

Intended property use, in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

phase one environmental site assessment has the same meaning as defined in the Act at s. 168.1;

phase two environmental site assessment has the same meaning as defined in the Act at s. 168.1;

Regulation means Ontario Regulation 153/04, Records of Site Condition Part XV.1 of the Act, as amended;

risk assessment has the same meaning as defined in the Act at s. 168.1;

RSC means a record of site condition under Part XV.1 of the Act;

RSC property, in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

SSRA means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

Part 1: Property Ownership, Property Information and Owners Certifications
Information about the owner who is filing or authorizing the filing of the RSC
Filing Owner

Owner Name	First Capital (Dundas & Prince Michael) Corporation
Corporate Contact (Authorized Officer)	Mr. Frank Picard
Mailing Address	Suite 2820, 161 BAY ST, TORONTO, ON, M5J 2S1
Telephone	416-7033094
Fax	416-7033097
Email	frank.picard@firstcapitalrealty.ca

RSC Property Location Information**Property Address and Legal Descriptions**

Municipal Address	1194 DUNDAS ST E, OAKVILLE, ON, L6H 7E4
Municipality	OAKVILLE
Legal Description	PT LT 9, CON 1 TRAF SDS, PT 1, ZDR14975, Oakville PT LT 9, CON 1 TRAF SDS, PT 2 20R14975, Oakville
Assessment Roll Number	
Property Identification Number (PIN)	25063 - 2451 LT and 25063 - 2449 LT
RSC applies to entire legal property	Yes

Property Geo Reference

UTM Coordinates	NAD83 17-604500-4817100
Latitude & Longitude	43.49952410N 79.70748840W (converted from UTM)
Accuracy Estimate	21 to 100 meters
Measurement Method	Interpolation from a map

RSC Property Use Information

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

Property Use Information

Current Property Use	Commercial
Intended Property Use	Commercial
Certificate of Property Use has been issued under section 168.6 of the Act	No

Additional Documentation

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

Additional Documentation Provided by Property Owner or Agent

Additional Documentation List
Deed or Transfer for the property
Certificate of Status

Signature and Statements of Property Owner or Agent

As owner of the RSC property, or agent acting on behalf of the owner of the RSC property:

- I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
- I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC.
- I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
- To my knowledge, the statements made in this part of the RSC are true as of _____.

Name of Authorized Officer _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Part 2 List of Reports, Summary of Site Conditions, Qualified Persons Certifications**Qualified Person Information****Qualified Person Information**

Name	Jeffrey Vaughn Peister
Company	Jacques Whitford Limited
Job Title	Project Manager
Business Address	7271 WARDEN AVE, MARKHAM, ON, L3R 5X5
Phone	905-4747700x373

Fax	905-4799326
Email	jeffrey.peister@jacqueswhitford.com

Additional Documentation Provided by the Qualified Person

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

Additional Documentation Provided by the Qualified Person

Additional Documentation List

Business Name Report in relation to the employer of the qualified person

Municipal Information

Local or Single-Tier Municipality

Municipality	OAKVILLE
Municipal Clerk	Cathie Best
Mailing Address	Suite 1, 1225 TRAFALGAR RD, OAKVILLE, ON, L6H 7H6
Phone	905-3384178
Fax	905-8152025
Email	cbest@oakville.ca

Upper Tier Municipality

Municipality	HALTON
Municipal Clerk	Monica Wallenfels
Mailing Address	1151 BRONTE RD, OAKVILLE, ON, L6M 3L1
Phone	905-8256000x7370
Fax	905-8258838
Email	wallenfm@region.halton.on.ca

Ministry of the Environment District Office

Ministry of the Environment District Office

District Office	HALTON-PEEL
District Office Address	Suite 300, 4145 North Service RD, Burlington, ON, L7L 6A3

Reports Supporting Record of Site Condition

The following types of assessments have been conducted in support of this record of site condition:

- A phase one environmental site assessment
- A phase two environmental site assessment

Previous RSCs applying to any part of the RSC property

Acknowledgement Date	RSC/TRN Number
<i>No Documents Provided</i>	

Previous risk assessments or SSRA applying to any part of the RSC property

Acceptance Date	Risk Assessment Number	SSRA Developed Using the Cleanup Guideline 1996
<i>No Documents Provided</i>		

Assessments or other reports have been relied upon in certifying the information set out in this Part

Date	Report Title	Author	Affiliation
May 10, 2005	Limited Phase II Environmental Subsurface Investigation, 1194 Dundas Street East (at Prince Michael Drive), Oakville, Ontario	Jeffrey Peister, P.Geo. & John Cracknell, P.Eng.	Project Manager & Senior Reviewer, Jacques Whitford Limited
April 29, 2005	Phase I Environmental Site Assessment, The Original Garden Centre, 1194 Dundas Street East, Oakville, Ontario	Ms. Linda Schadlinger, B.Sc. & Mr. Jason Dobble	Environmental Site Assessor & Senior Reviewer, Jacques Whitford Limited

Site Condition Information

Site Condition Information

Total area of the RSC property (In hectares)	2.63
Phase Two Environmental Site Assessment applies to the entire RSC property	Yes
A Risk Assessment has been prepared and accepted by the Director in support of this RSC	No
Environmentally Sensitive Area	No
Sediment Present	No
Soil Texture	Coarse
Assessment/Restoration Approach	Full Depth
Property Use for Site Condition Standards Determination	Industrial/Commercial/Community
Ground Water Condition	Potable
Contaminant testing on the Ground Water	No
Certification Date	December 07, 2005

The applicable site condition standards applied for the purpose of this record of site condition are: Full Depth Site Conditions Standard, with Potable Ground Water, Coarse Textured Soil, for Industrial/Commercial/Community property use.

