



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 • TEL: (416) 754-8515 • FAX: (905) 881-8335

BARRIE
TEL: (705) 721-7863
FAX: (705) 721-7864

MISSISSAUGA
TEL: (905) 542-7605
FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
TEL: (905) 853-0647
FAX: (905) 881-8335

GRAVENHURST
TEL: (705) 684-4242
FAX: (705) 684-8522

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

A REPORT TO BARA GROUP (RIVER OAK) INC.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

PROPOSED MIXED-USE DEVELOPMENT

2163 AND 2169 SIXTH LINE

TOWN OF OAKVILLE

Reference No. 1908-E077

September 13, 2019

DISTRIBUTION

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



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1.0 EXECUTIVE SUMMARY

Soil Engineers Ltd. was retained to carry out a Phase One Environmental Site Assessment (Phase One ESA) for a property located at 2163 and 2169 Sixth Line, in the Town of Oakville (hereinafter referred to as “subject site”).

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

The subject site has been used for commercial purposes since 1989. The neighbouring properties consist of the Nipegon Trail to the north/northeast and residential properties in all remaining directions. River Oak Boulevard East is located to the east and Sixth Line to the south of the subject site.

The Phase One ESA has revealed the following items of environmental concerns attendant to the subject site:

- River Oaks Photo with photo processing records was reported at the subject site in the past.
- Northwestern portion of plaza was burnt in the past.

A Phase Two Environmental Site Assessment is recommended to address the above environmental concerns.



2.0 INTRODUCTION

Soil Engineers Ltd. (SEL) carried out a Phase One Environmental Site Assessment (Phase One ESA), as defined by the Environmental Protection Act (EPA), Ontario Regulation (O. Reg.) 153/04, as amended by O. Reg. 366/05, O. Reg. 66/08, O. Reg. 511/09, O. Reg. 245/10, O. Reg. 179/11, O. Reg. 269/11 and O. Reg. 333/13, hereinafter referred to as O. Reg. 153/04. The Phase One Property is located at 2163 and 2169 Sixth Line, in the Town of Oakville (hereinafter referred to as “subject site”).

2.1 Phase One Property Information

The subject site, as shown on the Site Location Plan, Drawing No.1, is located on the west side of River Oak Boulevard East and north of Sixth Line, with the municipal addresses of 2163 and 2169 Sixth Line, Town of Oakville. The Property Identification Numbers (PINs) are 24912-0149 (LT), 24912-0284 (LT) and 24912-0148 (LT) as shown on the Property Index Map (Block 24912), Drawing No. 2.

The subject site is a part of Lot 16, Concession 1, Trafalgar, South of Dundas Street, Oakville. The PINs, the property descriptions from the Parcel Registers and the UTM coordinates obtained from the Google Earth database associated with the subject site, are listed in the table below:

PIN from Parcel Register	Property Description from Parcel Register	UTM Coordinates (1983 NAD)	Municipal Address and Assessment Roll Number
24912-0149 (LT)	PCL 16-61, SEC T14 ; PT LT 16, CON 1 TRAFALGAR, SOUTH OF DUNDAS STREET, PARTS 5 & 8, 20R7391 ; T/W PT LT 16, CON 1 TSDS, PT 1,2, 20R7391, AS IN H305801 ; S/T H305802 ; T/W PT LT 16, CON 1 TSDS, PT 1, 20R7391, AS IN H305802 ; T/W PT LT 16, CON 1 TSDS, PT 4 20R7391, AS IN H305801 ; OAKVILLE	17T 603672 m E 4013665 m N	2169 Sixth Line 2401010030303200000
24912-0284 (LT)	PCL 16-63, SEC T-14; PT LT 16, CON1 TRAF SDS, PT 1 20R6377 EXCEPT PT OF PT 1 LYING WITHIN THE LIMITS OF PT 2 20R6739; OAKVILLE.		2163 Sixth Line 2401010030302000000
24912-0148 (LT)	PCL 16-62. SEC T14; PT 16, CON 1 TRAF SDS, PT 2 20R6377 EXCEPT PT 3, 20R6739; OAKVILLE		

The subject site is irregular in shape, encompassing an approximate area of 0.71 ha (1.76 ac).



2.2 **Contact Information**

This Phase One ESA was commissioned to identify any potential environmental concern associated with the subject site and in accordance with our proposal dated August 14, 2019, as approved by Mr. Arash Barati of Bara Group (River Oak) Inc., on August 19, 2019.

Our client and the current owner of the subject site can be contacted at:

Bara Group (River Oak) Inc.

58 Cotswold Crescent
Toronto, Ontario
M2P 1N2

Attention: Mr. Arash Barati

Municipal Property Assessment Corporation (MPAC)

The MPAC Commercial/Industrial Basic Report was ordered for 2163 Sixth Line on January 25, 2017. No MPAC Report was available for 2169 Sixth Line. A copy of the MPAC report is included in Appendix ‘A’. The MPAC Report indicates that the roll number for the portion of the subject site located at 2163 Sixth Line is 2401010030302000000, the Property Code and Description are “430 – Neighbourhood shopping centre – with more than 2 stores attached, under one ownership, without anchor – generally less than 150,000 s.f.”. The area for the portion of the subject site located at 2163 Sixth Line is 0.55 ha (1.36 ac). The one-storey shopping center is listed as having been built in 1989. Details are listed in the table below:

Gross Leasable Area	Occupancy Level
747 m ² (8,036 sq. ft.)	510 – Allied – Gr Fl Std
77 m ² (832 sq. ft.)	531 – Allied – Fast Foot (within or attached to a mall/p)
180 m ² (1,937 sq. ft.)	530-Allied – Variety Store



3.0 SCOPE OF INVESTIGATION

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

- To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the subject site.
- To determine the need for a Phase Two Environmental Site Assessment (Phase Two ESA).
- To provide a basis for carrying out any required Phase Two ESA.
- To provide adequate preliminary information about the environmental conditions in the land or water on, in or under the subject site in order to conduct a risk assessment following the completion of a Phase Two ESA, if required.

A Phase One ESA generally consists of the following components:

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

A mixed-use development is being proposed for the subject site. It is anticipated that the new development will be provided with municipal services meeting urban standards.



4.0 **RECORDS REVIEW**

4.1 **General**

(i) **Phase One Study Area**

Except where noted, the Phase One Study Area generally consists of the subject site plus 250 m beyond the perimeter boundaries of the subject site.

(ii) **First Developed Use**

The first developed use of a site is defined by O. Reg. 153/04 as the earlier of either the first use in or after 1878 that resulted in the development of a building or a structure on the property, or the first potentially contaminating use or activity on the property.

A Historical Map dated 1877 was located at the McGill University Canadian County Atlas Digital Project website on August 22, 2019. A copy of the map is presented on Drawing No. 3, showing that the subject site was part of the estates owned by J. Appelbe and J.W. Orth at that time. Based on the shape and size of the estates, the subject site was mostly likely used for agricultural purposes.

(iii) **Fire Insurance Plans**

On August 23, 2019, a search for fire insurance plans for the subject site and Phase One Study Area was conducted at the Toronto Reference Library. No fire insurance plan was available for our review.



(iv) **Chain of Title**

Land title searches were conducted for the subject site at the Halton Land Registry Office, on September 3, 2019.

The Parcel Register and the information from the Land Title research are listed in Appendix ‘B’. The earliest records show that the subject site was part of the estate known as Lot 16 in the 1st Concession, South of Dundas Street within the Township of Trafalgar, patented to Harman House in 1809.

Throughout the years, the ownership of the subject site changed several times between private parties and/or businesses. The most recent land transfer is shown below:

PIN	Reg. Num.	Year	Transferred From	To
24912-0148 (LT)	HR1435984	2017	River Oaks	Bara Group (River Oak) Inc.
24912-0149 (LT)			Convenience Plaza Inc.	
24912-0284 (LT)				

(v) **Previous Environmental Reports**

SEL has reviewed the Phase I Environmental Site Assessment completed by PGL Environmental Consultant (PGL) for the subject site in February 2017. Based on the review, PGL did not identified any risks of contamination to the subject site.

4.2 **Environmental Source Information**

(i) **Ministry of the Environment, Conservation and Parks (MECP)**

MECP Waste Disposal Sites

Active and closed landfill sites located in excess of 1.0 km from the subject site are considered to have no significant potential environmental impact at the subject site. On August 22, 2019, SEL. reviewed the MECP “Waste Disposal Site Inventory”, dated June 1991. No waste disposal site is located at the subject site or properties within 1.0 km from the subject site.



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

On August 22, 2019, Soil Engineers Ltd. reviewed the MOE “Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario”, dated November 1988, and the “Inventory of Coal Gasification Plant Waste Sites in Ontario”, dated April 1987. There was no record of any coal gasification plant, coal tar distillation plant, creosote plant, etc., at or within the vicinity of the subject site. There is no facility of this nature located within 1 km from the subject site.

Polychlorinated Biphenyl (PCB) Waste Storage Sites

The MECP “Ontario Inventory of PCB Storage Sites”, dated 1991 and 1995, was reviewed on August 22, 2019. The subject site is not listed as a PCB waste storage site, and no PCB waste storage site is located at any of the neighbouring properties within the Phase One Study Area.

MECP Waste Generator

On January 10, 2019, the MECP Waste Generator Registration database files, dated 2000, 2008, 2013, 2015 and 2018, were reviewed. Two (2) waste generators are listed at the subject site under Regulation 347 of the EPA, and none of the neighbouring properties within 250 m of the subject site are listed as waste generators. Details are listed in the table below:

Generator Number	Business	Address	Distance from the Subject Site	Years Registered
ON1434600	River Oaks Photo	2163 Sixth Line	Subject site	2000
ON7184882	Dental Corporation of Canada	2169 Sixth Line	Subject site	2015 and 2018



Records of Site Condition (RSC)

MECP Public Brownfields Environmental Site Registry (2004-present) was checked for RSCs filed for the subject site and for properties within the Phase One Study Area, on August 22, 2019. No RSC has been filed for the subject site and neighboring properties within the Phase One Study Area.

MECP Freedom of Information

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the MECP Freedom of Information Office on September 3, 2019. No response has been received at the time of writing this report. In the event that their response suggests a cause for concern, it will be forwarded together with an assessment of its significance.

(ii) **Environment Canada**

National Pollutant Release Inventory (NPRI)

On August 22, 2019, the Environment Canada NPRI database files were reviewed. The subject site and neighbouring property within the Phase One Study Area are not registered in the NPRI database.

National PCB Inventory

On August 22, 2019, the Environment Canada PCB Inventory database files, dated 1994, were reviewed. The subject site is not registered in the National PCB Inventory database. In addition, no property within the Phase One Study Area is listed in the database.



(iii) **Other Sources**

Municipal Freedom of Information

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the Town of Oakville on September 3, 2019. No response has been received at the time of writing this report. In the event that their response suggests a cause for concern, it will be forwarded together with an assessment of its significance.

Technical Standards & Safety Authority (TSSA)

The use of underground storage tanks (USTs) and aboveground storage tanks (ASTs) containing petroleum products in Ontario are regulated by the Ministry of Consumer and Commercial Relations (MCCR) under various legislative instruments, including the Gasoline Handling Act and Energy Act. The TSSA is responsible for keeping records of all USTs containing petroleum products that are required by law to be registered with the MCCR. Customer Services of the TSSA was contacted on August 22, 2019, regarding possible registration, size and age of USTs and ASTs at the subject site and adjacent properties. TSSA informed us that no UST or AST was registered for the subject site or adjacent properties. It should be noted that TSSA records are only reliable from 1987 to the present. A copy of the TSSA response is present in Appendix 'C'.

Environmental Risk Information Service (ERIS) Ltd. Database Report

ERIS Ltd. provides reports that compile information from both government and private databases of interest to the environmental field. An ERIS Database Report, No. 20170118105, as of January 24, 2017, was prepared for the subject site, and can be found in Appendix 'D'. The records of environmental significance found pertaining to the subject site and properties within the Phase One Study Area are summarized below:



Database	Number of Records for the Phase One Property	Additional Number of Records for Phase One Study Area
Certificates of Approval	0	1
Ontario Regulation 347 Waste Generators Summary	5	0
Pesticide Register	0	1
TSSA Pipeline Incidents	0	2
Scott's Manufacturing Directory	0	3
Ontario Spills	0	2

Certificates of Approval (CA)

One (1) Certificate of Approval was issued for a neighbouring property within 250 m of the subject site. River Oaks Developments Inc. has an approval for municipal water at Munn's Avenue and Sixth Line (approximately 160 m northwest of the subject site boundary).

Ontario Regulation 347 Waste Generators Summary (GEN)

O. Reg. 347 of the Ontario EPA indicates that waste generation is considered to be equipment and/or operation which involves production, collection, handling, and/or storage of regulated wastes. The O. Reg. 347 Waste Generators Summary is a database which contains the registration number, company name and municipal address of registered waste generators.

The ERIS report indicates that five (5) records pertaining to two (2) waste generators are registered at the subject site. Detailed information regarding these waste generators is listed in the table below:

Company Name	Address	Generator No.:	Waste Description	Registration Years
925511 Ontario Ltd. River Oaks Photo	2163 Sixth Line	ON1434600	264 Photoprocessing wastes	1992 – 2001
Dental Corporation of Canada	2169 Sixth Line	ON7184882	312 P Pathological wastes 264 L Photoprocessing wastes	2015 – present



Pesticide Register (PES)

The MECP obtains information regarding vendors and operators of registered pesticides. According to the ERIS report, there is one (1) record of a pesticides operator at a neighbouring property within 250 m of the subject site. Landscapes, located at 2065 Sixth Line Road (approximately 245 m east of the subject site boundary), is listed as a pesticides operator.

TSSA Pipeline Incidents (PINC)

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Two (2) TSSA Pipeline Incidents occurred at neighbouring properties within 250 m of the subject site, at 2284 Munn's Avenue (approximately 190 m northwest of the subject site boundary) and 2209 Margot Street (approximately 230 m southwest of the subject site boundary). Both incidents involved natural gas releases to the air and are not considered to be environmental concerns with regards to the subject site.

Scott's Manufacturing Directory (SCT)

Scott's Manufacturing Directory, a voluntary and comprehensive database of manufacturers in Ontario, contains information including company addresses, plant sizes and products produced by manufacturers. There are three (3) records pertaining to two (2) businesses located at neighbouring properties within 250 m of the subject site. Principal Man, located at 2161 Sixth Line is listed for metals service centers & offices, and B. Twynam Jewellery, located 2249 Munn's Avenue (approximately 125 m northwest of the subject site) is listed for Jewellery and Silverware Manufacturing. Please note that there is no business as Principal Man at this address. There are residential buildings at this area.



Ontario Spills (SPL)

Information such as the location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. are recorded in the database from 1988 to 2011. Two (2) spill incidents are listed in the database. One (1) natural gas spill occurred at 2284 Munn's Avenue (approximately 190 m northwest of the subject site boundary), and one (1) non-PCB oil spill (2L) occurred at 2142 Margot Street (approximately 190 m south of the subject site boundary), no environmental impact is anticipated from this spill.

4.3 Physical Setting Sources

(i) **Aerial Photographs**

Aerial photographs were found at the National Air Photo Library, McGill University and Oakville Maps on August 23, 2019. A review of the aerial photographs, dated 1954, 1964, 1974, 1984, 1995, 2006, 2015 and 2019, indicates that the subject site has been mainly used for commercial purposes. A review of the aerial photographs is summarized in the table below:

Years	Subject Site	Neighbouring Properties
1954	The subject site appears to have been used for agricultural purposes. No structures are observed on the subject site.	The surrounding properties appear to be mainly used for agricultural purposes. Sixth Line is located to the northeast of the subject site.
1964		
1974		
1984		
1995	Four (4) structures are observed on the subject site.	The surrounding properties appear to have been mainly used for residential purposes. Sixth Line has been relocated to the south of the subject site.
2006		
2015		
2019		

The Subject site is located adjacent to roadways (i.e. Sixth Line and River Oak Boulevard East). Copies of the aerial photographs are presented in Appendix 'E'.



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

Maps of the area were located at the Ministry of Natural Resources Website and SEL's archive on July 29, 2019. Ontario Base Map and a Topographic Map are available, showing the land features in the area of the subject site. Copies of the maps are presented on Drawings No. 4 and 5, respectively, showing that no structures were located on the subject site. A chronological review of the maps indicates land features of the subject site are consistent with those shown on the aerial photographs. Based on the topography of the area, precipitation runoff of the subject site is expected to flow in an northeasterly direction.

Surface and Bedrock Geology maps of the area were sourced from Ontario Geological Survey 1997 and Bedrock Geology of Ontario, 1993, on August 22, 2019. The subject site is situated on Halton Till Material, which is predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor. Bedrock in the area of the subject site consists of Queenston Formation, and the rock description is limestone, dolostone, shale, and siltstone. Copies of the maps are presented on Drawing Nos. 6 and 7.

A watershed map provided by the Land Information Ontario (LIO) shows the subject site is located within the Sixteen Mile Creek Watershed. A copy of the Watershed Map can be found on Drawing No. 8.

According to the Bedrock Cross Section Viewer accessed on August 22, 2019, bedrock at the Phase One Study Area is overlain by approximately 6 m of drift.

(iii) **Fill Material**

No indications that fill material presents at the subject site.



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

Areas of Natural Significance

On August 22, 2019 SEL reviewed the Area of Natural Features and Protection Area Plan for listings of the various classes of natural areas located within the vicinity of the subject site. No Areas of Natural Significance and watercourse are located within 30 m from the subject site's boundary. However, a tributary of a creek is located approximately 60 m north of the subject site. A copy of the Area of Natural Features and Protection Area Plan is presented on Drawing No. 9.

Planning Authorities

On August 23, 2019, SEL reviewed the Halton Region Source Protection Area for listings of the various classes of natural areas located within the Phase One Study Area. The subject site is not located within the Wellhead Protection Area.

(v) **MECP Well Records**

The MECP database was reviewed on August 22, 2019, regarding the subject site and the surrounding area within a radius of 250 m from the boundary of the subject site. There are no records of wells at the subject site or within the Phase One Study Area.

4.4 **Occupancy Search**

An occupancy search for the subject site and the Phase One Study Area was conducted at the Toronto Reference Library on August 22, 2019. The occupancy search revealed that the subject site was occupied by multiple commercial businesses, including a dry cleaner and that two (2) technology businesses, Signsystems, located at 2307 Sixth Line, approximately 185 m



northwest of the subject site boundary and NWH Marine Inc., located at 2151 Margot Street, approximately 215 m southwest of the subject site boundary. The occupants at the subject site and of potential environmental concern at the neighbouring properties within 250 m of the subject site are listed in Appendix 'F'.

4.5 **Records Review Summary**

A summary of the relevant information disclosed by our records review, as of September 3, 2019, are given below:

- Based on the age of the buildings, it is possible that hazardous materials were used in the buildings components. (Source: MPAC report)
- Based on our records review and ERIS report, a photo store and dental office associated with waste generator records are located at the subject site.
- Based on our occupancy search, a dry cleaner was located at the subject site in 1998.
- Based on the ERIS report, an oil spill incident is reported for a property at 2142 Margot Street, located approximately 190 m to the south of the subject site.
- Based on the ERIS report, pesticide operator is reported for a property located approximately 190 m to the south of the subject site.
- The subject site is adjacent to the roadways (i.e. Sixth Line and River Oaks Boulevard East). (Sources: OBM and Aerial Photographs)



5.0 **INTERVIEWS**

5.1 **Client Interview**

On August 23, 2019, a questionnaire was sent to Mr. Khosrow Barati, the current owner of the subject site. In addition, based on the verbal interview with one of the tenants, western portion of the plaza was on fire in 1996. A copy of our questionnaire form is included in Appendix 'G'. A summary of our interview is listed below:

5.2 **Summary of Interviews**

- Retail stores and offices are located at the subject site.
- Western portion of the plaza was burnt in 1996.



6.0 ENVIRONMENTAL SITE RECONNAISSANCE

6.1 Site Inspection

A visual inspection of the subject site and publicly accessible areas of the Phase One Study Area was conducted by our representative, Laila Torabansari, M.Sc. on August 27, 2019 to determine the general environmental condition of the subject site. The weather condition and timing of the site visit are listed in the table below:

Date	Weather Condition	Temperature	Duration
August 27, 2019	Rainy	22° C	2 hours 13:30 to 15:30

Site photographs taken during the inspection are presented in Appendix 'H'.

At the time of inspection, the subject site is mainly comprised of four (4) commercial buildings and one (1) garbage shed. The remaining property is used for parking with some landscaping. The subject site is adjacent to Sixth Line to the south and River Oaks Boulevard East to the east.

The subject site is located in a residential area within the Town of Oakville. The neighbouring properties consist mainly of the Nipegon trail to the north/northeast and residential properties in all remaining directions.

The ground surface of the subject site is relatively flat with minor undulations, and the grade at the subject site generally descends towards the east. There was no visible sign of any underground tank, sump or area where fill or debris material was placed or graded on the subject site. There was no noticeable nuisance odour, stained soil or stressed vegetation observed in any area of the subject site. There was no evidence to suggest that materials of environmental concern are used, stored or disposed on the subject site.



6.2 Building Inspection

Commercial Building at 2169 Sixth Line

A single-storey commercial building is located in the central portion of 2169 Sixth Line. The commercial building is generally constructed with a steel frame atop a concrete foundation and is finished with brick siding and a flat roof. The building does not have a basement and is heated using a radiant heating system.

