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Project No. CA0040928.5498

Muaadh Solomah, Land Development Manager

Crosstrail Estates Inc. and TWKD Developments Inc.

2031 James Street

Burlington, ON

L7R 1H2

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE, 40, 64, AND 86 BURNHAMTHORPE ROAD EAST, OAKVILLE, ONTARIO

Dear Mr. Solomah,

WSP Canada Inc. (WSP) is pleased to provide Crosstrail Estates Inc. and TWKD Developments Inc. (the Client) this Phase One Environmental Site Assessment (Phase One ESA) update for the property located at 40, 64, and 86 Burnhamthorpe Road East, Oakville, Ontario (the Phase One Property). The Phase One Property is located southeast of the Burnhamthorpe Road and Sixth Line intersection. The Phase One Property is legally described as the following:

- PT LT 15, CON 1 TRAF NDS, PT 1, 20R21076; TOWN OF OAKVILLE; and,
- FIRSTLY: PT LT 15, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, PT 1, 20R21012; TOGETHER WITH AN EASEMENT OVER PT 2, 20R21012 AS IN 672489, TOWN OF OAKVILLE AND SECONDLY: PT LT 15, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, PT 1, 20R21013; TOGETHER WITH AN EASEMENT OVER PT 2, 20R21013 AS IN 177238, TOWN OF OAKVILLE.

A plan of survey for the Phase One Property is provided in Attachment A. The location of the Phase One Property is provided in Figure 1. The location of the Phase One Property and the Phase One Study Area is provided in Figure 2. The Phase One Study Area represents surrounding properties located within a 250 m radius of the boundary of the Phase One Property.

This Phase One ESA Update is to be read in conjunction with the Phase One ESA prepared by WSP Canada Inc. (formerly Golder Associates Ltd.) dated January 2019¹ (the "2019 Phase One ESA"). WSP understands that a RSC is not required and that Halton Region requires WSP to allow the Region to rely on the environmental site assessment reports as a condition of the development planning approval; however, the prior environmental site

¹ Golder Associates Ltd. January 2019. Phase One Environmental Site Assessment, 40, 64, and 86 Burnhamthorpe Road East, Oakville, Ontario. Prepared For: Crosstrail Estates Inc. and TWKD Developments Inc. Reference Number: 1792964.

assessment reports are not considered “current” as defined by O.Reg. 153/04. The purpose of the work is to update the previous Phase One ESA as the original site visit was conducted more than eighteen months ago.

It is understood that the Phase One Property will be redeveloped for residential purposes. The Phase One Property is owned by Crosstrail Estates Inc. and TWKD Developments Inc.

1.0 SCOPE OF WORK

Activities carried out in association with this update consisted of the following:

- A review of environmental reports that are potentially relevant to the environmental conditions at the Phase One Property.
- A review of publicly accessible online databases (including interactive mapping sources).
- Freedom of Information request submitted to the Ministry of the Environment, Conservation and Parks (MECP).
- A site reconnaissance and interview with key personnel to assess changes to the Phase One Property (if any) since the 2019 Phase One ESA was prepared, and to identify new potentially contaminating activities (PCAs) and areas of potential environmental concern (APECs) if present. The interview portion of the Phase One ESA Update was conducted via e-mail with a questionnaire provided to the Client.
- Preparation of this letter report which documents the findings of the above.

The scope of work was completed in general accordance with Ontario Regulation (O. Reg.) 153/04.

2.0 ENVIRONMENTAL REPORTS

The following environmental reports (ordered from oldest to most recent) related to the Phase One Property were provided to WSP. WSP consulted these reports to develop an understanding of the environmental conditions at the Phase One Property and surrounding properties.

- “Phase One Environmental Site Assessment, 40, 64 and 86 Burnhamthorpe Road East, Oakville, Ontario”, project number 1792964, prepared by Golder for the Client, dated January 2019 (2019 Phase One ESA).
- “Phase Two Environmental Site Assessment, 40, 64 and 86 Burnhamthorpe Road East, Oakville, Ontario”, project number 1792964, prepared by Golder for the Client, dated January 9, 2019 (2019 Phase Two ESA).
- “Phase I Environmental Site Assessment Update of Three Adjacent Properties Located at 40, 64 and 86 Burnhamthorpe Road East in Oakville, Ontario”, project number 21468131, prepared by Golder for TWKD Developments Inc., dated June 16, 2021 (2021 Phase I ESA Update).

Noteworthy findings from these reports are summarized in the following sections.

2.1 2019 Phase One ESA

- The 2019 Phase One ESA was completed in accordance with O. Reg. 153/04 for the same parcel as the Phase One Property. At the time of reporting, the Phase One Property consisted of a 6.94-hectare parcel of land developed with three residential dwellings with sheds and vegetation.

- The dwellings were each single-storey with a basement level. The areas of the dwellings were reported as follows:
 - 40 Burnhamthorpe Road: 435,454 ft² (40,455 m²).
 - 64 Burnhamthorpe Road: 76,736 ft² (7,129 m²).
 - 86 Burnhamthorpe Road: 234,922 ft² (21,825 m²).
- Three domestic wells were reportedly advanced on the Phase One Property between 1963 to 1967. The wells were advanced to depths ranging from 11.3 to 14.9 m below ground surface (mbgs). The stratigraphy was generally described as clay, gravel, and red shale.
- Based on the aerial photographs reviewed as part of the 2019 Phase One ESA, the Phase One Property was likely used for agricultural purposes until 1988, when residential dwellings were constructed.
- The following were observed during the site reconnaissance:
 - The topography of the Phase One Property and surrounding properties were generally flat.
 - Each of the three residential dwellings had a 935 L capacity fuel oil aboveground storage tank (AST) with a furnace in the basement level.
 - At the time of the site reconnaissance, the basement level of the dwelling at 40 Burnhamthorpe Road was flooded, and the AST was observed floating in the basement.
 - Two additional 5,000 L capacity diesel fuel ASTs were observed to the south of the dwelling at 64 Burnhamthorpe Road, used to fuel landscaping equipment.
 - Piles of fill material were observed west and southwest of the residential dwelling at 40 Burnhamthorpe Road.
 - The surrounding properties included residential, commercial, and agricultural land uses.
- Groundwater was inferred to flow east to southeast towards Sixteen Mile Creek.
- It was reported that there were no indications that the Phase One Property was used for an industrial use, or any of the following commercial uses: vehicle garage, bulk liquid dispensing facility, or dry-cleaning facility.
- The following PCAs and APECs were identified as part of the 2019 Phase One ESA report:
 - APEC 1: A 935 L fuel oil AST was observed in the basement of the residential dwelling at 40 Burnhamthorpe Road.
 - APEC 2: A 935 L fuel oil AST was observed in the basement of the residential dwelling at 64 Burnhamthorpe Road.
 - APEC 3: A 935 L fuel oil AST was observed in the basement of the residential dwelling at 86 Burnhamthorpe Road.
 - APEC 4: Two 5,000 L diesel fuel ASTs were observed adjacent to the shed located on the central portion of 64 Burnhamthorpe Road.

- APEC 5: Fill materials were observed on the western and southwestern portions of 40 Burnhamthorpe Road East. Fill materials were also observed to the north of the residential dwelling located at 40 Burnhamthorpe Road East.
- Based on the findings of the 2019 Phase One ESA, a Phase Two ESA was required to support the submission of a Record of Site Condition (RSC).

2.2 2019 Phase Two ESA

- The 2019 Phase Two ESA was completed in accordance with O. Reg. 153/04. The objective of the report was to assess the APECs identified in the 2019 Phase One ESA report. The investigation was completed concurrently with the preliminary geotechnical investigation and was not intended to satisfy the complete investigation requirements of O.Reg. 153/04.
- As part of the investigation, twelve boreholes (BH18-01 to BH18-12) were advanced to depths ranging from 6.38 to 6.71 metres below ground surface (m bgs), with four of the boreholes instrumented with monitoring wells. Stockpile samples were also collected from 0.3 m hand-dug holes from the surface of the stockpile observed during the 2019 Phase One ESA.
- Generally, stratigraphy of the boreholes was described as a surficial layer of topsoil, silty clay or silty sand and gravel fill (0.5 to 1.45 mbgs), underlain by native soil of glacial till of silty clay and varying amounts of sand and gravel. Bedrock was not encountered during the subsurface investigation.
- The stockpiled material reportedly consisted mainly of weathered shale.
- Groundwater was encountered at depths ranging from approximately 3.03 to 4.25 mbgs
- Soil and groundwater samples were collected and submitted for analysis of one or more of the following: metals and inorganics, petroleum hydrocarbons (PHCs), polycyclic aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs). Soil and groundwater samples were submitted to Maxxam Analytics Inc. (Maxxam) for laboratory analysis.
- Analytical results were compared to the 2011 MECP Table 3: Full Depth Generic Site Condition Standards (SCS) in a Non-Potable Ground Water Condition for residential uses for medium/fine textured soils (Table 3 SCS). The analytical results indicated the soil and groundwater samples met the Table 3 SCS for the analyzed parameters. In addition, the samples collected from the stockpile generally met the Table 3 SCS, with the exception of SP-4 and SP-5, which had a concentration of copper of 230 µg/g and 180 µg/g, respectively (compared to the Table 3 SCS of 180 µg/g).
- Groundwater was inferred to flow east to southeast towards Sixteen Mile Creek.

