

Phase One Environmental Site Assessment

210 Burnhamthorpe Road East
Oakville, Ontario

Prepared For:

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DS Project No : 22-201-100
Date: 2022-06-28



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Executive Summary

DS Consultants Ltd. (DS) was retained by Argo Oakville Woods Corp (the “Client”) to conduct a Phase One Environmental Site Assessment (ESA) of the Property located at 210 Burnhamthorpe Road East, Oakville, Ontario, herein referred to as the “Phase One Property”. DS understands that this Phase One ESA has been requested for the purposes of pre-purchase due diligence, and that this report may also be used to support the proposed redevelopment of the Phase One Property for residential purposes. It is further understood that the proposed development will consist of a multi-unit residential neighbourhood with townhouses and detached homes.

The Phase One Property is a 7.26 hectare (17.9 acres) parcel of land situated within a mixed residential and agricultural neighbourhood in the Town of Oakville, Ontario. The Phase One Property is located approximately 400 m southwest of the intersection of Burnhamthorpe Road East and Trafalgar Road. For the purposes of this report, Burnhamthorpe Road East is assumed to be aligned in an east-west orientation, and Trafalgar Road in a north-south orientation.

The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The objective of the Phase One ESA is to identify the presence or absence of potentially contaminating activities (PCAs) on the Phase One Property and/or within the Phase One Study Area, and to determine if the PCAs identified within the Phase One Study Area are likely to result in an Area of Potential Environmental Concern (APEC) on the Phase One Property.

The scope of work completed as part of the Phase One ESA included a review of reasonably ascertainable records and reports regarding historical and current use, regulatory information, occupancy, and activities for the Phase One Property, interviews with available individuals with knowledge of the current and former site activities, an inspection of the Phase One Property and activities on the adjacent properties and an evaluation of the information obtained with respect to potential concerns associated with the activities identified. The information obtained by the Phase One ESA will be used to assess whether further investigation in the form of a Phase Two ESA is merited. It should be noted that this Phase One ESA does not include any sampling testing and is based solely on a review of readily available data, and observations made during the Phase One Site Reconnaissance.

Based on the records reviewed as part of the Phase One ESA, DS presents the following findings:

- ◆ The Phase One Property was historically operated as a farm, from the 1880s to the late 1980s. The Phase One Property was subsequently used for commercial and agricultural purposes until 2022. The Phase One Property is currently occupied by Medeiros Boat Works Ltd., and leased farmland. The Property is developed with four (4) building structures, including the boat manufacturing facility (Building A), in the northwestern portion of the Site, an

abandoned barn in the north eastern portion of the site (Building B), a residential parking garage in the northeast portion of the Site (Building C), and a residential building in the northeast portion of the Site (Building D). A man-made pond was observed in the central portion of the agricultural field on-Site.

- ◆ The topography on the Phase One Property and within the Phase One Study Area is generally flat with a surficial elevation of 187 to 190 metres above sea level (masl) and a slight slope to the southeast. Based on the local topography, the shallow groundwater flow direction is inferred to be southeast towards Morrison Creek East, which is located approximately 1.8 km south of the Phase One Property. Long term groundwater monitoring would be required in order to confirm the direction of groundwater flow on the Phase One Property;
- ◆ Based on a review of the OGS Earth database, the Phase One Property is situated within a south slope physiographic region and Till Moraines physiographic landforms. The surficial geology within the Phase One Study area is described as “clay to silt-textured till (derived from glaciolacustrine deposits or shale)”. The underlying bedrock within the area generally consists of shale, limestone, dolostone, siltstone of the Queenston Formation”. Based on a review of OGS Aggregate Resources Inventory Map ARIM 184-2, the bedrock on the north portion of the Phase One Property is covered with 1 to 8 m of drift and south portion with 8 to 15 m of drift.
- ◆ The following on-Site potentially contaminating activities were identified:
 - Medeiros Boat Works Ltd. is a boat frame moulding facility with a spray booth which was established in 1979 based on the records obtained in the Ecolog ERIS report.
 - Two (2) aboveground fuel storage tanks (ASTs) were observed in the basement of Site Building D during reconnaissance.
 - During reconnaissance, a diesel AST was observed to the east of Site Building B which showed evidence of staining and leaking on the underside.
 - During reconnaissance, a rusted and empty fuel AST was observed to the south of Site Building B.
 - Storage of various chemicals associated with the boat manufacturing business including resin and acetone.
 - Abandoned metal drums, boat molds and other rubbish was observed to the south of Site Building A.
- ◆ The south portion of the Phase One Property has always been used for agricultural purposes.
- ◆ The neighbouring properties within the Phase One Study Area appear to have been used for residential and agricultural purposes since the early 1880s. The following off-Site PCA was identified to be of potential concern to the Phase One Property:
 - An active steel-walled underground fuel storage tank (UST) is registered at 215 Burnhamthorpe Road East, approximately 40 m north of the Phase One Property.

Based on a review of the information available at this time it is concluded that PCAs were identified on the Phase One Property and within the Phase One Study Area which are considered to be contributing to eight (8) APECs in, on, or under the Phase One Property. A summary of the PCAs identified and the associated APECs is provided in Table E-1 below. Note that the PCA numbers used below are per Table 2, Schedule D of O.Reg. 153/04.

Table E-1: Summary of APECs Identified on Phase One Property

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	West portion of Site	#7 – Boat Manufacturing	On Site PCA-1	PHCs, VOCs, PAHs Metals, As, Sb, Se, B-HWS, CN-, electrical conductivity, Cr (VI), Hg, SAR, low pH, high pH	Soil and ground water
APEC-2	Northeast portion of the Site	#28 – Gasoline and associated products storage in fixed tanks	Off Site PCA-2	PHCs, BTEX, VOCs	Ground water
APEC-3	Northeast portion of Site	#28 – Gasoline and associated products storage in fixed tanks	On Site PCA-5	PHCs, BTEX, PAHs	Soil and ground water
APEC-4	Eastern portion of Site	#28 – Gasoline and associated products storage in fixed tanks	On Site PCA-6	PHCs, BTEX, PAHs	Soil and ground water
APEC-5	Northeastern portion of the Site	#28 – Gasoline and associated products storage in fixed tanks	On Site PCA-7	PHCs, BTEX, PAHs	Soil and ground water
APEC-6	West portion of Site	#Other – Chemical spill	On Site PCA-8	PHCs, VOCs	Soil and ground water
APEC-7	South Portion of the Site	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Off Site PCA-9	OCP	Soil
APEC-8	South of Site Building D	#58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of	On-Site PCA-4	PHCs, VOCs, PAHs Metals, As, Sb, Se, B-HWS, CN-, electrical conductivity, Cr (VI), Hg, SAR, low pH, high pH	Soil

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
		biosols as soil conditioners			

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

The PCAs identified in Table E-1 above are considered by the Qualified Person (QP) to be contributing to Areas of Potential Environmental Concern on the Phase One Property. The Potential Contaminants of Concern (PCOCs) identified by the QP include PAHs, OCPs, PHCs including BTEX, VOCs, Metals, As, Sb, Se, B-HWS, CN-, electrical conductivity, Cr (VI), Hg, SAR. Based on the findings of this Phase One ESA, it is concluded that a Phase Two ESA would be required in order to investigate the aforementioned APECs and to assess the environmental soil and groundwater conditions on the Phase One Property. A Record of Site Condition cannot be filed based on the findings of the Phase One ESA.

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1.0 Introduction

DS Consultants Ltd. (DS) was retained by Argo Oakville Woods Corp (the “Client”) to conduct a Phase One Environmental Site Assessment (ESA) of the Property located at 210 Burnhamthorpe Road East, Oakville, Ontario, herein referred to as the “Phase One Property”. DS understands that this Phase One ESA has been requested for the purposes of pre-purchase due diligence, and that this report may also be used to support the proposed redevelopment of the Phase One Property for residential purposes. It is further understood that the proposed development will consist of a multi-unit residential neighbourhood with townhouses and detached homes.

It is the opinion of DS that the intended future property use (residential) constitutes a more sensitive property use, as defined under O.Reg. 153/04 (as amended) than the historic industrial use associated with the boat manufacturing. Given that the proposed change in property use is to a more sensitive property use, the filing of a Record of Site Condition (RSC) with the Ontario Ministry of Environment, Conservation and Parks (MECP) will be mandated under O.Reg. 153/04 (as amended).

The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The objectives of the Phase One ESA is to identify the presence or absence of potentially contaminating activities (PCAs) on the Phase One Property and/or within the Phase One Study Area, and to determine if the PCAs identified within the Phase One Study Area are likely to result in an Area of Potential Environmental Concern (APEC) on the Phase One Property. The information obtained by the Phase One ESA will be used to assess whether further investigation in the form of a Phase Two ESA is merited. It should be noted that this Phase One ESA does not include any sampling or testing and is based solely on a review of readily available data, and observations made during the Phase One Site Reconnaissance.

1.1 Phase One Property Information

The information for the Phase One Property is provided in the following Table.

Table 1-1: Phase One Property Information

Criteria	Information	Source
Legal Description	PT LT 14, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, AS IN 169436 & 216972 ; OAKVILLE/TRAFALGAR	Land Registry Office #20
Property Identification Number (PIN)	24929-0112	Land Registry Office #20
Municipal Address	210 Burnhamthorpe Road East, Oakville, Ontario	Land Registry Office #20
Zoning	Future Development (rural residential)	Zoning By-Law 2009-189
Property Owner	Argo Oakville Woods Corp	Client

Criteria	Information	Source
Property Owner Contact Information	Argo Oakville Woods Corp 4900 Palladium Way, Suite 105 Burlington, Ontario L7M 0W7	Client
Current Site Occupants	Helio Medeiros, Larry Blaney and Medeiros Boat Works Ltd.	Site Reconnaissance
Site Area	7.26 hectare (17.9 acres)	Town of Oakville Interactive Map
Centroid UTM Coordinates	Zone: 17T Northing: 4816752.14 Easting: 601867.61	Google Earth Pro

1.2 Site Description

The Phase One Property is approximately 7.26 hectare (17.9 acres) parcel of land situated within a mixed agricultural and residential neighbourhood in the City of Oakville, Ontario. The Phase One Property is located approximately 400 m west of the intersection of Burnhamthorpe Road East and Trafalgar Road. A Site Location Plan depicting the general location of the Phase One Property is provided in Figure 1 and a Plan of Survey for the Phase One Property dated May 18, 2022, and prepared by McBain & Hulme an Ontario Land Surveyor, has been provided under Appendix A.

For the purposes of this report, Burnhamthorpe Road East is assumed to be aligned in an east-west orientation, and and Trafalgar Road in a north-south orientation.

The Property is developed with four (4) building structures, including the boat manufacturing facility (Building A), in the northwestern portion of the Site, an abandoned barn in the northeastern portion of the site (Building B), a residential parking garage in the northeast portion of the Site (Building C), and a residential building in the northeast portion of the Site (Building D). The south portion of the Phase Two Property is used for farming. Man-made ponds were observed in the central portion of the agricultural field and the northwest portion of the Site. A Site Plan depicting the orientation of the buildings on-site is provided in Figure 2.

2.0 Scope of Investigation

The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04, as amended (Phase One ESA requirements). This included:

- ◆ A review of reasonably ascertainable records and reports regarding historical and current use, regulatory information, occupancy, and activities for the Phase One Property, including:
 - Physical setting information such as aerial photographs, topographic mapping, available historical maps and drawings.

- Company records (e.g., site plans, building plans, permit records, production and maintenance records, asbestos surveys, site utility drawings, emergency response and contingency plans, spill reporting plans and records, inventories of chemicals and their usage (e.g., WHMIS), environmental monitoring data, waste management records, inventory of underground and aboveground tanks, environmental audit reports) provided to DS;
- Geological and hydrogeological information in published government maps and/or reports.
- A review of information on file with Ecolog ERIS, a commercial database that provides information from numerous private, provincial, and federal environmental databases/registries.
- Review of fire insurance plans, municipal directory documentation and available environmental reports that are pertinent to the Phase One Property.
- Regulatory Information, including such as Permits or Certificates of Approval (pertaining to activities that may impact the condition of the property, orders, control orders, or complaints related to environmental compliance that may impact the condition of the property, and violations of environmental statutes, regulations, by-laws, and permits that may impact the condition of the property.
- Environmental source information including published and online records from Ministry of Environment, Conservation and Parks (MECP), Environment Canada, Technical Standards and Safety Authority (TSSA), and the City of Toronto; and
- The Ontario Ministry of Natural Resources (MNR) Natural Heritage Information Centre database and the Conservation Authority website for information specific to natural areas, such as locations of environmentally sensitive areas or species.
- ◆ Interviews with available individuals having knowledge of current and/or past site activities.
- ◆ An inspection of the Phase One Property, and the activities on the adjacent properties, including and assessment of the following:
 - The site operations, processes, and waste management currently carried out on the Phase One Property.
 - The neighbouring land uses (i.e., identification of environmentally sensitive neighbours, as well as an assessment of potential off-site sources of contamination);
 - The source of potable water for the Phase One Property and properties within the Phase One Study Area.
 - The potential presence of existing or former above ground or underground fuel storage tanks (ASTs or USTs);
 - Possible cut and fill operations that may resulted in the importation of fill material of unknown quality.
 - The presence/absence of floor cracks, hydraulic hoists, elevators, sumps and drains.

- Areas suspected to contain evidence of surficial and sub-surface impacts (e.g., areas of staining).
 - The potential presence of various Designated Substances and building materials including:
 - Friable and non-friable asbestos
 - Urea formaldehyde foam insulation (UFFI)
 - Chlorofluorocarbons (CFCs) in air conditioning and refrigeration equipment
 - PCB-containing materials and electrical equipment
 - Lead-based paint
 - Mould
 - The presence/absence of wells, pits and lagoons, drainage sumps and floor drains, sewage and wastewater disposal pipelines; and
 - General site conditions, including topography and drainage, standing water, rights-of-way, presence of underground utilities, evidence of stained or odorous soils, and stressed vegetation.
- ◆ Evaluation of the information and documentation of the results in the form of a Phase One ESA Report.

The objectives of the Phase One ESA are:

1. To assess the environmental condition of the Phase One Property to develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in, or under the Phase One Property.
2. To identify potentially contaminating activities within the Study Area (i.e., areas within 250 m of the Property), and to assess if Areas of Potential Environmental Concern (APECs) exist on the Phase One Property.
3. To identify the Potential Contaminants of Concern associated with the PCAs identified; and
4. To provide a basis for subsequent investigation, if required, based on the findings of the Phase One ESA.

3.0 Records Review

3.1 General

3.1.1 Phase One Study Area Determination

Based on a review of the available historical records and the observations made during the Phase One Site Reconnaissance, no heavy industrial properties or other relevant potentially contaminating activities were observed which were considered to merit expanding the Phase One Study Area. As such the Phase One Study Area was defined by a 250 meter radius around the Phase One Property boundary, in accordance with O.Reg. 153/04 (as amended).

The properties within 250 m of the Phase One Property generally consist of residential and agricultural land uses. An assessment of the historical and current use of all properties within the Phase One Study Area was conducted in order to assess for the presence/absence of potentially contaminating activities. A summary of the potentially contaminating activities identified within the Phase One Study Area is provided under Section 6.2. A plan depicting the Phase One Study Area limits as well as the current land uses is presented in Figure 3.

3.1.2 First Developed Use Determination

The first developed use of the Phase One Property is considered under O.Reg. 153/04 (as amended) to be either the first use of the Phase One Property in or after 1875 that resulted in the development of a building or structure on the property, or the first potentially contaminating use or activity on the Phase One Property.

The determination of the first developed use of the Phase One Property was based on a review of available aerial photographs, historical maps, city directories, and interviews. Based on the information obtained, the first developed use of the Phase One Property was for residential purposes in the mid-1960s.

3.1.3 Fire Insurance Plans

Fire insurance plans were prepared between 1875 and 1923 and revised in some areas until the 1970s. Fire Insurance plans for the Phase One Property were not available.

However, there is enough information from alternative sources to determine the usage of the Phase One Property since 1880.

3.1.4 Chain of Title

A Chain of Title search was not provided by the Client at the time of the investigation. The Chain of Title will need to be obtained prior to the submission of a Record of Site Condition.

3.1.5 Environmental Reports

Previous reports were not provided for DS to Review.

3.1.6 City Directories

The Halton Peel Region Ontario Criss-Cross Directory for the years 1958 to 2001 were reviewed. The Phase One Property is first listed in the directories in 1985 for residential use. The Phase One Property was listed with the occupant “Madeiros Boat Works Ltd” in 1995, with no further listing afterwards. The adjacent properties generally appear to have been used for residential purposes or were unlisted and assumed undeveloped.

The following listings in the City Directories were noted by DS to be of potential environmental concern:

Table 3-1: Historical Occupants of Potential Environmental Concern on the Phase One Property

Address	Occupant	Date Range	Inferred Property Use	PCA ID No.
210 Burnhamthorpe Road East	Medeiros Boat Works Ltd.	1995	Boat Manufacturing and Repair	PCA-1

A complete summary of the City Directory listings reviewed has been included under Appendix B. The locations of the historical occupants of potential environmental concern are presented on Figure 4, and are discussed further under Section 6.2.

3.2 Environmental Source Information

3.2.1 Ecolog Eris Report

EcoLog Environmental Risk Information Services Ltd. (ERIS) is an organization that maintains and searches various government and private databases for property-related environmental information.

DS contacted EcoLog Environmental Risk Information Services Ltd. (EcoLog ERIS), an environmental database and information service company, to request a search of government and private records for information pertaining to the Phase One Property and Phase One Study Area. EcoLog searched 15 Federal databases, 37 Provincial databases and 10 private databases. A summary of the databases provide by ERIS is provided in the Table below:

Table 3-2: Summary of Environmental Databases Reviewed

Federal Government Source Databases	Private Source Databases
Contaminated Sites on Federal Land. Environmental Effects Monitoring. Environmental Issues Inventory System. Federal Convictions. Fisheries & Oceans Fuel Tanks. Indian & Northern Affairs Fuel Tanks. National Analysis of Trends in Emergencies System (NATES). National Defense & Canadian Forces Fuel Tanks. National Defense & Canadian Forces Spills. National Defense & Canadian Forces Waste Disposal Sites. National Environmental Emergencies System (NEES). National PCB Inventory. National Pollutant Release Inventory. Parks Canada Fuel Storage Tanks; and Transport Canada Fuel Storage Tanks.	Anderson's Storage Tanks. Anderson's Waste Disposal Sites. Automobile Wrecking & Supplies. Canadian Mine Locations. Canadian Pulp and Paper. Chemical Register. ERIS Historical Searches. Oil and Gas Wells. Retail Fuel Storage Tanks; and Scott's Manufacturing Directory.
Provincial Government Source Databases	
Abandoned Aggregate Inventory. Abandoned Mine Information System. Aggregate Inventory. Borehole.	Inventory of PCB Storage Sites. Landfill Inventory Management Ontario. List of TSSA Expired Facilities. Mineral Occurrences;

<p>Certificates of Approval. Certificates of Property Use. Commercial Fuel Oil Tanks. Compliance and Convictions. Drill Hole Database. Environmental Activity and Sector Registry. Environmental Compliance Approval. Environmental Registry. Fuel Storage Tank. Fuel Storage Tank – Historic. Inventory of Coal Gasification Plants and Coal Tar Sites; TSSA Historic Incidents; TSSA Incidents; TSSA Pipeline Incidents; TSSA Variances for Abandonment of Underground Storage Tanks;</p>	<p>Non-Compliance Reports; Ontario Oil and Gas Wells. Ontario Regulation 347 waste Generators Summary. Ontario Regulation 347 Waste Receivers Summary; Ontario Spills; Orders; Permit to Take Water; Pesticide Register; Private and Retail Fuel Storage Tanks; Record of Site Condition; Waste Disposal Sites – MECP 1991 Historical Approval Inventory; Waste Disposal Sites – MECP CA Inventory; Wastewater Discharger Registration Database; and Water Well Information System</p>
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The ERIS report indicated that there were 6 listings for the Phase One Property, and 19 listings for the remaining properties within the Phase One Study Area. A copy of the ERIS report has been provided under Appendix C. A summary of the potentially contaminating activities identified in the ERIS report and other pertinent information is provided in the Table below:

Table 3-3: Summary of ERIS Report Findings on Phase One Property

Database/Date	Entry Details	PCA ID No.
Scott's Manufacturing Directory (SCT)	One (1) record for Medeiros Boat Works Limited was registered for boat building in 1979.	PCA-1
National Pollutant Release Inventory (NPRI)	Five (5) records for Medeiros Boat Works Limited were recorded in the NPRI database for the release of stack related air emissions of styrene from 2003-2007.	No PCA

Table 3-4: Summary of ERIS Report Findings within Phase One Study Area

Database/Date	Entry Details	PCA ID No.
Commercial Fuel Oil Tanks (CFOT)	An active steel-walled fuel oil UST is registered to John Holdridge at 215 Burnhamthorpe Road East, approximately 40 m north of the Phase One Property.	PCA-2
Pesticide Register (PES)	Biggar Bros Farms was registered as a pesticide operator at a rural residential property. The property is at 191 to 205 Burnhamthorpe Road East, approximately 20 m north of the Phase One Property, However, the farmlands are over 90 m from the Phase One Property	PCA-3
Water Well Information System (WWIS)	There are seven (7) wells registered within the Phase One Area of Study. Two (2) of the wells are described as domestic water supply wells, one (1) well is an abandoned water supply well, and the rest a monitoring wells.	No PCA

3.2.2 Ministry of the Environment- Freedom of Information

A request was submitted to the MECP Freedom of Information and Protection of Privacy Office (Appendix D) to determine if there were any environmental incidents or violations associated with the Phase One 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 site vicinity. 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 MECP was requested to search their files (all years) regarding the following parameters: air emissions, water, sewage, wastewater and pesticides.

