

Phase One Environmental Site Assessment

Part of Lots 8 and 9 Concession 1, North of Dundas Street
Oakville, Ontario

Prepared For:

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Executive Summary

DS Consultants Ltd. (DS) was retained by Mattamy (Joshua Creek) Limited (the “Client”) to conduct a Phase One Environmental Site Assessment (ESA) of the lands described as Part of Lots 8 and 9 Concession 1, North of Dundas Street, Oakville, Ontario, herein referred to as the “Phase One Property” or “Site”. DS understands that this Phase One ESA has been requested for due diligence purposes associated with the proposed development of the Phase One Property for Residential purposes.

The Phase One Property is an irregular shaped parcel of land which is approximately 61.41-hectare (151.75 acres) in area and is situated within an rural neighborhood in the Town of Oakville, Ontario. The Phase One Property is located approximately 1.2 km west of the intersection of Dundas Street East and Ninth Line. The Phase One Property is currently undeveloped agricultural land and has historically been used for agricultural purposes. A small woodlot is located in the southwest corner of the Site. The lands comprising the Phase One Property are associated with three (3) Records of Site Condition (RSC), with the RSC ID numbers of 45866, 52314 and 222461.

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

Based on the findings of the Phase One ESA, DS presents the following findings:

- ◆ The topography on the Phase One Property and within the Phase One Study Area is generally rolling with a surficial elevation between 168 to 182 metres above sea level (masl) and a slight slope to the southeast. Based on the local topography, the shallow groundwater flow direction is inferred to be southeast towards Joshua’s Creek, which is located approximately 480 metres southeast of the Phase One Property. Long term groundwater monitoring would be required in order to confirm the direction of groundwater flow on the Phase One Property;
- ◆ Based on a review of the OGS Earth database, the Phase One Property is situated within a till moraines physiographic region. The overburden (surficial geology) in the vicinity of the Phase One Property is described as “Clay to silt-textured till derived from glaciolacustrine deposits or shale”, and the bedrock geology within the Phase One Study Area is described as “Shale, limestone, dolostone, siltstone of the Queenston Formation”. Based on a review of the

MECP Well Records and previous reports, the depth to bedrock underlying the Phase One Property is variable, and has been encountered at depths ranging from 3.0 to 15.0 metres below ground surface (mbgs);

- ◆ Based on the records reviewed there is no indication that the Phase One Property has ever been developed. It is concluded that the Phase One Property has been used for agricultural purposes since the date of patent (1808-1810).
- ◆ The 1880 Halton County Atlas depicted an orchard on the west adjacent property. It is possible that pesticides were applied within the vicinity of the former orchard. Based on the findings of the Phase Two ESA used to file RSC 45866, this off-Site PCA is not considered to be contributing to an APEC on the Phase One Property.
- ◆ The neighbouring properties within the Phase One Study Area appear to have been used for agricultural purposes since the late 1800s. The south neighbouring property is currently in the process of redevelopment for residential use.
- ◆ No new PCAs or APECs were identified to have occurred on the Phase One Property since the three (3) respective RSCs were obtained for the Site.

Based on a review of the information available at this time, it is concluded that no areas of potential environmental concern are present in, on or under the Phase One Property. It is the opinion of the QP_{ESA} that no further environmental site assessment is warranted at this time.

This Executive Summary is intended to be read in conjunction with the Phase One ESA Report and should be read within the context of the Phase One ESA Report. This Executive Summary is subject to the same limitations provided in Section 7.3 of this report.

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1.0 Introduction

DS Consultants Ltd. (DS) was retained by Mattamy (Joshua Creek) Limited (the “Client”) to conduct a Phase One Environmental Site Assessment (ESA) of the lands described as Part of Lots 8 and 9 Concession 1, North of Dundas Street, Oakville, Ontario, herein referred to as the “Phase One Property”. DS understands that this Phase One ESA has been requested for due diligence purposes associated with the proposed development of the Phase One Property for Residential purposes.

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

1.1 Phase One Property Information

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

Table 1-1: Phase One Property Information

Criteria	Information	Source
Legal Description	Part Lots 7, 8 and 9, Concession 1 North of Dundas Street, Trafalgar; Subject to an Easement over Part 13 HR892156; Town of Oakville, Regional Municipality of Halton	Land Registry Office
Property Identification Number (PIN)	24930-1521 (LT)	Land Registry Office
Municipal Address	No Municipal Address	Client
Zoning	Existing Development	Town of Oakville
Property Owner	Mattamy (Joshua Creek) Limited	Client
Property Owner Contact Information	Jason Mosdell 433 Steeles Avenue East, Suite 110 Milton, Ontario, L9T 8Z4 Phone: 905-203-3968 Email: Jason.mosdell@mattamycorp.com	Client
Current Site Occupants	Vacant	Client
Site Area	61.41 hectares (151.75 acres)	Client

Criteria	Information	Source
Centroid UTM Coordinates	Northing: 4817802.82 m Easting: 603651.01 m Zone: 17T	Google Earth

1.2 Site Description

The Phase One Property is an irregular shaped parcel of land which is approximately 61.41-hectare (151.75 acres) in area and is situated within an rural neighborhood in the Town of Oakville, Ontario. The Phase One Property is located approximately 1.2 km west of the intersection of Dundas Street East and Ninth Line. A Site Location Plan is provided in Figure 1.

For the purposes of this report, Dundas Street East is assumed to be aligned in an east-west orientation, and Ninth Line in a north-south orientation. A Plan of Survey for the Phase One Property dated May 10, 2021, and prepared by R-PE Surveying LTD., an Ontario Land Surveyor, has been provided under Appendix A.

The Phase One Property is currently undeveloped agricultural land and has historically been used for agricultural purposes. A small woodlot is located in the southwest corner of the Site. The lands comprising the Phase One Property are associated with three (3) Records of Site Condition (RSC), with the RSC ID numbers of 45866, 52314 and 222461. A Site Plan depicting the property boundaries and the boundaries of the RSC properties is provided in Figure 2.

2.0 Scope of Investigation

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

- ◆ A review of reasonably ascertainable records and reports regarding historical and current use, regulatory information, occupancy, and activities for the Phase One Property, including:
 - Physical setting information such as aerial photographs, topographic mapping, available historical maps and drawings;
 - Company records (e.g., site plans, building plans, permit records, production and maintenance records, asbestos surveys, site utility drawings, emergency response and contingency plans, spill reporting plans and records, inventories of chemicals and their usage (e.g. WHMIS), environmental monitoring data, waste management records, inventory of underground and aboveground tanks, environmental audit reports) provided to DS;
 - Geological and hydrogeological information in published government maps and/or reports;

- A review of information on file with Ecolog ERIS, a commercial database that provides information from numerous private, provincial, and federal environmental databases/registries;
 - Review of fire insurance plans, municipal directory documentation and available environmental reports that are pertinent to the Phase One Property;
 - Regulatory Information, including such as Permits or Certificates of Approval (pertaining to activities that may impact the condition of the property, orders, control orders, or complaints related to environmental compliance that may impact the condition of the property, and violations of environmental statutes, regulations, by-laws, and permits that may impact the condition of the property;
 - Environmental source information including published and online records from Ministry of Environment, Conservation and Parks (MECP), Environment Canada, Technical Standards and Safety Authority (TSSA), and the City of Toronto; and
 - The Ontario Ministry of Natural Resources (MNR) Natural Heritage Information Centre database and the Conservation Authority website for information specific to natural areas, such as locations of environmentally sensitive areas or species.
- ◆ Interviews with available individuals having knowledge of current and/or past site activities;
- ◆ An inspection of the Phase One Property, and the activities on the adjacent properties, including and assessment of the following:
- The site operations, processes, and waste management currently carried out on the Phase One Property.
 - The neighbouring land uses (i.e. identification of environmentally sensitive neighbours, as well as an assessment of potential off-site sources of contamination);
 - The source of potable water for the Phase One Property and properties within the Phase One Study Area;
 - The potential presence of existing or former above-ground or underground fuel storage tanks (ASTs or USTs);
 - Possible cut and fill operations that may resulted in the importation of fill material of unknown quality;
 - The presence/absence of floor cracks, hydraulic hoists, elevators, sumps and drains;
 - Areas suspected to contain evidence of surficial and sub-surface impacts (e.g. areas of staining);
 - The potential presence of various Designated Substances and building materials including:
 - Friable and non-friable asbestos
 - Urea formaldehyde foam insulation (UFFI)
 - Chlorofluorocarbons (CFCs) in air conditioning and refrigeration equipment
 - PCB-containing materials and electrical equipment
 - Lead-based paint

- Mould
 - The presence/absence of wells, pits and lagoons, drainage sumps and floor drains, sewage and wastewater disposal pipelines; and
 - General site conditions, including topography and drainage, standing water, right-of-ways, presence of underground utilities, evidence of stained or odorous soils, and stressed vegetation.
- ◆ Evaluation of the information and documentation of the results in the form of a Phase One ESA Report.

The objectives of the Phase One ESA are:

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

3.0 Records Review

3.1 General

3.1.1 Phase One Study Area Determination

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

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

3.1.2 First Developed Use Determination

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

The determination of the first developed use of the Phase One Property was based on a review of available aerial photographs, historical maps, city directories, and interviews. Based on the information obtained, the Phase One Property has not been developed.

3.1.3 Fire Insurance Plans

Fire insurance plans were prepared between 1875 and 1923 and revised in some areas until the 1970s. A search of Fire Insurance Plans (FIPs) was undertaken at the Metropolitan Toronto Reference Library and City Toronto's online services. FIPs were reviewed to confirm the building construction, occupancy, and potential fire hazardous with details regarding storage tanks, boilers, transformers, electrical room, etc. No FIPs for the Phase One Property or properties within the Phase One Study Area were available for review.

3.1.4 Chain of Title

A Chain of Title search for the Property was prepared as part of the Phase One ESA. The Chain of Title covered the period from 1808 to the current (2021) and is summarized in Section 6.1 of this report. The Chain of Title search indicated that the date of patent for Lot 7 of the Phase One Property was 1808, and 1810 for Lot 8 of the Phase One Property. The Phase One Property appears to have been occupied by various private individuals from 1808 to 1956, and by private holding companies from 1956 to current (2021). Based on the information provided, it is inferred that the first developed use of the Phase One Property was for agricultural purposes. The current owners of the property Mattamy (Joshua Creek) Limited, acquired the Property in 2002 and 2003 for future residential land use. A copy of the chain of title search is provided in Appendix F.

3.1.5 Environmental Reports

DS reviewed the following environmental report prepared for the Property. The report was provided by the client to DS.

- ◆ *"Phase I Environmental Site Assessment, Due Diligence for Financing – Lakeport Property, Oakville, Ontario", prepared for Bressa Developments Limited c/o Mattamy Development Corporation, prepared by AME – Materials Engineering, dated October 31, 2008 (AME 2008 Phase I (Bressa)); and*
- ◆ *"Phase I Environmental Site Assessment, Due Diligence for Financing – 1158 Burnhamthorpe Road East, Oakville, Ontario", prepared for 1564984 Ontario Limited c/o Mattamy*

Development Corporation, prepared by AME – Materials Engineering, dated October 31, 2008 (AME 2008 Phase I); and

- ◆ *“Combined Phase I/Phase II Environmental Site Assessment – Part Lot 9, Concession 1, North of Dundas Street, Oakville, Ontario”, prepared for Mattamy Development Corporation, prepared by Terrapex Environmental Ltd., dated February, 2002 (Terrapex 2002 Phase I/II ESA); and*
- ◆ *“Phase II Environmental Site Assessment Fill Deposit – Dunoak Developments Property, Dundas Street East, Oakville, Ontario”, prepared for Mattamy Homes Ltd., prepared by Terrapex Environmental Ltd., dated February 2002 (Terrapex 2002 Phase II ESA); and*
- ◆ *“Information Review and Site Inspection – Part 9, Concession 1, North of Dundas Street, Oakville, Ontario”, prepared for Mattamy Homes Limited, prepared by Terrapex Environmental Ltd., dated March 9, 2009 (Terrapex 2009 Information Review); and*
- ◆ *“Phase One Environmental Site Assessment – Bressa Property, 1264, 1288 Burnhamthorpe Road East, 1429 Dundas Street East, Oakville, Ontario”, prepared for Mattamy Homes, prepared by SPL Consultants Ltd., dated March 16, 2015 (SPL 2015 Phase One ESA);*

These reports were reviewed in order to assess for the presence of known or suspected PCAs and APECs, and to determine if there are known soil and/or groundwater impacts on the Phase One Property or on Properties within the Phase One Study Area.

AME 2008 Phase I ESA (Bressa)

It should be noted that this report pertains to a larger parcel of land, which includes the northeast portion of the Site. The majority of the Bressa Property is located outside of the Phase One Study Area. The AME 2008 Phase I ESA (Bressa) was conducted in general accordance with CSA document entitled “Phase I Environmental Site Assessment” (CSA Document Z768-01), dated November 2001 (reaffirmed 2006), and included a review of readily available historical records and reasonably ascertainable regulatory information, a Site Reconnaissance, interviews, evaluation of information, and reporting. The report was conducted on the entirety of the “Bressa Property”, the following pertinent information was noted by DS:

- ◆ The Site was used for agricultural purposes and the southeast portion of the Site was used for commercial purposes (golf course);
- ◆ It was determined that the property has been vacant and was generally used for agricultural purposes from the late 1870’s to the late 1970’s;
- ◆ Six (6) water wells were identified on the north end of the property and were in the process of being decommissioned at the time of the investigation;
- ◆ Three (3) ASTs were observed near the residential dwelling at the north end of the property. The tanks appeared to be in good condition and no stains or spills were observed;

- ◆ Two (2) ASTs were observed near the maintenance building of the golf course at the south end of the property. The tanks appeared to be in good condition and no stains or spills were observed;
- ◆ Two (2) septic systems were located at the north end of the property that have been confirmed as decommissioned.
- ◆ A septic system is located near the golf course clubhouse at the south end of the property;
- ◆ Pesticides were reported to be applied sparingly, as needed to the agricultural fields;
- ◆ Fill material was reported to be present on the site and was placed extensively on the south field of the property adjacent to Dundas Street East, on the farm fields adjacent to and on the west side of the golf course and near the barn located at the north end of the property;
- ◆ The environmental quality of the fill material was assessed in 2002 by AME, involving the advancement of eight (8) boreholes and 44 test pits;
- ◆ 34 soils samples were submitted for chemical analysis, the results of which indicated that all of the samples met the MOE Guidelines for Use at Contaminated Sites in Ontario, February 1997 (Table B – Residential) Site Conditions Standards, with the exception of an exceedance of Boron which was identified in Test Pit #34. It was estimated that approximately 19 cubic metres of impacted soil was present;

Based on the findings of the Phase I ESA, it was concluded that the completion of a Limited Phase II ESA was warranted.

Terrapex 2002 Phase I/II ESA

The Terrapex 2002 Phase I/II ESA was conducted in general accordance with CSA document entitled "Phase I Environmental Site Assessment" (CSA Document Z768-01), dated November 2001 (reaffirmed 2006), and included a review of readily available historical records and reasonably ascertainable regulatory information, a Site Reconnaissance, interviews, evaluation of information, and reporting. The following pertinent information was noted by DS:

- ◆ The site was vacant and used for agricultural purposes at the time of investigation;
- ◆ It was determined that the property has been vacant and was generally used for agricultural purposes from the early 1950's to the late 1970's
- ◆ A small portion of the site located near the entrance way off of Dundas Street was covered with fill and construction debris;
- ◆ The fill consisted of approximately 100 truck loads of fill material and one large stockpile containing approximately 400 – 500 cubic meters of topsoil;

In order to assess the soil on the Site, and to specifically investigate the aforementioned PCAs and APECs identified, Terrapex completed a combined Phase I/Phase II investigation. The Phase II investigation involved the excavation of 13 test pits to a maximum depth of 3 mbgs. The soil conditions encountered generally consisted of fill material comprised of clayey till with trace

amounts of construction debris. The native material underlying the fill consisted of clay till and was encountered a depth of approximately 2.6 mbgs.