The building consists of a dental office, a chiropractor/massage therapist office and a utility room. The utility room is located in the southeastern corner of the building and contains the electrical panels for the building, a heat exchanger, hot water tank and compressor associated with the radiant heating system and provides access to the roof; three air conditioning units are located on the roof.

At the time of the inspection, the interior of the building was finished with carpet, tiles and laminate flooring, drywall, suspended ceiling tiles and fluorescent lighting. The utility room had a concrete floor with no cracks, and some small water stains associated with the heating system. A hot water heater, x-ray machine and compresses gas cylinders were noted in the dental office. All were in good condition and stored properly.

Commercial Buildings at 2163 Sixth Line

Three (3) single-storey commercial buildings are located at 2163 Sixth Line. All three (3) buildings are constructed with steel frames atop a concrete foundation and are finished with brick siding and asphalt-shingled roofs. The buildings do not have a basement and are heated with electricity.



The building located in the western portion of 2163 Sixth Line consists of a marshall art's studio, a walk-in clinic, a pharmacy, a barber shop and an investment firm, a dry cleaning depot, and electrical room, a storage room and a garbage room. The units are heated with a combination of electric forced air and baseboard heaters, and some of the units have hot water heaters. Electrical panels are located in the electrical room and in each individual unit. Five (5) air conditioning units are located on the outside of the building along the western wall. A dumpster is located in the garbage room and is emptied by GFL in a regular basis.

At the time of the inspection, the interior of the units were finished with carpet, tiles and laminate flooring, drywall, suspended ceiling tiles and fluorescent lighting. The electrical room, garbage room and storage room were all located at the south end of the building and had concrete floors with no cracks or stains. Small containers of cleaning solutions were stored properly in the individual units. The dry cleaner is used as a depot only.

The building located in the northern portion of 2163 Sixth Line is occupied by a day care. It is finished with carpeting, drywall and fluorescent lighting and is heated with electric baseboard heaters.

The commercial building located in the eastern portion of 2163 Sixth Line contains a fast food restaurant, a hair salon, a frozen foods store and an electrical room. Commercial refrigerator/freezer units are located in two of the units, and each unit has a hot water tank and electrical panels. Electrical panels are also located in the electrical room at the rear of the building. Electric heating units and air conditioning units are located on concrete pads at the rear of the building. Propane tanks are also stored in the fenced-in enclosure.

At the time of the inspection, the interior of the units was finished with tile flooring, drywall and fluorescent lighting.



Garbage Shed

A small shed is located to the east of the eastern-most commercial building. The shed is constructed with a steel frame and is sitting on a concrete pad. The exterior is finished with brick siding and an asphalt-shingled roof. A dumpster is stored in the shed, and is emptied by GFL in a regular basis.

Hazardous Materials

Asbestos-Containing Materials (ACMs)

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

Based on the age of the buildings, it is unlikely that ACMs are be present in the building components.

Polychlorinated Biphenyls (PCBs)

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

Based on the age of the buildings, it is unlikely that PCBs are present in the electrical equipment present at the subject site.



Urea-Formaldehyde Foam Insulation

UFFI was commonly used in the mid-1970s for insulation in buildings and was discontinued in 1980s.

Based on the age of the buildings, it is possible that UFFI may have been used in the building components.

Ozone-Depleting Substances (ODSs)

ODSs are found in the form of chlorofluorocarbons (CFCs) used in air-conditioning units and refrigeration systems. Based on our visual inspection, sources of ODSs are likely limited to minor quantities present in the refrigeration /freezer units, and do not pose an environmental risk if the units are properly serviced and maintained.

Lead-Based Paints, Plumbing Pipes and Plumbing Solder

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

Based on the age of the buildings, it is possible that lead-based materials may have been used.

Mercury

Mercury is generally a component of thermometers, thermostats and lighting tubes. Our visual inspection of the subject site indicated that these items were in use in limited quantities.

Provided that these items remain intact, they are safe in their present form.



Silica

Silica is a natural material found in rocks and masonry units. Our visual inspection indicated that these materials may have been used in the construction of the residential building. Provided that these materials remain intact, they are safe in their present form.

(i) Underground Storage Tank (UST)

There was no indication that an UST is on the subject site. No vent or filler pipe were noted.

(ii) Aboveground Storage Tank (AST)

No AST is observed on the subject site.

(iii) Substance Containers

Our representative checked for the presence of substance containers such as oil drums, used oil containers, gasoline jerry cans, paint cans, etc. At the time of our inspection, no substance containers were noted at the subject site.

(iv) Waste Management and Maintenance Practices

Waste in the form of general mixed refuse is collected and disposed of by GFL. Dental wastes are collected by Octagon disposal company every two months and Stericycle for medical wastes of Pharmacy every 28 days.

(v) Air Quality and Noise

During our inspection, no offensive odour or detectable source of air emissions that may impact the ambient air quality was observed at the subject site. It should be noted that no noise level greater than the ambient was noted on the subject site. In this case, ambient conditions include Sixth Line and River Oak Boulevard East.



(vi) **Water Wells**

No water well is observed on the subject site, during our site inspection.

(vii) **Adjacent Properties**

Based on our visual inspection of the publicly accessible areas, the neighbouring properties consist mainly of the Nipegon Trail to the north/northeast and residential in all the remaining directions.

(viii) **Enhanced Property Investigation**

There is no industrial process, dry cleaning service, or chemical manufacturing or handling of chemicals or fuels carried out at the subject site at the time of this Phase One ESA or in the past. Therefore, no enhanced property investigation was conducted.

6.3 **Summary of Site Reconnaissance**

Our site reconnaissance conducted on August 27, 2019 has revealed the following items which warrant further discussion:

- The subject site is adjacent to roadways (i.e. Sixth Line and Rive Oaks Boulevard East).
- Based on the age of the buildings, it is possible that hazardous materials are present in the building components used for construction.
- A watercourse is located to the northeast of the subject site.



7.0 **REVIEW AND EVALUATION OF INFORMATION**

7.1 **Current and Past Uses**

The subject site has been used for commercial purposes since 1989. A description of the major uses of the subject site and the year in which they appear to have commenced is presented in the Table of Current and Past Uses presented in Appendix 'I'.

7.2 **Discussion of Environmental Items**

Based on our record review, interview, and a site reconnaissance, as of September 3, 2019, the following information pertaining to the environmental condition of the subject site has been disclosed by the Phase One ESA.

- Based on the age of the buildings, it is possible that hazardous materials were used in the buildings components. (Sources: MPAC report and site inspection)
- Based on our records review and ERIS report, a photo store and dental office associated with waste generator records are located at the subject site.
- Based on our occupancy search, a dry cleaner was located at the subject site in 1998.
- Based on the ERIS report, an oil spill incident is reported for a property at 2142 Margot Street, located approximately 190 m to the south of the subject site.
- Based on the ERIS report, pesticide operator is reported for a property located approximately 190 m to the south of the subject site.
- Western portion of the plaza was burnt in 1996. (Source: Interview)
- The subject site is adjacent to the roadways (i.e. Sixth Line and River Oaks Boulevard East). (Sources: OBM, Aerial Photographs and site inspection)



(i) **Potentially Contaminating Activity**

A Potentially Contaminating Activity (PCA) is defined by O. Reg. 153/04 as a use or an activity, as per Table 2 of Schedule “D”, that is occurring or has occurred in a Phase One Study Area. We have evaluated the risk associated with each of the specific items in the above list to determine the PCA.

A Dry Cleaner at the Subject Site

Based on our occupancy search, a dry cleaner was located at the subject site in 1998. However, no record of waste generator is reported for this activity. Most likely, it was only a depot. Therefore, it is considered to have a low potential to influence the environmental condition of the subject site.

Oaks Photo River at the Subject site

Based on our records review and ERIS report, an Oaks Photo River associated with waste generator records was located at the subject site from 1992 to 2001. Since it was at the subject site for a long time and traditional photoprocessing was used at that time, therefore, it is considered as having a high potential to influence the environmental condition of the subject site. It is not listed in the Table 2 of Schedule D of O.Reg. 153/04. Other: Photo processing

Fire Incident

Based on our interview, northwestern portion of the plaza was burnt in 1996. It is considered as having a high potential to influence the environmental condition of the subject site. It is not listed in the Table 2 of Schedule D of O.Reg. 153/04. Other: Fire Incident



Dental Office

Based on our records review, ERIS report and our site inspection, a dental office associated with waste generator records is located at the subject site. Since the waste management is restrictly regulated for dental offices, therefore, it is considered as having a low potential to influence the environmental condition of the subject site.

Pesticide Use

Based on the ERIS report, pesticide operator is reported for a property located approximately 190 m to the south of the subject site. Due to a significant distance from the subject site, it is considered as having a low potential to influence the environmental condition of the subject site.

Spill Incident

Based on the ERIS report, an oil spill incident is reported for a property at 2142 Margot Street, located approximately 190 m to the south of the subject site. Due to a significant distance from the subject site, it is considered as having a low potential to influence the environmental condition of the subject site.

(ii) **Designated Substances**

Hazardous materials may be present in the on-site building. As the building is not part of the development plan, the designated substances will normally be dealt with by the builders or contractors prior to any demolition of the structures, through the Occupational Health and the Safety Act.



(iii) **Other Environmental Items**

Adjacent Roadways

The subject site is adjacent to roadway (i.e. Sixth Line and River Oaks Boulevard East). This is of concern due to the usage of de-icing salt during the winter seasons which may result in higher salt related parameters in soil. If the soil remains in situ, it is considered to meet the standards through the Clause 48(3) of O. Reg. 153/04. However, should the material be displaced, it will no longer qualify for this exemption and must be managed accordingly.

7.3 **Areas of Potential Environmental Concern (APEC)**

Based on our classification of the PCAs identified at the subject site and within the Phase One Study Area, the Areas of Potential Environmental Concern (APECs) at the subject site are shown in Appendix 'J'.

7.4 **Phase One Conceptual Site Plan**

A Phase One Conceptual Site Plan illustrating the findings and results of the assessment is presented in Drawing No. 10.



8.0 **CONCLUSION**

Soil Engineers was retained by Bara Group (River Oak) Inc. to carry out a Phase One Environmental Site Assessment (Phase One ESA) for a property located at 2163 and 2169 Sixth Line, Town of Oakville (the subject site). The subject site has been used for commercial purposes since 1989.

The neighbouring properties consist mainly of the Nipegon trail to the north/northeast and residential properties in all remaining directions.

8.1 **Phase Two Environmental Site Assessment Recommendation**

Based on the information obtained through our records review, interviews and visual observations recorded during our site reconnaissance, the Phase One ESA has revealed the following item that requires further consideration through a Phase Two Site Assessment (Phase Two ESA):

- River Oaks Photo with photo processing records was reported at the subject site in the past.
- Northwestern portion of plaza was burnt in the past.

A Phase Two ESA is recommended to address the above environmental concerns.

8.2 **Record of Site Condition (RSC) Requirements**

Based on the current and proposed future land use, filing an RSC is required in accordance with Ontario Regulation (O. Reg.) 153/04, as amended.

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



8.3 **Environmental Sensitive Area, Body of Water, Area of Natural and Scientific Interest (ANSI)**

No ANSI or Environmental Sensitive Area and waterbody are located within 30 m of the subject site.

8.4 **Legal Requirements**

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

The objectives and requirements as set out in the Ontario Regulation 153/04 as amended, for a Phase One Environmental Site Assessment, were applied in carrying out the environmental site assessment and the preparation of this report.

SOIL ENGINEERS LTD.



Laila Torabansari, M.Sc.



Arshad Shaikh, M.Sc., P.Eng.





Eleni Girma Beyene, P.Eng., QPESA
LT/AS/EGB:lt





9.0 **REFERENCES**

Information in the Public Domain

Environment Canada National PCB Inventory (1994)

Environment Canada National Pollutant Release Inventory (1992 to present)

Environmental Protection Act (EPA). Part VII of Ontario Regulation 511/09. The Ontario Ministry of the Environment (MOE) (Amended 2009)

MECP Brownfields Environmental Site Registry (January 2019)

MECP Inventory of Coal Gasification Plant Waste Sites in Ontario (April, 1987)

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

MECP Ontario Inventory of PCB Storage Sites (1991, 1995)

MECP Waste Disposal Site Inventory (June 1991)

MECP Waste Generator Registration Database Files (2000, 2008, 2013, 2015 and 2018)

MECP Water Well Ontario (2019)

Ontario Ministry of Natural Resources Ontario Ministry of Natural Resources Heritage Information Centre (NHIC) (2015)

Service Ontario, Land Registry Office 20. Historical Land Titles Search

Service Ontario, Land Registry Office 20. Land Transfers

Service Ontario, Land Registry Office 20. Parcel Registries for Property Identifiers

Toronto and Region Conservation Authority (2016)



Information from Commercial Databases

ERIS Database Report, dated January 24, 2017.

References of Plans and Drawings

The Ontario Ministry of Government Services. Property Index Map.

McGill University's Canadian Country Atlas website (1877).

Contour, Ontario Ministry of Natural Resources © Queen's Primer for Ontario
Topographic Map

Ontario Geological Survey 1997, Surface Geology of Ontario; Ontario Geological Survey,
Miscellaneous Released- Data 0014
Surface Geology Map

Ontario Geological Survey, 1997, Surface Geology of Ontario; Ontario Geological Survey,
Miscellaneous Released-Data 0014

Bedrock Geology of Ontario, 1993, Data set 6@Ministry of Northern Development (Public
Service)

Watershed and Sub-Watershed shp-file data, accessible on LIO website (2016)



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DRAWINGS

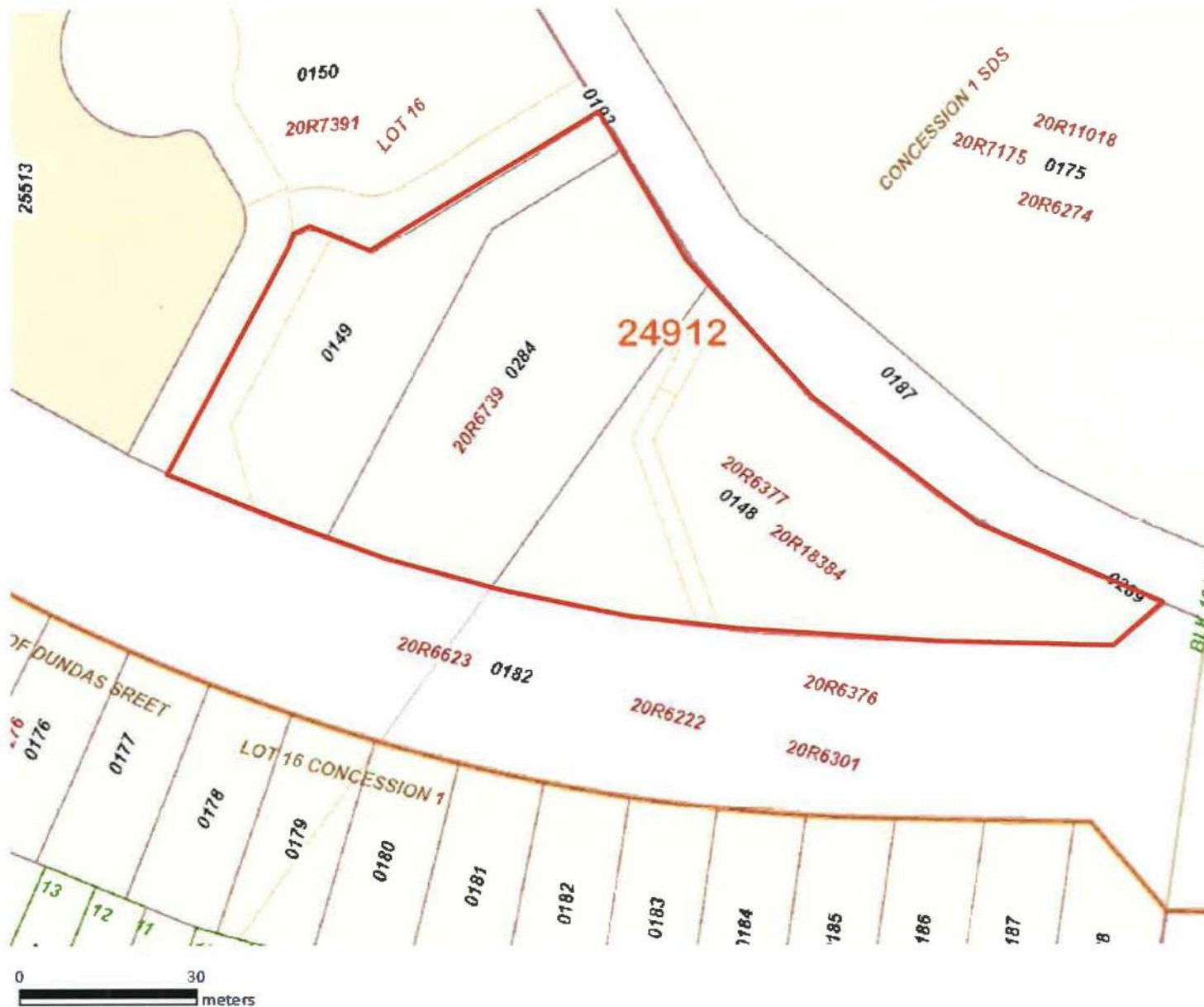
REFERENCE NO. 1908-E077




 subject site




Title	Site Location Plan
Project	Proposed Mixed Development 2163 and 2169 Sixth Line Town of Oakville
Reference No.	1908-E077
Date	August 30, 2019
Scale	As shown
Drawing No.	1

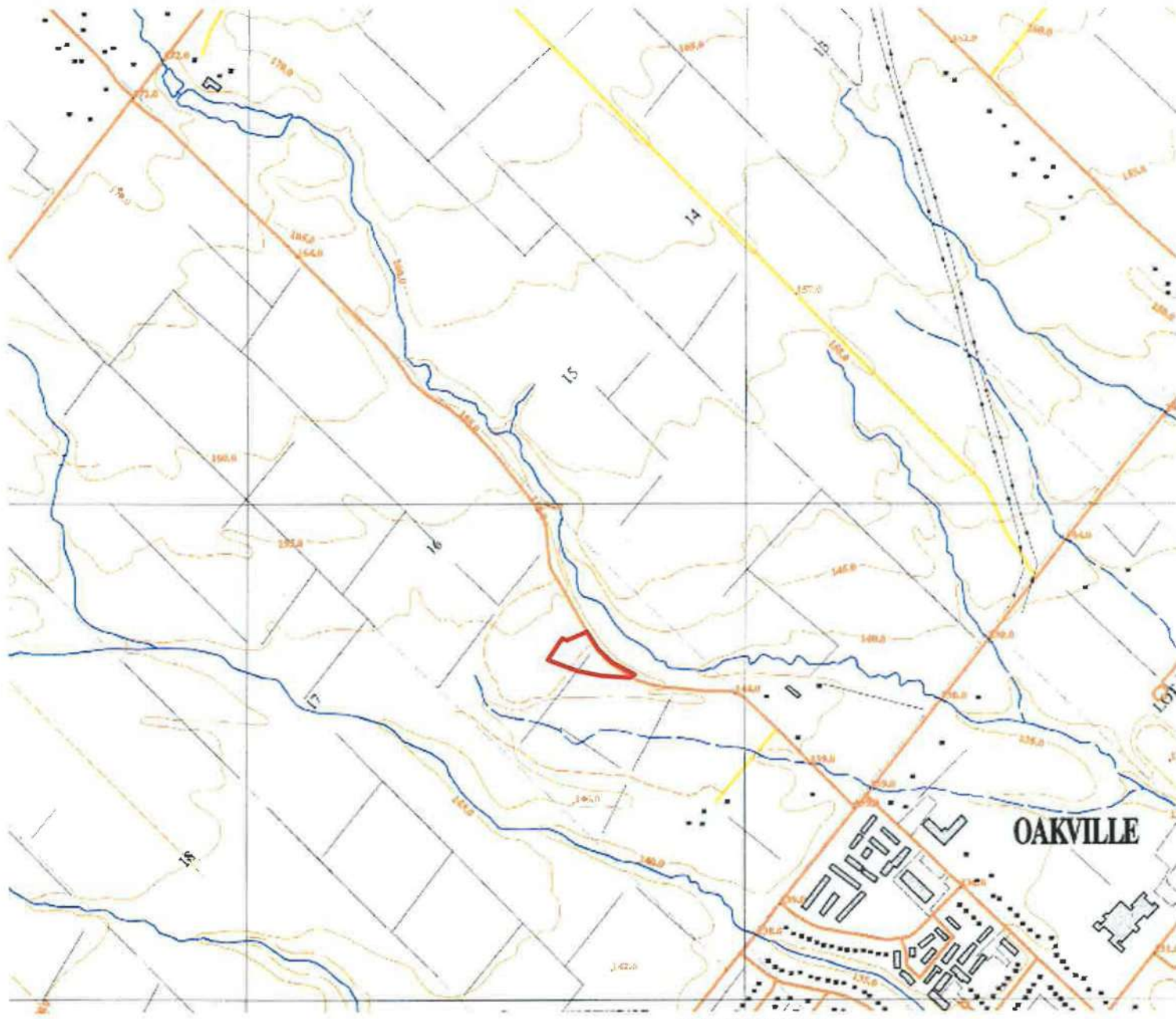



N

 subject site

 **Soil Engineers Ltd.**

Title	Property Index Map
Project	Proposed Mixed Development 2163 and 2169 Sixth Line Town of Oakville
Reference No.	1908-E077
Date	August 30, 2019
Scale	As shown
Drawing No.	2



 subject site



Title
2003 Ontario Base Map

Project
Proposed Mixed Development
2163 and 2169 Sixth Line
Town of Oakville






Reference No.
1908-E077

Date
August 30, 2019

Scale
As shown

Drawing No.
4



-  Subject Site
-  Waterbody
-  Major Road
-  Local Road
-  Topographic Contour (masl)