Final RSC Property Profile - Site Condition Standards

Soil

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
ACETONE	0.1	3.5	µg/g
BARIUM	118	1500	µg/g
BENZENE	0.016	0.24	µg/g
BERYLLIUM	0.8	1.2	µg/g
BROMODICHLOROMETHANE	<	0.12	µg/g
BROMOFORM	<	0.11	µg/g
BROMOMETHANE	<	0.061	µg/g
CADMIUM	0.5	12	µg/g
CARBON TETRACHLORIDE	<	0.1	µg/g
CHLOROBENZENE	<	2.4	µg/g
CHLOROFORM	<	0.13	µg/g
CHROMIUM (TOTAL)	24	750	µg/g
COBALT	10	60	µg/g
COPPER	19	225	µg/g
DIBROMOCHLOROMETHANE	<	0.09	µg/g
DICHLOROBENZENE, 1,2- (O-DCB)	<	0.88	µg/g
DICHLOROBENZENE, 1,3- (M-DCB)	<	30	µg/g
DICHLOROBENZENE, 1,4- (P-DCB)	0.002	0.32	µg/g
DICHLOROETHANE, 1,1-	<	3	µg/g
DICHLOROETHANE, 1,2-	<	0.022	µg/g
DICHLOROETHYLENE, 1,1-	<	0.0024	µg/g
DICHLOROETHYLENE, CIS-1,2-	<	2.3	µg/g
DICHLOROETHYLENE, TRANS-1,2-	<	4.1	µg/g
DICHLOROPROPANE, 1,2-	<	0.019	µg/g
DICHLOROPROPENE, 1,3-	<	0.0066	µg/g
ETHYLBENZENE	0.003	0.28	µg/g
ETHYLENE DIBROMIDE	<	0.0056	µg/g
LEAD	20	1000	µg/g
METHYL ETHYL KETONE	<	0.27	µg/g
METHYL ISOBUTYL KETONE	<	0.48	µg/g
METHYL TERT BUTYL ETHER	<	5.7	µg/g
METHYLENE CHLORIDE	<	1.1	µg/g
MOLYBDENUM	0.8	40	µg/g
NICKEL	21	150	µg/g

PETROLEUM HYDROCARBONS F1 (C6 - C10)	<	10	230	µg/g
PETROLEUM HYDROCARBONS F2 (>C10 - C16)	<	10	150	µg/g
PETROLEUM HYDROCARBONS F3 (>C16 - C34)		17.7	1700	µg/g
PETROLEUM HYDROCARBONS F4 (>C34)	<	10	3300	µg/g
SILVER	<	0.1	40	µg/g
STYRENE	<	0.002	1.2	µg/g
TETRACHLOROETHANE, 1,1,1,2-	<	0.002	0.019	µg/g
TETRACHLOROETHANE, 1,1,2,2-	<	0.002	0.01	µg/g
TETRACHLOROETHYLENE	<	0.002	0.45	µg/g
TOLUENE		0.014	2.1	µg/g
TRICHLOROETHANE, 1,1,1-	<	0.002	26	µg/g
TRICHLOROETHANE, 1,1,2-	<	0.002	0.28	µg/g
TRICHLOROETHYLENE	<	0.002	1.1	µg/g
VANADIUM		28	200	µg/g
VINYL CHLORIDE	<	0.002	0.003	µg/g
XYLENES		0.013	25	µg/g
ZINC		80	600	µg/g

Sediment

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
<i>No Measurements Provided</i>			

Ground Water

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
<i>No Measurements Provided</i>			

Remedial Action and Mitigation

Soil Remediation Process	Estimated Quantity of Soil (in-situ m ³)
Estimate of quantities of soil, if any, originating and remaining on the RSC property that have been remediated, at a location either on or off the RSC property, to reduce the concentration of contaminants in the soil.	
<i>No Actions Provided</i>	

Removed Soils

Estimated quantity of soil or sediment, if any, removed from and not returned to the RSC property (in-situ cubic meters)	0
Deposited Soils	
Estimated quantity of soil or sediment, if any, being brought to and deposited at the RSC property not including any soil that has been remediated off the RSC property (identified in the Soil Remediation Process above) (in-situ cubic meters)	0
Remediated or Removed Soil or Ground Water from Near Property Boundary	
Has any soil, sediment or ground water at the RSC property that is or was located within 3 meters of the RSC property boundary been remediated or removed for the purpose of remediation?	No

Ground Water Control or Treatment Measures

Ground Water Control or treatment measures that were required for the RSC property prior to the certification date for the purpose of filing the RSC:
<i>No comments entered.</i>
Other than the activities previously identified, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:
<i>No comments entered.</i>

Other Activities Including Risk Management Measures

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that were required for the RSC property prior to the certification date for the purpose of filing the RSC:
<i>No comments entered.</i>

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:

No comments entered.

Monitoring or Maintenance

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

Soil Management Measures

No comments entered.

Ground Water Management Measures

No comments entered.

Certifications

As the qualified person, and in relation to this Part of the RSC, I certify that:

1. A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site visit and interviews, has been conducted in accordance with the Regulation by or under the supervision of a qualified person as required by the Regulation.
2. I have conducted or supervised a phase two environmental site assessment, which includes the evaluation of information gathered through the sampling and analysis of soil and other site investigation or assessment activities, of all or part of the RSC property with respect to one or more contaminants, in accordance with the Regulation.
3. The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.
4. As of December 07, 2005, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.
5. As of December 07, 2005, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable Full Depth site condition standards prescribed by section 36 of the Regulation for all contaminants prescribed by the Regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards.
6. As of December 07, 2005, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Final RSC Property Profile.
7. In relation to any contaminant excepted from the certification mentioned above and as specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards, or in relation to any other contaminant that in my opinion is likely to cause an adverse effect:
 - a. A risk assessment was prepared for the contaminant with respect to the property for which the phase two environmental site assessment was conducted.
 - b. The Director has accepted the risk assessment under clause 168.5 (1) (a) of the Act.
 - c. As of December 07, 2005, the property for which the phase two environmental site assessment was conducted meets the standards specified in the risk assessment for the contaminant.

As the qualified person, and in relation to this Part of the RSC, I also certify that:

1. I am a qualified person and have the qualifications required by section 5 of the Regulation.
2. I have in place an insurance policy that satisfies the requirements of section 7 of the Regulation.
3. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
4. The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.
5. To the best of my knowledge, the certifications and statements in this part of the RSC are true as of December 07, 2005.
6. By signing this RSC, I make no express or implied warranties or guarantees.

I, the qualified person named below, on the date stated below, make all of the stated certifications applicable to the qualified person in this Part of the record of site condition.

Name of Qualified Person _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.