Select soil samples were submitted for analysis of various parameters including total heavy-distillate petroleum hydrocarbon, TPH (heavy oils), VOCs and a suite of metals. The results of the chemical analyses indicated that all soil samples analyzed met the Table A and B site condition standards from the MOE Guideline for Use at Contaminated Sites in Ontario (1997).

Laboratory analytical results indicate that the soil in the fill piles and graded areas of the site are not impacted to a degree exceeding the applicable site condition standards for residential use and is acceptable for use on the site. Based on the absence of potential sources of impact, assessment of groundwater at the site was not warranted.

Terrapex 2002 Phase II ESA

The Terrapex 2002 Phase II ESA was conducted in general accordance with Ontario Regulation 153/04, dated April 15, 2011 (as amended), and was completed in order to assess the soil on the Site, and to specifically investigate the aforementioned PCAs and APECs identified in the Terrapex 2002 Phase I/Phase II. The investigation involved the advancement of 6 boreholes to a maximum depth of 4.7 mbgs. None of the boreholes were completed as monitoring wells. The soil conditions encountered generally consisted of 0.8 to 2.3 m of fill material comprised of clay, sand, gravel and organic matter. The native material underlying the fill consisted mostly of silt and extended to an approximate depth of 3.5 mbgs. Bedrock was encountered at an approximate depth of 3.5 mbgs.

Select soil samples were submitted for analysis of inorganic parameters, VOCs and PHC F1-F4 fractions. The results of the chemical analyses indicated that all soil samples analyzed met the MECP Table 3 SCS.

AME 2008 Phase I ESA

The AME 2008 Phase I ESA was conducted in general accordance with CSA document entitled "Phase I Environmental Site Assessment" (CSA Document Z768-01), dated November 2001 (reaffirmed 2006), and included a review of readily available historical records and reasonably ascertainable regulatory information, a Site Reconnaissance, interviews, evaluation of information, and reporting. The following pertinent information was noted by DS:

- ◆ The site was vacant and used for agricultural purposes at the time of the investigation;
- ◆ A residential dwelling was located on the north end of the property, observed in 1877-2008. The property was undeveloped and has generally been used for agricultural purposes during this duration;
- ◆ An AST was located in the basement of the residential dwelling. The tank was in good condition;
- ◆ Three (3) water wells were observed on the property, and were in the process of being decommissioned at the time of investigation;

- ❖ A septic system located to the south of the dwelling was in the process of being removed at the time of the investigation;
- ❖ Pesticides were reported to be applied sparingly, as needed to the agricultural fields;

Based on the findings of the Phase I ESA, there is no evidence of contamination on the property and the execution of a Phase II ESA is not warranted.

Observations, field measurements and laboratory analysis of soil samples has indicated no environmental impacts exceeding the Table 3 SCS of O.Reg 153/04 in the fill materials present on the site. This material is suitable for re-use on the property.

Terrapex 2009 Information Review

The Terrapex 2009 Information Review was conducted in general accordance with CSA document entitled "Phase I Environmental Site Assessment" (CSA Document Z768-01), dated November 2001 (reaffirmed 2006), and included a review of existing environmental assessment completed at the site by Terrapex, a Site Reconnaissance, interviews, evaluation of information, and reporting. The following pertinent information was noted by DS:

- ❖ The site was vacant and used for agricultural purposes at the time of the investigation;
- ❖ The property was undeveloped and has generally been used for agricultural purposes;
- ❖ The herbicide (Roundup) was used for weed control on the farm fields. The pesticide was applied according to provincial regulations and best management practices;
- ❖ Fill piles are located near the entrance, in the southwestern portion of the site;

Given the regulation of herbicides used in modern farming, it is unlikely that the herbicides will cause any environmental concerns on the site. Therefore, based on the findings of the information review, there is no evidence of contamination on the property and the execution of a Phase II ESA is not warranted.

SPL 2015 Phase One ESA

The SPL 2015 Phase One ESA was conducted in general accordance with Ontario Regulation 153/04, dated April 15, 2011 (as amended), and included a review of readily available historical records and reasonably ascertainable regulatory information, a Site Reconnaissance, interviews, evaluation of information, and reporting. The following pertinent information was noted by DS:

- ❖ The site was used for agricultural and commercial purposes (White Oaks Golf Club) at the time of the investigation;
- ❖ The property has been used for agricultural purposes since 1877. The southern portion of the property was developed in the early 1980s for commercial use (White Oaks Golf Club);
- ❖ Two potentially contaminating activities were identified, associated with the presence of ASTs, as previously identified by AME in 2008, and with the presence of fill material;

- ◆ APEC-1 is located on the north portion of the property and is associated with the historic fuel oil ASTs and the fill material imported south of the former barn;
- ◆ APEC-2 is located in the southwest corner of the property and is associated with imported fill;
- ◆ APEC-3 is located beside the golf course equipment storage area on the southeast corner of the property and is associated with the presence of diesel and gasoline ASTs;

Based on the APECs identified on the property, a Phase Two ESA was recommended to further understand the soil and groundwater conditions on the property.

Previous Report Summary

Based on a review of the previous environmental investigations completed for portions of the Phase One Property and surrounding properties, the PCAs identified include the importation of fill material of unknown quality and the former presence of AST's. The Phase One Property is not within 250 m of the locations of these PCAs due to the large area of the agricultural fields, and the PCAs are all located downgradient of the Phase One Property. Therefore, DS concludes that no PCAs were identified on the Phase One Property or within the Phase One Study Area. It should be further noted that since the completion of these historical reports, RSCs were obtained for the respective properties, confirming that the soil and groundwater quality on-Site is acceptable for future residential use.

3.1.6 City Directories

City directories were not available for the Phase One Property at the time of this investigation. Based on the city directory section of previous reports for the Phase One Property and Phase One Study Area, it is inferred that no potentially contaminating activities were identified.

3.2 Environmental Source Information

3.2.1 Ecolog Eris Report

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

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

Table 3-1: Summary of Environmental Databases Reviewed

Federal Government Source Databases	Private Source Databases
Contaminated Sites on Federal Land; Environmental Effects Monitoring; Environmental Issues Inventory System; Federal Convictions; Fisheries & Oceans Fuel Tanks; Indian & Northern Affairs Fuel Tanks; National Analysis of Trends in Emergencies System (NATES); National Defense & Canadian Forces Fuel Tanks; National Defense & Canadian Forces Spills; National Defense & Canadian Forces Waste Disposal Sites; National Environmental Emergencies System (NEES); National PCB Inventory; National Pollutant Release Inventory; Parks Canada Fuel Storage Tanks; and Transport Canada Fuel Storage Tanks.	Anderson's Storage Tanks; Anderson's Waste Disposal Sites; Automobile Wrecking & Supplies; Canadian Mine Locations; Canadian Pulp and Paper; Chemical Register; ERIS Historical Searches; Oil and Gas Wells; Retail Fuel Storage Tanks; and Scott's Manufacturing Directory.
Provincial Government Source Databases	
Abandoned Aggregate Inventory; Abandoned Mine Information System; Aggregate Inventory; Borehole; Certificates of Approval; Certificates of Property Use; Commercial Fuel Oil Tanks; Compliance and Convictions; Drill Hole Database; Environmental Activity and Sector Registry; Environmental Compliance Approval; Environmental Registry; Fuel Storage Tank; Fuel Storage Tank – Historic; Inventory of Coal Gasification Plants and Coal Tar Sites; TSSA Historic Incidents; TSSA Incidents; TSSA Pipeline Incidents; TSSA Variances for Abandonment of Underground Storage Tanks;	Inventory of PCB Storage Sites; Landfill Inventory Management Ontario; List of TSSA Expired Facilities; Mineral Occurrences; Non-Compliance Reports; Ontario Oil and Gas Wells; Ontario Regulation 347 waste Generators Summary; Ontario Regulation 347 Waste Receivers Summary; Ontario Spills; Orders; Permit to Take Water; Pesticide Register; Private and Retail Fuel Storage Tanks; Record of Site Condition; Waste Disposal Sites – MECP 1991 Historical Approval Inventory; Waste Disposal Sites – MECP CA Inventory; Wastewater Discharger Registration Database; and Water Well Information System

The ERIS report indicated that there were sixteen (16) listings for the Phase One Property, and zero (0) listings for the remaining properties within the Phase One Study Area. A copy of the ERIS report has been provided under Appendix B. A summary of the potentially contaminating activities identified in the ERIS report and other pertinent information is provided in the Table below:

Table 3-7: Summary of ERIS Report Findings within Phase One Study Area

Database/Date	Entry Details	PCA ID No.
ERIS Historical Searches (EHS)	North of 1279 Dundas Street East in 2018.	No PCA
	Eighth Line in 2020.	
Scott's Manufacturing Directory (SCT)	CPS INKworks located at 1086 Burnhamthorpe Rd. E., was registered as a Photo Finishing Laboratory along with other photographic services.	No PCA – The buildings on this property are >250 m away from the Site. Joshua's Creek also lies between 1086 Burnhamthorpe Rd E and the Site.
Record of Site Condition (RSC)	An RSC was filed based on a Phase I and Phase II Environmental Site Assessment for Dunoak Developments Inc.	No PCA
	An RSC was filed based on a Phase I Due Diligence Environmental Site Assessment for a property located at 1158 Burnhamthorpe Road East.	
Water Well Information System (WWIS)	A total of eight (8) wells were identified within the Phase One Study Area. Of those, five (5) of the wells were for monitoring/observation purposes, one (1) of the wells was a test hole and two (2) wells were classified as abandoned-other. No Domestic water wells were identified within the Phase One Study Area. Additional details regarding well construction, lithology encountered, and well purpose is included in the Ecolog ERIS Report enclosed in Appendix B.	No PCA

3.2.2 Ministry of the Environment- Freedom of Information

A request was submitted to the MECP Freedom of Information and Protection of Privacy Office (Appendix C) to determine if there were any environmental incidents or violations associated with the Phase One Property; whether any Control Orders have been issued; whether there have been any other environmental concerns associated with the property such as complaints, inspections, etc.; whether any environmental investigations have been carried out regarding the subject property; and, to determine if the Ministry's Spills Action Centre's (SAC's) files contain any reported spills that had occurred in the site vicinity. Note that the SAC's database dates back only to 1988 and many of the occurrences on file have only been reported voluntarily. In addition, the MECP was requested to search their files (all years) regarding the following parameters: air emissions, water, sewage, wastewater and pesticides.

Files pertinent to this investigation would include, though are not limited to: regulatory permits, records; material safety data sheets; underground utility drawings; inventories of chemicals, chemical usage and chemical storage areas; inventory of aboveground storage tanks and underground storage tanks; monitoring data, including that done at the request of the MECP;

historical and current waste management, receiver and generator records; process, production and maintenance documents related to areas of potential environmental concern; spills/discharge records; emergency and contingency plans; environmental audit reports; site plan of facility showing areas of production and manufacturing.

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

3.2.3 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (TSSA) maintain records related to storage tanks for petroleum related products. The TSSA was contacted to review records related to the Property and Study Area. According to the response received on June 17, 2021 from Sherees of TSSA, the following records were identified on the Phase One Property and properties located in the Study Area:

Table 3-2: Summary of TSSA records

Inst Number	Context	Address	Status
10334149	FS Private Fuel Outlet – Self Serve	1429 Dundas St E, Oakville	Active
11640236	FS Liquid Fuel Tank	1429 Dundas St E, Oakville	Active

A copy of the correspondence with the TSSA has been appended under Appendix C. These records are inferred to correspond to the former ASTs servicing the maintenance building associated with White Oaks Golf Club, located approximately 625 m southeast of the Phase One Property, therefore these are not considered to be of concern. No tanks were observed on the Phase One Property at the time of this investigation.

3.2.4 Areas of Natural and Scientific Interest

The Natural Heritage Areas database published by the Ministry of Natural Resources (MNR) was reviewed in order to identify the presence/absence of areas of natural significance including provincial parks, conservation reserves, areas of natural and scientific interest, wetlands, environmentally significant areas, habitats of threatened or endangered species, and wilderness areas. The regional and municipal Official Plans were also reviewed as part of this assessment.

A review of these databases indicated the Northern Bobwhite as endangered, the Eastern Meadowlark and Bobolink as threatened species, and the Snapping Turtle as special concern within 1 km of the Site. The Northern Bobwhite, Bobolink and Eastern Meadowlark are bird species that live primarily in grasslands. The Northern Bobwhite habitat also includes abandoned farm fields. Snapping Turtles spend most of their lives in water and typically only travel overland to find a suitable nesting site.

DS was informed by the Client that a natural heritage assessment had been conducted for the Bressa development as part of the municipal development approvals process. No endangered species habitat was identified on the Phase One Property.

The Halton Official Plan was also reviewed as part of this investigation. According to Map 1 of the Halton Official Plan, a Natural Heritage System is present on the Phase One Property. This system was confirmed by the North Oakville Master Plan. This Natural Heritage System is present along the southwestern corner of the Phase One Property and lies within the Joshua Creek Watershed. The location of these features is illustrated on Figure 2.

3.2.5 Conservation Halton

According to the Conservation Halton online mapping system, no watercourse is present on the Phase One Property, several tributaries of Joshua's Creek are present within the Phase One Study Area, approximately 30 m to the North of the Phase One Property. The Phase One Property is located within the Joshua's Creek watershed.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs and Historical Mapping

Aerial Photographs for the years 1946, 1960, 1979, 1987 and 1994 were obtained from previous reports and Ecolog Eris and reviewed as part of this assessment. The Halton County Atlas was reviewed in order to provide a more historical image from the year 1880. Google Earth was used to review satellite imagery from the years 2004, 2013, 2018 A summary of pertinent information obtained from the aerial photographs reviewed is presented in the Table below. The supporting documents have been appended under Appendix D.

