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A REPORT TO
WYCLIFFE HOMES OAKVILLE

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

PROPOSED RESIDENTIAL DEVELOPMENT

LAKESHORE ROAD WEST AND WEST STREET

TOWN OF OAKVILLE

Reference No. 1610-E074

December 20, 2016

DISTRIBUTION

3 Copies - Wycliffe Homes Oakville

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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.

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.0 INTRODUCTION 2
2.1 Phase One Property Information 2
2.2 Contact Information 3

3.0 SCOPE OF INVESTIGATION 4

4.0 RECORDS REVIEW 5
4.1 General 5
(i) Phase One Study Area 5
(ii) First Developed Use 5
(iii) Fire Insurance Plans 5
(iv) Chain of Title 6
(v) Environmental Reports 6
4.2 Environmental Source Information 7
(i) Ministry of the Environment 7
(ii) Environment Canada 8
(iii) Other Sources 9
4.3 Physical Setting Sources 14
(i) Aerial Photographs 14
(ii) Topography, Hydrology, Geology 14
(iii) Fill Material and Topsoil 15
(iv) Water Bodies and Areas of Natural Significance 15
(v) Well Records 16
4.4 Occupancy Search 16
4.5 Records Review Summary 17

5.0 INTERVIEW 18

TABLE OF CONTENTS (Cont'd)

6.0 SITE RECONNISSANCE 19
6.1 General 19
6.2 Specific Observations at Phase One Property 20
(i) Building Inspection 20
(ii) Hazardous Materials 21
(iii) Underground Storage Tanks 23
(iv) Above-Ground Storage Tanks 23
(v) Substance Containers 23
(vi) Waste Management and Maintenance Practices 23
(vii) Air Quality and Noise 23
(viii) Water Wells 24
(ix) Phase One Study Area Inspection 24
(x) Enhanced Property Investigation 24
6.3 Summary of Site Reconnaissance 24

7.0 REVIEW AND EVALUATION OF INFORMATION 25
7.1 Current and Past Uses 25
7.2 Discussion of Environmental Items 25
(i) Potentially Contaminating Activity Classification 26
(ii) Designated Substances 28
(iiI) Other Environmental Items 29
7.3 Areas of Potential Environmental Concern 29
7.4 Phase One Conceptual Site Plan 30

8.0 CONCLUSIONS 31
8.1 Phase Two Assessment Recommendation 31
8.2 RSC Requirements 31
8.3 ESA, Body of Water, ANSI 32
8.4 O. Reg. 511/09 and Fill 32
8.5 Legal Requirements 32

9.0 REFERENCES 33

DRAWINGS

Site Location Plan ..... Drawing No. 1
Property Index Map ..... Drawing No. 2
1877 Historical Map ..... Drawing No. 3
2003 Ontario Base Map ..... Drawing No. 4
Topographic Map ..... Drawing No. 5
Surface Geology Map ..... Drawing No. 6
Bedrock Geology Map ..... Drawing No. 7
Watershed Map ..... Drawing No. 8
Natural Features and Protection Area Plan ..... Drawing No. 9
Phase One Conceptual Site Plan ..... Drawing No. 11

APPENDICES

MPAC Report ..... Appendix 'A'
1966 Fire Insurance Plan ..... Appendix 'B'
Ownership History ..... Appendix 'C'
ERIS Report ..... Appendix 'D'
Aerial Photographs ..... Appendix 'E'
MOECC Well Records ..... Appendix 'F'
Occupancy Records ..... Appendix 'G'
Landowner/Tenant/Occupant Questionnaire ..... Appendix 'H'
Site Photographs ..... Appendix 'I'
Table of Past and Current Use ..... Appendix 'J'
FOI Response Letters ..... Appendix 'K'

1.0 EXECUTIVE SUMMARY

Soil Engineers Ltd. was retained by Wycliffe Homes Oakville to carry out a Phase One Environmental Site Assessment for a site located at Lakeshore Road West and West Street, in the Town of Oakville (hereinafter referred to as the 'Phase One Property').

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

Throughout the years, the Phase One Property has mainly been used as a garden centre. The neighbouring properties consist of a former auto repair shop to the northeast and residential properties in the remaining directions.

Our Phase One Environmental Site Assessment has revealed the following items of environmental concern attendant to the Phase One Property:

- Possible use of pesticide as part of activity in the garden centre and in the area of the former orchard at the Phase One Property.
- A former auto body/repair shop is located adjacent to the northeast of the Phase One Property.

It is recommended that a Phase Two Environmental Site Assessment (Phase Two ESA) be conducted to assess the above concerns.

2.0 INTRODUCTION

Soil Engineers Ltd. (SEL) has 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. Regs. 366/05, 66/08, 511/09, 245/10, 179/11, 269/11 and 333/13, hereinafter referred to as O. Reg. 153/04.

2.1 Phase One Property Information

The Phase One Property, as shown on the Site Location Plan, Drawing No. 1, is located at the west side of Lakeshore Road West, in the Town of Oakville. The municipal address included in the Phase One Property is 3171 Lakeshore Road West. The Property Identification Numbers (PINs) are 24754-0260 (LT), 24754-0079 (LT) and 24754-0239 (LT) as shown on the Property Index Map, (Block 24754), Drawing No. 2.

The property information obtained from the Parcel Registers, the land transfer documents, MPAC report and the UTM coordinates obtained from Google Earth are given in the table below:

PIN from Parcel Register	Property Description from Parcel Register	UTM Coordinates (1983 NAD)	Municipal Address and/or Assessment Roll Number
24754-0260 (LT)	PT LT 32, CON 4 TRAF, SDS, PART 4, 20R12966; OAKVILLE. T/W EASE H782489 OVER PT 3, 20R12966.	17T 603853 m E 4804612 m N	3171 Lakeshore Road West 2401020270015100000
24754-0079 (LT)	PCL BLOCK 79-1, SEC M257 ; BLK 79, PL M257 ; OAKVILLE		240102027012082
Part of 24754-0239 (LT)	PCL STREETS-1, SEC M10 ; WEST ST, PL M10 ; OAKVILLE		Not available

The Phase One Property is irregular in shape, encompassing an approximate area of 1.13 ha (2.80 ac).

Municipal Property Assessment Corporation (MPAC)

The MPAC Farm Property Report was ordered for the Phase One Property on October 19, 2016. It should be noted that MPAC report was available for the PIN 24754-0260

with building structures, and a clerical error was noted for the municipal address in the MPAC report. A copy of the MPAC report is included in Appendix 'A'. The MPAC Report indicates that the roll number of the PIN 24754-0260 is 2401020270015100000, the Property Code and Description are "260 – Vacant residential/commercial/industrial land owned by a non-farmer with a portion being farmed". The site area for the portion of the Phase One Property covered by the MPAC report is 0.93 ha (2.30 ac). Three structures are listed in the report: a greenhouse, built in 1980 with a total floor area of 161 m^2 (1,728 square feet), and two (2) barns built in 1920 with total floor areas of 100 m^2 (1,080 square feet) and 166 m^2 (1,787 square feet), respectively.

2.2 **Contact Information**

This Phase One ESA was commissioned to address any potential environmental concern in association with the proposed development in accordance with our proposal dated October 14, 2016, as approved on October 17, 2016, by Mr. Gary Bensky, of Wycliffe Management Services. Our client can be contacted at

Wycliffe Management Services
34 Doncaster Avenue
Suite 201
Thornhill, Ontario
L3T 4S1

Attention: Mr. Gary Bensky

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 Phase One Property.
- 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 Phase One Property, 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.
- Interview(s).
- Site reconnaissance.
- An evaluation of the information gathered from the records review, interviews and site reconnaissance.
- Completion of a Phase One ESA report.
- The submission of the Phase One ESA report to the commissioner of the report.

This Phase One ESA was commissioned in support of a proposed residential development. 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 Phase One Property plus 250 m beyond the perimeter boundaries of the Phase One Property.

(ii) First Developed Use

The first developed use of the Phase One Property is defined by O. Reg. 153/04 as the earlier of either the first use in or after 1875 that resulted in the development of a building or a structure on the Phase One Property, or the first potentially contaminating use or activity on the Phase One Property.

A Historical Map dated 1877 was located at the McGill University Canadian County Atlas Digital Project website on October 19, 2016. A copy of the map is presented on Drawing No. 3, showing that the Phase One Property was part of the estate owned by J. Bowman at that time and an orchard was located in the western portion. Based on the shape and size of the estate, the Phase One Property was mostly likely used for agricultural purposes.

(iii) Fire Insurance Plans

A search for fire insurance plans was conducted at the Toronto Reference Library on October 26, 2016. A Fire Insurance Plan (FIP) dated 1966 was located showing a portion of the Phase One Property. A review of the FIP shows that on the Phase One Property (formerly 3159 Lakeshore Road West) there was a building used for produce packing (probably items related to the activity in the garden centre).

An auto repair shop (3135 Lakeshore Road West) is shown to the northeast of the Phase One Property, and two other service centres are located further to the north and northeast at 3069 and 3070 Lakeshore Road West, respectively. Underground storage tanks are shown at 3069 and 3070 Lakeshore Road West. A copy of the FIP is presented in Appendix 'B'.

(iv) **Chain of Title**

A land title search was conducted for the Phase One Property at the Region of Halton Land Registry Office on October 21, 2016.

The information from the Parcel Register and Land Title research is listed in Appendix 'C'. The earliest records show that the Phase One Property was part of Lot 2 in the 4th Concession, South of Dundas Street within the Township of Trafalgar. The Phase One Property was part of the land patented by the Crown to Elgin Bates in 1811.

Throughout the researched years, the land was subdivided, with the ownership of the Phase One Property changing several times between private individuals and companies. The most recent transactions for the Phase One Property are listed in the table below:

PIN	Instrument No.	Year	Party From	Party To
24754-0260 (LT)	H782489	1999	William Bayley Cudmore & Sandralee Cudmore	1334622 Ontario Inc.
24754-0079 (LT)	HR1144302	2013	JRS Realty Consulting Ltd.	
24754-0239 (LT)	D37	1965	William Cudmore	The Corporation of the Town of Oakville

(v) **Environmental Reports**

Soil Engineers Ltd. was not provided with any previous environmental reports for review.

4.2 Environmental Source Information

(i) Ministry of the Environment

Waste Disposal Sites

Active and closed landfill sites located in excess of 500 m from the Phase One Property are considered to have low potential for environmental impact on the Phase One Property. On October 19, 2016, SEL reviewed the Ontario Ministry of the Environment and Climate Change (MOECC) "Waste Disposal Site Inventory", dated June 1991. There was no record of waste disposal site within 500 m of the Phase One Property.

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

On October 19, 2016, SEL reviewed the MOECC "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 is no record of any coal gasification plant, coal tar distillation plant, creosote plant, etc., at or within the vicinity of the Phase One Property. All facilities of this nature are located in excess of 1 km from the Phase One Property and are considered to have no significant potential for environmental impact on the Phase One Property.

PCB Waste Storage Sites

The MOECC "Ontario Inventory of PCB Storage Sites", dated October 1991 and April 1995 respectively, were reviewed on October 19, 2016. The Phase One Property is not listed as a polychlorinated biphenyl (PCB) waste storage site, and no PCB waste storage site is located within the Phase One Study Area.

MOECC Waste Generator

On October 19, 2016, the MOECC Waste Generator Registration database files, dated 2000, 2008, 2013 and 2015, were reviewed. The Phase One Property is not listed as a waste generator under Regulation 558 of the EPA, and none of the neighbouring properties within the Phase One Study Area, are listed as waste generators.

Records of Site Condition

On October 19, 2016, the MOECC public Brownfields Environmental Site Registry was reviewed for Records of Site Condition (RSCs) filed for properties within 250 km of the boundary of the Phase One Property. No RSCs were identified for the Phase One Property or for properties located within the Phase One Study Area.

MOECC Freedom of Information

A request for documented environmental concerns and citations pertaining to the Phase One Property was forwarded to the MOECC Freedom of Information Office on November 1, 2016. Their response letter, dated November 28, 2016, indicates that no record was found pursuant to our request. A copy of the response letter is attached in the Appendix.

(ii) **Environment Canada**

National Pollutant Release Inventory

On October 19, 2016, the Environment Canada National Pollutant Release Inventory (NPRI) database files were reviewed. The Phase One Property is not registered in the NPRI database and no property within the Phase One Study Area is listed in the database.

National PCB Inventory

On October 19, 2016, the Environment Canada PCB Inventory database files, dated 1994, were reviewed. The Phase One Property 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 Phase One Property was forwarded to the Town of Oakville Freedom of Information Office on November 1, 2016. Their response letter, dated December 5, 2016, provided no record of environmental concern pursuant to our request. A copy of the response letter is attached in the Appendix.

Technical Standards & Safety Authority

The use of underground storage tanks (USTs) containing petroleum products is regulated in Ontario by the Ministry of Consumer and Commercial Relations (MCCR) under various legislative instruments, including the Gasoline Handling Act and Energy Act. Above-ground and underground storage tanks that contain petroleum products are required by law to be registered with the MCCR, and the Technical Standards & Safety Authority (TSSA) is responsible for keeping records of these tanks. Customer Services of the TSSA was contacted on October 14, 2016, regarding possible registration, size and age of USTs and above-ground storage tanks (ASTs) on the Phase One Property, and surrounding properties. On October 17, 2016, they informed us that they had no record in their database of any fuel storage tanks at the addresses provided. It should be noted that TSSA records are only reliable from 1987 to the present.

Environmental Risk Assessment Service (ERIS) Ltd.

ERIS Ltd. provides reports that compile information from both government and private databases of interest to the environmental field. The ERIS Report for the Phase One Property, dated November 1, 2016, is presented in Appendix 'D'. The records pertaining to the Phase One Property and the Phase One Study Area are listed in the table below:

Database	Number of Records for the Phase One Property	Additional Number of Records for Phase One Study Area
Certificates of Approval	0	2
List of TSSA Expired Facilities	0	21
Fuel Storage Tank	0	4
Fuel Tank - Historic	0	2
Pesticide Register	3	1
TSSA Pipeline Incidents	0	1
Private and Retail Fuel Storage Tanks	0	4
Record of Site Condition	0	1
Retail Fuel Storage Tanks	0	2
Ontario Spills	0	7
Water Well Information System	0	1

Certificates of Approval (CA)

Two (2) Certificates of Approval were issued for properties within the Phase One Study Area. Drago's Auto Body, located at 3135 Lakeshore Road West (adjacent to the northeast of the Phase One Property) has an industrial air approval for a paint spray booth and the Regional Municipality of Halton has a Municipal Water Approval for a property approximately 220 m east of the Phase One Property boundary.

List of TSSA Expired Facilities (EXP)

This list covers all expired facilities (private fuel outlets, bulk plants, fuel oil

tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc.) that fall under the TSSA, including six regulations that exist under the Fuel Safety Division. The ERIS report indicates that all twenty-one (21) records pertain to Good Neighbour Garage Ltd, located at 3069 Lakeshore Road West (approximately 245 m northeast of the Phase One Property boundary).

Fuel Storage Tank (FST) and Fuel Storage Tank – Historic (FSTH)

These databases contain all registered private and retail fuel storage tanks in Ontario. Four (4) records of fuel storage tanks pertain to Good Neighbour Garage Ltd, located at 3069 Lakeshore Road West (approximately 245 m northeast of the Phase One Property boundary) and two (2) records of historic fuel tanks pertain to Noco Service Station, also located at 3069 Lakeshore Road West. The records indicate that four single-wall underground storage tanks were installed at the property.

Pesticide Register (PES)

The Ontario Ministry of the Environment obtains information regarding vendors and operators of registered pesticides. According to the ERIS report, three (3) records pertain to the Phase One Property, listing Cudmores Garden Centre Inc. as a vendor and one (1) record pertains to an operator, T & M Landscape Contractors, located at 3251 Ulman Road (approximately 215 m southwest of the Phase One Property boundary).

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. One (1) TSSA Pipeline Incident occurred at 115 Mississauga Street (approximately 225 m northeast of the Phase One Property

boundary) and involved a natural gas release to the air. Air pollution is not an environmental concern with regards to the Phase One Property.

Private and Retail Fuel Storage Tanks (PRT)

This database, which is maintained by the Fuel Safety Branch of the Ontario Ministry of Consumer and Commercial Relations, covers all registered private fuel storage tanks and licensed retail fuel outlets. The database contains four (4) records within the Phase One Study Area. Two (2) records pertain to a property located at 3070 Lakeshore Road West (Bronte Shell Lubrication and Wash Geoff Page and Barclays Auto Service), located approximately 245 m southeast of the Phase One Property boundary and two (2) records pertain to Good Neighbour Garage, located at 3069 Lakeshore Road West (approximately 245 m southeast of the Phase One Property boundary). This facility is listed as a gasoline, oil and natural gas service station. Both facilities are listed as retail.

Record of Site Condition (RSC)

Record of Site Condition is part of the Ministry of the Environment's Brownfields Environmental Site Registry. According to the ERIS report, no RSC is registered at the Phase One Property and one (1) RSC is registered 1998 for a property located at an approximate distance of 245 m northeast of the Phase One Property boundary (3070 Lakeshore Road West).

Retail Fuel Storage Tanks (RST)

This database covers retail fuel outlets which store gasoline oil, waste oil, natural gas and/or propane storage tanks on their property. The database contains two (2) records within the Phase One Study Area. Both records pertain to Good Neighbour Garage, located at 3069 Lakeshore Road West (approximately 245 m northeast of the Phase One Property boundary). This facility is listed as a gasoline, oil and natural gas service station.

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. Seven (7) spill incidents are listed in the database. Detailed information pertaining to the spills is listed in the table below:

Site	Location	Date	Incident Summary	Location within the Phase One Study Area	Environmental Impact
Private Residence	53 Cudmore Road	3/16/1994	Above-ground furnace oil tank leak	175 m southeast	Soil Contamination
Regional Municipality of Halton	51 West River Street Pump Station	9/3/1996	Wastewater discharge to watercourse	170 m east	Watercourse/ lake contamination
Oakville Hydro	115 Chalmers Transformer	5/21/1998	100L transformer oil leaked to storm sewer	185 m south	Contamination of watercourse or lake
Union Gas Limited	115 Mississauga Street	6/27/13	Natural gas leak	220 m northeast	Air pollution
Oakville Hydro	110 Chalmers Street Transformer	3/4/1997	14 L of transformer oil leaked to concrete vault	240 m south	Not anticipated
Shell Canada Products Ltd.	3070 Lakeshore West Service Station	5/31/1990	Old gasoline was found in soil during excavating	245 m northeast	Possible soil contamination
Ontario Hydro	66 Mississauga Street Transformer	10/4/1990	23 L of transformer oil spilled to ground	195 m east	Possible soil contamination

Water Well Information System (WWIS)

The Water Well Information System describes the locations and characteristics of water wells found within Ontario in accordance with O. Reg. 903. It includes information such as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc.

The database indicates that no wells are located on the Phase One Property and one (1) well is located within the Phase One Property. For details, please refer to Appendix 'D'.

4.3 Physical Setting Sources

(i) Aerial Photographs

Aerial photographs found at McGill University and Oakville Maps on October 14, 2016 were reviewed. Aerial photographs, dated 1954, 1995, 2006 and 2015. Copies of the aerial photographs are presented in Appendix 'E'. A review of the aerial photographs is summarized in the table below:

Years	Phase One Property	Phase One Study Area
1954	The Phase One Property appears to have been used for agricultural purposes. No structures are located on the Phase One Property.	The surrounding properties appear to be mainly used for agricultural purposes.
1995	Three structures are shown on the Phase One Property.	The surrounding properties appear to mainly be used for residential purposes. Victoria Street and West Street are shown adjacent to the Phase One Property.
2006	The structure in the southern portion of the Phase One Property is no longer observed and a new structure can be seen in the central portion of the Phase One Property.	
2015		

It should be noted that in all aerial photographs, Lakeshore Road West is located adjacent to the east of the Phase One Property.

(ii) Topography, Hydrology, Geology

Maps of the area were located at the Ontario Ministry of Natural Resources (OMNR) on October 19 and 20, 2016. A 2003 Ontario Base Map (OBM) and a 2015 Topographic Map were available for our review, showing the land features at those dates. Copies of the maps are presented on Drawing Nos. 4 and 5, respectively, showing that two (2) structures are located on the Phase One Property. A chronological review of the maps indicates land features of the Phase One Property are consistent with those shown on the aerial photographs. Based

on the topography of the area, precipitation runoff of the Phase One Property is expected to flow in an easterly direction.

Geological maps of the area were located at the Ontario Geological Survey and the Bedrock Geology of Ontario Database on October 20, 2016. A surface geology map is presented on Drawing No. 6, showing that the Phase One Property is underlain predominately by Halton Till Material (silt to silty clay matrix). A bedrock geology map is presented on Drawing No. 7 showing that the Phase One Property is underlain by Queenston Formation (shale, limestone, dolostone and siltstone).

The Phase One Property is located in the larger hydrogeological region known as Southern Ontario Lowlands. A watershed map of the area was located at the Halton Conservation Authority on October 19, 2016. A copy of the map is presented on Drawing No. 8. The map indicates that the Phase One Property is situated within the Bronte Creek Watershed.

According to the Ontario Geological Survey Bedrock Cross Section Viewer, accessed on November 1, 2016, the bedrock at the Phase One Property is overlain by 14 m of drift.

(iii) **Fill Material and Topsoil**

The reviewed records do not indicate any fill material being brought onto the Phase One Property.

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

<u>Ontario Ministry of Natural Resources and Forestry</u>

SEL reviewed the Ontario Ministry of Natural Resources and Forestry (OMNR) Natural Heritage Information Centre (NHIC) database on October 20, 2016 for

listings of the various classes of natural areas located in the vicinity of the Phase One Property. According to the database, no Area of Natural Significance or water body is located on the Phase One Property or within the Phase One Study Area. A copy of the Natural Features and Protection Area Plan is presented on Drawing No. 9.

Planning Authorities/Wellhead Protection Areas

The Halton Region Source Protection Area Map was reviewed on November 1, 2016. Based on our review, the Phase One Property is not located within a Wellhead Protection Area.

(v) **Well Records**

The MOECC's help desk at Water Well Ontario was contacted regarding the Phase One Property and the surrounding area within a 350 m radius from the centroid of the Phase One Property. On October 17, 2016, the MOECC returned two (2) records of wells. No wells are located on the Phase One Property and one (1) of the two (2) wells is located within the Phase One Study Area. Based on our review of the well records, this well has been abandoned. A copy of the Well Records is presented in Appendix 'F'.

4.4 Occupancy Search

An occupancy search for the Phase One Property and Phase One Study Area was conducted on October 26, 2016, using the 1960, 1965, 1971, 1975, 1981, 1986, 1991, 1995, 1998, and 2001 Suburban City Directories at the Toronto Reference Library.

A review of the occupancy records shows that the Phase One Property was mainly occupied by a garden centre, farm market, real estate business and private individuals during the researched years. In addition, one (1) auto body shop, one (1) service station, two (2) landscaping companies, one (1) photography business and one (1) glass, pottery

and plastics business were located within the Phase One Study Area. The occupants of potential environmental concern at the Phase One Property and within the Phase One Study Area are listed in Appendix 'G'.

4.5 Records Review Summary

A summary of the relevant information disclosed by our records review as of November 1, 2016, is given below:

- The Phase One Property has been used as a garden centre since the 1960s and is listed as a pesticides vendor. (Sources: ERIS Report, Aerial Photographs, FIP, Occupancy Records)
- An orchard was previously located at the Phase One Property. (Source: Historical Map)
- Former auto body/repair shop is located adjacent to the northeast of the Phase One Property. (Sources: ERIS report and occupancy records).
- Two (2) gasoline service centres are/were located approximately 245 m northeast of the Phase One Property boundary. (Sources: ERIS report and occupancy records).
- Two landscaping contractors are located within the Phase One Study Area. (Sources: ERIS report and occupancy records)
- A photography business and a glass, pottery and plastics company were located within the Phase One Study Area. (Source: occupancy records)
- Seven (7) spills occurred at properties within the Phase One Study Area. (Source: ERIS Report)
- A building was formerly located in the southern portion of the Phase One Property. (Source: Aerial Photographs)
- The Phase One Property is adjacent to roadways (Lakeshore Road West). (Sources: Historical Map, Aerial photographs, and OBM)
- Based on the age of the buildings, it is possible that hazardous materials are present in the building components used for construction. (Source: MPAC Report)

5.0 INTERVIEW

5.1 Purchaser Interview

Mr. Gary Bensky, president of Wycliffe Management Services., the prospective purchaser of the Phase One Property, was interviewed on October 20, 2016. Based on his understanding, the Phase One Property has been used as a garden centre since the 1960s. He has no knowledge of any stain, spill, odour or other environmental concern related to the Phase One Property. A copy of the questionnaire is included in Appendix 'H'.

5.2 Summary of Interview

- The Phase One Property has been used as a garden centre.

6.0 SITE RECONNISSANCE

6.1 General

A visual inspection of the Phase One Property and the Phase One Study Area from the publicly accessible areas was conducted by our representative, Ms. Kathryn Miles, B.Sc. (Eng.), on October 21, 2016, to determine the general environmental condition of the Phase One Property. The conditions and time of the site visit are presented in the table below:

Date	Weather Conditions	Temperature	Duration of Visit	Precipitation Conditions
October 21, 2016.	Overcast	10º C	1 hour 12:15 pm – 1:15 pm	Rain

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

At the time of the inspection, the Phase One Property is mainly comprised of a garden centre, with one (1) market gardening building, one (1) barn, two (2) sheds, one (1) greenhouse and several temporary shelters and shadehouses. Two grassy areas are located in the north and westerly portions. The northern portion is a right-of-way. An asphalt parking area is located directly south of the right-of-way and the remaining portions of the subject site are used for plant display and plant and equipment storage.

The neighbouring properties consist of a former auto body/repair shop to the northeast and residential properties in the remaining directions. Please note that Lakeshore Road West, West Street and Victoria Street are located to the east, south and west of the Phase One Property, respectively.

The ground surface of the Phase One Property is relatively flat with minor undulations and the grade 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 Phase One Property. There was no noticeable nuisance odour, stained soil or stressed

vegetation observed in any area of the Phase One Property.

6.2 Specific Observations at Phase One Property

(i) Building Inspection

Main Garden Centre Building

The main garden centre building is a two-storey building constructed with a wood frame atop a concrete foundation and finished with wood-siding and an asphalt-shingled roof. This building is used for market gardening and is heated with a natural gas furnace. Small amounts of pesticides are observed inside the building, but are properly stored. The property is connected to municipal water and sewers.

Barn

The two-storey barn is located in the southern portion of the Phase One Property and is used for gardening equipment storage. The barn is constructed with a wood frame atop a concrete block foundation and is finished with wood siding and an asphalt-shingled roof. It is heated with a natural gas furnace.

Sheds

Two sheds are located on the Phase One Property, both sheds are constructed with wood frames and asphalt shingled roofs and are used for storage. One shed is located south of the barn and the second shed is located in the central portion of the Phase One Property, adjacent to the greenhouse.

Greenhouse

One (1) greenhouse is located in the central portion of the Phase One Property. The greenhouse is constructed of metal and plastic and is empty.

(ii) **Hazardous Materials**

Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (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 possible that ACMs may 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 possible that PCBs are present in the electrical equipment present at the Phase One Property.

Urea-Formaldehyde Foam Insulation

Urea-formaldehyde foam insulation (UFFI) was commonly used in the mid-1970s for insulation in buildings and was discontinued in 1980.

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

Ozone-Depleting Substances (ODSs)

Sources of ozone-depleting substances (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 in the building components.

Mercury

Mercury is generally a component of thermometers, thermostats and lighting tubes. Our visual inspection of the Phase One Property 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 buildings. Provided that these materials remain intact, they are safe in their present form.

(iii) **Underground Storage Tanks (USTs)**

There is no vent or filler pipe visible to indicate the presence of UST on the Phase One Property.

(iv) **Above-Ground Storage Tanks (ASTs)**

No above-ground storage tank is observed on the Phase One Property.

(v) **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, jerry cans are observed on the Phase One Property. The jerry cans are securely stored on a locked metal shelving unit sitting on a concrete pad.

(vi) **Waste Management and Maintenance Practices**

Waste in the form of general mixed refuse is collected in a bin and disposed of by WM Waste Management.

(vii) **Air Quality and Noise**

During our inspection, there is no offensive odour or detectable source of air emissions that may impact the ambient air quality at the Phase One Property. No unexpected noise level greater than the ambient is noted at the Phase One Property. In this case, ambient noise includes the noise of traffic along Lakeshore Road West, West Street and Victoria Street, which are adjacent to the Phase One Property.

(viii) **Water Wells**

No water wells were observed on the Phase One Property.

(ix) **Phase One Study Area Inspection**

Based on our visual inspection of the publicly accessible areas, the neighbouring properties consist of a former auto body/repair shop to the northeast and residential properties in the remaining directions. Please note that Lakeshore Road West, West Street and Victoria Street are located to the east, south and west of the Phase One Property, respectively.

(x) **Enhanced Property Investigation**

No enhanced property investigation was conducted.

6.3 Summary of Site Reconnaissance

Our site reconnaissance, conducted on October 21, 2016 has revealed the following items which warrant further discussion:

- A garden centre is located at the Phase One Property.
- The Phase One Property is adjacent to roadways (Lakeshore Road West, Victoria Street and West Street).
- A former auto body/repair shop is located to the northeast of the Phase One Property.
- Based on the age of the buildings, it is possible that hazardous materials are present in the building components used for construction.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

The records review indicates that the Phase One Property was mainly used as a garden centre.

A description of the major uses of the Phase One Property and the year in which they appear to have commenced is presented in the Table of Current and Past Uses, Appendix 'J'.

7.2 Discussion of Environmental Items

Based on our review of records, interviews and site reconnaissance, as of November 1, 2016, the following information pertaining to the environmental condition of the Phase One Property has been disclosed by the Phase One ESA:

- The Phase One Property has been used as a garden centre since the 1960s and is listed as a pesticides vendor (Sources: Records Review, Interview and Site Inspection)
- An orchard was previously located at the Phase One Property. (Source: Historical Map)
- Former auto body/repair shop is located adjacent to the northeast of the Phase One Property. (Sources: Records Review, Interview and Site Inspection).
- Two (2) gasoline service centres are/were located approximately 245 m northeast of the Phase One Property boundary. (Source: Records Review).
- Two landscaping contractors are located within the Phase One Study Area. (Source: Records Review)
- A photography business and a glass, pottery and plastics company were located within the Phase One Study Area. (Source: Records Review)
- Seven (7) spills occurred at properties within the Phase One Study Area. (Source: Records Review)

- A building was formerly located in the southern portion of the Phase One Property. (Source: Records Review)
- Based on the age of the buildings, it is possible that hazardous materials are present in the building components used for construction. (Sources: Records Review and Site Inspection)
- The Phase One Property is adjacent to roadways (Lakeshore Road West, West Street and Victoria Street). (Sources: Records Review 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 that is occurring or has occurred in a Phase One Study Area, as per Table 2 of Schedule "D".