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 MECP; 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.

A response has not yet been received from the MECP. The client will be made aware of any records identified by the MECP file search, when a response is received from the Ministry.

3.2.3 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (TSSA) maintain records related to storage tanks for petroleum related products. The TSSA was contacted to review records related to the Property and Study Area. According to the response received on June 20, 2022, from Kim of TSSA, the following records were identified on the Phase One Property and properties located in the Study Area:

Table 3-5: Summary of TSSA records

Inst. Number	Context	Address	Status	PCA ID No.
41852394	FS Fuel Oil Tank	215 Burnhamthorpe Road East, Oakville ON, L6H 7B6	Active	PCA-2

A copy of the correspondence with the TSSA has been appended under Appendix D.

3.2.4 Areas of Natural and Scientific Interest

The Natural Heritage Areas database published by the Ministry of Natural Resources (MNR) was reviewed in order to identify the presence/absence of areas of natural significance including provincial parks, conservation reserves, areas of natural and scientific interest, wetlands,

environmentally significant areas, habitats of threatened or endangered species, and wilderness areas. The Oakville and Halton Region Official Plans were also reviewed as part of this assessment. According to the Halton Regional Official Plan, the Phase One Property is north adjacent to a Regional Natural Heritage System.

A review of these databases indicated that Redside Dace, and Northern Bobwhite as endangered, and the Eastern Meadowlark as threatened species within 1 km of the Site.

According to the MNR, the Redside Dace is an aquatic species found in pools and slow-moving areas of small streams and headwaters with a gravel bottom. As the nearest permanent watercourse is greater than 200 m away from the Site, it is not anticipated that these species would be found on the Phase One Property. According to the MNR, Northern Bobwhite can be found in savannahs, grasslands, around abandoned farm fields. Given that the Phase One Property is predominantly composed of farm fields, it is a suitable habitat. The Eastern Meadowlark is a species of bird that breeds primarily in grasslands, hayfields and crop lands. The Phase One Property's current undeveloped farmland may provide viable habitat for the species.

If required, an environmental specialist could be retained to undertake a site-specific ecological assessment, however at this time further assessment is not warranted.

3.2.5 Halton Region and Conservation Authority (HRCA)

According to the HRCA online mapping system, no natural water body is presented on the Phase One Property, or within the Phase One Study Area. The Phase One Property is located in the Sixteen-mile Creek watershed.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs and Historical Mapping

Aerial Photographs for the years 1954, 1970, 1985, 1995, 2006, 2015, 2019 were obtained from the City of Toronto Online Mapping and reviewed as part of this assessment. The County Atlas of Halton was reviewed in order to provide a more historical image from the year 1880. A summary of pertinent information obtained from the aerial photographs reviewed is presented in the Table below. The supporting documents have been appended under Appendix E.

Table 3-6: Summary of Aerial Photographs

Location	Observations	PCA ID No.
1880		
Phase One Property	According to the Halton County Atlas published in 1880, the Phase One Property was located on the properties owned by Mr. Papps and David McDuffe which appear to have been used for agricultural purposes.	No PCA

Location	Observations	PCA ID No.
North of the Site	The north adjacent property appears to be used for agricultural purposes. An orchard is located on the southeastern portion of the property.	PCA-3
South of the Site	The Property to the south of the site is part of the land owned by Mr. Papps and David McDuffe.	No PCA
East of the Site	The adjacent property appears to have been used for agricultural purposes.	No PCA
West of the Site	The adjacent property appears to have been used for agricultural purposes.	No PCA
1954		
Phase One Property	Based on the scale of the aerial photo, detailed description of the Property was not possible, however, the entire property appeared to be undeveloped and used for agricultural purposes.	No PCA
North, South, East, West of the Site	The surrounding area appeared to be undeveloped and used for agricultural purposes.	No PCA
South of the Site	The Property south and southwest appears to be covered by forest	No PCA
1970		
Phase One Property	Site Buildings B, C and D appear to have been constructed in the northern portion of the Site. The remainder of the property appears to have been used for agricultural purposes.	No PCA
North, East, and West of the Site	No significant changes observed.	No PCA
1985,		
Phase One Property	An L-shaped building (Site Building A) has been constructed inferred to be Medeiros Boat Works Limited. A man-made pond appears to be present on the south-central portion.	PCA-1
North, South, East, West of the Site	No significant changes observed.	No PCA
1995, 2006, 2015, 2019		
Phase One Property	Another man-made pond is present on the northwest corner of the Site.	No PCA
North, South, East, West of the Site	No significant changes.	No PCA

3.3.2 Topography, Hydrology, Geology

The topography of the Phase One Property is generally flat, with a surface elevation of 187 to 190 meters above sea level (masl). The topography within the Phase One Study Area slightly slopes to the east, towards the intermittent Morison Creek, located approximately 150 m south of the Phase One Property. The nearest body of water is Morrison Creek East, located approximately 1.8 km south of the Phase One Property. Based on a review of the MECP well records, the depth to groundwater in the vicinity of the Phase One Property is approximately 2.6 m. The shallow groundwater flow direction within the Phase One Study Area is inferred to be southeast towards Morrison Creek East.

The Phase One Property is situated within a south slope physiographic region and Till Moraines physiographic landforms. The surficial geology within the Phase One Study area is described as “clay to silt-textured till (derived from glaciolacustrine deposits or shale)”. The underlying bedrock within the area generally consists of shale, limestone, dolostone, siltstone of the Queenston Formation”.

Based on a review of OGS Aggregate Resources Inventory Map ARIM 184-2, the bedrock on the north portion of the Phase One Property is covered with 1 to 8 m of drift and south portion with 8 to 15 m of drift.

3.3.3 Fill Materials

Based on the review of the obtained documents, there was no indication of fill material of unknown quality being imported to the site.

An interview with Al Medeiros, who is familiar with the property since the 1960s, indicated that the fill material dug up from the fire pond on at the northwest portion of the Phase One Property was placed in an area approximately 50 m southwest of Building A. This activity is not considered to be importation of fill material of unknown quality.

3.3.4 Water Bodies and Areas of Natural Significance

During the site visit, DS was informed that the fire in the northwest portion of the Phase One Property is a fire pond. A pond on the south-central portion of the property was established for agricultural use.

The nearest natural body of water to the Phase One Property is Morrison Creek East, located approximately 1.8 km to the south. Environmentally Significant Areas are natural areas that have been identified as significant and worthy of protection on three criteria – ecology, hydrology and geology. Municipalities have developed policies to protect natural heritage features. The Region uses Environmentally Significant Areas as a means to protect natural areas like wetlands, fish habitat, woodlands, habitat of rare species, groundwater recharge and discharge areas, and Areas of Natural and Scientific Interest.

The Property includes no Areas of Natural Significance. Additional details are provided in Section 3.2.4 above.

3.3.5 Well Records

Water well records were also searched as part of the EcoLog ERIS database query. No records were available for the Phase One Property. Based on a review of the previous reports available for the Site, three monitoring wells are present in the Phase One Area of Study.

Two (2) domestic water supply wells are present in the Phase One Area of Study, as well as one (1) abandoned supply wells.

Additional detail regarding the well construction, lithology encountered, and well purpose is included in the ERIS report provided under Appendix C.

3.4 Site Operating Records

No operating records were available for review.

4.0 Interviews

4.1 Personnel Interviewed

The following persons with the knowledge of the Property were interviewed or provided the required information.

Table 4-1: Summary of Personnel Interviewed

Date	Name	Affiliation	Position	Method of Interview
May 26, 2022	Helio Medeiros	Current Site Occupant, Medeiros Boat Works Limited	Tenant	E-mail questionnaire

4.2 Interviewee Rationale

Mr. Medeiros is the current occupant of the Phase One Property. His family has owned the property since the 1960s and have been responsible for site operations since the 1980s. Mr. Medeiros is considered to be the most knowledgeable person regarding the historical site operations. The Phase One Interview was conducted via an emailed questionnaire.

4.3 Results of Interview

The following summarizes the information that was provided by the site representative, based on their knowledge of site activities.

- The Phase One Property has been owned by the current owners since February 16, 2022.
- The Property is serviced by a well and septic system located near the house
- The Property for farming and boat manufacturing purposes.
- The Property contains one diesel AST and two heating oil tanks in the house on-site.
- Hazardous chemicals have been stored on the Property, including a drum of resin and several five-gallon containers of acetone that were stored in approved fire cabinets.
- A chemical spill occurred inside the boat shop approximately 15 years ago inside the boat shop and was cleaned by shop personnel.
- A fire occurred outside on the property, approximately 20 years ago, resulting in the destruction of two boat molds and a response from the fire department.
- Fill material sourced from the excavation of the fire pond in front of the boat shop is present on the site.

DS compared the information obtained through the Phase One Interview with the information obtained from the historical records for the Site. The information provided by the interviewee was corroborated by the historical records, as such DS has no concern regarding the accuracy of the information provided.

5.0 Site Reconnaissance

5.1 General Requirements

Table 5-1: Site Reconnaissance Notes

Information	Details
Date of Investigation:	May 25, 2022
Time of Investigation:	10 am
Weather Conditions:	17°C, Sunny
Duration of Investigation:	4 hours
Facility Operation:	Boat Manufacturing Shop
Name and Qualification of Person(s) conducting the assessment	Omar Jaffer, Efuange Khumbah under the supervision of Patrick M. Fioravanti, B.Sc., P.Geo., QP ^{ESA}
Limitations	Interior of Building B was not accessible for safety reasons.

5.2 Specific Observations at Phase One Property

The Site Reconnaissance involved a visual assessment of the Phase One Property for the purpose of identifying potential PCAs, and associated APECs. Photographs of the Phase One Property were taken at the time of the Site Reconnaissance and have been included under Appendix F.

Table 5-2: Summary of Site Reconnaissance Observations

General	
i. Description of structures and other improvements, including the number and age of buildings	The buildings on-site included the boat manufacturing workshop with a spray booth (Building A) in the northwestern portion of the Site, an abandoned barn in the northeastern portion of the site (Building B), a residential parking garage in the northeast portion of the Site (Building C), and a residential building in the northeast portion of the site (Building D). The south portion of the Phase One Property is occupied by agricultural fields.
ii. Description of the number, age and depth of below-ground structures	Building B includes a basement level, as well as Site Building D.
iii. Details of all tanks, above and below ground at the Phase One Property, including the material and method of construction of the tank, tank age, tank contents, tank volume, and whether in use or not	There is a steel-walled diesel AST, east adjacent to Site Building B, two (2) ASTs manufactured in 2004 in the basement of Building D, and an abandoned tank south of Building B.

iv. Potable and non-potable water sources	There is a fire pond to the north of Building A, and a small pond located in the field portion of the Site in the south. Building D utilizes a well for potable water.
Underground Utilities and Corridors	
i. Type and location of underground utility and service corridors, such as sewer, water, electrical or gas lines located on, in or under the Phase One Property.	There was no evidence to indicate the presence of underground utility lines at the Phase One Property. A geophysical investigation may be required to trace any underground utility lines at the property.
Features of Structures and Buildings at the Phase One Property	
i. Entry and exit points	Access to the Phase One Property is provided through 2 driveways off Burnhamthorpe Road East.
ii. Details of existing and former heating systems, including type and fuel source	A gas fired furnace is present in the basement of Building D and Building A is heated by suspended electric radiant heater. There is no heating system in Buildings B and C.
iii. Details of cooling systems, including type and fuel source, if any	None observed.
iv. Details of any drains, pits and sumps, including their current use, if any, and former use	There is a drainage ditch along the northern boundary of the Site, along Burnhamthorpe Road East.
v. Details of any unidentified substances	None were observed during reconnaissance.
vi. Details, including locations of stains or corrosion on floors other than from water, where located near a drain, pit, sump, crack or other potential discharge location	None were observed during reconnaissance.
vii. Details, including locations, of current and former wells, including all wells described or defined in or under the <i>Ontario Water Resources Act</i> and the <i>Oil, Gas and Salt Resources Act</i>	There is a domestic water supply well located on the west side of Building D.
viii. Details of sewage works, including their location	A septic tank is located to the southwest of Building B and another west of Building D.
ix. Details of ground surface, including type of ground cover, such as grass, gravel, soil or pavement	The Property has many gravel paths between the Site Buildings and a paved driveway to the south and east sides of Site Building D. The majority of the Site is covered in vegetation, including trees and tall grasses and shrubs, as well as fields used for agricultural purposes.
x. Details of current or former railway lines or spurs and their locations	None were observed during reconnaissance.
xi. Areas of stained soil, vegetation or pavement	None were observed during reconnaissance.
xii. Stressed vegetation	None were observed during reconnaissance.
xiii. Areas where fill and debris materials appear to have been placed or graded	Fill material dug up from the fire pond was placed in an area approximately 50 m southwest of Building A. Abandoned drums, debris and boat molds were located in the area south of Building A.

xiv. Potentially contaminating activity	PCA-1: Presence of Boat manufacturing at Building A PCA-5: AST in basement of Building D PCA-6: Diesel AST east of Building B PCA-7: Abandoned AST south of Building B PCA-8: Presence of farmland south of Phase One Property
xv. Details of any unidentified substances found at the Phase One Property	None were observed during reconnaissance.
Enhanced Investigation Property	
Where subsection 13(3) applies to the Phase One Property, provide the documentation referred to in subsection 13(3)	In order to be classified as an enhanced investigation property, the Phase One Property must be used or have been used in whole or in part for any of the following uses: <ul style="list-style-type: none"> ◆ Any industrial use ◆ As a garage ◆ As a bulk liquid dispensing facility, including a gasoline outlet ◆ For the operation of dry cleaning equipment Given the historical use for industrial purposes the Phase One Property is considered to be an enhanced investigation property.
i. The operations at the property, including processing or manufacturing	A boat manufacturing company has operated at the Site inside Building A for over 30 years.
ii. Hazardous materials used or stored at the Phase One Property	Refer to Hazardous Materials section below
iii. Products manufactured at the Phase One Property	Boats are manufactured on the Phase One Property.
iv. By-products and wastes at the Phase One Property	The Phase One Property is not registered for the disposal of registered waste
v. Raw materials handling and storage locations at the Phase One Property	Raw material for the boat manufacturing is stored and processed at Building A
vi. Details of drums, totes and bins at the Phase One Property	Drums, paint and chemical containers were observed in Building A. Five (5) empty drums were observed to the east of Building A. There was no evidence of contamination at the location of the drums.
vii. Details of all oil/water separators at the Phase One Property, including one for each separator, the location, installation date, source of incoming liquid and effluent discharge location	None were observed during reconnaissance.
viii. All vehicle and equipment maintenance areas, including the locations of maintenance, fluid storage, waste storage areas, wither in use or not	Woodwork shop, boat manufacturing shop and spray booth are present in Building A
ix. Details of all spills including dates, locations and materials involved, and the volumes of material spilled	Reported a chemical spill that occurred in the Building A, approximately 15 year ago.
x. Details of liquid discharge points such as water and French drains, including their locations	No drains for liquid discharge was observed at the Phase One Property

xi. Details of operations at the property, including processing or manufacturing and equipment used in processing or manufacturing	Woodwork shop, boat manufacturing shop and spray booth are present in Building A
xii. Details of all hydraulic lift equipment at the property, including elevators, in-ground hoists and loading docks	None observed.
Hazardous Materials	
i. Asbestos containing materials	Asbestos and asbestos-containing materials were used as insulation and construction materials until being phased out in the late 1970s. Based on the age of the site building, which was constructed prior to 1980s, there is a potential for asbestos insulation and asbestos-containing construction materials to be present in the site building.
ii. Lead containing materials	The use of lead as a base in paints and plumbing solder was phased out in the late 1970s. Based on the age of the building prior to 1970s, there is a potential for lead solder and paint to be present in the site building.
iii. PCB materials and equipment	Prior to the mid- to late-1970s, PCBs were used in the manufacture of electrical equipment, including fluorescent light ballasts. The Property was constructed in the mid 1960s.
iv. Urea Formaldehyde Foam Insulation (UFFI)	Urea-Formaldehyde Foam Insulation (UFFI) was introduced in Canada during the 1970s and was banned in 1980. No record of UFFI was available for the subject building. No older foam insulation was noted in the building; therefore, the potential for UFFI to be present on the property is considered to be low.
v. Ozone Depleting Substances (ODS)	None was observed.
vi. Herbicides and Pesticides	During the site inspection no material containing herbicides or pesticides were observed to be stored at the building.
vii. Mould	Mould could be present in the basement of the office unit, based on the observation. However, the investigation, did not include a mould testing.
viii. Mercury	Based on the age of the building, there is potential for mercury to be present in fluorescent lights observed in the building. Mercury with small quantity could be present inside the electrical switches or thermostats observed in the units of the building.
ix. acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, silica, vinyl chloride	These items were not observed at the Property. The presence of the special attention items in building/construction materials were investigated through observations made by DS and does not necessarily imply adverse impact to the environmental condition of the property. DS concurrently with this Phase One ESA is preparing a designated substances hazardous materials survey, including building materials sampling. The results of sampling will be provided in a separate report.

x. Pits and Lagoons	None observed.
xi. Air Emissions	The is permit to discharge air emissions at the property (refer to Section 3.2.1)
xii. Radioactive Materials & Radon Gas	Based on local geological formations in the area, it is unlikely the site is exposed to natural sources of radiation such as radon or uranium. Manmade sources of radioactive materials were not observed during the site inspection. A radiometric survey was not conducted during this investigation.

5.3 Written Description of Investigation

The site reconnaissance included a visual inspection of the Phase One Property to confirm current conditions and identify any current land uses or activities, which may have or may cause environmental impacts. The adjoining and neighbouring properties were observed from the Phase One Property and publicly accessible areas.

At the time of the Site Reconnaissance the land use within the Phase One Study Area was primarily rural residential, as described in the table below:

Table 5-3: Summary of Site Reconnaissance Observations within Phase One Study Area

Observation	Details
Phase One Property	The Phase One Property was occupied by Medeiros Boat Works Ltd. at the time of the site reconnaissance, with farmland in the south portion of the Phase One Property being leased to Larry Blaney. A building is being used for boat manufacturing. The orientation of the buildings is depicted on Figure 2.
North Adjacent Property	Burnhamthorpe Road East is adjacent to the north. The property across the road is occupied by a residential building followed by farmland.
East Adjacent Property	The east adjacent Property was occupied by farmland.
South Adjacent Property	The south adjacent Property was occupied by a wooded area.
West Adjacent Property	The property was previously a chicken farm and is now used for sporting activities such axe and knife throwing.
Water Bodies	A fire pond was observed to the north of Site Building A and on the south-central portion of the property. Both of these features are man-made and are not considered to be a “body of water” as defined under O.Reg. 153/04.
Areas of Natural Significance	None were located on the Phase One Property.

Photographs illustrating the Phase One Property and adjacent properties are provided under Appendix F. A summary of the potentially contaminating activities observed is provided in Section 6.2. A visual depiction of the PCAs identified within the Phase One Study Area is provided under Figure 4.

6.0 Review and Evaluation of Information

6.1 Current and Past Uses

Current and past uses of the Phase One Property have been inferred based on the information provided in the aerial photographs, chain of title, city directories and conversations with the site representative. Summary of Current and Past Uses of the Phase One Property is presented in the Appendix G.

6.2 Potentially Contaminating Activity

According to the Table 2, Schedule D, O. Reg. 153/04 as amended, potentially contaminating activities are activities that may be contributing to areas of potential environmental concern on the Phase One Property. The PCAs identified on the Phase One Property and within the Phase One Study Area are summarized in the table below and are illustrated on Figure 4.