Table 3-3: Summary of Aerial Photographs

Location	Observations	PCA ID No.
1880		
Phase One Property	According to the Halton County Atlas from 1880, portions of the Phase One Property are owned by W.S. Bowbeer, William Sibbald and Hugh Coyne. The land is assumed to be undeveloped and used for agricultural purposes.	No PCA
North of the Site	The north adjacent property appears to be used for agricultural purposes. Two (2) orchards are located on the northeastern and northwestern portions of the property. Two (2) assumed residential buildings are located adjacent to each of the orchards. Joshua's Creek runs through through the southern portion of the site.	No PCA
South of the Site	The south adjacent property appears to be used for agricultural purposes. A tributary of Joshua's Creek runs through the southern portion of the property. Two (2) orchards are present on the southeastern and southwestern portions of the site, although these do not appear to be within the 250 m Phase One Study Area. Two (2) assumed residential buildings are located adjacent to each of the orchards.	No PCA

Location	Observations	PCA ID No.
East of the Site	The east adjacent property appears to be undeveloped and assumed to be used for agricultural purposes. Joshua's Creek runs through the north of the property.	No PCA
West of the Site	An orchard is present in the northeast corner of the west adjacent property. The rest of the property appears to be undeveloped and assumed to be used for agricultural purposes.	PCA 1
1946		
Phase One Property	The Phase One Property appears to be undeveloped and used for agricultural purposes.	No PCA
North of the Site	The north adjacent property appears to be used for agricultural purposes. An assumed residential building is present on the northern portion of the property.	No PCA
South of the Site	There appear to be no significant changes, however, due to the extent of the aerial photograph, portions of the south adjacent property are not visible, and a more detailed observation could not be completed.	No PCA
East of the Site	The east adjacent property appears to be undeveloped and used for agricultural purposes. A wooded area is located in the northwest corner of the property.	No PCA
West of the Site	The west adjacent property appears to be undeveloped and used for agricultural purposes. A wooded area is located by the central border of the east adjacent property and the Phase One Property.	No PCA
1960		
Phase One Property	No significant changes.	No PCA
North, South, East and West of the Site	No significant changes. Due to the scale and resolution of the aerial photograph land cover is difficult to see and it is assumed that the land cover has not changed significantly. Due to the extent of the aerial photograph, portions of the North, South, East and West adjacent properties are not visible, and a more detailed observation could not be completed.	No PCA
1979		
Phase One Property	No significant changes. Due to the extent of the aerial photograph, the southwestern corner of the Phase One Property is not visible, and a more detailed observation could not be completed.	No PCA
North, South, East, West of the Site	No significant changes. Due to the scale and resolution of the aerial photograph land cover is difficult to see and it is assumed that the land cover has not changed significantly. Due to the extent of the aerial photograph, portions of the North, South, East and West adjacent properties are not visible, and a more detailed observation could not be completed.	No PCA
1987		
Phase One Property	No significant changes.	No PCA
North, South and East of Site	No significant changes.	No PCA
West of the Site	There appear to be no significant changes, however, due to the extent of the aerial photograph, portions of the west adjacent property are not visible, and a more detailed observation could not be completed.	No PCA
1994		
Phase One Property	The wooded area located on the west adjacent property has expanded and now covers a small portion of the southwestern Phase One Property. This has extended further into the Property and	No PCA

Location	Observations	PCA ID No.
	created a tree line along the southwestern field and the field immediately above.	
North of the Site	Trees and other vegetation appear to be growing along of Joshua's Creek.	No PCA
South, East and West of the Site	No Significant changes.	No PCA
2004		
Phase One Property	No significant changes.	No PCA
North, South, East and West of the Site	No significant changes.	No PCA
2013		
Phase One Property	No significant changes.	No PCA
North, South, East and West of the Site	No significant changes.	No PCA
2018		
Phase One Property	No significant changes.	No PCA
North, South, East and West	No significant changes.	No PCA

3.3.2 Topography, Hydrology, Geology

The topography of the Phase One Property is generally sloped to the southeast towards the nearest body of water, Joshua's Creek, which is located approximately 480 metres southeast of the Phase One Property. The surface elevation of the Phase One Property ranges between 168 and 182 metres above sea level (masl). Based on the MECP Well Records and previous reports in the area, the depth to groundwater in the vicinity of the Phase One Property is approximately 3.0 – 12.0 metres below ground surface (mbgs). The shallow groundwater flow direction within the Phase One Study Area is inferred to be South to Southeast towards Joshua's Creek and Lake Ontario.

The Site is situated within a till moraines physiographic region. The surficial geology within the Phase One Study area is described as "Clay to silt-textured till derived from glaciolacustrine deposits or shale", and the bedrock is described as "Shale, limestone, dolostone, siltstone of the Queenston Formation". Based on a review of the MECP Well Records and previous reports, the depth to bedrock underlying the Phase One Property is variable, and has been encountered at depths ranging from 3.0 to 15.0 metres below ground surface (mbgs).

3.3.3 Fill Materials

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

3.3.4 Water Bodies and Areas of Natural Significance

During the site visit, standing water was not observed on the Phase One Property. The topographic map reviewed indicated that unnamed tributaries of Joshua's Creek traverse the Phase One Property and drain into Joshua's Creek. It is possible that these tributaries are seasonal drainage features.

The nearest body of water to the Phase One Property is Joshua's Creek, located approximately 30 m to the north. Environmentally Significant Areas are natural areas that have been identified as significant and worthy of protection on three criteria – ecology, hydrology and geology. Municipalities have developed policies to protect natural heritage features. The Region uses Environmentally Significant Areas as a means to protect natural areas like wetlands, fish habitat, woodlands, habitat of rare species, groundwater recharge and discharge areas, and Areas of Natural and Scientific Interest.

The Property includes a Natural Heritage System (NHS), located on the southeast portion of the Site. This area is designated as a Natural Heritage System by the Regional Municipality of Halton and the Town of Oakville. Additional details are provided in Section 3.2.4 above.

3.3.5 Well Records

Water well records were also searched as part of the EcoLog ERIS database query. No records were available for the Phase One Property and five (5) records were available for the Phase One Study Area. According to the records, two (2) wells are used for monitoring purposes, two (2) wells are abandoned and one (1) was a test hole. Based on a review of the MECP Well Records, one (1) well is present on the northeast corner of the Property that is used for monitoring purposes. Based on a review of the previous reports available for the Site, there are no mentions of monitoring wells present on the Phase One Property. During the Site visit, a total of eight (8) monitoring wells were observed throughout the Property, including the well listed in the MECP Well Records.

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

3.4 Site Operating Records

The Property includes no structure and has mainly been used for agricultural purposes. No operating records were available.

4.0 Interviews

4.1 Personnel Interviewed

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

Table 4-1: Summary of Personnel Interviewed

Date	Name	Affiliation	Position	Method of Interview
June 18, 2021	Jason Mosdell	Mattamy (Joshua Creek) Limited	Project Manager	Questionnaire

4.2 Interviewee Rationale

The Phase One Property was vacant at the time of this investigation. Mr. Jason Mosdell is the Project Manager responsible for the proposed redevelopment of the Site and of the Site and is considered to be the most knowledgeable person regarding the historical site operations. The Phase One Interview was conducted by Mr. Patrick Fioravanti, B.Sc., P.Geo., QP_{ESA}.

4.3 Results of Interview

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

- The Phase One Property is currently owned by Mattamy (Joshua Creek) Limited, who acquired the Phase One Property on March 1, 2002, March 28, 2020 and March 31, 2003.
- According to Mr. Mosdell the site is currently and has historically been used for agricultural purposes.
- Mr. Mosdell was unaware of any use of aboveground or underground storage tank on the Property.
- Mr. Mosdell was unaware of any hazardous materials, chemical spills, fires, fill materials, or incidents occurring or historically present on the Phase One Property which would cause potential environmental concern.
- Mr. Mosdell was not aware of any use of pesticides/herbicides on the Phase One Property.
- Mr. Mosdell was not aware of any utilities present on, in or under the Phase One Property.
- No information was available for the Property if cited for violations of any provincial or federal environmental laws or regulations.
- No information for individuals with additional knowledge of the Property was available to interview.
- No soil or ground water remediation has been completed at the Property.

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

5.0 Site Reconnaissance

5.1 General Requirements

Table 5-1: Site Reconnaissance Notes

Information	Details
Date of Investigation:	June 22, 2021
Time of Investigation:	12:30 PM
Weather Conditions:	Sunny, some clouds, 20°C
Duration of Investigation:	3 Hours
Facility Operation:	N/A - Vacant
Name and Qualification of Person(s) conducting the assessment	Holly Bowman, B.Sc., G.I.T., under supervision of Patrick Fioravanti, B.Sc., P.Geo., QP _{ESA}
Limitations	No limitations

5.2 Specific Observations at Phase One Property

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

Table 5-2: Summary of Site Reconnaissance Observations

General		
i.	Description of structures and other improvements, including the number and age of buildings	None Present.
ii.	Description of the number, age and depth of below-ground structures	None Present.
iii.	Details of all tanks, above and below ground at the Phase One Property, including the material and method of construction of the tank, tank age, tank contents, tank volume, and whether in use or not	None Observed.
iv.	Potable and non-potable water sources	None at the time of investigation.
Underground Utilities and Corridors		

i.	Type and location of underground utility and service corridors, such as sewer, water, electrical or gas lines located on, in or under the Phase One Property.	None Observed.
Features of Structures and Buildings at the Phase One Property		
i.	Entry and exit points	Not applicable.
ii.	Details of existing and former heating systems, including type and fuel source	None present.
iii.	Details of cooling systems, including type and fuel source, if any	None present.
iv.	Details of any drains, pits and sumps, including their current use, if any, and former use	None present.
v.	Details of any unidentified substances	None present.
vi.	Details, including locations of stains or corrosion on floors other than from water, where located near a drain, pit, sump, crack or other potential discharge location	None present.
vii.	Details, including locations, of current and former wells, including all wells described or defined in or under the <i>Ontario Water Resources Act</i> and the <i>Oil, Gas and Salt Resources Act</i>	Eight (8) monitoring wells were observed throughout the Site.
viii.	Details of sewage works, including their location	None present.
ix.	Details of ground surface, including type of ground cover, such as grass, gravel, soil or pavement	The site was primarily covered with soybean crop at the time of the investigation. Treelines with various grasses and plants were present between the fields. Trees and wetland vegetation were present on the southwest corner of the Property.
x.	Details of current or former railway lines or spurs and their locations	None present.
xi.	Areas of stained soil, vegetation or pavement	None observed.
xii.	Stressed vegetation	None observed.
xiii.	Areas where fill and debris materials appear to have been placed or graded	None observed.
xiv.	Potentially contaminating activity	None observed.
xv.	Details of any unidentified substances found at the Phase One Property	None observed.
Enhanced Investigation Property		

Where subsection 13(3) applies to the Phase One Property, provide the documentation referred to in subsection 13(3)	In order to be classified as an enhanced investigation property, the Phase One Property must be used or have been used in whole or in part for any of the following uses: ◆ Any industrial use ◆ As a garage ◆ As a bulk liquid dispensing facility, including a gasoline outlet ◆ For the operation of dry cleaning equipment There is no indication in the historical records of the Phase One Property being used for any of the aforementioned uses, and as such the Phase One Property is not considered an enhanced investigation property.
Hazardous Materials	
i. Asbestos containing materials	During the site inspection no materials containing Asbestos were observed. No structures present on the Phase One Property at the time of the investigation.
ii. Lead containing materials	During the site inspection no materials containing lead were observed. No structures present on the Phase One Property at the time of the investigation.
iii. PCB materials and equipment	During the site inspection no material/equipment containing PCB's were observed. No structures were present on the Phase One Property at the time of the investigation.
iv. Urea Formaldehyde Foam Insulation (UFFI)	During the site inspection no materials containing Urea Formaldehyde Foam Insulation (UFFI) were observed. No structures were present on the Phase One Property at the time of the investigation.
v. Ozone Depleting Substances (ODS)	During the site inspection no equipment containing Ozone Depleting Substances (ODS) were observed. No structures were present on the Phase One Property at the time of the investigation.
vi. Herbicides and Pesticides	During the site inspection no materials containing herbicides or pesticides were observed.
vii. Mould	During the site inspection no materials containing mould were observed. No structures were present on the Phase One Property at the time of the investigation.
viii. Mercury	During the site inspection no materials containing Mercury were observed. No structures were present on the Phase One Property at the time of the investigation.
ix. acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, silica, vinyl chloride	These items were not observed at the Property. No structures were present on the Phase One Property at the time of the investigation.
x. Pits and Lagoons	None observed.
xi. Air Emissions	Not applicable – no sources of emissions are present.

xii. Radioactive Materials & Radon Gas	Based on local geological formations in the area, it is unlikely the site is exposed to natural sources of radiation such as radon or uranium. Manmade sources of radioactive materials were not observed during the site inspection. A radiometric survey was not conducted during this investigation.
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5.3 Written Description of Investigation

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

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

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

Observation	Details
Phase One Property	The Phase One Property was vacant at the time of the site reconnaissance, and was used for agricultural purposes. A small woodlot was observed in the southwestern portion of the Site.
North Adjacent Property	The north adjacent Property vacant at the time of the site reconnaissance, and was used for agricultural purposes.
East Adjacent Property	The east adjacent Property was occupied vacant at the time of the site reconnaissance, and was used for agricultural purposes.
South Adjacent Property	The south adjacent Property was vacant at the time of the site reconnaissance, and was being developed for residential purposes.
West Adjacent Property	The west adjacent Property was vacant at the time of the site reconnaissance, and was used for agricultural purposes.
Water Bodies	Evidence of seasonal drainage features of Joshua's Creek were observed on the Phase One Property. Joshua's Creek was observed to the north of the Phase One Property.
Areas of Natural Significance	A Provincially Significant Wetland was present on the Southwestern portion of the Phase One Property.

Photographs illustrating the Phase One Property and adjacent properties are provided under Appendix E. No potentially contaminating activities were observed at the time of the Site Reconnaissance.

6.0 Review and Evaluation of Information

6.1 Current and Past Uses

Current and past uses of the Phase One Property have been inferred based on the information provided in the aerial photographs, chain of title, city directories and conversations with the site

representative. Based on the records reviewed the Phase One Property has been used for agricultural purposes since the date of patent, which occurred between 1808 and 1810 for the respective parcels. The Phase One Property is currently used for agricultural purposes.

6.2 Potentially Contaminating Activity

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

Table 6-1: Summary of PCAs

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-1	#40 – Pesticides (including herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	The 1880 Halton County Atlas showed an orchard present on the west adjacent property, in close proximity to the property line between the west adjacent property and the Phase One Property.	No – Based on the limited mobility of contaminants.

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

6.3 Areas of Potential Environmental Concern

As indicated in section 6.2 above, one (1) PCA was identified within the Phase One Study Area. Based on the limited mobility of the associated contaminants of concern, and the RSC previously obtained for the Phase One Property, the PCA identified is not considered by the QP to be contributing to an APEC on the Phase One Property.

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

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

As mentioned previously in this report, the historical information available for review for the Phase One Property was limited. No FIPs, and only limited city directories were available for DS to review for the Phase One Study Area. Based on the Site Reconnaissance and the documents DS reviewed, there is no indication that the Phase One Property has ever been developed, and therefore it is the opinion of the QP that the lack of historical records will not affect the conclusions of this report.

6.4 Phase One Conceptual Site Model

A Conceptual Site Model was developed for the Phase One Property, located at Part of Lots 8 and 9 Concession 1, North of Dundas Street, Oakville, Ontario. The Phase One Conceptual Site Model is presented in Drawings 3A, 3B, and 4 and visually depict the following:

- ◆ Any existing buildings and structures
- ◆ Water bodies located in whole, or in part, on the Phase One Study Area
- ◆ Areas of natural significance located in whole, or in part, on the Phase One Study Area
- ◆ Water wells at the Phase One Property or within the Phase One Study Area
- ◆ Roads, including names, within the Phase One Study Area
- ◆ Uses of properties adjacent to the Phase One Property
- ◆ Areas where any PCAs have occurred, including location of any tanks
- ◆ Areas of Potential Environmental Concern

6.4.1 Potentially Contaminating Activity Affecting the Phase One Property

All PCAs identified within the Phase One Study Area are presented on Figure 4 and discussed in Section 6.2 above. The PCA that was identified was not considered to be contributing to an APEC on the Phase One Property.

6.4.2 Contaminants of Potential Concern

Not Applicable – no APECs were identified on the Phase One Property.

6.4.3 Underground Utilities and Contaminant Distribution and Transport

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

According to the historical documents reviewed, the Phase One Property has never been developed for any purpose other than an agricultural field. No underground utilities were identified at the Phase One Property; therefore utility corridors will not contribute to preferential pathways for contamination distribution and transport.

6.4.4 Geological and Hydrogeological Information

The topography of the Phase One Property is generally sloped to the southeast, with a surface elevation of between 168 and 182 metres above sea level (masl). The topography within the Phase One Study Area generally slopes to the southeast, towards Joshua's Creek, located approximately 480 m (southeast) of the Phase One Property. The nearest body of water is Joshua's Creek, located approximately 30 m north of the Phase One Property, meandering to the south/southeast, towards Lake Ontario. Based on a review of the MECP well records, the depth to groundwater in the vicinity

of the Phase One Property is approximately 3.0 – 12.0 metres below ground surface (mbgs). The shallow groundwater flow direction within the Phase One Study Area is inferred to be southeast towards Joshua's Creek.