Title: Topographic Map

Project:
Proposed Mixed-Use Buildings
2163 and 2169 Sixth Line
Town of Oakville

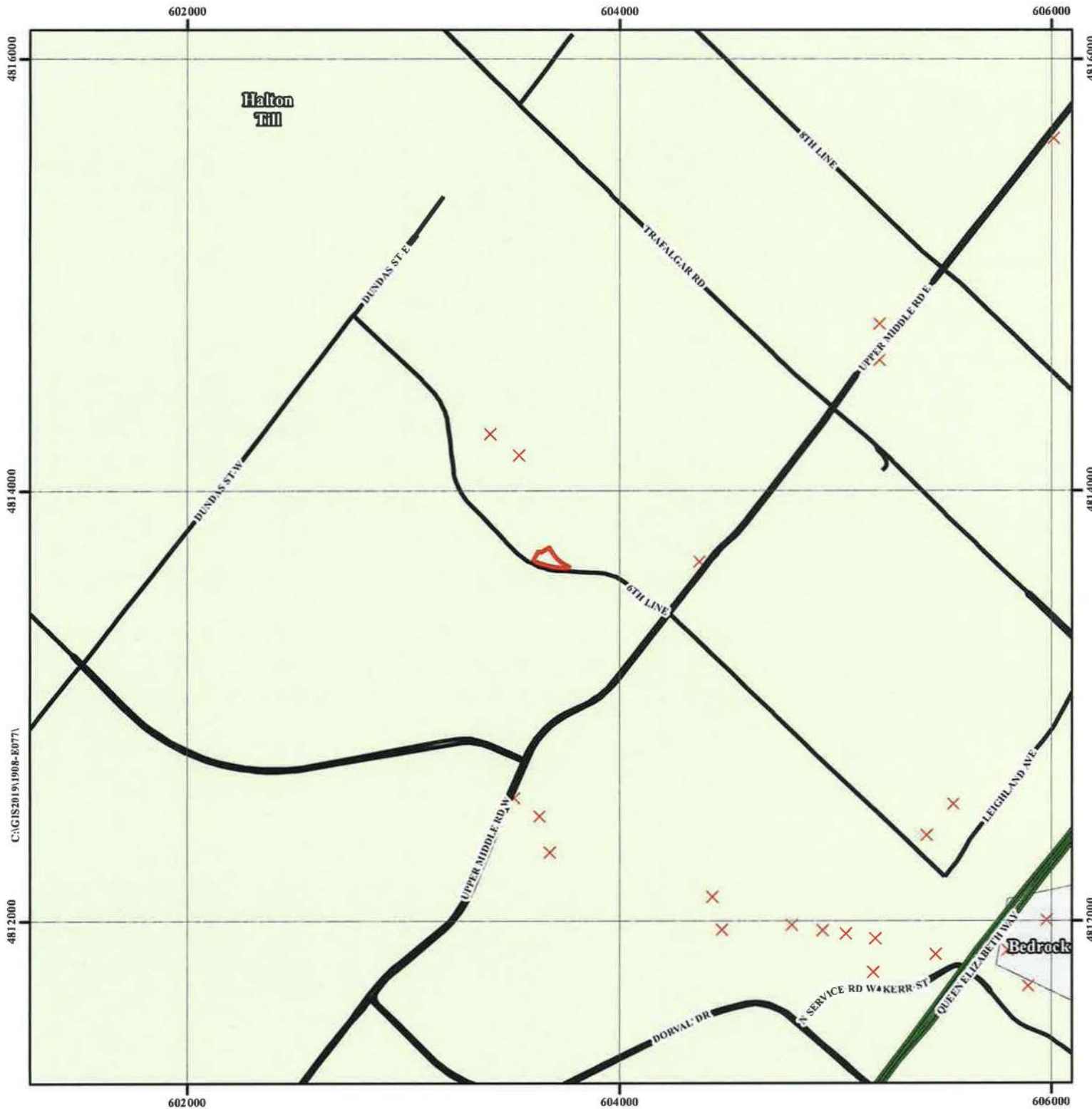
Reference No. 1908-E077

Date: August 30, 2019

Scale:
0 30 60 120 180 240 300
Metres

Drawing No. 5

Source: Ontario Ministry of Natural Resources and Forestry, 2015
©Queen's Printer for Ontario, 2019



- Subject Site
- Bedrock, undifferentiated igneous and metamorphic rock, or carbonate and clastic sedimentary rock, exposed at surface or covered by a discontinuous, thin layer of drift
- Halton Till
Material: predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor
- Outcrops
- Expressway/Freeway
- Major Road

Soil Engineers Ltd.

Title: Surface Geology Map

Project:
Proposed Mixed-Use Buildings
2163 and 2169 Sixth Line
Town of Oakville

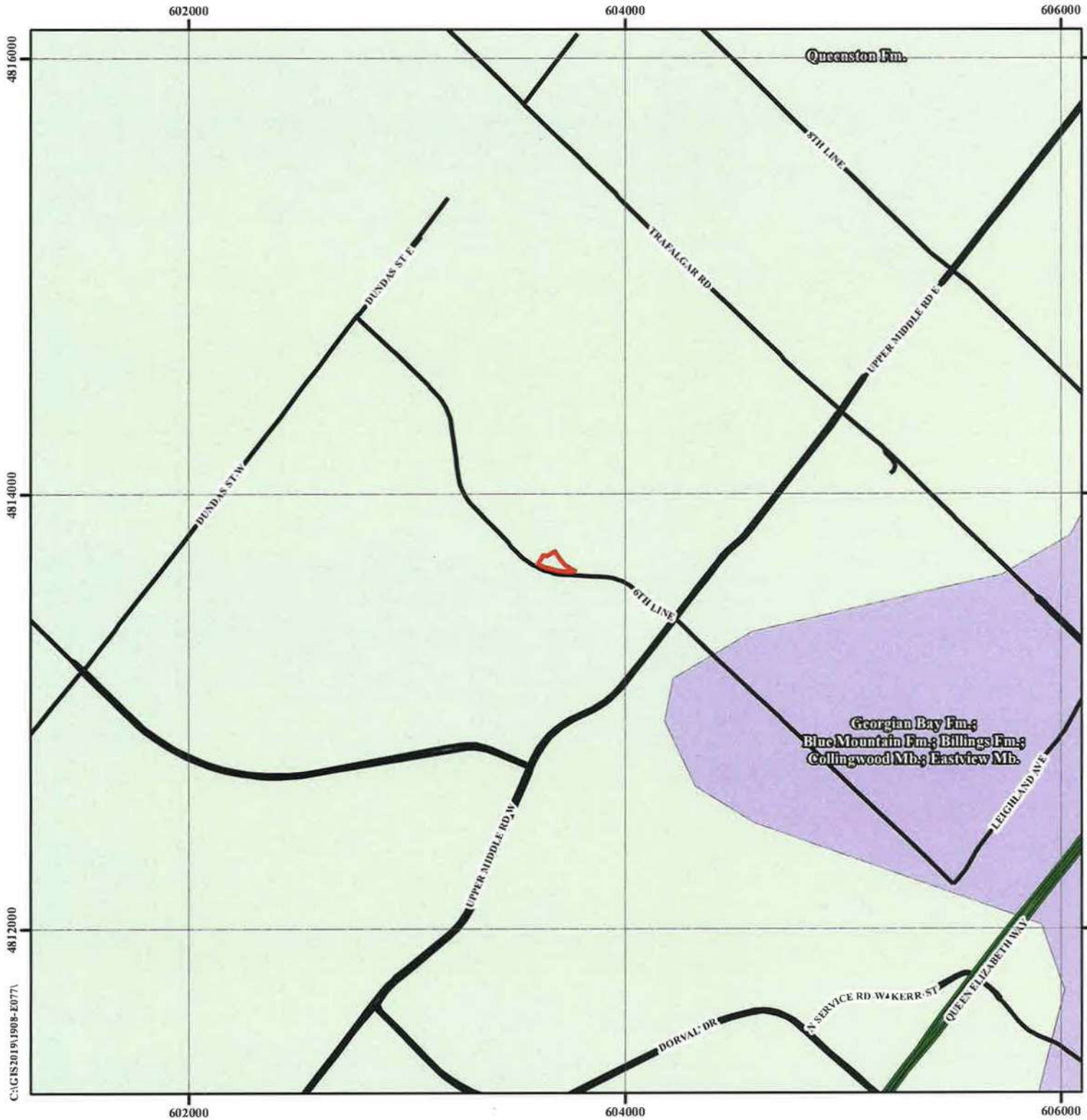
Reference No. 1908-E077

Date: August 30, 2019

Scale:

Drawing No. 6

Source: Ontario Geological Survey, 1997,
Surface Geology of Ontario, Ontario Geological Survey,
Miscellaneous Released-Data 0014



-  Subject Site
-  Georgian bay Fm.; Blue Mountain Fm.; Billings Fm.; Collingwood Mb.; Eastview Mb. Rock Description: Shale, limestone, dolostone, siltstone
-  Queenston Fm. Rock Description: Shale, limestone, dolostone, siltstone
-  Expressway/Freeway
-  Major Road

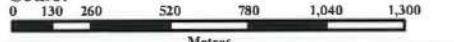


Bedrock Geology Map

Project:
 Proposed Mixed-Use Buildings
 2163 and 2169 Sixth Line
 Town of Oakville

Reference No. 1908-E077

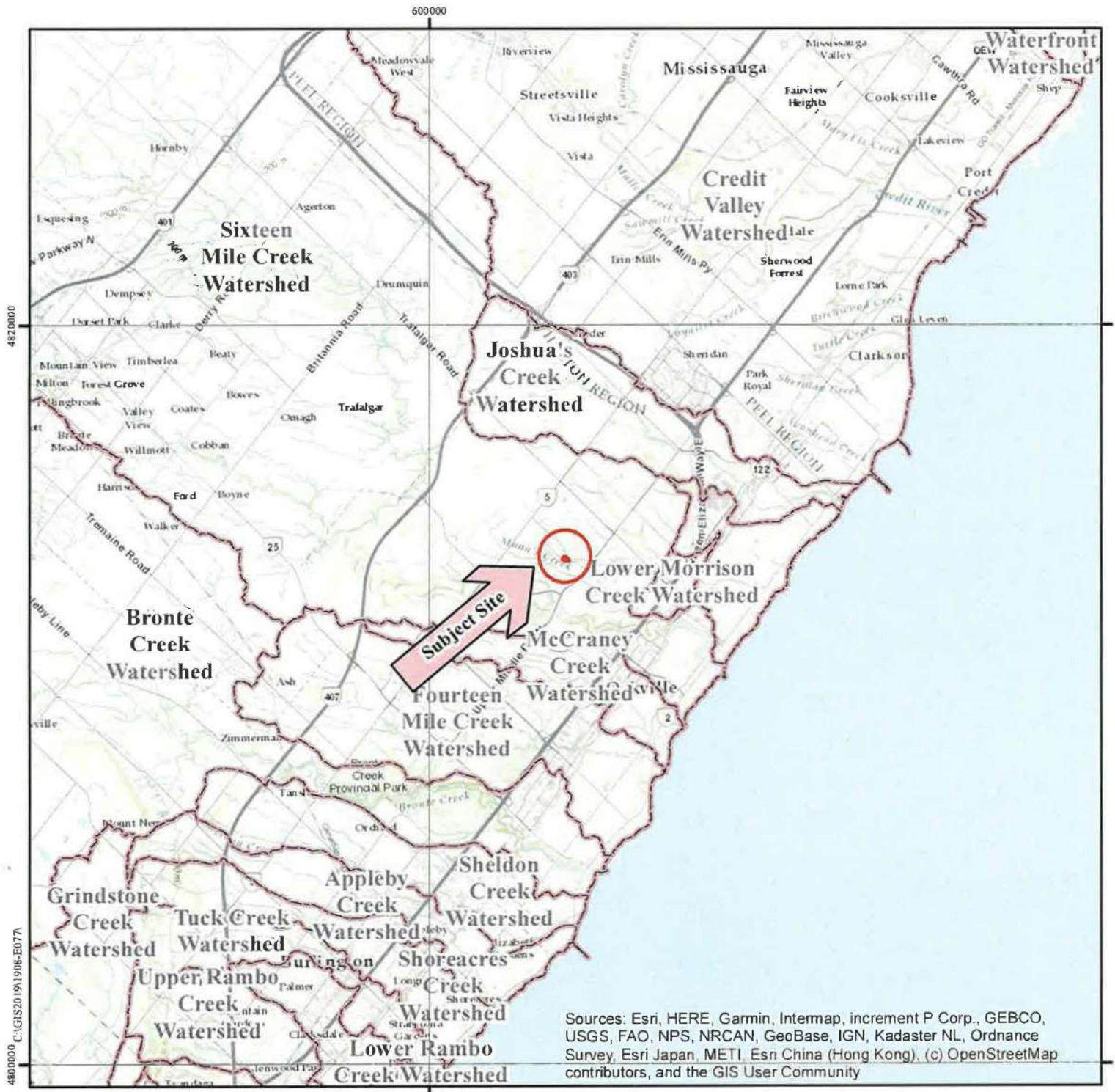
Date: August 30, 2019

Scale:

 Metres

Drawing No. 7

Source: Ontario Geological Survey, 2011, Miscellaneous Release—Data I26-Revision 1
 ©Queen's Printer for Ontario, 2019

C:\GIS\2019\1908-E077\



Subject Site

Soil Engineers Ltd.

Title: Watershed Map

Project:
 Proposed Mixed-Use Buildings
 2163 and 2169 Sixth Line
 Town of Oakville

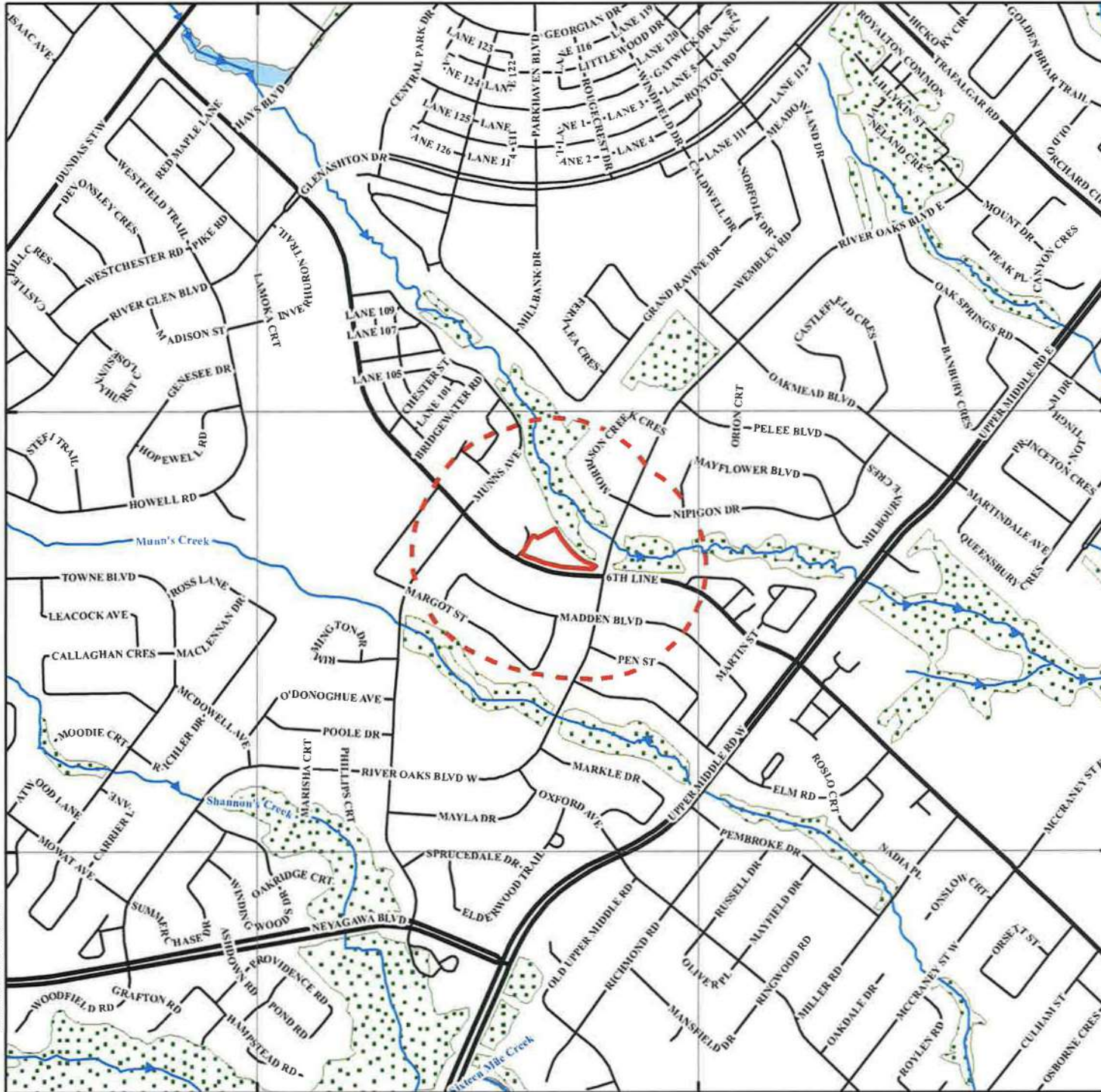
Reference No. 1908-E077


Date: August 30, 2019







Scale:


Drawing No. 8

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community





-  Subject Site
-  Phase One Study Area
-  Wooded Area
-  Waterbody
-  Major Road
-  Local Road




Soil Engineers Ltd.

Title: Area of Natural Features and Protection Area Plan

Project:
 Proposed Mixed-Use Buildings
 2163 and 2169 Sixth Line
 Town of Oakville

Reference No. 1908-E077

Date: August 30, 2019

Scale:

 0 65 130 260 390 520 650
 Metres

Drawing No. 9



N

- Subject Site
- Phase One Study Area
- Inferred Groundwater Flow Direction
- Waterbody
- Major Road
- Local Road

Additional Potential Sources of Contamination

- Other - Photo Processing
- Other - Fire

Areas of Potential Environmental Concern (APEC)

- APEC 1
- APEC 2

Soil Engineers Ltd.

Title: Phase One Conceptual Site Plan

Project:
Proposed Mixed-Use Buildings
2163 and 2169 Sixth Line
Town of Oakville

Reference No. 1908-E077

Date: August 30, 2019

Scale:

Drawing No. 10

Source: Ministry of Natural Resources and Forestry
Queen's Printer for Ontario, 2019



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TEL: (705) 721-7863
FAX: (705) 721-7864

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FAX: (905) 725-1315

HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'A'

MAPC REPORT

REFERENCE NO. 1908-E077



Commercial/Industrial Basic Report



Purchased Date: 25-01-2017



Property Address: 2163 SIXTH LINE

Municipality: OAKVILLE TOWN

Roll Number: 2401010030302000000

Property Code & Description 430 - Neighbourhood shopping centre - with more than 2 stores attached, under one ownership, without anchor - generally less than 150,000 s.f.

Frontage (ft)	443.81
Depth (ft)	280.08
Site Area	1.36 A

Income Property Information	
Year Built	1989
Number of Storeys	1
Gross Leasable Area (sq ft)	Occupancy Level
8,036	510-Allied - Gr Fl Std
832	531-Allied - Fast Food (within or attached to a mall/p
1,937	530-Allied - Variety Stores



Map and Photo Report



Purchased Date: 25-01-2017

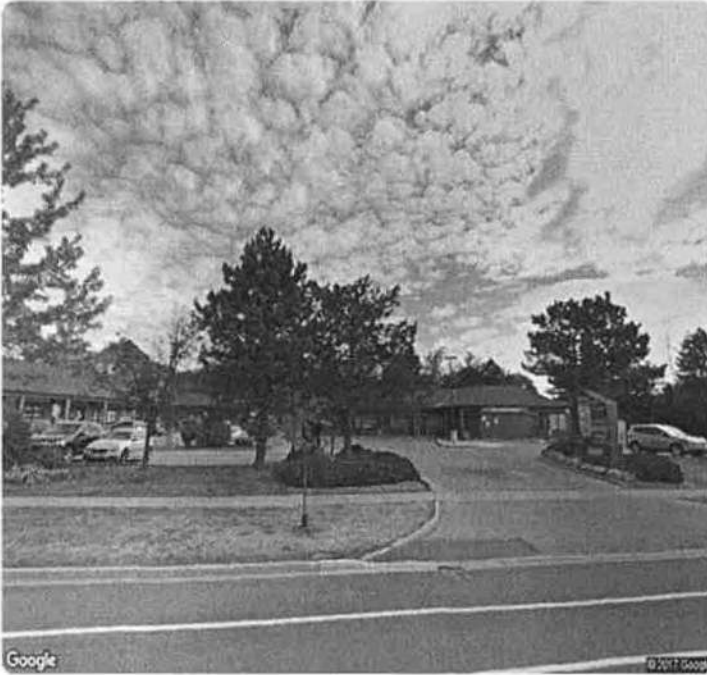
Report Details

Address: 2163 SIXTH LINE

Province: ON

Municipality: OAKVILLE TOWN

Postal Code: L6H 3N7





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APPENDIX 'B'

OWNERSHIP HISTORY

REFERENCE NO. 1908-E077

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

PROPERTY DESCRIPTION: PCL 16-62, SEC T14; PT LT 16, CON 1 TRAF SDS, PT 2 20R6377 EXCEPT PT 3, 20R6739; OAKVILLE.