We have evaluated the risk associated with specific items in the above list to determine the potential for that activity to impact the environmental condition of the Phase One Property.

Pesticide Use

The Phase One Property has been used as a garden centre since the 1960s and is listed as a pesticides vendor. In addition, an orchard was formerly located on the Phase One Property. As the impact of past pesticide use at the Phase One Property is unknown, this is considered to have a high potential to influence the environmental condition of the Phase One Property.

Auto Body/Repair Shop

Former auto body/repair shop is located adjacent to the northeast of the Phase One Property. It is possible that leached chemicals from this location may have migrated onto the Phase One Property, therefore this is considered to have a high potential to influence the environmental condition of the Phase One Property.

Service Centres

A garage and service station with a gas bar is located approximately 245 m northeast of the Phase One Property boundary, and a second service centre and gas station was formerly located 245 m northeast of the Phase One Property boundary.

Generally, gas stations are noted due to potential leakage of fuel from underground storage tanks. Based on a review of the physical maps, as confirmed by our site inspection, the Phase One Property is trans-gradient to the gas stations. However, taking into account the large distance between the Phase One Property and the gas stations, it is unlikely that leached chemicals would have migrated onto the Phase One Property and they are considered to posses a low potential to influence the environmental condition of the Phase One Property.

Landscaping Businesses

One landscaping contractor, also listed as a pesticides operator, is located approximately 215 m southwest of the Phase One Property boundary and a second property listed as a landscaping business and nursery is located approximately 65 m southeast of the Phase One Property boundary. These properties are located trans-gradient to the Phase One Property, but based on their relative distances from the Phase One Property it is unlikely that any contamination would migrate onto the Phase One Property. Therefore, the two landscaping businesses are considered to have a low potential to influence the environmental condition of the Phase One Property.

Photography and Glass, Pottery and Plastics Businesses

A photography business and a glass, pottery and plastics business are located approximately 175 m south and 135 m southeast of the Phase One Property boundary, respectively. Taking into account the large distance between these properties and the Phase One Property, they are considered to have a low potential to influence the

environmental condition of the Phase One Property.

Spills

Seven spill incidents occurred at properties within the Phase One Study Area. Spills involving air pollution or in which environment impact is not anticipated are not considered to be environmental concerns with regards to the Phase One Property. Out of the remaining five spills, two are down-gradient and three are trans-gradient to the Phase One Property at distances greater than 170 m from the Phase One Property boundary. These five spill incidents are considered to pose a low environmental risk with regards to the Phase One Property based on their relatively large distances from the Phase One Property.

Former Building

Based on the aerial photographs, a building was formerly located in the southern portion of the Phase One Property. A review MPAC report indicates that this building was a barn with no foundation and therefore not a concern with regards to possible fill material on-site.

(ii) **Designated Substances**

Based on information obtained from the review of records, the structures on the Phase One Property were erected between 1920 and 2006. Therefore, potentially hazardous materials, i.e. asbestos containing materials, may have been used in some of the construction components of the buildings. Since the structures are not part of the development plan, the designated substances would normally be dealt with by the builders or construction team, prior to any demolition of the structures, through the Occupational Health and Safety Act. A hazardous substance survey should be completed to assess the potential impacts from these hazardous materials. However, the designated substances related to the structures on the Phase One Property are not a part of this environmental assessment.

(iii) **Other Environmental Items**

Adjacent Roadways

The Phase One Property is adjacent to roadways (Lakeshore Road West, West Street and Victoria Street). This is of concern due to the de-icing chemicals used during the winter season which may result in higher than usual levels for the Sodium Adsorption Ratio and Electrical Conductivity of the soil. If the soil remains in situ, it is considered to meet the standards through 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

Based on our evaluations of the PCAs identified at the Phase One Property and in the Phase One Study Area, the Areas of Potential Environmental Concern (APECs) are shown in the table below:

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC 1	Majority of the Phase One Property	40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-site	Organochlorinated Pesticides, Metals and Inorganics	Soil
APEC 2	Northeastern portion of the Phase One Property	10 – Commercial Autobody Shops	Off-site	Metals and Inorganics, Petroleum Hydrocarbons, Volatile Organic Compounds	Soil and/or groundwater

7.4 **Phase One Conceptual Site Plan**

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

8.0 CONCLUSIONS

Soil Engineers Ltd. was retained by Wycliffe Homes Oakville to carry out a Phase One ESA for a site located at Lakeshore Road West and West Street in the Town of Oakville. The Phase One Property has mainly been used as a garden centre. The neighbouring properties consist of a former auto body/repair shop to the northeast and residential properties in the remaining directions.

8.1 Phase Two Assessment Recommendation

Our Phase One Environmental Site Assessment has revealed the following items of environmental concern attendant to the Phase One Property:

- Possible use of pesticide as part of activity in the garden centre and in the area of the former orchard at the Phase One Property.
- A former auto body/repair shop is located adjacent to the northeast of the Phase One Property.

It is recommended that a Phase Two Environmental Site Assessment (Phase Two ESA) be conducted to assess the above concerns.

8.2 RSC Requirements

Based on the type of development proposed for the Phase One Property, an RSC is not required to be filed in accordance with O. Reg. 153/04, as amended. However, local and regional governments may require an RSC as part of the development approval process.

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

8.3 Environmentally Sensitive Area, Body of Water, ANSI

No Environmentally Sensitive Area, Body of Water or ANSI is located on the Phase One Property or within 30 m of the Phase One Property.

8.4 O. Reg. 511/09 and Fill

Due to the potential economic consequences associated with the fill requirements should an RSC be filed for the Phase One Property, we recommend that all site works related to any development proceed prior to the filing of any RSC.

8.5 Legal Requirements

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

The objectives and requirements as set out in the O. Reg. 153/04, as amended, for a Phase One ESA were applied in carrying out the environmental site assessment and in the preparation of this report.

SOIL ENGINEERS LTD.

Kathryn Miles, B.Sc. (Eng.)

Eleni Girma Beyene, P.Eng. QP_{ESA}

KM/EGB:km

LICENSED PROFESSIONAL ENGINEER
E. GIRMA BEYENE
100068382
Dec. 20/2016
PROVINCE OF ONTARIO

9.0 REFERENCES

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References of Plans and Drawings

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Oakville Town Map, Town of Oakville (2015).

Ministry of Natural Resources. 2003 Ontario Base Map (2003).

Contour, Ontario Ministry of Natural Resources ©2015 Queen's Primer for Ontario Topographic Map

Water Course, Ontario Ministry of Natural Resources ©2015 Queen's Primer for Ontario Topographic Map

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DRAWINGS

REFERENCE NO. 1610-E074

N

Approximate Location of Phase One Property

Soil Engineers Ltd.

Title
Site Location Plan

Project
Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

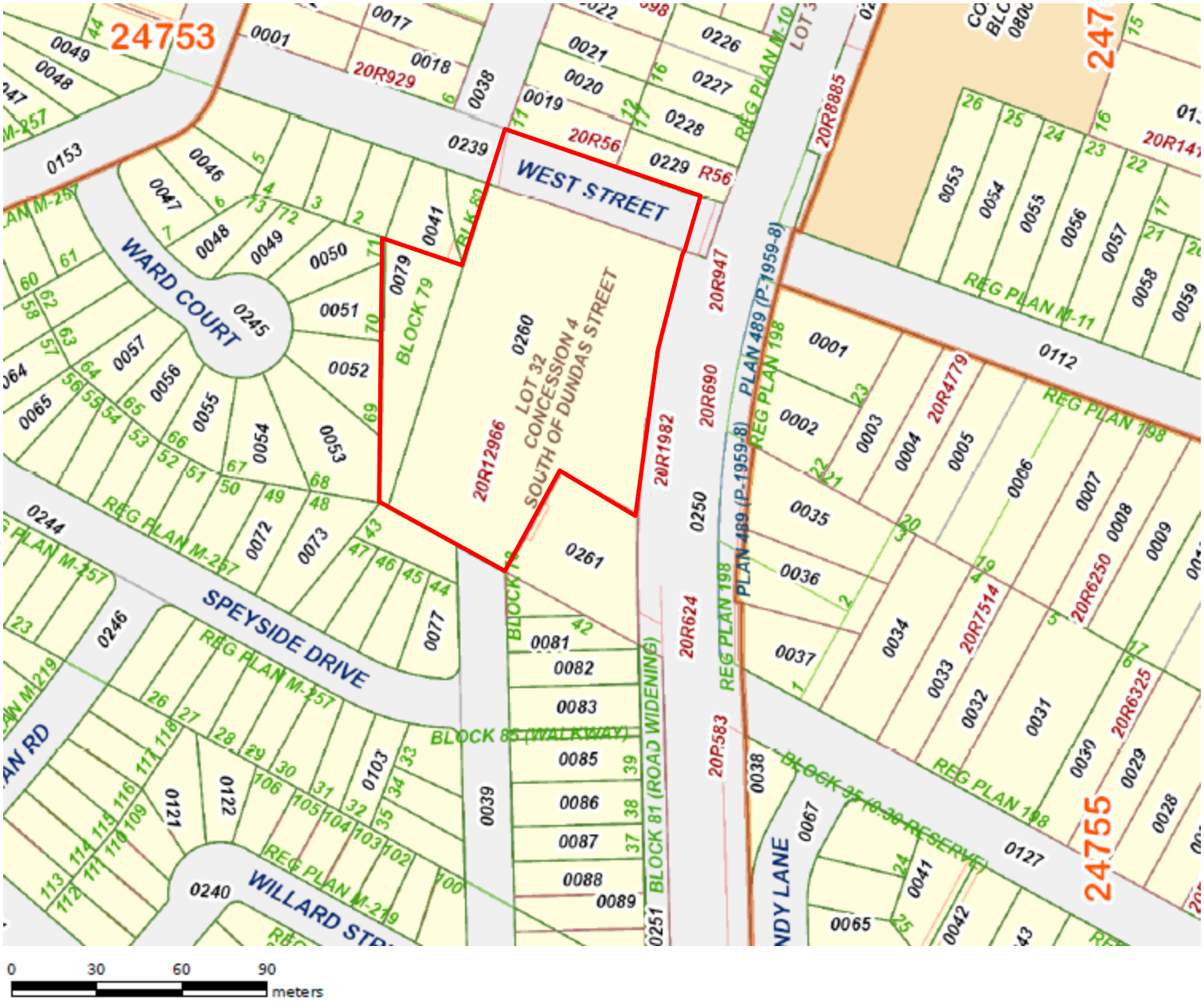
Reference No.
1610-E074

Date
October 19, 2016

Scale
As shown

Drawing No.
1

Source: Oakville Town Map
© 2015 Town of Oakville



Approximate Location of Phase One Property

Soil Engineers Ltd.

Title
Property Index Map

Project
Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

Reference No.
1610-E074

Date
October 19, 2016

Scale
As shown

Drawing No.
2

Source: Regional Municipality of Halton Land Registry Office
© 2016 Queen's Printer for Ontario

Approximate Location of Phase One Property

Soil Engineers Ltd.

Title
1877 Historical Map

Project
Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

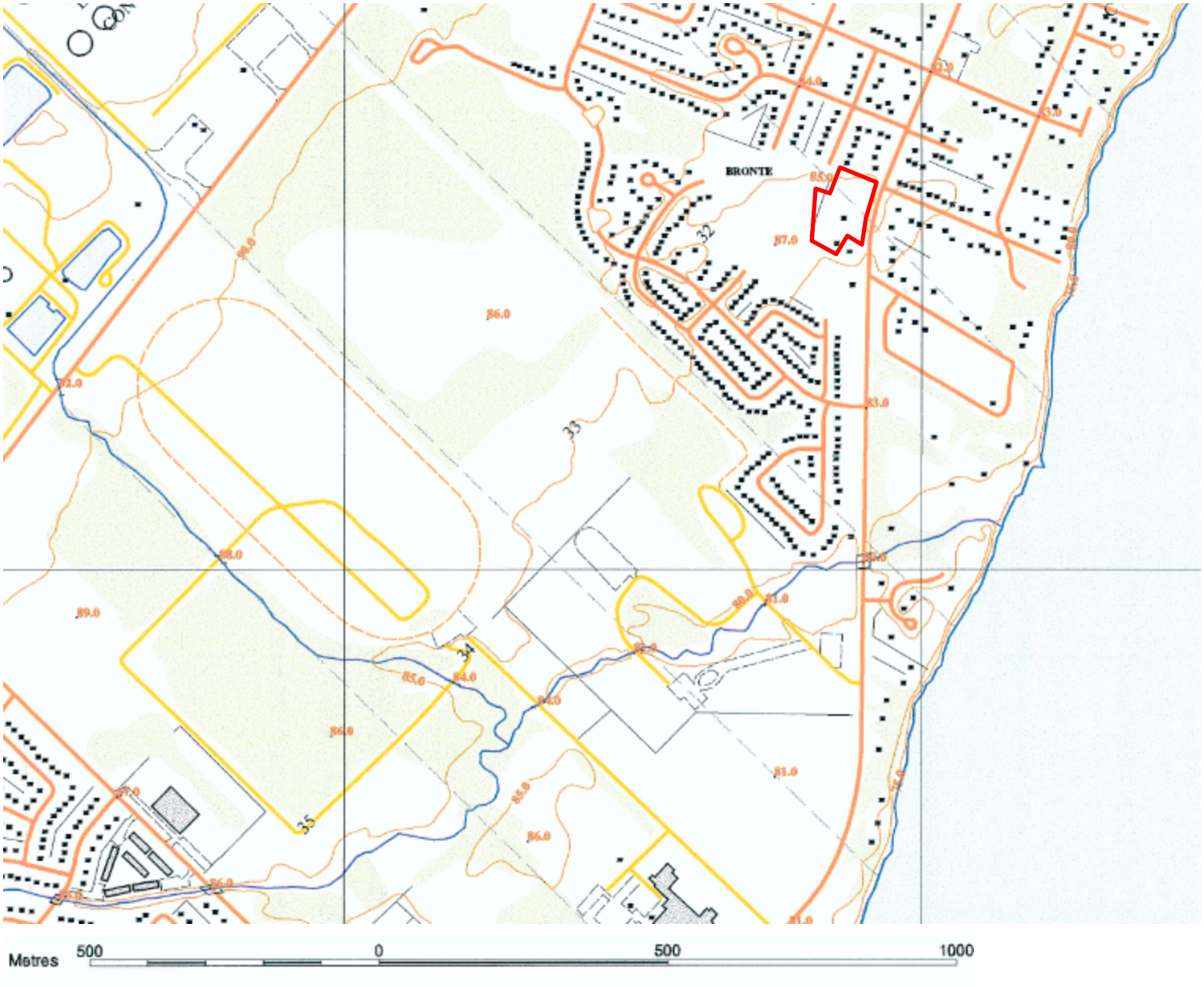
Reference No.
1610-E074

Date
October 19, 2016

Scale
Not to scale

Drawing No.
3

Source: The Illustrated Historical Atlas of Halton County
© 1877 Walker & Miles



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Approximate Location of Phase One Property

Soil Engineers Ltd.

Title
2003 Ontario Base Map

Project
Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

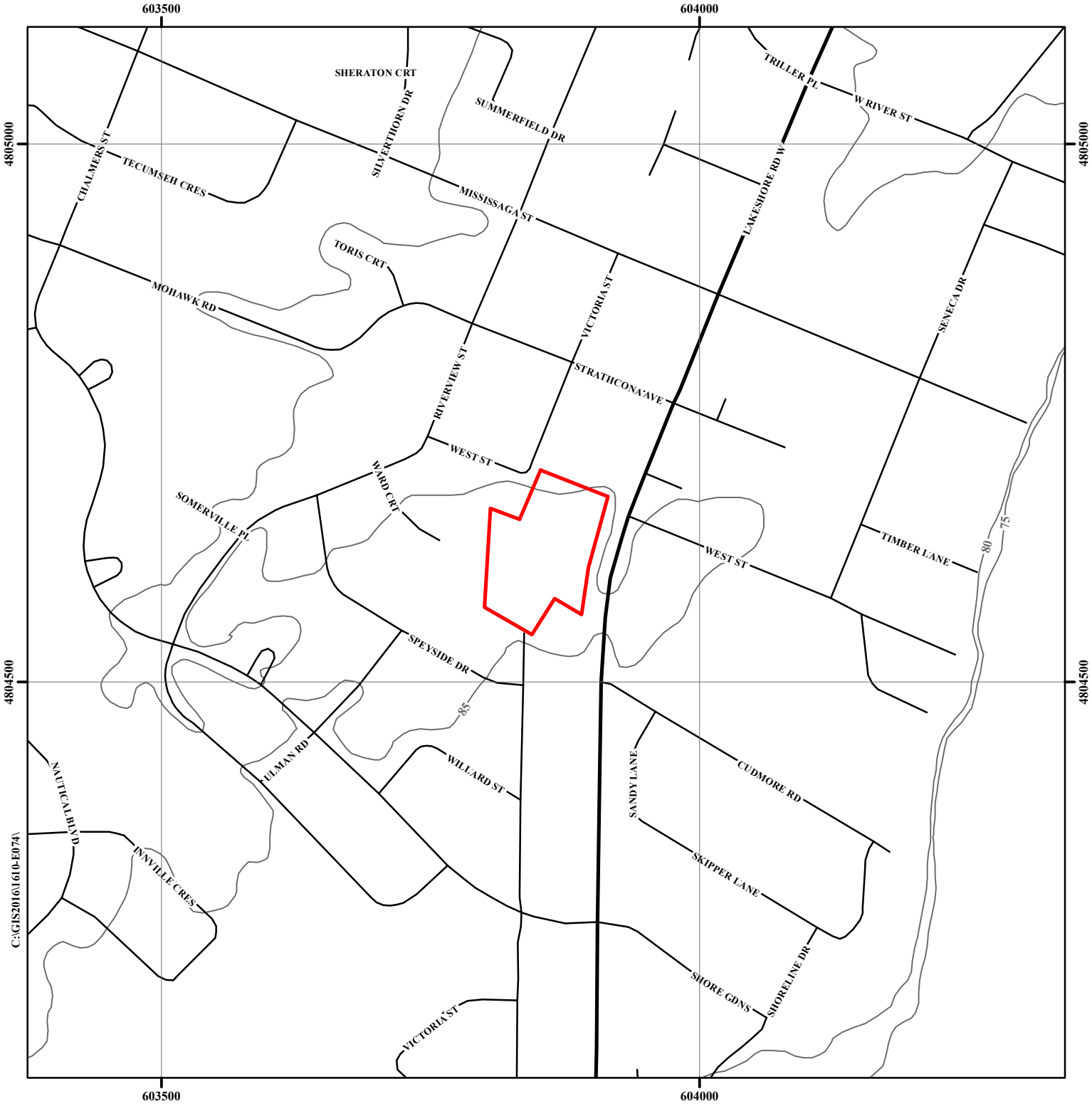
Reference No.
1610-E074

Date
October 19, 2016

Scale
As shown

Drawing No.
4

Source: Soil Engineers Ltd.
© 2003 Ontario Ministry of Natural Resources



N

Approximate Boundary of Phase One Property

85 Topographic Contour (masl)

Major Road

Local Road

Soil Engineers Ltd.

Title: Topographic Map

Project:

Proposed Residential Development
3171 Lakeshore Avenue West
Town of Oakville

Reference No. 1610-E074

Date: October 20, 2016

Scale:

0 25 50 100 150 200 250
Metres

Drawing No. 5

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

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

Source: Water Course, Ontario Ministry of Natural Resources and Forestry, 2015
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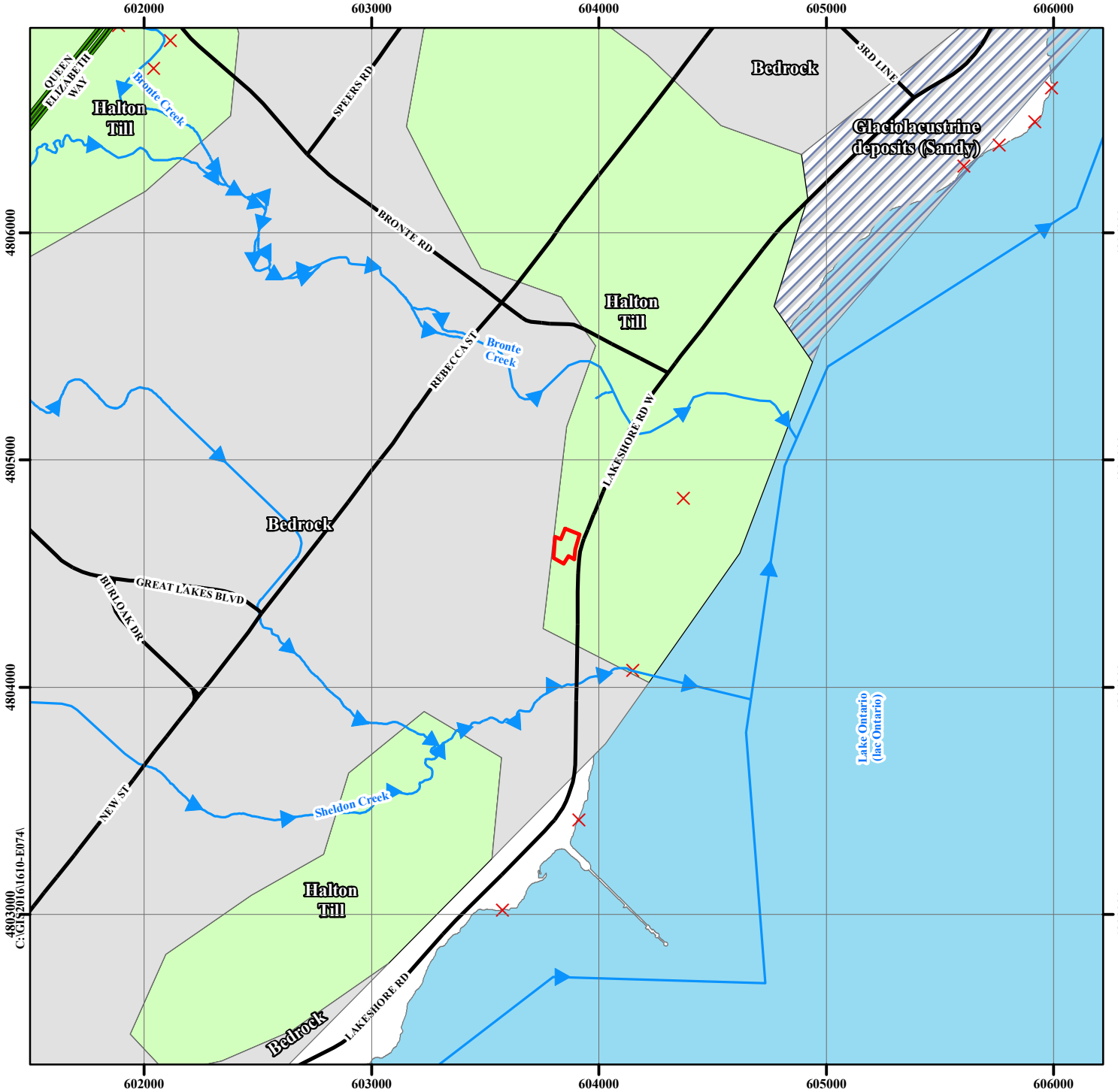

N

Approximate Boundary of Phase One Property

Halton Till
Material: predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor

Bedrock, undifferentiated igneous and metamorphic rock, or carbonate and clastic sedimentary rock, exposed at surface or covered by a discontinuous, thin layer of drift

Glaciolacustrine deposits (Sandy)
Material: sand, gravelly sand and gravel, nearshore and beach deposits

Bedrock Outcrops

Expressway/Freeway

Major Road

Water Body

Watercourse

Soil Engineers Ltd.

Title: Surface Geology Map

Project:

Proposed Residential Development
3171 Lakeshore Avenue West
Town of Oakville

Reference No. 1610-E074

Date: October 20, 2016

Scale:
0 105 210 420 630 840 1,050
Metres

Drawing No. 6

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

Source:Bedrock Geology of Ontario, 1993, Data Set 6
©Ministry of Northern Development(Public Service)

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N

Approximate Location of Phase One Property

Water Body

Watercourse

Queenston Fm.
Rock Description: Shale, limestone, dolostone, siltstone

Expressway/Freeway

Major Road

Soil Engineers Ltd.

Title: Bedrock Geology Map

Project:

Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

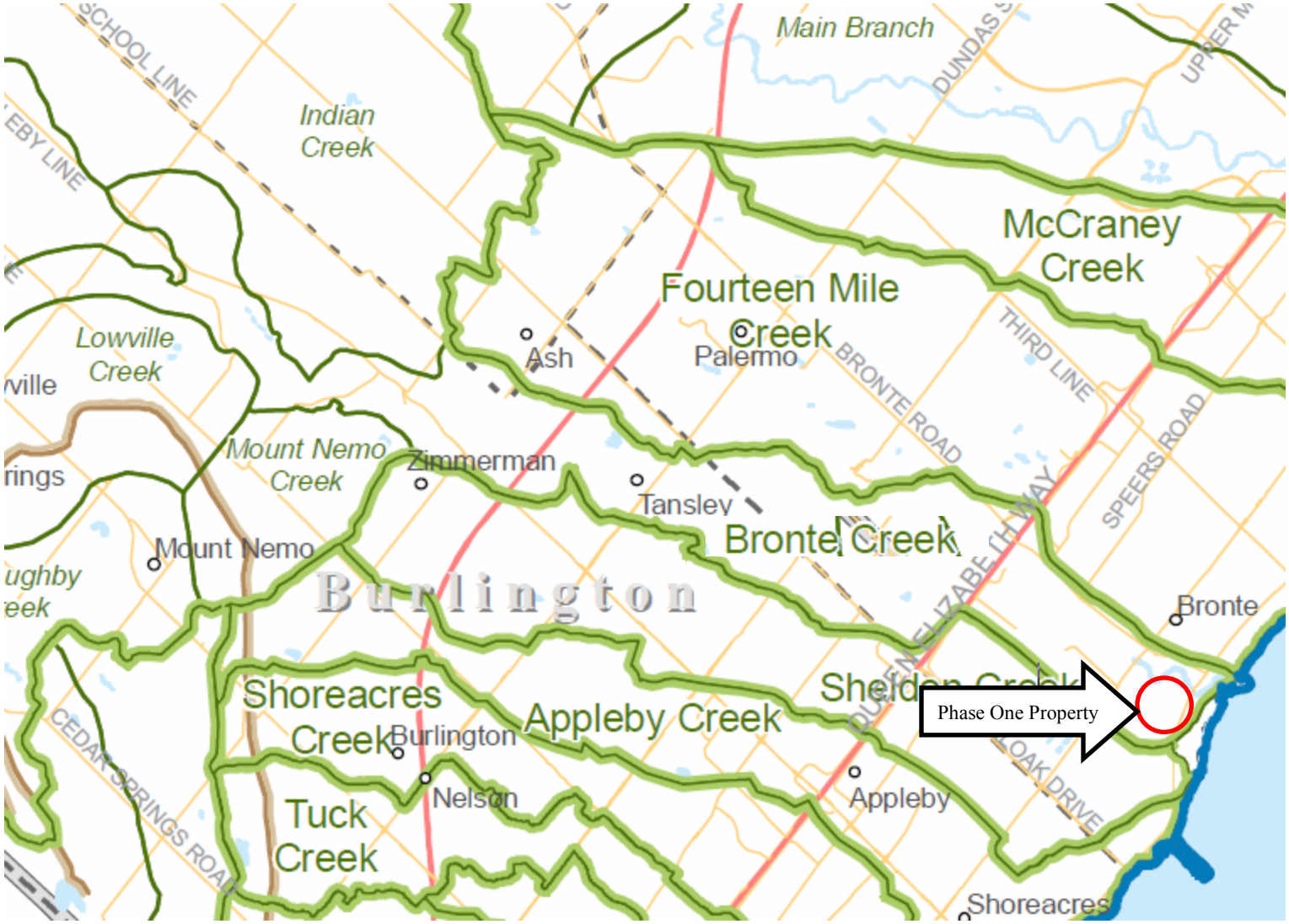
Reference No. 1610-E074

Date: October 20, 2016

Scale:

0 120 240 480 720 960 1,200
Metres

Drawing No. 7



N

Approximate Location of Phase One Property

Soil Engineers Ltd.

Title
Watershed Map

Project
Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

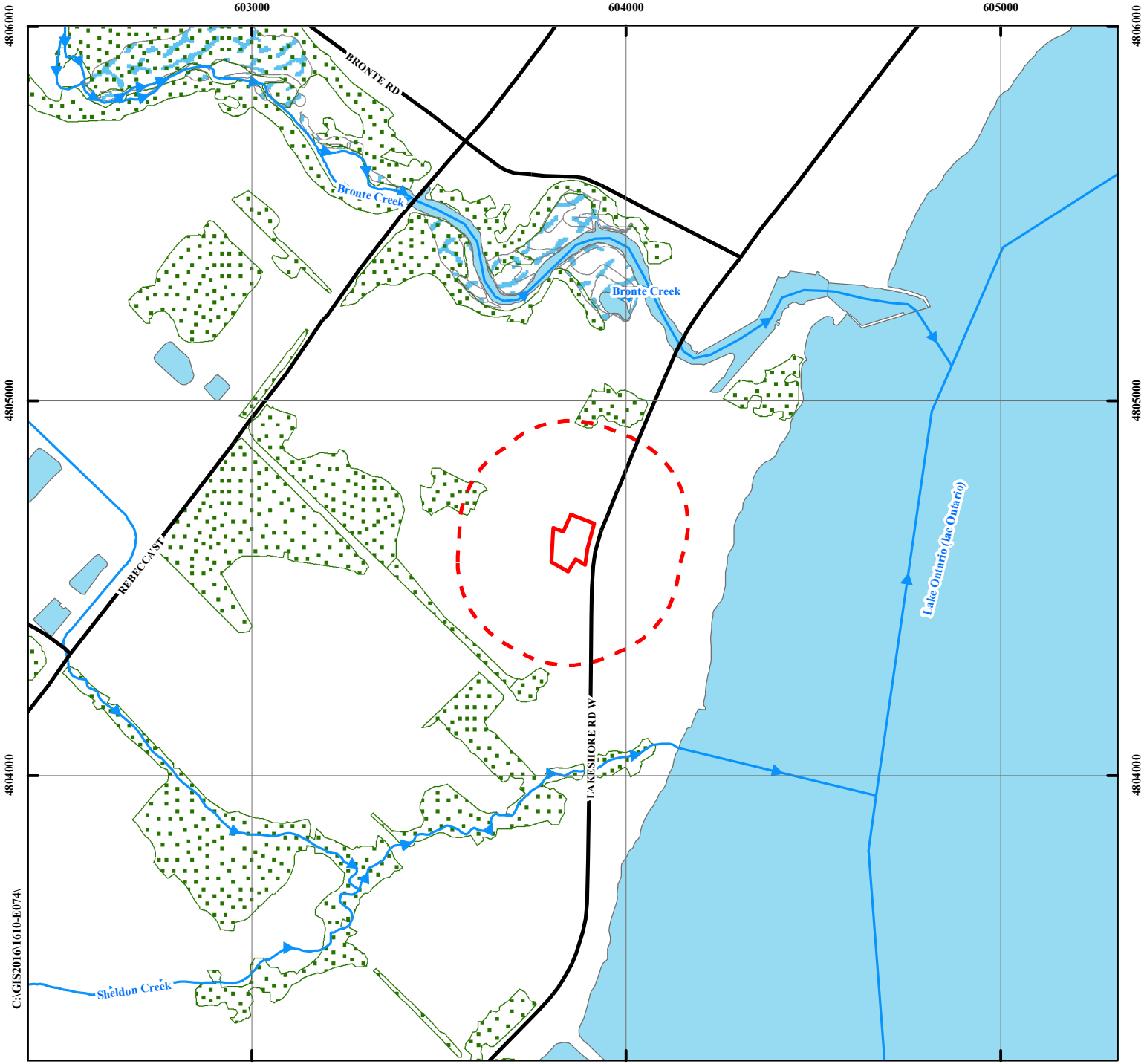
Reference No.
1610-E074

Date
October 19, 2016

Scale
As shown

Drawing No.
8

Source: Halton Conservation Authority
© 2006 Queen's Printer for Ontario



N

Approximate Boundary of Phase One Property

Approximate Boundary of Phase One Study Area

Wooded Area

Wetland (classified as Provincial)

Water Body

Watercourse

Major Road

Soil Engineers Ltd.