The Site is situated within a till moraines physiographic region. The surficial geology within the Phase One Study area is described as "Clay to silt-textured till derived from glaciolacustrine deposits or shale", and the bedrock is described as "Shale, limestone, dolostone, siltstone of the Queenston Formation". Based on a review of MECP Well Records, the bedrock in the Phase One Study Area is anticipated to be encountered at an approximate depth range of 3.0 – 15.0 metres below ground surface (mbgs).

6.4.5 Uncertainty and Absence of Information

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

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

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

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

7.0 Conclusions

DS conducted a Phase One ESA for the property located at Part of Lots 8 and 9 Concession 1, North of Dundas Street, Oakville, Ontario. The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The objectives of the Phase One ESA were to identify the presence or absence of potentially contaminating activities (PCAs) on the Phase One Property and/or within the Phase One Study Area, and to determine if the PCAs identified within the Phase One Study Area are likely to result in an Area of Potential Environmental Concern (APEC) on the Phase One Property.

Based on the information obtained as part of this investigation, it is concluded there are no Areas of Potential Environmental Concern on the Phase One Property at this time.

7.1 Phase Two Environmental Site Assessment Requirement

Based on this consideration, it is the opinion of the QP_{ESA} that a Phase Two ESA is not warranted.

7.2 RSC Based on Phase One Environmental Site Assessment

Record of Site Condition can be filed based on this Phase One ESA alone, as no Areas of Potential Environmental Concern were identified on the Phase One Property. It should be noted that RSCs 45866, 52314 and 222461 have already been obtained for the Site.

7.3 Limitations

This report was prepared for the sole use of Mattamy (Joshua Creek) Limited and is intended to provide an assessment of the environmental condition on the property located at Part of Lots 8 and 9 Concession 1, North of Dundas Street, Oakville, Ontario. The information presented in this report is based on information collected during the completion of the Phase One Environmental Site Assessment by DS Consultants Ltd. The material in this report reflects DS' judgment in light of the information available at the time of report preparation. This report may not be relied upon by any other person or entity without the written authorization of DS Consultants Ltd. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this documents or findings, conclusions and recommendations represented herein, is at the sole risk of said users.

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

7.4 Qualifications of the Assessors

Holly Bowman, B.Sc., G.I.T.

Ms. Bowman is an Environmental Technician with DS Consultants Ltd and holds a Bachelor of Science in Geology from the University of Calgary, as a well as a Post Graduate Certificate in Environmental Engineering Applications from Conestoga College. Ms. Bowman is also a registered Geoscientist in Training with the Professional Geoscientists of Ontario (PGO). Ms. Bowman has an educational background in geoscience theory as well as practical experience and training in the completion of Phase One and Phase Two Environmental Site Assessments.

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

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

7.5 Signatures

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

Yours truly,

DS Consultants Ltd.



Holly Bowman, B.Sc., G.I.T.
Environmental Technician



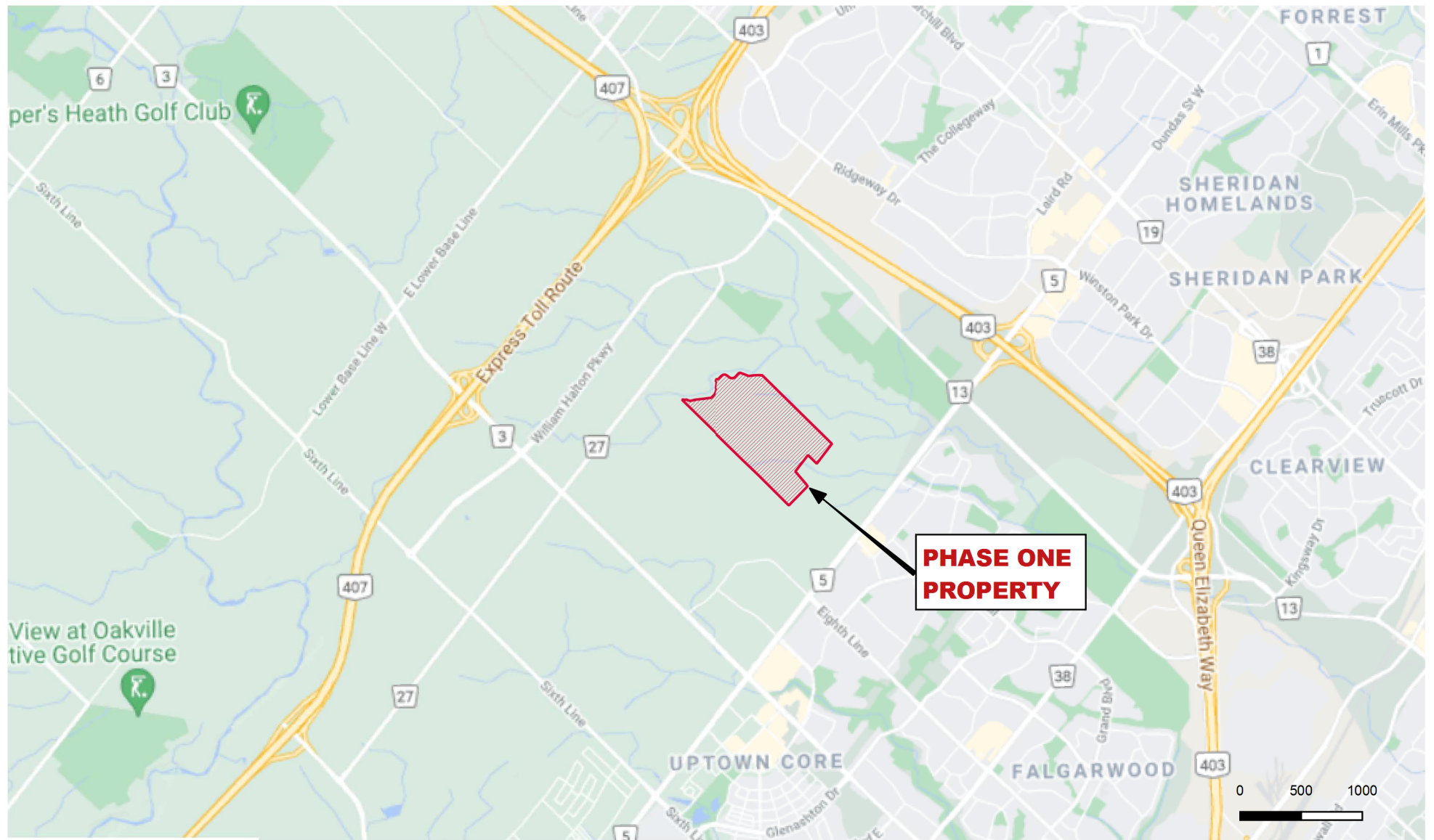
Patrick M. Fioravanti, B.Sc., P.Geo., QP_{ESA}
Manager - Environmental

8.0 References

- Canadian Standards Association (CSA) Document Z768-01 Phase 1 Environmental Site Assessment, Nov. 2001
- Ontario Regulation 153/04 Records of Site Condition — Part Xv.1 of The Act
- Natural Resources Canada Toporama <http://atlas.gc.ca/toporama/en/index.html>
- Environment Canada, National Pollutant Release Inventory
- Ontario Ministry of the Environment Hazardous Waste Information Network <https://www.hwin.ca/hwin/>
- Ontario Ministry of the Environment, Certificate of Approval search
- Ontario Ministry of the Environment, Brownfields Environmental Site Registry <https://www.ontario.ca/page/ministry-environment-and-climate-change>
- Ontario Ministry of the Environment, Inventory of Coal Gasification Plant Waste Sites in Ontario, 1987
- Ontario Ministry of the Environment, Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, 1998
- Ontario Ministry of the Environment, Inventory of PCB Storage Sites, 1994-2004
- Waste Disposal Site Inventory, 1991
- Ministry of Environment, Conservation and Parks-Freedom of Information
- Technical Standards and Safety Authority – Fuel Safety Division inquiry
- Ontario Geological Survey, 2013. Quaternary Geology of Ontario. Ontario Geological Survey, scale 1:100,000.
- Ontario Ministry of Northern Development and Ontario Geological Survey, 1991. Bedrock Geology of Ontario, Southern Sheet; Ontario Geological Survey, Map 2544, scale 1:1,000,000.
- Ontario Ministry of Natural Resources. Quaternary Geology of Toronto and Surrounding Area. Scale 1:100,000. Map number 2204.
- Historical Maps, aerial photos and Ontario Base Map
- City Directories from 2001 back to 1900
- City of Toronto online-services
- Environmental Risk Information Services (Ecolog ERIS Report)



Figures



Legend

 Approx Property Boundary



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

Client:

MATTAMY (JOSHUA CREEK) LIMITED

Project:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
Part of Lots 8 and 9 Concession 1, North of Dundas St., Oakville, ON

Title:

SITE LOCATION PLAN



Size:
8.5 x 11

Approved By: R.F

Drawn By: S.Y

Date:

July 2021

Rev:
0

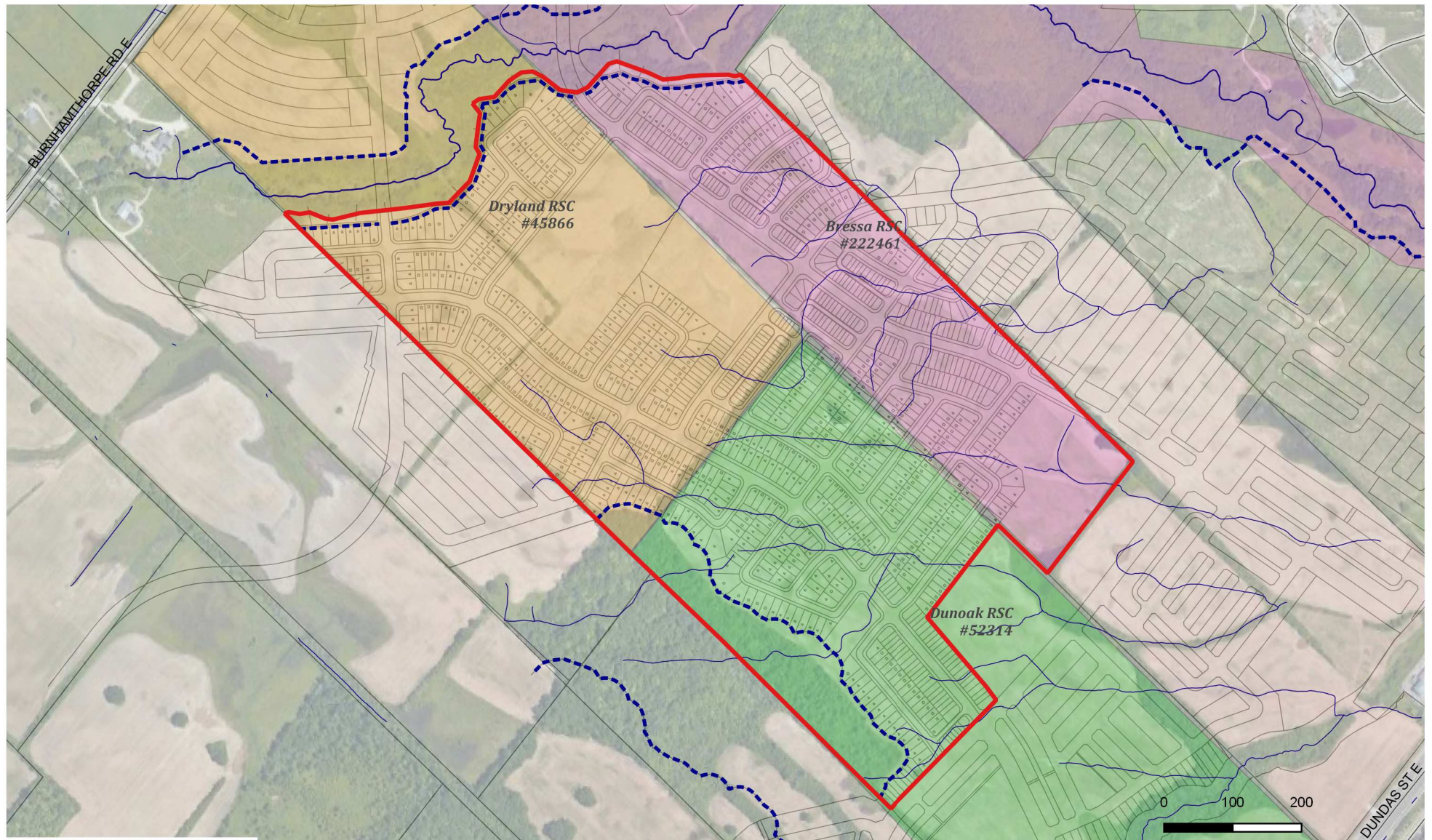
Scale: As Shown

Project No.: 21-208-100

Figure No.:

1

Image/Map Source: Google Street Map



Legend

- Approx Property Boundary
- NHS Line



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www.dsconsultants.ca

Client:

MATTAMY (JOSHUA CREEK) LIMITED

Project:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
Part of Lots 8 and 9 Concession 1, North of Dundas St., Oakville, ON

Title:

PHASE ONE PROPERTY SITE PLAN



Size:
8.5 x 11

Approved By:

R.F

Drawn By:

S.Y

Date:

July 2021

Rev:
0

Scale:

As Shown

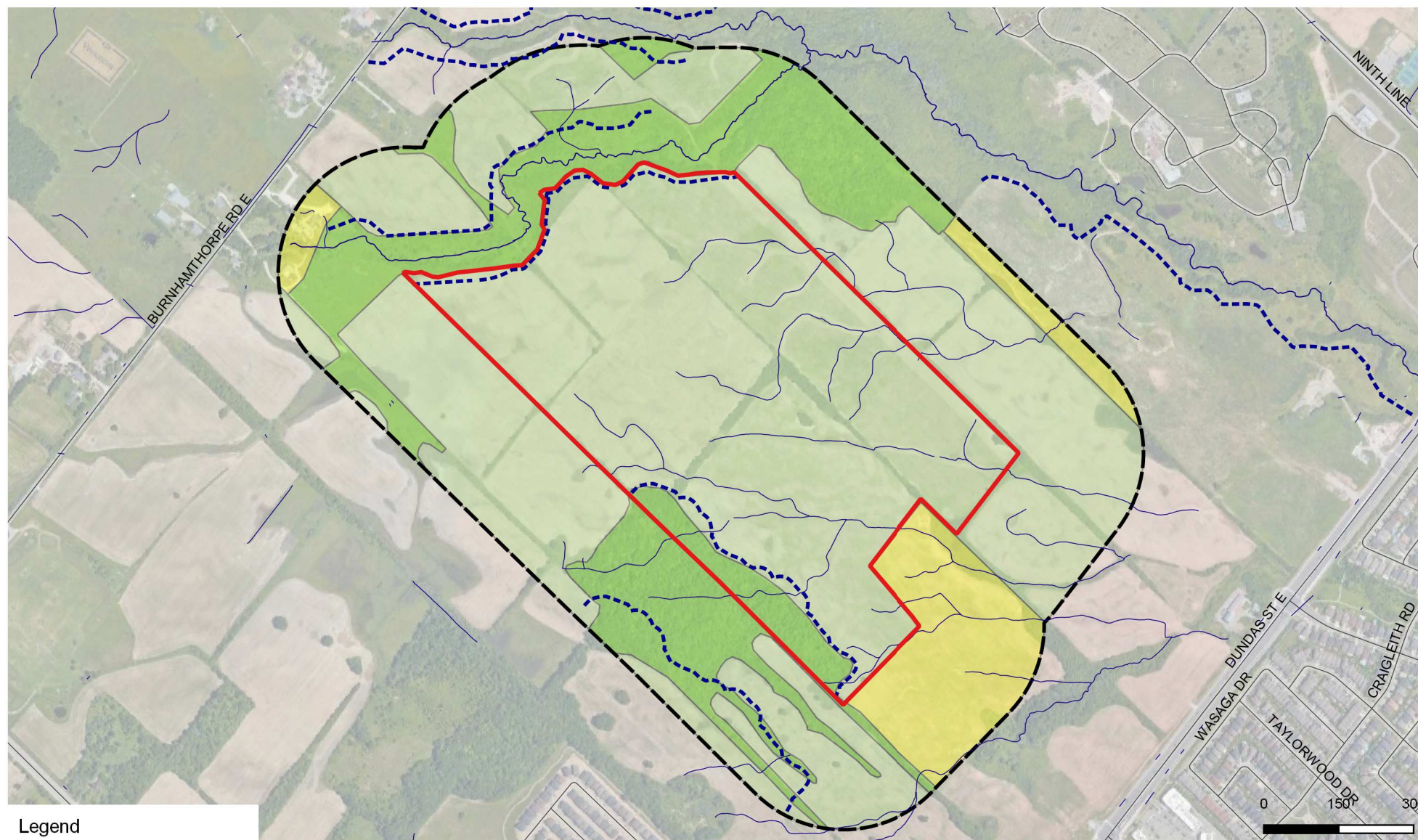
Project No.:

21-208-100

Figure No.:

2

Image/Map Source: Google Satellite Image & CAD Base



Legend

- Approx Property Boundary
- 250m Buffer
- NHS Line
- Residential
- Agricultural
- Open Space



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Client:

MATTAMY (JOSHUA CREEK) LIMITED

Project:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
Part of Lots 8 and 9 Concession 1, North of Dundas St., Oakville, ON

Title:

PHASE ONE STUDY AREA

Size:
8.5 x 11

Rev:
0

Approved By:

R.F

Drawn By:

S.Y

Date:

July 2021

Scale:

As Shown

Project No.:

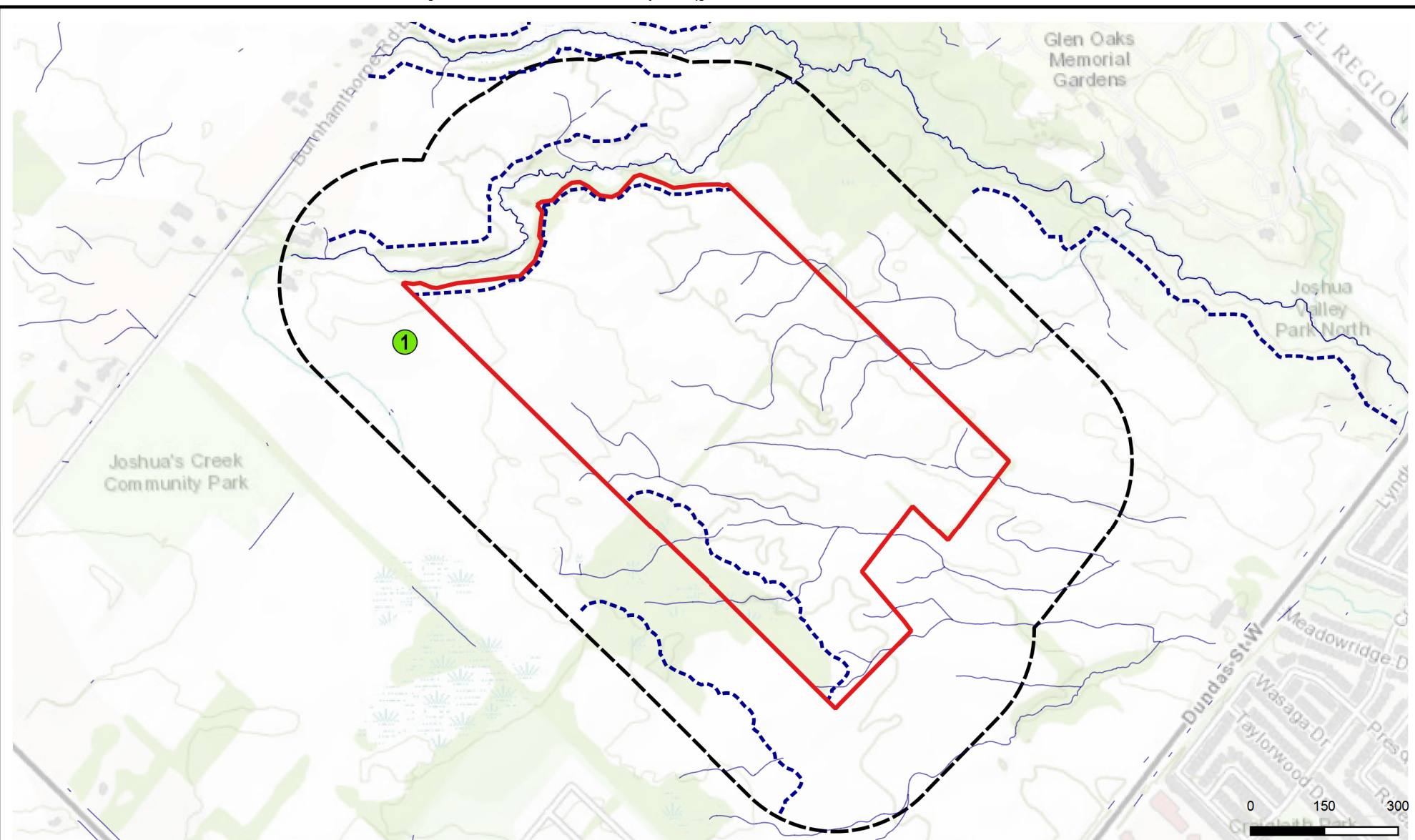
21-208-100

Figure No.:

3

Image/Map Source: Google Satellite Image





Legend

- Approx Property Boundary
- 250m Buffer
- NHS Line
- PCA not contributing to APEC



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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

MATTAMY (JOSHUA CREEK) LIMITED

Project:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
Part of Lots 8 and 9 Concession 1, North of Dundas St., Oakville, ON

Title:

PCA WITHIN PHASE ONE STUDY AREA

Size:
8.5 x 11

Approved By: R.F

Drawn By: S.Y

Date: July 2021

Rev:
0

Scale: As Shown

Project No.: 21-208-100

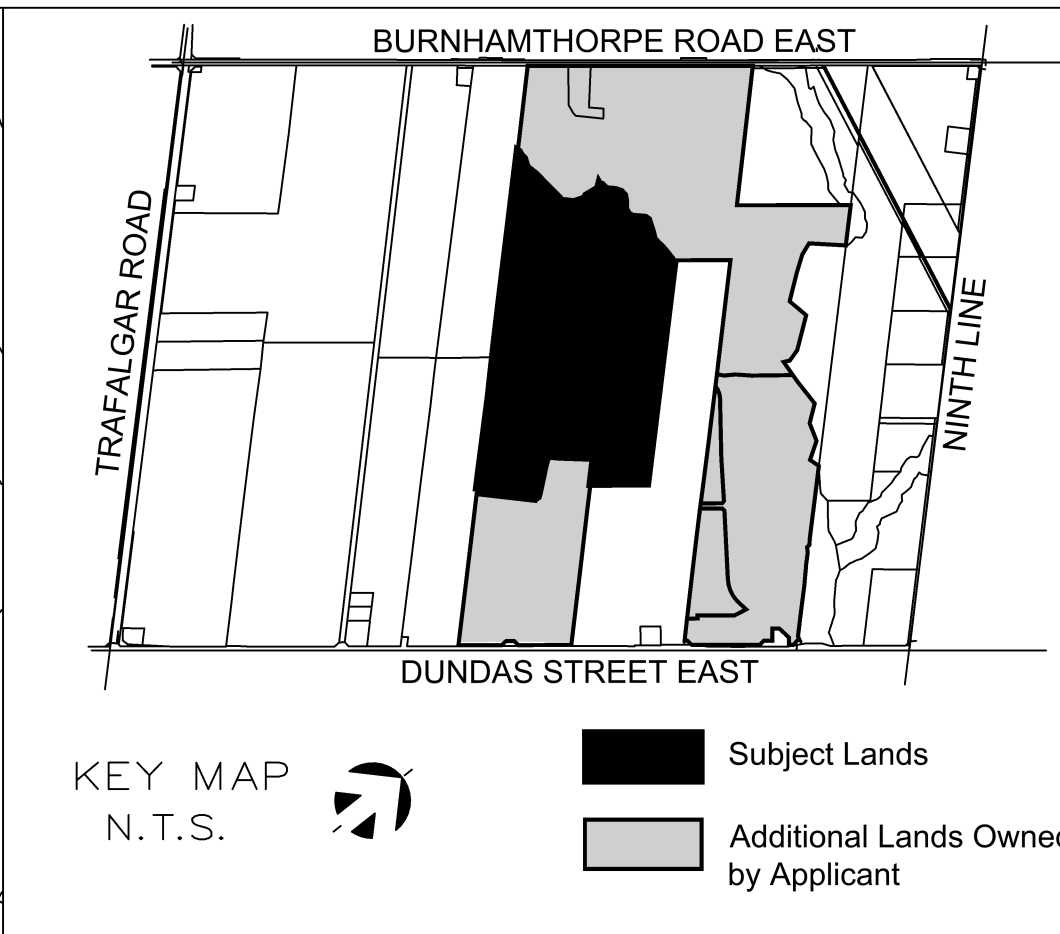
Figure No.: 4

Image/Map Source: Esri Topo Map





Appendix A



PART OF LOTS 8 AND 9
CONCESSION 1, NORTH OF DUNDAS STREET

GEOGRAPHIC TOWNSHIP OF TRAFALGAR
NOW IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED *Gary Gregoris* DATE May 10, 2021
 Gary Gregoris, A.S.O.
 GARY GREGORIS
 MATTAMY (JOSHUA CREEK) LIMITED
 433 STEELES AVENUE EAST SUITE 110
 MILTON, ON L9T 8Z4

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED Ross DenBroeder DATE May 10, 2021
Ross DenBroeder, Ontario Land Surveyor

rpe R-PE Surveying LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001

A) SHOWN ON PLAN	G) SHOWN ON PLAN
B) SHOWN ON PLAN	H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
C) SHOWN ON PLAN	I) CLAY LOAM
D) SHOWN ON PLAN	J) SHOWN ON PLAN
E) SHOWN ON PLAN	K) SANITARY AND STORM SEWERS TO BE PROVIDED
F) SHOWN ON PLAN	L) SHOWN ON PLAN

Land Use	Lots/Blocks	Block Total	Area (ha)	Units
△ Single Detached (11.6m)	1-7, 10-16, 20, 24-27, 31-35, 40, 44, 45, 49, 53-57, 59-64, 69-77, 81-84, 89-92, 97-107, 110, 113, 114, 116-135, 146-148, 155-161, 163-165, 171-178, 184-194, 200, 204-219, 228-238, 245, 249-270, 275-285, 293, 294, 309, 313, 314, 319-330, 337-340, 344-354, 358, 363-369, 373, 380-383, 389, 390, 392, 394, 396-402, 408-422, 424-426, 429-438, 440, 442-456, 471, 477-481, 487-494, 497-511, 518-525, 528, 529, 531-537, 539-546, 550-557, 561, 562, 568-571, 574-584, 588-601, 604, 605, 623-628, 647-650, 665-668, 686, 687, 689-692, 695-698, 703-708	409	14.66	409
○ Single Detached (13.75m)	17-19, 21-23, 28-30, 58, 108, 109, 403-407, 439	18	0.88	18
□ Single Detached (10.4m)	8, 9, 36-39, 41-43, 46-48, 50-52, 65-68, 78-80, 85-88, 93-96, 111, 112, 115, 136-145, 149-154, 162, 166-170, 179-183, 195-199, 201-203, 220-227, 239-244, 246-248, 271-274, 286-292, 295-308, 310-312, 315-318, 331-336, 341-343, 355-357, 359-362, 370-372, 374-379, 384-388, 391, 393, 395, 423, 427, 428, 457-470, 472-476, 482-486, 495, 496, 512-517, 526, 527, 530, 538, 547-549, 558-560, 563-567, 572, 573, 585-587, 602, 603, 606-622, 629-646, 651-664, 669-685, 693, 694, 699-702, 709	280	8.22	280
⬡ Single Detached (20.11m)	441, 688	2	0.13	2
Street Townhouses (7.01m)	710-747	38	4.14	185
Rear Lane Townhouses (6.05m)	748-767	20	1.58	121
Live/Work Townhouses (6.05m)	768, 769	2	0.22	8
Village Square	770-772	3	0.80	
Neighbourhood Park	773, 774	2	6.99	
Separate Elementary School	775	1	2.40	
Walkway	776, 777	2	0.03	
Natural Heritage System	778, 804-806	4	5.12	
Open Space	779, 780	2	0.11	
Residential Reserve	781-796	16	0.62	
0.3m Reserve	797-803	7	0.00	
7.5m ROW (559 m)			0.47	
17m ROW (5,611 m)			9.63	
19m ROW (417 m)			0.81	
22m ROW (2,119 m)			4.68	
Totals	806	806	61.49	1023

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-709	709	709.00000 0
Townhouse	710-769	314	238.6
Total		1023	947.6

SDE Factors:
Detached - 1.00
Townhouse - 0.76

May 17, 2021	Resubmission - General Revisions	B	KC
Mar 16, 2020	Original Submission	A	KC
DATE	REVISION	DWG	BY

- Pavement illustration is diagrammatic
- Connector or Avenue to Connector or Avenue daylight triangle = 7.5m
- All other daylight triangles = 3.5m

SCALE 1:2000		May 17, 2021		B
DRAWN BY: KC	CHECKED BY: SE			

LAND
REGISTRY
OFFICE #20

24930-1521 (LT)

PAGE 1 OF 2
PREPARED FOR ds
ON 2021/06/17 AT 09:29:58

ONLAND

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

PROPERTY DESCRIPTION: PART LOTS 7, 8 AND 9, CONCESSION 1 NORTH OF DUNDAS STREET, TRAFALGAR; SUBJECT TO AN EASEMENT OVER PART 13 HR892156 AS IN HR892156; TOWN OF OAKVILLE

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2002/06/14.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 24930-1514