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

Record of Site Condition Summary

Registration Number	3390
Filing Date	June 27, 2006
Certification Date	December 07, 2005
Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Standards	Full Depth Site Conditions Standard, with Potable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use
Property Municipal Address	1194 DUNDAS ST E OAKVILLE, ON, L6H 7E4

Notice to Readers Concerning Due Diligence

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

Contents of this Record of Site Condition

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

Definitions

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

Act means the *Environmental Protection Act*, as amended;

Cleanup Guideline 1996 means the Ministry publication entitled Guideline for Use at Contaminated Sites in Ontario originally dated June 1996 and later revised;

intended property use, in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

phase one environmental site assessment has the same meaning as defined in the Act at s. 168.1;

phase two environmental site assessment has the same meaning as defined in the Act at s. 168.1;

Regulation means Ontario Regulation 153/04, Records of Site Condition Part XV.1 of the Act, as amended;

risk assessment has the same meaning as defined in the Act at s. 168.1;

RSC means a record of site condition under Part XV.1 of the Act;

RSC property, in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

SSRA means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

Part 1: Property Ownership, Property Information and Owners Certifications

Information about the owner who is filing or authorizing the filing of the RSC

Filing Owner

Owner Name	First Capital (Dundas & Prince Michael) Corporation
Corporate Contact (Authorized Officer)	Mr. Derek Hull
Mailing Address	Suite 2820, 163 BAY ST, TORONTO, ON, M5J 2S1
Telephone	416-5044114
Fax	416-7033097
Email	derek.hull@firstcapitalrealty.ca

RSC Property Location Information**Property Address and Legal Descriptions**

Municipal Address	1194 DUNDAS ST E, OAKVILLE, ON, L6H 7E4
Municipality	OAKVILLE
Legal Description	PT LT 9, CON 1 TRAF SDS, PT 1, 20R14975, Oakville, PT LT 9, CON 1 TRAF SDS, PT 2 20R14975, Oakville, Parts 1, 2, 3 and 4, 20R-16730, Oakville
Assessment Roll Number	
Property Identification Number (PIN)	25063 - 2451 LT and 25063 - 2449 LT
RSC applies to entire legal property	Yes

Property Geo Reference

UTM Coordinates	NAD83 17-604500-4817100
Latitude & Longitude	43.49952410N 79.70740840W (converted from UTM)
Accuracy Estimate	21 to 100 meters
Measurement Method	Interpolation from a map

RSC Property Use Information

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

Property Use Information

Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use has been issued under section 168.6 of the Act	No

Additional Documentation

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

Additional Documentation Provided by Property Owner or Agent

Additional Documentation List
Deed or Transfer for the property
Certificate of Status

Signature and Statements of Property Owner or Agent

As owner of the RSC property, or agent acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of _____.

Name of Authorized Officer _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Part 2 List of Reports, Summary of Site Conditions, Qualified Persons Certifications**Qualified Person Information****Qualified Person Information**

Name	Randall Jay Sinukoff
Company	Stantec Consulting Ltd
Job Title	Senior Associate
Business Address	300 - 675 Cochrane Drive, West Tower, Markham, Ontario L3R 0B8
Phone	905-4156403

Fax	905-4749889
Email	randy.sinukoff@stantec.com

Additional Documentation Provided by the Qualified Person

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

Additional Documentation Provided by the Qualified Person

Additional Documentation List
Certificate of Status in relation to the employer of the qualified person

Municipal Information

Local or Single-Tier Municipality

Municipality	OAKVILLE
Municipal Clerk	Cathie Bast
Mailing Address	Suite 1, 1225 TRAFALGAR RD, OAKVILLE, ON, L6H 7H6
Phone	905-3384178
Fax	905-8152025
Email	cbest@oakville.ca

Upper Tier Municipality

Municipality	HALTON
Municipal Clerk	Monica Wallenfels
Mailing Address	1151 BRONTE RD, OAKVILLE, ON, L6M 3L1
Phone	905-8256000x7370
Fax	905-8258838
Email	wallenfm@region.halton.on.ca

Ministry of the Environment District Office

Ministry of the Environment District Office

District Office	HALTON-PEEL
District Office Address	Suite 300, 4145 North Service RD, Burlington, ON, L7L 6A3

Reports Supporting Record of Site Condition

The following types of assessments have been conducted in support of this record of site condition:

- A phase one environmental site assessment
- A phase two environmental site assessment

Previous RSCs applying to any part of the RSC property

Acknowledgement Date	RSC/TRN Number
December 07, 2005	2602

Previous risk assessments or SSRA applying to any part of the RSC property

Acceptance Date	Risk Assessment Number	SSRA Developed Using the Cleanup Guideline 1996
No Documents Provided		

Assessments or other reports have been relied upon in certifying the information set out in this Part

Date	Report Title	Author	Affiliation
May 10, 2005	Limited Phase II Environmental Subsurface Investigation, 1194 Dundas Street East (at Prince Michael Drive), Oakville, Ontario	Jeffrey Pelster, P.Geo. & John Cracknell, P.Eng.	Project Manager & Senior Reviewer, Jacques Whitford Limited
April 29, 2005	Phase I Environmental Site Assessment, The Original Garden Centre, 1194 Dundas Street East, Oakville, Ontario	Ms. Linda Schadlinger, B.Sc. & Mr. Jason Dobbie	Environmental Site Assessor & Senior Reviewer, Jacques Whitford Limited

Site Condition Information

Site Condition Information

Total area of the RSC property (In hectares)	2.63
Phase Two Environmental Site Assessment applies to the entire RSC property	Yes
A Risk Assessment has been prepared and accepted by the Director in support of this RSC	No
Environmentally Sensitive Area	No
Sediment Present	No
Soil Texture	Coarse
Assessment/Restoration Approach	Full Depth
Property Use for Site Condition Standards Determination	Residential/Parkland/Institutional
Ground Water Condition	Potable
Contaminant testing on the Ground Water	No
Certification Date	December 07, 2005

The applicable site condition standards applied for the purpose of this record of site condition are: Full Depth Site Conditions Standard, with Potable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use.