Table 6-1: Summary of PCAs

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-1	#7 – Boat Manufacturing	A boat manufacturing facility with a spray booth is present at the Site.	Yes – APEC-1
PCA-2	#28 – Gasoline and associated products storage in fixed tanks	An active steel-walled fuel oil UST is registered to John Holdridge at 215 Burnhamthorpe Road East, approximately 40 m north of the Phase One Property.	Yes – APEC-2
PCA-3	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Historic presence of an orchard on the property north of the Site. This orchard and topsoil in the area appears to be removed prior to 1954. Biggar Bros Farms was registered as a pesticide operator at a rural residential property. The property is at 191 to 205 Burnhamthorpe Road East, approximately 20 m north of the Phase One Property, However, the farmlands are over 90 m from the Phase One Property	No – due to distance from the Site.
PCA-4	#58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	Several empty drums, other refuse and boat molds were observed to the south of Site Building D.	Yes – APEC-8
PCA-5	#28 – Gasoline and associated products storage in fixed tanks	A fuel oil AST was observed in the basement of Building D during reconnaissance.	Yes – APEC-3
PCA-6	#28 – Gasoline and associated products storage in fixed tanks	A diesel AST was observed to the east of Building B which showed evidence	Yes – APEC - 4

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
		of staining and leaking on the underside.	
PCA-7	#28 – Gasoline and associated products storage in fixed tanks	A rusted and empty fuel oil AST was observed to the south of Building B.	Yes – APEC-5
PCA-8	#Other – Chemical spill	A chemical spill occurred in the Building A approximately 15 years ago	Yes – APEC-6
PCA-9	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Usage of the south portion of the Phase One Property for agricultural purpose	YES – APEC-7

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

6.3 Areas of Potential Environmental Concern

The table of APECs presented in the form as approved by the Director is provided below, in accordance with clause 16(2)(a), Schedule D, O.Reg. 153/04.

Table 6-2: Summary of APECs

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	West portion of Site	#7 – Boat Manufacturing	On Site PCA-1	PHCs, VOCs, PAHs Metals, As, Sb, Se, B-HWS, CN-, electrical conductivity, Cr (VI), Hg, SAR, low pH, high pH	Soil and ground water
APEC-2	Northeast portion of the Site	#28 – Gasoline and associated products storage in fixed tanks	Off Site PCA-2	PHCs, BTEX, VOCs	Ground water
APEC-3	Northeast portion of Site	#28 – Gasoline and associated products storage in fixed tanks	On Site PCA-5	PHCs, BTEX, PAHs	Soil and ground water
APEC-4	Eastern portion of Site	#28 – Gasoline and associated products storage in fixed tanks	On Site PCA-6	PHCs, BTEX, PAHs	Soil and ground water
APEC-5	Northeastern portion of the Site	#28 – Gasoline and associated products storage in fixed tanks	On Site PCA-7	PHCs, BTEX, PAHs	Soil and ground water
APEC-6	West portion of Site	#Other – Chemical spill	On Site PCA-8	PHCs, VOCs	Soil and ground water

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-7	South Portion of the Site	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Off Site PCA-9	OCP	Soil
APEC-8	South of Site Building D	#58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	On-Site PCA-4	PHCs, VOCs, PAHs Metals, As, Sb, Se, B-HWS, CN-, electrical conductivity, Cr (VI), Hg, SAR, low pH, high pH	Soil

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

The rationale used by the QP in assessing the information obtained through the course of this investigation to determine whether PCAs exist and/or are contributing to an APEC on the Phase One Property has been provided in the proceeding sections. In general, the potential for a PCA to be contributing to an APEC on the Phase One Property was assessed using the likelihood of the source to contaminate the Phase One Property, the possibility of the contaminants to migrate to the Phase One Property based on the hydraulic and geologic conditions, and the inherent properties of the contaminants of concern.

The contaminants of potential concern were determined based on the professional experience of the QP, common industry standards, literature reviews, and the inherent properties of the contaminant.

This investigation was conducted based on the assumption that all information provided to DS was factual and accurate. DS is not aware of any uncertainty factors which would affect the conclusions of this investigation.

As mentioned previously in this report, the historical information available for review for the Phase One Property was limited. No FIPs were available for the Phase One Study Area for DS to review. Based on the Site Reconnaissance and the documents DS reviewed However, there was enough information to determine the historic usage of the property, and therefore it is the opinion of the QP that the lack of historical records will not significantly affect the conclusions of this report.

6.4 Phase One Conceptual Site Model

A Conceptual Site Model was developed for the Phase One Property, located at 210 Burnhamthorpe Road East, Oakville, Ontario. The Phase One Conceptual Site Model is presented in Figures 1 to 5, which visually depict the following:

- ◆ 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 at the Phase One Property or within the Phase One Study Area
- ◆ Roads, including names, within the Phase One Study Area
- ◆ Uses of properties adjacent to the Phase One Property
- ◆ Areas where any PCAs have occurred, including location of any tanks
- ◆ Areas of Potential Environmental Concern

6.4.1 Potentially Contaminating Activity Affecting the Phase One Property

All PCAs identified within the Phase One Study Area are presented on Figure 3, and discussed in Section 7.2 above. The PCAs which are considered to contribute to APECs on, in or under the Phase One Property are summarized in the table below:

Table 6-3: Summary of PCAs Contributing to APECs

PCA Item.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	APEC
1	#7 – Boat Manufacturing	A boat manufacturing facility with a spray booth is present at the Site.	APEC-1
2	#28 – Gasoline and associated products storage in fixed tanks	An active steel-walled fuel oil UST is registered to John Holdridge at 215 Burnhamthorpe Road East, approximately 40 m north of the Phase One Property.	APEC-2
4	#58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	Several empty drums, other refuse and boat molds were observed to the south of Site Building D.	APEC-8
5	#28 – Gasoline and associated products storage in fixed tanks	A fuels AST was observed in the basement of Building D during reconnaissance.	APEC-3
6	#28 – Gasoline and associated products storage in fixed tanks	A diesel AST was observed to the east of Building B which showed evidence of staining and leaking on the underside.	APEC-4
7	#28 – Gasoline and associated products storage in fixed tanks	A rusted and empty fuel AST was observed to the south of Building B.	APEC-5
8	#Other – Chemical spill	A chemical spill occurred in the Building A approximately 15 years ago	APEC - 6

PCA Item.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	APEC
9	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Usage of the south portion of the Phase One Property for agricultural purpose	APEC - 7

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

6.4.2 Contaminants of Potential Concern

The following contaminants of potential concern were identified for the Phase One Property: PHCs including BTEX, VOCs, Metals, As, Sb, Se, B-HWS, CN-, electrical conductivity, Cr (VI), Hg, low or high pH, SAR, and OCPs.

6.4.3 Underground Utilities and Contaminant Distribution and Transport

Underground utilities can affect contaminant distribution and transport. Trenches excavated to install utility services, and the associated granular backfill may provide preferential pathways for horizontal contaminant migration in the shallow subsurface.

Plans were not available to confirm the depths of these utilities, however they are estimated to be installed at depths ranging from 2 to 3 metres below ground surface.

The depth to groundwater at the Phase One Property is inferred to be approximately 2.6 metres below ground surface, therefore it is possible that the utility corridors may act as preferential pathways for contaminant distribution and transport in the event that shallow subsurface contaminants exist at the Phase One Property.

6.4.4 Geological and Hydrogeological Information

The topography of the Phase One Property is generally flat, with a surface elevation of 187 to 190 metres above sea level (masl). The topography within the Phase One Study Area slightly slopes to the southeast, towards the intermittent Morrison Creek East, located approximately 1.8 km south of the Phase One Property. The nearest body of water is Morrison Creek East. Based on a review of the MECP well records, the depth to groundwater in the vicinity of the Phase One Property is approximately 2.6 m. The shallow groundwater flow direction within the Phase One Study Area is inferred to be southeast towards Morrison Creek East.

The Site is situated within a south slope physiographic region and Till Moraines physiographic landforms. The surficial geology within the Phase One Study area is described as “clay to silt-textured till (derived from glaciolacustrine deposits or shale)”. The underlying bedrock within the area generally consists of shale, limestone, dolostone, siltstone of the Queenston Formation”. Based on a review of OGS Aggregate Resources Inventory Map ARIM 184-2, the bedrock on the north portion of the Phase One Property is covered with 1 to 8 m of drift and south portion with 8 to 15 m of drift.

6.4.5 Uncertainty and Absence of Information

DS has relied upon information obtained from federal, provincial, municipal, and private databases, in addition to records and summaries provided by EcoLog ERIS. All information obtained was reviewed and assessed for consistency, however the conclusions drawn by DS are subject to the nature and accuracy of the records reviewed.

All reasonable inquiries were made to obtain reasonably accessible information, as mandated by O.Reg.153/04 (as amended). All responses to database requests were received prior to completion of this report, with the exception of the MECP FOI request. If the MECP FOI request produces information which may alter the conclusions of this report, an addendum will be provided to the Client. This report reflects the best judgement of DS based on the information available at the time of the investigation.

Information used in this report was evaluated based on proximity to the Phase One Property, anticipated direction of local groundwater flow, and the potential environmental impact on the Phase One Property as a result of potentially contaminating activities.

The QP has determined that the uncertainty does not affect the validity of the Phase One ESA Conceptual Site Model or the conclusions of this report.

7.0 Conclusions

DS conducted a Phase One ESA for the property located at 210 Burnhamthorpe Road East, Oakville, Ontario. The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The objective of the Phase One ESA was to identify the presence or absence of potentially contaminating activities (PCAs) on the Phase One Property and/or within the Phase One Study Area, and to determine if the PCAs identified within the Phase One Study Area are likely to result in an Area of Potential Environmental Concern (APEC) on the Phase One Property.

Based on the information obtained as part of this investigation, it is concluded that nine (9) PCAs were identified within the Phase One Study Area which are considered to be contributing to eight (8) APECs on, in or under the Phase One Property.

7.1 Phase Two Environmental Site Assessment Requirement

Further investigation in the form of a Phase Two ESA will be required in order to meet the requirements of O.Reg.153/04 (as amended).

7.2 RSC Based on Phase One Environmental Site Assessment

Record of Site Condition cannot be filed on the basis of the Phase One ESA due to the identification of Areas of Potential Environmental Concern on the Phase One Property.

7.3 Limitations

This report was prepared for the sole use of Argo Oakville Woods Corp and is intended to provide an assessment of the environmental condition on the property located at 210 Burnhamthorpe Road East, Oakville, Ontario. The information presented in this report is based on information collected during the completion of the Phase One Environmental Site Assessment by DS Consultants Ltd. The material in this report reflects DS' judgment in light of the information available at the time of report preparation. This report may not be relied upon by any other person or entity without the written authorization of DS Consultants Ltd. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this documents or findings, conclusions and recommendations represented herein, is at the sole risk of said users.

The information and conclusions presented in this report are professional opinions in accordance with generally accepted engineering and scientific practices based on a cursory historical search, visual observations and limited information provided by persons knowledgeable about past and current activities on this site. The work completed as per the scope of work is considered sufficient in detail to form a reasonable basis for the findings presented in this report. As such, DS Consultants Ltd. cannot be held responsible for environmental conditions at the site that was not apparent from the available information.

7.4 Qualifications of the Assessors

Alexii Hernandez, B.Eng, EIT

Ms. Hernandez is an Environmental Specialist with DS Consultants Ltd. Alexii holds a Bachelor of Engineering in Chemical Engineering from McMaster University, with a focus in and water and energy technology. Alexii has experience in conducting soil and groundwater sampling and evaluation and has supported the completion of Phase One and Phase Two Environmental site assessments.

Efuange Khumbah, M.Sc.

Efuange is a Senior Project Manager, providing environmental services at DS Consultants Ltd. He is the line of communication between clients, customers, and businesses to get projects done. With over 13 years working for the public and private sectors, Efuange has experience serving clients in constructional, financial institutions, insurance companies, legal firms, manufacturing industries, oil/gas/petrochemical as well as municipal, provincial and federal agencies. In Canada he has managed projects in British Columbia, Alberta, Ontario, Quebec, New Brunswick, Nova Scotia, Prince Edward Island, and Newfoundland. His area of expertise includes, environmental site assessment, soil and groundwater remediation, litigation support, excess soil management, senior review of environmental reports, and air quality monitoring. Reports prepared by Efuange have been

published by the Town of Newmarket, City of Mississauga, and the Ontario Ministry of Environment Conservation and Parks. Efuange hold a M.Sc. degree in Environmental Science and Resource management.

Mr. Patrick (Rick) Fioravanti, B.Sc., P.Geo., QP_{ESA}

Mr. Fioravanti is the Manager of Environmental Services with DS Consultants Limited. Patrick holds an Honours Bachelor of Science with distinction in Toxicology from the University of Guelph and is a practicing member of the Association of Professional Geoscientists of Ontario (APGO). Patrick has over ten years of environmental consulting experience and has conducted and/or managed hundreds of projects in his professional experience. Patrick has extensive experience conducting Phase One and Phase Two Environmental Site Assessments in support of brownfields redevelopment in urban settings, and been involved in numerous remediation projects, supported many risk assessments, and successfully filed Records of Site Condition with the Ministry of Environment, Conservation and Parks. He has conducted work across southern and eastern Ontario, and Quebec in his professional experience. Patrick is considered a Qualified Person to conduct Environmental Site Assessments as defined by Ontario Regulation 153/04 (as amended).

7.5 Signatures

DS Consultants Ltd. conducted this Phase One Environmental Site Assessment and confirms the findings and conclusions contained within this report.

Yours truly,

DS Consultants Ltd.



Alexii Hernandez, B.Eng.

Environmental Specialist



Efuange Khumbah, M. Sc

Senior Environmental Project Manager



Rick Fioravanti, B.Sc., P.Geo., QP_{ESA}

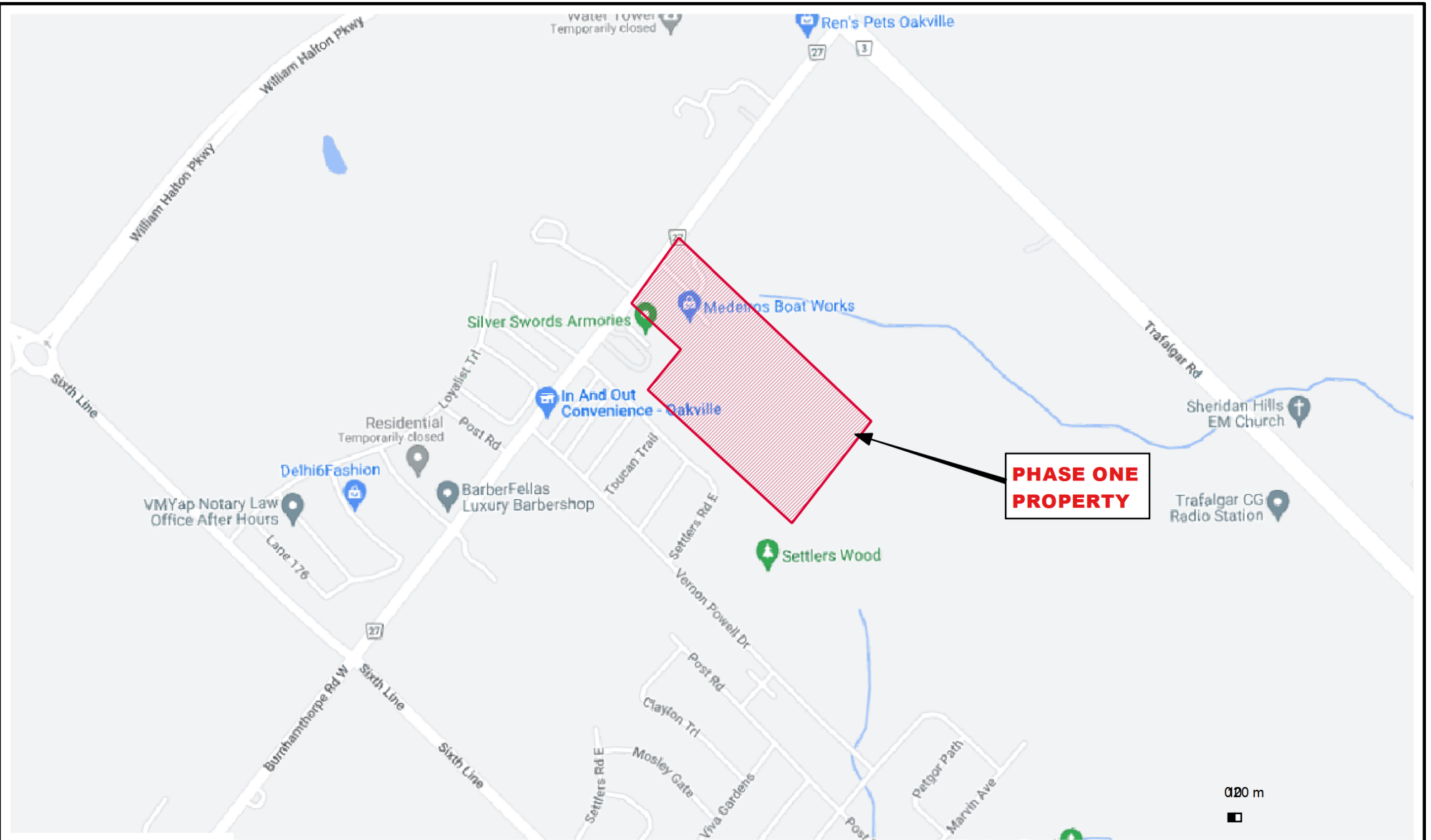
Environmental Project Manager

8.0 References


- Ontario Regulation 153/04 Records of Site Condition — Part Xv.1 of The Act
- Natural Resources Canada Toporama <http://atlas.gc.ca/toporama/en/index.html>
- Environment Canada, National Pollutant Release Inventory
- Ontario Ministry of the Environment Hazardous Waste Information Network
<https://www.hwin.ca/hwin/>
- Ontario Ministry of the Environment, Certificate of Approval search
- Ontario Ministry of the Environment, Brownfields Environmental Site Registry
<https://www.ontario.ca/page/ministry-environment-and-climate-change>
- Ontario Ministry of the Environment, Inventory of Coal Gasification Plan Waste Sites in Ontario, 1987
- Ontario Ministry of the Environment, Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, 1998
- Ontario Ministry of the Environment, Inventory of PCB Storage Sites, 1994-2004
- Waste Disposal Site Inventory, 1991
- Ministry of Environment, Conservation and Parks-Freedom of Information
- Technical Standards and Safety Authority – Fuel Safety Division inquiry
- Ontario Geological Survey, 2013. Quaternary Geology of Ontario. Ontario Geological Survey, scale 1:100,000.
- Ontario Ministry of Northern Development and Ontario Geological Survey, 1991. Bedrock Geology of Ontario, Southern Sheet; Ontario Geological Survey, Map 2544, scale 1:1,000,000.
- Ontario Ministry of Natural Resources. Quaternary Geology of Toronto and Surrounding Area. Scale 1:100,000. Map number 2204.
- Historical Maps, aerial photos and Ontario Base Map
- City Directories from 2001 back to 1900
- City of Oakville online-services
- Environmental Risk Information Services (Ecolog ERIS Report)



Figures



Legend

 Approx. Site Boundary



DS CONSULTANTS LTD.

6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

ARGO OAKVILLE WOODS CORP.

Project:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
210 Burnhamthorpe Rd. E, Oakville, ON.

Title:

SITE LOCATION PLAN

Size:
8.5 x 11

Rev:
0

Approved By:

E.K.

Drawn By:

P.P

Date:

June 2022

Scale:

As Shown

Project No.:

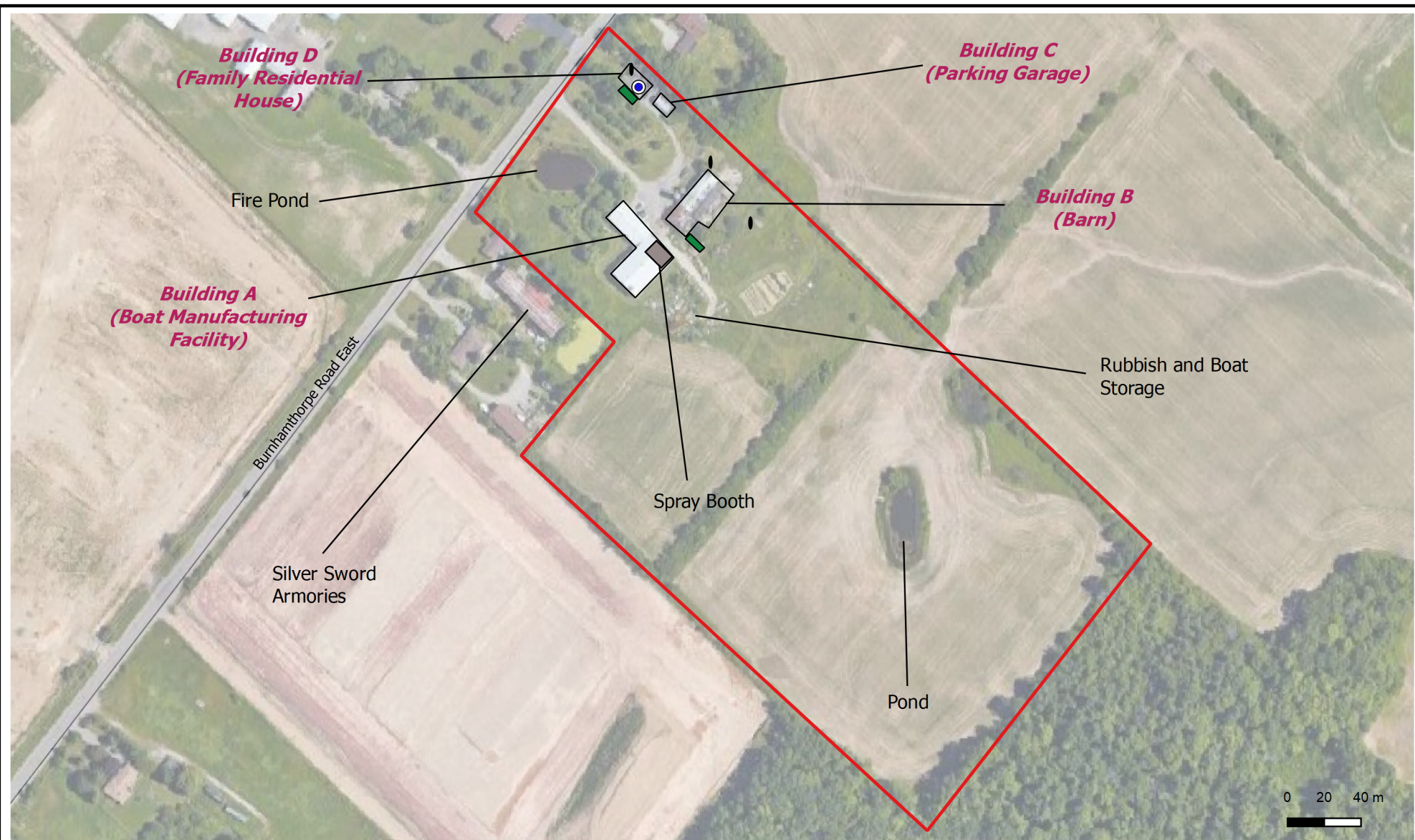
22-201-100

Figure No.:

1

Image/Map Source: Google Streetmap Image





Legend

- Approx Site Boundary
- Domestic Water Well
- Septic Tank
- AST



DS CONSULTANTS LTD.