PROPERTY REMARKS: CORRECTION: INSTRUMENT NUMBER H344003Z WAS OMITTED FROM THIS PROPERTY IN ERROR AND WAS ADDED AND CERTIFIED ON 2007/12/05 BY JOAN O'ROURKE.

ESTATE/QUALIFIER: RECENTLY: PIN CREATION DATE:
FEE SIMPLE FIRST CONVERSION FROM BOOK 1995/12/20
ABSOLUTE

OWNERS' NAMES CAPACITY SHARE
BKA GROUP (RIVER OAK) INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1995/12/20 ON THIS PIN** **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1995/12/20** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/12/19 ** NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY</p>						
H208311	1983/08/03	NOTICE AGREEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H214405	1983/11/07	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
20R6377	1983/11/18	PLAN REFERENCE				C
H226822	1984/06/25	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
H226823	1984/06/25	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
H230867	1984/08/23	TRANSFER		*** COMPLETELY DELETED ***	RIVER OAKS CONVENIENCE PLAZA INC.	
H250522	1985/08/02	NOTICE AGREEMENT				C
H250522Z	1985/08/02	APL ANNEX REST COV				C
H257918	1985/11/01	NOTICE				C
H257918Z	1985/11/01	APL ANNEX REST COV				C
H34403Z	1987/12/29	APL ANNEX REST COV		*** COMPLETELY DELETED ***		
REMARKS: AMENDED UNDER H444025 DELETED 2007/12/05 WRONG NUMBER H344003Z ADDED						
H344003Z	1987/12/29	APL ANNEX REST COV		*** COMPLETELY DELETED ***		

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
REMARKS: AMENDED BY H444025						
H444473	1990/05/23	CHARGE		*** COMPLETELY DELETED ***	THE BANK OF NOVA SCOTIA	
H444474	1990/05/23	NOTICE		*** COMPLETELY DELETED ***		
REMARKS: ASSIGNMENT OF RENTS, H444473						
H492917	1991/10/23	NOTICE OF LEASE		*** COMPLETELY DELETED ***		
H543119	1993/11/29	NOTICE		*** COMPLETELY DELETED ***		
REMARKS: AMENDING H492917 RELEASED BY HR666423. DELETED 2017/03/01.						
HR666441	1995/06/19	CHARGE		*** COMPLETELY DELETED ***	THE BANK OF NOVA SCOTIA	
HR39269	1996/07/30	CHARGE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC,	THE BANK OF NOVA SCOTIA	
HR45260	2001/04/19	CHARGE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC,	BANK OF MONTREAL	
HR45281	2001/04/19	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC,	BANK OF MONTREAL	
REMARKS: HR45280 (RENTS)						
HR54595	2001/06/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
REMARKS: RE: H006341						
HR54596	2001/06/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
REMARKS: RE: H639269						
HR54597	2001/06/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
REMARKS: RE: H444473						
HR666423	2008/08/01	AFL (GENERAL)		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.		

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		REMARKS: H492917				
HR732713	2009/02/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL.		
		REMARKS: RE: HR45280				
HR732714	2009/02/05	RESTRICTION-LAND		RIVER OAKS CONVENIENCE PLAZA INC.		C
		REMARKS: NO TRANSFER, CHARGE OR LEASE FOR A TERM IN EXCESS OF 21 YRS (EXCEPT FOR LEASES OF UNITS) WITHOUT CONSENT OF THE CORPORATION OF THE TOWN OF OAKVILLE				
HR732715	2009/02/05	APL DELETE REST		*** COMPLETELY DELETED ***	THE CORPORATION OF THE TOWN OF OAKVILLE RIVER OAKS CONVENIENCE PLAZA INC.	
		REMARKS: RE: H3440032				
20819484	2009/09/23	PLAN REFERENCE				C
HR791204	2009/10/09	NOTICE OF LEASE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.	ROGERS COMMUNICATIONS INC.	
HR1435984	2017/02/28	TRANSFER	\$5,800,000	RIVER OAKS CONVENIENCE PLAZA INC.	BARA GROUP (RIVER OAK) INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
HR1435987	2017/02/28	CHARGE		*** COMPLETELY DELETED *** BARA GROUP (RIVER OAK) INC.	RIVER OAKS CONVENIENCE PLAZA INC.	
HR1527430	2018/02/27	NO DET/SURR LEASE		*** COMPLETELY DELETED *** ROGERS COMMUNICATIONS INC.	BARA GROUP (RIVER OAK) INC.	
		REMARKS: HR791204.				
HR1528493	2018/03/02	CHARGE	\$3,633,000	BARA GROUP (RIVER OAK) INC.	RBC INVESTOR SERVICES TRUST	C
HR1528494	2018/03/02	NO ASSGN RENT GEN		BARA GROUP (RIVER OAK) INC.	RBC INVESTOR SERVICES TRUST	C
		REMARKS: HR1528493				
HR1528555	2018/03/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.		
		REMARKS: HR1435987.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 16-61, SEC T14 ; PT LT 16, CON 1 TRAFALGAR, SOUTH OF DUNDAS STREET , PARTS 5 & 8 , 20R7391 ; T/W PT LT 16, CON 1 TSDS, PT 1, 2, 20R7391, AS IN H305801 ; S/T H305802 ; T/W PT LT 16, CON 1 TSDS, PT 1, 20R7391, AS IN H305802 ; T/W PT LT 16, CON 1 TSDS, PT 4, 20R7391, AS IN H305801 ; OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1995/12/20

OWNERS' NAMES
HARA GROUP (RIVER OAK) INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1995/12/20 ON THIS PIN** **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1995/12/20** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/12/19 ** NOTE: THE M3 DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY</p>						
H211405	1993/11/07	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
H224522	1984/06/25	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
H224623	1984/06/25	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
H247383	1985/06/27	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
H257918	1985/11/01	NOTICE				C
H257918Z	1985/11/01	APL ANNEX REST COV				C
H258163	1985/11/05	NOTICE			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H267491	1986/01/31	PLAN REFERENCE				C
H405802	1987/03/20	TRANSFER		*** COMPLETELY DELETED ***	RIVER OAKS CONVENIENCE PLAZA INC.,	
REMARKS: AMENDED UNDER H444025						
H318526	1987/06/29	NOTICE				C
H440032	1987/12/29	APL ANNEX REST COV		*** COMPLETELY DELETED ***		
REMARKS: AMENDED BY H444025						
H606341	1995/06/19	CHARGE		*** COMPLETELY DELETED ***		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR439269	1996/07/30	CHARGE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.	THE BANK OF NOVA SCOTIA	
HR45280	2001/04/19	CHARGE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.	THE BANK OF NOVA SCOTIA	
HR45281	2001/04/19	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.	BANK OF MONTREAL	
		REMARKS: HR45280 (RENTS)			BANK OF MONTREAL	
HR4585	2001/06/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
		REMARKS: RE: HR06341				
HR4585	2001/06/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
		REMARKS: RE: HR39269				
HR732713	2009/02/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
		REMARKS: RE: HR45280				
HR732714	2009/02/05	RESTRICTION-LAND		RIVER OAKS CONVENIENCE PLAZA INC.		
		REMARKS: NO TRANSFER, CHARGE OR LEASE FOR A TERM IN EXCESS OF 21 YRS (EXCEPT FOR LEASES OF UNITS) WITHOUT CONSENT OF OAKVILLE			THE CORPORATION OF THE TOWN OF	C
HR732715	2009/02/05	APL DELETE REST		*** COMPLETELY DELETED ***	THE CORPORATION OF THE TOWN OF OAKVILLE RIVER OAKS CONVENIENCE PLAZA INC.	
		REMARKS: RE: H3440032				
HR1435984	2017/02/28	TRANSFER	\$5,800,000	RIVER OAKS CONVENIENCE PLAZA INC.	BARA GROUP (RIVER OAK) INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
HR1435987	2017/02/28	CHARGE		*** COMPLETELY DELETED *** BARA GROUP (RIVER OAK) INC.	RIVER OAKS CONVENIENCE PLAZA INC.	
HR1528493	2018/03/02	CHARGE	\$3,633,000	BARA GROUP (RIVER OAK) INC.	RBC INVESTOR SERVICES TRUST	C
HR1528494	2018/03/02	NO ASSGN RENT GEN		BARA GROUP (RIVER OAK) INC.	RBC INVESTOR SERVICES TRUST	C
		REMARKS: HR1528493				

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
0001528555	2018/03/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.		
REMARKS: HR1435987.						

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LAND
REGISTRY
OFFICE #20

24912-0284 (LT)

PAGE 1 OF 3
PREPARED FOR Steve
ON 2019/09/03 AT 11:45:51

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

PROPERTY DESCRIPTION: PCL 16-63, SEC T-14; PT LT 16, CON 1 TRAF SDS, PT 1 20R6377 EXCEPT PT OF PT 1 LYING WITHIN THE LIMITS OF PT 2 20R6739; OAKVILLE.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1995/12/20

OWNERS' NAMES
BARA GROUP (RIVER OAK) INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** EFFECTIVE 3090/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1995/12/20 ON THIS PIN** ** WAS REPLACED WITH THE "PIN CREATION DATE" OF 1995/12/20** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/12/19 ** NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY</p>						
H208311	1983/08/03	NOTICE AGREEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H214405	1983/11/07	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
H226822	1984/06/25	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
H226823	1984/06/25	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
H228960	1984/07/24	NOTICE			THE REGIONAL MUNICIPALITY OF HALTON	C
REMARKS: AGREEMENT						
H230867	1984/08/23	TRANSFER		*** COMPLETELY DELETED ***	RIVER OAKS CONVENIENCE PLAZA INC.	
20R6739	1984/09/21	PLAN REFERENCE				C
H250522	1985/08/02	NOTICE AGREEMENT				C
H250522Z	1985/08/02	APL ANNEX REST COV				C
H257918	1985/11/01	NOTICE				C
H257918Z	1985/11/01	APL ANNEX REST COV				C
H343003Z	1987/12/20	APL ANNEX REST COV		*** COMPLETELY DELETED ***		
REMARKS: AMENDED BY H444025						

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LAND
 REGISTRY
 OFFICE #20

24912-0284 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD	
H444473	1990/05/23	CHARGE		*** COMPLETELY DELETED ***	THE BANK OF NOVA SCOTIA		
H444474	1990/05/23	NOTICE		*** COMPLETELY DELETED ***			
		REMARKS: ASSIGNMENT OF RENTS, H444473					
H606341	1995/06/19	CHARGE		*** COMPLETELY DELETED ***	THE BANK OF NOVA SCOTIA		
H639269	1996/07/30	CHARGE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.	THE BANK OF NOVA SCOTIA		
HR45280	2001/04/19	CHARGE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.	BANK OF MONTREAL		
HR45281	2001/04/19	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.	BANK OF MONTREAL		
		REMARKS: HR45280 (RENTS)					
HR54595	2001/06/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA			
		REMARKS: RE: H606341					
HR44584	2001/06/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA			
		REMARKS: RE: H639269					
HR44597	2001/06/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA			
		REMARKS: RE: H444473					
HR732713	2009/02/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL			
		REMARKS: RE: HR45280					
HR732714	2009/02/05	RESTRICTION-LAND		RIVER OAKS CONVENIENCE PLAZA INC.			
		REMARKS: NO TRANSFER, CHARGE OR LEASE FOR A TERM IN EXCESS OF 21 YRS (EXCEPT FOR LEASES OF UNITS) WITHOUT CONSENT OF THE CORPORATION OF THE TOWN OF OAKVILLE					
HR732715	2009/02/05	APL DELETE REST		*** COMPLETELY DELETED ***	THE CORPORATION OF THE TOWN OF OAKVILLE RIVER OAKS CONVENIENCE PLAZA INC.		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: RE: H440032						
HR791204	2009/10/09	NOTICE OF LEASE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.	ROGERS COMMUNICATIONS INC.	
HR1445984	2017/02/29	TRANSFER	\$5,800,000	RIVER OAKS CONVENIENCE PLAZA INC.	BARA GROUP (RIVER OAK) INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
HR1135987	2017/02/28	CHARGE		*** COMPLETELY DELETED *** BARA GROUP (RIVER OAK) INC.	RIVER OAKS CONVENIENCE PLAZA INC.	
HR1527430	2018/02/27	NO DET/SURR LEASE		*** COMPLETELY DELETED *** ROGERS COMMUNICATIONS INC.	BARA GROUP (RIVER OAK) INC.	
REMARKS: HR791204.						
HR1528493	2018/03/02	CHARGE	\$3,633,000	BARA GROUP (RIVER OAK) INC.	RBC INVESTOR SERVICES TRUST	C
HR1528494	2018/03/02	NO ASSGN RENT GEN		BARA GROUP (RIVER OAK) INC.	RBC INVESTOR SERVICES TRUST	C
REMARKS: HR1528493						
HR1528555	2018/03/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** RIVER OAKS CONVENIENCE PLAZA INC.		
REMARKS: HR1435987.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY. **
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Section 5-14

SUBJECT TO SUCCESSFUL BIDDING THIS OFFER CONVEYS THE FOLLOWING LAND

LEGAL DESCRIPTION: That Part of Lot 16, Concession 1, South of Dundas Street (Town of Oakville) registered in the Land Registry Office No. 29 for 1/4 land titles Division of Halton at Milton designated as PART 1 on a plan of survey of record as 208-6277.

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE (APPLICANT OR CO-APPLICANT ETC)	CONSIDERATION ETC	LAND REMARKS-SIGNATURE
208651	Charge <i>China New Cover, 701A</i>	5 APR 83	Western Realty Inc.	The Toronto-Dominion Bank	\$1,000 & \$100,000,000.00	Whole Parcel
208226	Personal Pledge <i>3-2-83</i>	20 May 83	Western Realty Inc.	The Toronto-Dominion Bank	\$100,000,000.00	Whole Parcel
208311	Notice of Agreement <i>3-2-83</i>	3 Aug 83	Amprop Investments Inc.	The Corporation of the Town of Oakville		Whole Parcel
214405	Notice of Agreement	7 Nov 83	Amprop Investments Inc.	The Regional Municipality of Halton		Whole Parcel
214407	Testament	7 Nov 83	The Toronto-Dominion Bank	The Regional Municipality of Halton		Postpones charges 208651 and 208226 to Notice of Agreement 214405.
226822	Notice of Agreement	25 June 84	Amprop Investments Inc.	The Regional Municipality of Halton		Whole parcel.
226823	Notice of Agreement	25 June 84	Amprop Investments Inc.	The Regional Municipality of Halton		Whole Parcel.
228360	Notice of Agreement	24 July 84	Amprop Investments Inc.	The Regional Municipality of Halton		Whole Parcel
230857	Transfer	23 Aug 84	Amprop Investments Inc.	River Oaks Conveyance Plymouth Inc.	\$2.00 ac	Whole Parcel, (together with Parcel 16-36, Section 7-16)

208-078 Plan
21 May 84
L.H. and R.H. of the
Milton
21 May 84
L.H. and R.H. of the
Milton

GENERALITY
 RECENTLY
 PARCEL 16-
 SECTION T-14

ESTATE SHEET

10R

SUBJECT TO SUBSEQUENT INSTRUMENT THIS PARCEL CHANGES OWNERSHIP AS FOLLOWS:

In the Town of Oakville in The Regional Municipality of Halton formerly in the Town of Oakville in the County of Halton being that part of Lot 16 in Concession 1 South of Dundas Street of the original Township of Trafalgar in the County of Halton designated as PART 1 on a Plan of Survey deposited in the Land Registry Office (No.20) Land Titles Division of Halton at Milton as Plan 20R- 3730.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE (APPLICANT, CAUTIONER, CLAIMANT, ETC)	CONSIDERATION ETC	LAND - REMARKS - SIGNATURE
386204	Mortgage	12 Mar 1974	28 Mar 1974	WESTMAR REALTY INC.	LESLIE HAGY and MARIA HAGY	\$235,000.00	The above parcel.
							Discharged by 267425 Registered July 25 1982 S.E. Shepherd S D.L.R.
D-356	Application		6 June 1978	ANPROP INVESTMENTS INC. WESTMAR REALTY INC. (Owner)			Amended under Application 207924 made July 29, 1983. S.E. Shepherd S D.L.R. Duncan Allen Assistant Deputy Director of Titles
431573	Transfer	10 April	22 May	Leslie Hagy and Maria Hagy	The Toronto Dominion Bank		The above Mortgage 386204. Shelton Ferguson
	Since Discharged of Charge	1978	1979				
195519	Charge	21 Aug.	9 Sept	Anprop Investments Inc., and	The Toronto Dominion Bank	\$500,000.00	Whole Parcel
	Amended 19 Apr 83	1981	1981	Frederic Investments Inc., and			(Together with Parcel 16-1 and 16-2 on Plan T-14)
				Westmar Realty Inc.			Discharged by 21666 Registered Nov 14 1982 S.E. Shepherd S D.L.R. Part of (Eggs) S D.L.R. Shelton Ferguson
20R-5795		27 May	14 June	Lays out Part of Lot 16, Concession 1, S.D.S. into Part 4 thereon.			Reference Pla. recorded under deposit (together with parcel 16-1 and 16-2, Section T-14) Shelton Ferguson S D.L.R.
		1982	1982				
200451	Charge	23 Mar 83	5 Apr 83	Westmar Realty Inc.	The Toronto Dominion Bank	\$2.00 +	Whole Parcel
						\$300,000,000.00	(Together with Parcels 16-1, 16-2 and 19-3, Section T-14) Shelton Ferguson

PLAN/CHARGE NUMBER	REMARKS	DATE OF INSTRUMENT	DATE OF DEPOSIT	CHARGE	CHARGE	AMOUNT	LAND - REMARKS - SIGNATURE
203226	Demand Debenture	23 Mar 83	20 May 83	Westair Realty Inc.	The Toronto-Dominion Bank	\$100,000,000.00	Whole parcel. <i>Anne Marie Carson</i> A.D.L.R.
20R-6222	Plan	8 Jul 83	15 Jul 83	Lays out Part of Lot 16, Con. 1, S.D.S. as Parts 4, 5 and 6 inclusive thereon. (together with Parcel 16-1, Section T-14 and Parcel 16-2, Section T-14)			<i>Anne Marie Carson</i> A.D.L.R.
207963	Transfer	15 Jul 83	29 Jul 83	That part of Lot 16, Con. 1, S.D.S., designated as Part 5, on Plan 20R-6222 is now entered as Parcel 16-7, Section T-14.			<i>Anne Marie Carson</i> A.D.L.R.
20R-6211	Notice of Agreement Amended, 11th Aug., 1983.	16 May 83	3 Aug 83	Anprop Investments Inc.	The Corporation of the Town of Oakville		Whole Parcel. Affects parts 4, 5, and 6 on 20R-6222 together with other land. <i>Sandra E. Shepherd</i> S.D.L.R.
	Re-entry		5 Aug 83	So much of the above parcel, designated as Part 4 on Plan 20R-5295, as is laid out by Plan 20M-292 is hereby severed from the above parcel, and entered as Parcel Plan-1, Section 20M-292.			<i>Sandra E. Shepherd</i> S.D.L.R.
20R-6276	Plan	15 Aug 83	31 Aug 83	Lays out Part of Lot 16, Concession 1, S.D.S., as Parts 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 thereon.			Affects Part of the Parcel. Reference Plan recorded under deposit. [together with Parcels 16-1, and 16-2 Section T-14] <i>Denise Ball</i> A.D.L.R.
214405	Notice of Agreement		7 Nov 83	Anprop Investments Inc.	The Regional Municipality of Halton		The whole parcel (together with other land) <i>Denise Ball</i> A.D.L.R.
214407	Postponement		7 Nov 83	The Toronto-Dominion Bank	The Regional Municipality of Halton		Postpones Charges 175719, 200651 and 203226 to Notice of Agreement 214405 (together with other land). <i>Denise Ball</i> A.D.L.R.
20R-6377	Plan		18 Nov 83	Lays out Part of Lot 16 Concession 1, S.D.S. Oakville, as Part 1, thereon.			Affects part of the parcel. Reference Plan recorded under deposit (together with Parcel 16-2, Section T-14). <i>Anne Marie Carson</i> A.D.L.R.

Registration Number	Instrument	Date of Instrument	Grantor	Grantee	Legal Description	Land Returned
225927	Notice of Agreement	25 Jun 84	Anprop Investments Inc.	The Regional Municipality of Halton	Whole Parcel. (Together with Parcel 16-1, Section T-14, Parcel 16-2, Section T-14, Parcel 20-1, Section T-14).	<i>Ann Marie Casson A.D.L.R.</i>
225823	Notice of Agreement	25 June 84	Anprop Investments Inc.	The Regional Municipality of Halton	Whole Parcel. (Together with Parcel 16-1, Section T-14, Parcel 16-2, Section T-14, Parcel 20-1, Section T-14).	<i>Ann Marie Casson A.D.L.R.</i>
228960	Notice of Agreement	24 Jul 84	Anprop Investments Inc.	The Regional Municipality of Halton	Affects Parts 4 and 6 on Plan 20R-6222 (together with parcels 16-1, and 16-2, Section T-14)	<i>Geoffrey Chapman A.D.L.R.</i>
230867	Transfer	23 Aug 84	That Part of Lot 16, Concession 1, South of Dundas Street, designated as Part 1 on 20R-6377 is now entered as Parcel 16-37, Section T-14.			<i>Ann Marie Casson A.D.L.R.</i>
232160	Transfer	13 Sept 84	That Part of Lot 16, Concession 1, South of Dundas Street, designated as Part 10, on 20R-6276 is now entered as Parcel 16-38, Section T-14.			<i>Ann Marie Casson A.D.L.R.</i>
20R-6739	Plan	21 Sept 84 <i>Added 22 05 87 James G.P.</i>	Lays out Part of Lot 16, Con. 1, South of Dundas Street, as Part 2 thereon, SAVE AND EXCEPT that part of Part 2 lying within the limits of Part 1 on Plan 20R-6377.			Affects Part of the above parcel. Reference Plan recorded under deposit. (together with Parcels 16-1, and 16-2, Section T-14)
232542	Transfer	21 Sept 84	That Part of Lot 16, Concession 1, South of Dundas Street, designated as Part 7 on 20R-6276 is now entered as Parcel 16-39, Section T-14.			<i>Ann Marie Casson A.D.L.R.</i>
232879	Transfer	28 Sept 84	That Part of Lot 16, Concession 1, South of Dundas Street, designated as Part 8 on 20R-6276 is now entered as Parcel 16-40, Section T-14.			<i>Ann Marie Casson A.D.L.R.</i>
236838	Partial Cessation	14 Dec 84	The Toronto-Dominion Bank	Westmar Realty Inc.	That part of Lot 16, Con. 1, S.D.S. designated as Part 14 on 20R-6276, is discharged from Charge 200501.	