Title: Area of Natural Features and Protection Area Plan

Project:

Proposed Residential Development
3171 Lakeshore Avenue West
Town of Oakville

Reference No. 1610-E074

Date: October 20, 2016

Scale:

0 60 120 240 360 480 600

Metres

Drawing No. 9

Contains information licensed under the Open Government Licence – Ontario, 2014 and 2015.

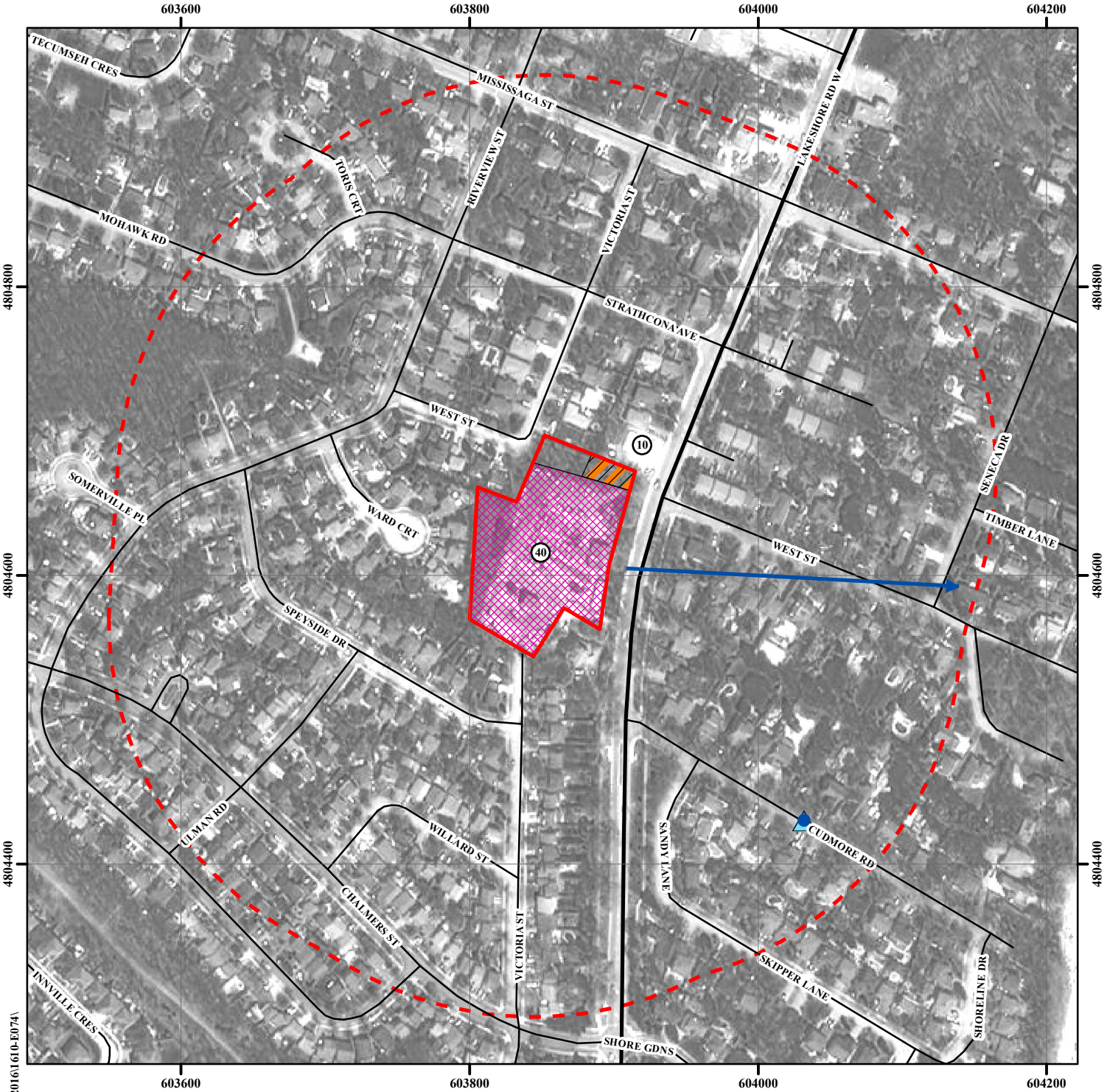
Includes information: Provincial Park, Conservation Reserve, Area of Natural and Scientific Interest, Wetland, Niagara Escarpment Protection Area, Oak Ridges Moraine Conservation and Wilderness Areas

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

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

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

OWES: Ontario Wetland Evaluatuion System



N

Phase One Property

Phase One Study Area

Water Well Location from EcoLog

Water Well Location from MOECC Well Help Desk

Inferred Groundwater Flow Direction

Major Road

Local Road

Potentially Contaminating Activities (PCAs)

10 Commercial Autobody Shops

40 Pesticides Manufacturing, Processing, Bulk Storage and Applications

Area of Potential Environmental Concern (APEC)

APEC 1

APEC 2

Soil Engineers Ltd.

Title: Phase One Conceptual Site Plan

Project:
Proposed Residential Development
3171 Lakeshore Avenue West
Town of Oakville

Reference No. 1610-E074

Date: November 1, 2016

Scale:
0 20 40 80 120 160 200
Metres

Drawing No. 10

Source:Water Body, Ontario Ministry of Natural Resources and Forestry, 2015
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Source:Water Course, Ontario Ministry of Natural Resources and Forestry, 2015
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FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'A'

MPAC REPORT

REFERENCE NO. 1610-E074

Farm Property Report

Purchased Date: 19-10-2016

Property Address:	3175 LAKESHORE RD W
Municipality:	OAKVILLE TOWN
Roll Number:	2401020270015100000
Assessed Value*:	$1,166,000
Property Code & Description	260 - Vacant residential/commercial/ industrial land owned by a non-farmer with a portion being farmed

Legal Description: CON 4 SDS PT LOT 32 RP 20R12966 PART 4

Last Valid Sale Date (yyyy/mm/dd)	1999-04-01
Last Valid Sale Amount	$575,000

Services:

Hydro	Water	Sanitary	Heating	Air Conditioning
Y - Hydro available	A - Unspecified Service	A - Unspecified Service		

Lot Details:

Frontage (ft)	Depth (ft)	Site Area
-	-	2.30 A

Building Permit Information:

Currently, MPAC's records indicate that there are no building permits for this property.

Other Structures:

Structure Code & Description	258 - GREENHOUSE(ECONOMY)
Year Built	1980
Total Area (sq ft)	1,728

Other Structures:

Structure Code & Description	201 - TYPE I BARN
Year Built	1920
Total Area (sq ft)	1,080

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Other Structures:

Structure Code & Description	204 - TYPE IV INSULATED BARN
Year Built	1920
Total Area (sq ft)	1,787

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates visit www.mpac.ca

*Assessed Value is based on a January 1, 2012 Valuation Date.

**Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2015 Assessment Roll for the 2016 taxation year.

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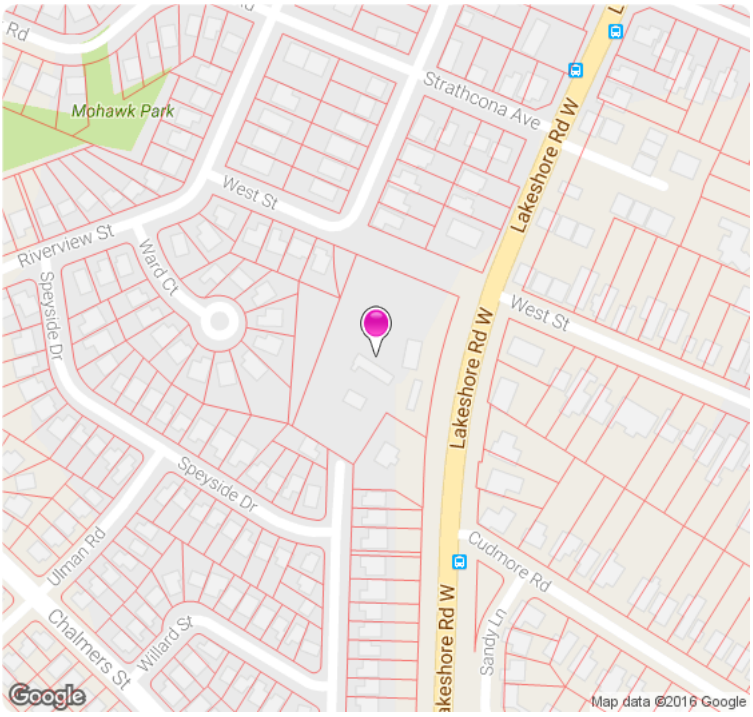
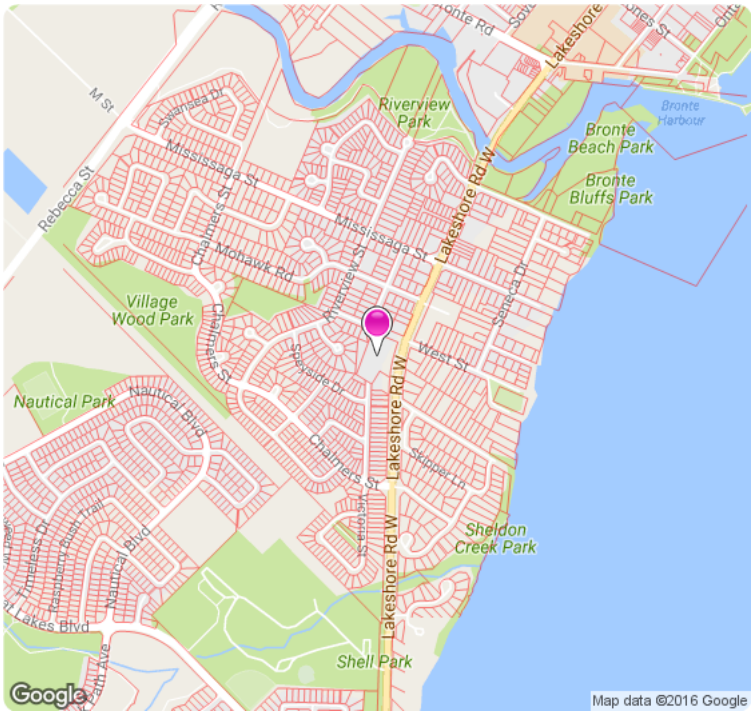
Map and Photo Report

Purchased Date: 19-10-2016

Report Details

Address:	3175 LAKESHORE RD W	Province:	ON
Municipality:	OAKVILLE TOWN	Postal Code:	L6K1C8





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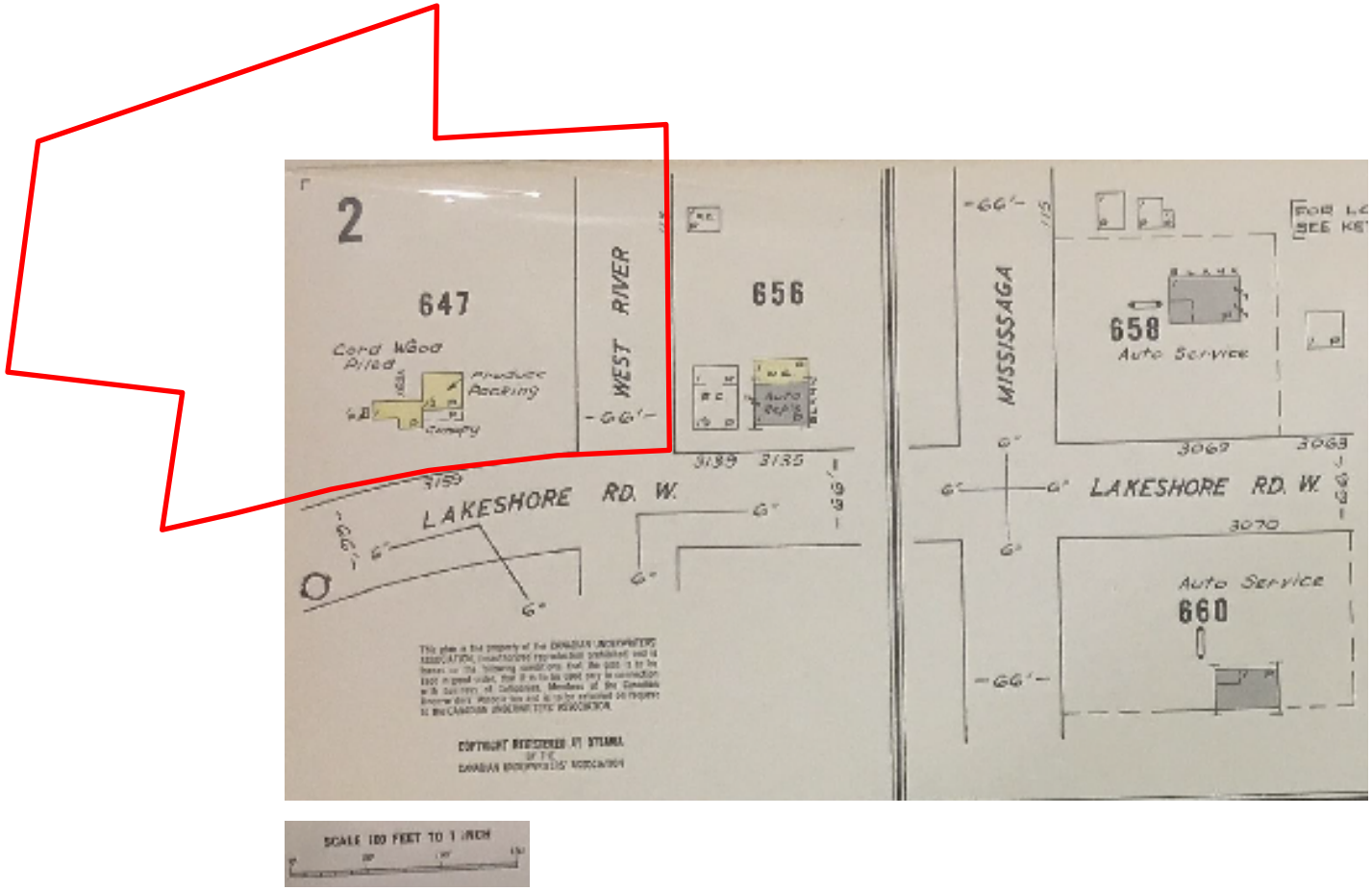
Soil Engineers Ltd.
CONSULTING ENGINEERS
GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE
100 NUGGET AVENUE, TORONTO, ONTARIO M1S 3A7 • TEL: (416) 754-8515 • FAX: (416) 754-8516

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: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'B'

FIRE INSURANCE PLAN

REFERENCE NO. 1610-E074



Approximate Location of Phase One Property

Soil Engineers Ltd.

Title
1966 Fire Insurance Plan

Project
Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

Reference No.
1610-E008

Date
November 1, 2016

Scale
As shown

Appendix 'B'
1 of 1

Soil Engineers Ltd.
CONSULTING ENGINEERS
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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: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'C'

OWNERSHIP HISTORY

REFERENCE NO. 1610-E074

Ontario ServiceOntario

LAND
REGISTRY
OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

24754-0260 (LT)

PREPARED FOR KM
ON 2016/10/21 AT 14:38:33

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

PROPERTY DESCRIPTION: PT LT 32, CON 4 TRAF, SDS, PART 4, 20R12966; OAKVILLE. T/W EASE H782489 OVER PT 3, 20R12966.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 24754-0233

PIN CREATION DATE:
1999/04/16

OWNERS' NAMES
1334622 ONTARIO INC.

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/04/16						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1999/04/16 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1996/03/25 **						
842599	1995/09/05	AGREEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
842600	1995/09/05	BYLAW REMARKS: ENCROACHMENT				C
20R12966	1998/10/26	PLAN REFERENCE				C
H775903	1999/02/11	NOTICE AGREEMENT		CUDMORE, WILLIAM BAYLEY CUDMORE, SANDRALEE	THE CORPORATION OF THE TOWN OF OAKVILLE	C
H775904	1999/02/11	BYLAW REMARKS: TO PERMIT ENCROACHMENT ONTO WEST ST. (PT 4, 20R12966)		THE CORPORATION OF THE TOWN OF OAKVILLE		C

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

* 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
H782489	1999/04/01	TRANSFER	$575,000	CUDMORE, WILLIAM BAYLEY CUDMORE, SANDRALEE	1334622 ONTARIO INC.	C
	REMARKS: RE: PLANNING ACT CONSENT					
H782490	1999/04/01	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1334622 ONTARIO INC.	CUDMORE, WILLIAM BAYLEY CUDMORE, SANDRALEE	
H788768	1999/05/14	NOTICE AGREEMENT		CUDMORE, WILLIAM BAYLEY CUDMORE, SANDRALEE	1334622 ONTARIO INC.	C
HR1149284	2013/11/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** CUDMORE, WILLIAM BAYLEY CUDMORE, SANDRALEE		
	REMARKS: H782490.					

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.

Ontario ServiceOntario

LAND
REGISTRY
OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

24754-0233 (LT)

PREPARED FOR KM
ON 2016/10/21 AT 14:43:17

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

PROPERTY DESCRIPTION: PT LT 32, CON 4 TRAFALGAR, SOUTH OF DUNDAS STREET , AS IN 750025 ; OAKVILLE/TRAFALGAR

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/03/25

OWNERS' NAMES
CUDMORE, WILLIAM BAYLEY
CUDMORE, SANDRALEE

CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/03/25						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1996/03/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1996/03/25 **						
NOTE: THIS PROPERTY WAS RETIRED ON 1999/04/16. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 24754-0260 TO 24754-0261						
20R3732	1978/06/06	PLAN REFERENCE				C
750025	1990/08/27	TRANSFER			CUDMORE, WILLIAM BAYLEY CUDMORE, SANDRALEE	C
842599	1995/09/05	AGREEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
842600	1995/09/05	BYLAW				C
REMARKS: ENCROACHMENT						

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
20R12966	1998/10/26	PLAN REFERENCE				C
H775903	1999/02/11	NOTICE AGREEMENT		CUDMORE, WILLIAM BAYLEY CUDMORE, SANDRALEE	THE CORPORATION OF THE TOWN OF OAKVILLE	C
H775904	1999/02/11	BYLAW		THE CORPORATION OF THE TOWN OF OAKVILLE		C
	REMARKS: TO PERMIT ENCROACHMENT ONTO WEST ST. (PT 4, 20R12966)					
H782489	1999/04/01	TRANSFER	$575,000	CUDMORE, WILLIAM BAYLEY CUDMORE, SANDRALEE	1334622 ONTARIO INC.	C
	REMARKS: RE: PLANNING ACT CONSENT					
H782490	1999/04/01	CHARGE	$562,500	1334622 ONTARIO INC.	CUDMORE, WILLIAM BAYLEY CUDMORE, SANDRALEE	C

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

Ontario ServiceOntario

LAND REGISTRY OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

24754-0079 (LT)

PREPARED FOR KM
ON 2016/10/21 AT 14:39:07

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

PROPERTY DESCRIPTION: PCL BLOCK 79-1, SEC M257 ; BLK 79, PL M257 ; OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/03/25

OWNERS' NAMES
1334622 ONTARIO INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/03/25						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1996/03/22 **						
H185789	1982/05/14	AGR SUBDIVISION			THE CORPORATION OF THE TOWN OF OAKVILLE	C
H197279	1983/02/09	NOTICE AGREEMENT			THE REGIONAL MUNICIPALITY OF HALTON	C
H557075	1993/09/16	TRANSFER		*** COMPLETELY DELETED ***	RAVYL CONSULTANTS CORPORATION	
H626785	1996/03/27	APL CH NAME OWNER		*** COMPLETELY DELETED *** JRS REALTY CONSULTING LTD.		
REMARKS: H557075						
H626992	1996/03/29	CHARGE		*** COMPLETELY DELETED *** JRS REALTY CONSULTING LTD.	BANCA COMMERCIALE ITALIANA OF CANADA	
H626993	1996/03/29	NOTICE		*** COMPLETELY DELETED *** JRS REALTY CONSULTING LTD.	BANCA COMMERCIALE ITALIANA OF CANADA	
REMARKS: ASSIGNMENT OF RENTS H626992						
H810149	1999/09/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANCA COMMERCIALE ITALIANA OF CANADA		
REMARKS: RE: H626992						
HR1144302	2013/10/31	TRANSFER	$50,000	JRS REALTY CONSULTING LTD.	1334622 ONTARIO INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
HR1144303	2013/10/31	CHARGE	$40,000	1334622 ONTARIO INC.	JRS REALTY CONSULTING LTD.	C

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

Ontario ServiceOntario

LAND
REGISTRY
OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

24754-0239 (LT)

PREPARED FOR KM
ON 2016/10/21 AT 14:39:33

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

PROPERTY DESCRIPTION: PCL STREETS-1, SEC M10 ; WEST ST, PL M10 ; OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/03/25

OWNERS' NAMES
THE CORPORATION OF THE TOWN OF OAKVILLE

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/03/25						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1996/03/22 ***						
D37	1965/11/01	APL (GENERAL)			MULTIPLE OWNERS	C
20BA150	1968/03/13	PLAN BOUNDRIES ACT				C
REMARKS: M10						

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.

In the Town of Oakville in the Province

in Conveyance 17 South of Dundas Street of the [illegible]

in the Land Registry Office for the Land Titles Division of Halton on March, [illegible]

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE (ATTACHED CHARGES, EASEMENTS, ETC)	CONSIDERATION ETC.	LAND - REMARKS - [illegible]
214273	Mortgage	May 30 1966	May 31 1966	[illegible]	[illegible] JACKSON [illegible] as to an undivided 1/6th interest; [illegible] [illegible], as to an undivided 3/6th interest and [illegible] [illegible], as to the remaining 2/6th interest	[illegible]	The whole parcel.
259662	Assignment of Mortgage	May 31 1966	Nov 18 1966	[illegible]	[illegible] and [illegible], his wife	$1.00	The whole parcel. An undivided 2/3 interest in Mortgage [illegible]
498260	Mortgage	Nov 12 1979	Nov 14 1979	[illegible]	[illegible]	[illegible]	The whole parcel.
507586	Assignment of Mortgage	Aug 29 1979	Aug 2 1979	[illegible] and [illegible] Signature of the Land [illegible] and Statement of Assets Defaults Outstanding	[illegible]	[illegible]	The whole parcel. Mortgage [illegible]
512507	Mortgage	[illegible]	[illegible]	[illegible]			

D-A18	Application	[illegible]	[illegible]	
	Re-entry	12 June 1981	All of the above parcel, as laid out by Plan R-257, is hereby entered as Parcel Plan-1, Section R-257.	

PARCEL CLOSED

PARCEL REGISTER

LAND TITLES DIVISION OF [illegible]

ESTATE: FEE SIMPLE — TITLE: ABSOLUTE

SUBJECT TO: THE RESERVATIONS, LIMITATIONS, PROVISOS AND CONDITIONS EXPRESSED IN THE GRANT FROM THE CROWN, AS VARIED BY STATUTE, THE OVERRIDING PROVISIONS OF THE LAND TITLES ACT AND OF AN OTHER ACT, AND THE ENCUMBRANCES RECORDED BELOW

SUBJECT TO SUBDIVISION ENTRIES THIS PARCEL COMPRISES THE FOLLOWING LAND

LEGAL DESCRIPTION: Lot 65 on Plan M-10 (Town of Oakville) save and except Part 16 on Plan 9R-58 and save and except Part 1 on Plan 20R-10566.

Plan M-10 is not a Plan of Subdivision within the meaning of The Planning Act.

Plan BA-150 registered 68 03 13 as Plan M-10 confirms the true location on the ground of all boundaries shown thereon pursuant to an Order of the Director of Titles under The Boundaries Act, dated 67 05 31.

TOGETHER WITH AN EASEMENT over Part of Lot 65 on Plan M-10 designated as Part 1 on 20R-10566, until such time as the said lands have been declared a public highway, as in 495252.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE (APPLICANT, CAUTIONER, CLAIMANT ETC)	CONSIDERATION ETC	LAND - REMARKS - SIGNATURE
D-37	Application		65 11 03		TRUSTEES OF THE WALTON MEMORIAL CONGREGATION OF THE UNITED CHURCH OF CANADA (Owner)		
504357	Charge		92 02 28		CIBC MORTGAGE CORPORATION	$140,000.00	
	Re-entry		94 06 21				Dorothy Van Dusen Q.C.L.R.
587113	By-Law		94 09 12				Designated as property of historical and architectual value and significance. Dorothy Van Dusen Q.C.L.R.

FORM 16 (1984)

CONTINUED ON PAGE

Originally and Currently	Under Application No. 77
	HER MAJESTY THE QUEEN IN THE RIGHT OF CANADA
Parcel Twelve Mile Creek	is the owner in fee simple with an Absolute Title of:
Section M-10	Twelve Mile Creek on Plan M-10 (Halton), registered in the Office of Land Titles, Milton.
	The Title of the said owner is subject to:
	1. The exceptions and qualifications in The Land Titles Act.
	Dated at Milton 3rd November 1965.
	No Certificate.
Note No. 19 is not a Plan of Subdivision within the meaning of The Planning Act.	**PLAN UNDER THE BOUNDARIES ACT.** PLAN BA 150 REGISTERED 13th March 1968 AS PLAN M-10 CONFIRMS THE TRUE LOCATION ON THE GROUND OF ALL BOUNDARIES OF THIS PARCEL PURSUANT TO AN ORDER OF THE DIRECTOR OF TITLES UNDER THE BOUNDARIES ACT DATED 31st May 1967
Notice D.H.O. P-1959-73	By 4804 dated 3rd March 1969, registered 6th March 1969, notice is hereby entered of a NAVIGABLE WATERS PLAN (Misc. Plan-1) prepared by Thos. W. Connolly, O.L.S., dated [illegible] 1969 and attached thereto, as to that part of the above parcel described therein by metes bounds and further designated as PART 3 on said Misc. Plan-1.
MICROFILMED	

CONTINUED ON FOLIO.....

Originally and Currently Parcel: Streets-1 Section M-10	Under Application D-37 The Corporation of the Town of Oakville, is the owner in fee simple with an Absolute Title of the Public Highways as shown on Plan M-10 (Helical) registered in the Office of Land Titles, viz.: being: BRONTE ROAD, MISSISSAGA STREET, RIVERVIEW STREET, STRATHCONA AVENUE, VICTORIA STREET, WEST STREET and Parts of LAKESHORE ROAD WEST, The Title of the said owner is subject to: 1. The exceptions and qualifications in the Land Titles Act. 2. As to Strathcona Avenue and Victoria Street: Instrument 706 Bronte, registered 5th May 1958, being By-law 224-58 of The Corporation of the Village of Bronte, passed 24th April 1958, amending By-Laws 144-55 and 149-56 re subdivision control. Dated at Milton 3rd November 1965. No Certificate.
Plan M. 10 is not a Plan of Subdivision under the meaning of The Planning Act.	
MICROFILMED	

PLAN UNDER THE BOUNDARIES ACT.

PLAN BA 150 REGISTERED 13th March 1968

AS PLAN M-10 CONFIRMS THE TRUE LOCATION ON THE GROUND OF ALL BOUNDARIES OF THIS PARCEL PURSUANT TO AN ORDER OF THE DIRECTOR OF TITLES UNDER THE BOUNDARIES ACT DATED 31 May 1967

CONTINUED ON FOLIO 8

[illegible]	Plan		17 Jan 1986	Lays out part of West Street on Plan N-10 as Parts 1 and 2 thereon.			Affects part of the parcel. Reference plan recorded under deposit [illegible]
[illegible]	By-law		7 Oct 86		The Corporation of the Town of Oakville		Under By-law 1986-18 of the said corporation passed 3 Sep. 1986, West Street on Plan N-10, is hereby assumed as a public street.

CONTINUED ON PAGE

ORIGINALLY: Parcel 32-4 Section T-17

RECENTLY: Parcel Plan-1 Section M-257

LAND TITLES DIVISION OF _____ HALTON 20

ESTATE: FEE SIMPLE

SUBJECT TO: THE RESERVATIONS, LIMITATIONS, PROVISIONS AND CONDITIONS EXPRESSED IN THE GRANT FROM THE CROWN, AS VARIED BY STATUTE, THE OVERRIDING PROVISIONS OF THE LAND TITLES ACT AND OF ANY OTHER ACT, AND THE ENCUMBRANCES RECORDED BELOW.