It is noted that the analytical results reported as part of the 2019 Phase Two ESA were further compared by WSP to the 2011 Table 1 SCS for residential use (Table 1 SCS). The following exceedances of the Table 1 SCS were identified in the submitted soil samples:

- Sample BH18-2 SA1 (silty clay fill, collected from 0 to 0.6 mbgs) exceeded for PHC F3, PHC F4 and PHC F4G and sample BH18-2 SA6 (native silty clay, collected from 4.6 to 5.0 mbgs) exceeded for PHC F2. The concentrations of sodium adsorption ratio (SAR) at BH18-2 SA1 also exceeded the Table 1 SCS.

- Stockpile sample SP-3 exceeded for PHC F4G and electrical conductivity (EC), stockpile sample SP-4 exceeded for copper and hexane, stockpile sample SP-5 exceeded for PHC F4, F4G and copper, and stockpile samples SP-14 and SP-16 exceeded for hexane. It is noted that the stockpile sampling locations are not provided in the 2019 Phase Two ESA. The stockpile was no longer present at the time of the 2024 site reconnaissance.

2.3 2021 Phase I ESA Update

- The 2021 Phase I ESA Update was completed as an update to the 2019 Phase One ESA for financing purposes. The subject site of the report is the Phase One Property.
- The following were observed during the site reconnaissance:
 - The Site was developed with three residential dwellings with sheds and vegetation.
 - The residential dwelling at 40 Burnhamthorpe Road was vacant. Stockpiles of fill material were observed to the southwest and west of the residential dwelling. No changes have been made to the property of 40 Burnhamthorpe Road since the 2019 Phase One ESA.
 - The residential dwelling at 64 Burnhamthorpe Road was occupied. The two 5,000 L capacity diesel fuel ASTs south of 64 Burnhamthorpe Road was present, however, the tanks were reportedly emptied. The fuel oil AST in the basement of 64 Burnhamthorpe Road was present, however the dwelling was not accessed during the site reconnaissance.
 - The residential dwelling at 86 Burnhamthorpe Road was occupied. No changes have been made to the property of 86 Burnhamthorpe Road since the 2019 Phase One ESA.
 - It was noted that the tenant of 86 Burnhamthorpe Road sources potable water from the cistern located in the southern portion of the property. The cistern is filled periodically by a bulk water supplier who draws water from the municipal system.
 - No spills associated with the above-noted storage of fuels reportedly occurred at the Site since the 2019 Phase One ESA.
 - The surrounding properties were consistent with what was reported in the 2019 Phase One ESA, and were primarily residential, commercial, and agricultural land uses.
- Based on the ERIS report reviewed as part of the 2021 Phase I ESA Update, it was noted that a 100-litre hydraulic oil spill from a truck to a ditch was reported on Burnhamthorpe Road West and Sixth Line, approximately 12 m west/southwest of the Site, in May 2018. The MECP listed the impact of the spill as “minor” and there is no evidence that MECP required further work (e.g. remediation) to be conducted.
- Based on the 2021 Phase I ESA Update, no new issues of potential environmental concern were identified.

3.0 RECORDS REVIEW

3.1 Ministry of the Environment, Conservation and Parks

A standard freedom of information request was submitted to the MECP. According to a response from the MECP dated September 11, 2024, no records were identified for the Phase One Property. The response from the MECP is provided in Attachment B.

3.2 Technical Standards and Safety Authority, Fuel Safety Division Records

The Technical Standards and Safety Authority (TSSA) maintains records related to registered underground storage tanks (USTs) for petroleum-related products. The TSSA was contacted to establish the status of the Phase One Property and to identify outstanding instructions, incident reports, fuel oil spills, or contamination records. On August 22, 2024, TSSA reported via e-mail that there were no records on file pertaining to the Phase One Property. A copy of this response is provided in Attachment B.

3.3 Mapping

WSP reviewed publicly accessible online mapping available through the oakridgeswater.ca Geoportal. The inferred direction of groundwater flow at the water table is south/southeast. The nearest surface water body was reported to be a tributary of the Morrison Creek (250 m southeast). Lake Ontario was located 8.5 km southeast of the Site.

The surficial geology was described as glaciolacustrine-derived silty to clayey till. The bedrock was reported to be comprised of shale and siltstone, and siltstone to sandstone and limestone interbeds.

Based on the review of the Ministry of Natural Resources and Forestry's Make a Map: Natural Heritage Areas (MNR) mapping information, a provincially significant wetland (North Oakville-Milton East Wetland Complex) was located <30 m west.

3.4 Publicly Available Records

WSP reviewed publicly available background information from the Halton Region ArcGIS online mapping website, Google Earth, Google Streetview, Access Environment Ontario, the Environmental Site Registry, and the Water Well Information System for all municipal addresses associated with the Site.

Aerial imagery showed disturbed soil at the Phase One Property, indicative of demolition and construction, beginning 2019. As of 2024 aerial imagery, the Phase One Property was vacant and stripped of topsoil, and a stormwater management (SWM) pond was located on the southwest corner of the Site. The Study Area to the north, south, and east of the Phase One Property was also observed to be developed with residential neighbourhoods.

Based on a review of Access Environment Ontario, a RSC (RSC #230729) based on Phase One and Two ESAs was filed for 3483 Sixth Line (adjacent to the south) on February 4, 2022. The record indicated that soil impacted with organochlorine pesticides (OCPs) were identified on the southern portion of this property and groundwater investigations were not warranted as part of this RSC. Furthermore a RSC (RSC #B-403-1202978047) based on Phase One and Two ESAs was filed for 210 Burnhamthorpe Road East (200 m east) on February 22, 2023. No remediation or risk management measures were reported as part of this RSC.

Based on Schedule A1 of the Town of Oakville Official Plan (2009), the property located 20 m west of the Phase One Property was listed as a natural heritage system. Furthermore, the Halton's Regional Official Plan (2009) also lists this neighbouring property as a regional natural heritage system.

4.0 SITE VISIT AND INTERVIEW

On August 21, 2024, WSP conducted a visual reconnaissance at the Phase One Property. WSP was not accompanied by a site representative at the time of the reconnaissance; however, an environmental questionnaire was completed via email with Mr. Muaadh Solomah, Land Development Manager with Crystal Homes Corporation, the results of which are summarized in the following sections. A photographic record of the reconnaissance is provided in Attachment C. The following are of note based on the site reconnaissance and interview:

- At the time of the site reconnaissance, the Phase One Property was vacant and undergoing construction activities, including grading and trenching. There were no buildings, with the former residential dwellings having been demolished in 2023. Storage of a small pile of imported granular material, trench boxes, catch basins, and piping were observed along the northern boundary of the Phase One Property along Burnhamthorpe Road. These materials are not considered to represent a concern since they likely originated from a licensed aggregate extraction facility. A trailer for CD Construction Group was observed near the storage of supplies.
- Three piles of topsoil stripped from the Phase One Property were observed in the northwestern, central, and northern portions of the Phase One Property.
- Based on discussions with Mr. Solomah, no importation of fill material was completed as part of the grading activities at the entire Site and during the backfilling of the former basements and pond located on-site. A natural heritage report for the Phase One Property was not accessible to the Site Representative.
- A stormwater management pond surrounded by planted shrubbery was observed in the southwestern portion of the Phase One Property. An ECA for the pond was not listed on Access Ontario and WSP understands that an application for the ECA is in progress.
- A small diesel backup generator (Wacker Neuson, Model G25) was observed. The generator had an integral fuel storage tank with a capacity of 240 L, which does not represent bulk fuel storage.
- No storage of fuel or chemicals was observed on Phase One Property. Based on discussions with contractors, it was indicated that fuel for machinery was not stored on the Phase One Property and was provided occasionally by fuel trucks.
- No evidence of the former ASTs or piles of fill observed during the 2019 Phase One ESA was observed during the site reconnaissance. Based on discussions with contractors, it was unknown when the ASTs were removed from the Site.
- The topography of the Phase One Property and surrounding area is generally flat.
- The surrounding properties within the Phase One Study Area were similar to those observed at the time of the 2019 Phase One ESA, and included predominantly residential and commercial land uses, including the following:
 - Northwest (upgradient): residential properties, parkland, vacant land under construction, commercial plaza (restaurants, professional services, and medical offices), Burnhamthorpe Road.
 - Northeast (cross-gradient): residential properties, commercial plaza (restaurants, studios, retail, salons).

- Southwest (cross-gradient): vacant forested land, residential properties, Sixth Line.
- Southeast (downgradient): vacant land under construction, residential properties. Two ASTs were observed on the neighbouring lands under construction within the construction office's fenced area, 50 m east.
- Pad-mounted transformers were observed at various locations within the Phase One Study Area.
- To the knowledge of the Site Representative, there were no activities at the Phase One Property since the 2019 Phase One ESA with the potential to impact soil and/or groundwater quality.