GENERALLY

AND

Parcels 16-1 and 16-3
Section T-14

RECENTLY

SUBJECT TO THE ABOVE MENTIONED INSTRUMENTS, THE LAND TITLES DIVISION HAS REGISTERED THE ABOVE PARCELS AS MENTIONED BY THE ABOVE MENTIONED INSTRUMENTS. THE LAND TITLES DIVISION HAS REGISTERED THE ABOVE PARCELS AS MENTIONED BY THE ABOVE MENTIONED INSTRUMENTS.

FILE NO.

REGISTRY NO.

DATE

SUBJECT TO SUBSEQUENT ENTRIES THIS PARCEL COMPRISES THE FOLLOWING LAND

LEGAL DESCRIPTION: Firstly: That Part of Lot 16 Concession 1, South of Dundas Street registered in the Land Registry Office No. 29 for the Land Titles Division of Halton at Milton and designated as Part 2 on 20R-7017.

Secondly: That Part of Lot 16 Concession 1, South of Dundas Street registered in the Land Registry Office No. 29 for the Land Titles Division of Halton at Milton and designated as Part 1 on 20R-7017.

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE (APPLICANT, DONOR, CLAIMANT, ETC.)	CONSIDERATION ETC.	LAND-REMARKS-SIGNATURE
214405	Notice of Agreement	7 Nov 83	Anprop Investments Inc.	The Regional Municipality of Halton		Whole Parcel.
226822	Notice of Agreement	25 Jun 84	Anprop Investments Inc.	The Regional Municipality of Halton		Whole Parcel.
226823	Notice of Agreement	25 Jun 84	Anprop Investments Inc.	The Regional Municipality of Halton		Whole Parcel.
247383	Notice of Agreement	27 Jun 85	Anprop Investments Inc.	The Regional Municipality of Halton		Whole Parcel.
250409	Transfer	1 Aug 85	Anprop Investments Inc.	Knox Oakville Non-Profit Homes For Seniors Inc.	\$320,000.00	Whole Parcel.(Consolidation of Parts of Parcels 16-1,16-3, T-14) <i>Anne-Marie Casson</i> D.L.R.
250410	Charge	1 Aug 85	Knox Oakville Non-Profit Homes For Seniors Inc.	The Toronto-Dominion Bank	\$3,903,376.00	Whole Parcel. <i>Anne-Marie Casson</i> D.L.R.
250411	Notice of Assignment of Rents	1 Aug 85	Knox Oakville Non-Profit Homes For Seniors Inc.	The Toronto-Dominion Bank		Whole Parcel. Agreement assigning rents dated July 24th, 1985, assigning all rents and other monies due or payable under any lease, sublease or license. <i>Anne-Marie Casson</i>

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	LAND-BENEFIT SUMMARY
257318	Notice of Covenant Agreement	1 Nov 85	River Oaks Concessions "Mass Inc."	Knox Oakville Non-Profit Homes For Seniors Inc.	Whole parcel. (together with Parcels 16-37 and 16-36, Section T-14) <i>Journal S.L.R.</i>
259163	Notice of Agreement	5 Nov 85	Knox Oakville Non-Profit Homes For Seniors Inc.	The Corporation of the Town of Oakville	Whole parcel. <i>Journal S.L.R.</i>
20R-7391	PLAN	31 Jan 1986	Lays out Part of Lot 16 Concession 1 South of Dundas Street as Parts 1 to 11 inclusive thereon.		Whole Parcel. Reference Plan recorded under: Deposit <i>Anne-Marie Casson R.D.L.R.</i>
305801	Transfer	20 03 87	That part of Lot 16 Concession 1 S.D.S. designated as Parts 4,7 and 9 on 20R-7391 is now entered as Parcel 16-60 Section T-14		<i>Denna Ball R.D.L.R.</i>
	ADDITION TO PARCEL.		SUBJECT TO AN EASEMENT IN FAVOUR OF THE OWNERS OF PARTS 4,7 and 9 on 20R-7391 over Parts 1,3 and 10 on 20R-7391 as in Transfer 305801.		<i>Denna Ball, R.D.L.R.</i>
	ADDITION TO PARCEL.		TOGETHER WITH A RIGHT OF WAY IN FAVOUR OF THE OWNERS of Parts 5 and 8 on 20R-7391 over Part 4 on 20R-7391 as in Transfer 305801		<i>Denna Ball, R.D.L.R.</i>
305802	Transfer	20 03 87	That Part of Lot 16 Concession 1 South of Dundas Street designated as Parts 5 and 8 on 20R-7391 is now entered as Parcel 16-61 Section T-14		<i>Denna Ball R.D.L.R.</i>
	ADDITION TO PARCEL.		SUBJECT TO AN EASEMENT IN FAVOUR OF THE OWNER OF Parts 5 and 8 on 20R-7391 over Parts 1 and 2 on 20R-7391 as in as in Transfer 305802		<i>Denna Ball, R.D.L.R.</i>
	ADDITION TO PARCEL.		SUBJECT TO AN EASEMENT IN FAVOUR OF THE OWNERS of Parts 5 and 8 on 20R-7391 over part 1 on 20R-7391 as in Transfer 305802		<i>Denna Ball, R.D.L.R.</i>
318526	Notice of Agreement	29 06 87	KNOX OAKVILLE NON-PROFIT HOMES FOR SENIORS INC.	AMPOP INVESTMENTS INC. RIVER OAKS PROFESSIONAL CENTRE INC.	Affects that part of Lot 16, Con. 1, S.D.S. designated as Parts 1, 2, 3, 6, 10 & 11 on 20R-7391. <i>CL</i> <i>Denna Ball R.D.L.R.</i>

475412	Transfer of Charge	91 05 01	CO-OPERATIVE TRUST COMPANY OF CANADA	250412	<i>Daily Johnson</i>	ABLR
475413	Notice	91 05 01	CO-OPERATIVE TRUST COMPANY OF CANADA	250413	<i>Daily Johnson</i>	ABLR
475414	Notice	91 05 01	CO-OPERATIVE TRUST COMPANY OF CANADA	250414	<i>Daily Johnson</i>	ABLR
	Re-entry	92 06 03			<i>Johnson</i>	

Part of Lot 16, Concession 1, SIS designated as Parts 1, 2, 3, 5, 10 & 11 on Plan 208-7391, now entered as Parcel 16-75, Section 1-14.

PARCEL CLOSED

TOWNSHIP OF TRAFALGAR

LOT 16

CONCESSION I

NUMBER	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONVEYANCE	REMARKS
9716 3	1055	20 Dec 1910	John W. Long	George James Long	3/32	8/18/16 7 ac
10176 "	1055	20 Jan 1911	John W. Long	John William W. Long	1/4	2800. 17.8 Long way W. S. S. Parcel Fund in 1915 S. G. L. payment 7 ac
11373 2	1055	6 Feb 1911	George Long	George Long	1/4	2800. 17.8 Long way W. S. S. Parcel Fund in 1915 S. G. L. payment 7 ac
11990 "	1055	4 Mar 1916	Rebecca M. Long widow	George Long	1/4	2800. 17.8 Long way W. S. S. Parcel Fund in 1915 S. G. L. payment 7 ac
11992 "	1055	28 Jan 1916	George Long	George Long	1/4	2800. 17.8 Long way W. S. S. Parcel Fund in 1915 S. G. L. payment 7 ac
12469 2	1055	26 Oct 1917	John W. Long	H. E. P. C. of Ontario	1/4	2800. 17.8 Long way W. S. S. Parcel Fund in 1915 S. G. L. payment 7 ac
13148 0	1055	8 Dec 1917	Thomas E. Long	William Grace	1/4	2800. 17.8 Long way W. S. S. Parcel Fund in 1915 S. G. L. payment 7 ac
13624 "	1055	30 Mar 1920	William Grace	Robert Henry DeWolfe Fleming	1/4	2800. 17.8 Long way W. S. S. Parcel Fund in 1915 S. G. L. payment 7 ac
14560 0	1055	29 Mar 1921	George Edward Long	John William DeWolfe	1/4	2800. 17.8 Long way W. S. S. Parcel Fund in 1915 S. G. L. payment 7 ac
3492 2	1055	13 Jan 1929	John William DeWolfe	John William DeWolfe	1/4	2800. 17.8 Long way W. S. S. Parcel Fund in 1915 S. G. L. payment 7 ac
17334 6	1055	18 Feb 1931	George South & J. DeWolfe	John William DeWolfe	1/4	2800. 17.8 Long way W. S. S. Parcel Fund in 1915 S. G. L. payment 7 ac

AREA NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF ACQUISITION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
18228	See 18227	27 Feb 1856	7 Feb 1857	Noble, Alberta Byron, executor	George Brock, Thos. Lewis	\$500	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
19319	By Grant	1 June 1900	15 June 1900	Erasmus John Dick, wife	W. Lloyd Anderson	\$500	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
19903	See 19902	27 Feb 1856	27 Feb 1857	W. Lloyd Anderson	W. Lloyd Anderson	100	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
23106	By Grant	1 Oct 1919	14 Feb 1919	Robert Henry Dewar, Fleming	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
23300	By Grant	12 Feb 1919	30 Apr 1919	James L. Kent, Spinks	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
457	By Law	17 May 1871	17 May 1871	W. Lloyd Anderson	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
25744	By Grant	2 July 1951	24 Sep 1951	W. Lloyd Anderson, wife	Rache, Blakmore	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
25745	By Law	7 Sep 1951	24 Sep 1951	W. Lloyd Anderson	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
443	By Law	17 May 1871	17 May 1871	W. Lloyd Anderson	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
489	By Law	6 July 1873	27 Feb 1874	W. Lloyd Anderson	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
499	By Law	27 Oct 1873	23 Feb 1874	W. Lloyd Anderson	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
491	By Law	16 Feb 1874	23 Feb 1874	W. Lloyd Anderson	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
492	By Law	20 Apr 1874	23 Feb 1874	W. Lloyd Anderson	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
499	By Law	16 Mar 1874	1 Apr 1874	W. Lloyd Anderson	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16
500	By Law	4 Apr 1874	1 Apr 1874	W. Lloyd Anderson	W. Lloyd Anderson	1/2 ac.	1/2 ac. NE corner map of 1856. Bond in 17334 1/2. Subject to mort. from earlier lot 16

TOWNSHIP OF TRAFALGAR

LOT 16

CONCESSION 1

CONCESSION	GRANTEE	GRANTOR	DATE OF INSTRUMENT	DATE OF REGISTRATION	REMARKS
230	William Pope Leno See 92300 N 302. Gertrude Emily McLeon	William L. Kind, Joby L. Kind	12 Nov 1954	50 Dec 1954	18400, pt 2746 Ship Co. Road in 357C.
46500	T. T. Lawrence L. Kind PT 204-2, 62084	Hermon Schurin, Mrs. Stora Jack Rappert, Nathan Ransfield, Joe S. Sigmon	14 Oct 1955	14 Oct 1955	pt 2746 with receipt 128 an.
42715	Hermon Schurin, Mrs. Stora Jack Rappert, Nathan Ransfield Joe S. Sigmon	T. T. Lawrence L. Kind, wife	4 Oct 1955	4 Oct 1955	pt 2746 with receipt 128 an.
44373	Hermon Schurin, Mrs. Stora Jack Rappert, Nathan Ransfield, Joe S. Sigmon	Hermon Schurin, Mrs. Stora Jack Rappert, Nathan Ransfield, Joe S. Sigmon	10 Jan 1956	10 Jan 1956	pt 2746 with receipt 128 an.
48772	Theresa Investments Ltd, William Lapoon	Theresa Investments Ltd, William Lapoon	23 Nov 1956	23 Nov 1956	Cont. in 46573
48773	Theresa Investments Ltd, William Lapoon	Theresa Investments Ltd, William Lapoon	22 Nov 1956	22 Nov 1956	Cont. in 46573
50913	Lloyd Anderson	Lloyd Anderson	Apr 1956	25 Feb 1957	Cont. in 46573
62011	Leslie Nagel	Theresa Investments Ltd, William Lapoon	14 Jan 1957	16 Nov 1957	Cont. in 46573
61012	Theresa Investments Ltd, William Lapoon	Theresa Investments Ltd, William Lapoon	Apr 1957	Apr 1957	Cont. in 46573
57073	Theresa Investments Ltd, William Lapoon	Theresa Investments Ltd, William Lapoon	Apr 1957	Apr 1957	Cont. in 46573
64014	Theresa Investments Ltd, William Lapoon	Theresa Investments Ltd, William Lapoon	Apr 1957	Apr 1957	Cont. in 46573

DEED NO.	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
62015	Deed 17th Feb 57	6 Nov 1957	17 Nov 1957	Development Ltd	Viana Investments Ltd & William Lipson	1/2	10 ac. P.V. Cell no. 2, 1957
26	7th Mar 1958	8 Nov 1957		Provincial Pipe Line Co	Cheryl Ann Bell	1/2	at lot 16 see plan
62037	Deed 17th Feb 57	17 Nov 1957		Rachel Blackman	Provincial Pipe Line Co	1/2	at lot 16 see plan
62034	Deed 17th Feb 57	17 Nov 1957		Rachel Blackman	Provincial Pipe Line Co	1/2	at lot 16 see plan
64220	Grant 20th Mar 57	27 May 57		William Lipson	Stewart Investment Ltd	2	at lot 16 see plan
64227	Grant 27th Jun 57	13 Jun 1957		W Lloyd Anderson	Provincial Pipe Line Co	2	at lot 16 see plan
87284	Grant 20th Jun 1958	2 Oct 1957		Rachel Blackman	Gilbert Blackman	2	at lot 16 see plan
90895	Supp Ind 1 Dec 1958	10 Dec 1958		Provincial Pipe Line	Royal Trust Co		at lot 16 see plan
95229	Deed 29th Sep 1959	25 Nov 1959		W Lloyd Anderson	Rachel Blackman		at lot 16 see plan
95200	Grant 30th Nov 1959	21 Nov 1959		Western Pipe Line	Trans-Canada Pipe Line Ltd	1/2	at lot 16 see plan
95202	Deed of Trust	1 Feb 1959		Trans-Canada Pipe Line Ltd	Technical Trust Co Ltd		at lot 16 see plan
96408	Deed 27th Oct 1960	27 Oct 1960		Rachel Blackman	Fancy Estates Technical Trust Co Ltd		at lot 16 see plan
102891	Grant 7th Mar 1961	16 Sep 1960		Rachel Blackman	The Hydro Electric Power Comm. of Ont.	9225	at lot 16 see plan
110361	Supp Ind 1 Dec 1958	20 Apr 1960		Trans-Canada Pipe Line Ltd	National Trust Co Ltd		at lot 16 see plan
111657	Deed 16th Apr 1961	16 Apr 1961		Trans-Canada Pipe Line Ltd	National Trust Co Ltd		at lot 16 see plan
1058	Deed 16th Apr 1961	16 Apr 1961		Trans-Canada Pipe Line Ltd	Trans-Canada Pipe Line Ltd		at lot 16 see plan
115424	Deed 16th Apr 1961	16 Apr 1961		Trans-Canada Pipe Line Ltd	Trans-Canada Pipe Line Ltd		at lot 16 see plan
116257	Deed 16th Apr 1961	16 Apr 1961		Trans-Canada Pipe Line Ltd	Trans-Canada Pipe Line Ltd		at lot 16 see plan
119295	Deed 11th Sep 1961	11 Sep 1961		W Lloyd Anderson	W Lloyd Anderson		at lot 16 see plan
119296	Deed 11th Sep 1961	11 Sep 1961		W Lloyd Anderson	W Lloyd Anderson		at lot 16 see plan
119297	Deed 11th Sep 1961	11 Sep 1961		W Lloyd Anderson	W Lloyd Anderson		at lot 16 see plan

INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
208576	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208577	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208578	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208579	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208580	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208581	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208582	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208583	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208584	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208585	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208586	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208587	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208588	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208589	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208590	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208591	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208592	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208593	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208594	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208595	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208596	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208597	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208598	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208599	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000
208600	1977	1977	Robert Blackman	Royal Bank of Canada	1000	1000

NUMB.	REQUIREMENT	DATE OF INSTRUMENT	DATE OF VALUE ADJUST.	GRANTOR	GRANTEE	COMPARISON	REMARKS
324238	Deport	17 Apr 1971	17 Apr 1971	Declaration of Possession Club	Rei. Emerson John	-	PS Lot 16 same PS no. allowances PS lots 15 & 16
324239	Deport	17 Apr 1971	17 Apr 1971	Margaret A. M. St. Jean Hilda	Skilbet Bleckman	-	7 Apr 253777 PS 10/10 PS 10/10
324240	Deport	17 Apr 1971	17 Apr 1971	Victory Party Corporation Limited	Skilbet Bleckman	-	7 Apr 253777 PS 10/10
324241	Deport	17 Apr 1971	17 Apr 1971	Michael Bleckman Married woman	Skilbet Bleckman	-	7 Apr 253777 PS 10/10
324242	Deport	17 Apr 1971	17 Apr 1971	Skilbet Bleckman	PS Lot 16 same Married woman	etc.	PS Lot 16 same no ins. 324232 with provisions
324243	Deport	17 Apr 1971	17 Apr 1971	Michael Bleckman, Married woman and Skilbet Bleckman of the Hud. part	Victory Party Corporation Limited	PS Lot 16 same PS no. 324232 with provisions	PS 10/10
324244	Deport	15 Feb 1971	15 Feb 1971	Victoria and Skup Trust Company	Skilbet Bleckman	-	7 Apr 253777
324245	Deport	12 Apr 1971	12 Apr 1971	Stov. Dev. of Canada Limited	Montreal Trust Company	PS 2	PS Lot 16 only to agreement
324246	Deport	12 Apr 1971	12 Apr 1971	Stov. Dev. of Canada Limited	Montreal Trust Company	PS 2	PS Lot 16 & part no. allowances

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
332553	Deed of Trust of 324633	17 Apr 1972	Rachel Blackman married woman and Shlitz Blackman of the third part	Alan Kelly Reese	\$150,000	Plat 16 subg 17 2nd 2nd 2nd together with 1/4 of way and sub 16a
332838	ASSGT OF INST # 324633	15 Mar 1972	VICTORY REALTY CORPORATION LIMITED	RACHEL BLECHMAN, MARRIED WOMAN	\$100,000	Plat 16 sub 16a
338706	Deed of Trust	19 Jun 1972	Tegucanada Pipeline Limited	National Trust Company Limited as Trustee	Agreement	Plat 16 sub 16a
341513	Deed of Trust	21 Apr 1972	Extensivore Canada Ltd	United Developmental Limited	Agreement	Plat 16 sub 16a
347779	Grant	15 Oct 1972	Goldhouse Holdings Limited	Empire Investments Inc.	\$ 2.00	Plat 16 sub 16a
347784	MOET	16 Oct 1972	Empire Investment Sec	Redepts Bly Berty and William Ernest Appell, Jr and	2,385,000	Plat 16 sub 16a
348333	D.M.	10 Oct 1972	Simon Frapan	Highly Contractual Limited		Plat 16 sub 16a
348334	D.M.	25 Sep 1972	The Woodgrop Development Inc	Aples de France and Bessie Frankel		Plat 16 sub 16a