6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

ARGO OAKVILLE WOODS CORP.

Project:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
210 Burnhamthorpe Rd. E, Oakville, ON.

Title:

PHASE ONE PROPERTY SITE PLAN

Size:
8.5 x 11

Rev:
0

Approved By:

E.K.

Drawn By:

P.P

Date:

July 2022

Scale: As Shown

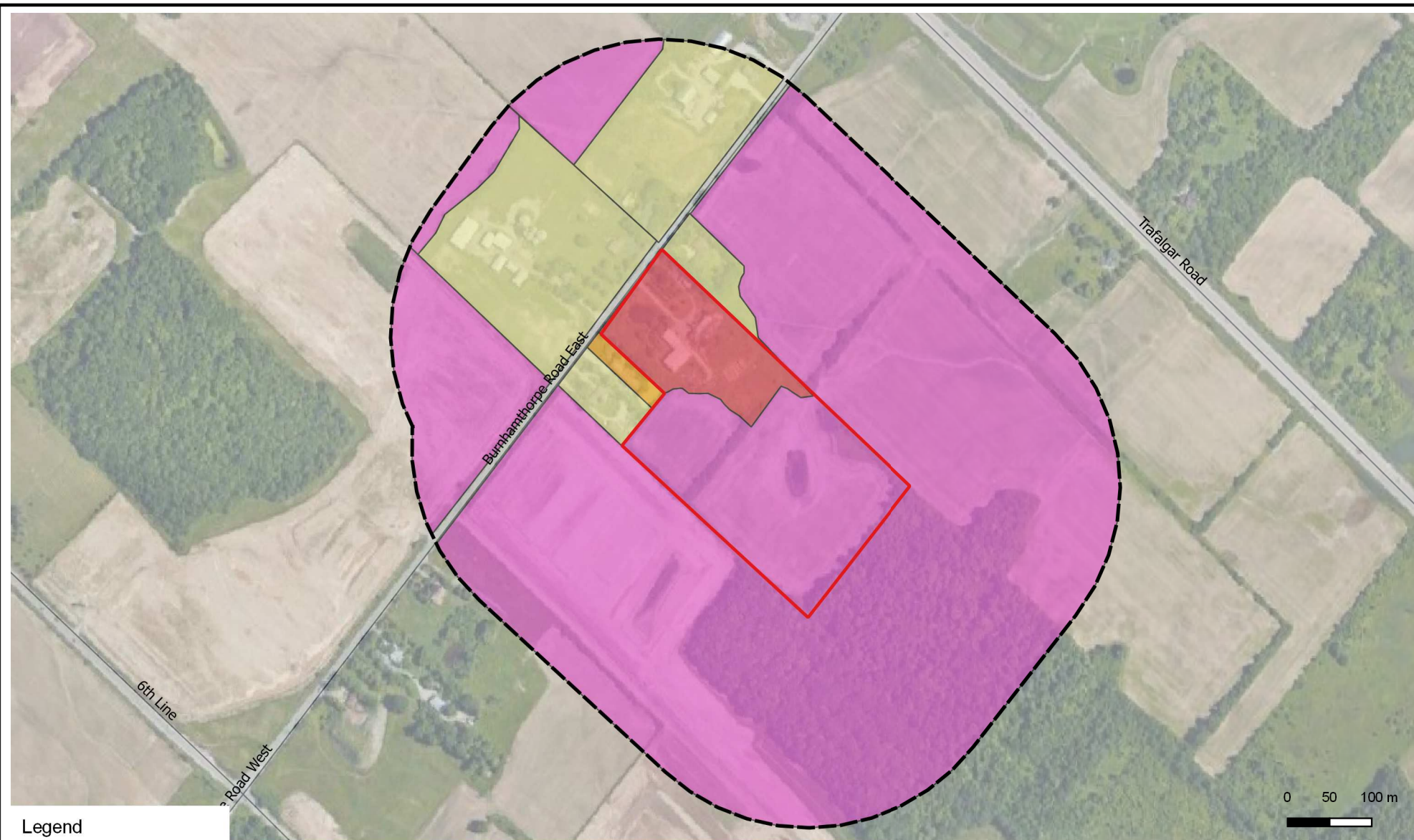
Project No.: 22-201-100

Figure No.:

2

Image/Map Source: Google Satellite Image





Legend

- Approx Site Boundary
- 250m Buffer
- Agricultural
- Residential
- Commercial
- Industrial



DS CONSULTANTS LTD.

6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

ARGO OAKVILLE WOODS CORP.

Project:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
210 Burnhamthorpe Rd. E, Oakville, ON.

Title:

PHASE ONE STUDY AREA

Size:
8.5 x 11

Rev:
0

Approved By:

E.K.

Drawn By:

P.P

Date:

July 2022

Scale:

As Shown

Project No.:

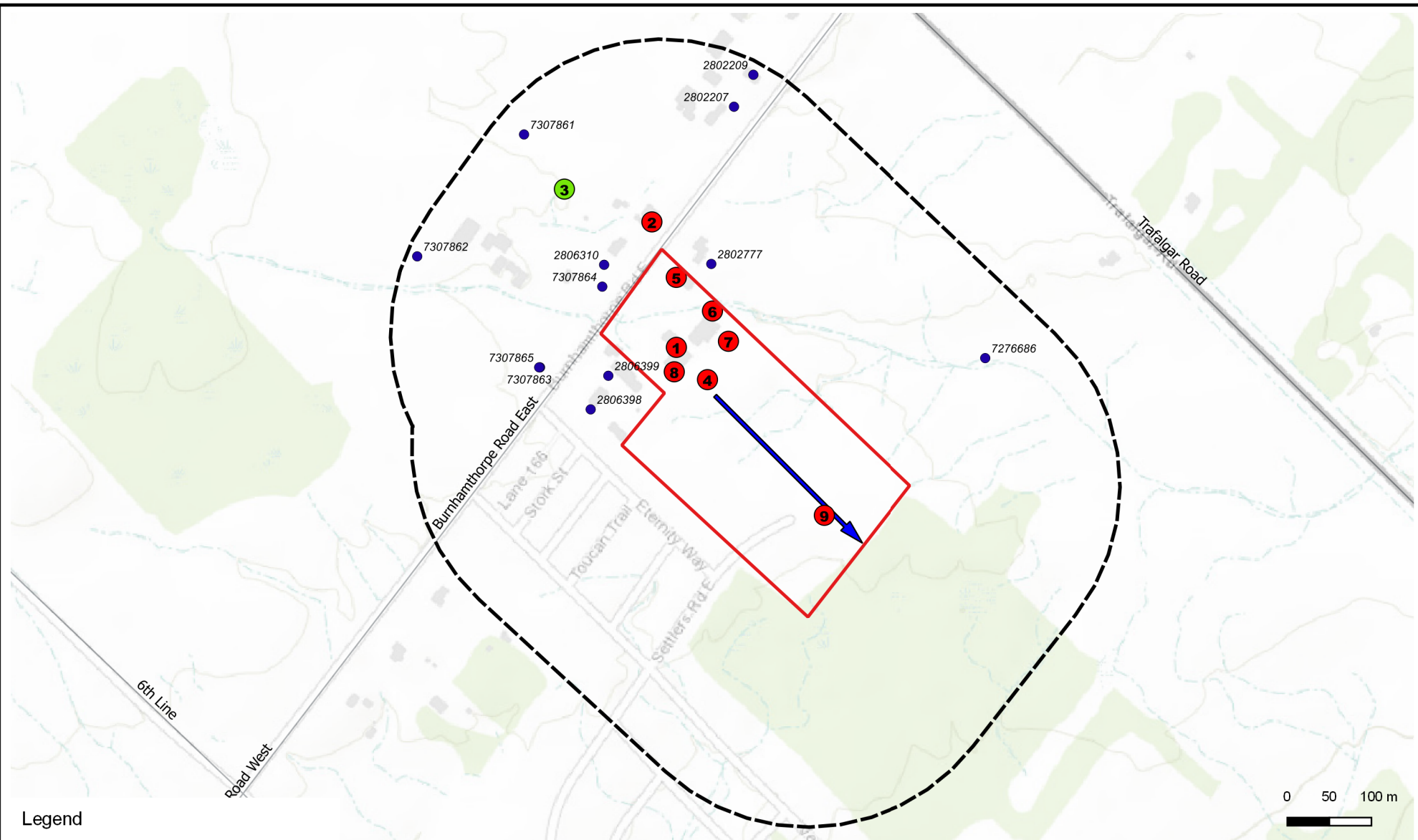
22-201-100

Figure No.:

3



Image/Map Source: Google Satellite Image





Legend



- Approx Site Boundary
- 250m Buffer
- PCA not attributing to APEC
- PCA attributing to APEC
- Registered Water Well (MECP WWR)
- ➔ Groundwater Flow Direction

 <div>DS CONSULTANTS LTD. 6221 Highway 7, UNIT 16 Vaughan, Ontario L4H 0K8 Telephone: (905) 264-9393 www.dsconsultants.ca</div>	Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 210 Burnhamthorpe Rd. E, Oakville, ON.				
	Title: PCAs WITHIN PHASE ONE STUDY AREA				
Client: ARGO OAKVILLE WOODS CORP.	Size: 8.5 x 11	Approved By: E.K.	Drawn By: P.P	Date: July 2022	
	Rev: 0	Scale: As Shown	Project No.: 22-201-100	Figure No.: 4	
	Image/Map Source <i>Google Satellite Image</i>				



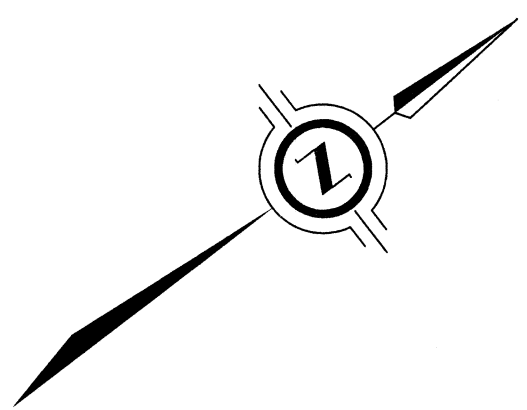
Legend

- Approx Site Boundary
- APEC-1
- APEC-2
- APEC-3
- APEC-4
- APEC-5
- APEC-6
- APEC-7
- APEC-8

<div><div>DS CONSULTANTS LTD. 6221 Highway 7, UNIT 16 Vaughan, Ontario L4H 0K8 Telephone: (905) 264-9393 www.dsconsultants.ca</div></div>		Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 210 Burnhamthorpe Rd. E, Oakville, ON.				
		Title: APEC LOCATION				
Client: ARGO OAKVILLE WOODS CORP.	Size: 8.5 x 11	Approved By: E.K.	Drawn By: P.P	Date: July 2022		
	Rev: 0	Scale: As Shown	Project No.: 22-201-100	Figure No.: 5		
	Image/Map Source: Google Satellite Image					



Appendix A



SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF LOT 14	CONCESSION 1 N.D.S.	ALL OF PIN 24929-0112 (LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 20R-
DATE MAY 18, 2022		RECEIVED AND DEPOSITED
DATE		DATE
R.S. QUERUBIN ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALTON (No. 20)

PLAN OF SURVEY OF
**PART OF LOT 14
CONCESSION 1
NORTH OF DUNDAS STREET**
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 500
J.D. BARNES LIMITED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999680.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10. (2010.0).			
POINT ID	EASTING	NORTHING	
ORP (A)	601 736.61	4 816 710.13	
ORP (B)	601 763.39	4 816 967.78	

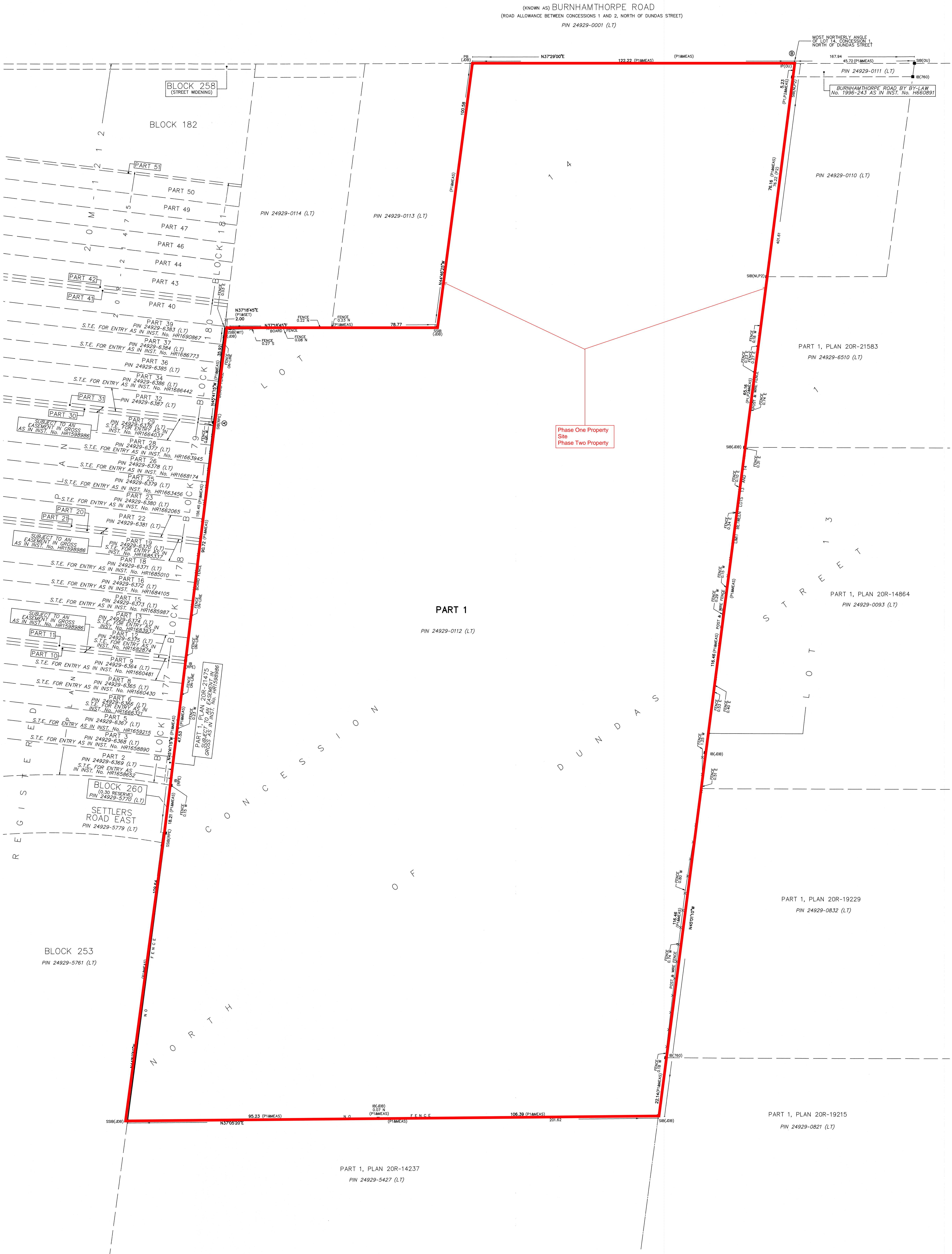
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 259.11 N05°56'02"E.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SB	DENOTES STANDARD IRON BAR
SSB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
PB	DENOTES PLASTIC BAR
P1	DENOTES SURVEYOR'S REAL PROPERTY REPORT PREPARED BY J.D. BARNES LIMITED, DATED APRIL 17, 2022 (REFERENCE: No. 21-30-659-01-A)
P2	DENOTES MEASURED 1983
MEAS	DENOTES MEASURED
RES	DENOTES R.H. MCNEILL, O.L.S.
RPE	DENOTES RADY PENTEX AND EDWARD SURVEYING LTD., O.L.S.
JB	DENOTES J.D. BARNES LIMITED
NI	DENOTES NOT IDENTIFIABLE
OU	DENOTES ORIGIN UNKNOWN
S.T.E.	DENOTES SUBJECT TO AN EASEMENT
N.D.S.	DENOTES NORTH OF DUNDAS STREET

N=North / S=South / E=East / W=West



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON MAY 18, 2022.

MAY 18, 2022
DATE

R.S. QUERUBIN
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2187256

		SURVEYING MAPPING LAND INFORMATION SPECIALISTS	
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L7T 3C1 T: (905) 875-9951 F: (905) 875-9950 www.jdbarnes.com			
DRAWN BY: SG	CHECKED BY: AB/RSQ	REFERENCE NO.: 21-30-659-01-A	DATE: MAY 18, 2022
FILE: C:\21-30-659\21-30-659-01-A.dgn		PLOTTER: 2/16/2022	



Appendix B

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



CITY DIRECTORY

Project Property:	<i>210 Burnhamthorpe Road East, Oakville, Ontario</i>
Report Type:	<i>City Directory</i>
Order No:	<i>22051800648</i>
Information Source:	<i>Halton Peel Regions Ontario Criss-Cross Directory</i>
Date Completed:	<i>2022/06/02</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

City Directory Information Source
Halton Peel Regions Ontario Criss-Cross Directory

PROJECT NUMBER: 22051800648	
Site Address:	210 Burnhamthorpe Road East, Oakville, Ontario
Year: 2001	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Burnhamthorpe Road East (95-273 odd)	-No Listing Within Radius
Burnhamthorpe Road East (86-220 even)	200-Compass Creek -Kaneff Group Of Companies -Kaneff Group-Construction Site -Muliti Tenent Residence 202-Compass Creek
Channing Crescent (4055-4106)	-Street Not Listed
Christopher Road (115-145)	-No Listing Within Radius
Eternity Way (3420-4055)	-Street Not Listed

Lane 166 (All)	-Street Not Listed
76 Loyalist Trail	-Street Not Listed
Marigold Gardens (117-141)	-Street Not Listed
Post Road (4060-4068 even)	-No Listing Within Radius
171 Settlers Road East	-Street Not Listed
Stork Street (115-150)	-Street Not Listed
Toucan Trail (115-145)	-Street Not Listed
Vernon Powell Drive (3341-3496)	-Street Not Listed

PROJECT NUMBER: 22051800648	
Site Address:	210 Burnhamthorpe Road East, Oakville, Ontario
Year: 1995	
Site Listing:	-Medeiros Boat Works Ltd
Adjacent Properties:	

Burnhamthorpe Road East (95-273 odd)	191-Biggar Bros Farms 205-Residential 215-Residential 273-Residential
Burnhamthorpe Road East (86-220 even)	140-Carpenter P D 180-Residential 220-Residential
Channing Crescent (4055-4106)	-Street Not Listed
Christopher Road (115-145)	-No Listing Within Radius
Eternity Way (3420-4055)	-Street Not Listed
Lane 166 (All)	-Street Not Listed
76 Loyalist Trail	-Street Not Listed
Marigold Gardens (117-141)	-Street Not Listed
Post Road (4060-4068 even)	-No Listing Within Radius
171 Settlers Road East	-Street Not Listed

Stork Street (115-150)	-Street Not Listed
Toucan Trail (115-145)	-Street Not Listed
Vernon Powell Drive (3341-3496)	-Street Not Listed