TITLE: ABSOLUTE

PAGE _____

PARCEL Block 79-1

SECTION _____

SUBJECT TO SUBSEQUENT ENTRIES THIS PARCEL COMPRISES THE FOLLOWING LAND

LEGAL DESCRIPTION: Block 79 on Plan M-257 [Town of Oakville] registered in the Land Registry Office No. 20 for the Land Titles Division of Halton at Milt

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE (APPLICANT, CAUTIONER, CLAIMANT, ETC.)	CONSIDERATION ETC.	LAND - REMARKS - SIGNATURE
~~248273~~	~~Mortgage~~	~~30 May 68~~	~~31 May 68~~	~~Real Mar Holdings Limited~~	~~Ernest Jackson Cudmore as to an undivided 3/8th~~ interest; Vera Bayley Cudmore as to an undivided 3/8th interest; and William Bayley Cudmore, as to the remaining ~~2/8th interest~~	~~$100,000.00~~	~~Whole Parcel.~~
See 202432 below, 3 May 83. SL							
~~250662~~	~~Assignment of Mortgage~~	~~21 May 68~~	~~18 Nov 68~~	~~William Bayley Cudmore~~	~~Ernest Jackson Cudmore and Vera Bayley Cudmore, his wife~~	~~$1.00~~	~~Whole Parcel. An undivided ½ interest in Mortgage 248273.~~
See 202432 below, 3 May 83. SL							
~~498360~~	~~Mortgage~~	~~12 Mar 79~~	~~14 Mar 79~~	~~Real Mar Holdings Limited~~	~~Bank of Montreal~~	~~$225,000.00~~	~~Whole Parcel.~~
~~Discharged by 202353, registered 3 May 83.~~ S L Shepherd 3 D.L.R.							
~~607506~~	~~Assignment of Mortgage~~	~~29 May 70~~	~~2 Aug 70~~	~~Vera Bayley Cudmore and William Bayley Cudmore, Executors of the Last Will and Testament of Ernest Jackson Cudmore, deceased~~	~~Vera Bayley Cudmore~~	~~$2.00~~	~~Whole Parcel. Above Mortgage 248273.~~
See 202432 below, 3 May 83. SL							
~~517587~~	~~Mortgage~~	~~20 Jan 80~~	~~1 Feb 80~~	~~Real Mar Holdings Limited~~	~~Bank of Montreal~~	~~$1,000,000.00~~	~~Whole Parcel.~~
~~Discharged by 202354, registered 3 May 83.~~ S L Shepherd 3 D.L.R.							

PAGE 2 PARCEL Block 79-1 SECTION K-257

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE (APPLICANT, CHAPTER, PLAINTIFF, ETC.)	CONSIDERATION ETC.	LAND - REMARKS - SIGNATURE
~~[illegible]~~	~~Assignment of Mortgage~~	~~22 Jan 80~~	~~14 Apr 80~~	~~William Bayley Gudmore, Executor of the Last Will and Testament of Vera Bayley Gudmore, widow, deceased,~~	~~William Bayley Gudmore~~	~~$2.00~~	~~Whole Parcel. Above Mortgage [illegible].~~
See 202432 below. 3 May 83. LS							
~~Note~~ Cut Out Under 202432, 3 May 83. LS	~~Application~~		~~11 Sep 80~~	~~Real Mar Holdings Limited (Owner)~~			
185789	Subdivision Agreement	16 Jul 79	14 May 82	Real Mar Holdings Limited	The Corporation of the Town of Oakville		Whole Parcel.
197279	Notice of Agreement	14 Aug 79	9 Feb 83	The Regional Municipality of Halton	Real Mar Holdings Limited		Whole Parcel.
~~197280~~	~~Postponement of Mortgage~~	~~4 Mar 82~~	~~9 Feb 83~~	~~William Bayley Gudmore~~	~~Real Mar Holdings Limited~~		~~Postpones Mortgage 248373 in favour of Subdivision Agreement 197279.~~
~~197281~~	~~Postponement of Mortgage~~	~~27 Jan 82~~	~~9 Feb 83~~	~~Bank of Montreal~~	~~Real Mar Holdings Limited~~		~~Postpones Mortgage 498860 in favour of Subdivision Agreement 197279.~~
~~197282~~	~~Postponement of Mortgage~~	~~27 Jan 82~~	~~9 Feb 83~~	~~Bank of Montreal~~	~~Real Mar Holdings Limited~~		~~Postpones Mortgage 517507 in favour of Subdivision Agreement 197279.~~
~~197286~~	~~Transfer of Charge~~	~~9 Feb 83~~	~~9 Feb 83~~	~~William Bayley Gudmore~~	~~Bank of Montreal~~	~~$152,819.01~~	~~Above Mortgage 248248.~~
See 202432 below. 3 May 83. LS							
Re-entry	Dated this 9th day of February, 1983.						Whole Parcel.
~~197288~~ Discharged by 202352, registered 2 May, 1983.	~~Charge~~	~~21 Jan 82~~	~~9 Feb 83~~	~~Real Mar Holdings Limited~~	~~Bank of Montreal~~	~~$2.00 & $4,000,000.00~~	~~Whole Parcel. [Together with other land]. Subject to execution no. 13890 against Real Mar Holdings Limited. (If enforceable).~~
	S E Shepherd S D.L.R.						Anne Marie Carson J.D.L.R.

SECTION 79-1 PARCEL 3-257 PAGE

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE (SUPPLEMENTARY, ADDITIONAL CLASSIFICATION, ETC.)	CONSIDERATION ETC.	LAND - REMARKS - REGISTRATION
202432	Transfer	22 Apr 83	3 May 83	Bank of Montreal	[illegible]	$2.00 & O	Whole Parcel.
Amended under 557074							~~Under Power of Sale in Charge~~
Kathy Copperson Seal							Sandra E Shepherd S.D.L.R.
202444	Demand Debenture	27 Apr 83	3 May 83	~~HENGRAVE DEVELOPMENTS LTD.~~	Vanguard Trust of Canada Limited	$6,000,000.00	Whole Parcel.
Assign to Stable Anne Marie Lossan Seal							~~(Together with other lands)~~
Amended under 557074							Sandra E Shepherd S.D.L.R.
Kathy Copperson Seal							
557075	Transfer		93 09 16		RAYYL CONSULTANTS CORPORATION	$2,880.00	Kathy Copperson S.D.L.R.

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4 SIDE OF KING'S STREET PAGE 3

No.	Instrument	Dated	Registered	From	To	Acres	Description
	Patent	15 May 1811		Crown	Philip Sovereign	100	All.
2162	B & Sale	5 Sept 1811	26 March 1815	Philip Sovereign	Samuel Griffith	100	"
Reb 8	"	25 June 1814	16 May 1822	Samuel Griffith	Philip Sovereign	100	"
152	"	16 May 1820	16 March 1821	Philip Sovereign	Charles Sovereign dec'd Trustee	100	Until of lot 32. Special general.
331 G	"	17 June 1833	2 July 1870	Philip Sovereign	Charles Sovereign	100	Lot 32 with the exception of 1 acre out of the S.
430 "	Mortgage	5 Sept 1870	10 June 1870	Oliver H. Herning & John E. Herning			
478 "	B & Sale	5 July 1870	15 Oct 1870	Charles Sovereign	James Carter	100	Lot 32.
843 H	Wills & Deed	5 May 1872	10 May 1872	James Carter	Oliver H. Herning & John E. Herning	100	Lot 32.
971 "	Rent Charge	5 July 1870	23 April 1872	Oliver H. Herning wife and John E. Herning			
"					John E. Herning widow of Oliver Herning	—	
"							
1023 H	B & Sale	3 Dec 1875	6 Dec 1875	Oliver H. Herning & wife	John E. Herning	100	
1024 "	B & Sale	4 Dec 1875	6 Dec 1875	John E. Herning & wife	Oliver H. Herning	47	Part of lot 32.
1066 "	Agreement	15 May 1876	24 May 1876	Margaret Herning widow	John E. Herning	100	Lot 32.
"							
"							
"							
"							
"							
1067 "	Mortgage	18 May 1876	24 May 1876	John E. Herning & wife	William Austin	100	
"							
"							
1092 "	Release of Annuity	18 July 1876	15 March 1876	Margaret Herning widow of Isaac Herning	Oliver H. Herning	—	Lot 32.
"	Lien & Charge						
1313 "	B & Sale	1 Apl 1876	11 Apl 1876	Oliver Hess Herning & wife	Joseph Bowman	46	2nd part of lot 32.
2107 d	B & Sale	28 Dec 1876	29 Dec 1876	Joseph Bowman & wife	William Aunger	47	Part of lot 32. Except 1 acre sold
2108	Mortgage	28 Dec 1876	29 Dec 1876	William Aunger & wife	The Western Canada Building & Savings Society	46	part of lot 32.
"							
2644 M	B & Sale	18 Dec 1878	26 Dec 1878	John E. Herning & wife	Philip Herning	88	Part of lot 32. Subject to a mortgage.
"							
4 F	Agreement	5 May 1881	9 May 1881	John Richardson & wife	Philip Herning	100	Lot 32. Lying about 1 acre and for
"							
"							
1	Mortgage			Philip Herning & wife	William Austin	[illegible]	Part of lot 32.
2	B & Sale				William Austin	[illegible]	Part of lot 32.
"	Release of Dower						
1113	Mortgage						
1114	Discharge of Mortgage						
1115	Mortgage						
1116	Discharge of Mortgage						
1117	Mortgage						
1118	Discharge of Mortgage						
1119	Mortgage			Philip Herning			
1120	Discharge of Mortgage						

TOWNSHIP OF TRAFALGAR — LOT 32 — CONCESSION 4

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
6432 U	Br. Sale	4 Oct 1941	23 Oct 1941	Philip Hornig	Emma Crook	$700.	
6434	Deviation merged	11 Oct 1941	23 Oct 1941	Philip Hornig	Sir Frank Anderson Tiffin Commander Bonney Philip Hornig	500.	
6436 U	Patent	24 Sept 1941	1 Oct 1941	Crown	Philip Hornig		
8415 Z	Br. Sale	19 Sept 1904	11 Oct 1904	George Williams	Carrie Wilson Widow		
9351 Y	Probate of Will	23 June 1909	13 Aug 1908	William Cunin	his wife Martha Jane Cunin Henry Cunin Alexander Madill Cunin & Edith Isabella Cunin & David Dean Cunin (an infant) Defendants		
9356 Y	Order	10 Dec 1907 10 Sep 1908	15 Sep 1908	Martha Jane King Plaintiff			
9638 Y	Release of Legacy	July 1908	20 July 1908	Sydney Dominion Cunin & others Eugene Cunin	William Henry Cunin		
10358 A	Grant	9 July 1910	6 June 1911	Samuel Brand	Emma Brand Widow		
10368 A	Grant in Tenancy	17 June 1911	17 June 1911	Samuel Brand & Plaintiff	Emma Brand Defendant		
10645 A	Farm Lease	6 June 1911	24 Sep 1912	Emma Brand married woman	William Richmond Teale	Rent	
10729 A	Certificate of Judgment	July 1912	10 July 1912	Samuel Brand Plaintiff	Emma Brand Defendant		

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4 SOUTH OF DUNDAS STREET PAGE 3

Number	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
11748C	Plan & Description of lands	19 May 1915	7 June 1915	The Toronto and Hamilton Highway Commission expropriation of land under Sec 18 Ch 26			1 Rod wide strip of land 66' along Lot 32 (and of uniform width 33')
11750C	Plan & description of lands	19 May 1915	7 June 1915	The Toronto and Hamilton Highway Commission expropriation of land under Sec 18 Ch 26			1 Rod wide strip of land 66' along south side of Lot 32
11858C	Bargain & Sale	3 Nov 1915	16 Nov 1915	William Henry Cudmore and wife	The Toronto and Hamilton Highway Commission	$100.	
12104B	Grant	16 June 1916	16 Aug 1916	Sydel Fowler - sole child of the estate John E. Fowler who died intestate	Samuel Bradd & Emma Bradd		
12308B	Order of Vesting Order	4 May 1917	23 May 1917	In the matter of the Toronto & Hamilton Highway Commission and the expropriation of the rights and land over the lands for the purpose of a roadway	The Toronto & Hamilton Highway Commission		1.9 acres in Lot 32 shown in the Toronto and Hamilton Highway Commission R.O.W.
12858D	Release Surrender	12 Mar 1919	11 Mar 1919	Samuel Bradd and Emma Bradd	The Toronto & Hamilton Highway Commission		
13137D	Grant	1 Jan 1919	5 Dec 1919	William Henry Cudmore and wife	Frederick Johnson		1 Rod wide strip of land [illegible]
198	Plan	2 May 1921	9 May 1921	W. H. Cudmore (Owner)			
14352E	Grant	30 June 1922	9 Oct 1922	The Toronto Hamilton Highway Commission William Taddam to purchase of will of Samuel Bradd & Emma Bradd widow of the late Samuel Bradd	William Taddam	$2,000.00	[illegible]

TOWNSHIP OF TRAFALGAR

LOT 32 CONCESSION 4

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
14353 E Claim deed	Quit	26 June 1922	9 Oct 1922	The Trustees General Trustee Corporation & William Calder N.C. Emma & Emma of the will of Samuel Chadd & Ernest Chadd widow of the estate Samuel Chadd	William Claude Fox		[illegible]
14391 E Claim deed	Quit	4 Apr 1922	13 Apr 1922	William Claude Fox	Walter Edmonton		[illegible]
251	Bylaw	20 Nov 1922	16 Jan 1923	For the raising and setting aside of the road Lake Shore Road in the Municipal Corporation of the Township of Trafalgar			
14478 E	Grant	8 Dec 1922	13 Jan 1923		Walter Robinson	$100	[illegible]
14479 Claim deed	Quit	27 Nov 1922	15 Jan 1923	William Claude Fox & wife	the Municipal Corporation of the Township of Trafalgar	1 [illegible]	[illegible]
14486	Grant	5 Dec 1922	15 Jan 1923	The Municipal Corporation of the Township of Trafalgar	William Claude Fox	1 [illegible] 200	[illegible]
14773 E	Grant	6 Aug 1923	23 Oct 1923	William Henry Gardner & wife	Willard L Jordan	1 [illegible]	[illegible]
14782	Bargain & Sale	17 Oct 1923	3 Nov 1923	William Henry Gardner & wife	Walter S Mungovan and Ella W. Mungovan		[illegible]
14806 E	Grant	7 Sept 1923	4 Dec 1923	William Henry Gardner & wife	Charles F. Henderson	1 [illegible]	[illegible]
14807	Bargain & Sale	8 Aug 1923	4 Dec 1923	Charles F. Henderson and wife and Jane Christopherson widow	William Henry Gardner	1 [illegible]	[illegible]

TOWNSHIP OF TRAFALGAR LOT 22 CONCESSION 4 TOWN OF OAKVILLE STREET PAGE

Number	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
14811	Grant	7 Nov 1923	9 Dec 1923	William Henry Cudmore	Charles Edmund Gregory	$1	[illegible]
14812	Quit Claim Deed	26 Nov 1923	11 Dec 1923	William Henry Cudmore & wife	Albert E. Green	$1	[illegible]
14869	Mortgage	14 Feb 1924	26 Feb 1924	William H. Cudmore & wife	Charles H. Kerr	$300	[illegible]
14895	Grant	18 Mar 1924	22 Mar 1924	Charles T. Moncrieff & wife	Clifford H. Kerr	$1	[illegible]
14896 E	Mortgage	17 Mar 1924	22 Mar 1924	Clifford H. G. Kerr mortgagor	Charles T. Moncrieff	$125	[illegible]
15057	Mortgage	19 July 1924	30 July 1924	William H. Cudmore & wife	Robert Weir and Robert Stone	$500	[illegible]
15218	Grant of Mort	23 Dec 1924	3 Jan 1925	Charles Edmund Gregory	Jane T. Cunningham widow	$1	[illegible]
15219	Assgt of Mort	Dec 1924	3 Jan 1925	Jane T. Cunningham widow	Sandella Parkman wife of Hiram Parkman	$2,240 paid in full 9/7/40	[illegible]
15407	Agreet	16 Jan 1925	17 Jan 1925	Frederick Brown Brandegee	William Henry Cudmore & Eliza Elizabeth Cudmore his wife	$1 paid in full 9/7/40	[illegible]
15540	Grant	1 Apr 1925	17 Mar 1925	Robert Johnston wife & wife Robert Johnston of Toronto gt. (See Nelson deed)	John Ray Smith	$1	[illegible]
15591	Assgt of Mort	9 June 1925	9 June 1926	Charles H. Kerr	Lemuel Ernie Jones	$1	[illegible]
15821	Grant	20 Aug 1926	20 Aug 1926	Robert Johnston wife	Jane M. Thomson	$1	[illegible]

NOT RECORDED IN FULL
Grant of 14869

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16138	Agt of Sale #14782	9 Oct 1929	8 Oct 1929	Thomas B. Mungatroyd, & Sarah M. Mungatroyd carrying on business as R. Mungatroyd & Sons	Robert Angelica Burmore, married woman	$1	1/2 Jan. 15 Thos. Rd. W. 66 ft. subject to mining certain rights of way
16139	Grant Wm of Trustees	8 Oct 1929	8 Oct 1929	Robert B. Mungatroyd & Sarah M. Mungatroyd - Plaintiffs	William Henry Andrews, Robert Andrews & H. L. Martin as Trustees, etc. Dist. the Estate of Robert Cartwright	—	15 Thos. Rd. W. 66 ft. subject to mining certain rights of way
17148	Grant	8 Aug 1932	10 Aug 1932	S. A. Mungo, Treasurer of Ontario		—	15 Thos. Rd. W. 66 ft. as extra land
18056	Grant	4 Jan 1944	13 Jan 1944	Clarence T. Jordan	A. Estelle Jordan, wife of Clarence T. Jordan	Nominal	1/2 Thos. Rd. W. 66 ft. together with right of way & easement in the same & equal.
19414	Grant	15 Jan 1940	15 Jan 1940	James Hunter Stewart & wife	International Business Machines Co. Ltd.	$1.00	Rd. W. 66 ft. with right of way. Not which is subject to the rights of way & the land (See plan 14807)
	See Deposit No. 955 (14807)						
19466	Grant (Three Parts of Deed)	7 Mar 1935	8 Apr 1940	Gordon Patterson, wife of Grant Patterson	Clarence Lockhart	Nom.	Rd. W. 66 ft. in No. 14807.
19472	Grant	9 Aug 1940	15 Oct 1940	Clarence Lockhart & wife	Agnes Patterson, Spinster	Nom.	1/2 Thos. Rd. W. 66 ft. wide right of way
19534	Grant	15 Nov 1940	11 Dec 1940	Trustees & Guarantee Co. Ltd. & Frances Gertrude Fox, widow Administratrix with will annexed of estate of William Edward Fox, deceased, & Frances Gertrude Fox, respondent.	Nellie Lawing, married woman	$1.00	5 Thos. Rd. W. 66 ft. Subject to mortgage.

TOWNSHIP OF TRAFALGAR LOT B2 CONCESSION 4 SOUTH OF DUNDAS STREET PAGE 8

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
19964	Grant	4 May 1846	4 June 1846	Adam Hartley, married woman	John McLellan	£[illegible]	[illegible]
20007	Grant	10 July 1846	6 August 1846	Hamilton Rennie, Melissa B. Hall	Adam Grant, Campbell	£1,[illegible]	[illegible]
20281	Grant	18 March 1846	5 Dec 1846	Trustees Burnham Co. Stat. Zimmer Architect, Esq., trustees, acting under the will of William Jay, deceased. Thomas Aldrich, Esq., of Brock	Thomas Jones, Brockville	£11,[illegible]	[illegible]
20319	Grant	8 Sept 1846	5 Dec 1846	Agnes Robinson, spinster	Adam Kennedy Farmer, Alex. Smith Farmer, Alex. McCrady, all of Toronto	£1,[illegible]	[illegible]
20338	Grant	18 October 1846	18 Dec 1846	Adam E. Campbell, David A. Campbell, Augustus F. Brown, of Adam Brown, Campbell	Robert Austin, Thomas Austin, his wife, as joint tenants	£[illegible]	[illegible]
20390	Grant	7 January 1847	18 [illegible]	[illegible]	[illegible]	£[illegible]	[illegible]
NOT RECORDED IN FULL							DISD [illegible]
20995	Caution	15 July 1845	15 July 1845	Guy Rennie (Cousin) Village of Rennie Eugenia Adam, wife	Rennie, one of surviving	—	[illegible]
20996	Grant	15 July 1845	15 July 1845	Alicia B. Rennie, Guy Rennie (Cousin) Rennie surviving Town of Rennie Eugenia Adam married woman, owners.	Robert Jackson, Rennie, Wm Rigby, Rennie, his wife, as joint tenants	£1,[illegible]	[illegible]
21230	Grant	8 Jan 1846	7 Feb 1846	A. Lucas Jackson, married woman.	Robert Jackson, Rennie, Wm Rigby Rennie, his wife, as joint tenants	£1,[illegible]	[illegible]

TOWNSHIP OF TRAFALGAR — LOT 32 — CONCESSION 4

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY	REMARKS
[illegible] NOT RECORDED IN FULL	[illegible]	[illegible]	[illegible]	[illegible] James [illegible]	[illegible] 27/10/64 [illegible]	[illegible]	[illegible]
215182	Grant	1 May [illegible]	[illegible]	Eden Kenneth Edward [illegible] Helen & Bessie Eden [illegible], his wife	[illegible], [illegible] Hand Act	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible] 19/3/69 [illegible]		[illegible]
451	Bylaw	1 May [illegible]	11 May [illegible]	Re-Planning Act			
24268	Grant	10 Oct [illegible]	[illegible]	[illegible] James [illegible] wife	[illegible] James [illegible]	[illegible]	[illegible]

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4 SOUTH OF DUNDAS STREET PAGE

No.	Instrument	Dated	Registered	From	To	Acres	Description
24488	Mortgage	10 Aug. 1950	16 Aug. 1950	Gordon Robson Craddock	[illegible]		[illegible]
24489	Mortgage	21 July 1950	18 July 1950	Hammond James Craddock wife	Gordon Robson Craddock	2	Part of Lot 32
24722	Grant	7 July 1950	30 Oct. 1950	Hammond James Craddock wife	Maurice Leonard McDonald	—	Part of Lot 32 [illegible]
24836	Grant	— Nov. 1950	7 Dec. 1950	Robert James Craddock wife	Robinia Elaine Craddock and Robert James Craddock the Craddock [illegible]	—	Part of Lot 32
24914	Mortgage	14 Dec. 1950	8 Jan. 1951	Robert James Craddock [illegible]	[illegible] Manufacturers Life Ins. Co.	—	Part of Lot 32
	See Deposit	No. 2181 (Craddock)					
27106	Mortgage	26 Aug. 1952	8 Sept. 1952	Gordon Robson Craddock	[illegible] Manufacturers Life Ins. Co.	2	Part of Lot 32
27256	Disc. of Mtge	12 Sept. 1952	6 Oct. 1952	[illegible] Manufacturers Life	Gordon Robson Craddock		
27318	Mortgage	7 Nov. 1952	24 Nov. 1952	Maurice Leonard McDonald	[illegible] Manufacturers Life Ins. Co.	—	Part of Lot 32
27401	Mortgage	8 Dec. 1952	9 Dec. 1952	[illegible]	[illegible]		
27743	Mortgage	11 July 1953	17 Feb. 1953	Hammond James Craddock wife	William Henry Craddock [illegible]		
27783	Grant	12 Feb. 1953	27 Feb. 1953	Gordon Robson Craddock	Hammond A. Wait	24.26	Part of Lot 32
28602	Grant of Easement	20 May 1953	20 Aug. 1953	Hammond James Craddock	Gordon Robson Craddock [illegible] Clarence May Craddock his wife as joint tenants.	2	Part of Lot 32, [illegible]
29328	Grant	28 Dec. 1953	1 Feb. 1954	Patricia Craddock, Robert James Craddock her husband	Reginald H. Line.	[illegible]	[illegible]
489	By-Law 1952-53	6 July 1953	23 July 1954	Re: Zoning By-Law			
490	By-Law 1953-72	27 July 1953	28 Oct. 1954	To amend By-Law 1952-53			
491	By-Law 1953-73	16 Sept. 1953	28 Oct. 1954	To regulate use of land			
492	By-Law 1953-74	28 Sept. 1953	28 Oct. 1954	To amend By-Law 1952-53			
499	By-Law 1953-75	16 Nov. 1953	1 Feb. 1954	To provide for the assessment			
	By-Law 1953-76	4 May 1953	1 Feb. 1954	To amend By-Law 1952-53			
	Grant	29 Dec. 1953	2 May 1954	Hammond James Craddock wife	[illegible]		
29568	Grant	31 Mch. 1954	3 May 1954	Gordon R. Craddock, Clarence May Craddock, as joint tenants	Reginald H. Line		Part of Lot 32, [illegible]
29670	Grant	21 Jan. 1954	3 May 1954	Hammond James Craddock wife	Gordon R. Craddock, Clarence May Craddock as joint tenants.		Part of Lot 32, [illegible]
	See Deposit 29855						
[illegible]	Disc. of Mtge	22 Jan. 1954	4 Jan. 1954	[illegible]	Hammond James Craddock		[illegible]
[illegible]	Disc. of Mtge	14 Jan. 1954	4 Jan. 1954	[illegible]	Hammond James Craddock		[illegible]
[illegible]	Disc. of Mtge	18 May 1954	4 June 1954	[illegible]	[illegible]		[illegible]
[illegible]	Mortgage	26 July 1954	4 May 1954	[illegible]	[illegible]		[illegible]
[illegible]	Mortgage	4 Aug. 1954	2 Aug. 1954	Reginald H. Line	[illegible]		[illegible]
[illegible]	Disc. of Mtge	28 Sept. 1954	5 Oct. 1954	Allen O. Oke	[illegible]		[illegible]
[illegible]	Quit Claim Deed	4 Jan. 1955	17 May 1955	The Corporation of the Town of Oakville	[illegible]		[illegible]
[illegible]	By-Law	6 Dec. 1954	17 May 1955	To stop, close up and sell [illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Reeve & the Village of Oakville	—	Part Lot 32, [illegible]
					[illegible]	—	Part Lot 32, [illegible]

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4 SOUTH OF DUNDAS STREET PAGE 1

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
22824	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
76603	Certificate	25 Mar 1915	27 Mar 1915	Lake N. Trust. Company Ontario	Estate of Robert Watson		[illegible]
79021	Grant	3 Sept	21 May	Anna Eutrice McTaggart widow	Northern Bank Company Now amalgamated with Royal Bank	Nil	Probate [illegible]
79575	Disc of Mort	20 Oct 1915	25 May 1918	Gordon Leonard Kelly Ptd	Reginald H. Fine		Mort [illegible]
83531	Mortgage	14 July 1916	25 July 1918	Maurice Leonard Hackett & wife	The Manufacturers Life Ins Co	$3000	Part lot [illegible]
84277	Disc of Mort	7 Aug 1918	15 Aug 1918	The Manufacturers Life Ins Co	Maurice Leonard Hackett	10	Mort [illegible]
87079	Deed	[illegible]	[illegible]	Reginald H. Fine & wife	George Lawrence Second Duke		[illegible]

Continued

TOWNSHIP OF TRAFALGAR — LOT 82 — CONCESSION 4 — 13

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
172563	Mortgage	14 June 1961	27 June 1961	Gordon Robert Craddock & Eleanor May Craddock his wife	Bank of Montreal	[illegible]	[illegible]
116342	Mortgage	19 Oct 1960	25 Oct 1960	Gordon Robert Craddock & Eleanor May Craddock his wife	National Trust Co.	[illegible]	[illegible]
120781	Release	13 Feb 1961	17 Feb 1961	Henry Knowles & Mountain Shed Metal	G.R. Craddock	[illegible]	[illegible]
[illegible]	Certificate of Action	[illegible]	[illegible]	Henry Knowles (Plaintiff)	G.R. Craddock et al	[illegible]	[illegible]
169924	Mortgage	[illegible] July 1964	[illegible] July 1964	Gordon R. Craddock & Eleanor May Craddock his wife	National Trust Co. [illegible]	[illegible]	[illegible]
174934	Release	14 July 1961	18 Oct 1961	Henry Knowles & Mountain Shed Metal	G.R. Craddock et al	[illegible]	[illegible]
120781					Mary Craddock		
[illegible]	Grant	6 June 1961	12 Oct 1961	The Corporation of the Town of Trafalgar	Ernest S. Cudmore	[illegible]	[illegible]
[illegible]	Mortgage	[illegible] Oct 1961		Gordon Robert Craddock & Eleanor May Craddock his wife	[illegible]	[illegible]	[illegible]
154326	Discharge of Mortgage	9 July 1965	9 July 1965	Angelo Anthony Calderone & Emilia Mary Calderone	Ernest Jackson Cudmore & Vera Bagley Cudmore	[illegible]	[illegible]
155882 entered after 729383			D.L.R.				
155357	Mortgage	1 July 1965	"	Ernest Jackson Cudmore & Vera Bagley Cudmore	Thomas Bailey Hassell & Maud Ethel Hassell as joint tenants	[illegible]	[illegible]
* 156717 ABSTRACTED AFTER 727073	89/18/12		A.D.L.R.				
169197	Grant	15 Apr 1964	30 June 1964	Mabel Watson	Viggo Sorensen and Mollie Sorensen his wife	[illegible]	[illegible]
169198	Mortgage	30 June 1964	"	"	Viggo Sorensen and Mollie Sorensen his wife	Mabel Watson widow	[illegible]
174968	Release	7 May 1964	28 Oct 1964	Homer S. Marion	John A. Lowe	[illegible]	[illegible]
	130547						

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4 SOUTH OF DUNDAS STREET PAGE 1

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
175-864	Grant	28 Oct 1964	13 Nov 1964	The Director, The Veterans Land Act	Clifford Francis Reed & Myrtle Joan Reed, as joint tenants	$1.00	N½ Lot 32
175982	Grant	14 Sept 1964	16 Nov 1964	Ernest Jackson Sudmore & Vera Bayley Sudmore, his wife	Ernest Jackson Sudmore & Vera Bayley Sudmore his wife, as tenants in common	$1.00	Lot 32
176306	Grant	19 Nov 1964	23 Nov 1964	Ernest Jackson Sudmore & Vera Bayley Sudmore his wife	William Bayley Sudmore 1/4 interest	$1.00	Part Lot 32
176593	Mortgage	23 Oct 1964	27 Nov 1964	Clifford F. Reed & Myrtle J. Reed, his wife	Toronto Dominion Bank	$100.00	Lot 32
180185	Lease	25 Feb 1965	26 Feb 1965	Committee of Adjustment, Final Decision	Joseph Lapalta	$1.00	Part Lot 32
***191849 entered after 700601					ee, William B. Sudmore		Lot 32, as in #176306
*206324 entered after 770500							
211214	Receipt of Mortgage	20 Oct 1966	20 Oct 1966	John A. Farrar	Toronto Electric Company Limited	$1.00	Part Lot 32
216873	Mort	13 Jan 1966	16 Jan 1967	Ernest Jackson Sudmore, Vera Bayley Sudmore (¾ interest and hold their interest as tenants in common) William Bayley Sudmore (¼ interest) & wife	Vera Bayley Sudmore Trustee	3,00	Pt Lot 32 - Pt. Deed 248291
223009	Leases	5 May 1967	5 May 1967	Andrew St. Frank - Sheriff of County of Halton		$46.57	Part Lot 32
223010	Leases	5 May 1967	5 May 1967	Andrew St. Frank - Sheriff of County of Halton			Part Lot 32
234977	Mortgage	16 Oct 67	20 Oct 67	Gordon Robert Cockbert & his wife	John A. Farrar Trustee	$	Part Lot 32
237778	Grant	29 Nov 1967	7 Dec 1967	Clifford Francis Reed & Myrtle Joan Reed his wife	Gordon Ernest Eckrich	$21.00	Pt Lot 32