NUMBER	DATE	DATE OF DEED	DATE OF MORTGAGE	GRANTOR	GRANTEE	DEPOSITION	REMARKS
382347	1st Oct.	6th Nov. 1913	7th Feb. 1914	Arrop Investments Ltd. and Frontiers Builders Limited, Herbert H. Green, Roger Cunningham, David J. Devo, Jeffrey, Newton and Burns the administrators of said part.	Clawson Investments Ltd. 2400, 2000		Pt lot 16 + gable land with provision ult. 2 acres. 102.108 acres.
382346	20th Nov. 1913	20th Nov. 1913	15th Feb. 1914	Marlene L. Kent & Guy Leslie John Hamilton	John Hamilton		Acres 26.975
382347	20th Nov. 1913	20th Nov. 1913	14th Feb. 1914	Lo Kent & Guy Leslie John Hamilton	Lo Kent & Guy Leslie John Hamilton		
382348	20th Nov. 1913	20th Nov. 1913	14th Feb. 1914	Small Enterprises Limited	Small Enterprises Limited		Acres 120.553
382348	20th Nov. 1913	20th Nov. 1913	14th Feb. 1914	Victory Realty Corporation Limited	Victory Realty Corporation Limited		Acres 27.7405
382349	20th Nov. 1913	20th Nov. 1913	14th Feb. 1914	Thomas Barrett Ltd., Gordon Hart Nelson, Pinefield Investments Limited, as partnership	Pine Investments Ltd.		Pt lot 16. 00 in 378664, subject to payment together with weight of way.
382390	1st Nov.	1st Nov. 1914	14th Feb. 1914	Thomas Barrett Ltd., Pine Investments Ltd., as partnership	Thomas Barrett Ltd., 1/10 undivided share, Gordon Hart Nelson, 4/10 undivided share, Pinefield Investments Limited, 4/10 undivided int. as partnership property.		Pt lot 16. 00 in 378664. Pt lot 16. 00 in 378664. subject to payment together with weight of way.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONVEYANCE	REMARKS
386203	Grant	17 Dec. 1933	18 Feb. 1934	Leslie Nagy & wife	Westmor Realty Inc.	27c	Pl. Lot 16 - Cont. 1 Nagy & wife. Lot 16 - Plan: S.E. 45 19. 70 N.E. 29 19 70, N 2 N.W. 29 19 70, N.W. 2 W. 48 100, S.W. 1, 2, 3, 4 S.E. 48 100, P.O.C.
386204	North	16 Nov. 1934	28 Feb. 1934	Westmor Realty Inc.	Leslie Nagy & Marion Nagy & wife on joint account	235700	Pl. Lot 16 - 00 in 386203
404159	Notice of Application for First Registration H-191	23 Dec. 1934	23 Dec. 1934	John Motie Lock Company	Department Sec. - Log		Pl. H 11 and 12th Pl. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 Pl. 12, 13, 14 Pl. 15, 16, 17, 18, 19, 20 Pl. 21, 22, 23, 24 Pl. 25, 26, 27, 28, 29, 30 Pl. 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 Pl. 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 Pl. 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 Pl. 61, 62, 63, 64, 65, 66, 67, 68, 69, 70 Pl. 71, 72, 73, 74, 75, 76, 77, 78, 79, 80 Pl. 81, 82, 83, 84, 85, 86, 87, 88, 89, 90 Pl. 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 Pl. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110 Pl. 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 Pl. 121, 122, 123, 124, 125, 126, 127, 128, 129, 130 Pl. 131, 132, 133, 134, 135, 136, 137, 138, 139, 140 Pl. 141, 142, 143, 144, 145, 146, 147, 148, 149, 150 Pl. 151, 152, 153, 154, 155, 156, 157, 158, 159, 160 Pl. 161, 162, 163, 164, 165, 166, 167, 168, 169, 170 Pl. 171, 172, 173, 174, 175, 176, 177, 178, 179, 180 Pl. 181, 182, 183, 184, 185, 186, 187, 188, 189, 190 Pl. 191, 192, 193, 194, 195, 196, 197, 198, 199, 200 Pl. 201, 202, 203, 204, 205, 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Pl. 771, 772, 773, 774, 775, 776, 777, 778, 779, 780 Pl. 781, 782, 783, 784, 785, 786, 787, 788, 789, 790 Pl. 791, 792, 793, 794, 795, 796, 797, 798, 799, 800 Pl. 801, 802, 803, 804, 805, 806, 807, 808, 809, 810 Pl. 811, 812, 813, 814, 815, 816, 817, 818, 819, 820 Pl. 821, 822, 823, 824, 825, 826, 827, 828, 829, 830 Pl. 831, 832, 833, 834, 835, 836, 837, 838, 839, 840 Pl. 841, 842, 843, 844, 845, 846, 847, 848, 849, 850 Pl. 851, 852, 853, 854, 855, 856, 857, 858, 859, 860 Pl. 861, 862, 863, 864, 865, 866, 867, 868, 869, 870 Pl. 871, 872, 873, 874, 875, 876, 877, 878, 879, 880 Pl. 881, 882, 883, 884, 885, 886, 887, 888, 889, 890 Pl. 891, 892, 893, 894, 895, 896, 897, 898, 899, 900 Pl. 901, 902, 903, 904, 905, 906, 907, 908, 909, 910 Pl. 911, 912, 913, 914, 915, 916, 917, 918, 919, 920 Pl. 921, 922, 923, 924, 925, 926, 927, 928, 929, 930 Pl. 931, 932, 933, 934, 935, 936, 937, 938, 939, 940 Pl. 941, 942, 943, 944, 945, 946, 947, 948, 949, 950 Pl. 951, 952, 953, 954, 955, 956, 957, 958, 959, 960 Pl. 961, 962, 963, 964, 965, 966, 967, 968, 969, 970 Pl. 971, 972, 973, 974, 975, 976, 977, 978, 979, 980 Pl. 981, 982, 983, 984, 985, 986, 987, 988, 989, 990 Pl. 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
40949	17 Mar. 1975	18 Apr. 1975	1975	W. Connolly	D.R.S.		Pl. 15, 16, 17, 18, 19, 20 Pl. 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 Pl. 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 Pl. 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 Pl. 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 Pl. 61, 62, 63, 64, 65, 66, 67, 68, 69, 70 Pl. 71, 72, 73, 74, 75, 76, 77, 78, 79, 80 Pl. 81, 82, 83, 84, 85, 86, 87, 88, 89, 90 Pl. 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 Pl. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110 Pl. 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 Pl. 121, 122, 123, 124, 125, 126, 127, 128, 129, 130 Pl. 131, 132, 133, 134, 135, 136, 137, 138, 139, 140 Pl. 141, 142, 143, 144, 145, 146, 147, 148, 149, 150 Pl. 151, 152, 153, 154, 155, 156, 157, 158, 159, 160 Pl. 161, 162, 163, 164, 165, 166, 167, 168, 169, 170 Pl. 171, 172, 173, 174, 175, 176, 177, 178, 179, 180 Pl. 181, 182, 183, 184, 185, 186, 187, 188, 189, 190 Pl. 191, 192, 193, 194, 195, 196, 197, 198, 199, 200 Pl. 201, 202, 203, 204, 205, 206, 207, 208, 209, 210 Pl. 211, 212, 213, 214, 215, 216, 217, 218, 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783, 784, 785, 786, 787, 788, 789, 790 Pl. 791, 792, 793, 794, 795, 796, 797, 798, 799, 800 Pl. 801, 802, 803, 804, 805, 806, 807, 808, 809, 810 Pl. 811, 812, 813, 814, 815, 816, 817, 818, 819, 820 Pl. 821, 822, 823, 824, 825, 826, 827, 828, 829, 830 Pl. 831, 832, 833, 834, 835, 836, 837, 838, 839, 840 Pl. 841, 842, 843, 844, 845, 846, 847, 848, 849, 850 Pl. 851, 852, 853, 854, 855, 856, 857, 858, 859, 860 Pl. 861, 862, 863, 864, 865, 866, 867, 868, 869, 870 Pl. 871, 872, 873, 874, 875, 876, 877, 878, 879, 880 Pl. 881, 882, 883, 884, 885, 886, 887, 888, 889, 890 Pl. 891, 892, 893, 894, 895, 896, 897, 898, 899, 900 Pl. 901, 902, 903, 904, 905, 906, 907, 908, 909, 910 Pl. 911, 912, 913, 914, 915, 916, 917, 918, 919, 920 Pl. 921, 922, 923, 924, 925, 926, 927, 928, 929, 930 Pl. 931, 932, 933, 934, 935, 936, 937, 938, 939, 940 Pl. 941, 942, 943, 944, 945, 946, 947, 948, 949, 950 Pl. 951, 952, 953, 954, 955, 956, 957, 958, 959, 960 Pl. 961, 962, 963, 964, 965, 966, 967, 968, 969, 970 Pl. 971, 972, 973, 974, 975, 976, 977, 978, 979, 980 Pl. 981, 982, 983, 984, 985, 986, 987, 988, 989, 990 Pl. 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PROPERTY NO.	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONFIRMATION	REMARKS
438822	440889 Release	9 Aug 1946	17 Sept 1974	National Trust Company Limited	Pionsecoroda Hyalines Limited	Approved by M.C.C. N. 5140	1972 REC-16 SET. 2085 12-16 NIT-20115 (1.82 ac)
447870	Lease	1 Apr 1975	7 Jan 1977	Private Investments Inc.	The Corporation of the Town of Oakville	Consolidated Pt 1 & 2 on 20R-1976 with covenants	SEE RECITALS. Pt 1 & 2 on 20R-1976
448405	Order of Approval # P-2074-142	13 Jan 1977	19 Jan 1977	Ministry of Transportation	Ministry of Transportation	Application for approval of separate land	See Pt 1 & 2 on 20R-1976
448792	Grant	9 Dec 1976	24 Jan 1977	King's Highway Development Limited	M.C.C. in right of Ontario registered by Minister of Transportation and Communications	1/2	pt. lot 16 designated at pt. 10 on 20R-2307
450251	Grant	18 Oct 1977	15 Oct 1977	Wescan Limited	Wescan Limited	1/2	See lot 16 design. Pt 1 & 2 on 20R-2307
480748	Certificate of Approval	1 June 1978	6 Jan 1978	Ontario Realty Inc.	Ontario Realty Inc.	Registered under Pt 1 of section 7-14	Pt 1 & 2 on 20R-3730
480749	Certificate of Approval	1 June 1978	6 Jan 1978	Ontario Realty Inc.	Ontario Realty Inc.	Registered under Pt 2 of section 7-14	Pt 1 & 2 on 20R-3730
495761	Grant	15 Jan 1979	16 Jan 1979	Ontario Ltd	Matthew Monna	Registered under Pt 1 of section 7-14	See lot 16 design. Pt 1 & 2 on 20R-3730

MICROFILMED
AUG 14 1980

TOWNSHIP OF TRAFALGAR

SOUTH OF DUNDAS STREET

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
541046	Supp. Ind.		4 June 1981	TransCanada PipeLines Limited	National Trust Company, Limited	\$147,440,000.00 (C)	As in #31355
554836	Supp. Ind.		18 03 82	TransCanada PipeLines Limited	National Trust Company, Limited	\$468,106,000.00 (US)	Basement over part as in #31245 & O.L.
20R-5708	R-Plan		06 04 82			\$25,000,000. (U.S.)	Re- 102691
20R-5731	R-Plan		28 04 82				See plan Re: 102691
558593	Deed of Trust and M.		11 05 82	TransCanada PipeLines Limited	National Trust Company, Limited, as Trustee	\$132,000,000.(C)	Part as in 31365 and OL
						\$578,938,000.(US)	
						\$25,000,000.(US)	
20R-5808	R-Plan		29 06 82				Re: #102691
20R-5886	R-Plan		02 09 82				Re: #102691
20R-6376	R-Plan		18 11 83				Parts 2 and 3 Re: 439658
591334	Easement		09 12 83	Ontario Hydro	The Regional Municipality of Halton		Pt des as Pts 2 and 5 on 20R-5731. & OL
20R-6412	R-Plan		21 12 83				Pts 5 and 6 Re: 102691
20R-6559	R-Plan		11 05 84				PART 6 Re: #102691
599835	Order		23 05 84	Examiner of Surveys	Land Registrar, Halton		Application to correct Plan 20R-6559 granted.
600957	Easement		07 06 84	Ontario Hydro	The Regional Municipality of Halton		Pt. des. as pt. 6 on 20R-6412
603553	Grant		19 07 84	Ontario Hydro	The Corporation Of The Town Of Oakville		Part des. Pt. 2 on 20R-5886.
20R-7244	R-Plan		28 10 85				PARTS 1, 2, & 3 RE: 51153 & 102691
20R-7468	R-Plan		14 04 86				Parts 1, 2, 3 RE: 51153 & 102691
							Part 4 RE: 603553 Parts 5, 6, 7, 8, & 9 RE: 102691
664377	Easement		22 04 87	Ontario Hydro	Region of Halton	\$19,652.	Fourthly: pt. & OL des. as pt. 2 on 20R-7468 sub't to rights of way sub't to an ease't & OL Fifthly: pt. des. as pt. 3 on 20R-7468 & OL

Amended 91 07 29 *ML* A.D.L.R.

664377

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION yr/mth/day	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
20R-9883	R-Plan		90 03 28				Part 31 Re: 102691 Part 32 Re: 102691, 176621, 51153
741840	Transfer		90 04 10	MANDEL, William Lionel	OAKDENE DEVELOPMENTS LIMITED		Pt (439658)
746734	Notice		90 06 28		OAKDENE DEVELOPMENTS LIMITED		Application Land Titles No D6153-20-342 Pt des as Pts 1,2,3,4,5 on attached print
751239	Certificate of 1st Regn. Land Titles Act		91 09 20		OAKDENE DEVELOPMENTS LIMITED		Application No. D6153-20-342 Now Parcel 16-67 Section T-14
Entered 91 05 08				<i>Amended A.D.L.R.</i>			
767816	Discharge		91 07 23	THE TORONTO-DOMINION BANK			Charge 222624 Cannot Be Ruled Off
786175	Transfer		92 06 05	ONTARIO HYDRO	THE CORPORATION OF THE TOWN OF OAKVILLE	\$1,194,935.	Part des. as part 31 on 20R-9883 S to E's Part & OL des. as part 32 on 20R-9883 S to E's & OL
790980	Transfer		92 08 27	ONTARIO HYDRO	THE CORPORATION OF THE TOWN OF OAKVILLE		Part des as Part 31 on 20R-9883 S to E's OL Part OL des as Part 32 on 20R-9883 S to E's OL
750988	Transfer		92 08 27	OAKDENE DEVELOPMENTS LIMITED	THE CORPORATION OF THE TOWN OF OAKVILLE		Easement over Part des as Part 4 on 20R-10849
790989	Transfer		92 08 27	OAKDENE DEVELOPMENTS LIMITED	THE CORPORATION OF THE TOWN OF OAKVILLE		Easement over Part des as Part 5 on 20R-10849
790990	Transfer		92 08 27	OAKDENE DEVELOPMENTS LIMITED	THE CORPORATION OF THE TOWN OF OAKVILLE		Easement over Part des as Parts 1,2,3 on 20R-10849
792399	Notice		92 09 18		TRANSCANADA PIPELINES LIMITED		Re: 31365 Part III of Registry Act Pt & OL Part des as PART 31 on 20R-9883 S to Es Part & OL des as part 32 on 20R-9883 S to Es reserving right.
794723	Lien		92 10 29	THE CORPORATION OF THE TOWN OF OAKVILLE (owner)	DUTCHMASTER NURSERIES LIMITED (Claimant)	\$35,562.	Part des as PART 31 on 20R-9883 S to Es Part & OL des as part 32 on 20R-9883 S to Es reserving right.
796076	Agreement		92 11 19	GAZIT CONSTRUCTION LIMITED	THE CORPORATION OF THE CITY OF BURLINGTON		Pt (1.993 acres) (361139)
796113	Release		92 11 20		DUTCHMASTER NURSERIES LIMITED		Re: 794723 public
812768	By-Law 1993-169		93 10 21	THE CORPORATION OF THE TOWN OF OAKVILLE			To assume certain land as part of a highway Part & OL des as PART 1 on 20R-6376

CONT. ON NEXT PAGE

TOWNSHIP OF TRAFALGAR

812678

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
20R-11520	R-Plan		Year/Month/Day 94 08 17				Part 2 (0.0014 hectares)
20R-11580	R-Plan		94 10 28				Parts 5,6,7 & 8 Re: Travelled Road
834223	By-Law		95 01 27	THE CORPORATION OF THE TOWN OF OAKVILLE			To stop up & close part of a public highway-Old Sixth Line. Part des as Part 2 on 20R-11520 OL
1994-182							Pt & OL des as Pts 1 & 2 on 20R-11520
834615	Transfer		95 02 06	THE CORPORATION OF THE TOWN OF OAKVILLE	RIVER OAKS DEVELOPMENTS INC.	\$77,520.	
834620	Transfer		95 02 06	RIVER OAKS DEVELOPMENTS INC.	THE PENTECOSTAL ASSEMBLIES OF CANADA	\$320,000.	FIRSTLY: Pt des as Pt 1 on 20R-11514 SECONDLY: OL THIRDLY: Pt des as Pt 2 on 20R-11520
				NOTICE <i>Part of</i> The land in this abstract index is designated as of DEC 20 1995 <small>under part II of the L.R.T.A. and so qualified properties are registered under the Land Titles Act pursuant to Sec. 32. All Registrations subsequent to that date are recorded in the parcel register set out in Subsection 14(5) of the Land Titles Act.</small>			

ACCOUNT NO.	DESCRIPTION	DATE	AMOUNT	REMARKS	REMARKS - SIGNATURE
34003	Conditions and Restrictions <i>By the Bank of Nova Scotia</i>	25 12 82			ATL No transfer without consent of THE CORPORATION OF THE TOWN OF BAYVILLE <i>JA</i> A.O.L.R.
44473	Charge	30 05 23	\$2,000,000.00	THE BANK OF NOVA SCOTIA	<i>Johny Offshore</i> A.O.L.R.
44474	Notice	30 05 23		THE BANK OF NOVA SCOTIA	<i>Johny Offshore</i> A.O.L.R.
49217	Notice of Lease	31 10 23		BANK OF CANADA	<i>Deputy Manager</i> A.O.L.R.

RECOPIED

ORIGINALLY: Parcel 16-37
Section 1-14

RECENTLY: Parcel 16-37
Section 1-14

LAND TITLES DIVISION OF
REGISTRY - FEE SIMPLE

REGISTRY - FEE SIMPLE

SUBJECT TO: THE REGISTRY, CONVEYANCE, ASSIGNMENT AND EXTENSION OF RIGHTS IN THE GRANT FROM THE CROWN, AS VARIOUS BY STATUTE, THE OBLIGATIONS AND LIABILITIES OF THE LAND RECORDED AND OF ANY OTHER FEES, AND THE INSTRUMENTS RECORDING BELOW

BOOK: 16-37
PAGE: 1-14
SERIES: 1-14

SUBJECT TO SUBSEQUENT ENTRIES THIS PARCEL COMPRISES THE FOLLOWING LAND

LEGAL DESCRIPTION: That part of Lot 16, Concession 1, South of Dundas Street (Town of Oakville) registered in the Land Registry Office No. 28 for the Land Titles Division of Halton at Milton, designated as Part 1 on Plan 281-6377, S1E 100 EXCEPT that part of Part 1 lying within the limits of Part 2 on Plan 281-6739.

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE (APPLICANT, CHARGEE, CLARIFY, ETC)	CONSIDERATION ETC.	LAND - REMARKS - SIGNATURE
208311	Notice of Agreement	03 08 83	ANPROP INVESTMENTS INC.	THE CORPORATION OF THE TOWN OAKVILLE		Whole parcel.
214405	Notice of Agreement	07 11 83	ANPROP INVESTMENTS INC.	THE REGIONAL MUNICIPALITY OF HALTON		Whole parcel.
226822	Notice of Agreement	25 06 84	ANPROP INVESTMENTS INC.	THE REGIONAL MUNICIPALITY OF HALTON		Whole parcel.
226823	Notice of Agreement	25 06 84	ANPROP INVESTMENTS INC.	THE REGIONAL MUNICIPALITY OF HALTON		Whole parcel.
228960	Notice of Agreement	24 07 84	ANPROP INVESTMENTS INC.	THE REGIONAL MUNICIPALITY OF HALTON		Whole parcel.
250522	Notice of Covenant Agreement	02 08 85	NEVER OWNS COMMENCEMENT NEVER OWNS PROFESSIONAL NEVER OWNS COMMENCEMENT NEVER OWNS COMMENCEMENT NEVER OWNS COMMENCEMENT	KNOX OAKVILLE NON-PROFIT HOMES FOR SENIORS INC.		Whole parcel.
Amended by Application 343825 Reg. 23-12-87 257918	Notice of Covenant Agreement	01 11 85	NEVER OWNS COMMENCEMENT NEVER OWNS PROFESSIONAL NEVER OWNS COMMENCEMENT NEVER OWNS COMMENCEMENT NEVER OWNS COMMENCEMENT	KNOX OAKVILLE NON-PROFIT HOMES FOR SENIORS INC.		Whole parcel.
Amended by Application 343825 Reg. 23-12-87 Amended under 44885 Re-entry		22 05 87	NEVER OWNS COMMENCEMENT NEVER OWNS PROFESSIONAL NEVER OWNS COMMENCEMENT NEVER OWNS COMMENCEMENT NEVER OWNS COMMENCEMENT	KNOX OAKVILLE NON-PROFIT HOMES FOR SENIORS INC.		Whole parcel.
Amended by Application 343825 Reg. 23-12-87						Whole parcel.

James D.L.

NO.	DESCRIPTION	DATE	COMMENTS	AMOUNT	REMARKS
344003	Conditions and Restrictions <i>Daddy was a P Bank</i>	29 12 87			ALL No transfer without consent of THE CORPORATION OF THE TOW OF SAKEVILLE <i>SA</i> O.L. <i>SA</i> <i>Q.S.I.P.</i>
444473	Charge	90 05 23		\$2,000,000.00	<i>Daddy Johnson</i> O.L. <i>SA</i> <i>Q.S.I.P.</i>
444474	Notice	90 05 23			444473 <i>Daddy Johnson</i> O.L. <i>SA</i> <i>Q.S.I.P.</i>

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GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE #100, RICHMOND HILL, ONTARIO L4B 1E7 · TEL (416) 754-8515 · FAX (905) 881-8335

BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'C'

TSSA REPORT

REFERENCE NO. 1908-E077

Reply all Delete Junk Block

RE:

Public Information Services <publicinformationsservices@tssa.org>
Thu 2019-08-22 11:13 AM
Laila Torabansari

Share Reply Reply All Forward More

No Records Found

Hello,
Thank you for your request for confirmation of public information.