PROJECT NUMBER: 22051800648	
Site Address:	210 Burnhamthorpe Road East, Oakville, Ontario
Year: 1990	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Burnhamthorpe Road East (95-273 odd)	-No Listing Within Radius
Burnhamthorpe Road East (86-220 even)	-No Listing Within Radius
Channing Crescent (4055-4106)	-Street Not Listed
Christopher Road (115-145)	-No Listing Within Radius

Eternity Way (3420-4055)	-Street Not Listed
Lane 166 (All)	-Street Not Listed
76 Loyalist Trail	-Street Not Listed
Marigold Gardens (117-141)	-Street Not Listed
Post Road (4060-4068 even)	-No Listing Within Radius
171 Settlers Road East	-Street Not Listed
Stork Street (115-150)	-Street Not Listed
Toucan Trail (115-145)	-Street Not Listed
Vernon Powell Drive (3341-3496)	-Street Not Listed

PROJECT NUMBER: 22051800648	
Site Address:	210 Burnhamthorpe Road East, Oakville, Ontario
Year: 1985	
Site Listing:	-Residential

Adjacent Properties:	
Burnhamthorpe Road East (95-273 odd)	191-Residential 215-Residential 273-Pickering H L
Burnhamthorpe Road East (86-220 even)	86-Residential 140-Residential 180-Residential 220-Residential
Channing Crescent (4055-4106)	-Street Not Listed
Christopher Road (115-145)	-No Listing Within Radius
Eternity Way (3420-4055)	-Street Not Listed
Lane 166 (All)	-Street Not Listed
76 Loyalist Trail	-Street Not Listed
Marigold Gardens (117-141)	-Street Not Listed
Post Road (4060-4068 even)	-No Listing Within Radius

171 Settlers Road East	-Street Not Listed
Stork Street (115-150)	-Street Not Listed
Toucan Trail (115-145)	-Street Not Listed
Vernon Powell Drive (3341-3496)	-Street Not Listed

PROJECT NUMBER: 22051800648	
Site Address:	210 Burnhamthorpe Road East, Oakville, Ontario
Year: 1979	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Burnhamthorpe Road East (95-273 odd)	-No Listings Within Radius
Burnhamthorpe Road East (86-220 even)	-No Listings Within Radius
Channing Crescent (4055-4106)	-Street Not Listed
Christopher Road (115-145)	-No Listing Within Radius

Eternity Way (3420-4055)	-Street Not Listed
Lane 166 (All)	-Street Not Listed
76 Loyalist Trail	-Street Not Listed
Marigold Gardens (117-141)	-Street Not Listed
Post Road (4060-4068 even)	-No Listing Within Radius
171 Settlers Road East	-Street Not Listed
Stork Street (115-150)	-Street Not Listed
Toucan Trail (115-145)	-Street Not Listed
Vernon Powell Drive (3341-3496)	-Street Not Listed

PROJECT NUMBER: 22051800648	
Site Address:	210 Burnhamthorpe Road East, Oakville, Ontario
Year: 1975	
Site Listing:	-Address Not Listed

Adjacent Properties:	
Burnhamthorpe Road East (95-273 odd)	-No Listings Within Radius
Burnhamthorpe Road East (86-220 even)	-No Listings Within Radius
Channing Crescent (4055-4106)	-Street Not Listed
Christopher Road (115-145)	-No Listing Within Radius
Eternity Way (3420-4055)	-Street Not Listed
Lane 166 (All)	-Street Not Listed
76 Loyalist Trail	-Street Not Listed
Marigold Gardens (117-141)	-Street Not Listed
Post Road (4060-4068 even)	-No Listing Within Radius
171 Settlers Road East	-Street Not Listed
Stork Street (115-150)	-Street Not Listed

Toucan Trail (115-145)	-Street Not Listed
Vernon Powell Drive (3341-3496)	-Street Not Listed

PROJECT NUMBER: 22051800648	
Site Address:	210 Burnhamthorpe Road East, Oakville, Ontario
Year: 1969-70	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Burnhamthorpe Road East (95-273 odd)	-No Listings Within Radius
Burnhamthorpe Road East (86-220 even)	-No Listings Within Radius
Channing Crescent (4055-4106)	-Street Not Listed
Christopher Road (115-145)	-No Listing Within Radius
Eternity Way (3420-4055)	-Street Not Listed

Lane 166 (All)	-Street Not Listed
76 Loyalist Trail	-Street Not Listed
Marigold Gardens (117-141)	-Street Not Listed
Post Road (4060-4068 even)	-No Listing Within Radius
171 Settlers Road East	-Street Not Listed
Stork Street (115-150)	-Street Not Listed
Toucan Trail (115-145)	-Street Not Listed
Vernon Powell Drive (3341-3496)	-Street Not Listed

PROJECT NUMBER: 22051800648	
Site Address:	210 Burnhamthorpe Road East, Oakville, Ontario
Year: 1966	
Site Listing:	-Address Not Listed
Adjacent Properties:	

Burnhamthorpe Road East (95-273 odd)	-No Listings Within Radius
Burnhamthorpe Road East (86-220 even)	-No Listings Within Radius
Channing Crescent (4055-4106)	-Street Not Listed
Christopher Road (115-145)	-No Listing Within Radius
Eternity Way (3420-4055)	-Street Not Listed
Lane 166 (All)	-Street Not Listed
76 Loyalist Trail	-Street Not Listed
Marigold Gardens (117-141)	-Street Not Listed
Post Road (4060-4068 even)	-No Listing Within Radius
171 Settlers Road East	-Street Not Listed
Stork Street (115-150)	-Street Not Listed
Toucan Trail (115-145)	-Street Not Listed

Vernon Powell Drive (3341-3496)	-Street Not Listed
--	--------------------

PROJECT NUMBER: 22051800648	
Site Address:	210 Burnhamthorpe Road East, Oakville, Ontario
Year: 1958	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Burnhamthorpe Road East (95-273 odd)	-No Listings Within Radius
Burnhamthorpe Road East (86-220 even)	-No Listings Within Radius
Channing Crescent (4055-4106)	-Street Not Listed
Christopher Road (115-145)	-No Listing Within Radius
Eternity Way (3420-4055)	-Street Not Listed
Lane 166 (All)	-Street Not Listed
76 Loyalist Trail	-Street Not Listed

Marigold Gardens (117-141)	-Street Not Listed
Post Road (4060-4068 even)	-No Listing Within Radius
171 Settlers Road East	-Street Not Listed
Stork Street (115-150)	-Street Not Listed
Toucan Trail (115-145)	-Street Not Listed
Vernon Powell Drive (3341-3496)	-Street Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.



Appendix C



DATABASE REPORT

Project Property: *210 Burnhamthorpe
210 Burnhamthorpe Road East
Oakville ON L6H 7B5*

Project No: *20-126-100*

Report Type: *Standard Express Report*

Order No: *20200618231*

Requested by: *DS Consultants Ltd.*

Date Completed: *June 18, 2020*

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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Executive Summary

Property Information:

Project Property: 210 Burnhamthorpe
210 Burnhamthorpe Road East Oakville ON L6H 7B5

Project No: 20-126-100

Coordinates:

Latitude: 43.4978565
Longitude: -79.7411534
UTM Northing: 4,816,872.97
UTM Easting: 601,774.65
UTM Zone: 17T

Elevation: 619 FT
188.82 M

Order Information:

Order No: 20200618231
Date Requested: June 18, 2020
Requested by: DS Consultants Ltd.
Report Type: Standard Express Report

Historical/Products:

ERIS Xplorer [ERIS Xplorer](#)

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	1	1
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	2	2
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	0	0
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	5	5	10
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	3	3
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	1	1	2
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	7	7
		Total:	6	19	25

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<u>1</u>	SCT	Medeiros Boat Works Limited	210 Burnhamthorpe Rd E Oakville ON L6H 7B5	NW/62.0	1.00	<u>15</u>
<u>1</u>	NPRI	MEDEIROS BOAT WORKS	210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NW/62.0	1.00	<u>15</u>
<u>2</u>	NPRI	MEDEIROS BOAT WORKS LIMITED	210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NW/62.0	1.00	<u>16</u>
<u>2</u>	NPRI	MEDEIROS BOAT WORKS	210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NW/62.0	1.00	<u>17</u>
<u>2</u>	NPRI	MEDEIROS BOAT WORKS	210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NW/62.0	1.00	<u>18</u>
<u>2</u>	NPRI	MEDEIROS BOAT WORKS	210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NW/62.0	1.00	<u>19</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>3</u>	WWIS		lot 13 con 1 ON Well ID: 2802777	NE/89.4	-0.12	<u>19</u>
<u>4</u>	EHS		220 Burnhamthorpe Rd E Oakville ON L6H 7B6	NNE/93.6	0.09	<u>22</u>
<u>5</u>	PES	BIGGAR BROS.	191 BURNHAMTHORPE ROAD OAKVILLE ON L6J 4Z2	WNW/94.6	1.01	<u>22</u>
<u>6</u>	WWIS		lot 14 con 1 ON Well ID: 2806399	WSW/98.0	1.02	<u>22</u>
<u>7</u>	WWIS		Oakville ON Well ID: 7307864	WNW/104.2	1.65	<u>25</u>
<u>8</u>	PES	BIGGAR BROS	205 BURNHAMTHORPE RD E OAKVILLE ON L6H7B6	NW/104.2	0.96	<u>27</u>
<u>8</u>	PES	BIGGAR BROS	205 BURNHAMTHORPE RD E OAKVILLE ON L6H7B6	NW/104.2	0.96	<u>28</u>
<u>9</u>	WWIS		lot 14 con 2 ON Well ID: 2806310	NW/117.9	2.09	<u>28</u>
<u>10</u>	CFOT	JOHN HOLDRIDGE	215-E BURNHAMTHORPE, PART LOT 13 OAKVILLE ON L6H 7B6	N/138.0	1.08	<u>32</u>
<u>11</u>	WWIS		lot 14 con 1 ON Well ID: 2806398	WSW/139.1	1.76	<u>32</u>
<u>12</u>	EHS		191 & 205 Burnhamthorpe Rd E Oakville ON	NW/163.6	1.85	<u>34</u>
<u>13</u>	WWIS		Oakville ON	W/169.2	2.38	<u>34</u>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
			<i>Well ID:</i> 7307863			
14	WWIS		Oakville ON	W/170.2	2.38	36
			<i>Well ID:</i> 7307865			

Executive Summary: Summary By Data Source

CFOT - Commercial Fuel Oil Tanks

A search of the CFOT database, dated Feb 28, 2017 has found that there are 1 CFOT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
JOHN HOLDRIDGE	215-E BURNHAMTHORPE, PART LOT 13 OAKVILLE ON L6H 7B6	N	137.97	<u>10</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jan 31, 2020 has found that there are 2 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	220 Burnhamthorpe Rd E Oakville ON L6H 7B6	NNE	93.62	<u>4</u>
	191 & 205 Burnhamthorpe Rd E Oakville ON	NW	163.60	<u>12</u>

NPRI - National Pollutant Release Inventory

A search of the NPRI database, dated 1993-May 2017 has found that there are 5 NPRI site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MEDEIROS BOAT WORKS	210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NW	61.98	<u>1</u>
MEDEIROS BOAT WORKS LIMITED	210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NW	61.99	<u>2</u>
MEDEIROS BOAT WORKS	210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NW	61.99	<u>2</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MEDEIROS BOAT WORKS	210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NW	61.99	<u>2</u>
MEDEIROS BOAT WORKS	210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NW	61.99	<u>2</u>

PES - Pesticide Register

A search of the PES database, dated 1988 - May 2020 has found that there are 3 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
BIGGAR BROS.	191 BURNHAMTHORPE ROAD OAKVILLE ON L6J 4Z2	WNW	94.56	<u>5</u>
BIGGAR BROS	205 BURNHAMTHORPE RD E OAKVILLE ON L6H7B6	NW	104.16	<u>8</u>
BIGGAR BROS	205 BURNHAMTHORPE RD E OAKVILLE ON L6H7B6	NW	104.16	<u>8</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Medeiros Boat Works Limited	210 Burnhamthorpe Rd E Oakville ON L6H 7B5	NW	61.98	<u>1</u>

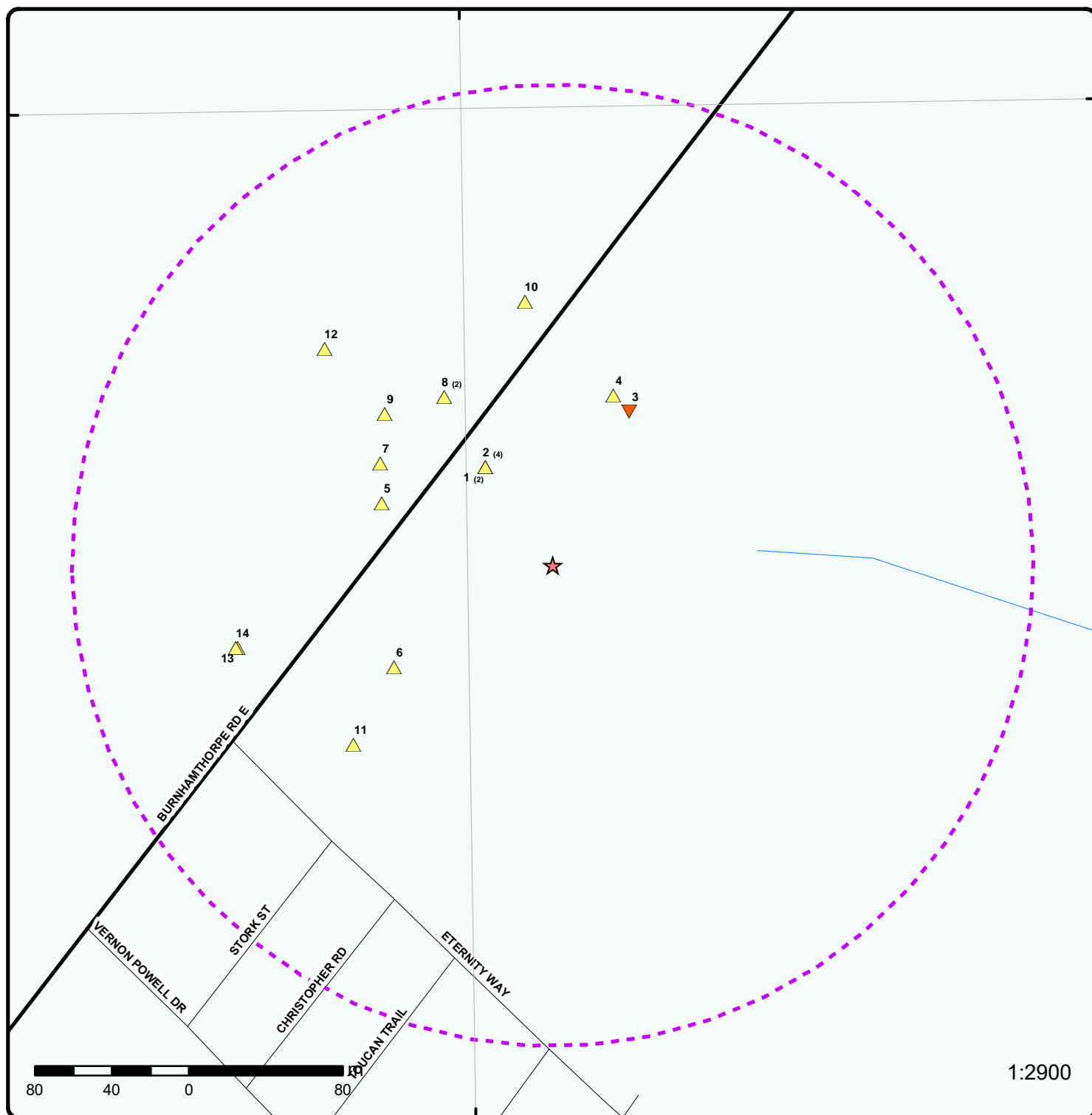
WWIS - Water Well Information System

A search of the WWIS database, dated Feb 28, 2019 has found that there are 7 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 14 con 1 ON	WSW	98.00	<u>6</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	<i>Well ID:</i> 2806399			
	Oakville ON	WNW	104.16	<u>7</u>
	<i>Well ID:</i> 7307864			
	lot 14 con 2 ON	NW	117.87	<u>9</u>
	<i>Well ID:</i> 2806310			
	lot 14 con 1 ON	WSW	139.09	<u>11</u>
	<i>Well ID:</i> 2806398			
	Oakville ON	W	169.20	<u>13</u>
	<i>Well ID:</i> 7307863			
	Oakville ON	W	170.17	<u>14</u>
	<i>Well ID:</i> 7307865			

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 13 con 1 ON	NE	89.44	<u>3</u>
	<i>Well ID:</i> 2802777			



1:2900

Map : 0.25 Kilometer Radius

Order Number: 20200618231

Address: 210 Burnhamthorpe Road East, Oakville, ON

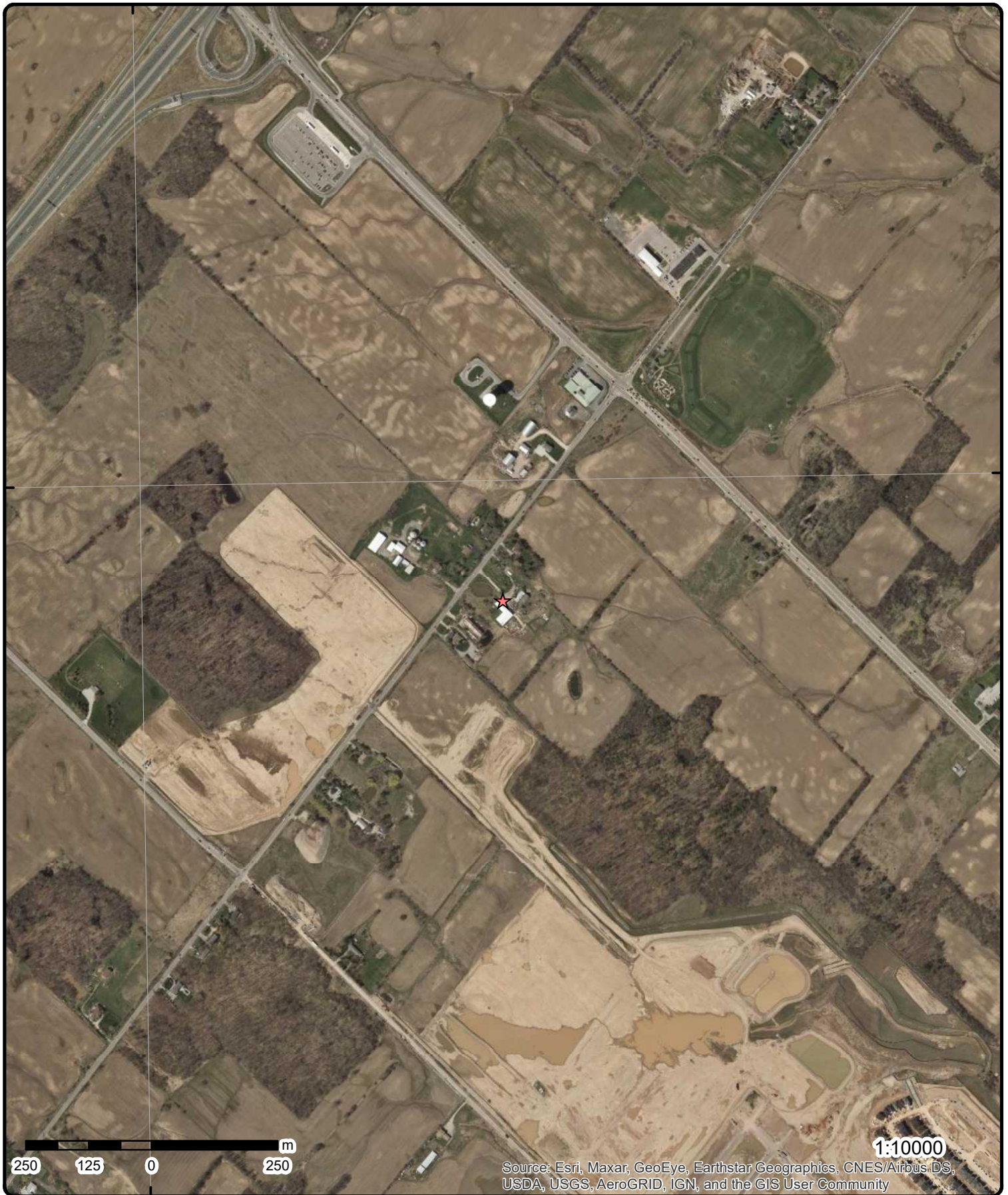


Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range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