TOWNSHIP OF TRAFALGAR — LOT 82 — CONCESSION 4

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
The N.E. limits of Lot 82 have been confined pursuant to the boundaries being shown in heavy outline on Plans BA-149-150-151 recorded under Nos. 248773, 248774, 248775							
All future descriptions must conform to said Plans.							
248239	Grant	8 May 1968	31 May 1968	Gordon Ernest Frederick	Gitto Electric Construction Limited	1	Pt Lot 82 as in 257775 - together with a right of way over & through as in 248240
248240	Mortgage	23 May 1968	31 May 1968	Gitto Electric Construction Limited	Gordon Ernest Frederick	[illegible]	[illegible]
248270	Grant	29 May 1968	31 May 1968	Ernest Jackson Ludmore & Vera Bayley Ludmore his wife & William Bayley Ludmore his wife	Real Mar Holdings Limited	1	Pt Lot 82 [illegible]
248271	Pt Disch of Mort	30 May 1968	31 May 1968	Vera Bayley Ludmore Trustee	Ernest Jackson Ludmore, Vera Bayley Ludmore, William Bayley Ludmore	1	Pt Lot 82 as in 248270 [illegible] Pt Mort 248272
248272	Pt Disch of Mort	30 May 1968	31 May 1968	Thomas Bayley Thexill, Maud Ethel Thexill	Ernest Jackson Ludmore & Vera Bayley Ludmore	1	Pt Lot 82 [illegible]
248273	Mortgage	23 May 1968	31 May 1968	Real Mar Holdings Limited	Ernest Jackson Ludmore, entitled 2nd: Vera Bayley Ludmore under & entitled 3rd: William Bayley Ludmore as more fully	Nil, 100	[illegible]
259661	Grant	31 May 1969	18 Nov 1969	Ernest Jackson Ludmore & Vera Bayley his wife & William Bayley Ludmore & wife	William Bayley Ludmore	1	Pt Lot 82 [illegible]
259662	Caveat of Mort. 248273	31 May 1969	18 Nov 1969	William Bayley Ludmore & wife	Ernest Jackson Ludmore & Vera Bayley Ludmore	1	Pt Lot 82 [illegible]
257399	Mortgage	23 Dec 1969	16 Jan 1970	Gitto Electric & Construction Limited and Horace Gitto Guarantor of the third part.	John B. Jackson and Evelyn B. Jackson his wife, joint account with right of survivorship	15000	Pt Lot 82 together with right of way only to Lot 81 & conditions

TOWNSHIP OF TRAFALGAR LOT 82 CONCESSION 4 SOUTH OF DUNDAS STREET

Number	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	
				the Deposit 287470 (Zudenick)			
~~288369~~	~~Dis of Mort~~	~~29 Jan 1970~~	~~5 Jan 1970~~	~~Society Mortgage Savings Corporation~~	~~Clifford E. Ford Insurance Agent for mortgagee~~		
291508	Grant D	8 Apr 1970	17 Apr 1970	Gordon Robson Craddock & Eleanor May Craddock, married woman of 2nd pt	A R Craddock (Oakville) Limited	$1.00	
296576	Cert.	19 June	15 July 1970	John White, Minister of Revenue	Estate of Thomas Bayley Hassell		
299394	Consent	29 June 1970	7 Aug 1970	Department of National Revenue Taxation			
~~315607~~	~~Cert Pub~~	~~29 Jan 1971~~	~~29 Jan 1971~~	~~Charles Mutual Life Insurance Company Limited~~	~~Gordon Craddock & A R Craddock (Oakville) Limited~~		
Released by #555193							
322020	Discharge of Mortgage	21 Apr 1971	22 Apr 1971	Maud Ethel Hassell	Ernest Gardner Cudmore & Clara Bayley Cudmore		
324357	Certificate	24 Mar 1971	29 Mar 1971	Eric A. Hinkley, Minister of Revenue	Estate of Ernest George Cutmore		
~~329421~~	~~Mortgage~~	~~15 Jan 1971~~	~~20 Jan 1971~~	~~A.R. Craddock (Oakville) Limited and Eleanor May Craddock~~	~~The Royal Bank of Canada~~		
				Discharged by #552490	Land Reg.		
~~329708~~	~~Grant Tes. in~~	~~12 Mar 1971~~	~~26 Jan 1971~~	~~Edith Mary Cutmore, Executrix Last Will & Testament of Ernest George Cutmore~~	~~Edith Mary Cutmore~~	~~Equal of land~~	
Discharge	Appeal			Testamentary Trust	Ernest Ewart		
~~330441~~	~~Asst of Mort~~	~~29 Dec 1971~~	~~7 Feb 1972~~	~~National Trust Company Limited~~	~~G.R. Craddock (Oakville) Limited~~	$2.00	
~~MORT #125724~~							
~~330449~~	~~Asst of Mort~~	~~7 Feb 1972~~	~~7 Feb 1972~~	~~G.R. Craddock (Oakville) Limited~~	~~Harry Kelman~~	$1.00	
~~MORT #125724~~							
332198	Grant to uses	19 Nov 1971	3 Mar 1972	Edith Cutmore	Frank Van Wiers	$100.00	
~~335330~~	~~Assign Mort~~	~~29 Mar 1972~~	~~6 Mar 1972~~	~~John Charles Rae Hunter~~	~~Canadian Imperial Bank of Commerce~~		

TOWNSHIP OF TRAFALGAR LOT 82 CONCESSION 4 SOUTH OF DUNDAS STREET

Number	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
	See Deposit 227400 (Zudwich)						
282369	Deposit	20 Jan 1970	3 Jan 1970	Sterling Mortgage & Savings Corporation	Stafford E. Reid & Angela Reid his wife & Leon		
291508	Grant	10 Apr 1970	17 Apr 1970	Gordon Rebecca Craddock & Eleanor May Craddock, married woman of 2nd pt	T.R. Craddock (Oakville) Limited		
296576	Cert.	19 June	15 July 1970	John Nitt, Minister of Revenue	Estate of Thomas Bayley Hassall		
298394	Consent	29 June 1970	7 Aug 1970	Department of National Revenue Taxation			
315607	Cert. Probate	29 Jan 71	29 Jan 71	Charter Mortgage & Guarantee Company Limited Clerk of the Peace			
Released by #550193							
322020	Discharge of Mortgage	21 Apr 1971	22 Apr 1971	Maud Ethel Hassall	Ernest Jackson Cudmore & Vera Bayley Cudmore Exors of Ernest Sharp Cutmore		
326357	Certificat	24 Nov 1971	29 Nov 1971	Eric A. Tinkiss, Minister of Revenue			
329421	Mortgage	16 Nov 1971	10 Jan 1972	T.R. Craddock (Oakville) Limited and Eleanor May Craddock	The Royal Bank of Canada		
Discharged by #552490				D.T. Land Reg.			
324708	Grant (Lease)	14 Nov 1971	26 Jan 1972	Edith Mary Cutmore, Executrix of Ernest Sharp Cutmore	Edith Mary Cutmore		
Does not apply				See 72 H.T. Cert			
330441	Assn't of Mortg #125724	29 Dec 1972	7 Feb 1972	National Trust Company Limited	G.R. Craddock (Oakville) Limited	$2.40	
330449	Assn't of Mortg #125924	7 Feb 1972	7 Feb 1972	G.R. Craddock (Oakville) Limited	Harry Heyman	$1.40	
332198	Grant to uses	19 Nov 1971	3 Mar 1972	Edith Cutmore	Frank Van Weiser	$2.00	
333310	Release	29 Nov 1971	22 Mar 1972	John Charles Rice Hardtone	Canadian Imperial Bank of Commerce		

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4

Number	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
~~333827~~	~~Lis Pendens~~	~~7 April 1972~~	~~7 April 1972~~	~~Canadian Imperial Bank of Commerce~~	~~Gordon Robert Crockford, Shawn Kay Crockford and R. Crockford (Oakville) Ltd.~~		~~Pt. Lot 32 Con. 4 Trafalgar Twp. Oakville Lot 32 Con. 4 Trafalgar Twp. Oakville~~
~~Vacated by #332242 20 June 1972~~							
334663	Grant	18 Nov 1971	19 May 1972	Edith Cutmore	The Corporation of the Town of Oakville	$1 & c	Pt. Lot 32 Con. 4 [illegible]
336664	Grant	—	19 May 1972	Edith Cutmore	The Corporation of the Town of Oakville	$1 & c	Pt. Lot 32 Con. 4 [illegible]
337508	GRANT	16 May 1972	1 June 1972	MAURICE LEONARD McDONALD & WIFE OF 3rd PART.	WEST BEACH INVESTMENTS LIMITED	$1 & c	Pt. Lot 32 Con. 4 [illegible]
~~338336~~	~~Assign of Mortgage #245260~~	~~[illegible]~~	~~[illegible]~~	~~Gordon Ernest Frederick~~	~~Milton Community Credit Union Limited~~	~~$1 & c~~	~~Pt. Lot 32~~
~~338326~~	~~Discharge~~	~~9 June 1972~~	~~21 June 1972~~	~~Maurice Leonard McDonald~~	~~The Manufacturers Life Insurance Company~~		~~Mort. #[illegible]~~
339087	Grant	20 June 1972	20 June 1972	Frank Van Wieren, [illegible]	Richard Maybee and Joanne Maybee as joint tenants	$2 & c	Pt. Lot 32 Con. 4 [illegible]
340591	Notice	15 June 1972	7 July 1972	Morgens Jensen	Viggo Lorensen and Marie Lorensen	200,000.00	Pt. Lot 32 Con. 4 [illegible]
341405	Mortgage	20 June 1972	25 July 1972	Richard Maybee and Joanne Maybee, his wife	Canada Permanent Mortgage Corporation	$35,000 PAID 30,000	P.O.B. [illegible]
~~366688~~	~~D.M.~~	~~15 Oct 1973~~	~~21 Oct 1973~~	~~John B. Jackson and Evelyn M. Jackson his wife~~	~~Otto Electric & Construction Equipment Limited~~		~~Pt. Lot 32 Con. 4 [illegible]~~
					MAR 12 1982		

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4 NORTH OF DUNDAS STREET

PAGE 10

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
~~359356~~	~~Mortgage~~	~~8 Apr 1973~~	~~17 Apr 1973~~	~~Richard Maybee & Joanne Maybee his wife~~	~~Canada Permanent Mortgage Corporation~~	~~[illegible]~~	~~[illegible]~~
20R583	Reference Plan	19 Apr 1973	25 Apr 1973	H. D. Sewell, Ontario Land Surveyor re Town of Oakville		—	Pt Lot 32 (7.409 acres) designated as part 1 9.136 acres more or less
360100	Dis Mortgage	24 Apr 1973	27 Apr 1973	Canada Permanent Mortgage Corporation	Richard Maybee & Joanne Maybee	—	~~[illegible]~~
20R624	Reference Plan	11 May 1973	14 May 1973	H. D. Sewell, Ontario Land Surveyor re Town of Oakville		—	Pt Lot 32 designated as part 1 on 29 1976 220591 Pt Lot 32 OAKVILLE/NORTH PLAN 1 - 0.216 ACRE PART 2 - 9.339 ACRES SEE 29187 220591
20R 690	REFERENCE PLAN	4 MAY 1973	8 JUNE 1973	H. O. SEWELL ONTARIO LAND SURVEYOR RE TOWN OF OAKVILLE		—	
364439	Grant	8 Jun 1973	15 Jun 1973	Viggo Sorensen, & Marie Sorensen, his wife, Mogens Jensen, of third parts,	The Corporation of the Town of Oakville	$16	Pt Lot 32 designated as Pt 1 on Reference Plan 20R-690 subject to right of way, as in [illegible]
364846	Grant	8 June 1973	20 June 1973	Viggo Sorensen and Marie Sorensen his wife	Mogens Jensen	200	Pt Lot 32 designated as part 2 on plan 20R-690 Together with right-of-way subject to mortgage

TOWNSHIP OF TRAFALGAR — LOT 32 — CONCESSION 4

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
364847	Mortgage	4 June 1973	20 June 1973	Mogens Jensen	Viggo Sorensen and Marie Sorensen his wife	13,000	Pt Lot 32 designated as part 2 on plan 20R-690 Together with right-of-way
364848	Grant	10 June 1973	20 June 1973	Mogens Jensen	Sea Ranch Estates Limited	1.00	Pt Lot 32 designated as part 2 on reference plan 20R-690. Together with right-of-way subject to mortgage
364849	~~Mortgage~~	~~14 June 1973~~	~~20 June 1973~~	~~Sea Ranch Estates Limited~~	~~Mogens Jensen~~	~~15,000~~	~~Pt Lot 32 designated as part 2 on plan 20R-690. Together with right of way with privilege~~
					~~Discd #320140~~ MAR 12 1982		
379136	~~Mortgage~~	~~4 Dec 1973~~	~~5 Dec 1973~~	~~A. P. Craddock (Oakville) Limited~~	~~Louis D. Nadolny Investments Limited~~	~~2.00~~	~~Firstly: Pt Lot 32 designated as part 1 on plan 20R-690 Secondly: Part of Lot 32 designated as part 2 on plan 20R-690 Thirdly: Part of Lot 32 designated as part 3 on plan 20R-690 Subject to a right of way~~
					~~Subject to a right of way~~		~~Discharged~~

Discharged by #550188 Asst. Dep. Land Reg. RH

379453	Discharge	27 July 73	10 Dec 73	National Trust Company Limited Trustee of the Estate of William A. Shin	Gordon Robert Craddock Eleanor Kay Craddock	—	Mtge 335661
379454	Discharge	31 May 73	10 Dec 73	National Trust Company Limited Trustee of the Estate of William A. Shin	Gordon Robert Craddock Eleanor Kay Craddock, Gordon Robert Craddock	—	Mtge 1167422
379455	Discharge	11 June 73	10 Dec 73	Bank of Montreal	Gordon Robert Craddock Eleanor Kay Craddock	—	Mtge 1127833
~~379456~~	~~Assgt of Mtge~~	~~28 Feb 73~~	~~10 Dec 73~~	~~Harry Kalmans~~	Louis D. Nadolny Investments Limited	~~1.00~~	~~Pt Lot 32 [illegible]~~
~~Mtge no 125724~~							
381218	Mortgage	4 Jan 1974	10 Jan 1974	East Beach Investments Limited	The Toronto-Dominion Bank	100,000	Pt Lot 32
					~~Discd 411796~~		~~Pt Lot 32 [illegible] Relinquishment of Easement [illegible] 32 Pt 32 RN 20 [illegible] B.O.C. [illegible] 25 [illegible]~~

TOWNSHIP OF TRAFALGAR LOT 82 CONCESSION 4 SOUTH OF DUNDAS STREET PAGE 21

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
~~332219~~	~~Certificate~~	~~14 Jan 1974~~	~~23 Jan 1974~~	~~Halton Community Credit Union Limited~~	~~Hills Electric & Construction Limited~~		~~Part Lot 82 as in 277198~~
~~342687~~	~~Mortgage~~	~~12 May 1974~~	~~14 Jan 1974~~	~~Hills Electric & Construction Limited~~	~~Heller Financial (Canada) Limited~~	~~300,000~~	~~Part Lot 82, as in 277198~~
					~~D150455132~~		
398503	Tax Arrears Cert.	5 Aug 1974	3 Sept 1974	By virtue of The Department of Municipal Affairs Act, Section 47 vested in Corporation of the Town of Oakville			Part Lot 82, as in 24489, + 29670.
~~402426~~ DNA	~~Af~~ DNA	~~12 Nov 1974~~ DNA	~~15 Nov 1974~~ DNA	~~Donald H. Macal Real Estate Limited~~ DNA	~~James Dawson Aikens~~ DNA ~~Susan Ann Aikens, as joint tenants~~ DNA	~~$240.~~	DNA DNA DNA
402663	Mock Lien	21 Nov. 1974	29 Nov. 1974	Jack Edward Wilson.	T. Strome Fox Leigh Farms Developments, George Christy, James Duff, G.R. Craddock (Oakville) Limited	$1,805.	Part Lot 82. Comp [illegible]
vacated by 587453							
406123	Notice of Application for First Reg. No. 20-252	10 Feb. 1975	10 Feb. 1975	Take notice that Sea Ranch Estates Limited has made an application to be registered under The Land Titles Act as the owner, in fee simple			Pt. Lot 82, des. as part 2 on attached print together with right of way.
406279	Tax Arrears Cert.	29 Nov. 1974	13 Feb. 1975	By Virtue of The Department of Municipal Affairs Act, Sec. 47 hereby vested in The Corporation of The Town of Oakville		$4,065.74	Pt. Lot 82 as in 24489 except parts of 24489 comp. by 29669.
406280	Vacating Certificate	29 Nov. 1974	13 Feb. 1975	Title to lands is hereby vacated by The Corporation of The Town of Oakville			Pt. Lot 82 as in 24489 except parts of 24489 comp. by 29669.
407253	Treasurer's Declaration	3 Mar. 1975	6 Mar. 1975	By Virtue of the Department of Municipal Affairs Act, Section 47, hereby vested in The Corporation of the Town of Oakville a tax arrears certificate has been registered against the land. See original document for names effected.		—	Pt. Lot 82 as in #s 24489 + 29670 except those pts. of Lot #24489 comprised by Lot #29669

TOWNSHIP OF TRAFALGAR — LOT 32 — CONCESSION 4

Number	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
402299	Mort	4 Mar 1976	16 Mar 1976	Richard Mayhew Terence Mayhew his wife	Canada Permanent Mortgage Corporation	$5,000	[illegible]
				Discharged by # 602768 Reg. Land Reg.			
408153 1st Reg	Cert	[illegible]	26 March 1971	Other in 26 MARCH 1971 ESTATES LIMITED AS OWNER NOW UNDER LAND TITLES AS PARCEL 32-1	SEA-RANCH		Plan See Plan
408811	Dem	[illegible]	[illegible]	Jean Permanent Grant Corp	Richard Mayhew & Joanne		[illegible]
414786	Dis Mort	26 May 1972	30 Jan 1973	The Toronto Dominion Bank	West Beach Investments Limited		Mort. 381878
417716	Ag Lease 430	13 Dec 1972	14 Aug [illegible]	[illegible]	[illegible]		
417718 entered/700601							
417719 **Re-entered after 700601	417719 Lease Xerox	17 Jan 1973	14 [illegible]	Alan John Cotton Kenneth Frederick Lawrence Clay Edith Mary [illegible]	Audrey Eugene [illegible] South Shoreline Developments Limited		[illegible]
	see page 16						
418							
417716	Mort	[illegible]	14 Aug [illegible]	Audrey Eugene Smith Francis Terence Smith his wife	Alan John Cotton Jay Lee Day Kenneth Frederick Lawrence and Edith Mary Lawrence		
419850	Certificate	4 Sep 1975	4 Sep 1975	Arthur K. Meen, Minister of Revenue	Estate of John McIntosh		P.R. 32 as shown in 19964
419925	Executors Deed	28 Aug 1975	4 Sept 1975	Canada Permanent Trust Company and Austin Stanley executors of John McIntosh, deceased	Argosy Construction Limited	Power of Sale $2,000	P.R. 32 $2,878 [illegible]
419926	Transfer	4 Sept 1975	16 [illegible]	Argosy Construction Limited in trust	James Bailey	$11,200	P.R. 32 $2,878 [illegible]
419927	Deed	16 [illegible]	16 [illegible]	Deed of conveyance in trust for John McIntosh & James Bailey			P.R. 32 [illegible]
428258	Certificate	22 Jan 1976	12 Feb 1976	Released by Eleanor Ray Caldwell - Co-owner			Land in 24477 and 29670 [illegible]

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4 SOUTH OF DUNDAS STREET

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
432834	Release of Debenture	8 April 1976	12 May 1976	Anpam Construction Limited	Canadian Imperial Bank of Commerce Disd 442699	$20.00	Pt lot 32 [illegible]
433035	Notice of Application to Vest Registration 20-319	14 May 1976	17 May 1976	Take notice that Anpam Construction Limited, in trust, has made application to be registered under the Land Titles Act as owners.			Pt Lot 32 [illegible] Pt 1 - H 984
435912	Certificate of First Registration	2 July 1976	2 July 1976	to certify that on 2 July, 1976 Anpam Construction Limited as owner under The Land Titles Act now PARCEL 3212 Section T-17			Pt Lot 32 design as Part 1 - 20R-3167
see after #593097 *** 437040 443033.	Dis Mort	6 July 1976	22 July 1976	Regina Fingar et	Sun Land Estates Limited		Trust 364746
444845	Mtge	12 Nov 1976	30 Nov 1976	Anpam Construction Limited, in trust	The Toronto Dominion Bank Disd 487961	$1.00	Pt lot 32 as in 432835 [illegible] 52.878 acres [illegible]
#451557-see after #443033... Pt #453164 abstracted after 501222	Dis of Mortgage Debenture	21 Dec 1976	11 Feb 1977	Canadian Imperial Bank of Commerce	Anpam Construction Limited		
454908	Mortgage	28 Apr 1977	5 May 1977	Ditto Electric & Construction Limited	Bank of Montreal	from $1.00 (Mtge)	pt Lot 32 as in 237746 [illegible]
455132	Dis Mort	10 May 1977	10 May 1977	Heller-Natofin (Ontario) Limited	Ditto Electric & Construction Limited		
455952 D.N.A	Mort	19 May 1977	20 May 1977	Aubrey Eugene Smith + Frances Gertrude Smith his wife	Tiamagni Financial Services Limited	$10.00	Pt lot 32 [illegible]
468969	Release of Seizure	16 Nov 1977	17 Nov 1977	Robert M. Sprowl, Sheriff of the Judicial District of Halton	Gordon R. Craddock Concrete Ltd + Gordon R. Craddock		Pt lot, releasing # 223010
468970	Release of Seizure	16 Nov 1977	17 Nov 1977	Robert M. Sprowl, Sheriff of the Judicial District of Halton	Gordon R. Craddock Concrete Ltd. + Gordon R. Craddock		Pt lot, releasing # 223008
469130	Mtge	28th Oct 1977	2 Nov 1977	Anpam Construction Limited in trust	The Toronto Dominion Bank	$1.00	Pt lot [illegible] Disd 487970

MAR 22 1982

TOWNSHIP OF TRAFALGAR

LOT 32 CONCESSION 4

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
~~475179~~	Q.C.D. 195924	8 Nov 1978	8 Nov 1978	Louis D. Nadalin Investments Limited	Peter Hammond in Trust	$1.00	[illegible] Mr. 402
~~475180~~	Q.C.D. 130647	8 Nov 1978	8 Nov 1978	Nadalin Electric Company Limited	Peter Hammond in Trust	$1.00	[illegible] Mr. 402
~~475181~~	Q.C.D. 379136	8 Nov 1978	8 Nov 1978	Louis D. Nadalin Investments Limited	Peter Hammond in Trust.	$1.00	[illegible] Mr. 402
475875	Notice of Application	17 Nov 1978	23 Nov 1978	Ontario Hydro + Construction Firm has made an application to be registered under Land Title			
477315	Mtge. Lot 50 Pl 11	3 Apl. 1978	14 Apl. 1978	West Bend Investments Limited	Oreste Delincaviol	$5,000.	[illegible]
478286	Deed	14 Mar 1978	28 Apr 1978	Aubrey E. + Frances A. Smith	Grace E. Cowan	$1.00	[illegible]
486798	Certificate	18 Apr. 1978	6 June, 1978.	Ditta Electric + Construction Limited was registered as the owner of Parcel 32-3, Section F-17.			Pt. Lot 32 Registered Right of way over Pt. Lot 32 and the 14 P.C.L. [illegible]
489911	Tax Arrears Cert.	12 June 1978	29 June 1978.	By virtue of the Municipal Affairs Act. Section 47.		$6940.97	[illegible]
485536	Declaration	2 Aug 1978	15 Aug 1978	Treasurer of Corp. of Town of Oakville		$7,127.36	Pt. Lot [illegible] 337508
487970	D.M.	1 Sept 1978	14 Sept 1978	The Trust - Dominion Bank	Aspen Construction Limited		[illegible] 469185
487921	D.M.	1 Sept 1978	14 Sept 1978	The Trust - Dominion Bank	Aspen Construction Limited		# 444845

MAR 12 1982

MAR 12 1982

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4 COUNTY OF HALTON PAGE 25

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
49836	Mortgage	12 May, 1971	14 May, 1971	[illegible]	[illegible]	[illegible] 200	[illegible]
					The description no longer applies.		[illegible]
501222	Declaration	—	3 May, 1979	Declaration under Section 23 by Barry J. Dennison			Re: 453069.

LOT 32

Continued from 117 G. Trf

E012212

Registration number	Instrument	Date of instrument	Registration date	Grantor	Grantee	Consideration	Land registry
*453069	Obstrtn	—	7 Apr 1977	West Beach Investments Limited,	Bank of Montreal	$511,110	pt lot (area 22.7518) [illegible]
~~502050~~	~~Grant Mtge~~	~~4 May 1979~~	~~18 May 1979~~	~~Peter Dimond in trust~~	~~Tyme Canada Limited,~~	~~7 m~~	~~[illegible]~~
~~502051~~	~~Grant Mtge~~	~~4 May 1979~~	~~18 May 1979~~	~~Peter Dimond in trust~~	~~Tyme Canada Limited,~~	~~7 m~~	~~[illegible]~~
~~502052~~	~~Grant Mtge~~	~~4 May 1979~~	~~18 May 1979~~	~~Peter Dimond in trust~~	~~Tyme Canada Limited,~~	~~7 m~~	~~[illegible]~~
504618	Cert	—	27 June 1979	Lorne Marck, Minister of Revenue	Estate of Ernest J. Cudmore		pt lot as in 248275
504619	Cert	—	27 June 1979	Lorne Marck, Minister of Revenue	Estate of Ernest J. Cudmore		pt lot as in 259461
~~506771~~	~~Def M.~~	~~13 July 1979~~	~~27 July 1979~~	~~Oreste Schincariol~~	~~West Beach Investments Limited~~		~~#477515~~
507108	Redemption Certificate	18 July 1979	31 July 1979	The Corporation of the Town of Oakville			pt lot as in 277576 [illegible]
507506	Def M	29 May 1979	2 Aug 1979	Vera B. & William B. Cudmore Executors of Estate of Ernest G. Cudmore	Vera B. Cudmore	$2 & c	assigns #248275 see recitals
507507	Exec Deed	25 July 1979	2 Aug 1979	Vera B. Cudmore & William B. Cudmore, Executors of Estate of Ernest G. Cudmore	Vera B. Cudmore	[illegible] & $1.00	pt lot. Beg'g W [illegible] Thence SE 314.24' SE 995.91' SE 1000.65' SE 953.37' SE 753.24' NE 1499.18' NW 31.23' to pt. Thence NW 322.92' NE 390.73' SE 236.90' 2'ly curve left [illegible] 340.39' [illegible] 17' to P.O.C. [illegible] & together with [illegible] see recitals

LOT 22 PLAN [illegible]

Instrument	Instrument	Date of Instrument	Registration Date	Grantor	Grantee	Consideration	Land Affected
~~509018~~	~~Mtge~~	~~28 Aug 1977~~	~~30 Aug 1977~~	~~Gordon R + Eleanor M Craddock + H.G. Craddock in Trust (Oakville) Limited~~	~~Peter A. Hiscock~~	~~$50,000~~	~~Pt Lot 22 Plan [illegible]~~
Discharged by #550190 Asst. Dep. Land Reg. RM							
511267	Deed	29 May 1968	9 Oct 1979	Ernest J. Cudmore, Vera B. Cudmore & William B Cudmore & Spouses	The Corporation of the Town of Oakville	$1.00	Pt Lot [illegible] Plan [illegible] Oakville [illegible] 22 & 23. Bounded NW 21.23 ft [illegible] 17. Thence [illegible] Bounded SW 21.85 ft to [illegible] subject to right of way [illegible] release + abandon right of way in 14806 E² + 24 R 2359
511891	Release + Abandonment Right of Way.	—	10 Oct. 1979	Ditta Electric + Construction Limited	Real Man Holdings Limited		
513369	Notice of Application for First Registration	17 Nov. 1979	2 Nov. 1979	Take notice that Real Man Holdings Limited has made an application to be registered under The Land Titles Act as the owner.			Pt Lot [illegible] Pts 1, 2 + 5 on attached sheet. Bounded + subj. to right of way.
~~513785~~	~~Mtge~~	~~8 Nov 1979~~	~~9 Nov. 1979~~	~~Gordon R + E. Eleanor M Craddock + G.R. Craddock in Trust (Oakville) Limited~~	~~Peter A. Hiscock~~	~~$50,000~~	~~Pt Lot 22 Plan [illegible]~~
Discharged by #550191 Asst. Dep. Land Reg. RM							
~~517407~~	~~Re Mgge~~	~~15 Jan 1980~~	~~31 Jan 1980~~	~~Canadian Imperial Bank of Commerce~~	~~John & A. Hardene~~	—	~~Charge 518477~~
517587	Mtge	28 Jan 1980	1 Feb 1980	Real Man Holdings Limited	Bank of Montreal	Princ. $24K.	Pt Lot [illegible] Plan [illegible] Oakville [illegible] Bounded [illegible] 22. Thence [illegible] subject to right of way
520388	Exec Deed	— 1980	14 Apr 1980	William B. Cudmore, exec of Vera B. Cudmore	William B. Cudmore	Leave blank	Pt Lot [illegible] Plan [illegible] Oakville [illegible]

MICROFILMED

526194	Release & Abandonment Of Right of Way	8 Nov. 1979	15 Aug. 1980	Real Mar Holdings Limited	William B. Cudmore		Part lot designated as P on 20R-3732
526195	Release & Abandonment Of Right of Way	8 Nov. 1979	15 Aug. 1980	William B. Cudmore	Real Mar Holdings Limited		Part lot designated as P 20R-3732
527815	Notice Of Amended Application	10 Sept. 1980	11 Sept. 1980	Take notice that Notice of Application made by Real Mar Holdings Limited registered as #513169 is hereby amended.			Part lot designated as P attached print of survey
527816	Cert. Of First Reg'n	10 Sept. 1980	11 Sept. 1980	To certify that Real Mar Holdings Limited was registered under The Land Titles Act as owner			Part lot designated as P 20R-4021
532599	Notice of App for 1st Reg'n	28 Nov 1980	2 Dec 1980	Take Notice that West Beach Investments Limited has made application to be registered under the Land Titles Act as owner			New PARCEL 1 [illegible] pt lot [illegible] as P[illegible] attached [illegible]
535262	Certificate First Registration as Owner	30 Janv. 1981	2 Feb. 1981	This is to certify that as of the time of registration of this Certificate West Beach Investments Limited was registered under The Land Titles Act as the owner.			Pt. lot [illegible] on 20R-[illegible] Section T-17, [illegible] [illegible] See Plan [illegible] Pt lot [illegible]
20R-5493	Plan		24 Aug. 1981	A Reference Plan			
550192	QC Deed		Day/Mon/Yr 27 1[illegible] 81	CRADDOCK, Gordon R. CRADDOCK, Eleanor M.	CRADDOCK, Eleanor M. G. R. Craddock (Executor) Thomas R. Craddock (Executor)	$2.00	

[illegible]	Deposit	27 11 1981					
[illegible]	"	27 11 1981	[illegible]				
[illegible]	[illegible] 674200 Asst. Dep. Land Reg. 9M		[illegible]				
[illegible]			[illegible]				
[illegible]			[illegible]				
[illegible]			[illegible]				
[illegible]			[illegible]				
[illegible]			[illegible]				
[illegible]			[illegible]				
[illegible]			[illegible]				
152411	Deed	21 01 82	DUKE, George C. J. DUKE, Marguerite E., spouse of third part	A.G. International Developments Ltd.	41 AC	Part des as Pt 2 on [illegible]	
[illegible]	"	21 01 82	A.G. International Developments Ltd.	[illegible]			
[illegible]	Discharged by #579225 Dep. Land Reg. 10						
[illegible]	"	21 01 82	A.G. International Developments Ltd.	[illegible]			
[illegible]	Discharged by #567832 Asst. Dep. Land Reg. 10						
[illegible]	"	21 01 82	CRADDOCK, Gordon R. G.R. Craddock (Oakville) Limited, 1 undiv. each CRADDOCK, Gordon R., party of the third part	[illegible]			
[illegible]	[illegible] by #674201 Asst. Dep. Land Reg. 9M						
[illegible]	Deposit	20 02 82					
[illegible]	Court Order	04 03 82	CRADDOCK, Gordon R. G.R. Craddock (Oakville) Limited CRADDOCK, Eleanor M.	HARSTONE, John C.R.		Pt des as Pt 1 on [illegible] Part [illegible]	

LOT 32 CONCESSION 4 S. D. S.