4.1 Current and Past Uses

The following summarizes the current and past uses of the Phase One Property:

PIN 24929-5132 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Prior to November 23, 1807	Crown	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
November 23, 1807 to February 1, 1816	John Robinson	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
February 1, 1816 to February 1, 1816	Peter Dykessels	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
February 1, 1816 to March 2, 1816	Daniel Munn	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
March 2, 1816 to May 10, 1819	Amelia Jones & John Jones	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
May 10, 1819 to February 20, 1835	D'Arcy Boulton	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
February 20, 1835 to May 16, 1855	William Bowbaur	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
May 16, 1855 to May 16, 1855	Robert William Bigger	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
May 16, 1855 to April 14, 1857	William Bigger	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
April 14, 1857 to January 2, 1862	Henry Moseley	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
January 2, 1862 to April 13, 1910	Richard Hollaran	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
April 13, 1910 to May 7, 1910	Grace Hodge & James Hodge	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
May 7, 1910 to June 8, 1922	Newton L. Forster	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
June 8, 1922 to February 4, 1924	Thomas Travbridge	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
February 4, 1924 to November 11, 1925	Bert Swann	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
November 11, 1925 to October 19, 1966	Lorne Fish	Undeveloped	Agricultural or other use	The 1934, 1946 and 1965 aerial photographs show the western portion of the Site to be vacant land, possibly used for agricultural purposes.
October 19, 1966 to May 6, 1998	Winston C. Alcock	Residential dwelling and a shed	Residential use	Based on the 1974 and 1988 aerial photographs and City Directories from 1971, 1975, 1977-1978, 1989 and 1994, the Site was developed with a residential dwelling and a shed on the northeast portion of 40 Burnhamthorpe Road East. The remainder and majority of the western portion of the Site appears to be vacant land.
May 6, 1998 to May 16, 1998	James Leach & Robert Leach	Residential dwelling and a shed	Residential use	Other than the chain of title information, there were no other records reviewed for this period.
May 16, 1998 to April 14, 2000	Michele Giacomodonato	Residential dwelling and a shed	Residential use	Based on City Directories from 2000, the western portion of the Site was occupied for residential purposes.
April 14, 2000 to March 2, 2012	Michael Giacomodonato Jr., Michele Giacomodonato, Lou Giacomodonato, John Giacomodonato, Rick De Vincenzo &	Residential dwelling and a shed	Residential use	Based on City Directories from 2000 and the 2004 Google Earth image, the western portion of the Site was developed with a residential dwelling and a shed. The remainder and majority of the western portion of the Site appears to be vacant land.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
	Angela Giacomodonato			
Site splits into two parcels				
<i>First parcel</i>				
March 2, 2012 July 9, 2013	Lou Giacomodonato & Michele Giacomodonato	Residential dwelling and a shed	Residential use	Based on the 2013 Google Earth image, the western portion of the Site was developed with a residential dwelling and a shed. The remainder and majority of the western portion of the Site appears to be vacant land.
July 9, 2013 to August 1, 2014	Michele Hale, Peter Stabile, Avital Weig & Elizabeth Giacomodonato	Residential dwelling and a shed	Residential use	Based on the 2014 Google Earth image, the western portion of the Site was developed with a residential dwelling and a shed. The remainder and majority of the western portion of the Site appears to be vacant land.
<i>Second parcel</i>				
March 2, 2012 to August 1, 2014	Michael Giacomodonato Jr., Michele Giacomodonato, Lou Giacomodonato, John Giacomodonato, & Angela Giacomodonato	Residential dwelling and a shed	Residential use	Based on the 2013 Google Earth image, the western portion of the Site was developed with a residential dwelling and a shed. The remainder and majority of the western portion of the Site appears to be vacant land.
Two parcels amalgamated into one parcel				
August 1, 2014 to April 30, 2015	1914687 Ontario Inc.	Residential dwelling and a shed.	Residential use	Based on the 2015 Google Earth image, the western portion of the Site was developed with a residential dwelling and a shed. The remainder and majority of the western portion of the Site appears to be vacant land.
April 30, 2015 to the present	Crosstrail Estates Inc.	Residential dwelling and a shed, which were later demolished. The Site appears to be vacant with a stormwater	Residential use (with SWM pond representing an industrial use)	The 2019 aerial photograph showed disturbed soil at the Site, indicative of construction. The 2024 aerial photograph and site reconnaissance indicated that the structures were demolished, and the Site was vacant and stripped of topsoil. A stormwater management

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
		management pond.		pond was located in the southwest corner of the Site.

PIN 24929-6900 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Prior to November 23, 1807	Crown	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
November 23, 1807 to February 1, 1816	John Robinson	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
February 1, 1816 to February 1, 1816	Peter Dykessels	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
February 1, 1816 to March 2, 1816	Daniel Munn	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
March 2, 1816 to May 10, 1819	Amelia Jones & John Jones	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
May 10, 1819 to February 20, 1835	D'Arcy Boulton	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
February 20, 1835 to May 16, 1855	William Bowbaur	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
May 16, 1855 to May 16, 1855	Robert William Bigger	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
May 16, 1855 to April 14, 1857	William Bigger	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
April 14, 1857 to January 2, 1862	Henry Moseley	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
January 2, 1862 to April 13, 1910	Richard Hollaran	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
April 13, 1910 to May 7, 1910	Grace Hodge & James Hodge	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
May 7, 1910 to June 8, 1922	Newton L. Forster	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
June 8, 1922 to February 4, 1924	Thomas Travbridge	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
February 4, 1924 to November 11, 1925	Bert Swann	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
November 11, 1925 to September 5, 1963	Lorne Fish	Undeveloped	Agricultural or other use	The 1934 and 1946 aerial photographs show the central and eastern portions of the Site to be vacant land, possibly used for agricultural purposes. A woodlot appears to be present on the south-central portion of the Site.
Site splits into two parcels				
<i>First parcel – 64 Burnhamthorpe Road East</i>				
September 5, 1963 to October 17, 1963	Jorgen Lilholt & Gram Schioldager c.o.b. as Main Construction Company	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
October 17, 1963 to July 2, 1974	Alfred Sandon Noyes & Lillian Noyes	Residential dwelling	Residential use	Based on the 1965 and 1974 aerial photographs, the central portion of the Site was developed with a residential dwelling on the northern portion of 64 Burnhamthorpe Road East. A woodlot was present on the southern portion of 64 Burnhamthorpe Road East.
July 2, 1974 to July 29, 1987	Michael Benke & Gisela Liebs Benke	Residential dwelling	Residential use	Based on City Directories from 1975, 1977-1978 and 1984, the central portion of the Site appears to be occupied for residential use.
July 29, 1987 to June 30, 2015	Gisela Liebs Benke	Residential dwelling and a shed	Residential use	Based on the 1988 aerial photograph, 2004 Google Earth image and City Directories from 1989 and 2000, the central portion of the Site was developed with a residential dwelling and a shed. A woodlot was present on the southern portion of 64 Burnhamthorpe Road East.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
June 30, 2015 to May 12, 2021	Trafalgar Road (Oakville) Developments Limited	Residential dwelling and a shed	Residential use	Based on the 2021 Google Earth image and City Directories from 1989 and 2000, the central portion of the Site was developed with a residential dwelling and a shed. A woodlot was present on the southern portion of 64 Burnhamthorpe Road East.
May 12, 2021 to the present	TWKD Developments Inc.	Residential dwelling and a shed, which were later demolished.	Residential use	The 2024 aerial photograph and site reconnaissance indicated that the structures were demolished and the Site was vacant and stripped of topsoil.
<i>Second parcel – 86 Burnhamthorpe Road East</i>				
September 5, 1963 to December 11, 1964	Lorne Fish	Undeveloped	Agricultural or other use	Other than the chain of title information, there were no other records reviewed for this period.
December 11, 1964 to May 14, 2009	Gino Zorzit	Residential dwelling. A shed and a pond was later constructed on the southern portion of this property.	Residential use	Based on the 1965, 1974 and 1988 aerial photographs and City Directories from 1971, 1975, 1977-1978, 1984, 1989, 1994 and 2000, the eastern portion of the Site was developed with a residential dwelling. A woodlot was present on the southwestern portion of 86 Burnhamthorpe Road East. Based on the 2004 Google Earth image, a shed was constructed on the southern portion and a pond was constructed on the southwestern portion of 86 Burnhamthorpe Road East.
May 14, 2009 to February 12, 2015	Gino Zorzit and Tranquilla Zorzit	Residential dwelling and sheds	Residential use	Based on the 2015 Google Earth image, the eastern portion of the Site was developed with a residential dwelling and sheds. A woodlot and pond were present on the southwestern portion of 86 Burnhamthorpe Road East.
February 12, 2015 to the present	TWKD Developments Inc.	Residential dwelling and sheds, which were later demolished.	Residential use	The 2024 aerial photograph and site reconnaissance indicated that the structures were demolished, and the Site was vacant and stripped of topsoil.