Final RSC Property Profile - Site Condition Standards

Soil				
Contaminant Name		Maximum Concentration	Applicable Standard	Unit of Measure
ACETONE		0.1	1.5	µg/g
BARIUM		110	750	µg/g
BENZENE		0.016	0.24	µg/g
BERYLLIUM		0.8	1.2	µg/g
BROMODICHLOROMETHANE	<	0.002	0.12	µg/g
BROMOFORM	<	0.002	0.11	µg/g
BROMOMETHANE	<	0.003	0.061	µg/g
CADMIUM		0.5	12	µg/g
CARBON TETRACHLORIDE	<	0.002	0.1	µg/g
CHLORO BENZENE	<	0.002	2.4	µg/g
CHLOROFORM	<	0.002	0.13	µg/g
CHROMIUM (TOTAL)		24	750	µg/g
COBALT		10	40	µg/g
COPPER		19	225	µg/g
DIBROMOCHLOROMETHANE	<	0.002	0.09	µg/g
DICHLOROBENZENE, 1,2-(O-DCB)	<	0.002	0.88	µg/g
DICHLOROBENZENE, 1,3-(M-DCB)	<	0.002	30	µg/g
DICHLOROBENZENE, 1,4-(P-DCB)	<	0.002	0.32	µg/g
DICHLOROETHANE, 1,1-	<	0.002	3	µg/g
DICHLOROETHANE, 1,2-	<	0.002	0.022	µg/g
DICHLOROETHYLENE, 1,1-	<	0.002	0.0024	µg/g
DICHLOROETHYLENE, CIS-1,2-	<	0.002	2.3	µg/g
DICHLOROETHYLENE, TRANS-1,2-	<	0.002	4.1	µg/g
DICHLOROPROPANE, 1,2-	<	0.002	0.019	µg/g
DICHLOROPROPENE, 1,3-	<	0.002	0.0066	µg/g
ETHYLBENZENE		0.003	0.28	µg/g
ETHYLENE DIBROMIDE	<	0.002	0.0056	µg/g
LEAD		20	200	µg/g
METHYL ETHYL KETONE	<	0.025	0.27	µg/g
METHYL ISOBUTYL KETONE	<	0.025	0.48	µg/g
METHYL TERT BUTYL ETHER	<	0.002	5.7	µg/g
METHYLENE CHLORIDE	<	0.003	1.1	µg/g
MOLYBDENUM		0.8	40	µg/g
NICKEL		21	150	µg/g
PETROLEUM HYDROCARBONS F1 (C6 - C10)	<	10	30	µg/g

PETROLEUM HYDROCARBONS F2 (>C10 - C16)	<	10	150	µg/g
PETROLEUM HYDROCARBONS F3 (>C16 - C34)		17.7	400	µg/g
PETROLEUM HYDROCARBONS F4 (>C34)	<	10	2800	µg/g
SILVER	<	0.1	20	µg/g
STYRENE	<	0.002	1.2	µg/g
TETRACHLOROETHANE, 1,1,1,2-	<	0.002	0.019	µg/g
TETRACHLOROETHANE, 1,1,2,2-	<	0.002	0.01	µg/g
TETRACHLOROETHYLENE	<	0.002	0.15	µg/g
TOLUENE		0.014	2.1	µg/g
TRICHLOROETHANE, 1,1,1-	<	0.002	26	µg/g
TRICHLOROETHANE, 1,1,2-	<	0.002	0.28	µg/g
TRICHLOROETHYLENE	<	0.002	1.1	µg/g
VANADIUM		28	200	µg/g
VINYL CHLORIDE	<	0.002	0.003	µg/g
XYLENES		0.013	25	µg/g
ZINC		80	600	µg/g

Sediment

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
<i>No Measurements Provided</i>			

Ground Water

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
<i>No Measurements Provided</i>			

Remedial Action and Mitigation

Soil Remediation Process	Estimated Quantity of Soil (in-situ m ³)
Estimate of quantities of soil, if any, originating and remaining on the RSC property that have been remediated, at a location either on or off the RSC property, to reduce the concentration of contaminants in the soil.	
<i>No Actions Provided</i>	

Removed Soils

Estimated quantity of soil or sediment, if any, removed from and not returned to the RSC property (in-situ cubic meters)	0
Deposited Soils	
Estimated quantity of soil or sediment, if any, being brought to and deposited at the RSC property not including any soil that has been remediated off the RSC property (identified in the Soil Remediation Process above) (in-situ cubic meters)	0
Remediated or Removed Soil or Ground Water from Near Property Boundary	
Has any soil, sediment or ground water at the RSC property that is or was located within 3 meters of the RSC property boundary been remediated or removed for the purpose of remediation?	No

Ground Water Control or Treatment Measures

Ground Water Control or treatment measures that were required for the RSC property prior to the certification date for the purpose of filing the RSC:
<i>No comments entered.</i>
Other than the activities previously identified, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:
<i>No comments entered.</i>

Other Activities Including Risk Management Measures

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that were required for the RSC property prior to the certification date for the purpose of filing the RSC:
<i>No comments entered.</i>
Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:

No comments entered.

Monitoring or Maintenance

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

Soil Management Measures

No comments entered.

Ground Water Management Measures

No comments entered.

Certifications

As the qualified person, and in relation to this Part of the RSC, I certify that:

1. A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site visit and interviews, has been conducted in accordance with the Regulation by or under the supervision of a qualified person as required by the Regulation.
2. I have conducted or supervised a phase two environmental site assessment, which includes the evaluation of information gathered through the sampling and analysis of soil and other site investigation or assessment activities, of all or part of the RSC property with respect to one or more contaminants, in accordance with the Regulation.
3. The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.
4. As of December 07, 2005, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.
5. As of December 07, 2005, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable End Depth site condition standards prescribed by section 36 of the Regulation for all contaminants prescribed by the Regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards.
6. As of December 07, 2005, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Final RSC Property Profile.
7. In relation to any contaminant excepted from the certification mentioned above and as specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards, or in relation to any other contaminant that in my opinion is likely to cause an adverse effect:
 - a. A risk assessment was prepared for the contaminant with respect to the property for which the phase two environmental site assessment was conducted.
 - b. The Director has accepted the risk assessment under clause 168.5 (1) (a) of the Act.
 - c. As of December 07, 2005, the property for which the phase two environmental site assessment was conducted meets the standards specified in the risk assessment for the contaminant.

As the qualified person, and in relation to this Part of the RSC, I also certify that:

1. I am a qualified person and have the qualifications required by section 5 of the Regulation.
2. I have in place an insurance policy that satisfies the requirements of section 7 of the Regulation.
3. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
4. The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.
5. To the best of my knowledge, the certifications and statements in this part of the RSC are true as of December 07, 2005.
6. By signing this RSC, I make no express or implied warranties or guarantees.

I, the qualified person named below, on the date stated below, make all of the stated certifications applicable to the qualified person in this Part of the record of site condition.

Name of Qualified Person _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.