OAKVILLE

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE day/mo/year	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
20R-5117	R-Plan		29 03 83				Re: 291508, 552411
574756	M		15 04 83	A. G. International Developments Ltd.	Dresdner Bank Canada	$2,000,000.	Pt. des. as pt. 1 on 20R-5403 & Pt. 2 on 20R-5117
578885	Deed		17 06 83	G.R. Craddock (Oakville) Limited, & CRADDOCK, Eleanor A. CRADDOCK, Gordon R., spouse of 3rd part,	A.G. International Developments Ltd.	$2. & c	Pt. des. Pt. 2 on 20R-5117. Reserving right of way. With right of way.
~~578890~~	~~PDM~~		~~17 06 83~~	~~United Dominions Investments Limited~~	~~CRADDOCK, Eleanor M. G.R. Craddock (Oakville) Limited~~	~~$2.00~~	~~M No. 550195 Pt. des. Pt. 2 on 20R-5117. Tog. with right of way.~~
~~Discharged by # 674200 Asst. Dep. Land Reg.~~							
~~578891~~	~~PDM~~		~~17 06 83~~	~~United Dominions Investments Limited~~	~~CRADDOCK, Eleanor M. G.R. Craddock (Oakville) Limited~~	~~$2.00~~	~~M No. 558489 Pt. des. Pt. 2 on 20R-5117. With right of way.~~
~~Discharged by # 674201 Asst. Dep. Land Reg.~~							
586430	Notice of Application for 1st Registration Land Titles Act		29 09 83	A. G. International Developments Ltd.			Pt. des as Pt 1 on attached print
587458	Court Order		13 10 83	S.C.O.	A.G. International Developments Ltd.		vacates No. 402563 (Mech lien)
588212	Cert of 1st Registration Land Titles Act		26 10 83	A.G. International Developments Ltd.			Application 91617-20-90 Parcel 32-6 Section T-17
593096	Grant		13 01 84	COWAN, Grace L.	BUSHELL, Kenneth R. BUSHELL, Ruth F., jt.		Pt. & OL Comm. at pt. in E'ly Limit lot 13, Plan 198, 5.90' S'ly fr. most E'ly ang. sd. lot 13; Thence SE 58' S'ly 84' SW 212.98' NE 84.43' SE 127.36' to p. of c.
~~593097~~	~~Mort~~		~~13 01 84~~	~~BUSHELL, Kenneth R. BUSHELL, Ruth F.~~	~~Royal Trust Corporation of Canada~~	~~$183,300.~~	~~Pt. in 593096~~
~~Discharged by # 677223 Asst. Dep. Land Reg.~~							
443033	Grant		29 10 ~~84~~ 76 amended 31/05/84	MAYBEE, Richard MAYBEE, Joanne	WHITE, James H. WHITE, Marion I. JT.		Part & O.L. Together with right of way
ABSTRACTED 12 March 1984							
451557	Grant		14 03 ~~84~~ 77 amended 31/05/84	VAN WIEREN, Frank	MAYBEE, Richard MAYBEE, Joanne JT.		Part & O.L. Together with right of way
ABSTRACTED 12 March 1984							

PAGE NO.

LOT 32 CONCESSION 4 S.D.S.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DAy/Month/Year	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
600442	Grant		31 05 84	WHITE, James H. WHITE, Marion I.	FIEDLER, Gerhard FIEDLER, Doris As JT		Pt & ol Together with right of way
~~600443~~	~~Mort~~		~~31 05 84~~	~~FIEDLER, Gerhard~~ ~~FIEDLER, Doris~~	~~The Toronto-Dominion Bank~~	~~$140,000.~~	~~Pt & ol Together with right of way~~
DISCHARGED BY # 760037 ASST. DEP. LAND REG.							
~~611718~~	~~A.M.~~		~~19 12 84~~	~~Royal Trust Corporation of Canada~~	~~Bank of Montreal~~		~~Assigns No. 593097~~
Discharged by 667301 621920	Notice of Security Interest		05 07 85		Union Gas Limited	$7,392.	Pt. & OL
622425	Grant		15 07 85	BUSHELL, Kenneth R. BUSHELL, Ruth F.	Ers Employee Relocation Services Ltd.	$248,600.	As in #593096
632179	Grant		04 12 85	ERS Employee Relocation Services Ltd.	MOULTON, William H. MOULTON, Beverly A. as JT	$225,000.	as 593096
~~632180~~	~~Mort~~		~~04 12 85~~	~~MOULTON, William H.~~ ~~MOULTON, Beverly A.~~	~~The Royal Bank of Canada~~	~~$60,000.~~	~~as in 593096~~
DISCHARGED BY # 760067 ASST. DEP. LAND REG.							
~~661574~~	~~Mort~~		~~10 03 87~~	~~CRADDOCK, Eleanor H.~~	~~CRADDOCK, Patricia E.~~	~~$33,192.32~~	~~Part des as pt 1 on 20R-6117.~~
DISCHARGED BY # 662249 ASST. DEP. LAND REG.							
~~662250~~	~~Mort~~ 681003		~~20 03 87~~	~~CRADDOCK, Eleanor H.~~ ~~G.R. Craddock (Oakville) Limited~~	~~The Mutual Trust Company~~	~~$325,000~~	~~Part des. as PART 1 on 20R-6117~~ ~~Subject to right~~
~~662259~~	~~Mort~~		~~20 03 87~~	~~CRADDOCK, Eleanor H.~~ ~~G. R. Craddock (Oakville) Limited~~	~~CRADDOCK, Patricia E.~~	~~$33,192.32~~	~~Pt lot des as pt 1 on 20R-6117~~
DISCHARGED BY # 662518 ASST. DEP. LAND REG.							
667301	Dis		29 05 87	Union Gas Limited			Not. of Security Interest 621920
~~675179~~	~~Mort~~		~~01 09 87~~	~~733087 ONTARIO LIMITED~~	~~THE TORONTO-DOMINION BANK~~	~~$595,000.~~	~~Pt. des. as pt. 1 on 20R-6117~~ ~~Subj't to right~~
Discharged by # 677732 Asst. Dep. Land Reg.							
~~675180~~	~~Mort~~		~~01 09 87~~	~~733087 ONTARIO LIMITED~~	~~CRADDOCK, Eleanor~~	~~$225,000.~~	~~Pt. des. as pt. 1 on 20R-6117~~ ~~Subj't to right~~
Discharged by # 681929 Asst. Dep. Land Reg.							
675286	Grant		01 09 87	CRADDOCK, Eleanor May G. R. Craddock (Oakville) Limited	733087 ONTARIO LIMITED	$835,000.	Pt. des. as pt. 1 on 20R-6117 Subj't to right
20R-8424	R-Plan		30 11 87				Parts 1 to 9 inclusive Re: 675286

Continued on next page

LOT 32 CONCESSION 4 S.D.S.

TOWNSHIP OF TRAFALGAR

675286

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
681697	By-Law	1987-257	03 12 87	TOWN OF OAKVILLE			To designate certain property as property of historic and architectural value and interest FIRSTLY:Pt. des as pts 1,2,4,5,7, & 8 on 20R-8424. SECONDLY: Pt. des as pts. 3,6,& 9 on 20R-8424
682135	By-Law	1987-294	10 12 87	TOWN OF OAKVILLE			To designate a certain property as a property of historic and architectural value and interest (Bronte Cemetery) Pt. (32476)
591599	Agreement		13 05 88	733087 ONTARIO LTD.	THE CORPORATION OF THE TOWN OF OAKVILLE		Part des as parts 1 and 2 on 20R-8424.
~~596270~~	~~Mort~~		~~08 07 88~~	~~MOULTON, William Harvey~~	~~THE ROYAL BANK OF CANADA~~	~~$91,000.~~	~~Part & OL~~
Discharged by # 735036		Asst Dep Land Reg.		~~MOULTON, Beverly Ann~~			
~~607721~~	~~Mort~~		~~28 07 88~~	~~733087 ONTARIO LIMITED~~	~~THE TORONTO-DOMINION BANK~~	~~$1,700,000~~	~~Pt des as pt 1 on 20R-6117 Subjt to Right~~
------	Discharged by # 716993 Asst. Dep. Land Reg.			ruled off 89/01/31 mtk M.O.L.R			
699409	By-Law 1988-157		18 08 88	THE CORPORATION OF THE TOWN OF OAKVILLE			To repeal By-Law 1987-127 which designates 3206 Shoreline Drive historic pursuant to the Ontario Heritage Act. FIRSTLY:Pt. des as pts. 1,2,4,5, & 7 on 20R-8424 SECONDLY: Pt. des as pts. 3,6 & 9 on 20R-8424
700294	Grant		30 08 88	733087 ONTARIO LIMITED	THE CORPORATION OF THE TOWN OF OAKVILLE		Part des as pts 4, 5, 6, 7, 8 & 9 on 20R-8424
700600	Grant		31 08 88	733087 ONTARIO LIMITED	COCHREN HOMES LIMITED	$550,000	Part des as pt 3 on 20R-8424 Consent Re: The Planning Act
~~700601~~	~~Mort~~		~~31 08 88~~	~~COCHREN HOMES LIMITED~~	~~SUN SEA CONSTRUCTION COMPANY LIMITED~~	~~$[illegible]~~	~~Part des as pt 3 on 20R-8424~~
Discharged by # 747849 Asst. Dep. Land Reg.							
191849	Grant		11 06 65	DARB CONSTRUCTION LIMITED	VAN NIEREN, Dorothy Mae		Part & OL
Entered out of order on 18 10 88				D.L.R.			

CONTINUED ON NEXT PAGE

PAGE NO.

LOT 32 CONCESSION 4 S.D.S. TOWNSHIP OF TRAFALGAR

191849

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
			DAY/MONTH/YEAR				
*** 417718	By-Law 1960-16		14 08 75	THE CORPORATION OF THE TOWNSHIP OF TRAFALGAR			To authorize the closing of part of a Street Part & OL
Entered out of order on 18 10 88				D.L.R.			
*** 417719	Grant		14 08 88	CUTMORE, Edith Mary - Estate	SMITH, Aubrey Eugene SMITH, Frances Gertrude JT		Part Subjt to reservations & OL
Entered out of order on 18 10 88				D.L.R.			
703639	Mort		11 10 88	VAN WIEREN, Dorothy Mae	SCOTIA MOR CORPO ION	$145,000	Part & OL (191849)
703867	By-Law 1988-197		14 10 88	THE CORPORATION OF THE TOWN OF OAKVILLE			To repeal By-law 1987-257 which designated 3206 Shoreline Drive historic pursuant to the Ontario Heritage Act Firstly: Part des as pts 1, 2, 4, 5, 7 & 8 on 20R-8424 Secondly: Part des as pts 3, 6, 9 on 20R-8424
~~706850~~	~~PDM~~		~~23 11 88~~	~~THE TORONTO-DOMINION BANK~~			~~Pt lot des as pt 1 on 20R-8424 Discharged from Mort #697731~~
706851	Grant		23 11 88	733087 ONTARIO LIMITED	INVIDIATA DEVELOPMENTS INC.	$550,000.	Pt lot des as Pt 1 on 20R-8424
~~706852~~	~~Mort~~		~~23 11 88~~	~~INVIDIATA DEVELOPMENTS INC.~~	~~THE ROYAL BANK OF CANADA~~	~~$400,000.~~	~~Pt lot des as pt 1 on 20R-8424~~
DISCHARGED BY # 74[illegible] ASST. DEP. LAND REG.							
			Yr/Mth/Day				
711875	Transfer		89 02 06	733087 ONTARIO LIMITED	JEFFERY, Warren JEFFERY, Marilyn JT		Pt des as Pt 2 on 20R-8424
712888	Deposit		89 02 23				Part designated as PART 2 on 20R-8424 Re: 711875
712889	Charge		89 02 23	JEFFERY, Warren JEFFERY, Marilyn	HONGKONG BANK OF CANADA	$1,100,000.	Part designated as PART 2 on 20R-8424 675286
~~712890~~	~~Charge~~		~~89 02 23~~	~~JEFFERY, Warren~~ ~~JEFFERY, Marilyn~~	~~HONGKONG BANK OF CANADA~~	~~$75,000.~~	~~Part designated as PART 2 on 20R-8424 675286~~
Discharged by # 765425 Asst. Dep. Land Reg.							
~~713993~~	~~Partial Discharge~~		~~89 03 10~~		~~THE TORONTO-DOMINION BANK~~		~~Pt. des. as Pt 3 on 20R-8424 Discharged from 697731~~
~~714056~~	~~Charge~~		~~89 03 10~~	~~COCHREN HOMES LIMITED~~	~~THE TORONTO-DOMINION BANK~~	~~$3,000,000.~~	~~Pt. des. as Pt 3 on 20R-8424, & OL~~
DISCHARGED BY 757953 ASST. DEP. LAND REG.							

Continued on Page 2

TOWNSHIP OF TRAFALGAR LOT 32 CONCESSION 4 S.D.S.

PAGE NO. 25

714056

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE Yr Mth Day	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
~~714060~~	~~Agreement~~		~~89 03 10~~	~~SAN SEA CONSTRUCTION COMPANY LIMITED~~	~~THE TORONTO-DOMINION BANK~~		~~700601 postponed to 714056~~
727073	Charge		89 08 31	JEFFERY, Warren JEFFERY, Marilyn	CANADIAN IMPERIAL BANK OF COMMERCE	$700,000.	Pt. des. as pt. 2 on 20R-8424
ENTERED 156717	89/10/12 By-Law 1963-15	A.D.L.R.	63 09 09	THE CORPORATION OF THE TOWN OF OAKVILLE			Part To Provide for the closing of Ontario St.
729382	Transfer		89 09 29	MOULTON, William Harvey MOULTON, Beverly Ann	THOMPSON, Terrance Earl THOMPSON, Maureen Joan JT	$665,000.	Part OL (632179)
729383	Charge		89 09 29	THOMPSON, Terrance Earl THOMPSON, Maureen Joan	STANDARD TRUST COMPANY	$380,000.	Part OL
*156882 Entered out of Order 89 11 15 20R-9646	Deed R-Plan		11 09 63 D.L.R 89 11 24	THE CORPORATION OF THE TOWN OF OAKVILLE	WENDELER, Christian WENDELER, Katherine JT		Pt Part 4 Re: 156882
741599	Transfer		90 04 04	CINNIDIATA DEVELOPMENTS INC.	CARTER, Angela Maria	$1,100,000.	Part des as PART 1 on 20R-8424
~~741600~~	~~Charge~~ DISCHARGED 771182 ASST. DEP. LAND REG.		~~90 04 04~~	~~CARTER, Angela Maria~~	~~BANK OF MONTREAL~~	~~$350,000.~~	~~Part des as PART 1 on 20R-8424~~
~~741962~~ Discharged by # 845384 Asst. Dep. Land Reg.	~~Charge~~		~~90 04 11~~	~~CARTER, Angela Maria~~	~~NATIONAL BANK OF CANADA~~	~~$300,000.~~	~~Part des as Part 1 on 20R-8424~~
747847	Transfer		90 07 16	COCHREN HOMES LIMITED	SILVERTHORNE HOMES INC.		Pt des as Pt 3 on 20R-8424
748123 released by 751286	Lien		90 07 20		JAMES N. SCOTT CUT STONE LIMITED (CLAIMANT)	$33,589.	Part des as Part 1 on 20R-8424
~~748186~~ Discharged by #816381 Asst Dept Land Reg	~~Charge~~		~~90 07 23~~	~~THOMPSON, Terrance Earl~~ ~~THOMPSON, Maureen Joan~~	~~HOUSEHOLD REALTY CORPORATION LIMITED~~	~~$26,000.~~	~~Pt 3 OL (729382)~~
~~748495~~ DISCHARGED BY # 769640 ASST DEP. LAND REG.	~~Charge~~		~~90 07 27~~	~~CARTER, Angela Maria~~	~~BANK OF MONTREAL~~	~~$250,000.~~	~~Pt des as Pt 1 on 20R-8424~~
~~748688~~	~~Agreement~~		~~90 07 31~~	~~NATIONAL BANK OF CANADA~~	~~BANK OF MONTREAL~~		~~741962 postponed to 748499~~
~~748689~~ DISCHARGED BY # 759455 ASST. DEP. LAND REG.	~~Charge~~		~~90 07 31~~	~~CARTER, Angela Maria~~	~~NATIONAL BANK OF CANADA~~	~~$300,000.~~	~~Pt des as Pt 1 on 20R-8424~~
749264	Partial Discharge		90 08 10	THE TORONTO-DOMINION BANK			Discharged from Charge 714056 part des as Part 3 on 20R-8424
749265	Transfer		90 08 10	SAN SEA CONSTRUCTION COMPANY LIMITED	MANSKE, Donna Harrison	$1,125,000.	Part des as Part 3 on 20R-8424
749267	Charge		90 08 10	MANSKE, Donna Harrison	PUROLATOR COURIER LTD.	$1,145,800.	Part des as Part 3 on 20R-8424

CONT ON NEXT PAGE

PAGE NO.

LOT 32 CONCESSION 4 SOUTH DUNDAS STREET TOWNSHIP OF TRAFALGAR

749267

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE Year/Month/Day	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
750025	Transfer		90 08 27	CUDMORE, William Bayley	CUDMORE, William Bayley CUDMORE, Sandralee JT		Part S to R of W & T with R of W (520389)
750964	Lien		90 09 14		JACOB PERLMAN HARDWOOD FLOORING LIMITED (Claimant)	$15,261.	Pt des as Pt 1 on 20R-8424
Released by 751531							
751286	Release		90 09 21	JAMES N. SCOTT CUT STONE LIMITED	CARTER, Angela Maria		RE: 748123
751531	Release		90 09 26	CARTER, Angela Maria	JACOB PERLMAN HARDWOOD FLOORING LIMITED		Re: 750964
~~753517~~	~~Charge~~		~~90 11 01~~	~~MANSKE, Donna Harrison~~	~~THE ROYAL BANK OF CANADA~~	~~$900,000.~~	~~Pt des as Pt 3 on 20R-8424~~
------	Discharged by # 810794 Asst. Dept. Land Reg.						
~~756518~~	~~Charge~~		~~91 02 13~~	~~CARTER, Angela Maria~~	~~NATIONAL BANK OF CANADA~~	~~$1,500,000.~~	~~Part des as Part 1 on 20R-8424~~
-----	Discharged by # 845885 Asst. Dep. Land Reg.						
763727	Deposit		91 05 24				Part des. as PART 2 on 20R-8424 (711875)
764939	Deposit		91 06 11				Part des. as part 2 on 20R-8424
764940	Transfer		91 06 11	HONGKONG BANK OF CANADA	PUDWILL, Barbara Anne PUDWILL, Horst Julius "as JT".	$1,630,000.	Under Power of Sale in Charge 712889 Part des.as part 2 on 20R-8424
~~764941~~	~~Charge~~		~~91 06 11~~	~~PUDWILL, Horst Julius~~ ~~PUDWILL, Barbara Anne~~	~~HONGKONG BANK OF CANADA~~	~~$530,000.~~	~~Part des. as part 2 on 20R-8424~~
Discharged by # 789778 Asst. Dep. Land Reg.							
766504	Charge		91 07 02	CARTER, Angela Maria	ROYAL BANK OF CANADA	$900,000.	Pt des as pt 1 on 20R-8424

~~766588~~	~~Agreement~~		~~91 07 02~~	~~NATIONAL BANK OF CANADA~~	~~ROYAL BANK OF CANADA~~		~~740309 postponed to 766504~~
~~766589~~	~~Agreement~~		~~91 07 02~~	~~NATIONAL BANK OF CANADA~~	~~ROYAL BANK OF CANADA~~		~~741982 postponed to 766504~~
~~766590~~	~~Agreement~~		~~91 07 02~~	~~NATIONAL BANK OF CANADA~~	~~ROYAL BANK OF CANADA~~		~~736918 postponed to 766504~~
20R-10463	R-Plan		91 07 18				Pt 3 Re: 207846 Pt 4 Re: 191849
~~758429~~	~~Charge~~		~~91 07 31~~	~~VAN WIEREN, Dorothy Mae~~	~~SCOTIA MORTGAGE CORPORATION~~	~~$175,000.~~	~~Pt W 3L des as Pts 1 & 3 on 20R-10463~~ ~~S to R of W~~
Discharged by # 811434 Asst. Dept. Land Reg.							
774960	Assignment		91 11 08	STANDARD TRUST COMPANY by its liquidator, ERNST & YOUNG INC.	LAURENTIAN BANK OF CANADA *		Re: Charge 729383
* ABSTRACTED 92/02/27 A.D.L.R.							
206324	Charge		65 07 18	VAN WIEREN, Frank	CENTRAL MORTGAGE AND HOUSING CORPORATION	~~$10,363.~~	~~Intly. Part 3L S to R of W~~ ~~Erdly. Part~~
Discharged by # 780 328 Asst. Dept. Land Reg.							

CONTINUED NEXT PAGE

Abstract Index
Répertoire par lot

Lot 32 Plan/Concession 4 S.D.S. TRAFALGAR Page

Ontario 774960

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY AA MM MM DD JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
783488	Transfer	92 04 24	PUDWILL, Barbara Anne	PUDWILL, Barbara Anne		Pt des as Pt 2 on 20R-8424 (764940)
786335 ~~786336~~	Amended 94 09 07 A.D.L.R. Assignment	92 06 10	PUDWILL, Horst Julius LAURENTIAN BANK OF CANADA	STANDARD TRUST COMPANY		RE: 729383
802230	Assignment	93 03 24	STANDARD TRUST COMPANY by its Liquidator, Ernst & Young Inc.	AVCO FINANCIAL SERVICES REALTY LIMITED		Re: Charge 729383
809099	Charge	93 08 10	VAN WIEREN, Dorothy Mae	SCOTIA MORTGAGE CORPORATION	$210,000.	Part & OL des as PARTS 1 & 3 on 20R-10463 (207846)
814636	Charge	93 11 29	THOMPSON, Terrance Earl THOMPSON, Maureen Joan	THE BANK OF NOVA SCOTIA	$95,000.	Pt & OL (729382)
816632	Transfer	94 01 14	VAN WIEREN, Dorothy Mae	VAN WIEREN, Dorothy Mae		Pt & OL des as Pts 1,2,3,4 on 20R-10463 S to R of W
~~817052~~	~~Charge~~	~~94 01 25~~	~~CARTER, Angela Marie~~	~~NATIONAL BANK OF CANADA~~	~~$500,000.~~	~~Part des as PART 1 on 20R-8424~~
	Amended by # 845883 Appl. D.L.R. Reg. AC					
828216	Deposit	94 09 08				Re: 814621 & 809099 Part & OL des as PARTS 1, 2, 3 & 4 on 20R-10463 S to R of W
831003	Assignment	94 11 08	AVCO FINANCIAL SERVICES REALTY LIMITED	SCOTIA MORTGAGE CORPORATION		Re: Charge 729383
842599	Agreement	95 09 05	CUDMORE, William Bayley CUDMORE, Sandralee	THE CORPORATION OF THE TOWN OF OAKVILLE		Part S to R of W T with R of W (750025)
842600	By-Law 1995-16	95 09 05	THE CORPORATION OF THE TOWN OF OAKVILLE			Part S to & T with R of W (750025) To permit an encroachment onto Lakeshore Road West (Part Lot 32, Con. 4 S.D.S.)
849686	Charge	96 02 22	VAN WIEREN, Dorothy Mae	CHATFIELD, Thomas CHATFIELD, Esther		Parts 2,4 on 20R-10463, O.L.

10325 (R9) FORM 1

Continued on/Suite à la page

Soil Engineers Ltd.
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APPENDIX 'D'

ERIS REPORT

REFERENCE NO. 1610-E074

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*1610-E074 3171 Lakeshore Road West, Oakville* *3171 Lakeshore Rd W* *Oakville ON L6L1J7*
Project No:	
Report Type:	*Quote - Custom-Build Your Own Report*
Order No:	*20161014111*
Requested by:	*Soil Engineers Ltd.*
Date Completed:	*November 1, 2016*

Environmental Risk Information Services
A division of Glacier Media Inc.
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www.erisinfo.com

Table of Contents

Table of Contents....2
Executive Summary....3
Executive Summary: Report Summary....4
Executive Summary: Site Report Summary - Project Property....6
Executive Summary: Site Report Summary - Surrounding Properties....7
Executive Summary: Summary By Data Source....10
Map....15
Aerial....16
Detail Report....17
Unplottable Summary....32
Unplottable Report....33
Appendix: Database Descriptions....35
Definitions....43

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Executive Summary

Property Information:

Project Property:	*1610-E074 3171 Lakeshore Road West, Oakville* *3171 Lakeshore Rd W Oakville ON L6L1J7*
Project No:	

Order Information:

Order No:	*20161014111*
Date Requested:	*October 14, 2016*
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	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	1	1
CA	Certificates of Approval	Y	0	2	2
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	2	2
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	21	21
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	4	4
FSTH	Fuel Storage Tank - Historic	Y	0	2	2
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBW	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	3	1	4
PINC	TSSA Pipeline Incidents	Y	0	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	4	4
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	1	1
RST	Retail Fuel Storage Tanks	Y	0	2	2
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	7	7
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	1	1
		Total:	3	49	52

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
1	PES	CUDMORES GARDEN CENTRE INC.	3171 LAKESHORE RD W OAKVILLE ON L6J 1J7	-/0.0	0.00	17
1	PES	CUDMORES GARDEN CENTRE INC.	3171 LAKESHORE ROAD WEST OAKVILLE ON L6L 3J3	-/0.0	0.00	17
1	PES	CUDMORES GARDEN CENTRE INC.	3171 LAKESHORE ROAD WEST OAKVILLE ON L6L 3J3	-/0.0	0.00	17

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
2	EHS		3135 Lakeshore Rd W Oakville ON L6L1J5	NE/14.8	0.00	17
3	CA	DRAGO'S AUTO BODY	3135 LAKESHORE ROAD WEST OAKVILLE TOWN ON L6L 1J5	NE/24.8	-0.11	17
3	EHS		3135 Lakeshore Rd W Oakville ON L6L 1J5	NE/24.8	-0.11	18
4	SPL	PRIVATE RESIDENCE	53 CUDMOR RD. FURNACE OIL TANK OAKVILLE TOWN ON	SE/181.8	-2.11	18
5	WWIS		lot 11 ON	SE/192.5	-2.54	18
6	SPL	HALTON, REGIONAL MUNICIPALITY	LAKE ONTARIO, BRONTE HARBOUR. 51 WEST RIVER STREET PUMP STATION. SANITARY SEWER SYSTEM (INCLUDING PUMPING STATIONS) OAKVILLE TOWN ON	E/198.6	-1.50	19
7	SPL	OAKVILLE HYDRO	115 CHALMERS TRANSFORMER OAKVILLE TOWN ON L6L 5P2	SSW/202.3	-0.96	19
8	PES	T & M LANDSCAPE CONTRACTORS	3251 ULMAN ROAD OAKVILLE ON L6L 5S9	SW/219.0	0.00	20
9	BORE		ON	NNE/219.8	-2.93	20
10	CA	R.M. OF HALTON	SENECA DR/WEST ST/SHORE RD. OAKVILLE TOWN ON	E/221.2	-2.38	20
11	PINC		115 MISSISSAUGA ST, OAKVILLE ON	NNE/231.7	-2.96	21
11	SPL	Union Gas Limited	115 Mississaga St Oakville ON	NNE/231.7	-2.96	21
12	SPL	OAKVILLE HYDRO	110 CHALMERS STREET TRANSFORMER OAKVILLE TOWN ON	SSW/242.6	-2.06	21
13	PRT	BRONTE SHELL LUBRICATION AND WASH GEOFF PAGE	3070 LAKESHORE RD W OAKVILLE ON	NE/246.2	-3.95	22
13	PRT	BARCLAYS AUTO SERVICE	3070 LAKESHORE RD W OAKVILLE ON	NE/246.2	-3.95	22
13	RSC		3070 Lakeshore Rd W Oakville ON L6L 1J2	NE/246.2	-3.95	22
13	SPL	SHELL CANADA PRODUCTS LTD.	3070 LAKESHORE W SERVICE STATION OAKVILLE TOWN ON L6L 1J2	NE/246.2	-3.95	23
14	SPL	OAKVILLE HYDRO	66 MISSISSAUGA STREET TRANSFORMER OAKVILLE TOWN ON	ENE/247.4	-3.37	23
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	23
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON	NNE/249.3	-3.91	24
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	24
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	24

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON	NNE/249.3	-3.91	24
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	24
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	25
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	25
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	25
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	25
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	26
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON	NNE/249.3	-3.91	26
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	26
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON	NNE/249.3	-3.91	26
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	27
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	27
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	27
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	27
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	28
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	28
15	EXP	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	28
15	FST	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	28
15	FST	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	29
15	FST	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	29
15	FST	GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	29
15	FSTH	NOCO SERVICE STATION	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	29
15	FSTH	NOCO SERVICE STATION	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	30
15	PRT	GOOD NEIGHBOUR GARAGE	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	31
15	PRT	GOOD NEIGHBOUR GARAGE	3069 LAKESHORE RD W OAKVILLE ON L6L1J1	NNE/249.3	-3.91	31
15	RST	GOOD NEIGHBOUR GARAGE	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	NNE/249.3	-3.91	31

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
15	RST	GOOD NEIGHBOUR GARAGE	3069 LAKESHORE RD W OAKVILLE ON L6L1J1	NNE/249.3	-3.91	31

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2014 has found that there are 1 BORE site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	ON	219.8	9

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 2 CA site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
DRAGO'S AUTO BODY	3135 LAKESHORE ROAD WEST OAKVILLE TOWN ON L6L 1J5	24.8	3
R.M. OF HALTON	SENECA DR/WEST ST/SHORE RD. OAKVILLE TOWN ON	221.2	10

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.