5.0 SUMMARY OF FINDINGS

This Phase One ESA Update identified one new PCA in the Phase One Study Area. PCAs and APECs identified to date are summarized below:

Location	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks – A former fuel oil AST was located in the basement of the residential dwelling located at 40 Burnhamthorpe Road East (PCA 1).	2019 Phase One ESA	The PCA is located on the Phase One Property and must be identified as an APEC.
	28. Gasoline and Associated Products Storage in Fixed Tanks – A former fuel oil AST was observed in the basement of the residential dwelling located at 64 Burnhamthorpe Road East (PCA 2).	2019 Phase One ESA	The PCA is located on the Phase One Property and must be identified as an APEC.
	28. Gasoline and Associated Products Storage in Fixed Tanks – A former fuel oil AST was observed in the basement of the residential dwelling located at 86 Burnhamthorpe Road East (PCA 3).	2019 Phase One ESA	The PCA is located on the Phase One Property and must be identified as an APEC.
	28. Gasoline and Associated Products Storage in Fixed Tanks – Two former diesel fuel ASTs were located on the eastern portion of 64 Burnhamthorpe Road East (PCA 4).	2019 Phase One ESA	The PCA is located on the Phase One Property and must be identified as an APEC.
	30. Importation of Fill Material of Unknown Quality – Former stockpiles of fill material were located to the south of the residential dwelling at 40 Burnhamthorpe Road East. As part of the 2019 Phase Two ESA, exceedances of PHCs, hexane, copper and/or electrical conductivity were identified in the stockpile samples. The stockpiles were removed in 2024 (PCA 5).	2019 Phase One ESA, 2019 Phase Two ESA	The PCA is located on the Phase One Property and must be identified as an APEC.
	30. Importation of Fill Material of Unknown Quality – Former stockpiles of fill material were located on the southwestern portion of the Site. According to the 2019 Phase Two ESA, PHC impacts in soil were identified in soil samples collected from BH18-2 at depths ranging from 0 to 0.6 mbgs and from 4.6 to 5.0 mbgs. The stockpiles were removed in 2023 (PCA 6).	2019 Phase Two ESA	The PCA is located on the Phase One Property and must be identified as an APEC.
	30. Importation of Fill Material of Unknown Quality – Former stockpiles of fill material were located to the north and west of the residential dwelling at 40 Burnhamthorpe Road East. The stockpiles were removed in 2023 (PCA 7).	2019 Phase One ESA	The PCA is located on the Phase One Property and must be identified as an APEC.

Location	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
Phase One Study Area (excluding the Phase One Property)	28. Gasoline and Associated Products Storage in Fixed Tanks – Two ASTs were observed on the neighbouring property (3483 Sixth Line, PCA 8).	Site observations	Based on the location downgradient of the Site, it is not considered to contribute to an APEC.

Based on the information obtained as part of this Phase One ESA, the following APECs were identified at the Phase One Property.

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 (Groundwater, Soil and/or Sediment)
APEC 1: A 935 L fuel oil AST was observed within the basement of the residential dwelling located at 40 Burnhamthorpe Road East (PCA 1).	Former basement footprint of the residential dwelling at 40 Burnhamthorpe Road	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC, BTEX, PAH	Soil and Groundwater
APEC 2: A 935 L fuel oil AST was observed within the basement of the residential dwelling located at 64 Burnhamthorpe Road East (PCA 2).	Former basement footprint of the residential dwelling at 64 Burnhamthorpe Road	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC, BTEX, PAH	Soil and Groundwater
APEC 3: A 935 L fuel oil AST was observed within the basement of the residential dwelling located at 86 Burnhamthorpe Road East (PCA 3).	Former basement footprint of the residential dwelling at 86 Burnhamthorpe Road	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC, BTEX, PAH	Soil and Groundwater
APEC 4: Two 5,000 L diesel fuel ASTs were observed on the eastern portion of 64 Burnhamthorpe Road East (PCA 4).	Eastern portion of 64 Burnhamthorpe Road, east of the former shed	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC, BTEX, PAH	Soil and Groundwater
APEC 5: Former stockpiles of fill material were located to the south side of the former residential dwelling at	Central portion of 40 Burnhamthorpe Road, south and southwest of the	30. Importation of Fill Material of Unknown Quality	On-Site	PHC, BTEX, VOC, PAH, Metals, Hydride Metals, B-HWS, CN, CrVI, Hg, EC, SAR	Soil

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 (Groundwater, Soil and/or Sediment)
40 Burnhamthorpe Road East (PCA 5).	former residential dwelling				
APEC 6: Former stockpiles of fill material were located on the southwestern portion of the Site (PCA 6).	Southwestern portion of 40 Burnhamthorpe Road	30. Importation of Fill Material of Unknown Quality	On-Site	PHC, BTEX, VOC, PAH, Metals, Hydride Metals, B-HWS, CN, CrVI, Hg, EC, SAR	Soil
APEC 7: Former stockpiles of fill material were located to the north and west of the former residential dwelling at 40 Burnhamthorpe Road East (PCA 7).	Central portion of 40 Burnhamthorpe Road, north and west of the former residential dwelling	30. Importation of Fill Material of Unknown Quality	On-Site	PHC, BTEX, VOC, PAH, Metals, Hydride Metals, B-HWS, CN, CrVI, Hg, EC, SAR	Soil
APEC 8: A stormwater management pond was observed on the southwest portion of the Phase One Property.	Stormwater management pond (southwest portion of Phase One Property)	N/A	On-Site	PHC, BTEX, VOC, PAH, Metals, Hydride Metals, B-HWS, CN, CrVI, Hg, EC, SAR	Soil and Groundwater

Notes:

1. Area of potential environmental concern identifies the area on, in or under a Phase One property where one or more contaminants were potentially present, as determined through the Phase One ESA, 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 identifies a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in the Phase One Study Area.
3. Contaminants of potential concern specified 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

PHC – petroleum hydrocarbons
VOC – volatile organic compounds
PAH – polycyclic aromatic hydrocarbons
B-HWS – hot water-soluble boron
CN – cyanide
CrVI – hexavalent chromium
Hg – mercury

A stormwater management pond is located on the southwestern portion of the Site (APEC 8) and was constructed prior to the 2024 site reconnaissance. Under Ontario Regulation 153/04, a stormwater management pond is an industrial property use requiring investigation for the purpose of obtaining a record of site condition.

Contamination of stormwater management ponds is typically associated with the removal of sediment from storm water runoff from impervious surfaces (e.g., roads), which accumulates on the floor of the pond. Given that the stormwater management pond was recently constructed (2023), it is WSP's opinion that it is unlikely that there are any soil or groundwater impacts associated with this feature that are relevant to the intended residential use of the remainder of the lands and no further investigation is recommended in this area.

6.0 PHASE ONE CONCEPTUAL SITE MODEL

The following key features of the Phase One Property are presented in Figures 1, 2, 3, and 4:

- Existing buildings and structures.
- Water bodies and areas of natural significance located in the Phase One Study Area.
- Drinking water wells on the Phase One Property.
- Roads (including names) within the Phase One Study Area.
- Uses of properties adjacent to the Phase One Property.
- Location of identified PCAs in the Phase One Study Area (including any storage tanks).

The following describes the Phase One ESA CSM:

- The Phase One Property consisted of a rectangular shaped parcel of land that is 6.95 hectares in area. No permanent buildings or structures were present.
- No water bodies were identified on or within 30 m of the Phase One Property. A stormwater management pond is located in the southwestern portion of the Phase One Property.
- No areas of natural significance were identified on the Phase One Property. The North Oakville-Milton East Wetland Complex, a provincially significant wetland, is present in the Phase One Study Area (20 m west). Furthermore, the property located 20 m west was listed in Halton's Regional Official Plan (2009) as a regional natural heritage system .
- Potable water in Phase One Study Area is provided by Halton Region. The Phase One Property is not located in a well-head protection area. No water wells were observed on the Phase One Property; based on the 2019 Phase One ESA, three domestic water wells were present (either abandoned or destroyed as part of the ongoing redevelopment of the Phase One Property). In addition, five water wells within the Phase One Study Area were used for domestic purposes.
- At the time of the site reconnaissance, the Phase One Property was vacant and undergoing construction as a residential subdivision, with a stormwater management pond. Piles of topsoil and imported granular were present. The Site Representative reported that the importation of fill for grading was not required and that no fill had been imported other than specialty aggregates from a licensed aggregate extraction facility. No storage of fuel or chemicals, or evidence of the former ASTs or piles of fill observed during the 2019 Phase One ESA, was observed.
- Historically, the Phase One Property was used for agricultural purposes until 1988, when residential dwellings were constructed. There are no indications that the Phase One Property (excluding the stormwater management pond) was used for any of the following commercial uses: vehicle garage, bulk liquid dispensing facility, or dry-cleaning facility. The stormwater management pond (Block 13) is considered an industrial property use.
- At the time of this Phase One ESA update, the neighbouring properties within the Phase One Study Area predominantly consisted of residential and commercial land uses.
- The following APECs and contaminants of concern were identified:

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 (Groundwater, Soil and/or Sediment)
APEC 1: A 935 L fuel oil AST was observed within the basement of the residential dwelling located at 40 Burnhamthorpe Road East (PCA 1).	Former basement footprint of the residential dwelling at 40 Burnhamthorpe Road	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC, BTEX, PAH	Soil and Groundwater
APEC 2: A 935 L fuel oil AST was observed within the basement of the residential dwelling located at 64 Burnhamthorpe Road East (PCA 2).	Former basement footprint of the residential dwelling at 64 Burnhamthorpe Road	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC, BTEX, PAH	Soil and Groundwater
APEC 3: A 935 L fuel oil AST was observed within the basement of the residential dwelling located at 86 Burnhamthorpe Road East (PCA 3).	Former basement footprint of the residential dwelling at 86 Burnhamthorpe Road	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC, BTEX, PAH	Soil and Groundwater
APEC 4: Two 5,000 L diesel fuel ASTs were observed on the eastern portion of 64 Burnhamthorpe Road East (PCA 4).	Eastern portion of 64 Burnhamthorpe Road, east of the former shed	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC, BTEX, PAH	Soil and Groundwater
APEC 5: Former stockpiles of fill material were located to the south side of the former residential dwelling at 40 Burnhamthorpe Road East (PCA 5).	Central portion of 40 Burnhamthorpe Road, south and southwest of the former residential dwelling	30. Importation of Fill Material of Unknown Quality	On-Site	PHC, BTEX, VOC, PAH, Metals, Hydride Metals, B-HWS, CN, CrVI, Hg, EC, SAR	Soil

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 (Groundwater, Soil and/or Sediment)
APEC 6: Former stockpiles of fill material were located on the southwestern portion of the Site (PCA 6).	Southwestern portion of 40 Burnhamthorpe Road	30. Importation of Fill Material of Unknown Quality	On-Site	PHC, BTEX, VOC, PAH, Metals, Hydride Metals, B-HWS, CN, CrVI, Hg, EC, SAR	Soil
APEC 7: Former stockpiles of fill material were located to the north and west of the former residential dwelling at 40 Burnhamthorpe Road East (PCA 7).	Central portion of 40 Burnhamthorpe Road, north and west of the former residential dwelling	30. Importation of Fill Material of Unknown Quality	On-Site	PHC, BTEX, VOC, PAH, Metals, Hydride Metals, B-HWS, CN, CrVI, Hg, EC, SAR	Soil
APEC 8: A stormwater management pond was observed on the southwest portion of the Phase One Property.	Stormwater management pond (southwest portion of Phase One Property)	N/A	On-Site	PHC, BTEX, VOC, PAH, Metals, Hydride Metals, B-HWS, CN, CrVI, Hg, EC, SAR	Soil and Groundwater

Notes:

1. Area of potential environmental concern identifies the area on, in or under a Phase One property where one or more contaminants were potentially present, as determined through the Phase One ESA, 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 identifies a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in the Phase One Study Area.
3. Contaminants of potential concern specified 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

PHC – petroleum hydrocarbons

VOC – volatile organic compounds

PAH – polycyclic aromatic hydrocarbons

B-HWS – hot water-soluble boron

CN – cyanide

CrVI – hexavalent chromium

Hg – mercury

- Soil at the Phase One Property consists primarily of topsoil, silty clay or silty sand and gravel fill, underlain by native soil of glacial till of silty clay and varying amounts of sand and gravel.
- Local groundwater is anticipated to flow east to southeast.

7.0 CONCLUSION

Based on the information obtained and reviewed as part of this Phase One ESA update, eight APECs were identified at the Phase One Property. A Phase Two update should be completed that includes further assessment of soil and groundwater quality in APECs related to former fuel storage tanks (APECs 1, 2, 3, and 4) and soil quality in APECs related to the former fill stockpiles (APECs 5, 6, and 7). While the Table 1 site condition standards are strictly applicable based on the proximity of a provincially significant wetland, the reported concentrations of soil and groundwater samples collected as part of the Phase Two ESA should be compared to the Table 2 site condition standards to understand whether the current soil and groundwater conditions represent a potential human health concern for the proposed development.

A stormwater management pond is located on the southwestern portion of the Site (APEC 8) and was constructed prior to the 2024 site reconnaissance. Under Ontario Regulation 153/04, a stormwater management pond is an industrial property use requiring investigation for the purpose of obtaining a record of site condition. Contamination of stormwater management ponds is typically associated with the removal of sediment from storm water runoff from impervious surfaces (e.g., roads), which accumulates on the floor of the pond. Given that the stormwater management pond was recently constructed (2023), it is WSP's opinion that it is unlikely that there are any soil or groundwater impacts associated with this feature that are relevant to the intended residential use of the remainder of the lands and no further investigation is recommended in this area.

8.0 LIMITATIONS

This report (the Report) was prepared for the exclusive use of Crosstrail Estates Inc. and TWKD Developments Inc. for the express purpose of providing advice with respect to the environmental condition of the Site. In evaluating the Site, WSP has relied in good faith on information provided by others as noted in the Report. We have assumed that the information provided is factual and accurate. We accept no responsibility for any deficiency, misstatement or inaccuracy contained in this Report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or incomplete or inaccurate historical information from the various agencies. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third party. If a third party requires reliance on this Report, prior written authorization from WSP is required. WSP disclaims any responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The scope and the period of WSP's assessment are described in this Report, and are subject to restrictions, assumptions and limitations. Except as noted herein, the work was conducted in accordance with the scope of work and terms and conditions within WSP's proposal. Distances noted in this report were determined using mapping data of variable accuracy and should therefore be considered approximate. WSP did not perform a complete assessment of all possible conditions or circumstances that may exist at the site referenced in the Report. Conditions may therefore exist which were not detected given the limited nature of the assessment WSP was retained to undertake with respect to the Site and additional environmental studies and actions may be required. In addition, it is recognized that the passage of time affects the information provided in the Report. WSP's opinions are based upon information available to WSP as of the date of the Site visit. It is understood that the services provided for in the scope of work allowed WSP to form no more than an opinion of the actual conditions at the Site at the time of the site visit and cannot be used to assess the effect of any subsequent changes in any laws or regulations and the environmental quality of the Site or its surroundings. Asbestos and

mould surveys were not performed. Consult with a natural heritage specialist to confirm whether an area of natural significance may be present. If a service is not expressly indicated, do not assume it has been provided.

The results of an assessment of this nature should in no way be construed as a warranty that the Site is free from any and all contamination from past or current practices. There is the potential that emerging contaminants may be present, noting that there may be limited information available to WSP describing the use, handling and/or storage of these contaminants at the Site and in the surrounding area. Contaminants may be present in soil, groundwater and/or sediment that are unrelated to the former and current uses of the Site and cannot be detected through a review of readily accessible sources of information. The Report is a desktop assessment, and an intrusive investigation would be required to further reduce the risk.

The undersigned Qualified Person confirms that he/she was responsible for conducting and/or supervising this Phase One ESA Update and the associated findings and conclusions.

9.0 CLOSURE

We trust that you will find the contents of this report satisfactory for your current needs. Should you require clarification of the information provided, please do not hesitate to contact the undersigned.

WSP Canada Inc.