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

Record of Site Condition Summary

Registration Number	52314
Filing Date	April 24, 2009
Certification Date	January 31, 2006
Current Property Use	Agriculture/Other
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Standards	Full Depth Site Conditions Standard, with Potable Ground Water, Medium/Fine Textured Soil, for Residential/Parkland/Institutional property use
Property Municipal Address	No Municipal Address

Notice to Readers Concerning Due Diligence

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

Contents of this Record of Site Condition

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

Definitions

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

Act means the *Environmental Protection Act*, as amended;

Cleanup Guideline 1996 means the Ministry publication entitled Guideline for Use at Contaminated Sites in Ontario originally dated June 1996 and later revised;

Intended property use, in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

phase one environmental site assessment has the same meaning as defined in the Act at s. 168.1;

phase two environmental site assessment has the same meaning as defined in the Act at s. 168.1;

Regulation means Ontario Regulation 153/04, Records of Site Condition Part XV.1 of the Act, as amended;

risk assessment has the same meaning as defined in the Act at s. 168.1;

RSC means a record of site condition under Part XV.1 of the Act;

RSC property, in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

SSRA means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

Part 1: Property Ownership, Property Information and Owners Certifications

Information about the owner who is filing or authorizing the filing of the RSC

Filing Owner

Owner Name	Dunoak Developments Inc.
Corporate Contact (Authorized Officer)	Michael Vernooy
Mailing Address	234 Cortleugh Boulevard, Toronto, Ontario M5N 1P7
Telephone	905-8297637
Fax	905-8292002
Email	mike.vernooy@mattamycorp.com

RSC Property Location Information**Property Address and Legal Descriptions**

Municipal Address	No Municipal Address
Municipality	OAKVILLE
Legal Description	PT LT 9, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 639000; OAKVILLE/TRAFALGAR
Assessment Roll Number	
Property Identification Number (PIN)	24930 - 0019 LT
RSC applies to entire legal property	Yes

Property Geo Reference

UTM Coordinates	NAD83 17-604001-4817333
Latitude & Longitude	43.50169120N 79.71353460W (converted from UTM)
Accuracy Estimate	21 to 100 meters
Measurement Method	Digitized from a satellite image

RSC Property Use Information

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

Property Use Information

Current Property Use	Agriculture/Other
Intended Property Use	Residential
Certificate of Property Use has been issued under section 168.6 of the Act	No

Additional Documentation

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

Additional Documentation Provided by Property Owner or Agent

Additional Documentation List
Deed or Transfer for the property
Certificate of Status

Signature and Statements of Property Owner or Agent

As owner of the RSC property, or agent acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of _____.

Name of Authorized Officer _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Part 2 List of Reports, Summary of Site Conditions, Qualified Persons Certifications**Qualified Person Information****Qualified Person Information**

Name	P Jeffrey Stevenson
Company	Terrapex Environmental Ltd.
Job Title	
Business Address	Suite 16, 920 BRANT ST, BURLINGTON, ON, L7R 4J1
Phone	416-2450011

Fax	416-2450012
Email	j.stevenson@terrapex.com

Additional Documentation Provided by the Qualified Person

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

Additional Documentation Provided by the Qualified Person

Additional Documentation List

Certificate of Status in relation to the employer of the qualified person

Municipal Information

Local or Single-Tier Municipality

Municipality	OAKVILLE
Municipal Clerk	Monica Wallenfief
Mailing Address	1151 Bronte Road, Oakville, ON L6M3L1
Phone	905-8256000x7370
Fax	905-8258838
Email	monica.wallenfief@halton.ca

Upper Tier Municipality

Municipality	HALTON
Municipal Clerk	Vicki Tytaneck
Mailing Address	1225 Trafalgar Road, Box 310, Oakville, ON L6J5A6
Phone	905-8456601x2003
Fax	905-8122025
Email	vtytaneck@oakville.ca

Ministry of the Environment District Office

Ministry of the Environment District Office

District Office	HALTON-PEEL
District Office Address	Suite 300, 4145 North Service RD, Burlington, ON, L7L 6A3

Reports Supporting Record of Site Condition

The following types of assessments have been conducted in support of this record of site condition:

- A phase one environmental site assessment
- A phase two environmental site assessment

Previous RSCs applying to any part of the RSC property

Acknowledgement Date	RSC/TRN Number
No Documents Provided	

Previous risk assessments or SSRA applying to any part of the RSC property

Acceptance Date	Risk Assessment Number	SSRA Developed Using the Cleanup Guideline 1996
No Documents Provided		

Assessments or other reports have been relied upon in certifying the information set out in this Part

Date	Report Title	Author	Affiliation
March 09, 2009	Information Review and Site Inspection	Sergei Shurygin, B.Sc.; Jeff Stevenson, P.Geo.	Terrapex Environmental Ltd.
April 10, 2006	Phase II Environmental Site Assessment, Fill Deposit - Dunoak Developments Property, Dundas Street East, Oakville, Ontario	Sergei Shurygin, B.Sc.; Jeff Stevenson, P.Geo.	Terrapex Environmental Ltd.
February 01, 2002	Combined Phase I / Phase II Environmental Site Assessment, Part Lot 9, Concession 1, North of Dundas Street, Oakville, Ontario	Kandice Au, B.A.Sc.; Mike Osborne, P.Eng.	Terrapex Environmental Ltd.

Site Condition Information

Site Condition Information

Total area of the RSC property (In hectares)	44.5
Phase Two Environmental Site Assessment applies to the entire RSC property	Yes
A Risk Assessment has been prepared and accepted by the Director in support of this RSC	No
Environmentally Sensitive Area	No
Sediment Present	No
Soil Texture	Medium/Fine
Assessment/Restoration Approach	Full Depth
Property Use for Site Condition Standards Determination	Residential/Parkland/Institutional
Ground Water Condition	Potable
Contaminant testing on the Ground Water	No
Certification Date	January 31, 2006

The applicable site condition standards applied for the purpose of this record of site condition are: Full Depth Site Conditions Standard, with Potable Ground Water, Medium/Fine Textured Soil, for Residential/Parkland/Institutional property use.