Site	Address	Distance (m)	Map Key
	3135 Lakeshore Rd W Oakville ON L6L1J5	14.8	2
	3135 Lakeshore Rd W Oakville ON L6L 1J5	24.8	3

EXP - List of TSSA Expired Facilities

A search of the EXP database, dated Aug 31, 2016 has found that there are 21 EXP site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15

Site	Address	Distance (m)	Map Key
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON	249.3	15

FST - Fuel Storage Tank

A search of the FST database, dated Aug 31, 2016 has found that there are 4 FST site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
GOOD NEIGHBOUR GARAGE LTD	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 2 FSTH site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
NOCO SERVICE STATION	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15
NOCO SERVICE STATION	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15

PES - Pesticide Register

A search of the PES database, dated 1988-Jun 2013 has found that there are 4 PES site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
CUDMORES GARDEN CENTRE INC.	3171 LAKESHORE ROAD WEST OAKVILLE ON L6L 3J3	0.0	1
CUDMORES GARDEN CENTRE INC.	3171 LAKESHORE RD W OAKVILLE ON L6J 1J7	0.0	1
CUDMORES GARDEN CENTRE INC.	3171 LAKESHORE ROAD WEST OAKVILLE ON L6L 3J3	0.0	1
T & M LANDSCAPE CONTRACTORS	3251 ULMAN ROAD OAKVILLE ON L6L 5S9	219.0	8

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated Aug 31, 2016 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	115 MISSISSAUGA ST, OAKVILLE ON	231.7	11

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 4 PRT site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
BARCLAYS AUTO SERVICE	3070 LAKESHORE RD W OAKVILLE ON	246.2	13
BRONTE SHELL LUBRICATION AND WASH GEOFF PAGE	3070 LAKESHORE RD W OAKVILLE ON	246.2	13
GOOD NEIGHBOUR GARAGE	3069 LAKESHORE RD W OAKVILLE ON L6L1J1	249.3	15
GOOD NEIGHBOUR GARAGE	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Jan 2016 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	3070 Lakeshore Rd W Oakville ON L6L 1J2	246.2	13

RST - Retail Fuel Storage Tanks

A search of the RST database, dated Oct 31, 2015 has found that there are 2 RST site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
GOOD NEIGHBOUR GARAGE	3069 LAKESHORE RD W OAKVILLE ON L6L1J1	249.3	15
GOOD NEIGHBOUR GARAGE	3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	249.3	15

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jan 2016 has found that there are 7 SPL site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
PRIVATE RESIDENCE	53 CUDMOR RD. FURNACE OIL TANK OAKVILLE TOWN ON	181.8	4
HALTON, REGIONAL MUNICIPALITY	LAKE ONTARIO, BRONTE HARBOUR. 51 WEST RIVER STREET PUMP STATION. SANITARY SEWER SYSTEM (INCLUDING PUMPING STATIONS) OAKVILLE TOWN ON	198.6	6
OAKVILLE HYDRO	115 CHALMERS TRANSFORMER OAKVILLE TOWN ON L6L 5P2	202.3	7

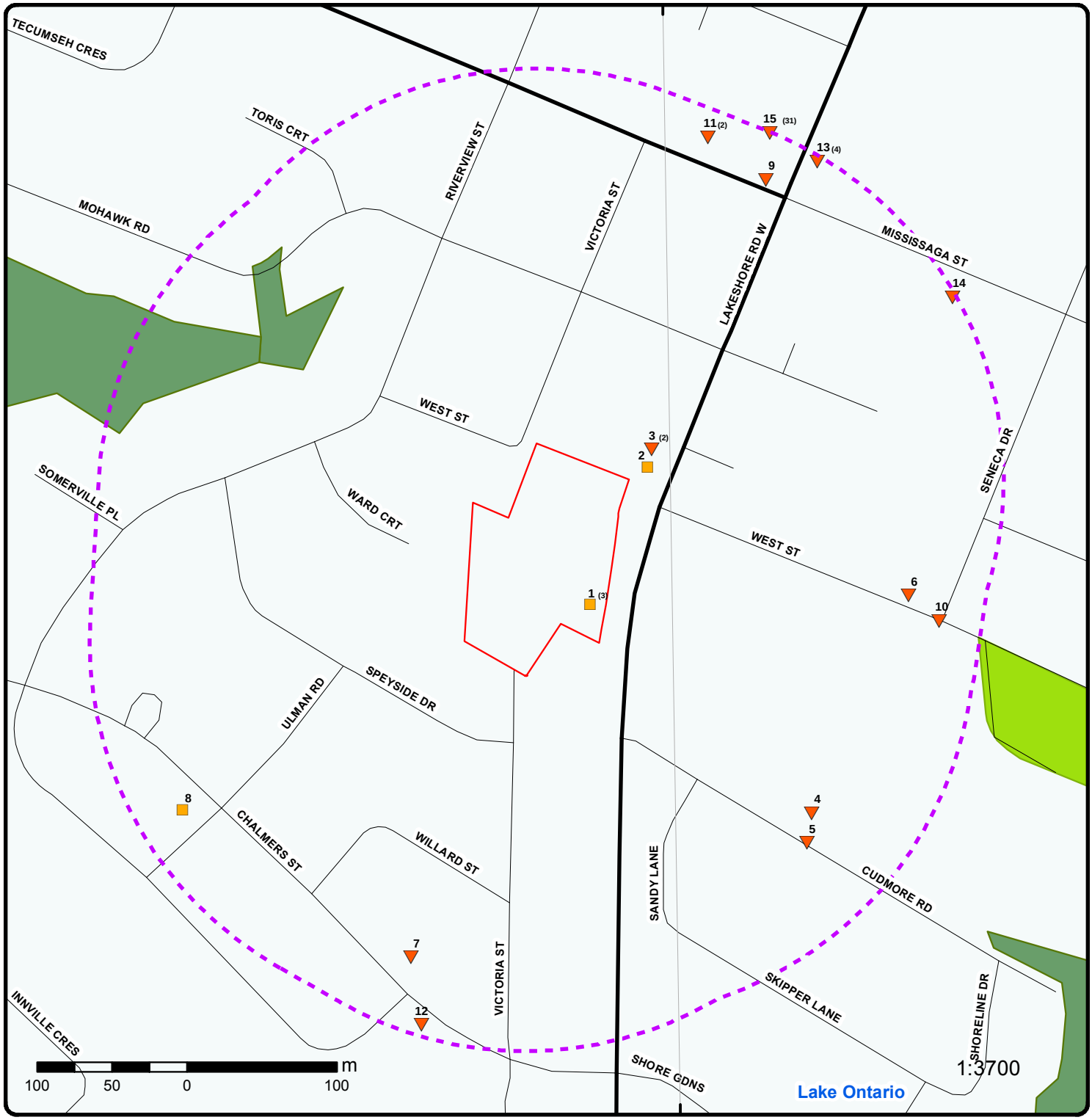
Site	Address	Distance (m)	Map Key
Union Gas Limited	115 Mississaga St Oakville ON	231.7	11
OAKVILLE HYDRO	110 CHALMERS STREET TRANSFORMER OAKVILLE TOWN ON	242.6	12
SHELL CANADA PRODUCTS LTD.	3070 LAKESHORE W SERVICE STATION OAKVILLE TOWN ON L6L 1J2	246.2	13
OAKVILLE HYDRO	66 MISSISSAUGA STREET TRANSFORMER OAKVILLE TOWN ON	247.4	14

WWIS - Water Well Information System

A search of the WWIS database, dated Jun 30, 2016 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	lot 11 ON	192.5	5

79°43'W



Map : 0.25 Kilometer Radius

Address: 3171 Lakeshore Rd W, Oakville, ON, L6L1J7
Order No: 20161014111

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

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

Source: © 2015 DMTI Spatial Inc.

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79°43'30"W

Aerial

Order No: 20161014111

Address: 3171 Lakeshore Rd W, Oakville, ON, L6L1J7

ENVIRONMENTAL RISK INFORMATION SERVICES

Source: ESRI World Imagery

© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	1 of 3	-/0.0	84.8	CUDMORES GARDEN CENTRE INC. 3171 LAKESHORE RD W OAKVILLE ON L6J 1J7	PES

Licence No.:
Licence Type: Vendor

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	2 of 3	-/0.0	84.8	CUDMORES GARDEN CENTRE INC. 3171 LAKESHORE ROAD WEST OAKVILLE ON L6L 3J3	PES

Licence No.:
Licence Type: Vendor

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	3 of 3	-/0.0	84.8	CUDMORES GARDEN CENTRE INC. 3171 LAKESHORE ROAD WEST OAKVILLE ON L6L 3J3	PES

Licence No.: 23-01-08979-0
Licence Type: Limited Vendor

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
2	1 of 1	NE/14.8	84.8	3135 Lakeshore Rd W Oakville ON L6L1J5	EHS

Postal Code:
City:
Address2:
Address1:
Provstate:
Order No.: 20130904006
Addit. Info Ordered: City Directory
Report Date: 12-SEP-13
Report Type: Standard Select Report
Search Radius (km): .25

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
3	1 of 2	NE/24.8	84.7	DRAGO'S AUTO BODY 3135 LAKESHORE ROAD WEST OAKVILLE TOWN ON L6L 1J5	CA

Certificate #: 8-3385-93-
Application Year: 93
Issue Date: 9/2/1993
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Project Description: INSTALL PAINT SPRAY BOOTH
Contaminants: Acetone, N-Butyl Acetate, Methyl Ethyl Ketone (Butanone), Propylene Glycolmonomethyl Ether Acetate,P.M.Ace., Xylene, Isopropyl Alcohol, Methyl Isobutyl Ketone, Other Organic Compounds
Emission Control: Panel Filter

3	2 of 2	NE/24.8	84.7	3135 Lakeshore Rd W Oakville ON L6L 1J5	EHS

Postal Code:
City:
Address2:
Address1:
Provstate:
Order No.: 20040205016
Addit. Info Ordered: Aerials Photos and/or Topographical Maps; Title Search
Report Date: 2/16/04
Report Type: Basic Report
Search Radius (km): 0.25

4	1 of 1	SE/181.8	82.7	PRIVATE RESIDENCE 53 CUDMOR RD. FURNACE OIL TANK OAKVILLE TOWN ON	SPL

Ref NO: 97411
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: ABOVE-GROUND TANK LEAK
Incident Dt: //
Incident Reason: CORROSION
Incident Summary: RESIDENT: FURNACE OIL TANK LEAK OUTDOORS
MOE Reported Dt: 3/16/1994
Environmental Impact: CONFIRMED
Nature of Impact: Soil contamination
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Site Municipality: 14403

5	1 of 1	SE/192.5	82.3	lot 11 ON	WWIS

Well ID: 2809719
Construction Date:
Primary Water Use:
Sec. Water Use:
Final Well Status: Abandoned-Other
Specific Capacity:
Municipality: OAKVILLE TOWN
County: HALTON

Lot: 011
Concession:
Concession Name: BF
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information
-- --
Bore Hole ID: 10538810
DP2BR:
Code OB: _
Code OB Description: No formation data
Open Hole:
Date Completed: 14-MAR-02
Remarks:
Zone: 17

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site		DB

East 83:	604032
North 83:	4804430
UTMRC:	6
UTMRC Description:	margin of error : 300 m - 1 km
Location Method:	gis
Org CS:	NA
Elevation:	82.29
Elevrc:	
Elevrc Description:	
Location Source Date:	
Source Revision Comment:	
Improvement Location Source:	
Improvement Location Method:	
Supplier Comment:	
Spatial Status:	
--	--
Method of Construction & Well Use	
--	--
Method Construction ID:	962809719
Method Construction Code:	0
Method Construction:	Not Known
Other Method Construction:	
--	--
Pipe Information	
--	--
Pipe ID:	11087380
Casing Number:	1
Comment:	
Alt Name:	
--	--

6	*1 of 1*	*E/198.6*	*83.3*	***HALTON, REGIONAL MUNICIPALITY LAKE ONTARIO, BRONTE HARBOUR. WEST RIVER STREET PUMP STATION. SANITARY SEWER SYSTEM (INCLUDING PUMPING STATIONS) OAKVILLE TOWN ON***	***51***	***SPL***

Ref NO:	131303
Contaminant Code:	
Contaminant Name:	
Contaminant Quantity:	
Incident Cause:	WASTEWATER DISCHARGE TO WATERCOURSE
Incident Dt:	9/3/1996
Incident Reason:	EQUIPMENT FAILURE
Incident Summary:	HALTON REGION-SEWAGE BYPASS DUE TO DIESEL GENERATOR TEST FAILURE.
MOE Reported Dt:	9/3/1996
Environmental Impact:	POSSIBLE
Nature of Impact:	Water course or lake
Receiving Medium:	WATER
SAC Action Class:	
Sector Source Type:	
Site Municipality:	14403

7	*1 of 1*	*SSW/202.3*	*83.9*	***OAKVILLE HYDRO 115 CHALMERS TRANSFORMER OAKVILLE TOWN ON L6L 5P2***	***SPL***

Ref NO:	155942
Contaminant Code:	
Contaminant Name:	
Contaminant Quantity:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Incident Cause:	VALVE/FITTING LEAK OR FAILURE
Incident Dt:	//
Incident Reason:	CORROSION
Incident Summary:	OAKVILLE HYDRO: 100L TRANSFORMER OIL LEAKED TO STORM SEWER.
MOE Reported Dt:	5/21/1998
Environmental Impact:	POSSIBLE
Nature of Impact:	Water course or lake
Receiving Medium:	WATER
SAC Action Class:	
Sector Source Type:	
Site Municipality:	14403

8	1 of 1	SW/219.0	84.8	**T & M LANDSCAPE CONTRACTORS** **3251 ULMAN ROAD** **OAKVILLE ON L6L 5S9**	PES

Licence No.:	
Licence Type:	Operator

9	1 of 1	NNE/219.8	81.9	**ON**	BORE

Borehole ID:	633908	**Type:**	Borehole
Use:	Geotechnical/Geological Investigation	**Status:**	
Drill Method:	Diamond Drill	**UTM Zone:**	17
Easting:	604005	**Northing:**	4804873
Location Accuracy:		**Orig. Ground Elev m:**	82.6
Elev. Reliability Note:		**DEM Ground Elev m:**	82.3
Total Depth m:	2.6	**Primary Name:**	
Township:		**Concession:**	
Lot:		**Municipality:**	
Completion Date:	NOV-1963	**Static Water Level:**	-999.9
Primary Water Use:	Not Used	**Sec. Water Use:**	

--- Details ---

Stratum ID:	218468000	**Top Depth(m):**	0.0
Bottom Depth(m):	2.6	**Stratum Desc:**	TILL. GLACIAL,AGE GLACIAL.
+			
Stratum ID:	218468001	**Top Depth(m):**	2.6
Bottom Depth(m):	2.6	**Stratum Desc:**	SHALE. MARINE,AGE ORDOVICIAN. WATER STABLE AT

10	1 of 1	E/221.2	82.5	**R.M. OF HALTON** **SENECA DR/WEST ST/SHORE RD.** **OAKVILLE TOWN ON**	CA

Certificate #:	7-0514-96-
Application Year:	96
Issue Date:	6/20/1996
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
11	1 of 2	NNE/231.7	81.9	115 MISSISSAUGA ST, OAKVILLE ON	PINC

Incident ID:	
Tank Status:	RC Established
Attribute Category:	FS-Perform P-line Inc Invest
Task Number:	4533007
Type:	FS-Pipeline Incident
Incident Number:	1136664
Status Code:	Pipeline Damage Reason Est
Summary:	115 MISSISSAUGA ST, OAKVILLE - 1/2" PIPELINE HIT
Spills Action Centre:	
Reported By:	David.Irwin@ontario.ca
Affiliation:	
Method Details:	E-mail
Fuel Category:	Natural Gas
Fuel Occurrence Type:	
Date of Occurrence:	
Occurrence Start Date:	2014/03/17
Health Impact:	
Occurrence Desc:	
Environment Impact:	
Property Damage:	No
Service Interupt:	
Fuel Type:	
Enforce Policy:	Yes
Operation Type:	
Damage Reason:	Excavation practices not sufficient
Public Relation:	
Pipeline System:	
Pipeline Type:	
Depth:	
Pipe Material:	
Regualtor Location:	
PSIG:	
Regulator Type:	
Notes:	

11	2 of 2	NNE/231.7	81.9	Union Gas Limited 115 Mississaga St Oakville ON	SPL

Ref NO:	8808-993KUD
Contaminant Code:	35
Contaminant Name:	NATURAL GAS (METHANE)
Contaminant Quantity:	0 other - see incident description
Incident Cause:	Leak/Break
Incident Dt:	26-JUN-13
Incident Reason:	Operator/Human Error
Incident Summary:	TSSA: 1/2 inch line break, safe
MOE Reported Dt:	27-JUN-13
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

12	1 of 1	SSW/242.6	82.8	OAKVILLE HYDRO 110 CHALMERS STREET TRANSFORMER OAKVILLE TOWN ON	SPL

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Ref NO:	137925
Contaminant Code:	
Contaminant Name:	
Contaminant Quantity:	
Incident Cause:	COOLING SYSTEM LEAK
Incident Dt:	3/4/1997
Incident Reason:	EQUIPMENT FAILURE
Incident Summary:	OAKVILLE HYDRO: 14 L OF TRANSFORMER OIL TO CONCRETE VAULT OVER 1 YR.
MOE Reported Dt:	3/4/1997
Environmental Impact:	NOT ANTICIPATED
Nature of Impact:	Other
Receiving Medium:	WATER
SAC Action Class:	
Sector Source Type:	
Site Municipality:	14403

13	1 of 4	NE/246.2	80.9	**BRONTE SHELL LUBRICATION AND WASH** **GEOFF PAGE** **3070 LAKESHORE RD W** **OAKVILLE ON**	PRT

Location ID:	10366
Type:	retail
Expiry Date:	1991-07-31
Capacity (L):	0
Licence #:	0023384001

13	2 of 4	NE/246.2	80.9	**BARCLAYS AUTO SERVICE** **3070 LAKESHORE RD W** **OAKVILLE ON**	PRT

Location ID:	10366
Type:	retail
Expiry Date:	1992-08-31
Capacity (L):	0
Licence #:	0060321001

13	3 of 4	NE/246.2	80.9	**3070 Lakeshore Rd W** **Oakville ON L6L 1J2**	RSC

Date Submitted:	14-Jul-98
Date Acknowledg.:	13-Aug-98
Date Returned:	
Certification Date:	
Soil Type:	Coarse Textured
Restoration Type:	Full Depth
Registration #:	
Stratified (Y/N):	
Criteria:	Residential/Parkland and Industrial/Commercial; No
Consultant:	Soil-Mat Engineers & Consultants Ltd.
District Office:	Halton Peel
Intended Prop Use:	
Current Property Use:	
Certificate Prop Use #:	
Applicable Standards:	
Legal Description:	
Prop. Identification #:	
Entire legal prop. (y/n):	
UTM Coordinates:	
Latitude & Longitude:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Accuracy Estimate:
Measurement Method:
CPU Issued Sect 1686:

13	4 of 4	NE/246.2	80.9	SHELL CANADA PRODUCTS LTD. 3070 LAKESHORE W SERVICE STATION OAKVILLE TOWN ON L6L 1J2	SPL

Ref NO:	35559
Contaminant Code:	
Contaminant Name:	
Contaminant Quantity:	
Incident Cause:	UNDERGROUND TANK LEAK
Incident Dt:	5/31/1990
Incident Reason:	CORROSION
Incident Summary:	SHELL - OLD GASOLINE WAS FOUND IN SOIL DURING EX- CAVATING.
MOE Reported Dt:	5/31/1990
Environmental Impact:	POSSIBLE
Nature of Impact:	Soil contamination
Receiving Medium:	LAND
SAC Action Class:	
Sector Source Type:	
Site Municipality:	14403

14	1 of 1	ENE/247.4	81.5	OAKVILLE HYDRO 66 MISSISSAUGA STREET TRANSFORMER OAKVILLE TOWN ON	SPL

Ref NO:	41730
Contaminant Code:	
Contaminant Name:	
Contaminant Quantity:	
Incident Cause:	COOLING SYSTEM LEAK
Incident Dt:	10/4/1990
Incident Reason:	STORM/FLOOD/WIND
Incident Summary:	OAKVILLE HYDRO: 23 LITRESTRANSFORMER OIL SPILLED TO GROUND
MOE Reported Dt:	10/4/1990
Environmental Impact:	POSSIBLE
Nature of Impact:	Soil contamination
Receiving Medium:	LAND
SAC Action Class:	
Sector Source Type:	
Site Municipality:	14403

15	1 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	EXP

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	FS Liquid Fuel Tank
Expired Date:	8/24/2009 9:39:05 AM
Instance Number:	11168409
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	FS Gasoline Station - Self Serve

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
15	2 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON	EXP

Instance ID:	50566
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	
Expired Date:	
Instance Number:	10887112
Instance Type:	FS Piping
Status:	EXPIRED
Description:	FS Piping

15	3 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	EXP

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	
Expired Date:	8/24/2009 9:38
Instance Number:	11168388
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	

15	4 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	EXP

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	
Expired Date:	8/24/2009 9:39
Instance Number:	11168409
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	

15	5 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON	EXP

Instance ID:	49955
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	
Expired Date:	
Instance Number:	10887079
Instance Type:	FS Piping
Status:	EXPIRED
Description:	FS Piping

15	6 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	EXP

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Instance ID:
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 6/17/1993
Instance Number: 10887058
Instance Type: FS Liquid Fuel Tank
Status: EXPIRED
Description:

15	*7 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***EXP***

Instance ID:
TSSA Program Area:
Maximum Hazard Rank:
Facility Type: FS Liquid Fuel Tank
Expired Date: 8/24/2009 9:39:50 AM
Instance Number: 11168449
Instance Type: FS Liquid Fuel Tank
Status: EXPIRED
Description: FS Gasoline Station - Self Serve

15	*8 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***EXP***

Instance ID:
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 8/24/2009 9:39
Instance Number: 11168428
Instance Type: FS Liquid Fuel Tank
Status: EXPIRED
Description:

15	*9 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***EXP***

Instance ID:
TSSA Program Area:
Maximum Hazard Rank:
Facility Type: FS Liquid Fuel Tank
Expired Date: 6/17/1993
Instance Number: 10887087
Instance Type: FS Liquid Fuel Tank
Status: EXPIRED
Description: FS Gasoline Station - Full Serve

15	*10 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***EXP***

Instance ID:
TSSA Program Area:

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Maximum Hazard Rank:
Facility Type: FS Liquid Fuel Tank
Expired Date: 6/17/1993
Instance Number: 10887073
Instance Type: FS Liquid Fuel Tank
Status: EXPIRED
Description: FS Gasoline Station - Full Serve

15	*11 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***EXP***

Instance ID:
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 8/24/2009 9:39
Instance Number: 11168449
Instance Type: FS Liquid Fuel Tank
Status: EXPIRED
Description:

15	*12 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON***	***EXP***

Instance ID: 49461
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:
Instance Number: 10887067
Instance Type: FS Piping
Status: EXPIRED
Description: FS Piping

15	*13 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***EXP***

Instance ID:
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 6/17/1993
Instance Number: 10887103
Instance Type: FS Liquid Fuel Tank
Status: EXPIRED
Description:

15	*14 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON***	***EXP***

Instance ID: 49721
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Instance Number:	10887094
Instance Type:	FS Piping
Status:	EXPIRED
Description:	FS Piping

15	*15 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***EXP***

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	FS Liquid Fuel Tank
Expired Date:	6/17/1993
Instance Number:	10887058
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	FS Gasoline Station - Full Serve

15	*16 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***EXP***

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	
Expired Date:	6/17/1993
Instance Number:	10887073
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	

15	*17 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***EXP***

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	FS Liquid Fuel Tank
Expired Date:	8/24/2009 9:38:35 AM
Instance Number:	11168388
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	FS Gasoline Station - Self Serve

15	*18 of 31*	*NNE/249.3*	*80.9*	***GOOD NEIGHBOUR GARAGE LTD*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***EXP***

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	FS Liquid Fuel Tank
Expired Date:	8/24/2009 9:39:28 AM
Instance Number:	11168428
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Description:		FS Gasoline Station - Self Serve			

15	19 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	EXP

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	
Expired Date:	6/17/1993
Instance Number:	9706663
Instance Type:	FS Facility
Status:	EXPIRED
Description:	

15	20 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	EXP

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	FS Liquid Fuel Tank
Expired Date:	6/17/1993
Instance Number:	10887103
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	FS Gasoline Station - Full Serve

15	21 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	EXP

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Facility Type:	
Expired Date:	6/17/1993
Instance Number:	10887087
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	

15	22 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	FST

Instance Number:	11172122
Cont Name:	
Instance Type:	FS Liquid Fuel Tank
Fuel Type:	Gasoline
Status:	Active
Capacity:	22700
Tank Material:	Fiberglass (FRP)
Corrosion Protection:	Fiberglass
Tank Type:	Single Wall UST
Install Year:	1993
Parent Facility Type:	FS Gasoline Station - Self Serve

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Facility Type: FS Liquid Fuel Tank

15	23 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	FST

Instance Number:	11172107
Cont Name:	
Instance Type:	FS Liquid Fuel Tank
Fuel Type:	Gasoline
Status:	Active
Capacity:	36700
Tank Material:	Fiberglass (FRP)
Corrosion Protection:	Fiberglass
Tank Type:	Single Wall UST
Install Year:	1993
Parent Facility Type:	FS Gasoline Station - Self Serve
Facility Type:	FS Liquid Fuel Tank

15	24 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	FST

Instance Number:	11172111
Cont Name:	
Instance Type:	FS Liquid Fuel Tank
Fuel Type:	Diesel
Status:	Active
Capacity:	22700
Tank Material:	Fiberglass (FRP)
Corrosion Protection:	Fiberglass
Tank Type:	Single Wall UST
Install Year:	1993
Parent Facility Type:	FS Gasoline Station - Self Serve
Facility Type:	FS Liquid Fuel Tank

15	25 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE LTD 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	FST

Instance Number:	11172101
Cont Name:	
Instance Type:	FS Liquid Fuel Tank
Fuel Type:	Gasoline
Status:	Active
Capacity:	36700
Tank Material:	Fiberglass (FRP)
Corrosion Protection:	Fiberglass
Tank Type:	Single Wall UST
Install Year:	1993
Parent Facility Type:	FS Gasoline Station - Self Serve
Facility Type:	FS Liquid Fuel Tank

15	26 of 31	NNE/249.3	80.9	NOCO SERVICE STATION 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	FSTH

License Issue Date:	9/27/2002
Tank Status:	Licensed

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Tank Status As Of:	August 2007
Operation Type:	Retail Fuel Outlet
Facility Type:	Gasoline Station - Self Serve
--- Details ---	
Status:	Not-Active
Capacity:	22700
Year of Installation:	
Corrosion Protection:	
Tank Fuel Type:	Liquid Fuel Single Wall UST - Gasoline
+	
Status:	Not-Active
Capacity:	22700
Year of Installation:	
Corrosion Protection:	
Tank Fuel Type:	Liquid Fuel Single Wall UST - Gasoline
+	
Status:	Not-Active
Capacity:	36400
Year of Installation:	
Corrosion Protection:	
Tank Fuel Type:	Liquid Fuel Single Wall UST - Gasoline
+	
Status:	Not-Active
Capacity:	36400
Year of Installation:	
Corrosion Protection:	
Tank Fuel Type:	Liquid Fuel Single Wall UST - Gasoline

15	***27 of 31***	***NNE/249.3***	***80.9***	***NOCO SERVICE STATION*** ***3069 LAKESHORE RD W*** ***OAKVILLE ON L6L 1J1***	***FSTH***

License Issue Date:	9/27/2002
Tank Status:	Licensed
Tank Status As Of:	December 2008
Operation Type:	Retail Fuel Outlet
Facility Type:	Gasoline Station - Self Serve
--- Details ---	
Status:	Active
Capacity:	32700
Year of Installation:	1993
Corrosion Protection:	
Tank Fuel Type:	Liquid Fuel Single Wall UST - Gasoline
+	
Status:	Active
Capacity:	37200
Year of Installation:	1993
Corrosion Protection:	
Tank Fuel Type:	Liquid Fuel Single Wall UST - Gasoline
+	
Status:	Active
Capacity:	22700
Year of Installation:	1993
Corrosion Protection:	
Tank Fuel Type:	Liquid Fuel Single Wall UST - Gasoline
+	
Status:	Active
Capacity:	22700
Year of Installation:	1993
Corrosion Protection:	
Tank Fuel Type:	Liquid Fuel Single Wall UST - Gasoline

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
15	28 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	PRT

Location ID:	10365
Type:	retail
Expiry Date:	1994-06-30
Capacity (L):	90800
Licence #:	0050965001

15	29 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE 3069 LAKESHORE RD W OAKVILLE ON L6L1J1	PRT

Location ID:	10365
Type:	retail
Expiry Date:	1995-11-30
Capacity (L):	90800
Licence #:	0076403351

15	30 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE 3069 LAKESHORE RD W OAKVILLE ON L6L 1J1	RST

Code:	01186800
Facility:	SERVICE STATIONS-GASOLINE, OIL & NATURAL GAS
Description:	
List Name:	

15	31 of 31	NNE/249.3	80.9	GOOD NEIGHBOUR GARAGE 3069 LAKESHORE RD W OAKVILLE ON L6L1J1	RST

Code:	01186800
Facility:	SERVICE STATIONS GASOLINE OIL & NATURAL
Description:	
List Name:	

Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	PETRO CANADA INC.	MISSISSAGA ST.	OAKVILLE TOWN ON	
CA	PETRO CANADA PRODUCTS - JOHN FERRIS	NORTH MISSISSAGA STREET	OAKVILLE TOWN ON	
CA	PETRO CANADA PRODUCTS	MISSISSAGA ST.	OAKVILLE TOWN ON	

Unplottable Report

Site: ***PETRO CANADA INC.***
MISSISSAGA ST. OAKVILLE TOWN ON

Database: ***CA***

Certificate #:	8-3039-86-
Application Year:	86
Issue Date:	7/30/1986
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***PETRO CANADA PRODUCTS - JOHN FERRIS***
NORTH MISSISSAGA STREET OAKVILLE TOWN ON

Database: ***CA***

Certificate #:	8-3036-90-
Application Year:	90
Issue Date:	11/6/1990
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	STORAGE TANKS VAPOUR SPACE VENT. COLL. &
Contaminants:	Hydrogen Sulphide, Mercaptans (As Methyl Mercaptan)
Emission Control:	Packed Tower,

Site: ***PETRO CANADA PRODUCTS***
MISSISSAGA ST. OAKVILLE TOWN ON

Database: ***CA***

Certificate #:	8-3030-86-
Application Year:	86
Issue Date:	10/21/1986
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	COVER FOR SLUDGE THICKENING TANK
Contaminants:	Hydrogen Sulphide
Emission Control:	Adsorption

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 Mar 2015

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, 2015

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: Aug 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, 2015

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-Jul 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-Jul 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-Jun 2014

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: Jul 31, 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-Jul 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: Jul 31, 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: Aug 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: Aug 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: Dec 31, 2013

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: Aug 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-Mar 2014

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: Dec 31, 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-Aug 2015

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-Jul 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 Environment maintains a database of all manufacturers and vendors of registered pesticides.