PIN CREATION DATE:
2020/12/11

OWNERS' NAMES
MATTAMY (JOSHUA CREEK) LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
HR108967	2002/03/28	TRANSFER	\$10,994,400	GUALTIERI, ANTONIO	DUNOAK DEVELOPMENTS INC.	C
REMARKS: PLANNING ACT STATEMENTS						
20R14669	2002/06/14	PLAN REFERENCE				C
HR123919	2002/06/14	APL ABSOLUTE TITLE		LAKEPORT DEVELOPMENTS CO. LIMITED	LAKEPORT DEVELOPMENTS CO. LIMITED	C
HR187889	2003/03/31	TRANSFER	\$5,295,000	BANCROFT, VIOLET DRYLAND, VERA	1564984 ONTARIO LIMITED	C
REMARKS: PLANNING ACT STATEMENTS						
20R15604	2004/04/01	PLAN REFERENCE				C
HR275112	2004/04/01	APL ABSOLUTE TITLE		DUNOAK DEVELOPMENTS INC.	DUNOAK DEVELOPMENTS INC.	C
HR291732	2004/06/07	TRANSFER	\$12,494,602	LAKEPORT DEVELOPMENTS CO. LIMITED	BRESSA DEVELOPMENTS LIMITED	C
20R17339	2007/08/02	PLAN REFERENCE				C
HR590824	2007/08/02	APL ABSOLUTE TITLE		1564984 ONTARIO LIMITED	1564984 ONTARIO LIMITED	C
HR658103	2008/04/24	NOTICE		THE CORPORATION OF THE TOWN OF OAKVILLE		C
HR689764	2008/08/15	NOTICE	\$1	NORTH OAKVILLE COMMUNITY BUILDERS INC.		C
HR719272	2008/11/25	NOTICE		NORTH OAKVILLE COMMUNITY BUILDERS INC.		C
HR720011	2008/11/27	CHARGE	\$1,080,034	DUNOAK DEVELOPMENTS INC.	NORTH OAKVILLE PARK MANAGEMENT INC.	C
HR720014	2008/11/27	CHARGE	\$573,544	1564984 ONTARIO LIMITED	NORTH OAKVILLE PARK MANAGEMENT INC.	C
20R18231	2009/04/21	PLAN REFERENCE				C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
20R18232	2009/04/21	PLAN REFERENCE				C
HR1165728	2014/02/20	NOTICE	\$2	MATTAMY (BROWNRIDGE) LIMITED MATTAMY (WILLMOTT) LIMITED MATTAMY (MILTON WEST) LIMITED LOWER FOURTH LIMITED PENDENT DEVELOPMENTS LIMITED 404072 ONTARIO LIMITED BRESSA DEVELOPMENTS LIMITED SHERBORNE LODGE DEVELOPMENTS LIMITED DUNOAK DEVELOPMENTS INC.	THE REGIONAL MUNICIPALITY OF HALTON	C
HR1165769	2014/02/20	NOTICE	\$2	DUNOAK DEVELOPMENTS INC.	THE REGIONAL MUNICIPALITY OF HALTON	C
HR1165771	2014/02/20	NOTICE	\$2	BRESSA DEVELOPMENTS LIMITED	THE REGIONAL MUNICIPALITY OF HALTON	C
20R20356	2015/12/22	PLAN REFERENCE				C
20R20557	2016/07/25	PLAN REFERENCE				C
HR1599261	2019/01/22	APL CH NAME OWNER		DUNOAK DEVELOPMENTS INC.	MATTAMY (JOSHUA CREEK) LIMITED	C
HR1599262	2019/01/22	APL CH NAME OWNER		BRESSA DEVELOPMENTS LIMITED	MATTAMY (JOSHUA CREEK) LIMITED	C
HR1599263	2019/01/22	APL CH NAME OWNER		1564984 ONTARIO LIMITED	MATTAMY (JOSHUA CREEK) LIMITED	C
HR1612760	2019/04/02	NOTICE		THE CORPORATION OF THE TOWN OF OAKVILLE		C
HR1612762	2019/04/02	POSTPONEMENT		NORTH OAKVILLE PARK MANAGEMENT INC.	THE CORPORATION OF THE TOWN OF OAKVILLE	C
REMARKS: HR720014 TO HR1612760						
HR1741995	2020/11/05	NOTICE	\$2	MATTAMY (JOSHUA CREEK) LIMITED	THE REGIONAL MUNICIPALITY OF HALTON	C
20R21923	2021/04/27	PLAN REFERENCE				C

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Appendix B



DATABASE **REPORT**

Project Property:	<i>Bressa Phase 6 Bressa Phase 6 Oakville ON L6H 7G1</i>
Project No:	<i>21-208-100</i>
Report Type:	<i>RSC Report - Quote</i>
Order No:	<i>21061100004</i>
Requested by:	<i>DS Consultants Ltd.</i>
Date Completed:	<i>June 14, 2021</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: *Bressa Phase 6
Bressa Phase 6 Oakville ON L6H 7G1*

Project No: *21-208-100*

Order Information:

Order No: *21061100004*

Date Requested: *June 11, 2021*

Requested by: *DS Consultants Ltd.*

Report Type: *RSC Report - Quote*

Historical/Products:

Aerial Photographs *Aerials - National Collection*

Topographic Map *RSC Maps*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.30km	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
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	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
DTNK	Delisted Fuel Tanks	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	5	5
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
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
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
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

Database	Name	Searched	Project Property	Boundary to 0.30km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	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
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	2	2
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	1	1
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	8	8
Total:			0	16	16

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>1</u>	RSC	Dunoak Developments Inc.	No Municipal Address OAKVILLE ON	SE/22.8	-4.30	<u>15</u>
<u>2</u>	EHS		North of 1279 Dundas Street East Oakville ON	E/41.5	-9.15	<u>15</u>
<u>3</u>	WWIS		NE CORNER OF DUNDAS ST E AND EIGHTH LINE Oakville ON Well ID: 7307871	SSE/74.5	1.57	<u>15</u>
<u>4</u>	WWIS		BURNAMTHORPE OAKVILLE ON Well ID: 2810340	WNW/202.9	3.14	<u>18</u>
<u>5</u>	WWIS		lot 10 con 1 ON Well ID: 2809936	SSW/212.7	3.14	<u>21</u>
<u>5</u>	WWIS		lot 10 con 1 ON Well ID: 2809937	SSW/212.7	3.14	<u>22</u>
<u>6</u>	EHS		Eighth Line Oakville ON L6H	SSE/215.6	2.93	<u>23</u>
<u>6</u>	EHS		Eighth Line Oakville ON L6H	SSE/215.6	2.93	<u>23</u>
<u>6</u>	EHS		Eighth Line Oakville ON L6H	SSE/215.6	2.93	<u>23</u>
<u>6</u>	EHS		Eighth Line Oakville ON L6H	SSE/215.6	2.93	<u>23</u>
<u>7</u>	SCT	CPS INKworks	1086 Burnhamthorpe Rd E Oakville ON L6H 7B2	WNW/226.0	3.14	<u>24</u>
<u>8</u>	WWIS		NE CORNER OF DUNDAS ST E AND EIGHTH LINE Oakville ON	SSE/232.4	-1.17	<u>24</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Well ID: 7307872			
<u>9</u>	RSC	1564984 ONTARIO LIMITED	1158 BURNHAMTHORPE RD E, OAKVILLE, ON, L6J 4Z2 OAKVILLE ON L6H 7B1	WNW/273.8	-0.34	<u>26</u>
<u>10</u>	WWIS		1431 DUNDAS STREET EAST OAKVILLE ON Well ID: 7323101	E/274.5	-12.86	<u>27</u>
<u>11</u>	WWIS		1431 DUNDAS ST EAST OAKVILLE ON Well ID: 7323102	E/274.9	-12.86	<u>30</u>
<u>12</u>	WWIS		NE CORNER OF DUNDAS Oakville ON Well ID: 7307869	S/292.5	3.04	<u>32</u>

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jan 31, 2021 has found that there are 5 EHS site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	North of 1279 Dundas Street East Oakville ON	41.5	<u>2</u>
	Eighth Line Oakville ON L6H	215.6	<u>6</u>
	Eighth Line Oakville ON L6H	215.6	<u>6</u>
	Eighth Line Oakville ON L6H	215.6	<u>6</u>
	Eighth Line Oakville ON L6H	215.6	<u>6</u>

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-May 2021 has found that there are 2 RSC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Dunoak Developments Inc.	No Municipal Address OAKVILLE ON	22.8	<u>1</u>
1564984 ONTARIO LIMITED	1158 BURNHAMTHORPE RD E, OAKVILLE, ON, L6J 4Z2 OAKVILLE ON L6H 7B1	273.8	<u>9</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
CPS INKworks	1086 Burnhamthorpe Rd E Oakville ON L6H 7B2	226.0	<u>7</u>

WWIS - Water Well Information System

A search of the WWIS database, dated Apr 30, 2020 has found that there are 8 WWIS site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	NE CORNER OF DUNDAS ST E AND EIGHTH LINE Oakville ON Well ID: 7307871	74.5	<u>3</u>
	BURNAMTHORPE OAKVILLE ON Well ID: 2810340	202.9	<u>4</u>
	lot 10 con 1 ON Well ID: 2809937	212.7	<u>5</u>
	lot 10 con 1 ON Well ID: 2809936	212.7	<u>5</u>
	NE CORNER OF DUNDAS ST E AND EIGHTH LINE Oakville ON Well ID: 7307872	232.4	<u>8</u>
	1431 DUNDAS STREET EAST OAKVILLE ON Well ID: 7323101	274.5	<u>10</u>
	1431 DUNDAS ST EAST OAKVILLE ON Well ID: 7323102	274.9	<u>11</u>
	NE CORNER OF DUNDAS Oakville ON	292.5	<u>12</u>

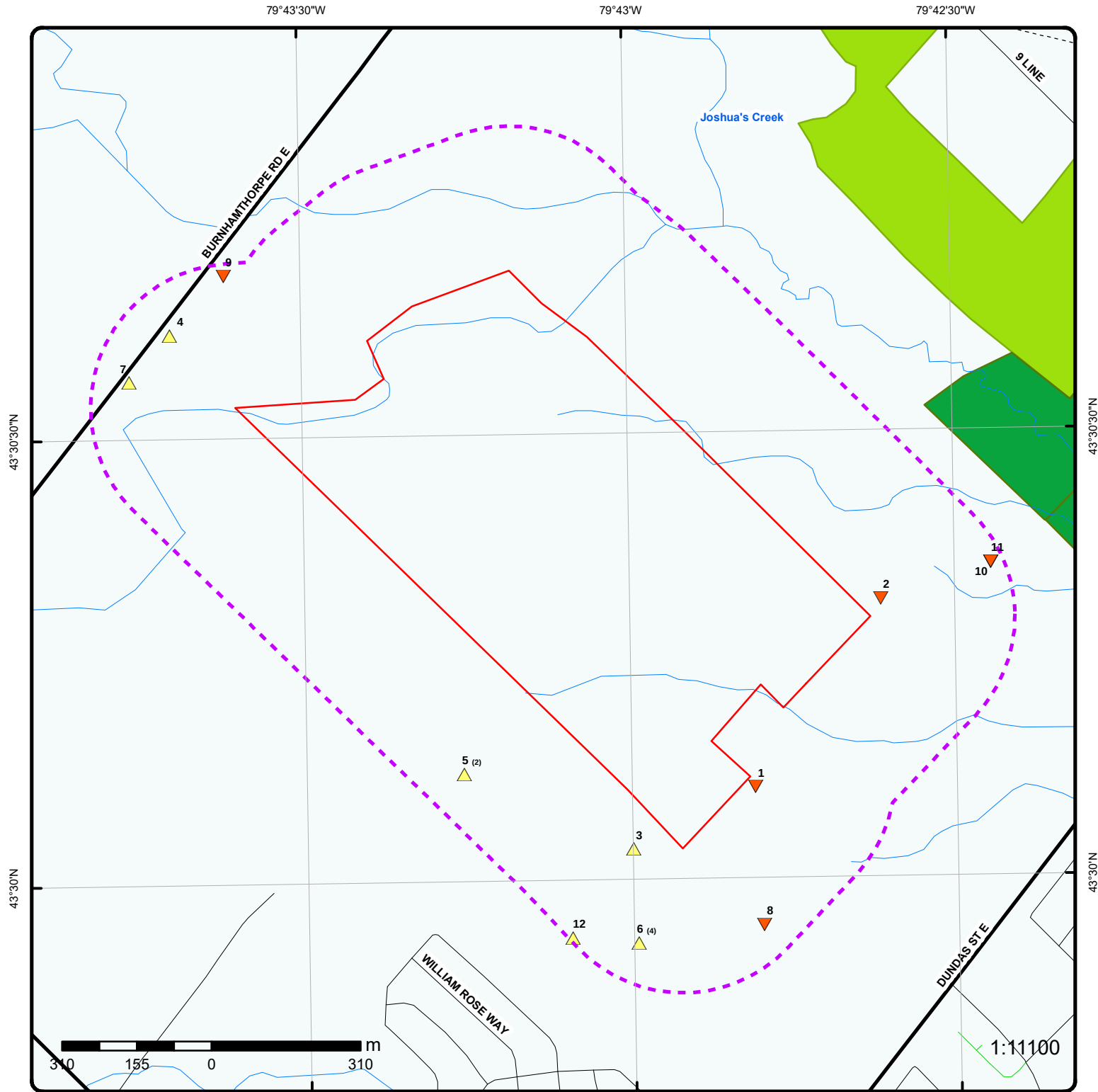
Site

Address

Distance (m)

Map Key

Well ID: 7307869



Map: 0.3 Kilometer Radius

Order Number: 21061100004

Address: Bressa Phase 6, Oakville, ON



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

79°43'30"W

43°30'N

43°30'N



Aerial Year: 2019

Order Number: 21061100004

Address: Bressa Phase 6, Oakville, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	SE/22.8	172.4 / -4.30	Dunoak Developments Inc. No Municipal Address OAKVILLE ON	RSC
RSC ID: 52314 RA No: RSC Type: Curr Property Use: Agriculture/Other Ministry District: OAKVILLE Filing Date: 24-Apr-09 Date Ack: Date Returned: Restoration Type: Soil Type: Criteria: CPU Issued Sect 1686: No Asmt Roll No: Prop ID No (PIN): 24930 - 0019 LT Property Municipal Address: No Municipal Address Mailing Address: 234 Cortleigh Boulevard, Toronto, Ontario M5N 1P7 Latitude & Longitude: 43.50169120N 79.71353460W (converted from UTM) UTM Coordinates: NAD83 17-604001-4817333 Consultant: Legal Desc: PT LT 9, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 639000; OAKVILLE/TRAFALGAR Measurement Method: Digitized from a satellite image Applicable Standards: Full Depth Site Conditions Standard, with Potable Ground Water, Medium/Fine Textured Soil, for Residential/Parkland/Institutional property use Cert Date: 31-Jan-06 Cert Prop Use No: No CPU Intended Prop Use: Residential Qual Person Name: Michael Vernooy Stratified (Y/N): Audit (Y/N): Entire Leg Prop. (Y/N): Yes Accuracy Estimate: 21 to 100 meters Telephone: 905-8297637 Fax: 905-8292002 Email: mike.vernooy@mattamycorp.com					
RSC PDF:					
2	1 of 1	E/41.5	167.6 / -9.15	North of 1279 Dundas Street East Oakville ON	EHS
Order No: 20180112046 Status: C Report Type: Custom Report Report Date: 23-JAN-18 Date Received: 12-JAN-18 Previous Site Name: Lot/Building Size: Additional Info Ordered: Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.710256 Y: 43.505179					
3	1 of 1	SSE/74.5	178.3 / 1.57	NE CORNER OF DUNDAS ST E AND EIGHTH LINE Oakville ON	WWIS
Well ID: 7307871 Construction Date: Primary Water Use: Monitoring Sec. Water Use: Final Well Status: Observation Wells Water Type: Casing Material: Audit No: Z266848 Data Entry Status: Data Src: Date Received: 3/15/2018 Selected Flag: Yes Abandonment Rec: Contractor: 6607 Form Version: 7 Owner:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Tag:	A232695			Street Name:	NE CORNER OF DUNDAS ST E AND EIGHTH LINE
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):					