Final RSC Property Profile - Site Condition Standards

Soil

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure	
ACETONE	<	0.1	3.5	µg/g
ANTIMONY	<	0.1	13	µg/g
ARSENIC		5.1	25	µg/g
BARIUM	129		1000	µg/g
BENZENE	0.004		0.24	µg/g
BERYLLIUM	0.7		1.2	µg/g
BORON (AVAILABLE)	0.5		1.5	µg/g
BROMODICHLOROMETHANE	<	0.002	0.12	µg/g
BROMOFORM	<	0.002	0.11	µg/g
BROMOMETHANE	<	0.003	0.38	µg/g
CADMIUM	<	0.5	12	µg/g
CARBON TETRACHLORIDE	<	0.002	0.64	µg/g
CHLORO BENZENE	<	0.002	2.4	µg/g
CHLOROFORM	<	0.003	0.13	µg/g
CHROMIUM (TOTAL)	22		1000	µg/g
CHROMIUM (VI)	<	1	10	µg/g
COBALT	15		50	µg/g
COPPER	30		200	µg/g
DIBROMOCHLOROMETHANE	<	0.002	0.09	µg/g
DICHLORO BENZENE, 1,2- (O-DCB)	<	0.002	0.88	µg/g
DICHLORO BENZENE, 1,3- (M-DCB)	<	0.002	30	µg/g
DICHLORO BENZENE, 1,4- (P-DCB)	<	0.002	0.32	µg/g
DICHLOROETHANE, 1,1-	<	0.002	3	µg/g
DICHLOROETHANE, 1,2-	<	0.002	0.05	µg/g
DICHLOROETHYLENE, 1,1-	<	0.002	0.015	µg/g
DICHLOROETHYLENE, CIS-1,2-	<	0.002	2.3	µg/g
DICHLOROETHYLENE, TRANS-1,2-	<	0.002	4.1	µg/g
DICHLOROPROPANE, 1,2-	<	0.002	0.12	µg/g
DICHLOROPROPENE, 1,3-	<	0.002	0.04	µg/g
ETHYLBENZENE	<	0.002	0.28	µg/g
ETHYLENE DIBROMIDE	<	0.002	0.01	µg/g
LEAD	42		200	µg/g
MERCURY	<	0.1	10	µg/g
METHYL ETHYL KETONE	<	0.025	0.27	µg/g
METHYL ISOBUTYL KETONE	<	0.025	0.48	µg/g
METHYL TERT BUTYL ETHER	<	0.025	5.7	µg/g

METHYLENE CHLORIDE	<	0.02	1.1	µg/g
MOLYBDENUM	<	3	40	µg/g
NICKEL		27	200	µg/g
SELENIUM	<	0.2	10	µg/g
SILVER	<	1	25	µg/g
STYRENE	<	0.002	1.7	µg/g
TETRACHLOROETHANE, 1,1,1,2-	<	0.003	0.12	µg/g
TETRACHLOROETHANE, 1,1,2,2-	<	0.003	0.01	µg/g
TETRACHLOROETHYLENE	<	0.002	0.45	µg/g
THALLIUM	<	1	4.1	µg/g
TOLUENE		0.005	2.1	µg/g
TRICHLOROETHANE, 1,1,1-	<	0.002	34	µg/g
TRICHLOROETHANE, 1,1,2-	<	0.002	0.23	µg/g
TRICHLOROETHYLENE	<	0.003	3.9	µg/g
VANADIUM		37	250	µg/g
VINYL CHLORIDE	<	0.002	0.0075	µg/g
XYLENES		0.002	25	µg/g
ZINC		140	800	µg/g

Sediment:

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
<i>No Measurements Provided</i>			

Ground Water:

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
<i>No Measurements Provided</i>			

Remedial Action and Mitigation

Soil Remediation Process	Estimated Quantity of Soil (in-situ m ³)
Estimate of quantities of soil, if any, originating and remaining on the RSC property that have been remediated, at a location either on or off the RSC property, to reduce the concentration of contaminants in the col.	
<i>No Actions Provided</i>	

Removed Soils

Estimated quantity of soil or sediment, if any, removed from and not returned to the RSC property (in-situ cubic meters)	0
Deposited Soils	
Estimated quantity of soil or sediment, if any, being brought to and deposited at the RSC property not including any soil that has been remediated off the RSC property (identified in the Soil Remediation Process above) (in-situ cubic meters)	0
Remediated or Removed Soil or Ground Water from Near Property Boundary	
Has any soil, sediment or ground water at the RSC property that is or was located within 3 meters of the RSC property boundary been remediated or removed for the purpose of remediation?	No

Ground Water Control or Treatment Measures

Ground Water Control or treatment measures that were required for the RSC property prior to the certification date for the purpose of filing the RSC:
<i>No comments entered.</i>
Other than the activities previously identified, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:
<i>No comments entered.</i>

Other Activities Including Risk Management Measures

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that were required for the RSC property prior to the certification date for the purpose of filing the RSC:
<i>No comments entered.</i>
Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:
<i>No comments entered.</i>

Monitoring or Maintenance

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

Soil Management Measures

No comments entered.

Ground Water Management Measures

No comments entered.

Certifications

As the qualified person, and in relation to this Part of the RSC, I certify that:

1. A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site visit and interviews, has been conducted in accordance with the Regulation by or under the supervision of a qualified person as required by the Regulation.
2. I have conducted or supervised a phase two environmental site assessment, which includes the evaluation of information gathered through the sampling and analysis of soil and other site investigation or assessment activities, of all or part of the RSC property with respect to one or more contaminants, in accordance with the Regulation.
3. The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.
4. As of January 31, 2006, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.
5. As of January 31, 2006, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable Full Depth site condition standards prescribed by section 36 of the Regulation for all contaminants prescribed by the Regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards.
6. As of January 31, 2006, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Final RSC Property Profile.
7. In relation to any contaminant excepted from the certification mentioned above and as specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards, or in relation to any other contaminant that in my opinion is likely to cause an adverse effect:
 - a. A risk assessment was prepared for the contaminant with respect to the property for which the phase two environmental site assessment was conducted.
 - b. The Director has accepted the risk assessment under clause 168.5 (1) (a) of the Act.
 - c. As of January 31, 2006, the property for which the phase two environmental site assessment was conducted meets the standards specified in the risk assessment for the contaminant.

As the qualified person, and in relation to this Part of the RSC, I also certify that:

1. I am a qualified person and have the qualifications required by section 5 of the Regulation.
2. I have in place an insurance policy that satisfies the requirements of section 7 of the Regulation.
3. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
4. The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.
5. To the best of my knowledge, the certifications and statements in this part of the RSC are true as of January 31, 2006.
6. By signing this RSC, I make no express or implied warranties or guarantees.