Government Publication Date: 1988-Jun 2013

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: Aug 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-Jul 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-Jan 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, 2015

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-Mar 2007

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: Aug 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: Jul 31, 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. 1610-E074

N

Approximate Location of Phase One Property

Soil Engineers Ltd.

Title
1954 Aerial Photograph

Project
Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

Reference No.
1610-E008

Date
October 14, 2016

Scale
As shown

Appendix 'E'
1 of 4

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

Source: Town of Oakville Map
© 1995 Town of Oakville

N

Approximate Location of Phase One Property

Soil Engineers Ltd.

Title
1995 Aerial Photograph

Project
Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

Reference No.
1610-E008

Date
October 14, 2016

Scale
As shown

Appendix 'E'
2 of 4

Source: Town of Oakville Map
© 2006 Town of Oakville

N

Approximate Location of Phase One Property

Soil Engineers Ltd.

Title
2006 Aerial Photograph

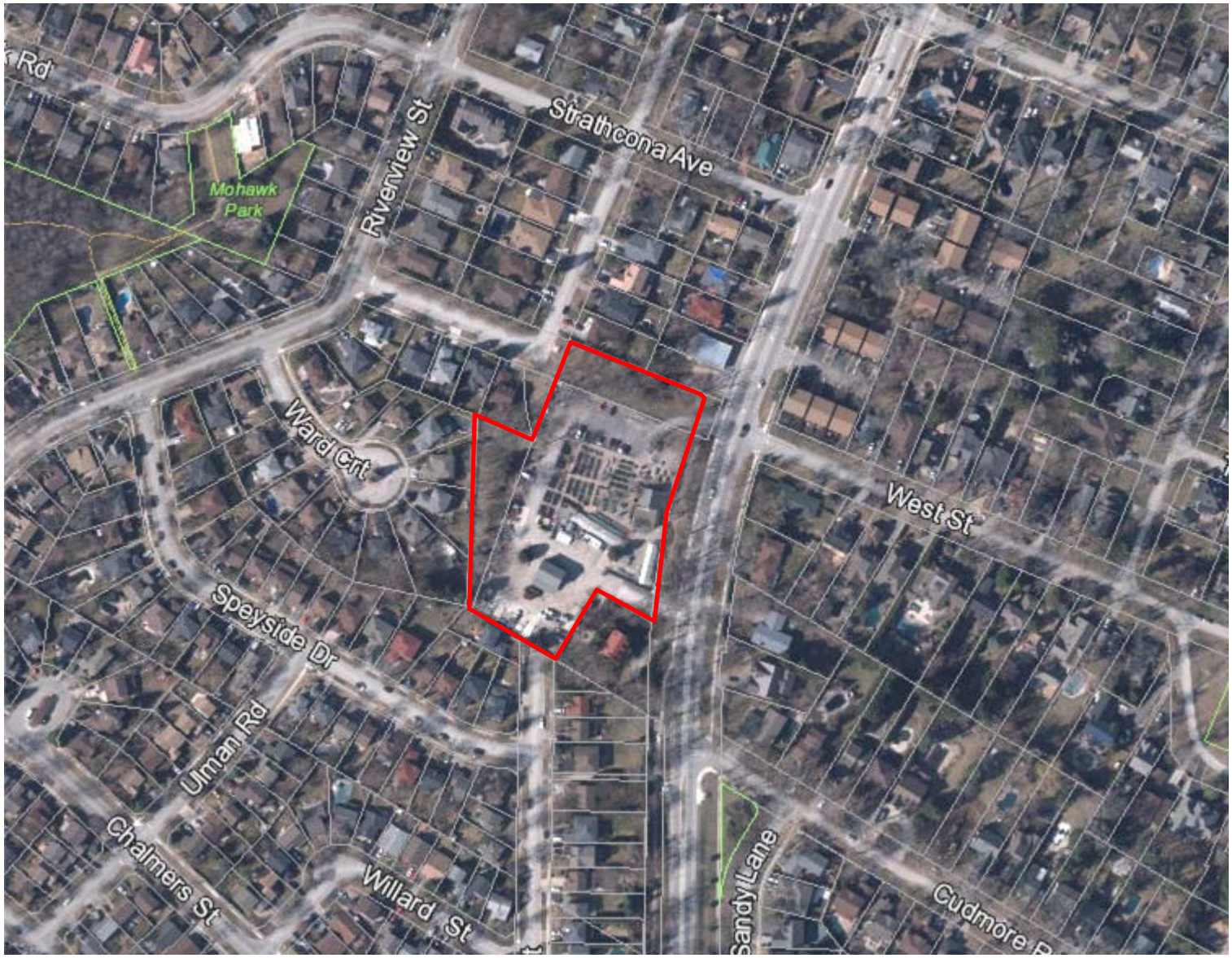
Project
Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

Reference No.
1610-E008

Date
October 14, 2016

Scale
As shown

Appendix 'E'
3 of 4



Source: Oakville Town Map
© 2015 Town of Oakville

N

Approximate Location of Phase One Property

Soil Engineers Ltd.

Title
2015 Aerial Photograph

Project
Proposed Residential Development
3171 Lakeshore Road West
Town of Oakville

Reference No.
1610-E008

Date
October 14, 2016

Scale
As shown

Appendix 'E'

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APPENDIX 'F'

MOECC WELL RECORDS

REFERENCE NO. 1610-E074

TOWNSHIP CONCESSION (LOT)	UTM[1]	DATE [2] CNTR [3]	CASING DIA [4]	WATER[5,6] DETAIL	STAT LVL/PUMP LVL[7] RATE[8]/TIME HR:MIN	WATER USE[9]	SCREEN INFO[10]	WELL # (AUDIT#) WELL TAG # STATE[12] DEPTHS TO WHICH FORMATIONS EXTEND[5,11]
OAKVILLE TOWN BF (011)	17 604032 4804430 W	2002/03 1660						2809719 (242181) A
OAKVILLE TOWN BF (032)	17 604200 4804528 W	1950/05 2309	06 06	SA 0041	011 / 015 003 / 1:0	DO		2802449 () RED CLAY 0017 RED SHLE 0041

Notes:
1. UTM in Zone, Easting, Northing and Datum is NAD83; L: UTM estimated from Centroid of Lot; W: UTM not from Lot Centroid
2. Date Work Completed
3. Well Contractor Licence Number
4. Casing diameter in inches
5. Unit of Depth in Feet
6. See Table 4 for Meaning of Code
7. STAT LVL: Static Water Level in Feet ; PUMP LVL: Water Level After Pumping in Feet
8. Pump Test Rate in GPM, Pump Test Duration in Hour : Minutes
9. See Table 3 for Meaning of Code
10. Screen Depth and Length in feet
11. See Table 1 and 2 for Meaning of Code
12. A: Abandonment; P: Partial Data Entry Only

1. Core Material and Descriptive terms

Code	Description	…	Code	Description	…	Code	Description	…	Code	Description	…	Code	Description
BLDR	BOULDERS		FCRD	FRACTURED		IRFM	IRON FORMATION		PORS	POROUS		SOFT	SOFT
BSLT	BASALT		FGRD	FINE-GRAINED		LIMY	LIMY		PRDG	PREVIOUSLY DUG		SPST	SOAPSTONE
CGRD	COARSE-GRAINED		FGVL	FINE GRAVEL		LMSN	LIMESTONE		PRDR	PREV. DRILLED		STKY	STICKY
CGVL	COARSE GRAVEL		FILL	FILL		LOAM	TOPSOIL		QRTZ	QUARTZITE		STNS	STONES
CHRT	CHERT		FLDS	FELDSPAR		LOOS	LOOSE		QSND	QUICKSAND		STNY	STONEY
CLAY	CLAY		FLNT	FLINT		LTCL	LIGHT-COLOURED		QTZ	QUARTZ		THIK	THICK
CLN	CLEAN		FOSS	FOSILIFEROUS		LYRD	LAYERED		ROCK	ROCK		THIN	THIN
CLYY	CLAYEY		FSND	FINE SAND		MARL	MARL		SAND	SAND		TILL	TILL
CMTD	CEMENTED		GNIS	GNEISS		MGRD	MEDIUM-GRAINED		SHLE	SHALE		UNKN	UNKNOWN TYPE
CONG	CONGLOMERATE		GRNT	GRANITE		MGVL	MEDIUM GRAVEL		SHLY	SHALY		VERY	VERY
CRYS	CRYSTALLINE		GRSN	GREENSTONE		MRBL	MARBLE		SHRP	SHARP		WBRG	WATER-BEARING
CSND	COARSE SAND		GRVL	GRAVEL		MSND	MEDIUM SAND		SHST	SCHIST		WDFR	WOOD FRAGMENTS
DKCL	DARK-COLOURED		GRWK	GREYWACKE		MUCK	MUCK		SILT	SILT		WTHD	WEATHERED
DLMT	DOLOMITE		GVLY	GRAVELLY		OBDN	OVERBURDEN		SLTE	SLATE			
DNSE	DENSE		GYPS	GYPSUM		PCKD	PACKED		SLTY	SILTY			
DRTY	DIRTY		HARD	HARD		PEAT	PEAT		SNDS	SANDSTONE			
DRY	DRY		HPAN	HARDPAN		PGVL	PEA GRAVEL		SNDY	SANDY			

2. Core Color

Code	Description
WHIT	WHITE
GREY	GREY
BLUE	BLUE
GREN	GREEN
YLLW	YELLOW
BRWN	BROWN
RED	RED
BLCK	BLACK
BLGY	BLUE-GREY

3. Water Use

Code	Description	Code	Description
DO	Domestic	OT	Other
ST	Livestock	TH	Test Hole
IR	Irrigation	DE	Dewatering
IN	Industrial	MO	Monitoring
CO	Commercial	MT	Monitoring & Test Hole
MN	Municipal		
PS	Public		
AC	Cooling And A/C		
NU	Not Used		

4. Water Detail

Code	Description	Code	Description
FR	Fresh	GS	Gas
SA	Salty	IR	Iron
SU	Sulphur		
MN	Mineral		
UK	Unknown		

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APPENDIX 'G'

OCCUPANCY RECORDS

REFERENCE NO. 1610-E074

Reference No. 1610-E074
Appendix 'G': 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 Site	2001	1998	1995	1991	1986	1981	1975	1971	1965	1960
Lakeshore Road West												
No.												
3069	Good Neighbour Garage	245 m north of site	O	O	O	X	O	O	X	X	X	X
	Noco Service Station		O	O	X	X	X	X	X	X	X	X
	Petro Canada Burlington, Retail Destrict		X	X	X	O	X	X	X	X	X	X
	B P Canada Service Stations		X	X	X	X	X	O	X	X	X	X
	Paul's Auto Service gas sta		X	X	X	X	X	X	O	X	X	X
	Pat's BP Station serv stn		X	X	X	X	X	X	X	X	O	X
3135	Drago's Auto Body	Adjacent to the Northeast of the Phase One Property	O	O	O	O	O	X	X	X	X	X
	West End Auto Body & Collision Service		X	X	X	X	X	O	O	X	X	X
	Monza Motors garage		X	X	X	X	X	X	X	X	O	X
3171	Cudmore's Garden Centre Inc.	Phase One Property	O	O	O	O	X	X	X	X	X	X
	Jelinek International Inc		X	O	X	X	X	X	X	X	X	X
	Cudmore Wm B		X	X	O	O	O	O	O	O	X	X
	Cudmore's Farm Market		X	X	X	X	O	O	O	O	O	O
	Cudmore E J Mike		X	X	X	X	X	O	O	O	X	X
	Cudmore Vera Mrs real est		X	X	X	X	X	X	O	O	X	X
	Cudmore Ernest J (Vera)		X	X	X	X	X	X	X	X	O	O
	Cudmore Vera B real est brkr		X	X	X	X	X	X	X	X	O	O
	Cudmore Wm B (Sandra Lee)		X	X	X	X	X	X	X	X	O	O

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

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 Site	2001	1998	1995	1991	1986	1981	1975	1971	1965	1960
Lakeshore Road West												
No.												
3186	Sorensen V Landscaping & Nursery	65 m southeast of site	X	X	X	X	X	X	O	X	O	X

Address	Owner / Company Name	Direction from Site	2001	1998	1995	1991	1986	1981	1975	1971	1965	1960
Sandy Lane												
No.												
3194	Glass Pottery Plastics Intl	135 m southeast of site	X	X	X	X	O	X	X	X	X	X

Address	Owner / Company Name	Direction from Site	2001	1998	1995	1991	1986	1981	1975	1971	1965	1960
Ulman Road												
No.												
3251	(T&M) Landscape Contractors	215 m southwest of site	O	O	O	O	X	X	X	X	X	X

Address	Owner / Company Name	Direction from Site	2001	1998	1995	1991	1986	1981	1975	1971	1965	1960
Victoria Street												
No.												
3224	Ferrin Louis Photography	175 m south of site	X	X	X	O	X	X	X	X	X	X

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

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APPENDIX 'H'

LANDOWNER/TENANT/OCCUPANT QUESTIONNAIRE

REFERENCE NO. 1610-E074

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

Address of Site: 3171 LAKESHORE ROAD WEST, OAKVILLE

Person Interviewed: GABY SELOSKY

Relationship to Site: PROSPECTIVE PURCHASER

Interviewer:

Method of Interview:

Project No.:

Date of Interview: OCTOBER 20 2016.

General Questions:

1. How long have you lived/worked at this address?

2. What are the main operations that occur on this site?

   GARDEN CENTRE & SEASONAL PRODUCE SALES.

3. What activities were previously performed on this site?

   SAME SINCE 1960'S

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)?

   DON'T KNOW

5. Spills, leaks or hazardous materials activities?

   NO ACCORDING TO OWNER

6. Above ground or underground storage tanks (such as those used for for utility, fuel or chemical)?

   DON'T KNOW

7. Specific chemicals located or stored on site in drums, tanks, barrels or sacks?

   DON'T KNOW

8. Previous environmental site assessments completed? If yes what were the results? Was there an environmental cleanup?

   NONE ACCORDING TO CURRENT OWNER.

9. If the property is served by a well or septic system and heating system? Please specify the location and age.

   NOT AVAILABLE

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

10. Dumping of hazardous substances or petroleum products, unidentified waste materials, automotive parts, household garbage, mixed municipal refuse, demolition debris, fill material from an unknown site?

DON'T KNOW

11. If the neighbouring properties are or have been previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, junkyard or landfill, waste treatment, storage, disposal, processing or recycling facility or photo developing laboratory, etc.?

YES. PROPERTY TO WEST / REPAIR STATION NO GAS.

12. Do you know of others who may have knowledge of the property?

~~NO~~ YES THE OWNERS

Additional Comments and Explanations

The person completing this report affirms that the above statements and facts are true and correct, based on his/her current knowledge as of the date completed.

Signature of person completing questionnaire

Date Completed (YY-MM-DD)

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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: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'I'

SITE PHOTOGRAPHS

REFERENCE NO. 1610-E074

General view of the garden centre at the Phase One Property (facing south)

Pesticides for sale inside the garden centre

Natural gas furnace heating the main garden centre building

Hot water tank inside the main garden centre building

General view of the barn located on the Phase One Property (facing south)

Natural gas furnace located inside the barn at the Phase One Property

General view of a shed located at the Phase One Property (facing east)

Interior view of a shed located at the Phase One Property

View of the greenhouse located at the Phase One Property (facing east)

Jerry cans stored on the Phase One Property (facing southeast)

Former auto body/repair shop located northeast of the Phase One Property (facing northwest)

Residential properties located east of the Phase One Property (facing east)

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APPENDIX 'J'

TABLE OF PAST AND CURRENT USE

REFERENCE NO. 1610-E074

PIN: 24754-0260 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1999 – present	1334622 Ontario Inc.	Garden Centre	Commercial Use	Based on our recent site inspection, and the 1995, 2006 and 2015 aerial photographs, this portion of the Phase One Property is used as a garden centre.
1990 – 1999	William Cudmore & Sandralee Cudmore			
1980 – 1990	William Cudmore			
1979 – 1980	Vera Cudmore			
1979 – 1979	Vera Cudmore & William Cudmore			
1964 – 1979	Ernest Cudmore, Vera Cudmore & William Cudmore			
1945 – 1964	Ernest Cudmore & Vera Cudmore	Farmland	Agricultural or other Use	Based on the 1954 aerial photograph and the 1877 Historical map, the Phase One Property was farmland.
1927 – 1945	Rebecca Cudmore			
1908 – 1927	William Cudmore			
1908 – 1908	Elizabeth Austin, Edith Austin & Eugene Austin			
1908 – 1908	Martha King (formerly Martha Austin)			
1876 – 1908	William Austin			
1876 – 1876	Joseph Bowman			
1875 – 1876	Oliver Horning			
1875 – 1875	John Horning			
1870 – 1875	Oliver Horning & John Horning			
1836 – 1870	Charles Sovereign			
1822 – 1836	Philip Sovereign			
1815 – 1822	James Gills			
1811 – 1815	Eglin Bates			Based on a review of the ownership history, the Phase One Property was part of 32, Concession 4 South of Dundas Street, Township of Trafalgar.
Prior to 1811	Crown			

PIN: 24754-0079 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2013 – present	1334622 Ontario Inc.	Vacant Land	Agricultural or other use	Based on our recent site inspection, and the 1995, 2006 and 2015 aerial photographs, this portion of the Phase One Property is vacant land.
1993 – 2013	JRS Realty Consulting Ltd. (formerly Ravyl Consultants Corporation)			
1968 – 1993	Real Mar Holdings Limited			
1964 – 1968	Ernest Cudmore, Vera Cudmore & William Cudmore			
1945 – 1964	Ernest Cudmore & Vera Cudmore	Farmland		Based on the 1954 aerial photograph and the 1877 Historical map, the Phase One Property was farmland.
1927 – 1945	Rebecca Cudmore			
1908 – 1927	William Cudmore			
1908 – 1908	Elizabeth Austin, Edith Austin & Eugene Austin			
1908 – 1908	Martha King (formerly Martha Austin)			
1876 – 1908	William Austin			
1876 – 1876	Joseph Bowman			
1875 – 1876	Oliver Horning			
1875 – 1875	John Horning			
1870 – 1875	Oliver Horning & John Horning			
1836 – 1870	Charles Sovereign			
1822 – 1836	Philip Sovereign			
1815 – 1822	James Gills			
1811 – 1815	Eglin Bates			Based on a review of the ownership history, the Phase One Property was part of 32, Concession 4 South of Dundas Street, Township of Trafalgar.
Prior to 1811	Crown			

PIN: 24754-0239 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1965 – present	The Corporation of the Town of Oakville (formerly the Municipal Corporation of the Township of Trafalgar)	Vacant Land	Agricultural or other use	Based on our recent site inspection, and the 1995, 2006 and 2015 aerial photographs, this portion of the Phase One Property is vacant land.
1964 – 1965	Ernest Cudmore, Vera Cudmore & William Cudmore			
1945 – 1964	Ernest Cudmore & Vera Cudmore	Farmland		Based on the 1954 aerial photograph and the 1877 Historical map, the Phase One Property was farmland.
1927 – 1945	Rebecca Cudmore			
1908 – 1927	William Cudmore			
1908 – 1908	Elizabeth Austin, Edith Austin & Eugene Austin			
1908 – 1908	Martha King (formerly Martha Austin)			
1876 – 1908	William Austin			
1876 – 1876	Joseph Bowman			
1875 – 1876	Oliver Horning			
1875 – 1875	John Horning			
1870 – 1875	Oliver Horning & John Horning			
1836 – 1870	Charles Sovereign			
1822 – 1836	Philip Sovereign			
1815 – 1822	James Gills			
1811 – 1815	Eglin Bates			Based on a review of the ownership history, the Phase One Property was part of 32, Concession 4 South of Dundas Street, Township of Trafalgar.
Prior to 1811	Crown			

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APPENDIX 'K'

FOI RESPONSE LETTERS

REFERENCE NO. 1610-E074

Ministry of the Environment and Climate Change

Freedom of Information and Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de l'Environnement et de l'Action en matière de changement climatique

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

12e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Téléc.: (416) 314-4285

Ontario

November 28, 2016

Kate Miles
Soil Engineers Ltd.
100 Nugget Ave
Toronto, ON M1S 3A7

Dear Kate Miles:

RE: ***Freedom of Information and Protection of Privacy Act* Request**
Our File # A-2016-06977, Your Reference 1610-E074

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 3171 Lakeshore Rd W, Oakville.

After a thorough search through the files of the Ministry's Halton-Peel District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is $30.00 for 1 hour of search time @ $30.00 per hour. **We have applied the $30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a $25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Richard Beernaert at richard.beernaert@ontario.ca.

Yours truly,

Tracey Goodwin
FOI Manager (A)

Ministry of the Environment and Climate Change

Freedom of Information and Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de l'Environnement et de l'Action en matière de changement climatique

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

12e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Téléc.: (416) 314-4285

Ontario

November 9, 2016

Kate Miles
Soil Engineers Ltd.
100 Nugget Ave
Toronto, ON M1S 3A7

Dear Kate Miles:

RE: ***Freedom of Information and Protection of Privacy Act* Request**
Our File # A-2016-06977, Your Reference 1610-E074

The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of $5.00 (non-refundable application fee), along with your $30.00 deposit.

The search is being conducted on the following: 3171 Lakeshore Rd W, Oakville. If there is any discrepancy please contact us immediately.

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

If you have any questions regarding this matter, please contact Jeneska Abano at jeneska.abano@ontario.ca.

Yours truly,

FOR

Tracey Goodwin
FOI Manager (A)

OAKVILLE

November 10, 2016

Kate Miles
Soil Engineers ltd.
100 Nugget Avenue
Toronto, ON M1S 3A7

Dear: Ms. Miles,

Re: Freedom of Information Request 2016-0141
Interim Decision Letter

I am replying to your access request for information under the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*. Your request was to receive copies of records regarding: **3171 Lakeshore Road West**

- ***Environmental concerns (general correspondence, occurrence reports abatement)***
- ***Orders***
- ***Spills***
- ***Investigations/prosecutions***
- ***Waste Generator Number/classes***

Some of the information requested falls under the jurisdiction of the Regional Municipality of Halton. I have forwarded your request to the Regional Municipality for its review and response. They will respond directly to you regarding relevant records within their jurisdiction.

The Town of Oakville will continue completing your request for relevant records in its jurisdiction and will respond by December 9, 2016

If you have any questions or concerns, you can reach me at 905 815-6053.

Yours truly,

Laura Brown

Laura Brown
Records & Freedom of Information Officer

c. Vicki Tytaneck, Town Clerk

OAKVILLE

December 5, 2016

Kate Miles
Soil Engineers
100 Nugget Avenue
Toronto, ON M1S 3A7

Dear: Ms. Miles,

Re: Freedom of Information Request 2016-0141
Decision and Release Letter

I am replying to your access request for information under the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*. Your request was to receive copies of records pertaining to **3171 Lakeshore Road West**

- ***Environmental concerns (general correspondence, occurrence reports abatement)***
- ***Orders, Spills, Investigations/prosecutions;***
- ***Waste Generator Number/classes***

Access is granted to the records however, in accordance with Section 14 of *MFIPPA*, names have been exempted from this release. In accordance with MFIPPA, the fee payable to release the record is waived because it is less than $5.00.

You may ask for a review of this decision within 30 days of receiving this letter by writing to: The Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, Ontario, M4W 1A8, Telephone: (416) 326-3333 or toll free 1-800-387-0073.

If you decide to request a review of this decision, please provide the Commissioner's office with the following:

- the file number listed at the beginning of this letter;
- a copy of this decision letter;
- a copy of the original request for information you sent to our institution; and
- the reasons why you believe the records exist (if the decision was that no records exist).

In addition, you must send an appeal fee to the Commissioner's office. If your request was for your personal information, the appeal fee is $10.00. The appeal fee for all other requests for information is $25.00. Please include the fee with your letter of appeal –

appeal fees should be in the form of either a cheque or money order, payable to the Minister of Finance.

If you have any questions or concerns, you can reach me at 905-815-6053.

Yours truly,

Laura Brown

Laura Brown
Records & Freedom of Information Officer

c. Vicki Tytaneck, Town Clerk

Personal privacy

14. (1) A head shall refuse to disclose personal information to any person other than the individual to whom the information relates except,

(a) upon the prior written request or consent of the individual, if the record is one to which the individual is entitled to have access;

(b) in compelling circumstances affecting the health or safety of an individual, if upon disclosure notification thereof is mailed to the last known address of the individual to whom the information relates;

(c) personal information collected and maintained specifically for the purpose of creating a record available to the general public;

(d) under an Act of Ontario or Canada that expressly authorizes the disclosure;

(e) for a research purpose if,

(i) the disclosure is consistent with the conditions or reasonable expectations of disclosure under which the personal information was provided, collected or obtained,

(ii) the research purpose for which the disclosure is to be made cannot be reasonably accomplished unless the information is provided in individually identifiable form, and

(iii) the person who is to receive the record has agreed to comply with the conditions relating to security and confidentiality prescribed by the regulations; or

(f) if the disclosure does not constitute an unjustified invasion of personal privacy. R.S.O. 1990, c. M.56, s. 14 (1).

Criteria re invasion of privacy

(2) A head, in determining whether a disclosure of personal information constitutes an unjustified invasion of personal privacy, shall consider all the relevant circumstances, including whether,

(a) the disclosure is desirable for the purpose of subjecting the activities of the institution to public scrutiny;

(b) access to the personal information may promote public health and safety;

(c) access to the personal information will promote informed choice in the purchase of goods and services;

(d) the personal information is relevant to a fair determination of rights affecting the person who made the request;

(e) the individual to whom the information relates will be exposed unfairly to pecuniary or other harm;

(f) the personal information is highly sensitive;

(g) the personal information is unlikely to be accurate or reliable;

(h) the personal information has been supplied by the individual to whom the information relates in confidence; and

(i) the disclosure may unfairly damage the reputation of any person referred to in the record. R.S.O. 1990, c. M.56, s. 14 (2).

Presumed invasion of privacy

(3) A disclosure of personal information is presumed to constitute an unjustified invasion of personal privacy if the personal information,

(a) relates to a medical, psychiatric or psychological history, diagnosis, condition, treatment or evaluation;

(b) was compiled and is identifiable as part of an investigation into a possible violation of law, except to the extent that disclosure is necessary to prosecute the violation or to continue the investigation;

(c) relates to eligibility for social service or welfare benefits or to the determination of benefit levels;

(d) relates to employment or educational history;

(e) was obtained on a tax return or gathered for the purpose of collecting a tax;

(f) describes an individual's finances, income, assets, liabilities, net worth, bank balances, financial history or activities, or creditworthiness;

(g) consists of personal recommendations or evaluations, character references or personnel evaluations; or

(h) indicates the individual's racial or ethnic origin, sexual orientation or religious or political beliefs or associations. R.S.O. 1990, c. M.56, s. 14 (3).

Limitation

(4) Despite subsection (3), a disclosure does not constitute an unjustified invasion of personal privacy if it,

(a) discloses the classification, salary range and benefits, or employment responsibilities of an individual who is or was an officer or employee of an institution;

(b) discloses financial or other details of a contract for personal services between an individual and an institution; or

(c) discloses personal information about a deceased individual to the spouse or a close relative of the deceased individual, and the head is satisfied that, in the circumstances, the disclosure is desirable for compassionate reasons. R.S.O. 1990, c. M.56, s. 14 (4); 2006, c. 19, Sched. N, s. 3 (2).

Refusal to confirm or deny existence of record

(5) A head may refuse to confirm or deny the existence of a record if disclosure of the record would constitute an unjustified invasion of personal privacy. R.S.O. 1990, c. M.56, s. 14 (5).

OAKVILLE

By-Law Enforcement Report

Printed On: 11/10/16

Address: 3171 Lakeshore Rd W
Inquiry Received: April 21, 1998
Status: Closed
Officer Name: John Kay
Details: Back yard is a mess, rotting logs, old christmas trees, compost

By-Law Investigation:

Date	Officers Notes
Jul 17, 1998	no further complaints file closed

Inquiry Received: July 17, 1998
Status: Closed
Officer Name: Moira Fogarty
Details: doggypoop being put by a big twee and covered with grass

By-Law Investigation:

Date	Officers Notes
Aug 13, 1998	Visited site 8/12 - could not see or smell any dog droppings at place indicated

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OAKVILLE

By-Law Enforcement Report

Printed On: 11/10/16

Address: 3171 Lakeshore Rd W
Inquiry Received: March 10, 2016
Status: Closed
Officer Name: John Mattocks
Details: [redacted] was inquiring about a landscapers license. Please follow up to ensure license is obtained.
By-Law Investigation:

Date	Officers Notes
Apr 03, 2016	Searched AMANDA. License has been obtained 16-103904
Apr 03, 2016	Close file. Business obtained License.`

FINAL DECISION

APPLICATION

Owner (s)	Agent	Location of Land
Cudmore's Garden Centre Inc. 1334622 Ontario Inc. 3171 Lakeshore Rd W Oakville, ON, L6L 1J7	Dominic Fuciarelli 6150 Walkers LIne Burlington, ON L9T 2X6	3171 Lakeshore Road W Part 2 of Lot 32 CONC 4 SDS TOWN OF OAKVILLE

C.A.V. A/121/2004

THAT the application made under Section 45 (2) of The Planning Act to permit the construction of a two-storey implement storage building for equipment on the subject property at the location shown on Schedule "A" attached hereto whereas the use on the property is legal non-conforming **be approved** as it is minor in nature, meets the intent of the Official Plan, the Zoning By-Law, and is appropriate development for the area subject to:

- Construction commencing within two years of the date of the Final Decision.

P. Chronis (absent)

R. Tamkin

I. Flemington

M. Telawski

Members
Committee of Adjustment

M. Farrow

L. Spittal (absent)

D. Martin
Chairperson
Committee of Adjustment

L. Battochio
Secretary-Treasurer
Committee of Adjustment

Dated at the meeting held on July 20th, 2004
Last date of appeal of Decision August 9, 2004

No appeal has been made on this decision and pursuant to the Planning Act, it is now final and binding. This is the final and Certified Copy of the decision of the Committee of Adjustment.

Secretary-Treasurer