Querine Alavata, EPT
Environmental Scientist

Eric Hood, PhD, PEng
Senior Principal, Environmental Engineer



Rica Esmirna Maliwat, BASc, PEng
Environmental Engineer

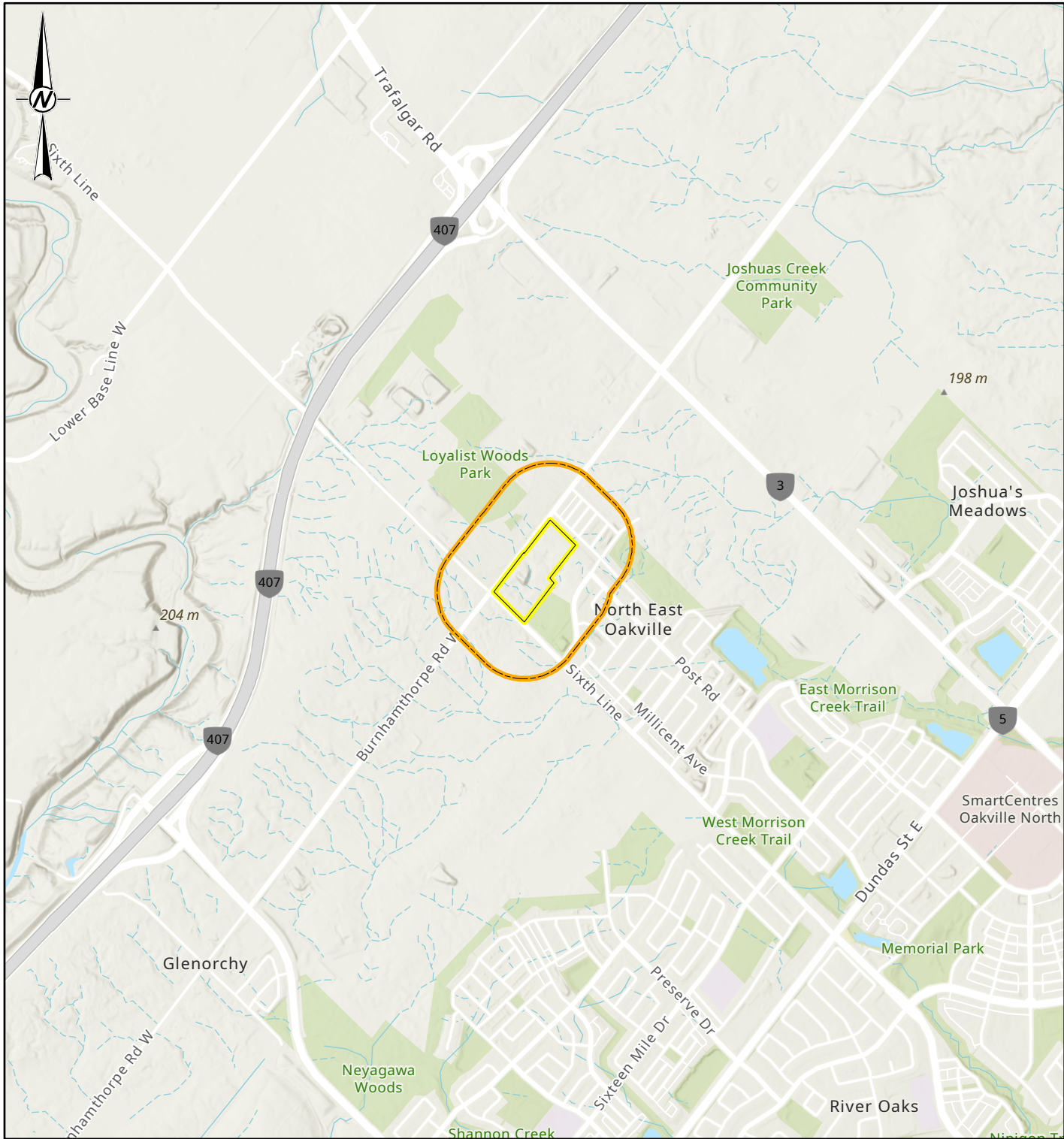


QA/REM/EH/cg

Attachments: Figure 1 – Site Location
Figure 2 – Phase One Property and Phase One Study Area
Figure 3 – Potentially Contaminating Activities
Figure 4 – Areas of Potential Environmental Concern
Attachment A – Survey Plan
Attachment B – Regulatory Requests
Attachment C – Photographic Record

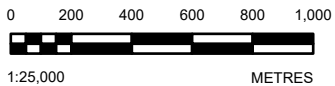
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Figures



LEGEND

-  PHASE ONE PROPERTY BOUNDARY
-  PHASE ONE STUDY AREA



NOTE(S)

1. BASE MAP: ESRI, NASA, NGA, USGS, FEMA, PROVINCE OF ONTARIO, TOWN OF OAKVILLE, ESRI CANADA, ESRI, TOMTOM, GARMIN, SAFEGRAPH, GEOTECHNOLOGIES, INC, METI/NASA, USGS, EPA, NPS, US CENSUS BUREAU, USDA, NRCAN, PARKS CANADA
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

REFERENCE(S)

1. BASE MAP: ESRI, NASA, NGA, USGS, FEMA, PROVINCE OF ONTARIO, TOWN OF OAKVILLE, ESRI CANADA, ESRI, TOMTOM, GARMIN, SAFEGRAPH, GEOTECHNOLOGIES, INC, METI/NASA, USGS, EPA, NPS, US CENSUS BUREAU, USDA, NRCAN, PARKS CANADA
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CROSSTRAIL ESTATES INC. AND TWKD DEVELOPMENTS INC.

PROJECT

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE, 40, 64, AND 86 BURNHAMTHORPE ROAD EAST, OAKVILLE, ONTARIO

TITLE

KEY PLAN

CONSULTANT



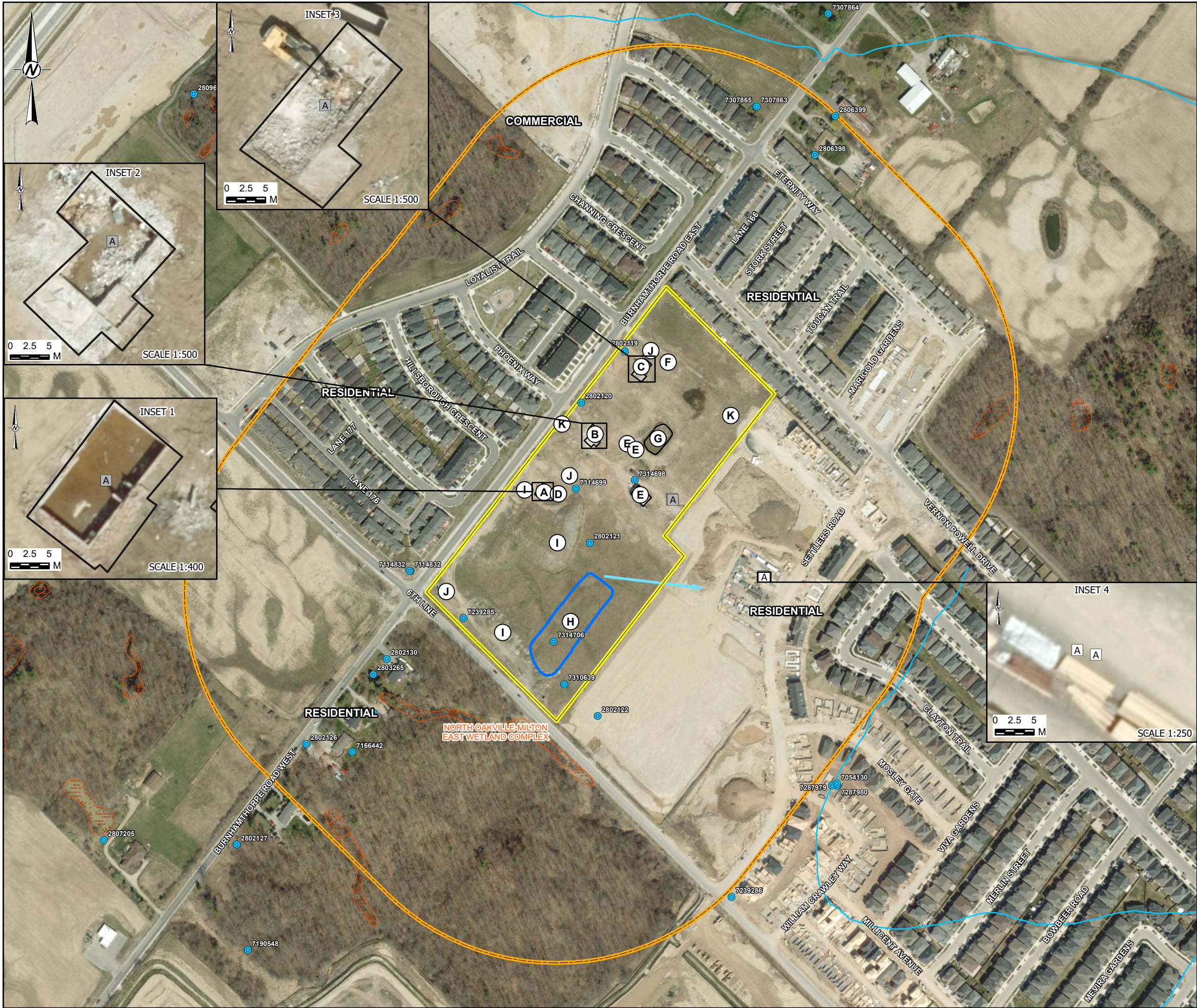
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REVIEWED	REM
APPROVED	EH

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FIGURE
1



LEGEND

- FORMER AST
- CURRENT AST
- WELL RECORD
- INFERRED GROUNDWATER FLOW DIRECTION
- WATERCOURSE
- HISTORICAL STRUCTURE
- STORMWATER MANAGEMENT POND
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA
- PROVINCIAL SIGNIFICANT WETLAND

SITE FEATURES

ID	DESCRIPTION
A	FORMER RESIDENTIAL DWELLING AT 40 BURNHAMTHORPE ROAD EAST
B	FORMER RESIDENTIAL DWELLING AT 64 BURNHAMTHORPE ROAD EAST
C	FORMER RESIDENTIAL DWELLING AT 86 BURNHAMTHORPE ROAD EAST
D	FORMER SHED AT 40 BURNHAMTHORPE ROAD EAST
E	FORMER SHEDS AT 64 BURNHAMTHORPE ROAD EAST
F	FORMER SHED AT 86 BURNHAMTHORPE ROAD EAST
G	FORMER POND
H	STORMWATER MANAGEMENT POND
I	FORMER STOCKPILE OF FILL MATERIAL
J	STOCKPILE OF TOPSOIL
K	STOCKPILE OF GRANULAR MATERIAL

1:4,000 METRES

SCALE 1:250

REFERENCE(S)

1. FIGURE INCLUDES THE FOLLOWING LAYERS OBTAINED FROM LAND INFORMATION ONTARIO: WATER BODIES, WELL RECORDS, PETROLEUM WELLS, FGP/DFO SARA CRITICAL HABITAT, PROVINCIAL SIGNIFICANT WETLANDS, WILDERNESS AREAS, NIAGARA ESCARPMENT PLAN DESIGNATION, ORM LAND USE DESIGNATION, PROVINCIAL PARKS/ CONSERVATION RESERVES
2. BASE MAP: PEEL REGION, TOWN OF OAKVILLE, MAXAR, MICROSOFT
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CROSSTRAIL ESTATES INC. AND TWKD DEVELOPMENTS INC.