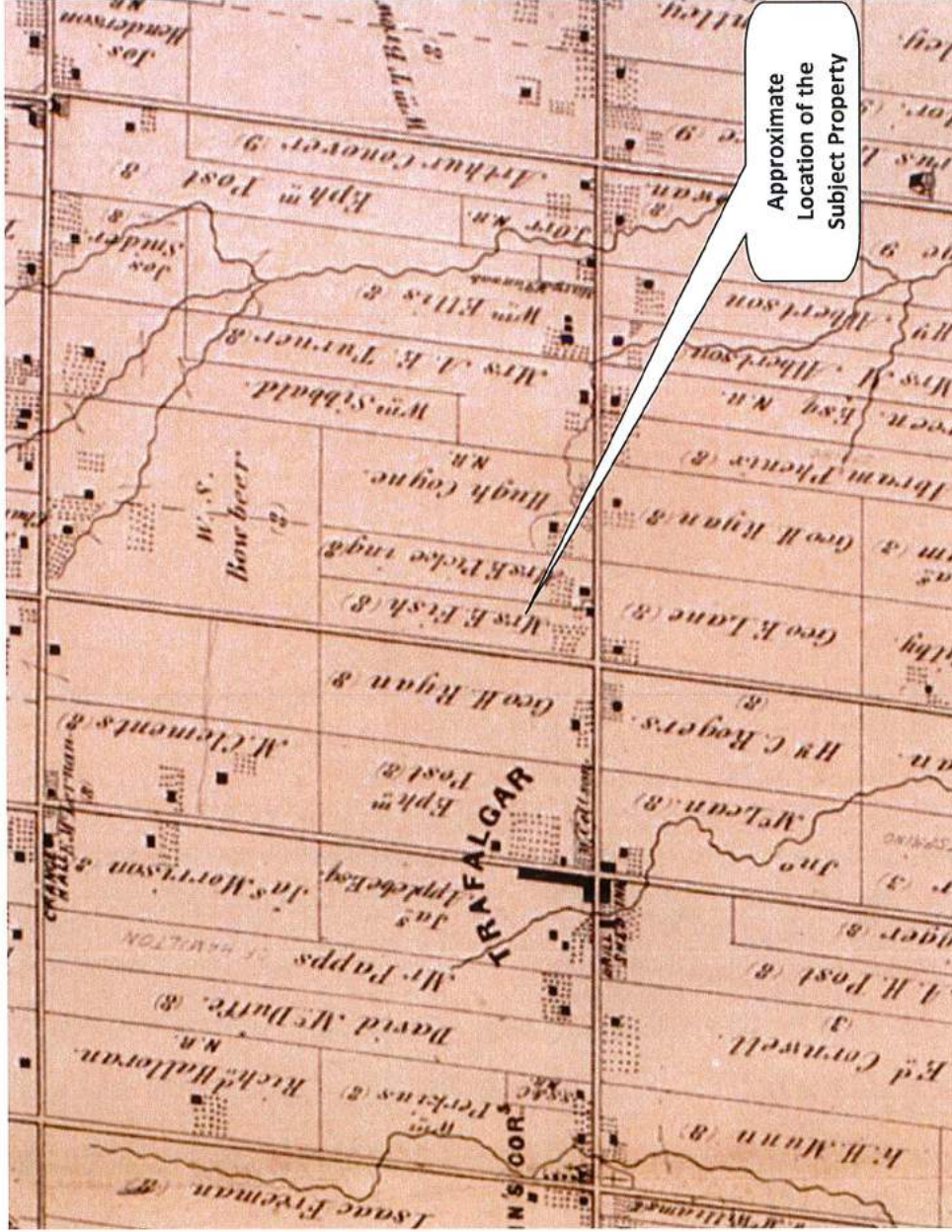
I, the qualified person named below, on the date stated below, make all of the stated certifications applicable to the qualified person in this Part of the record of site condition.

Name of Qualified Person _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Appendix D

AERIAL PHOTOGRAPHS AND MAPPING RESOURCES



© The Canadian County Atlas Digital Project



351 Steelcase Road West, Units 9-12
Markham, ON, L3R 4H9

T: 905-475-0065 F: 905-475-0045

1878 ONTARIO COUNTY MAP OF TRAFALGAR SOUTH

Scale:	NTS	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT DUNDAS STREET EAST, EAST OF EIGHTH LINE, OAKVILLE, ONTARIO	Prepared By:	EM	
Date:	April 2016		Reviewed By:	PMR	
Project:	161-03293-00	Prepared For:	National Homes Inc.	Drawing No.	D-1



Approximate
Location of the
Subject Property

© Historical Canadian Aerial Photographs (National Archives Collection)



351 Steelcase Road West, Units 9-12

Markham, ON, L3R 4H9

T: 905-475-0065 F: 905-475-0045

AERIAL PHOTOGRAPH: 1946

Scale: 1:10,500

Date: April 2016

Project: 161-03293-00

Prepared By:
EM

Reviewed By:
PMR

Drawing No.
D-2

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
DUNDAS STREET EAST, EAST OF EIGHTH LINE,
OAKVILLE, ONTARIO

Prepared For: National Homes Inc.



Approximate
Location of the
Subject Property

© Historical Canadian Aerial Photographs (National Archives Collection)