We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).
For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to publicinformationsservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA. Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.
Kind regards,



Connie Hill | Public Information Agent
Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: publicinformationsservices@tssa.org
www.tssa.org
[Social media icons: Facebook, Twitter, LinkedIn, YouTube, Instagram]

From: Laila Torabansari <laila@soilengineersltd.com>
Sent: August 22, 2019 10:13 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject:

Dear Public Information Services:

We are in the process of conducting a Phase One Environmental Site Assessment for properties at the following properties:

2191, 2199, 2163 and 2169 Sixth Line, Town of Oakville.

Is there any record of underground storage tank or above-ground storage tank containing petroleum products registered for these properties?

Best Regards

Laila Torabansari, M.Sc.
Project Manager

90 West Beaver Creek Road, Suite #100
Richmond Hill, Ontario L4B 1E7
C: 416-220-9957
P: 416-754-8515 x 1315
F: 905-881-8335



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90 WEST BEAVER CREEK ROAD, SUITE #100, RICHMOND HILL, ONTARIO L4B 1E7 · TEL (416) 754-8515 · FAX (905) 881-8335

BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'D'

ERIS REPORT

REFERENCE NO. 1908-E077

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: *2163 and 2169 Sixth Line, Oakville
2163 6 Line
Oakville ON L6H3N7*

Project No:

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *20170118105*

Requested by: *Soil Engineers Ltd.*

Date Completed: *January 24, 2017*

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com
www.erisinfo.com

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Executive Summary

Property Information:

Project Property: 2163 and 2169 Sixth Line, Oakville
2163 6 Line Oakville ON L6H3N7

Project No:

Order Information:

Order No: 20170118105
Date Requested: January 18, 2017
Requested by: Soil Engineers Ltd.
Report Type: Quote - Custom-Build Your Own Report

Additional Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
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
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	1	1
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
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	2	0	2
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EXP	<i>List of TSSA Expired 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
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	5	0	5
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>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBW	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGW	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	1	1
PINC	<i>TSSA Pipeline Incidents</i>	Y	0	2	2
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	3	3
SPL	<i>Ontario Spills</i>	Y	0	2	2
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	0	0
Total:			7	9	16

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>	EHS		2163 & 2169 SIXTH LINE OAKVILLE ON	-/0.0	-0.03	<u>13</u>
<u>2</u>	EHS		2163 6th Line Oakville ON	-/0.0	-0.23	<u>13</u>
<u>3</u>	GEN	925511 ONTARIO LTD./O/A RIVER OAKS PHOTO	2163 SIXTH LINE OAKVILLE ON L6H 3N7	-/0.0	-0.34	<u>13</u>
<u>3</u>	GEN	925511 ONTARIO LIMITED 43-438	O/A RIVER OAKS PHOTO 2163 SIXTH LINE OAKVILLE ON L6H 3N7	-/0.0	-0.34	<u>13</u>
<u>3</u>	GEN	RIVER OAKS PHOTO	2163 SIXTH LINE OAKVILLE ON L6H 3N7	-/0.0	-0.34	<u>14</u>
<u>4</u>	GEN	Dental Corporation of Canada	2169 Sixth Line Oakville ON L6H 3X2	-/0.0	0.86	<u>14</u>
<u>4</u>	GEN	Dental Corporation of Canada	2169 Sixth Line Oakville ON	-/0.0	0.86	<u>14</u>

Executive Summary: Site Report Summary - Surrounding Properties

<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>5</u>	SCT	PRINCIPAL MAN	2191 SIXTH LINE OAKVILLE ON L6H 3X2	NNW/30.8	0.91	<u>15</u>
<u>6</u>	SCT	B. Twynam Jewellery	2249 Munn's Ave Oakville ON L6H 3M9	WNW/146.1	3.02	<u>15</u>
<u>6</u>	SCT	B. Twynam Jewellery	2249 Munn's Ave Oakville ON L6H 3M9	WNW/146.1	3.02	<u>15</u>
<u>7</u>	CA	RIVER OAKS DEVELOPMENTS INC.	MUNN'S AVE/SIXTH LINE/CHESTER OAKVILLE TOWN ON	WNW/165.6	4.76	<u>15</u>
<u>8</u>	PINC		2284 MUNNS AVE, OAKVILLE ON	NW/175.4	6.95	<u>16</u>
<u>8</u>	SPL		2284 Munns Ave Oakville ON	NW/175.4	6.95	<u>16</u>
<u>9</u>	SPL	OAKVILLE HYDRO	2142 MARGOT OAKVILLE HYDRO TRANSFORMER OAKVILLE TOWN ON L6H 3M1	S/195.2	-1.10	<u>17</u>
<u>10</u>	PES	LANDESCAPES	2065 6TH LINE ROAD, UNIT 36 OAKVILLE ON L6H 1X9	ESE/244.2	-5.47	<u>17</u>
<u>11</u>	PINC		2209 MARGOT STREET, OAKVILLE ON	WSW/245.3	0.87	<u>17</u>

Executive Summary: Summary By Data Source

CA - Certificates of Approval

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

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
RIVER OAKS DEVELOPMENTS INC.	MUNN'S AVE/SIXTH LINE/CHESTER OAKVILLE TOWN ON	165.6	<u>7</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2016 has found that there are 2 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2163 & 2169 SIXTH LINE OAKVILLE ON	0.0	<u>1</u>
	2163 6th Line Oakville ON	0.0	<u>2</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Sep 2016 has found that there are 5 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
925511 ONTARIO LIMITED 438	43- O/A RIVER OAKS PHOTO 2163 SIXTH LINE OAKVILLE ON L6H 3N7	0.0	<u>3</u>
RIVER OAKS PHOTO	2163 SIXTH LINE OAKVILLE ON L6H 3N7	0.0	<u>3</u>
925511 ONTARIO LTD./O/A RIVER OAKS PHOTO	2163 SIXTH LINE OAKVILLE ON L6H 3N7	0.0	<u>3</u>
Dental Corporation of Canada	2169 Sixth Line Oakville ON	0.0	<u>4</u>
Dental Corporation of Canada	2169 Sixth Line Oakville ON L6H 3X2	0.0	<u>4</u>

PES - Pesticide Register

A search of the PES database, dated 1988-Oct 2016 has found that there are 1 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
LANDESCAPES	2065 6TH LINE ROAD, UNIT 36 OAKVILLE ON L6H 1X9	244.2	<u>10</u>

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated Oct 31, 2016 has found that there are 2 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2284 MUNNS AVE, OAKVILLE ON	175.4	<u>8</u>
	2209 MARGOT STREET, OAKVILLE ON	245.3	<u>11</u>

SCT - Scott's Manufacturing Directory

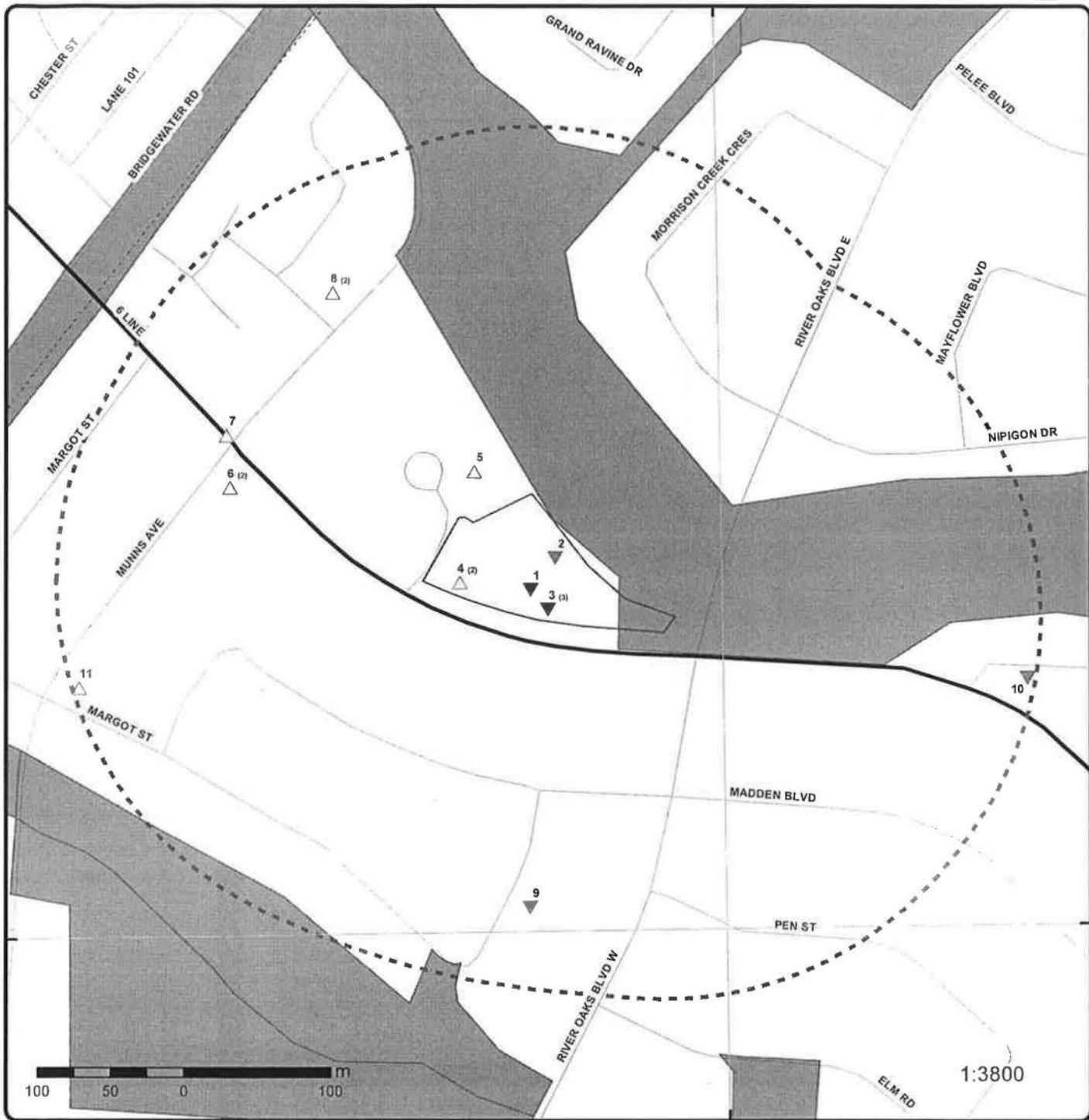
A search of the SCT database, dated 1992-Mar 2011* has found that there are 3 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
PRINCIPAL MAN	2191 SIXTH LINE OAKVILLE ON L6H 3X2	30.8	<u>5</u>
B.Twynam Jewellery	2249 Munn's Ave Oakville ON L6H 3M9	146.1	<u>6</u>
B. Twynam Jewellery	2249 Munn's Ave Oakville ON L6H 3M9	146.1	<u>6</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jan 2016 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2284 Munns Ave Oakville ON	175.4	<u>8</u>
OAKVILLE HYDRO	2142 MARGOT OAKVILLE HYDRO TRANSFORMER OAKVILLE TOWN ON L6H 3M1	195.2	<u>9</u>



43°28'N

43°28'N

Map : 0.25 Kilometer Radius

Order No: 20170118105
Address: 2163 6 Line, Oakville, ON, L6H3N7



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°43'30"W

43°28'30"N

43°28'30"N



Aerial

Address: 2163 6 Line, Oakville, ON, L6H3N7

Source: ESRI World Imagery

Order No: 20170118105



© ERIS Information Limited Partnership

79°43'30"W

43°28'30"N

43°28'30"N



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Topographic Map

Address: 2163 6 Line, Oakville, ON, L6H3N7

Source: ESRI World Topographic Map

Order No: 20170118105



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<u>1</u>	1 of 1	-/0.0	145.9	2163 & 2169 SIXTH LINE OAKVILLE ON	EHS
Postal Code: City: Address2: Address1: Provstate: Order No.: 20080520023 Addit. Info Ordered:: Report Date: 5/29/2008 Report Type: Complete Report Search Radius (km): 0.25					
<u>2</u>	1 of 1	-/0.0	145.7	2163 6th Line Oakville ON	EHS
Postal Code: City: Address2: Address1: Provstate: Order No.: 20080219006 Addit. Info Ordered:: Fire Insur. Maps And /or Site Plans; Title Search; Aerials Photos; City Directory; Topographical Maps Report Date: 2/22/2008 Report Type: Complete Report Search Radius (km): 0.25					
<u>3</u>	1 of 3	-/0.0	145.6	925511 ONTARIO LTD./O/A RIVER OAKS PHOTO 2163 SIXTH LINE OAKVILLE ON L6H 3N7	GEN
PO Box Num: Status: Country: Generator #: ON1434600 Approval Yrs.: 92,93,97,98 SIC Code: 5971 SIC Description: IND./HOUSEHOLD CHEM. --Details-- Waste Code: 264 Waste Description: PHOTOPROCESSING WASTES					
<u>3</u>	2 of 3	-/0.0	145.6	925511 ONTARIO LIMITED 43-438 O/A RIVER OAKS PHOTO 2163 SIXTH LINE OAKVILLE ON L6H 3N7	GEN
PO Box Num: Status:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Country: Generator #: ON1434600 Approval Yrs.: 94,95,96 SIC Code: 5971 SIC Description: IND./HOUSEHOLD CHEM.					
--Details-- Waste Code: 264 Waste Description: PHOTOPROCESSING WASTES					
<u>3</u>	3 of 3	-0.0	145.6	RIVER OAKS PHOTO 2163 SIXTH LINE OAKVILLE ON L6H 3N7	GEN
PO Box Num: Status: Country: Generator #: ON1434600 Approval Yrs.: 99,00,01 SIC Code: 5971 SIC Description: IND./HOUSEHOLD CHEM.					
--Details-- Waste Code: 264 Waste Description: PHOTOPROCESSING WASTES					
<u>4</u>	1 of 2	-0.0	146.8	Dental Corporation of Canada 2169 Sixth Line Oakville ON L6H 3X2	GEN
PO Box Num: Status: Registered Country: Canada Generator #: ON7184882 Approval Yrs.: As of Sep 2016 SIC Code: SIC Description:					
--Details-- Waste Code: 312 P Waste Description: Pathological wastes Waste Code: 264 L Waste Description: Photoprocessing wastes					
<u>4</u>	2 of 2	-0.0	146.8	Dental Corporation of Canada 2169 Sixth Line Oakville ON	GEN
PO Box Num: Status: Country: Generator #: ON7184882 Approval Yrs.: As of May 2015 SIC Code: SIC Description:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
--Details--					
Waste Code:		312			
Waste Description:		Pathological wastes			
<u>5</u>	1 of 1	NNW/30.8	146.9	PRINCIPAL MAN 2191 SIXTH LINE OAKVILLE ON L6H 3X2	SCT
Established:		1989			
Plant Size (ft²):		120			
Employment:		2			
--Details--					
Description:		METALS SERVICE CENTERS & OFFICES			
SIC/NAICS Code:		5051			
Description:		INDUSTRIAL SUPPLIES			
SIC/NAICS Code:		5085			
<u>6</u>	1 of 2	WNW/146.1	149.0	B. Twynam Jewellery 2249 Munn's Ave Oakville ON L6H 3M9	SCT
Established:		1986			
Plant Size (ft²):		1			
Employment:					
--Details--					
Description:		Jewellery and Silverware Manufacturing			
SIC/NAICS Code:		339910			
<u>6</u>	2 of 2	WNW/146.1	149.0	B. Twynam Jewellery 2249 Munn's Ave Oakville ON L6H 3M9	SCT
Established:		1986			
Plant Size (ft²):		1			
Employment:					
--Details--					
Description:		Jewellery and Silverware Manufacturing			
SIC/NAICS Code:		339910			
<u>7</u>	1 of 1	WNW/165.6	150.7	RIVER OAKS DEVELOPMENTS INC. MUNN'S AVE/SIXTH LINE/CHESTER OAKVILLE TOWN ON	CA
Certificate #:		7-0299-95-			
Application Year:		95			
Issue Date:		5/3/1995			
Approval Type:		Municipal water			
Status:		Approved			
Application Type:					
Client Name::					
Client Address::					
Client City::					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Client Postal Code:: Project Description:: Contaminants:: Emission Control::					

<u>8</u>	1 of 2	NW/175.4	152.9	2284 MUNNS AVE, OAKVILLE ON	PINC
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Incident ID:
Tank Status: RC Established
Attribute Category: FS-Perform P-line Inc Invest
Task Number: 4571277
Type: FS-Pipeline Incident
Incident Number: 1156038
Status Code: Pipeline Damage Reason Est
Summary: 2284 MUNNS AVE, OAKVILLE - PIPELINE HIT - 1 ¼"
Spills Action Centre:
Reported By: Jeremy Getson - Union Gas
Affiliation:
Method Details: E-mail
Fuel Category: Natural Gas
Fuel Occurrence Type:
Date of Occurrence:
Occurrence Start Date: 2013/01/16
Health Impact:
Occurrence Desc:
Environment Impact:
Property Damage: Yes
Service Interrupt:
Fuel Type:
Enforce Policy: Yes
Operation Type:
Damage Reason: No notification made to the one call center
Public Relation:
Pipeline System:
Pipeline Type:
Depth:
Pipe Material:
Regualtor Location:
PSIG:
Regulator Type:
Notes:

<u>8</u>	2 of 2	NW/175.4	152.9	2284 Munns Ave Oakville ON	SPL
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Ref NO: 0031-9A6M8G
Contaminant Code: 35
Contaminant Name: NATURAL GAS (METHANE)
Contaminant Quantity: 0 other - see incident description
Incident Cause:: Leak/Break
Incident Dt: 2013/08/01
Incident Reason:: Operator/Human Error
Incident Summary:: TSSA: 1-1/4" gas main hit by contractor
MOE Reported Dt: 2013/08/01
Environmental Impact:: Confirmed
Nature of Impact:: Air Pollution
Receiving Medium::
SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Sector Source Type: Pipeline/Components
Site Municipality: Oakville

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<u>9</u>	1 of 1	S/195.2	144.8	OAKVILLE HYDRO 2142 MARGOT OAKVILLE HYDRO TRANSFORMER OAKVILLE TOWN ON L6H 3M1	SPL
Ref NO:		78489			
Contaminant Code:					
Contaminant Name:					
Contaminant Quantity:					
Incident Cause::		VALVE/FITTING LEAK OR FAILURE			
Incident Dt:		9/21/1992			
Incident Reason::		EQUIPMENT FAILURE			
Incident Summary::		BACKENTRY - OAKVILLE HYD.- 2L NON-PCB OIL TO GRND DUE TO FAILED TRANSFORMER			
MOE Reported Dt:		9/22/1992			
Environmental Impact::		NOT ANTICIPATED			
Nature of Impact::					
Receiving Medium::		LAND			
SAC Action Class:					
Sector Source Type:					
Site Municipality:		14403			
<u>10</u>	1 of 1	ESE/244.2	140.5	LANDESCAPES 2065 6TH LINE ROAD, UNIT 36 OAKVILLE ON L6H 1X9	PES
Detail Licence No.:					
Licence Type:		Operator			
<u>11</u>	1 of 1	WSW/245.3	146.8	2209 MARGOT STREET, OAKVILLE ON	PINC
Incident ID:					
Tank Status:		RC Established			
Attribute Category:		FS-Perform P-line Inc Invest			
Task Number:		4208345			
Type:		FS-Pipeline Incident			
Incident Number:		962020			
Status Code:		Pipeline Damage Reason Est			
Summary:		2209 MARGOT STREET, OAKVILLE - PIPELINE HIT - 1/2"			
Spills Action Centre:					
Reported By:		Devay, Lori			
Affiliation:					
Method Details:		E-mail			
Fuel Category:		Natural Gas			
Fuel Occurrence Type:					
Date of Occurrence:					
Occurrence Start Date:		2012/12/24			
Health Impact:					
Occurrence Desc:					
Environment Impact:					
Property Damage:		Yes			
Service Interrupt:					
Fuel Type:					
Enforce Policy:		Yes			
Operation Type:					
Damage Reason:		Excavation practices not sufficient			
Public Relation:					
Pipeline System:					
Pipeline Type:					
Depth:					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
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Pipe Material:

Regulator Location:

PSIG:

Regulator Type:

Notes:

Unplottable Summary

Total: 11 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	RIVER OAKS HEIGHTS LTD.	RIVER OAKS BLVD.	OAKVILLE ON	
CA	The Corporation of the Town of Oakville	Sixth Line	Oakville ON	
CA	RIVER OAKS HEIGHTS LTD.	RIVER OAKS BLVD.	OAKVILLE ON	
CA	STAN VINE CONSTRUCTION	RIVER OAKS BLVD.	OAKVILLE TOWN ON	
CA	RIVER OAKS HEIGHTS LTD.	RIVER OAKS BLVD.	OAKVILLE ON	
CA	STAN VINE CONSTRUCTION TRAFALGAR RD.	RIVER OAKS BLVD. UPPER MIDDLE	OAKVILLE TOWN ON	
CA	The Corporation of the Town of Oakville	Sixth Line	Oakville ON	
CA	STAN VINE CONSTRUCTION	RIVER OAKS BLVD.	OAKVILLE TOWN ON	
EBR	Sixth Line Corporation	6th Line Oakville Regional Municipality of Halton TOWN OF OAKVILLE	ON	
ECA	Pendent Developments Limited	Part of Lot 17, 18, 19, Concession 1	Oakville ON	
ECA	Sixth Line Corporation	Part of Lot 15	Town of Oakville ON	