PROJECT
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE, 40, 64, AND 86 BURNHAMTHORPE ROAD EAST, OAKVILLE, ONTARIO

TITLE
PHASE ONE PROPERTY AND PHASE ONE STUDY AREA

CONSULTANT	YYYY-MM-DD	2024-09-19
DESIGNED	QA/REM	
PREPARED	NM	
REVIEWED	REM	
APPROVED	EH	

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CONTROL
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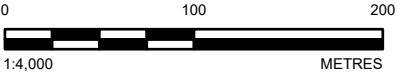
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LEGEND		
	INFERRED GROUNDWATER FLOW DIRECTION	
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	PHASE ONE PROPERTY BOUNDARY	
	PHASE ONE STUDY AREA	
	PROVINCIALY SIGNIFICANT WETLAND	

LABEL	PCA	DESCRIPTION
1	28 - GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS	A 935 L FUEL OIL AST WAS OBSERVED WITHIN THE BASEMENT OF THE RESIDENTIAL DWELLING LOCATED AT 40 BURNHAMTHORPE ROAD EAST.
2	28 - GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS	A 935 L FUEL OIL AST WAS OBSERVED WITHIN THE BASEMENT OF THE RESIDENTIAL DWELLING LOCATED AT 64 BURNHAMTHORPE ROAD EAST.
3	28 - GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS	A 935 L FUEL OIL AST WAS OBSERVED WITHIN THE BASEMENT OF THE RESIDENTIAL DWELLING LOCATED AT 86 BURNHAMTHORPE ROAD EAST.
4	28 - GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS	TWO 5,000 L DIESEL FUEL ASTS WERE OBSERVED EAST OF THE FORMER SHED LOCATED ON THE EASTERN PORTION OF 64 BURNHAMTHORPE ROAD EAST.
5	30 - IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY	FORMER STOCKPILES OF FILL MATERIAL WERE LOCATED TO THE SOUTH SIDE OF THE FORMER RESIDENTIAL DWELLING AT 40 BURNHAMTHORPE ROAD EAST.
6	30 - IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY	FORMER STOCKPILES OF FILL MATERIAL WERE LOCATED ON THE SOUTHWESTERN PORTION OF THE SITE.
7	30 - IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY	FORMER STOCKPILES OF FILL MATERIAL WERE LOCATED TO THE NORTH AND WEST OF THE FORMER RESIDENTIAL DWELLING AT 40 BURNHAMTHORPE ROAD EAST.
8	28 - GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS	TWO ASTS WERE OBSERVED WITHIN THE NEIGHBOURING CONSTRUCTION PROPERTY'S FENCED AREA, WHICH WAS LOCATED APPROXIMATELY 50 M EAST OF THE SITE.



REFERENCE(S)
1. FIGURE INCLUDES THE FOLLOWING LAYERS OBTAINED FROM LAND INFORMATION ONTARIO: WATER BODIES, WELL RECORDS, PETROLEUM WELLS, FGP/DFO SARA CRITICAL HABITAT, PROVINCIALY SIGNIFICANT WETLANDS, WILDERNESS AREAS, NIAGARA ESCARPMENT PLAN DESIGNATION, ORM LAND USE DESIGNATION, PROVINCIAL PARKS/ CONSERVATION RESERVES.
2. BASE MAP: PEEL REGION, TOWN OF OAKVILLE, MAXAR
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CROSSTRAIL ESTATES INC. AND TWKD DEVELOPMENTS INC.

PROJECT
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE, 40, 64, AND 86 BURNHAMTHORPE ROAD EAST, OAKVILLE, ONTARIO

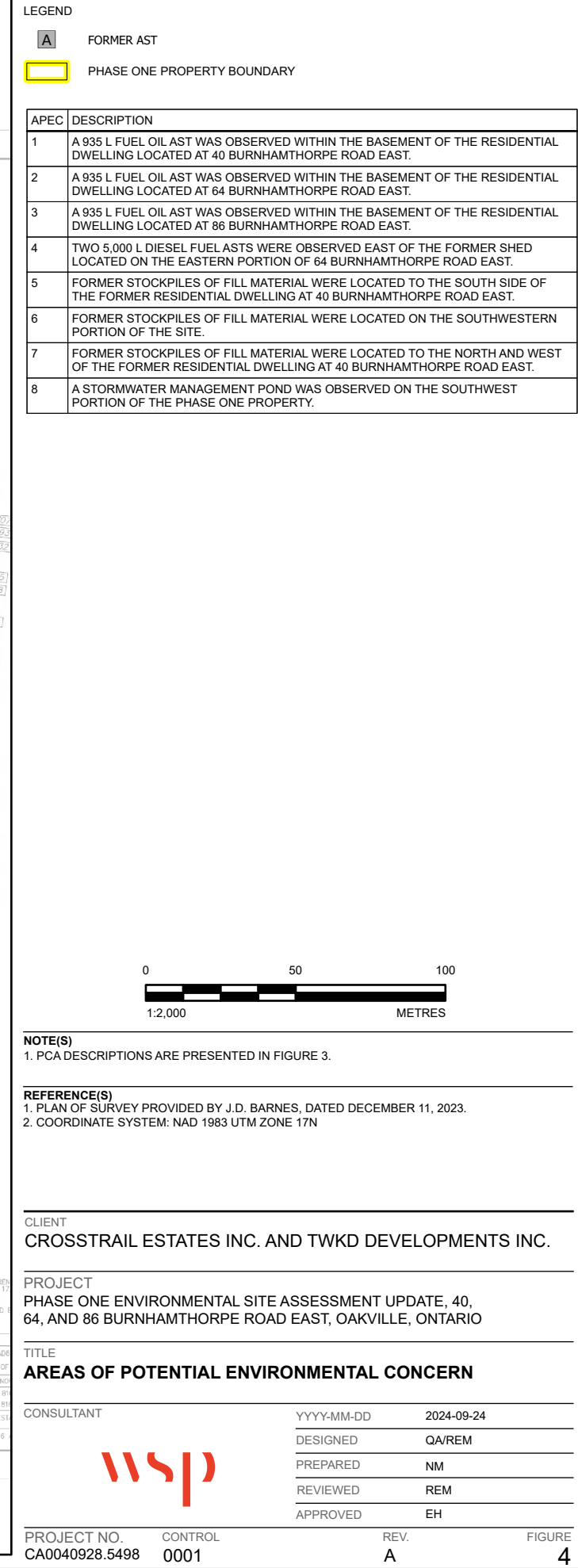
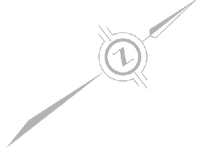
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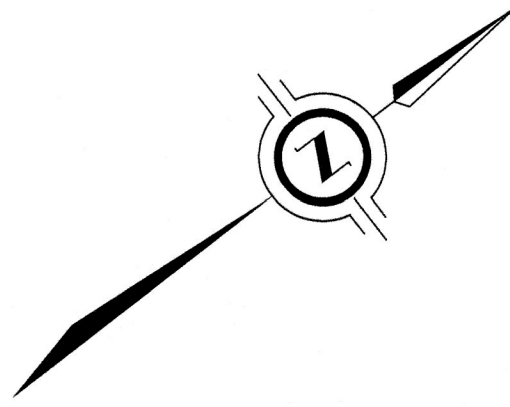
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CA0040928.5498	0001	A	3