351 Steelcase Road West, Units 9-12

Markham, ON, L3R 4H9

T: 905-475-0065 F: 905-475-0045

AERIAL PHOTOGRAPH: 1965

Scale: 1:10,800

Date: April 2016

Project: 161-03293-00

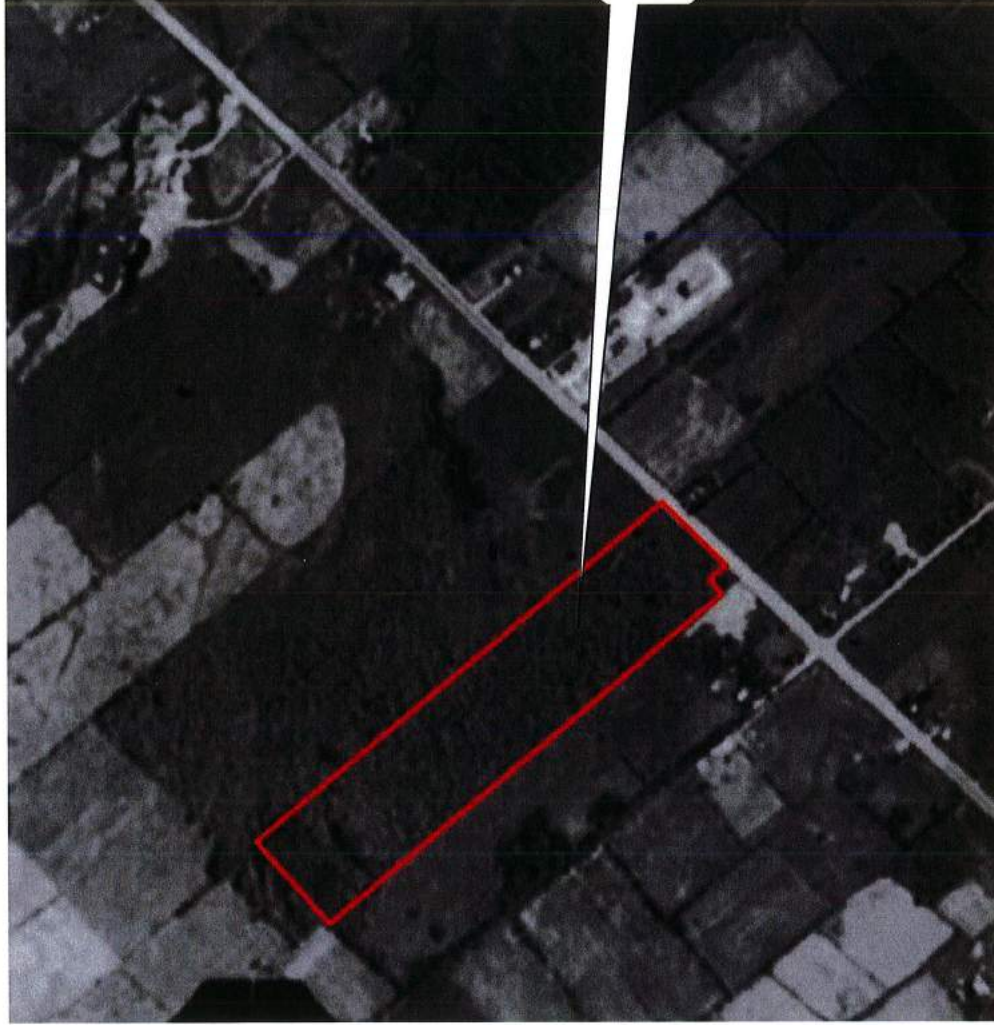
Prepared By:
EM

Reviewed By:
PMR

Drawing No.
D-3

Prepared For: National Homes Inc.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
DUNDAS STREET EAST, EAST OF EIGHTH LINE,
OAKVILLE, ONTARIO



Approximate
Location of the
Subject Property

© Historical Canadian Aerial Photographs (National Archives Collection)



351 Steelcase Road West, Units 9-12
Markham, ON, L3R 4H9

T: 905-475-0065 F: 905-475-0045

AERIAL PHOTOGRAPH: 1985

Scale:
1:10,800

Date:
April 2016

Project:
161-03293-00

Prepared By:
EM

Reviewed By:
PMR

Drawing No.
D-4

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
DUNDAS STREET EAST, EAST OF EIGHTH LINE,
OAKVILLE, ONTARIO

Prepared For: National Homes Inc.



Approximate
Location of the
Subject Property

© Town of Oakville Interactive Mapping Resource



351 Steelcase Road West, Units 9-12

Markham, ON, L3R 4H9

T: 905-475-0065 F: 905-475-0045

SATELLITE IMAGE: 1995

Scale: 1:9,800

Date: April 2016

Project: 161-03293-00

Prepared By:
EM

Reviewed By:
PMR

Drawing No.
D-5

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
DUNDAS STREET EAST, EAST OF EIGHTH LINE,
OAKVILLE, ONTARIO**

Prepared For: National Homes Inc.



Approximate
Location of the
Subject Property

© Google Earth



351 Steelcase Road West, Units 9-12
Markham, ON, L3R 4H9
T: 905-475-0065 F: 905-475-0045

SATELLITE IMAGE: 2005

Scale: 1:9,300	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT DUNDAS STREET EAST, EAST OF EIGHTH LINE, OAKVILLE, ONTARIO	Prepared By: EM
Date: April 2016		Reviewed By: PMR
Project: 161-03293-00	Prepared For: National Homes Inc.	Drawing No. D-6



Approximate
Location of the
Subject Property

© Google Earth



351 Steelcase Road West, Units 9-12
Markham, ON, L3R 4H9

T: 905-475-0065 F: 905-475-0045

SATELLITE IMAGE: 2015

Scale: 1:9,300

Date: April 2016

Project: 161-03293-00

Prepared By:
EM

Reviewed By:
PMR

Drawing No.
D-7

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
DUNDAS STREET EAST, EAST OF EIGHTH LINE,
OAKVILLE, ONTARIO

Prepared For: National Homes Inc.

Appendix E

SITE PHOTOGRAPHS – MARCH 23, 2016



1. Southern boundary of the Subject Property from the southwestern corner; facing east



2. Western boundary of the Subject Property from the central areas of the Property; facing north



3. Central agricultural fields from the central western boundary; facing southeast



4. Agricultural fields from the central areas of the Subject Property; facing northwest



5. Area of the provincially significant wetland on the Subject Property (as designated by the Ministry of Natural Resources); facing north



6. Western boundary of the Subject Property from the northeastern corner; facing south



7. Dundas Street East; facing west



8. Dundas Street East; facing east



9. Evidence of underground bell communication and sanitary sewer lines between Dundas Street East and the southern boundary of the Subject Property



10. Swales on the southern boundary of the Subject Property; facing northwest



11. Soil berms observed on a southwestern adjacent property near the western boundary of the Subject Property; facing west



12. Another view of the soil berms on a southwestern adjacent property near the western boundary of the Subject Property



13. 3033 Eighth Line, a southwestern adjacent property; location of the suspected commercial storage of mechanized equipment



14. View of an adjacent eastern agricultural property; facing east



15. Location of the O. Reg. 347 HWIS record at 2470 Prince Michael Drive, approximately 230 m east of the Subject Property



16. Residential properties on the southwestern areas of the Phase One Study Area



17. Residential properties on the southern areas of the Phase One Study Area