79°45'W

43°30'N

43°30'N



Aerial Year: 2017

Address: 210 Burnhamthorpe Road East, Oakville, ON

Source: ESRI World Imagery

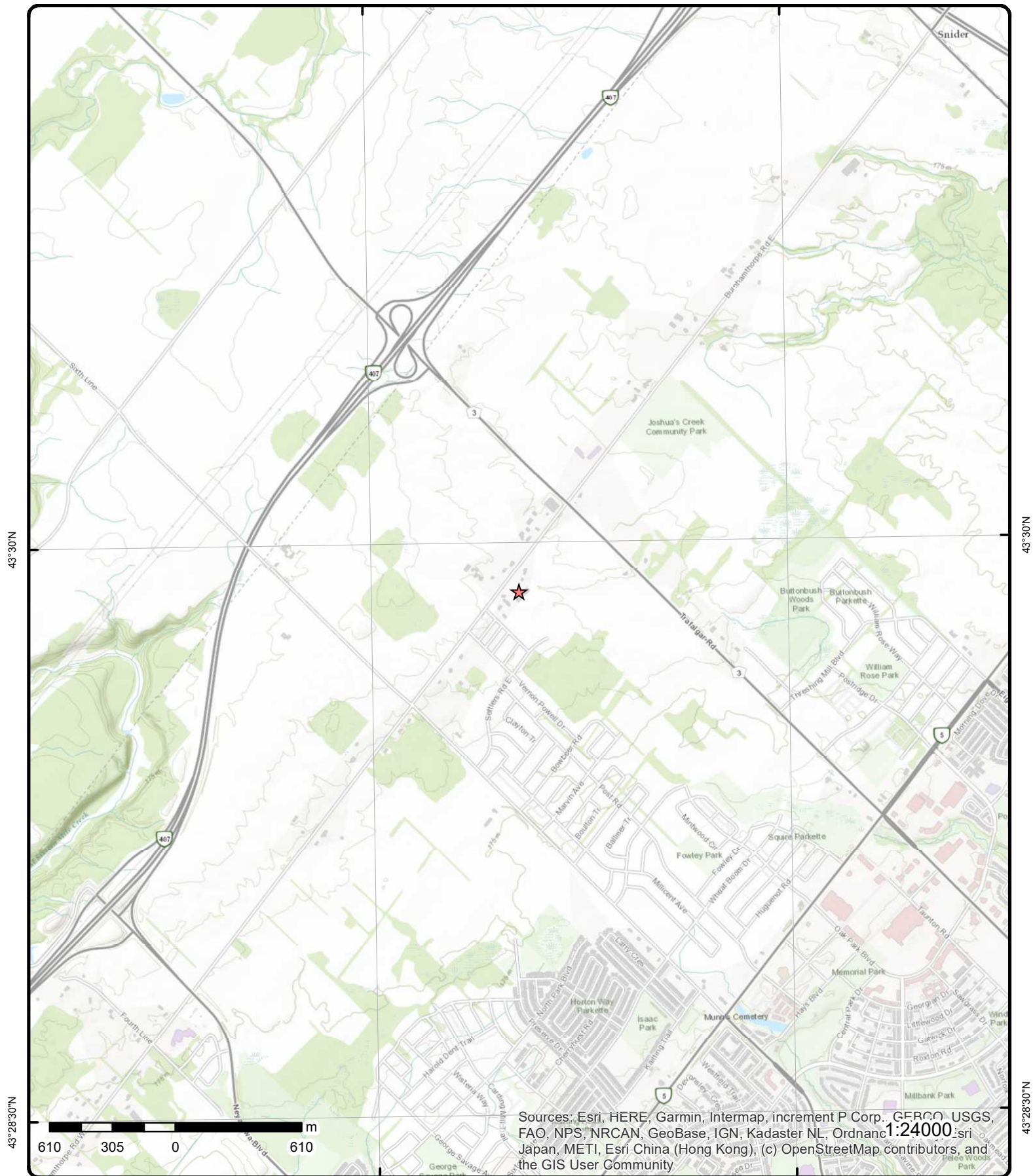
Order Number: 20200618231



© Eris Information Limited Partnership

79°45'W

79°43'30"W



Topographic Map

Address: 210 Burnhamthorpe Road East, ON

Source: ESRI World Topographic Map

Order Number: 20200618231



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 2	NW/62.0	189.8 / 1.00	Medeiros Boat Works Limited 210 Burnhamthorpe Rd E Oakville ON L6H 7B5	SCT
Established: 01-JAN-79 Plant Size (ft²): 9000 Employment:					
--Details-- Description: Boat Building SIC/NAICS Code: 336612					
1	2 of 2	NW/62.0	189.8 / 1.00	MEDEIROS BOAT WORKS 210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NPRI
NPRI ID: 10627 Other ID: * No Other ID: Track ID: 52679 Report ID: 113284 Report Type: NPRI Rpt Type ID: 1 Report Year: 2007 Not-Current Rpt?: No Yr of Last Filed Rpt: 2007 Fac ID: 153491 Fac Name: MEDEIROS BOAT WORKS LIMITED Fac Address1: 210 BURNHAMTHORPE ROAD EAST Fac Address2: NOT AVAILABLE Fac Postal Zip: L6H7B5 Facility Lat: 43.4983 Facility Long: -79.7418 DLS (Last Filed Rpt): Facility DLS: Datum: 1983 Facility Cmnts: False URL: No of Empl.: 10 Parent Co.: N No Parent Co.: Pollut Prev Cmnts: False Stacks: True No of Stacks: Canadian SIC Code (2 digit): Canadian SIC Code: SIC Code Description: American SIC Code: NAICS Code (2 digit): 33 NAICS 2 Description: Manufacturing NAICS Code (4 digit): 3366 NAICS 4 Description: Ship and boat building					
Org ID: 57443 Submit Date: 5/14/2008 Last Modified: 5/29/2015 3:28:24 PM Contact ID: 157530 Cont Type: MED Contact Title: Cont First Name: HELIO Cont Last Name: MEDEIROS Contact Position: PRESIDENT Contact Fax: 9052570151 Contact Ph.: 9052570151 Cont Area Code: 905 Contact Tel.: 52570151 Contact Ext.: Cont Fax Area Cde: 905 Contact Fax: 52570151 Contact Email: LIMESTON@INTERLOG.COM Latitude: 43.4983 Longitude: -79.7418 UTM Zone: UTM Northing: UTM Easting: Waste Streams: True¿ No Streams: Waste Off Sites: True¿ No Off Sites: Shutdown: No of Shutdown:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
NAICS Code (6 digit):		336612			
NAICS 6 Description:		Boat building			
<u>Substance Release Report</u>					
Category Type ID:		1			
Category Type Desc:		Stack / Point			
Category Type Desc (fr):		Rejets de cheminée ou ponctuels			
Grouping:		Total Air			
Trans Code:		ASta			
Chem:		Styrene			
Chem (fr):		Styrène			
Quantity:		1.656			
Unit:		tonnes			
Basis of Estimate Cd:		E2			
Basis of Estimate Desc:		E2- Published Emission Factors - In use from 2003 and onward			
2	1 of 4	NW/62.0	189.8 / 1.00	MEDEIROS BOAT WORKS LIMITED 210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NPRI
NPRI ID:		10627		Org ID:	57444
Other ID:		*		Submit Date:	8/11/2004
No Other ID:				Last Modified:	5/29/2015 3:28:24 PM
Track ID:		20781		Contact ID:	157530
Report ID:		156094		Cont Type:	MED
Report Type:		NPRI		Contact Title:	
Rpt Type ID:		1		Cont First Name:	HELIO
Report Year:		2003		Cont Last Name:	MEDEIROS
Not-Current Rpt?:		No		Contact Position:	PRESIDENT
Yr of Last Filed Rpt:		2007		Contact Fax:	9052570151
Fac ID:		153489		Contact Ph.:	9052570151
Fac Name:		NOT AVAILABLE		Cont Area Code:	905
Fac Address1:		210 BURNHAMTHORPE ROAD EAST		Contact Tel.:	52570151
Fac Address2:		NOT AVAILABLE		Contact Ext.:	
Fac Postal Zip:		L6H7B5		Cont Fax Area Cde:	905
Facility Lat:		43.4983		Contact Fax:	52570151
Facility Long:		-79.7418		Contact Email:	LIMESTON@INTERLOG.COM
DLS (Last Filed Rpt):				Latitude:	43.4983
Facility DLS:				Longitude:	-79.7418
Datum:		1983		UTM Zone:	
Facility Cmnts:		False		UTM Northing:	
URL:				UTM Easting:	
No of Empl.:		14		Waste Streams:	True¿
Parent Co.:		*		No Streams:	
No Parent Co.:		1		Waste Off Sites:	False
Pollut Prev Cmnts:		False		No Off Sites:	
Stacks:		True		Shutdown:	True
No of Stacks:				No of Shutdown:	
Canadian SIC Code (2 digit):					
Canadian SIC Code:					
SIC Code Description:					
American SIC Code:					
NAICS Code (2 digit):		33			
NAICS 2 Description:		Manufacturing			
NAICS Code (4 digit):		3366			
NAICS 4 Description:		Ship and boat building			
NAICS Code (6 digit):		336612			
NAICS 6 Description:		Boat building			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Category Type ID:		1			
Category Type Desc:		Stack / Point			
Category Type Desc (fr):		Rejets de cheminée ou ponctuels			
Grouping:		Total Air			
Trans Code:		ASta			
Chem:		Styrene			
Chem (fr):		Styrène			
Quantity:		2.401			
Unit:		tonnes			
Basis of Estimate Cd:		E2			
Basis of Estimate Desc:		E2- Published Emission Factors - In use from 2003 and onward			

<u>2</u>	2 of 4	NW/62.0	189.8 / 1.00	MEDEIROS BOAT WORKS 210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NPRI
NPRI ID:		10627		Org ID:	57443
Other ID:		N		Submit Date:	5/2/2006
No Other ID:				Last Modified:	5/29/2015 3:28:24 PM
Track ID:		33742		Contact ID:	157530
Report ID:		93774		Cont Type:	MED
Report Type:		NPRI		Contact Title:	
Rpt Type ID:		1		Cont First Name:	HELIO
Report Year:		2005		Cont Last Name:	MEDEIROS
Not-Current Rpt?:		No		Contact Position:	PRESIDENT
Yr of Last Filed Rpt:		2007		Contact Fax:	9052570151
Fac ID:		153491		Contact Ph.:	9052570151
Fac Name:		MEDEIROS BOAT WORKS LIMITED		Cont Area Code:	905
Fac Address1:		210 BURNHAMTHORPE ROAD EAST		Contact Tel.:	52570151
Fac Address2:		NOT AVAILABLE		Contact Ext.:	
Fac Postal Zip:		L6H7B5		Cont Fax Area Cde:	905
Facility Lat:		43.4983		Contact Fax:	52570151
Facility Long:		-79.7418		Contact Email:	LIMESTON@INTERLOG.COM
DLS (Last Filed Rpt):				Latitude:	43.4983
Facility DLS:				Longitude:	-79.7418
Datum:		1983		UTM Zone:	
Facility Cmnts:		False		UTM Northing:	
URL:				UTM Easting:	
No of Empl.:		13		Waste Streams:	False
Parent Co.:		N		No Streams:	
No Parent Co.:				Waste Off Sites:	False
Pollut Prev Cmnts:		False		No Off Sites:	
Stacks:		False		Shutdown:	
No of Stacks:				No of Shutdown:	
Canadian SIC Code (2 digit):					
Canadian SIC Code:					
SIC Code Description:					
American SIC Code:					
NAICS Code (2 digit):		33			
NAICS 2 Description:		Manufacturing			
NAICS Code (4 digit):		3366			
NAICS 4 Description:		Ship and boat building			
NAICS Code (6 digit):		336612			
NAICS 6 Description:		Boat building			

Substance Release Report

Category Type ID:		1
Category Type Desc:		Stack / Point
Category Type Desc (fr):		Rejets de cheminée ou ponctuels
Grouping:		Total Air
Trans Code:		ASta
Chem:		Styrene

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Chem (fr):		Styrène			
Quantity:		2.036			
Unit:		tonnes			
Basis of Estimate Cd:		E2			
Basis of Estimate Desc:		E2- Published Emission Factors - In use from 2003 and onward			

2	3 of 4	NW/62.0	189.8 / 1.00	MEDEIROS BOAT WORKS 210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NPRI
NPRI ID:	10627			Org ID:	57443
Other ID:	N			Submit Date:	5/24/2007
No Other ID:				Last Modified:	5/29/2015 3:28:24 PM
Track ID:	44085			Contact ID:	157530
Report ID:	104157			Cont Type:	MED
Report Type:	NPRI			Contact Title:	
Rpt Type ID:	1			Cont First Name:	HELIO
Report Year:	2006			Cont Last Name:	MEDEIROS
Not-Current Rpt?:	No			Contact Position:	PRESIDENT
Yr of Last Filed Rpt:	2007			Contact Fax:	9052570151
Fac ID:	153491			Contact Ph.:	9052570151
Fac Name:	MEDEIROS BOAT WORKS LIMITED			Cont Area Code:	905
Fac Address1:	210 BURNHAMTHORPE ROAD EAST			Contact Tel.:	52570151
Fac Address2:	NOT AVAILABLE			Contact Ext.:	
Fac Postal Zip:	L6H7B5			Cont Fax Area Cde:	905
Facility Lat:	43.4983			Contact Fax:	52570151
Facility Long:	-79.7418			Contact Email:	LIMESTON@INTERLOG.COM
DLS (Last Filed Rpt):				Latitude:	43.4983
Facility DLS:				Longitude:	-79.7418
Datum:	1983			UTM Zone:	
Facility Cmnts:	False			UTM Northing:	
URL:				UTM Easting:	
No of Empl.:	13			Waste Streams:	Trueç
Parent Co.:	N			No Streams:	
No Parent Co.:				Waste Off Sites:	False
Pollut Prev Cmnts:	False			No Off Sites:	
Stacks:	True			Shutdown:	
No of Stacks:				No of Shutdown:	
Canadian SIC Code (2 digit):					
Canadian SIC Code:					
SIC Code Description:					
American SIC Code:					
NAICS Code (2 digit):	33				
NAICS 2 Description:	Manufacturing				
NAICS Code (4 digit):	3366				
NAICS 4 Description:	Ship and boat building				
NAICS Code (6 digit):	336612				
NAICS 6 Description:	Boat building				

Substance Release Report

Category Type ID:	1
Category Type Desc:	Stack / Point
Category Type Desc (fr):	Rejets de cheminée ou ponctuels
Grouping:	Total Air
Trans Code:	ASta
Chem:	Styrene
Chem (fr):	Styrène
Quantity:	2.182
Unit:	tonnes
Basis of Estimate Cd:	E2
Basis of Estimate Desc:	E2- Published Emission Factors - In use from 2003 and onward