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B 25mm

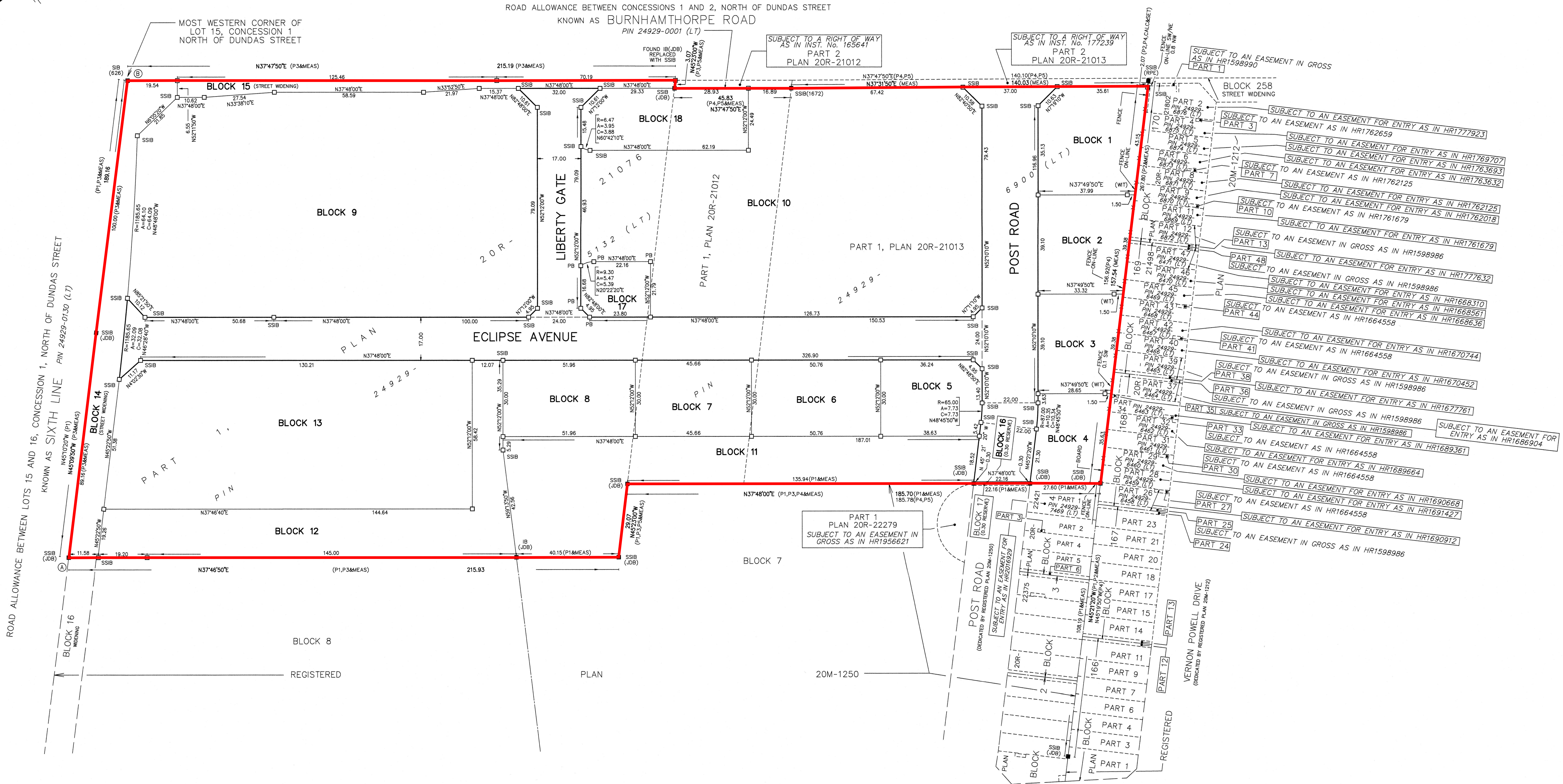


ATTACHMENT A

Plan of Survey



Phase One Property,
Phase Two Property



PLAN 20M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF HALTON (No. 20) AT----- O'CLOCK ON THE----- DAY OF-----, 2024 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 24929-5132 (LT) AND 24929-6900 (LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No.-----

REPRESENTATIVE FOR LAND REGISTRAR

PLAN OF SUBDIVISION OF
PART OF LOT 15, CONCESSION 1 NORTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 750
J. D. BARNES LIMITED
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION
FOR PIN: 24929-5132 (LT)
THIS IS TO CERTIFY THAT:
1. BLOCKS 9, 12 AND 13, PART OF BLOCKS 7, 8, 10, 11, 17 AND 18 AND THE STREETS NAMELY: LIBERTY GATE AND PART OF ECLIPSE AVENUE AND THE STREET WIDENINGS NAMELY BLOCKS 14 AND 15, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF OAKVILLE.
3. THE STREET WIDENING NAMELY BLOCK 14 IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF OAKVILLE.
4. THE STREET WIDENING NAMELY BLOCK 15 IS HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF HALTON.
DATED THIS----- DAY OF-----, 2024
CROSSTRAIL ESTATES INC.
STEVE MALOVIC, R.S.O.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION
FOR PIN: 24929-6900 (LT)
THIS IS TO CERTIFY THAT:
1. BLOCKS 1 TO 8 BOTH INCLUSIVE, PART OF BLOCKS 7, 8, 10, 11, 17 AND 18 AND THE STREETS NAMELY: POST ROAD AND PART OF ECLIPSE AVENUE AND THE 0.3m RESERVE NAMELY BLOCK 16, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF OAKVILLE.
DATED THIS----- DAY OF-----, 2024
TWKD DEVELOPMENTS INC.
KATHY DI SILVESTRO, PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SSIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
PB DENOTES PLASTIC BAR
WIT DENOTES WITNESS
MEAS DENOTES MEASURED
CALC DENOTES CALCULATED
P1 DENOTES REGISTERED PLAN 20M-1250
P2 DENOTES REGISTERED PLAN 20M-1212
P3 DENOTES PLAN 20R-21076
P4 DENOTES PLAN 20R-21013
P5 DENOTES PLAN 20R-21012
JDB DENOTES J.D. BARNES LIMITED, O.L.S.
1672 DENOTES TONY STAUASKAS SURVEYING INC., O.L.S.
RPE DENOTES R-P.E. SURVEYING LTD., O.L.S.
626 DENOTES H.D. SEWELL, O.L.S.
N=North / S=South / E=East / W=West
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.
SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 10, 2024.
September 18, 2024 DATE
MONIKA BUDZIAK
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2216480

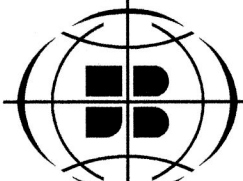
MUNICIPAL APPROVAL
24T-21001/1315
APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13, THIS----- DAY OF-----, 2024

GABRIEL A.R. CHARLES, M.O.P., R.P.P.
DIRECTOR OF PLANNING SERVICES
TOWN OF OAKVILLE
(AUTHORITY GRANTED BY BY-LAW 1998-272, AS AMENDED)

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999702.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	601 403.66	4 816 194.72	
ORP (B)	601 269.56	4 816 328.05	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 189.16 AT N45°09'50"W			



J.D.BARNES
LIMITED
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: ML	CHECKED BY: MB	REFERENCE NO.: 21-30-803-00-MPLAN
PLOTTED: 9/18/24		DATED: SEPTEMBER 18, 2024

ATTACHMENT B

Regulatory Requests

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

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

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

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



August 23, 2024

Ms. Querine Alavata
WSP Canada Inc.
4 Hughson Street, Unit 300
Hamilton, Ontario L8N 3Z1
querine.alavata@wsp.com

Dear Querine Alavata:

**RE: MECP FOI A-2024-05556 / Your Reference 2024CA295498 –
Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act. **The search will be conducted on the following:**

40, 64, and 86 Burnhamthorpe Road East, Oakville

Timeframe: January 1st, 1900 to August 22nd, 2024

If there is any discrepancy, please contact us immediately.

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

If you have any questions, please contact Adeolu Paul-Taiwo at adeolu.paul-taiwo@ontario.ca.

Yours truly,
Adeolu Paul-Taiwo
MECP Access and Privacy Office



September 11, 2024

Ms. Querine Alavata
WSP Canada Inc.
4 Hughson Street, Unit 300
Hamilton, Ontario L8N 3Z1
querine.alavata@wsp.com

Dear Querine Alavata:

RE: **MECP FOI A-2024-05556, Your Reference 2024CA295498 – Decision Letter**

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to:

40, 64, and 86 Burnhamthorpe Road East, Oakville
Timeframe: January 1st, 1900 to August 22nd, 2024

After a thorough search through the ministry files, no records were located responsive to your request. The official responsible for making the access decision on your request is the undersigned.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Roxanne Chambers at 807-456-3035 or roxanne.chambers@ontario.ca.

Yours truly,

Roxanne Chambers

for

Josephine DeSouza
Manager, Access and Privacy Office

Alavata, Querine

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: Thursday, August 22, 2024 12:39 PM
To: Alavata, Querine
Subject: RE: Request for Information - Oakville, ON

NO RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are no records in our current database of any fuel storage tanks at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Kind regards,



Kimberly Gage | Public Information & Records Agent

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3581 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org

www.tssa.org



Winner of 2024 5-Star Safety Cultures Award

From: Alavata, Querine <Querine.Alavata@wsp.com>
Sent: Thursday, August 22, 2024 12:25 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Request for Information - Oakville, ON

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

I am reaching out to see if there are any aboveground or underground fuel storage tanks, fuel oil spills, or contamination records for the following:

1. 40 Burnhamthorpe Rd E, Oakville, ON L6H 7B6
2. 64 Burnhamthorpe Rd E, Oakville, ON L6H 7C8
3. 66 Burnhamthorpe Rd E, Oakville, ON L6H 7C8
4. 80 Burnhamthorpe Rd E, Oakville, ON L6H 7C8
5. 86 Burnhamthorpe Rd W, Oakville, ON L6M 4K4

Thank you,



Querine Alavata, EPt

Environmental Scientist

She/Her

T+ 1 289-678-0305

M+ 1 365-833-7233

WSP Canada Inc.
4 Hughson Street South, Suite 300
Hamilton, ON
L8N 3Z1 Canada

wsp.com

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-LAEmHhHzdJzBtWfa4Hgs7pbKl

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ATTACHMENT C

Photographic Records



Photo 1: Northwestern portion of Site, facing northeast.



Photo 2: Southwestern portion of Site, facing southwest. Stockpile of topsoil observed in background.



Photo 3: Stormwater management pond located in southwest portion of Site, facing southwest.



Photo 4: Storage of concrete pipes, trench boxes, catch basins along northwestern edge of Site, facing north. Pile of imported granular observed.



Photo 5: Storage of pipes, lumber, and bricks along northern corner of Site, facing north.



Photo 6: Stockpile of topsoil observed along northern portion of Site, facing west.



Photo 7: Pile of imported granular observed along southeastern portion of Site, facing south.



Photo 8: Residential properties observed throughout Study Area, facing northwest.



Photo 9: Commercial plaza observed northeast of Site, facing south.



Photo 10: Two ASTs observed within fenced area of neighbouring construction, facing northwest.