Unplottable Report

Site: RIVER OAKS HEIGHTS LTD.
RIVER OAKS BLVD. OAKVILLE ON

Database:
CA

Certificate #: 7-0233-85-006
Application Year: 85
Issue Date: 4/25/85
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: The Corporation of the Town of Oakville
Sixth Line Oakville ON

Database:
CA

Certificate #: 4598-8M5Q3G
Application Year: 2011
Issue Date: 10/26/2011
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: RIVER OAKS HEIGHTS LTD.
RIVER OAKS BLVD. OAKVILLE ON

Database:
CA

Certificate #: 3-0366-85-006
Application Year: 85
Issue Date: 5/8/85
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: STAN VINE CONSTRUCTION
RIVER OAKS BLVD. OAKVILLE TOWN ON

Database:
CA

Certificate #: 7-1731-88-

Application Year: 88
Issue Date: 10/27/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: RIVER OAKS HEIGHTS LTD.
RIVER OAKS BLVD. OAKVILLE ON

Database:
CA

Certificate #: 3-0333-85-006
Application Year: 85
Issue Date: 4/25/85
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: STAN VINE CONSTRUCTION TRAFALGAR RD.
RIVER OAKS BLVD. UPPER MIDDLE OAKVILLE TOWN ON

Database:
CA

Certificate #: 3-2222-88-
Application Year: 88
Issue Date: 11/21/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: The Corporation of the Town of Oakville
Sixth Line Oakville ON

Database:
CA

Certificate #: 0985-5WKN4W
Application Year: 2004
Issue Date: 3/1/2004
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: STAN VINE CONSTRUCTION
RIVER OAKS BLVD. OAKVILLE TOWN ON

Database:
CA

Certificate #: 3-2042-88-
Application Year: 88
Issue Date: 10/27/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: Sixth Line Corporation
6th Line Oakville Regional Municipality of Halton TOWN OF OAKVILLE ON

Database:
EBR

Company Name:
Notice Type: Instrument Decision
EBR Registry No.: 012-6473
Instrument Type: Sixth Line Corporation (EPA Part II.1-sewage) - Environmental Compliance Approval (project type: sewage)
Year: 2016
Ministry Ref. No.: 6638-A5UJEH
Proposal Date: January 20, 2016
Location: 6th Line Oakville Regional Municipality of Halton TOWN OF OAKVILLE
Proponent Address: 2500 Appleby Line, Burlington Ontario, Canada L7L 0A2
Notice Date: May 05, 2016

Site: Pendent Developments Limited
Part of Lot 17, 18, 19, Concession 1 Oakville ON

Database:
ECA

Record Type:
PDF URL:
Full Address: SWM Pond 12 Part of Lot 17, 18, 19, Concession 1 Town of Oakville, Regional Municipality of Halton
CofA Number: 1485-9RNS77
Date: 12/19/14
Status: Approved
Project Type: Municipal and Private Sewage

Site: Sixth Line Corporation
Part of Lot 15 Town of Oakville ON

Database:
ECA

Record Type:
PDF URL: <https://www.accessenvironment.ene.gov.on.ca/instruments/6638-A5UJEH-14.pdf>
Full Address: Part of Lot 15, Concession 1 (Trafalgar) Town of Oakville, Regional Municipality of Halton
CofA Number: 5510-A9DQJJ
Date: 2016-04-29
Status: Approved
Project Type: Municipal and Private Sewage Works

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 2016

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 2014

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

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: Oct 31, 2016

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 2014

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*

Commercial Fuel Oil Tanks:

Provincial CFOT

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

Government Publication Date: Oct 31, 2016

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: Oct 31, 2016

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 31, 2012

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-Nov 2016

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-Dec 2016

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-Aug 2015

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-Nov 2016

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-Dec 2016

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-Nov 2016

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-Aug 2016

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

The Emergency Management Historical Event data class will store the locations of historical occurrences of emergency events. Events captured will include 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.

Government Publication Date: May 31, 2014

List of TSSA Expired Facilities:

Provincial EXP

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

Government Publication Date: Oct 31, 2016

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.

Government Publication Date: June 2000-Oct 2015

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-Sept 2003

Fuel Storage Tank:

Provincial FST

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

Government Publication Date: Oct 31, 2016

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-Sep 2016

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 2014

TSSA Historic Incidents:

Provincial HINC

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

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*

TSSA Incidents:

Provincial INC

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

Government Publication Date: Oct 31, 2016

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: Dec 31, 2013

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-Feb 2016

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, 2014

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-Aug 2010

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 Wells:

Federal NEBW

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: 1993-2014

Oil and Gas Wells:

Private OGW

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

Government Publication Date: 1988-Jun 2016

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-Oct 2016

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-Dec 2016

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

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-Oct 2016

TSSA Pipeline Incidents:

Provincial PINC

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

Government Publication Date: Oct 31, 2016

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-Dec 2016

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: 1986-2013

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Dec 2016

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: Oct 31, 2016

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-Jan 2016

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: 1990-2014

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-Jan 2015

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial VAR

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

Government Publication Date: Oct 31, 2016

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: 1970-Nov 2016

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: Jun 30, 2016

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.



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APPENDIX 'E'

AERIAL PHOTOGRAPHS


REFERENCE NO. 1908-E077



Source: McGill University - Air Photos of Southern Ontario
 © 1954 Hunting Survey Corporation Limited

	
	subject site
 Soil Engineers Ltd.	
Title 1954 Aerial Photograph	
Project Proposed mixed-Use Development 2163 and 2169 Sixth Line Town of Oakville	
Reference No. 1908-E077	
Date August 28, 2019	
Scale As shown	
Appendix 'E' 1 of 8	



 subject site



Title
1964 Aerial Photograph

Project
Proposed mixed-Use Development
2163 and 2169 Sixth Line
Town of Oakville

Reference No.
1908-E077

Date
August 28, 2019


Scale
As shown

Appendix 'E'
2 of 8



Source: National Air Photo Library
© 1974 Ministry of Natural Resources



 subject site



Title
1974 Aerial Photograph

Project
Proposed mixed-Use Development
2163 and 2169 Sixth Line
Town of Oakville

Reference No.
1908-E077

Date
August 28, 2019

Scale
As shown


Appendix 'E'
3 of 8



200 m

Source: National Air Photo Library
© 1985 Ministry of Natural Resources



 subject site



Title
1984 Aerial Photograph

Project
Proposed mixed-Use Development
2163 and 2169 Sixth Line
Town of Oakville




Reference No.
1908-E077

Date
August 28, 2019


Scale
As shown

Appendix 'E'
4 of 8



	
	subject site
 Soil Engineers Ltd.	
Title	1995 Aerial Photograph
Project	Proposed mixed-Use Development 2163 and 2169 Sixth Line Town of Oakville
Reference No.	1908-E077
Date	August 28, 2019
Scale	As shown
Appendix 'E'	5 of 8



 subject site



Title
2006 Aerial Photograph

Project
Proposed mixed-Use Development
2163 and 2169 Sixth Line
Town of Oakville


Reference No.
1908-E077

Date
August 28, 2019

Scale
As shown

Appendix 'E'
6 of 8



 subject site



Title
2015 Aerial Photograph

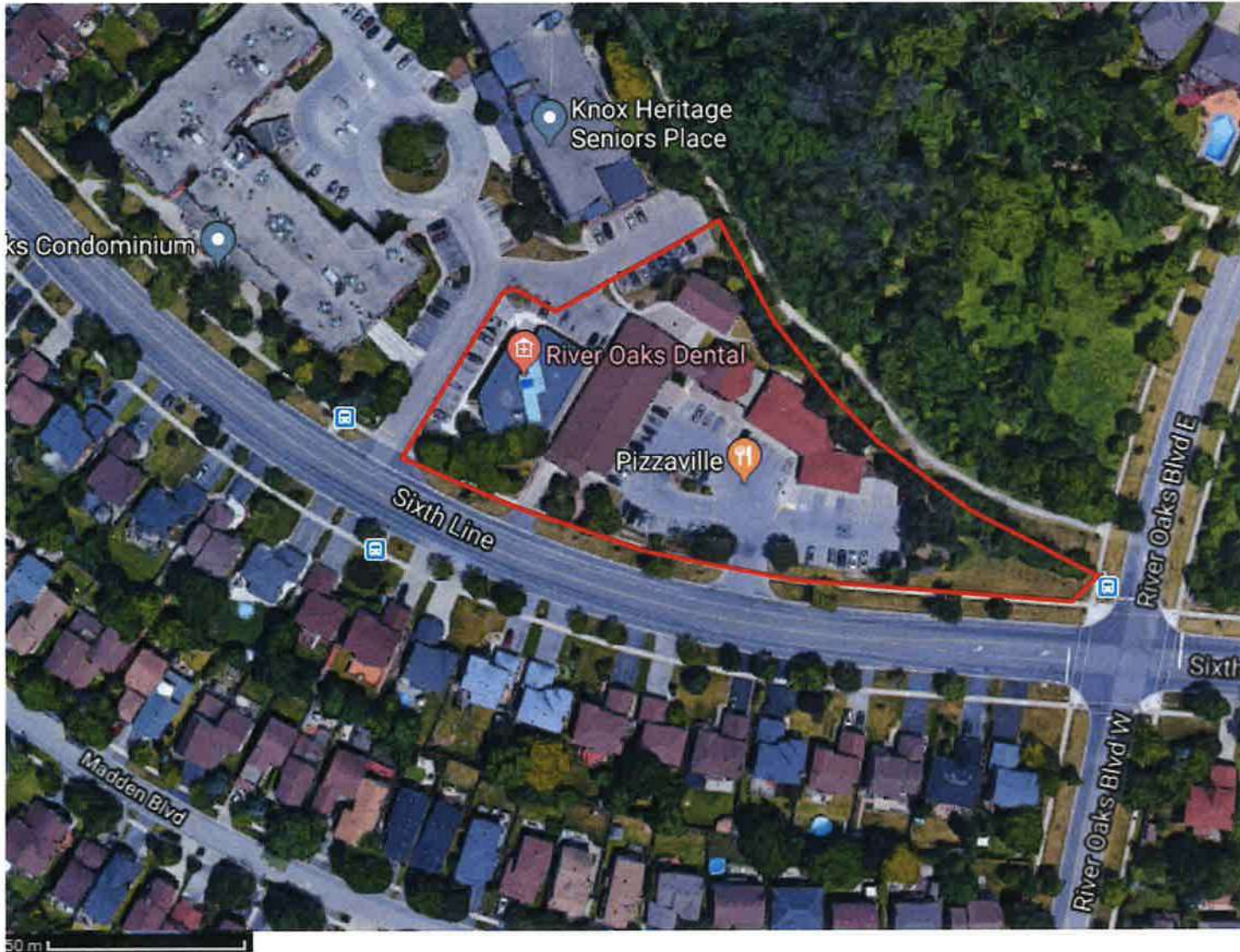
Project
Proposed mixed-Use Development
2163 and 2169 Sixth Line
Town of Oakville


Reference No.
1908-E077

Date
August 28, 2019

Scale
As shown

Appendix 'E'
7 of 8



 subject site



Title	2019 Aerial Photograph
Project	Proposed mixed-Use Development 2163 and 2169 Sixth Line Town of Oakville
Reference No.	1908-E077
Date	August 28, 2019
Scale	As shown
Appendix 'E'	8 of 8



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APPENDIX 'F'

OCCUPANCY SEARCH

REFERENCE NO. 1908-E077



Reference No. 1908-E077

Occupancy Records

Please noted that the City Directories for this Environmental Phase One ESA Report were not available prior to 1960

Address	Owner / Company Name	Direction from Subject Site	2001	1998	1994	1989	1986	1981	1975	1971	1965
Sixth Line											
2163	Chris Cleaners	At the subject site	X	O	X	X	X	X	X	X	X
	Chudzys Delicatessen Ltd.		X	X	X	X	O	X	X	X	X
	The Framers Workshop		X	X	X	X	X	X	X	X	X
	Hair and Aesthetic Impressions		X	O	X	X	X	X	X	X	X
	Hair Design by Maggie		X	X	X	X	O	X	X	X	X
	It's Good Food		X	O	X	X	X	X	X	X	X
	M&M Meats Shops Ltd.		X	O	X	X	X	X	X	X	X
	Pizzaville Pizza & Panzerotto		X	O	X	X	X	X	X	X	X
	River Oaks Barber Shop		X	O	X	X	X	X	X	X	X
	River Oaks Convenience Store		X	O	X	X	O	X	X	X	X
	Rose Robert Law Office		X	O	X	X	X	X	X	X	X
	Royal Bank		X	O	X	X	X	X	X	X	X
	Toronto Dominion Bank		X	X	X	X	O	O	X	X	X
Video Tonight	X	O	X	X	X	X	X	X	X		
2169	Chiropractic Health and Wellness Care Center	At the subject site	X	O	X	X	X	X	X	X	X
	Dr Gigone Frank		X	X	X	X	X	X	X	X	X
	Dr Ng Ken & Associates		X	X	X	X	X	X	X	X	X
	Dr Kevin O'Malley		X	X	X	X	O	X	X	X	X
	Kay's Esthetics		X	O	X	X	X	X	X	X	X
	River Oaks Dental Office		X	O	X	X	X	X	X	X	X
2307	Signsystems	185m NW	X	X	X	X	O	O	X	X	X
Margot Street											
2151	NWH Marine Inc.	215m SSW	O	X	X	X	X	X	X	X	X

Note: "O" referred to as "Occupied"
 "X" referred to as "No record"



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APPENDIX 'G'

LANDOWNER/TENANT/OCCUPANT QUESTIONNAIRE

REFERENCE NO. 1908-E077

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

Address of Site: 2163-2169 Sixth Line Road Oakville, Ontario
Person Interviewed: Barati Relationship to Site: Landlord
Interviewer: _____ Method of Interview: _____
Project No.: _____ Date of Interview: Aug 12~~3~~/2019

General Questions:

1. How long have you lived/worked at this address? 2.5 Years
2. What are the main operations that occur on this site? Retails + Office
3. What activities were previously performed on this site? Retail stores + office works

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

4. Foul odours or stained surfaces (such as soil, concrete, asphalt, surrounding stormwater stains, etc)?
No.
5. Spills, leaks or hazardous materials activities?
NO.
6. Above ground or underground storage tanks (such as those used for for utility, fuel or chemical)?
NO.
7. Specific chemicals located or stored on site in drums, tanks, barrels or sacks?
NO.
8. Previous environmental site assessments completed? If yes what were the results? Was there an environmental cleanup?
Yes. The result was OKay. NO cleanup order. Refer to PGL Report.
9. If the property is served by a well or septic system and heating system? Please specify the location and age.
NA.



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APPENDIX 'H'

SITE PHOTOGRAPHS


REFERENCE NO. 1908-E077



Southwestern portion of the subject site (Looking west)



Air conditioning units (Looking north)


	Title	Project	Reference No.	Date	Appendix 'H'
 Soil Engineers Ltd.	Site Photographs	Proposed Mixed Development 2163 and 2169 Sixth Line, Town of Oakville	1908-E077	Aug 27, 2019	I



General view of the plaza (Looking west)



Northern portion of the subject site (Looking north)


	Title	Project	Reference No.	Date	Appendix 'H'
 Soil Engineers Ltd.	Site Photographs	Proposed Mixed Development 2163 and 2169 Sixth Line, Town of Oakville	1908-E077	Aug 27, 2019	2



Inside the dry cleaner

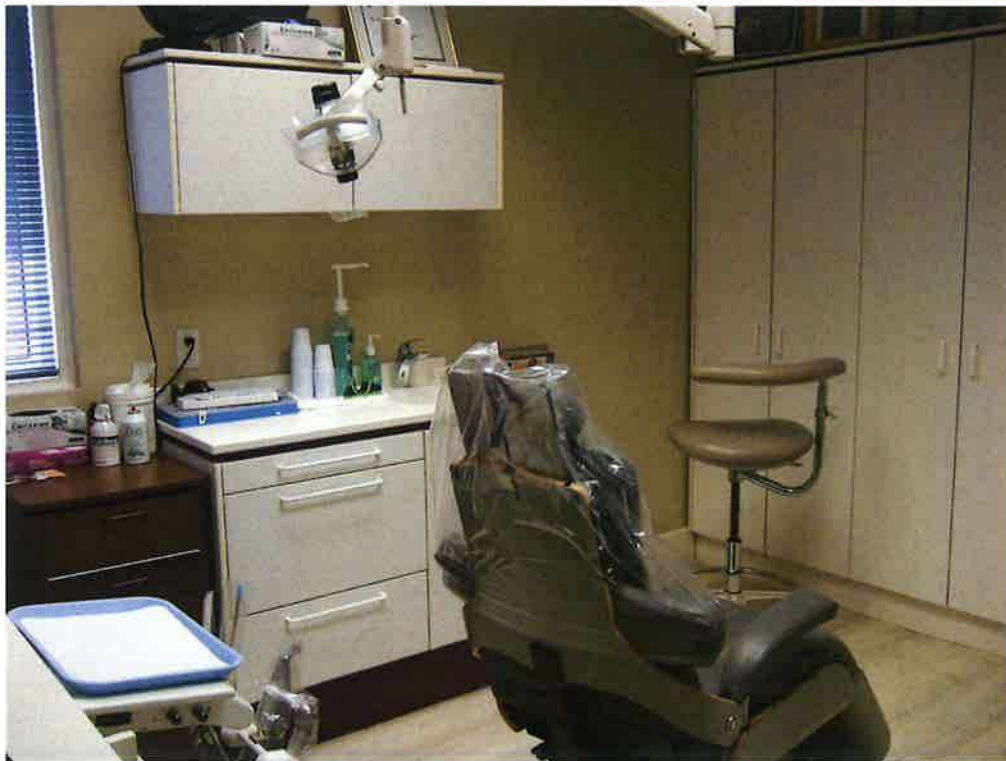


Inside the M&M


	Title	Project	Reference No.	Date	Appendix 'H'
 Soil Engineers Ltd.	Site Photographs	Proposed Mixed Development 2163 and 2169 Sixth Line, Town of Oakville	1908-E077	Aug 27, 2019	3



Inside the marshal art studio



Inside the dental office

	Title	Project	Reference No.	Date	Appendix 'H'
 Soil Engineers Ltd.	Site Photographs	Proposed Mixed Development 2163 and 2169 Sixth Line, Town of Oakville	1908-E077	Aug 27, 2019	4



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TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'I'

TABLE OF PAST AND CURRENT USES

REFERENCE NO. 1908-E077



PINs:24912-0148, 0149 and 0284 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2017 to present	Bara Group (River Oak) Inc.	Commercial property	Commercial use	Based on our site inspection, interview and aerial photos, the subject site has been used as commercial purposes.
1987 - 2017	River Oaks Convenance Plaza Inc.			
1985-1987	Kno Oakville Non-Profit Homes for Seniors Inc.			
1972-1985	Anprop Investments Inc.	Agricultural property	Agricultural or other use	Based on the aerial photographs and historical map, the subject site was used as agricultural purposes.
1968-1972	Goldhouse Holdings Limited			
1957-1968	Fiara Investments Limited Freewood Investments Limited			
1956-1957	Fiara Investments Limited William Lipson			
1956-1956	Mavscos Developments Ltd.			
1955-1956	Nathan Rosefield and Joe Sugerman			
1949-1955	Marlow and Kent			
1949-1949	June and marlow Kent			
1920-1949	Robert Henry Dewant Flemming			
1919-1920	William Grice			
1909-1919	Thomas Clifton			
1881-1909	John Karting Applebe			
1865-1881	Robert Applebe			
1864-1865	Samuel Kenney			
1842-1864	William Bowbeer			
1840-1842	William Earls			
1810-1840	David Kenny			
1809-1810	Harman House	Undeveloped land		Based on the land title search, the subject site was part of Lot 16, Concession 1, South of Dundas Street, Oakville.
Prior to 1809	Crown			



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90 WEST BEAVER CREEK ROAD, SUITE #100, RICHMOND HILL, ONTARIO L4R 1F7 • TEL (416) 754-8515 • FAX (905) 881-8335

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APPENDIX 'J'

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

REFERENCE NO. 1908-E077



"Table of areas of potential environmental concern"
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of potential environmental concern ¹	Location of area of potential environmental concern on phase one property	Potentially contaminating activity ²	Location of PCA (on-site or off-site)	Contaminants of potential concern ³	Media potentially Impacted (Ground water, soil and/or sediment)
APEC 1 (Due to a photo processing at the northwest of the subject site)	Northwestern portion of the subject site	Other: photo processing	On-site	Metals, pH, Cr (VI), Hg, CN-, B-HWS, PHCs, VOCs	Soil or Groundwater
APEC 2 (Due to the fire incident at northwest of the subject site)	Northwestern portion of the subject site	Other: fire incident	On-site	Metals, pH, Cr (VI), Hg, CN-, B-HWS, PAHs	Soil

Notes:

1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,

- (a) identification of past or present uses on, in or under the phase one property, and
- (b) identification of potentially contaminating activity.

2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the

"Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:



Reference No. 1908-E077

List of Method Groups:

ABNs	PCBs	Metals	Electrical Conductivity
CPs	PAHs	As, Sb, Se	Cr (VI)
1,4-Dioxane	THMs	Na	Hg
Dioxins/Furans, PCDDs/PCDFs	VOCs	B-HWS	Methyl Mercury
OCs	BTEX	Cl-	Low or high pH,
PHCs	Ca, Mg	CN-	SAR

4 - 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***