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	4 of 4	NW/62.0	189.8 / 1.00	MEDEIROS BOAT WORKS 210 BURNHAMTHORPE ROAD EAST NOT AVAILABLE OAKVILLE ON L6H7B5	NPRI
NPRI ID: 10627 Other ID: No Other ID: Track ID: 26472 Report ID: 84472 Report Type: NPRI Rpt Type ID: 1 Report Year: 2004 Not-Current Rpt?: No Yr of Last Filed Rpt: 2007 Fac ID: 153491 Fac Name: MEDEIROS BOAT WORKS LIMITED Fac Address1: 210 BURNHAMTHORPE ROAD EAST Fac Address2: NOT AVAILABLE Fac Postal Zip: L6H7B5 Facility Lat: 43.4983 Facility Long: -79.7418 DLS (Last Filed Rpt): Facility DLS: Datum: 1983 Facility Cmnts: URL: No of Empl.: 11 Parent Co.: No Parent Co.: Pollut Prev Cmnts: Stacks: No of Stacks: Canadian SIC Code (2 digit): Canadian SIC Code: SIC Code Description: American SIC Code: NAICS Code (2 digit): 33 NAICS 2 Description: Manufacturing NAICS Code (4 digit): 3366 NAICS 4 Description: Ship and boat building NAICS Code (6 digit): 336612 NAICS 6 Description: Boat building		Org ID: 57443 Submit Date: 5/26/2005 Last Modified: 5/29/2015 3:28:24 PM Contact ID: 157530 Cont Type: MED Contact Title: Cont First Name: HELIO Cont Last Name: MEDEIROS Contact Position: PRESIDENT Contact Fax: 9052570151 Contact Ph.: 9052570151 Cont Area Code: 905 Contact Tel.: 52570151 Contact Ext.: Cont Fax Area Cde: 905 Contact Fax: 52570151 Contact Email: LIMESTON@INTERLOG.COM Latitude: 43.4983 Longitude: -79.7418 UTM Zone: UTM Northing: UTM Easting: Waste Streams: No Streams: Waste Off Sites: No Off Sites: Shutdown: No of Shutdown:			
3	1 of 1	NE/89.4	188.7 / -0.12	lot 13 con 1 ON	WWIS
Well ID: 2802777 Construction Date: Primary Water Use: Domestic Sec. Water Use: 0 Final Well Status: Water Supply Water Type: Casing Material: Audit No: Tag: Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level:		Data Entry Status: Data Src: 1 Date Received: 6/4/1968 Selected Flag: Yes Abandonment Rec: Contractor: 1307 Form Version: 1 Owner: Street Name: County: HALTON Municipality: OAKVILLE TOWN Site Info: Lot: 013 Concession: 01 Concession Name: DS N Easting NAD83: Northing NAD83:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Flowing (Y/N): Flow Rate: Clear/Cloudy:				Zone: UTM Reliability:	
<u>Bore Hole Information</u>					
Bore Hole ID:	10149325			Elevation:	187.563781
DP2BR:	45			Elevrc:	
Spatial Status:				Zone:	17
Code OB:	r			East83:	601814.6
Code OB Desc:	Bedrock			North83:	4816953
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	4
Date Completed:	4/3/1968			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	p4
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	931429629				
Layer:	2				
Color:	2				
General Color:	GREY				
Mat1:	05				
Most Common Material:	CLAY				
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:	12				
Formation End Depth:	45				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	931429628				
Layer:	1				
Color:	6				
General Color:	BROWN				
Mat1:	02				
Most Common Material:	TOPSOIL				
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:	0				
Formation End Depth:	12				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	931429630				
Layer:	3				
Color:	7				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
General Color:		RED			
Mat1:		17			
Most Common Material:		SHALE			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		45			
Formation End Depth:		51			
Formation End Depth UOM:		ft			
 <u>Method of Construction & Well Use</u>					
Method Construction ID:					
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		10697895			
Casing No:		1			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		930254024			
Layer:		1			
Material:		3			
Open Hole or Material:		CONCRETE			
Depth From:					
Depth To:		51			
Casing Diameter:		30			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Results of Well Yield Testing</u>					
Pump Test ID:		992802777			
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:		48			
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:		1			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:					
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:		N			
 <u>Water Details</u>					
Water ID:		933604900			
Layer:		1			
Kind Code:		1			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Kind:		FRESH			
Water Found Depth:		51			
Water Found Depth UOM:		ft			
4	1 of 1	NNE/93.6	188.9 / 0.09	220 Burnhamthorpe Rd E Oakville ON L6H 7B6	EHS
Order No:		20190927053		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		RSC Report (Rural)		Client Prov/State:	ON
Report Date:		01-OCT-19		Search Radius (km):	.3
Date Received:		27-SEP-19		X:	-79.740748
Previous Site Name:				Y:	43.498646
Lot/Building Size:					
Additional Info Ordered:					
5	1 of 1	WNW/94.6	189.8 / 1.01	BIGGAR BROS. 191 BURNHAMTHORPE ROAD OAKVILLE ON L6J 4Z2	PES
Detail Licence No:				Operator Box:	
Licence No:				Operator Class:	
Status:				Operator No:	
Approval Date:				Operator Type:	
Report Source:				Oper Area Code:	
Licence Type:		Operator		Oper Phone No:	
Licence Type Code:				Operator Ext:	
Licence Class:				Operator Lot:	
Licence Control:				Oper Concession:	
Latitude:				Operator Region:	
Longitude:				Operator District:	
Lot:				Operator County:	
Concession:				Op Municipality:	
Region:				Post Office Box:	
District:				MOE District:	
County:				SWP Area Name:	
Trade Name:					
PDF Link:					
6	1 of 1	WSW/98.0	189.8 / 1.02	lot 14 con 1 ON	WWIS
Well ID:		2806399		Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:		Not Used		Date Received:	1/13/1986
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:		Abandoned-Supply		Abandonment Rec:	
Water Type:				Contractor:	4207
Casing Material:				Form Version:	1
Audit No:				Owner:	
Tag:				Street Name:	
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	014
Well Depth:				Concession:	01
Overburden/Bedrock:				Concession Name:	DS N
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Clear/Cloudy:					
<u>Bore Hole Information</u>					
Bore Hole ID:	10152670			Elevation:	189.396484
DP2BR:	18			Elevrc:	
Spatial Status:				Zone:	17
Code OB:	r			East83:	601692.2
Code OB Desc:	Bedrock			North83:	4816820
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	3
Date Completed:	9/20/1985			UTMRC Desc:	margin of error : 10 - 30 m
Remarks:				Location Method:	gps
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	931442668				
Layer:	1				
Color:	6				
General Color:	BROWN				
Mat1:	05				
Most Common Material:	CLAY				
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:	0				
Formation End Depth:	18				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	931442669				
Layer:	2				
Color:	7				
General Color:	RED				
Mat1:	17				
Most Common Material:	SHALE				
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:	18				
Formation End Depth:	65				
Formation End Depth UOM:	ft				
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:	933139627				
Layer:	1				
Plug From:	0				
Plug To:	65				
Plug Depth UOM:	ft				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Method of Construction & Well Use</u>					
Method Construction ID:					
Method Construction Code:	4				
Method Construction:	Rotary (Air)				
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:	10701240				
Casing No:	1				
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:	930259564				
Layer:	1				
Material:					
Open Hole or Material:					
Depth From:					
Depth To:					
Casing Diameter:	6				
Casing Diameter UOM:	inch				
Casing Depth UOM:	ft				
<u>Construction Record - Casing</u>					
Casing ID:	930259565				
Layer:	2				
Material:					
Open Hole or Material:					
Depth From:					
Depth To:					
Casing Diameter:	6				
Casing Diameter UOM:	inch				
Casing Depth UOM:	ft				
<u>Results of Well Yield Testing</u>					
Pump Test ID:	992806399				
Pump Set At:					
Static Level:	20				
Final Level After Pumping:	65				
Recommended Pump Depth:					
Pumping Rate:	1				
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:	ft				
Rate UOM:	GPM				
Water State After Test Code:	2				
Water State After Test:	CLOUDY				
Pumping Test Method:	1				
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:	N				
<u>Draw Down & Recovery</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Pump Test Detail ID:		934449666			
Test Type:					
Test Duration:		30			
Test Level:		55			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934717596			
Test Type:					
Test Duration:		45			
Test Level:		50			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934969788			
Test Type:					
Test Duration:		60			
Test Level:		45			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934175592			
Test Type:					
Test Duration:		15			
Test Level:		60			
Test Level UOM:		ft			
 <u>Water Details</u>					
Water ID:		933609675			
Layer:		1			
Kind Code:		2			
Kind:		SALTY			
Water Found Depth:		45			
Water Found Depth UOM:		ft			
<hr/>					
<u>7</u>	1 of 1	WNW/104.2	190.5 / 1.65	Oakville ON	WWIS
Well ID:	7307864			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Monitoring			Date Received:	3/15/2018
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:	Observation Wells			Abandonment Rec:	
Water Type:				Contractor:	6607
Casing Material:				Form Version:	7
Audit No:	Z266882			Owner:	
Tag:	A241279			Street Name:	191 BURNHAMTHORPE RD E
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Bore Hole Information</u>					
Bore Hole ID:	1007003390			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	601685
Code OB Desc:				North83:	4816926
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	1/11/2018			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007230037				
Layer:	1				
Color:	6				
General Color:	BROWN				
Mat1:	05				
Most Common Material:	CLAY				
Mat2:	06				
Other Materials:	SILT				
Mat3:	34				
Other Materials:	TILL				
Formation Top Depth:	0				
Formation End Depth:	4.5				
Formation End Depth UOM:	m				
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:	1007230044				
Layer:	1				
Plug From:	0				
Plug To:	0.3				
Plug Depth UOM:	m				
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:	1007230045				
Layer:	2				
Plug From:	0.3				
Plug To:	2.4				
Plug Depth UOM:	m				
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:					
Method Construction Code:	6				
Method Construction:	Boring				
Other Method Construction:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Pipe Information</u>					
Pipe ID:		1007230036			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1007230040			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		3			
Casing Diameter:		5.1			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1007230041			
Layer:		1			
Slot:		10			
Screen Top Depth:		3			
Screen End Depth:		4.5			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		6.4			
<u>Hole Diameter</u>					
Hole ID:		1007230038			
Diameter:		21			
Depth From:		0			
Depth To:		4.5			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
<hr/>					
<u>8</u>	1 of 2	NW/104.2	189.8 / 0.96	BIGGAR BROS 205 BURNHAMTHORPE RD E OAKVILLE ON L6H7B6	PES
Detail Licence No:	02-01-03195-0			Operator Box:	
Licence No:	03195			Operator Class:	
Status:				Operator No:	3195
Approval Date:				Operator Type:	
Report Source:	Legacy Licenses (Excluding TS)			Oper Area Code:	905
Licence Type:	Operator			Oper Phone No:	8454094
Licence Type Code:	02			Operator Ext:	
Licence Class:	01			Operator Lot:	
Licence Control:	0			Oper Concession:	
Latitude:				Operator Region:	3
Longitude:				Operator District:	
Lot:				Operator County:	28
Concession:				Op Municipality:	
Region:	3			Post Office Box:	
District:				MOE District:	
County:	28			SWP Area Name:	
Trade Name:					
PDF Link:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
8	2 of 2	NW/104.2	189.8 / 0.96	BIGGAR BROS 205 BURNHAMTHORPE RD E OAKVILLE ON L6H7B6	PES
Detail Licence No:				Operator Box:	
Licence No:		03195			Operator Class:
Status:				Operator No:	
Approval Date:				Operator Type:	
Report Source:		Legacy Licenses (Excluding TS)			Oper Area Code:
Licence Type:		Operator			Oper Phone No:
Licence Type Code:		01			Operator Ext:
Licence Class:		06			Operator Lot:
Licence Control:				Oper Concession:	
Latitude:				Operator Region:	
Longitude:				Operator District:	
Lot:				Operator County:	
Concession:				Op Municipality:	
Region:				Post Office Box:	
District:				MOE District:	
County:				SWP Area Name:	
Trade Name:					
PDF Link:					
9	1 of 1	NW/117.9	190.9 / 2.09	lot 14 con 2 ON	WWIS
Well ID:		2806310			Data Entry Status:
Construction Date:					Data Src:
Primary Water Use:		Domestic			Date Received:
Sec. Water Use:					Selected Flag:
Final Well Status:		Water Supply			Abandonment Rec:
Water Type:					Contractor:
Casing Material:					Form Version:
Audit No:					Owner:
Tag:					Street Name:
Construction Method:					County:
Elevation (m):					Municipality:
Elevation Reliability:					Site Info:
Depth to Bedrock:					Lot:
Well Depth:					Concession:
Overburden/Bedrock:					Concession Name:
Pump Rate:					Easting NAD83:
Static Water Level:					Northing NAD83:
Flowing (Y/N):					Zone:
Flow Rate:					UTM Reliability:
Clear/Cloudy:					
<u>Bore Hole Information</u>					
Bore Hole ID:		10152586			Elevation:
DP2BR:		50			Elevrc:
Spatial Status:					Zone:
Code OB:		r			East83:
Code OB Desc:		Bedrock			North83:
Open Hole:					Org CS:
Cluster Kind:					UTMRC:
Date Completed:		7/10/1985			UTMRC Desc:
Remarks:					Location Method:
Elevrc Desc:					
Location Source Date:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:					
<u>Overburden and Bedrock</u> <u>Materials Interval</u>					
Formation ID:		931442313			
Layer:		2			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		77			
Other Materials:		LOOSE			
Mat3:					
Other Materials:					
Formation Top Depth:		8			
Formation End Depth:		25			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u> <u>Materials Interval</u>					
Formation ID:		931442316			
Layer:		5			
Color:		7			
General Color:		RED			
Mat1:		17			
Most Common Material:		SHALE			
Mat2:		73			
Other Materials:		HARD			
Mat3:					
Other Materials:					
Formation Top Depth:		50			
Formation End Depth:		70			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u> <u>Materials Interval</u>					
Formation ID:		931442312			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		81			
Other Materials:		SANDY			
Mat3:		77			
Other Materials:		LOOSE			
Formation Top Depth:		0			
Formation End Depth:		8			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u> <u>Materials Interval</u>					
Formation ID:		931442315			
Layer:		4			
Color:		2			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
General Color:		GREY			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		77			
Other Materials:		LOOSE			
Mat3:					
Other Materials:					
Formation Top Depth:		48			
Formation End Depth:		50			
Formation End Depth UOM:		ft			
 <u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931442314			
Layer:		3			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		11			
Other Materials:		GRAVEL			
Mat3:		77			
Other Materials:		LOOSE			
Formation Top Depth:		25			
Formation End Depth:		48			
Formation End Depth UOM:		ft			
 <u>Method of Construction & Well Use</u>					
Method Construction ID:					
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		10701156			
Casing No:		1			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		930259409			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		50			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Construction Record - Casing</u>					
Casing ID:		930259410			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Depth To:		70			
Casing Diameter:					
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		992806310			
Pump Set At:					
Static Level:		12			
Final Level After Pumping:		69			
Recommended Pump Depth:		67			
Pumping Rate:		1			
Flowing Rate:					
Recommended Pump Rate:		1			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		2			
Water State After Test:		CLOUDY			
Pumping Test Method:		2			
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:		N			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934174546			
Test Type:		Recovery			
Test Duration:		15			
Test Level:		65			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934969720			
Test Type:		Recovery			
Test Duration:		60			
Test Level:		49			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934717113			
Test Type:		Recovery			
Test Duration:		45			
Test Level:		57			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934449601			
Test Type:		Recovery			
Test Duration:		30			
Test Level:		61			
Test Level UOM:		ft			
<u>Water Details</u>					
Water ID:		933609570			
Layer:		1			
Kind Code:		1			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Kind:		FRESH			
Water Found Depth:		66			
Water Found Depth UOM:		ft			
10	1 of 1	N/138.0	189.9 / 1.08	JOHN HOLDRIDGE 215-E BURNHAMTHORPE, PART LOT 13 OAKVILLE ON L6H 7B6	CFOT
Licence No:				Letter Sent:	
Registration No:				Corrosion Protection:	
Posse File No:				Province:	ON
Posse Reg No:				Nbr:	705
Tank Type:		Single Wall UST		Contact Name:	
Instance Number:		41852394		Contact Address:	
Facility Type:		FS Fuel Oil Tank		Contact Address2:	
Instance Type:		FS Fuel Oil Tank		Contact Suite:	
Status Name:		Active		Contact City:	
Fuel Type:		Fuel Oil		Contact Prov:	
Distributor:				Contact Postal:	
Tank Material:		Steel		Tank Address:	215-E BURNHAMTHORPE, PART LOT 13
Tank Age (as of 05/1992):				Comments:	
Tank Size:		4546			
11	1 of 1	WSW/139.1	190.6 / 1.76	lot 14 con 1 ON	WWIS
Well ID:		2806398		Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:		Not Used		Date Received:	1/13/1986
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:		Abandoned-Supply		Abandonment Rec:	
Water Type:				Contractor:	4207
Casing Material:				Form Version:	1
Audit No:				Owner:	
Tag:				Street Name:	
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	014
Well Depth:				Concession:	01
Overburden/Bedrock:				Concession Name:	DS N
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
<u>Bore Hole Information</u>					
Bore Hole ID:		10152669		Elevation:	190.013961
DP2BR:		18		Elevrc:	
Spatial Status:				Zone:	17
Code OB:		r		East83:	601671.2
Code OB Desc:		Bedrock		North83:	4816780
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	3
Date Completed:		9/20/1985		UTMRC Desc:	margin of error : 10 - 30 m
Remarks:				Location Method:	gps
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Improvement Location Method: Source Revision Comment: Supplier Comment:					
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931442667			
Layer:		2			
Color:		7			
General Color:		RED			
Mat1:		17			
Most Common Material:		SHALE			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		18			
Formation End Depth:		90			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		931442666			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		0			
Formation End Depth:		18			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933139626			
Layer:		1			
Plug From:		0			
Plug To:		90			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:					
Method Construction Code:		4			
Method Construction:		Rotary (Air)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10701239			
Casing No:		1			
Comment:					
Alt Name:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Construction Record - Casing</u>					
Casing ID:	930259562				
Layer:	1				
Material:					
Open Hole or Material:					
Depth From:					
Depth To:					
Casing Diameter:	6				
Casing Diameter UOM:	inch				
Casing Depth UOM:	ft				
<u>Construction Record - Casing</u>					
Casing ID:	930259563				
Layer:	2				
Material:					
Open Hole or Material:					
Depth From:					
Depth To:					
Casing Diameter:	6				
Casing Diameter UOM:	inch				
Casing Depth UOM:	ft				
<u>Results of Well Yield Testing</u>					
Pump Test ID:	992806398				
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:	ft				
Rate UOM:	GPM				
Water State After Test Code:					
Water State After Test:					
Pumping Test Method:	1				
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:	N				
<u>12</u>	1 of 1	NW/163.6	190.7 / 1.85	191 & 205 Burnhamthorpe Rd E Oakville ON	EHS
Order No:	20161222092			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	04-JAN-17			Search Radius (km):	.25
Date Received:	22-DEC-16			X:	-79.742599
Previous Site Name:				Y:	43.498887
Lot/Building Size:					
Additional Info Ordered:					
<u>13</u>	1 of 1	W/169.2	191.2 / 2.38	Oakville ON	WWIS
Well ID:	7307863			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Monitoring			Date Received:	3/15/2018

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:	Observation Wells			Abandonment Rec:	
Water Type:				Contractor:	6607
Casing Material:				Form Version:	7
Audit No:	Z266881			Owner:	
Tag:	A241347			Street Name:	91 BURNHAMTHORPE RD E
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
<u>Bore Hole Information</u>					
Bore Hole ID:	1007003387			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	601611
Code OB Desc:				North83:	4816830
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	1/10/2018			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007230027				
Layer:	1				
Color:	6				
General Color:	BROWN				
Mat1:	05				
Most Common Material:	CLAY				
Mat2:	06				
Other Materials:	SILT				
Mat3:	34				
Other Materials:	TILL				
Formation Top Depth:	0				
Formation End Depth:	4.5				
Formation End Depth UOM:	m				
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:	1007230035				
Layer:	2				
Plug From:	0.3				
Plug To:	2.4				
Plug Depth UOM:	m				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007230034			
Layer:		1			
Plug From:		0			
Plug To:		0.3			
Plug Depth UOM:		m			
<u>Method of Construction & Well Use</u>					
Method Construction ID:					
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007230026			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1007230030			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		3			
Casing Diameter:		5.1			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1007230031			
Layer:		1			
Slot:		10			
Screen Top Depth:		3			
Screen End Depth:		4.5			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		6.4			
<u>Hole Diameter</u>					
Hole ID:		1007230028			
Diameter:		21			
Depth From:		0			
Depth To:		4.5			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
14	1 of 1	W/170.2	191.2 / 2.38	Oakville ON	WWIS
Well ID:	7307865			Data Entry Status:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Construction Date:				Data Src:	
Primary Water Use:	Monitoring			Date Received:	3/15/2018
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:	Observation Wells			Abandonment Rec:	
Water Type:				Contractor:	6607
Casing Material:				Form Version:	7
Audit No:	Z266883			Owner:	
Tag:	A241281			Street Name:	191 BURNHAMTHORPE RD E
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
<u>Bore Hole Information</u>					
Bore Hole ID:	1007003393			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	601610
Code OB Desc:				North83:	4816830
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	1/10/2018			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007230047				
Layer:	1				
Color:	6				
General Color:	BROWN				
Mat1:	05				
Most Common Material:	CLAY				
Mat2:	06				
Other Materials:	SILT				
Mat3:	34				
Other Materials:	TILL				
Formation Top Depth:	0				
Formation End Depth:	4.5				
Formation End Depth UOM:	m				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007230048				
Layer:	2				
Color:	2				
General Color:	GREY				
Mat1:	05				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Most Common Material:		CLAY			
Mat2:		06			
Other Materials:		SILT			
Mat3:		34			
Other Materials:		TILL			
Formation Top Depth:		4.5			
Formation End Depth:		9.1			
Formation End Depth UOM:		m			
 <u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007230055			
Layer:		1			
Plug From:		0			
Plug To:		0.3			
Plug Depth UOM:		m			
 <u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007230056			
Layer:		2			
Plug From:		0.3			
Plug To:		7.3			
Plug Depth UOM:		m			
 <u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007230057			
Layer:		3			
Plug From:					
Plug To:					
Plug Depth UOM:		m			
 <u>Method of Construction & Well Use</u>					
Method Construction ID:					
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		1007230046			
Casing No:		0			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		1007230051			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		7.6			
Casing Diameter:		5.1			
Casing Diameter UOM:		cm			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1007230052			
Layer:		1			
Slot:		10			
Screen Top Depth:		7.6			
Screen End Depth:		9.1			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		6.4			
<u>Hole Diameter</u>					
Hole ID:		1007230049			
Diameter:		21			
Depth From:		0			
Depth To:		9.1			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Sep 2019

Abandoned Mine Information System:

Provincial

[AMIS](#)

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Jan 31, 2020

Borehole:

Provincial

[BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Chemical Register:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 - Feb 2020

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

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

Government Publication Date: 1989-Dec 2019

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994-Apr 30, 2020

Drill Hole Database:

Provincial DRL

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

Government Publication Date: 1886 - Sep 2019

Environmental Activity and Sector Registry:

Provincial

EASR

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

Government Publication Date: Oct 2011-May 31, 2020

Environmental Registry:

Provincial

EBR

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

Government Publication Date: 1994-Apr 30, 2020

Environmental Compliance Approval:

Provincial

ECA

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

Government Publication Date: Oct 2011-May 31, 2020

Environmental Effects Monitoring:

Federal

EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

EHS

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

Government Publication Date: 1999-Jan 31, 2020

Environmental Issues Inventory System:

Federal

EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2019

List of Expired Fuels Safety Facilities:

Provincial

EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal

FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: Jun 2000-Apr 2020

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FRST

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

FSTH

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-Jan 31, 2020

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Dec 2017

TSSA Historic Incidents:

Provincial

HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

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

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Jan 2020

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2018

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Mar 31, 2020

National Energy Board Wells:

Federal

NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Feb 29, 2020

Ontario Oil and Gas Wells:

Provincial

OOGW

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

Government Publication Date: 1800-Jun 2019

Inventory of PCB Storage Sites:

Provincial

OPCB

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

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial

ORD

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

Government Publication Date: 1994-Apr 30, 2020

Canadian Pulp and Paper:

Private

PAP

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

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: 1988 - May 2020

Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994-Apr 30, 2020

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial

RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental clean-up orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Mar 2020

Retail Fuel Storage Tanks:

Private

RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jan 31, 2020

Scott's Manufacturing Directory:

Private

SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

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

Government Publication Date: 1988-Nov 2019

Wastewater Discharger Registration Database:

Provincial

SRDS

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

Government Publication Date: 1990-Dec 31, 2017

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Aug 2018

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-May 31, 2020

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Feb 28, 2019

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



Appendix D

**Ministry of the Environment,
Conservation and Parks**

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

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

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

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



June 13, 2022

Alexii Hernandez
DS Consultants Ltd
6221 Highway 7, Unit 16
Vaughan, Ontario L4H 0K8
alexii.hernandez@dsconsultants.ca

Dear Alexii Hernandez:

**RE: MECP FOI A-2022-04615 / Your Reference 22-201-100 –
Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act and has received your payment in the amount of \$5.00 (non-refundable application fee).

The search will be conducted on the following: 210 Burnhamthorpe Road East, Oakville. If there is any discrepancy, please contact us immediately.

Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

Also, the Ministry's Freedom of Information and Protection of Privacy Office (MECP Access and Privacy Office) is currently providing requesters with decisions/records via email. This allows requesters to obtain decisions containing records in a more timely and efficient way.

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search and preparation time.

Due to the COVID-19 outbreak, requesters may experience some delays with FOI requests at this time.

If you have any questions, please contact Nasreen Salar at or nasreen.salar@ontario.ca.

Yours truly,
MECP Access and Privacy Office



Date: May 28 2022

Person Interviewed: Helio Medeiros

Contact Information: al@medeiros-budworks Relation to the Property: _____

Site Location: 210 Burnhamthorpe Rd. E. Oakville ON

All questions pertain only to the Phase One Property. Where applicable please provide details such as dates, locations and sources.

1. What is the property owner information (name and address of owner)? Current and Previous

2. When did the Current Owner acquire the Property?

February 16 2022

3. What is the Legal Description of the Property (incl. PIN). Please Provide Legal Survey if possible

4. What is the property currently used for?

Farming

5. What was the property formerly used for?

Farming
Boat Manufacturing

6. **Has the property ever utilised fuel oil?** Is there any above ground or underground storage tanks located at the property?

Yes. one diesel tank above ground
two heating oil tanks in house

7. Does any vehicle maintenance/service occur on the property?

No.



8. Are Pesticides/Herbicides applied on the Property? List current and/or past pesticides/herbicides used?

Need to talk to Larry Blaney.

9. Have any hazardous materials currently or historically been stored on the phase one property? (e.g. chemicals, drums, totes etc.)

Yes one drum of resin at a time.
acetone five gallon containers.
stored in approved fire cabinets.

10. Is the property currently serviced for water or waste water? Please provide locations of any water wells or septic systems.

Well and septic system located by the house.

11. Are there any underground utilities present on the phase one property? If yes please indicate what utilities are present and the location.

12. Have any chemical spills occurred on the property?

There were no chemical spills on the property. One small one inside the shop. Happened about 15 years ago. Cleaned up by shop personnel. No outside help needed.

13. Have any fires occurred on the property?

One fire, outside. One mold maybe two destroyed approx 20 years ago. The fire department was called.