Bore Hole Information

Bore Hole ID:	1007003603	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	603748
Code OB Desc:		North83:	4817204
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	1/15/2018	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	www
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1007230125
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	05
Most Common Material:	CLAY
Mat2:	06
Mat2 Desc:	SILT
Mat3:	34
Mat3 Desc:	TILL
Formation Top Depth:	0
Formation End Depth:	2.1
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	1007230126
Layer:	2
Color:	7
General Color:	RED
Mat1:	17
Most Common Material:	SHALE
Mat2:	
Mat2 Desc:	
Mat3:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat3 Desc:					
Formation Top Depth:		2.1			
Formation End Depth:		3.7			
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007230134			
Layer:		2			
Plug From:		0.3			
Plug To:		1.9			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007230133			
Layer:		1			
Plug From:		0			
Plug To:		0.3			
Plug Depth UOM:		m			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1007230132			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007230124			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1007230129			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		2.2			
Casing Diameter:		5.1			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1007230130			
Layer:		1			
Slot:		10			
Screen Top Depth:		2.2			
Screen End Depth:		3.7			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		6.4			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Water Details</u>					
Water ID:		1007230128			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		m			
<u>Hole Diameter</u>					
Hole ID:		1007230127			
Diameter:		2.1			
Depth From:		0			
Depth To:		3.7			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
4	1 of 1	WNW/202.9	179.8 / 3.14	BURNAMTHORPE OAKVILLE ON	WWIS
Well ID:	2810340			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:				Date Received:	9/7/2005
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:	Test Hole			Abandonment Rec:	
Water Type:				Contractor:	6809
Casing Material:				Form Version:	3
Audit No:	Z33982			Owner:	
Tag:	A023181			Street Name:	BURNAMTHORPE
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/281\2810340.pdf				
<u>Bore Hole Information</u>					
Bore Hole ID:	11319295			Elevation:	179.990325
DP2BR:	10			Elevrc:	
Spatial Status:				Zone:	17
Code OB:	r			East83:	602784
Code OB Desc:	Bedrock			North83:	4818268
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	7/28/2005			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933007547			
Layer:		2			
Color:		6			
General Color:		BROWN			
Mat1:		34			
Most Common Material:		TILL			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		1			
Formation End Depth:		10			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933007546			
Layer:		1			
Color:		8			
General Color:		BLACK			
Mat1:		02			
Most Common Material:		TOPSOIL			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0			
Formation End Depth:		1			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933007548			
Layer:		3			
Color:		7			
General Color:		RED			
Mat1:		17			
Most Common Material:		SHALE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		10			
Formation End Depth:		20			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933276179			
Layer:		2			
Plug From:		2			
Plug To:		13			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Sealing Record</u>					
Plug ID:		933276180			
Layer:		3			
Plug From:		13			
Plug To:		20			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		933276181			
Layer:		1			
Plug From:		0			
Plug To:		2			
Plug Depth UOM:		ft			
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:		962810340			
Method Construction Code:		B			
Method Construction:		Other Method			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11334150			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930860284			
Layer:		2			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		15			
Depth To:					
Casing Diameter:		2			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		930860283			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		15			
Casing Diameter:		2			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		933414431			
Layer:		1			
Slot:		10			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Screen Top Depth:		15			
Screen End Depth:		20			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		2			
<u>Hole Diameter</u>					
Hole ID:		11537869			
Diameter:		8.25			
Depth From:					
Depth To:					
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			

<u>5</u>	1 of 2	SSW/212.7	179.8 / 3.14	lot 10 con 1 ON	WWIS
Well ID:	2809936			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Not Used			Date Received:	5/26/2004
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:	Abandoned-Other			Abandonment Rec:	
Water Type:				Contractor:	1660
Casing Material:				Form Version:	3
Audit No:	Z00786			Owner:	
Tag:	A000696			Street Name:	
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	010
Well Depth:				Concession:	01
Overburden/Bedrock:				Concession Name:	DS N
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/280\2809936.pdf				

Bore Hole Information

Bore Hole ID:	11105786	Elevation:	181.525192
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	603396.3
Code OB Desc:	No formation data	North83:	4817359
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	8
Date Completed:	3/24/2004	UTMRC Desc:	margin of error : 3 km - 10 km
Remarks:		Location Method:	lot
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Method of Construction & Well Use

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Method Construction ID: 962809936 Method Construction Code: 0 Method Construction: Not Known Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID: 11111350 Casing No: 1 Comment: Alt Name:					
5	2 of 2	SSW/212.7	179.8 / 3.14	lot 10 con 1 ON	WWIS
Well ID: 2809937 Construction Date: Primary Water Use: Not Used Sec. Water Use: Final Well Status: Abandoned-Other Water Type: Casing Material: Audit No: Z00787 Tag: A000697 Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:					
Data Entry Status: Data Src: Date Received: 5/26/2004 Selected Flag: Yes Abandonment Rec: Contractor: 1660 Form Version: 3 Owner: Street Name: County: HALTON Municipality: OAKVILLE TOWN Site Info: Lot: 010 Concession: 01 Concession Name: DS N Easting NAD83: Northing NAD83: Zone: UTM Reliability:					
PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/280\2809937.pdf					
<u>Bore Hole Information</u>					
Bore Hole ID: 11105787 DP2BR: Spatial Status: Code OB: - Code OB Desc: No formation data Open Hole: Cluster Kind: Date Completed: 3/24/2004 Remarks: Elevrc Desc: Location Source Date: Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:					
Elevation: 181.525192 Elevrc: Zone: 17 East83: 603396.3 North83: 4817359 Org CS: UTMRC: 8 UTMRC Desc: margin of error : 3 km - 10 km Location Method: lot					
<u>Method of Construction & Well Use</u>					
Method Construction ID: 962809937 Method Construction Code: 0					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Method Construction:		Not Known			
Other Method Construction:					
Pipe Information					
Pipe ID:	11111351				
Casing No:	1				
Comment:					
Alt Name:					
6	1 of 4	SSE/215.6	179.6 / 2.93	Eighth Line Oakville ON L6H	EHS
Order No:	20200430024			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	RSC Report - Quote			Client Prov/State:	ON
Report Date:	08-MAY-20			Search Radius (km):	.3
Date Received:	30-APR-20			X:	-79.71658903
Previous Site Name:				Y:	43.49881132
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				
6	2 of 4	SSE/215.6	179.6 / 2.93	Eighth Line Oakville ON L6H	EHS
Order No:	20200430024			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	RSC Report - Quote			Client Prov/State:	ON
Report Date:	08-MAY-20			Search Radius (km):	.3
Date Received:	30-APR-20			X:	-79.71658903
Previous Site Name:				Y:	43.49881132
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				
6	3 of 4	SSE/215.6	179.6 / 2.93	Eighth Line Oakville ON L6H	EHS
Order No:	20200430024			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	RSC Report - Quote			Client Prov/State:	ON
Report Date:	08-MAY-20			Search Radius (km):	.3
Date Received:	30-APR-20			X:	-79.71658903
Previous Site Name:				Y:	43.49881132
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				
6	4 of 4	SSE/215.6	179.6 / 2.93	Eighth Line Oakville ON L6H	EHS
Order No:	20200430024			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	RSC Report - Quote			Client Prov/State:	ON
Report Date:	08-MAY-20			Search Radius (km):	.3
Date Received:	30-APR-20			X:	-79.71658903
Previous Site Name:				Y:	43.49881132
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	1 of 1	WNW/226.0	179.8 / 3.14	CPS INKworks 1086 Burnhamthorpe Rd E Oakville ON L6H 7B2	SCT
Established: Plant Size (ft²): Employment:		01-JAN-81			
--Details--					
Description:		Photo Finishing Laboratories (except One-Hour)			
SIC/NAICS Code:		812921			
Description:		Other Printing			
SIC/NAICS Code:		323119			
Description:		Digital Printing			
SIC/NAICS Code:		323115			
Description:		Photographic Services			
SIC/NAICS Code:		541920			
Description:		All Other Support Services			
SIC/NAICS Code:		561990			
8	1 of 1	SSE/232.4	175.5 / -1.17	NE CORNER OF DUNDAS ST E AND EIGHTH LINE Oakville ON	WWIS
Well ID:		7307872		Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:		Monitoring		Date Received:	
Sec. Water Use:				3/15/2018	
Final Well Status:		Observation Wells		Selected Flag:	
Water Type:				Yes	
Casing Material:				Abandonment Rec:	
Audit No:		Z266849		Contractor:	
Tag:		A232699		6607	
				Form Version:	
				7	
				Owner:	
				Street Name:	
				NE CORNER OF DUNDAS ST E AND EIGHTH LINE	
Construction Method:				County:	
Elevation (m):				HALTON	
Elevation Reliability:				Municipality:	
Depth to Bedrock:				OAKVILLE TOWN	
Well Depth:				Site Info:	
Overburden/Bedrock:				Lot:	
Pump Rate:				Concession:	
Static Water Level:				Concession Name:	
Flowing (Y/N):				Easting NAD83:	
Flow Rate:				Northing NAD83:	
Clear/Cloudy:				Zone:	
				UTM Reliability:	
PDF URL (Map):					
<u>Bore Hole Information</u>					
Bore Hole ID:		1007003606		Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	
Code OB:				17	
Code OB Desc:				East83:	
Open Hole:				604020	
Cluster Kind:				North83:	
				4817047	
				Org CS:	
				UTM83	
				UTMRC:	
				4	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date Completed:		1/15/2018		UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1007230136			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		06			
Mat2 Desc:		SILT			
Mat3:		34			
Mat3 Desc:		TILL			
Formation Top Depth:		0			
Formation End Depth:		2.1			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1007230137			
Layer:		2			
Color:		7			
General Color:		RED			
Mat1:		17			
Most Common Material:		SHALE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		2.1			
Formation End Depth:		6			
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		1007230144			
Layer:		1			
Plug From:		0			
Plug To:		0.3			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		1007230145			
Layer:		2			
Plug From:		0.3			
Plug To:		3.9			
Plug Depth UOM:		m			
<u>Method of Construction & Well</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Use</u>					
Method Construction ID:		1007230143			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007230135			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1007230140			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		4.5			
Casing Diameter:		5.1			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1007230141			
Layer:		1			
Slot:		10			
Screen Top Depth:		4.5			
Screen End Depth:		6			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		6.4			
<u>Water Details</u>					
Water ID:		1007230139			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		m			
<u>Hole Diameter</u>					
Hole ID:		1007230138			
Diameter:		21			
Depth From:		0			
Depth To:		6			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
<u>9</u>	1 of 1	WNW/273.8	176.4 / -0.34	1564984 ONTARIO LIMITED 1158 BURNHAMTHORPE RD E, OAKVILLE, ON, L6J 4Z2 OAKVILLE ON L6H 7B1	RSC

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
RSC ID:	45866			Cert Date:	16-Oct-08
RA No:				Cert Prop Use No:	No CPU
RSC Type:				Intended Prop Use:	Residential
Curr Property Use:	Agriculture/Other			Qual Person Name:	Michael Vernoooy
Ministry District:	OAKVILLE			Stratified (Y/N):	
Filing Date:	2-Dec-08			Audit (Y/N):	
Date Ack:				Entire Leg Prop. (Y/N):	Yes
Date Returned:				Accuracy Estimate:	0 to 1 meters
Restoration Type:				Telephone:	905-8297637
Soil Type:				Fax:	905-8297844
Criteria:				Email:	michael.vernooy@mattamycorp.com
CPU Issued Sect 1686:	No				
Asmt Roll No:		2.40101E+18			
Prop ID No (PIN):		24930-0136 (LT)			
Property Municipal Address:		1158 BURNHAMTHORPE RD E, OAKVILLE, ON, L6J 4Z2			
Mailing Address:		Suite 300, 2360 BRISTOL CIR, OAKVILLE, ON, L6H 6M5			
Latitude & Longitude:		43.50888890N 79.72305560W			
UTM Coordinates:		NAD83 17-603219-4818121 (converted from Latitude & Longitude)			
Consultant:					
Legal Desc:		PT LT 9, CON 1 TRAF NDS, PTS 1, 2 20R17339; OAKVILLE			
Measurement Method:		Global Positioning System			
Applicable Standards:		ESA Phase 1			
RSC PDF:					

10	1 of 1	E/274.5	163.8 / -12.86	1431 DUNDAS STREET EAST OAKVILLE ON	WWIS
Well ID:	7323101			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Monitoring			Date Received:	11/22/2018
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:	Observation Wells			Abandonment Rec:	
Water Type:				Contractor:	7472
Casing Material:				Form Version:	7
Audit No:	Z290753			Owner:	
Tag:	A258712			Street Name:	1431 DUNDAS STREET EAST
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):					
<u>Bore Hole Information</u>					
Bore Hole ID:	1007317738			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	604489
Code OB Desc:				North83:	4817800
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	6/15/2018			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:					
<u>Overburden and Bedrock</u> <u>Materials Interval</u>					
Formation ID:		1007683177			
Layer:		1			
Color:		7			
General Color:		RED			
Mat1:		34			
Most Common Material:		TILL			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:		06			
Mat3 Desc:		SILT			
Formation Top Depth:		0			
Formation End Depth:		30			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u> <u>Materials Interval</u>					
Formation ID:		1007683179			
Layer:		3			
Color:		7			
General Color:		RED			
Mat1:		17			
Most Common Material:		SHALE			
Mat2:					
Mat2 Desc:					
Mat3:		73			
Mat3 Desc:		HARD			
Formation Top Depth:		37			
Formation End Depth:		51			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u> <u>Materials Interval</u>					
Formation ID:		1007683178			
Layer:		2			
Color:		7			
General Color:		RED			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		06			
Mat2 Desc:		SILT			
Mat3:		11			
Mat3 Desc:		GRAVEL			
Formation Top Depth:		30			
Formation End Depth:		37			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment</u> <u>Sealing Record</u>					
Plug ID:		1007683188			
Layer:		2			
Plug From:		45			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plug To:		51			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007683187			
Layer:		1			
Plug From:		0			
Plug To:		45			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1007683186			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:		DIAMOND			
<u>Pipe Information</u>					
Pipe ID:		1007683176			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1007683183			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		46			
Casing Diameter:		2			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1007683184			
Layer:		1			
Slot:		10			
Screen Top Depth:		46			
Screen End Depth:		51			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		2.5			
<u>Water Details</u>					
Water ID:		1007683182			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Hole Diameter</u>					
Hole ID:		1007683181			
Diameter:		3.8			
Depth From:		37			
Depth To:		51			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
<u>Hole Diameter</u>					
Hole ID:		1007683180			
Diameter:		7.5			
Depth From:		0			
Depth To:		37			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
11	1 of 1	E/274.9	163.8 / -12.86	1431 DUNDAS ST EAST OAKVILLE ON	WWIS
Well ID:	7323102			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Monitoring			Date Received:	11/22/2018
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:	Observation Wells			Abandonment Rec:	
Water Type:				Contractor:	7472
Casing Material:				Form Version:	7
Audit No:	Z290754			Owner:	
Tag:	A258713			Street Name:	1431 DUNDAS ST EAST
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):					
<u>Bore Hole Information</u>					
Bore Hole ID:	1007317741			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	604489
Code OB Desc:				North83:	4817801
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	6/15/2018			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	www
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1007683190			
Layer:		1			
Color:		7			
General Color:		RED			
Mat1:		34			
Most Common Material:		TILL			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:		06			
Mat3 Desc:		SILT			
Formation Top Depth:		0			
Formation End Depth:		25			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007683198			
Layer:		2			
Plug From:		14			
Plug To:		25			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007683197			
Layer:		1			
Plug From:		0			
Plug To:		14			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1007683196			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007683189			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1007683193			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		15			
Casing Diameter:		2			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Construction Record - Screen</u>					
Screen ID:	1007683194				
Layer:	1				
Slot:	10				
Screen Top Depth:	15				
Screen End Depth:	25				
Screen Material:	5				
Screen Depth UOM:	ft				
Screen Diameter UOM:	inch				
Screen Diameter:	2.5				
<u>Water Details</u>					
Water ID:	1007683192				
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:	ft				
<u>Hole Diameter</u>					
Hole ID:	1007683191				
Diameter:	7.5				
Depth From:	0				
Depth To:	25				
Hole Depth UOM:	ft				
Hole Diameter UOM:	inch				
12	1 of 1	S/292.5	179.7 / 3.04	NE CORNER OF DUNDAS Oakville ON	WWIS
Well ID:	7307869			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Monitoring			Date Received:	3/15/2018
Sec. Water Use:				Selected Flag:	Yes
Final Well Status:	Observation Wells			Abandonment Rec:	
Water Type:				Contractor:	6607
Casing Material:				Form Version:	7
Audit No:	Z266845			Owner:	
Tag:	A241295			Street Name:	NE CORNER OF DUNDAS
Construction Method:				County:	HALTON
Elevation (m):				Municipality:	OAKVILLE TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):					
<u>Bore Hole Information</u>					
Bore Hole ID:	1007003597			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	603622