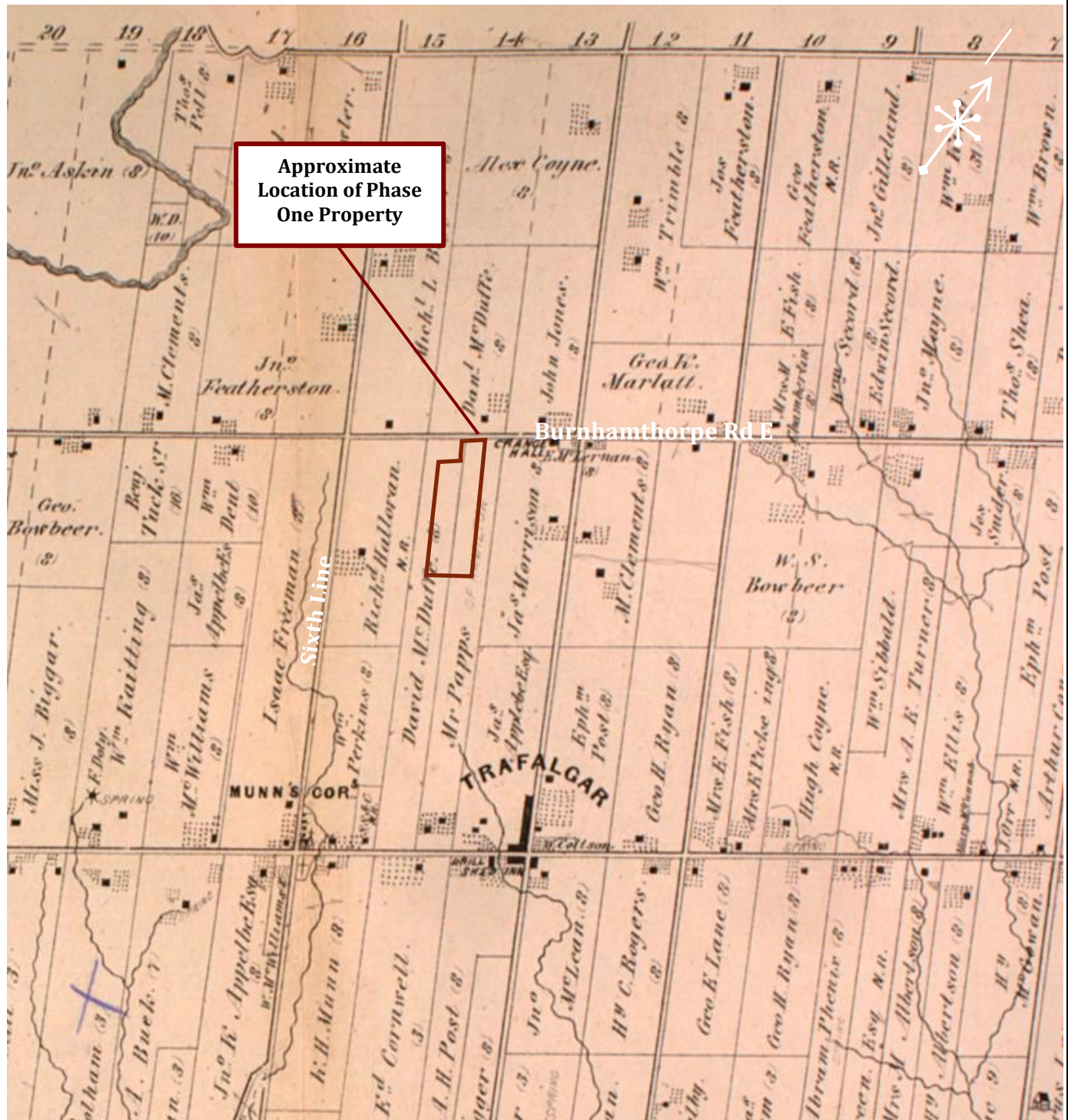
14. Is there any fill material present on the property?

Yes. Fill came from the fire pond out front of shop.

15. Are you aware of incidents that have occurred on the property or adjoining properties that may affect the environmental quality of the property?



Appendix E



©County Atlas Project



6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

HALTON COUNTY ATLAS: 1880

Scale:
NTS

Date:
Jun-22

Project:
22-201-100

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT**
210 Burnhamthorpe Road East,
Oakville, Ontario

Prepared For: Argo Oakville Woods Coro

Prepared By:
OJ

Reviewed By:
EK

Drawing No.
D-1

Approximate
Location of Phase
One Property



Burnhamthorpe Rd

Sixth Line

INDS



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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

AERIAL PHOTOGRAPH: 1954

Scale:
~NTS

Date:
Jun-22

Project:
22-201-100

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

**210 Burnhamthorpe Road East,
Oakville, Ontario**

Prepared For: Argo Oakville Woods Coro

Prepared By:
OJ

Reviewed By:
EK

Drawing No.
D-2



0 600

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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

AERIAL PHOTOGRAPH: 1970

Scale:
NTS

Date:
Jun-22

Project:
22-201-100

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT**
**210 Burnhamthorpe Road East,
Oakville, Ontario**

Prepared For: Argo Oakville Woods Coro

Prepared By:
OJ

Reviewed By:
EK

Drawing No.
D-3



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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

AERIAL PHOTOGRAPH: 1985

Scale:
NTS

Date:
Jun-22

Project:
22-201-100

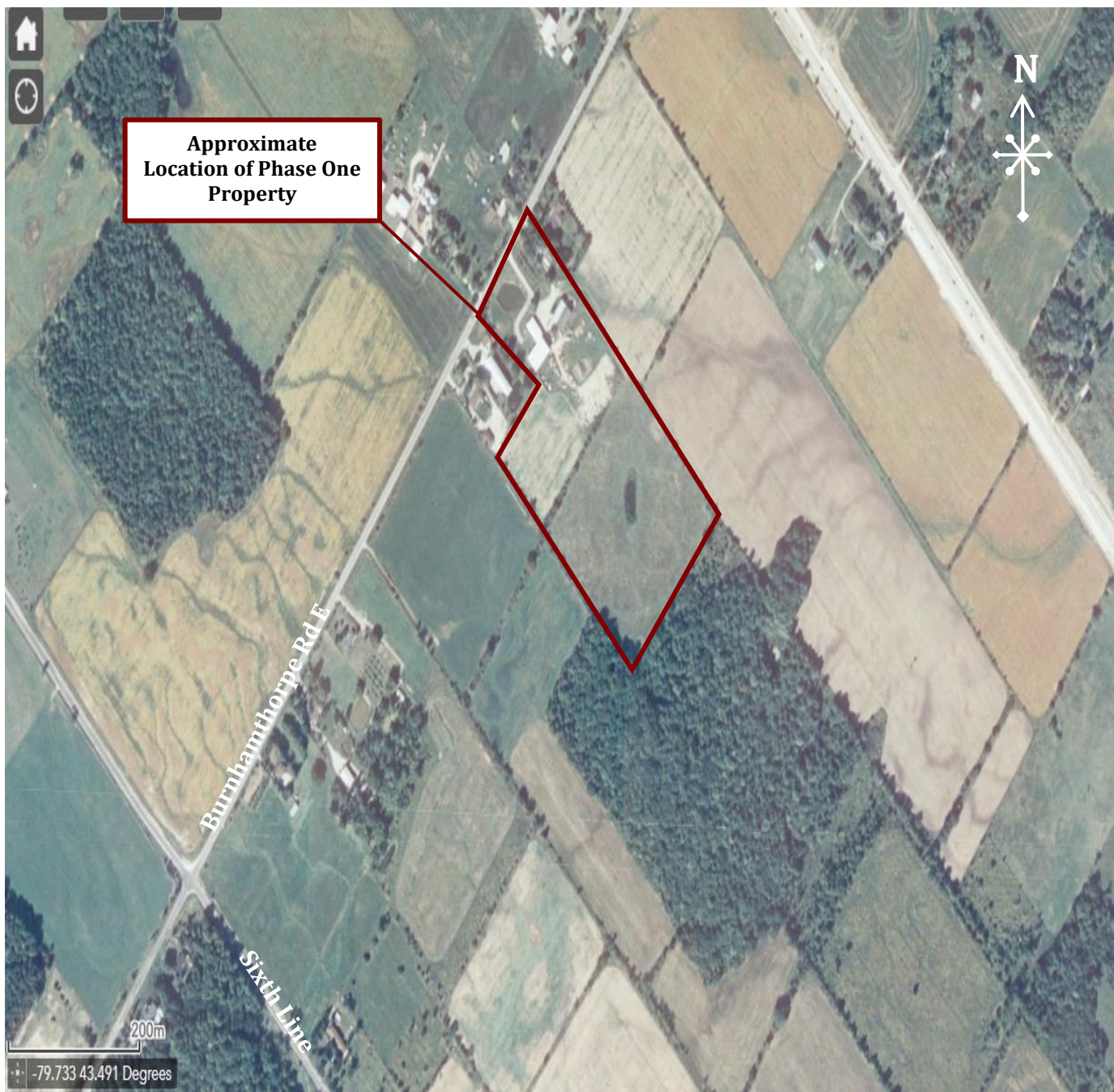
**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT**
**210 Burnhamthorpe Road East,
Oakville, Ontario**

Prepared For: Argo Oakville Woods Coro

Prepared By:
OJ

Reviewed By:
EK

Drawing No.
D-4



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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

AERIAL PHOTOGRAPH: 1995

Scale:
On Photograph

Date:
Jun-22

Project:
22-201-100

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

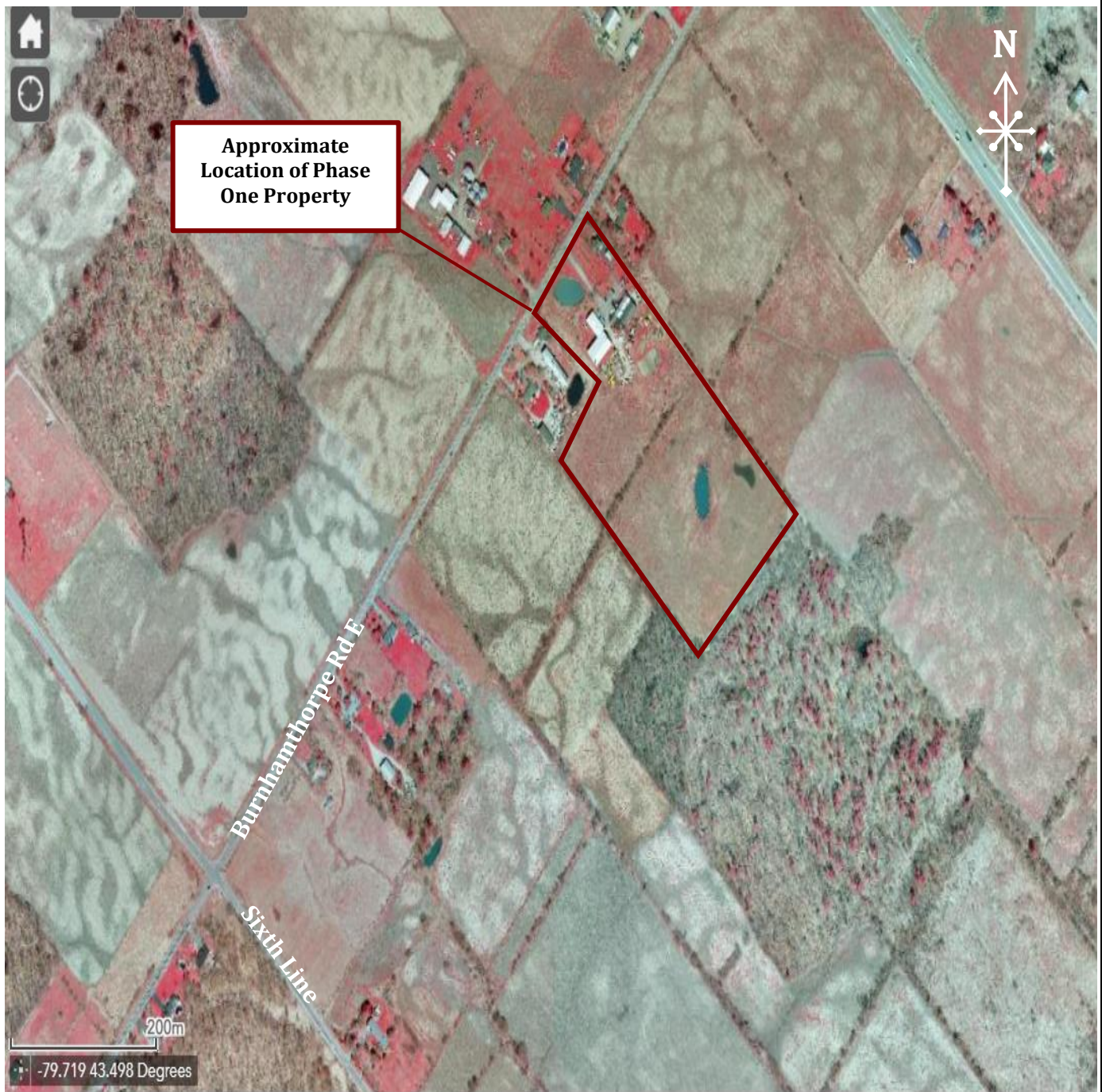
**210 Burnhamthorpe Road East,
Oakville, Ontario**

Prepared For: Argo Oakville Woods Coro

Prepared By:
OJ

Reviewed By:
EK

Drawing No.
D-5



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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

SATELLITE IMAGE: 2006

Scale: On Photograph	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 210 Burnhamthorpe Road East, Oakville, Ontario	Prepared By: OJ
Date: Jun-22		Reviewed By: EK
Project: 22-201-100	Prepared For: Argo Oakville Woods Coro	Drawing No. D-6



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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

SATELLITE IMAGE: 2015

Scale: On Photograph	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 210 Burnhamthorpe Road East, Oakville, Ontario	Prepared By: OJ
Date: Jun-22		Reviewed By: EK
Project: 22-201-100	Prepared For: Argo Oakville Woods Coro	Drawing No. D-7



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Vaughan, ON L4H 0K8

T: 905-264-9393 F: 905-264-2685

SATELLITE IMAGE: 2019

Scale:
On Photograph

Date:
Jun-22

Project:
22-201-100

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

**210 Burnhamthorpe Road East,
Oakville, Ontario**

Prepared For: Argo Oakville Woods Coro

Prepared By:
OJ

Reviewed By:
EK

Drawing No.
D-8



Appendix F



Picture 1: View of Pond on northwest of the Property (210 Burnhamthorpe Rd E), facing north



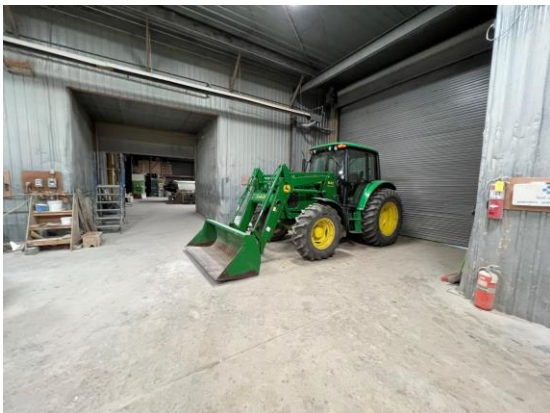
Picture 2: View of Boat manufacturing plant on NW portion of Property, facing west



Picture 3: View of the inside of Boat manufacturing plant, facing east.



Picture 4: View of workshop and storage south of the Boat manufacturing, facing west



Picture 5: General view Boat manufacturing plant, facing southwest.



Picture 6: View of the resin barrel in boat manufacturing plant, facing south.



Picture 7: View of spray booth on the southwest corner of Boat Manufacturing plant, facing south.



Picture 8: View of the inside spray booth , facing southwest.



Picture 9: View of the acetone pail inside Spray booth, facing northwest.



Picture 10: View of the Spray booth apparatus, facing northeast.



Picture 11: View of the Paint Pails of paint and resin inside the Boat manufacturing plant, facing north.



Picture 12: View of the Woodwork area on the northwest portion of Boat Manufacturing plant.



Picture 13: View of the Main Electric panel inside wood workshop, facing north.



Picture 14: View of the chemical Storage Cabinet inside Boat Manufacturing plant, facing east.



Picture 15: View of the second chemical Storage Cabinet inside Boat Manufacturing plant.



Picture 16: View of the 5 empty west of Barn, facing east.



Picture 17: View of Septic Tank, area west of barn facing northeast.



Picture 18: View to the soy bean farm on the south of Property facing southeast.



Picture 19: View of boat mold on area south of Boat Manufacturing pant, facing north.



Picture 20: View of more boat mold on area south of Boat Manufacturing pant, facing north.



Picture 21: View of the empty / broken barrels south of boat manufacturing plant, facing northeast.



Picture 22: View of Fill area from the excavated Pond, facing southeast.



Picture 23: View of the Larry Blaney Farm area, facing southeast.



Picture 24: View of the empty barrel near of Larry Blaney Farm, facing southeast.



Picture 7: View of the current garden, facing north.



Picture 8: View of abandoned tractor truck and empty tanks northeast of garden, facing north.



Picture 9: View of Swale northeast of property, facing southwest.



Picture 10: View of the more mold southwest of boat manufacturing plant, facing northwest.



Picture 11: View of the abandoned barn, facing south.



Picture 12: View of the silos adjacent to the north of barn, Facing south.



Picture 25: View of the first level inside the barn facing south.



Picture 26: View of the first level inside the barn facing south..



Picture 27: View of the support beams of the barn, facing south.



Picture 28: View of the basement and support columns of barn, facing south.



Picture 28: View of the AST (DIESEL TANK) adjacent to the east barn area, facing south.



Picture 29: View of the AST (DIESEL TANK) showing potential staining, facing southwest



Picture 30: View of southwest portion of barn, facing southwest.



Picture 31: View of the tractors on south portion of barn, facing west.



Picture 32: View of the inside barn area, facing northwest.



Picture 33: View of single family dwelling on the northeast portion of Property, facing northwest.



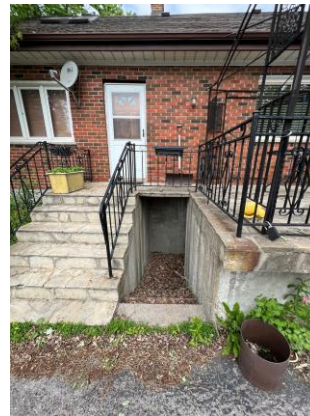
Picture 34: View of the parking garages southeast to dwelling, facing south.



Picture 35: View of the water supply well to west of dwelling, facing north.



Picture 36: View of Septic Tank area west of dwelling , facing north.



Picture 37: View of the south façade and basement entrance of dwelling, facing north.



Picture 38: View of the furnace unit inside basement, facing northeast.



Picture 39: View of the northeast corner of basement in dwelling, facing northeast.



Picture 40: View of plate showing AST was constructed in 2004.



Picture 41: View of the Laundry west portion of the basement, facing north.



Picture 42: View of the Sump pump and well water treatment station, southwest of Basement.



Picture 43: View of the Water Flow lines in basement, facing northwest.



Picture 44: View of the driveway on northeast corner of property, facing south.



Picture 45: View of adjacent property northwest, facing south.



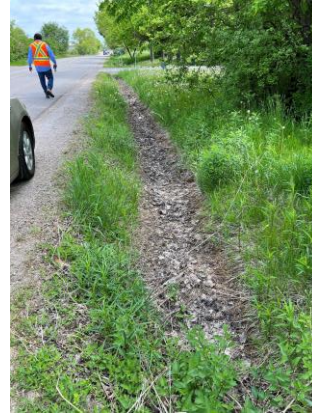
Picture 46: View of property north, across Burnhamthorpe, facing north.



Picture 47: View of the overhead lines and pole transformer on Burnhamthorpe, facing northeast.



Picture 48: View of residential building, north, across Burnhamthorpe RD E. Facing North



Picture 49: View of the ditch south of Burnhamthorpe Road East, facing east.



Picture 50: View of farmland, adjacent to the east of the Property, facing south.



Appendix G

"Table of current and past uses of the phase one property" (Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04)

210 Burnhamthorpe Road East, Oakville, ON

PT LT 14, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, AS IN 169436 & 216972 ; OAKVILLE/TRAFALGAR

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
Prior to 1880	Unknown	Assumed agricultural or other	Agricultural or other use	None
1880	Mr. Papps and David McDuffe	Assumed agricultural or other	Agricultural or other use	According to the Halton County Atlas published in 1880
1954	Unknown	Assumed agricultural or other	Agricultural or other use	According to the 1954 Aerial Photograph
1960s to 1970	Medeiros Family	Mixed Agricultural and Residential Property	Residential use	Interview with Al Medeiros and 1970 Aerial Photograph
1985 to 2019	Medeiros Family	Mixed residential commercial property	Commercial Use	Interview with Al Medeiros and 1985, 1995, 2006, 2015, 2019 Aerial Photographs
2022	Argo Oakville Woods Corp.	Mixed residential commercial property	Commercial Use	Site reconnaissance May 2022

Notes:

1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:

- Agriculture or other use
- Commercial use
- Community use
- Industrial use
- Institutional use
- Parkland use
- Residential use

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

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