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Code OB Desc:				North83:	4817020
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:		1/9/2018		UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1007230092			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		06			
Mat2 Desc:		SILT			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0			
Formation End Depth:		3.3			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1007230093			
Layer:		2			
Color:					
General Color:					
Mat1:					
Most Common Material:					
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		3.3			
Formation End Depth:					
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		1007230100			
Layer:		1			
Plug From:		0			
Plug To:		0.3			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		1007230101			
Layer:		2			
Plug From:		0.3			
Plug To:		2.4			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plug Depth UOM:		m			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1007230099			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007230091			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1007230096			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		2.7			
Casing Diameter:		5.1			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1007230097			
Layer:		1			
Slot:		10			
Screen Top Depth:		2.7			
Screen End Depth:		3.3			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		6.4			
<u>Water Details</u>					
Water ID:		1007230095			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		m			
<u>Hole Diameter</u>					
Hole ID:		1007230094			
Diameter:		21			
Depth From:		0			
Depth To:		3.3			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			

Unplottable Summary

Total: **11** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA		Part of Lots 7 & 8, Concession 1	Oakville ON	
CA	887718 Ontario Limited	Part of Lots 9, 10, Concession 1	Oakville ON	
CA	887718 Ontario Limited	Part of Lots 9, 10, Concession 1	Oakville ON	
CA	Joshua Oak Developments Inc.	Part Lot 8, Concession 1	Oakville ON	
CA	Joshua Creek North, Phase 1, Stage 1 (24T- 99003)	Part of Lots 7 & 8, Concession 1	Oakville ON	
CA	Ashley Herak Subdivision	Part of Lots 9, 10, Concession 1	Oakville ON	
CA	Joshua Creek North, Phase 1, Stage 1 (24T- 99003)	Part of Lots 7 & 8, Concession 1	Oakville ON	
CA	Lorne Park	Part of Lots 9-13, Concession 1	Oakville ON	
CA	Lorne Park	Part of Lots 9-13, Concession 1	Oakville ON	
CA	Argo 8th Line	Part of Lot 10, Concession 1	Oakville ON	
CA	Ashley Herak Subdivision	Part of Lots 9, 10, Concession 1	Oakville ON	

Unplottable Report

Site: *Part of Lots 7 & 8, Concession 1 Oakville ON* **Database:** [CA](#)

Certificate #: 3304-4VFJM9
Application Year: 01
Issue Date: 4/9/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Bayshire Investments Limited
Client Address: 1 Yorkdale Road
Client City: Toronto
Client Postal Code: M6A 3A1
Project Description: This application is for a Certificate of Approval for a Stormwater Management Facility.
Contaminants:
Emission Control:

Site: *887718 Ontario Limited
Part of Lots 9, 10, Concession 1 Oakville ON* **Database:** [CA](#)

Certificate #: 9538-5PNPYS
Application Year: 2003
Issue Date: 7/23/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *887718 Ontario Limited
Part of Lots 9, 10, Concession 1 Oakville ON* **Database:** [CA](#)

Certificate #: 7005-6DRS9A
Application Year: 2005
Issue Date: 6/28/2005
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Joshua Oak Developments Inc.
Part Lot 8, Concession 1 Oakville ON* **Database:** [CA](#)

Certificate #: 2434-6CBS6Q

Application Year: 2005
Issue Date: 7/18/2005
Approval Type: Municipal and Private Sewage Works
Status: Revoked and/or Replaced
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Joshua Creek North, Phase 1, Stage 1 (24T- 99003)**
Part of Lots 7 & 8, Concession 1 Oakville ON

Database:
CA

Certificate #: 2352-4W5HBS
Application Year: 01
Issue Date: 5/3/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Bayshire Investments Limited
Client Address: 1 Yorkdale Road
Client City: Toronto
Client Postal Code: M6A 3A1
Project Description: Watermains to be constructed to service Joshua Creek North Subdivision
Contaminants:
Emission Control:

Site: **Ashley Herak Subdivision**
Part of Lots 9, 10, Concession 1 Oakville ON

Database:
CA

Certificate #: 7548-5C3L8R
Application Year: 02
Issue Date: 7/15/02
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: 887718 Ontario Limited
Client Address: 922 Dundas Street East
Client City: Mississauga
Client Postal Code: L4Y 2B8
Project Description: This application is for the construction of storm and sanitary sewers on Kestell Boulevard, Coronation Drive, Hertfordshire Way, Salcome Drive, Nena Crescent, Hilda Drive, North Ridge Trail, Felhaber Crescent, Agram Drive, Prince Michael Drive and Dunholm Gate.
Contaminants:
Emission Control:

Site: **Joshua Creek North, Phase 1, Stage 1 (24T- 99003)**
Part of Lots 7 & 8, Concession 1 Oakville ON

Database:
CA

Certificate #: 4645-4W5JC6
Application Year: 01
Issue Date: 5/14/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Bayshire Investments Limited
Client Address: 1 Yorkdale Road
Client City: Toronto
Client Postal Code: M6A 3A1
Project Description: sanitary and storm sewers to be constructed to service Joshua Creek North Subdivision
Contaminants:

Emission Control:

Site: Lorne Park
Part of Lots 9-13, Concession 1 Oakville ON

Database:
CA

Certificate #: 0050-4QAQ9U
Application Year: 00
Issue Date: 10/25/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Mattamy (Lorne Park) Limited
Client Address: 2360 Bristol Circle
Client City: Oakville
Client Postal Code: L6H 6M5
Project Description: watermain construction on Infinity Street, Cobalt Street, Canyon Street, Lawlor Street, Dubonet Court, Shire Gate, Vermillion Court, Gladwyne Court, Hancock Way, Dresden Gate, Renshaw Court, Mount Vernon Street, Block 159.

Contaminants:
Emission Control:

Site: Lorne Park
Part of Lots 9-13, Concession 1 Oakville ON

Database:
CA

Certificate #: 3352-4QAPZ3
Application Year: 00
Issue Date: 11/30/00
Approval Type: Municipal & Private sewage
Status: Revoked and/or Replaced
Application Type: New Certificate of Approval
Client Name: Mattamy (Lorne Park) Limited
Client Address: 2360 Bristol Circle
Client City: Oakville
Client Postal Code: L6H 6M5
Project Description: storm and sanitary construction on Infinity Street, Cobalt Street, Canyon Street, Lawlor Street, Dubonet Court, Shire Gate, Gladwyne Court, Vermillion Court, Hancock Way, Renshaw Court, and Block 159; storm sewers to be constructed on Block 158/155, Mount Vernon Street; sanitary sewer construction on the easement on CNR lands.

Contaminants:
Emission Control:

Site: Argo 8th Line
Part of Lot 10, Concession 1 Oakville ON

Database:
CA

Certificate #: 8224-57RTXT
Application Year: 02
Issue Date: 3/7/02
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Argo Developments (8th Line) Ltd.
Client Address: 2173 Turnberry Road
Client City: Burlington
Client Postal Code:
Project Description: Sanitary sewers
Contaminants:
Emission Control:

Site: Ashley Herak Subdivision
Part of Lots 9, 10, Concession 1 Oakville ON

Database:
CA

Certificate #: 1320-5C3L2R
Application Year: 02
Issue Date: 7/15/02
Approval Type: Municipal & Private water

Status: Approved
Application Type: New Certificate of Approval
Client Name: 887718 Ontario Limited
Client Address: 922 Dundas Street East
Client City: Mississauga
Client Postal Code: L4Y 2B8
Project Description: This application is for the construction of watermains on Kestell Boulevard, Coronation Drive, Hertfordshire Way, Salcome Drive, Nena Crescent, Hilda Drive, North Ridge Trail, Felhaber Crescent, Agram Drive, Prince Michael Drive, Dunholm Gate.
Contaminants:
Emission Control:

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Sep 2020

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-Dec 31, 2020

Borehole:

Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2018

Commercial Fuel Oil Tanks:

Provincial CFOT

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

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

Government Publication Date: Jul 31, 2020

Chemical Manufacturers and Distributors:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Dec 31, 2020

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 -Apr 2021

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

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

Government Publication Date: 1989-Nov 2020

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994-Apr 30, 2021

Drill Hole Database:

Provincial

[DRL](#)

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

Government Publication Date: 1886 - Sep 2020

Delisted Fuel Tanks:

Provincial

[DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Jul 31, 2020

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

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

Government Publication Date: Oct 2011-Apr 30, 2021

Environmental Registry:

Provincial

[EBR](#)

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

Government Publication Date: 1994-Apr 30, 2021

Environmental Compliance Approval:

Provincial

[ECA](#)

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

Government Publication Date: Oct 2011- Apr 30, 2021

Environmental Effects Monitoring:

Federal

[EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

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

Government Publication Date: 1999-Jan 31, 2021

Environmental Issues Inventory System:

Federal

[EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

EPAR

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2020

List of Expired Fuels Safety Facilities:

Provincial

EXP

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

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

Government Publication Date: Jul 31, 2020

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: Jun 2000-Apr 2021

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FRST

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

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial

FST

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

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

Government Publication Date: Jul 31, 2020

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-Jan 31, 2021

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

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

Government Publication Date: Jul 31, 2020

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: 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 include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Dec 2020

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2019

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008-Mar 31, 2021

National Energy Board Wells:

Federal

NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003***National PCB Inventory:**

Federal

NPCB

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

Government Publication Date: 1988-2008***National Pollutant Release Inventory:**

Federal

NPRI

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

Government Publication Date: 1993-May 2017**Oil and Gas Wells:**

Private

OGWE

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

Government Publication Date: 1988-Feb 28, 2021**Ontario Oil and Gas Wells:**

Provincial

OOGW

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

Government Publication Date: 1800-Jun 2020**Inventory of PCB Storage Sites:**

Provincial

OPCB

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

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

Provincial

ORD

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

Government Publication Date: 1994-Apr 30, 2021**Canadian Pulp and Paper:**

Private

PAP

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

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014**Parks Canada Fuel Storage Tanks:**

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: Oct 2011-Apr 30, 2021

Pipeline Incidents:

Provincial PINC

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

Government Publication Date: Oct 31, 2020

Private and Retail Fuel Storage Tanks:

Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994-Apr 30, 2021

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: 1986-1990, 1992-2018

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-May 2021

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-Dec 31, 2020

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. 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-Aug 2020

Wastewater Discharger Registration Database:

Provincial

[SRDS](#)

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

Government Publication Date: 1990-Dec 31, 2018

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 - Dec 2020

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

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

Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-Apr 30, 2021

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 30th, 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: Apr 30, 2020

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



Appendix C

Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Holly Bowman, B.Sc., G.I.T. DS Consultants Ltd. 6221 Highway 7, Unit 16 Vaughan, ON, L4H 0K8 Email Address: holly.bowman@dsconsultants.ca			FOI Request No.	Date Request Received
			Fee Paid ☐ ACCT ☐ CHQ ☒ VISA-MC ☐ CASH	
Telephone/Fax Nos. Tel : 905-264-9393	Your Project/Reference No. 21-208-100	Signature of Requester 	☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ SAC ☐ IEB ☐ EAA ☐ EMR ☐ SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 1288 Burnhamthorpe Rd E				
Present Property Owner(s) and Date(s) of Ownership Mattamy (Joshua Creek) Limited				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			All Years	
Orders			All Years	
Spills			All Years	
Investigations/prosecutions ▶ Owner AND tenant information must be provided			All Years	
Waste Generator number/classes			All Years	
Certificates of Approval ▶ Proponent information must be provided 1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air - emissions				1986- present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1986- present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1986- present
waste water - industrial discharge				1986- present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				1986- present
waste systems - PCB destruction, mobile waste processing units, haulers, sewage, non-hazardous & hazardous waste				1986- present
pesticides - licenses				1986- present

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

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			Fee Paid ☐ ACCT ☐ CHQ ☒ VISA-MC ☐ CASH	
Telephone/Fax Nos. Tel : 905-264-9393	Your Project/Reference No. 21-208-100	Signature of Requester 	☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ SAC ☐ IEB ☐ EAA ☐ EMR ☐ SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 1158 Burnhamthorpe Rd E				
Present Property Owner(s) and Date(s) of Ownership Mattamy (Joshua Creek) Limited				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			All Years	
Orders			All Years	
Spills			All Years	
Investigations/prosecutions ▶ Owner AND tenant information must be provided			All Years	
Waste Generator number/classes			All Years	
Certificates of Approval ▶ Proponent information must be provided				
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	SD	Specify Year(s) Requested		
air - emissions		1986- present		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986- present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986- present		
waste water - industrial discharge		1986- present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986- present		
waste systems - PCB destruction, mobile waste processing units, haulers, sewage, non-hazardous & hazardous waste		1986- present		
pesticides - licenses		1986- present		

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Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 1429 Dundas Street E				
Present Property Owner(s) and Date(s) of Ownership Mattamy (Joshua Creek) Limited				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			All Years	
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water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986- present		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986- present		
waste water - industrial discharge		1986- present		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986- present		
waste systems - PCB destruction, mobile waste processing units, haulers, sewage, non-hazardous & hazardous waste		1986- present		
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Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 1264 Burnhamthorpe Rd E				
Present Property Owner(s) and Date(s) of Ownership Mattamy (Joshua Creek) Limited				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
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Orders			All Years	
Spills			All Years	
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sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1986- present
waste water - industrial discharge				1986- present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				1986- present
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			Fee Paid ☐ ACCT ☐ CHQ ☒ VISA-MC ☐ CASH	
Telephone/Fax Nos. Tel : 905-264-9393	Your Project/Reference No. 21-208-100	Signature of Requester 	☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ SAC ☐ IEB ☐ EAA ☐ EMR ☐ SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) Part Lots 7, 8 and 9, concession 1 North of Dundas Street, Trafalgar; Subject to an easement over Part 13 HR892156; Town of Oakville				
Present Property Owner(s) and Date(s) of Ownership Mattamy (Joshua Creek) Limited				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			All Years	
Orders			All Years	
Spills			All Years	
Investigations/prosecutions ▶ Owner AND tenant information must be provided			All Years	
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From: Public Information Services <publicinformationsservices@tssa.org>
Sent: June 17, 2021 3:44 PM
To: Holly Bowman
Subject: RE: TSSA Request - Oakville

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are records in our database of fuel storage tanks at the subject addresses:

Inst Number	Address	City	Province	Postal Code	Inststatusname	Segment1
10334149	1429 DUNDAS ST E	OAKVILLE	ON	L6J 4Z2	Active	FS PRIVATE FUEL
11640236	1429 DUNDAS ST E	OAKVILLE	ON	L6J 4Z2	Active	FS LIQUID FUEL

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationsservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Sherees



Public Information Agent

Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationsservices@tssa.org

www.tssa.org



From: Holly Bowman <holly.bowman@dsconsultants.ca>
Sent: June 17, 2021 11:25 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: TSSA Request - Oakville

[CAUTION]: This email originated outside the organisation.

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

Good Morning,

Could you please search for any tank records at the following addresses in Oakville:

- 1288 Burnhamthorpe Rd E
- 1158 Burnhamthorpe Rd E
- 1429 Dundas St E
- 1264 Burnhamthorpe Rd E

Thank you,



Holly Bowman, B.Sc., G.I.T.

DS Consultants Ltd

6221 Highway 7, Unit 16, Vaughan, ON, L4H 0K8

Tel: (905) 264-9393

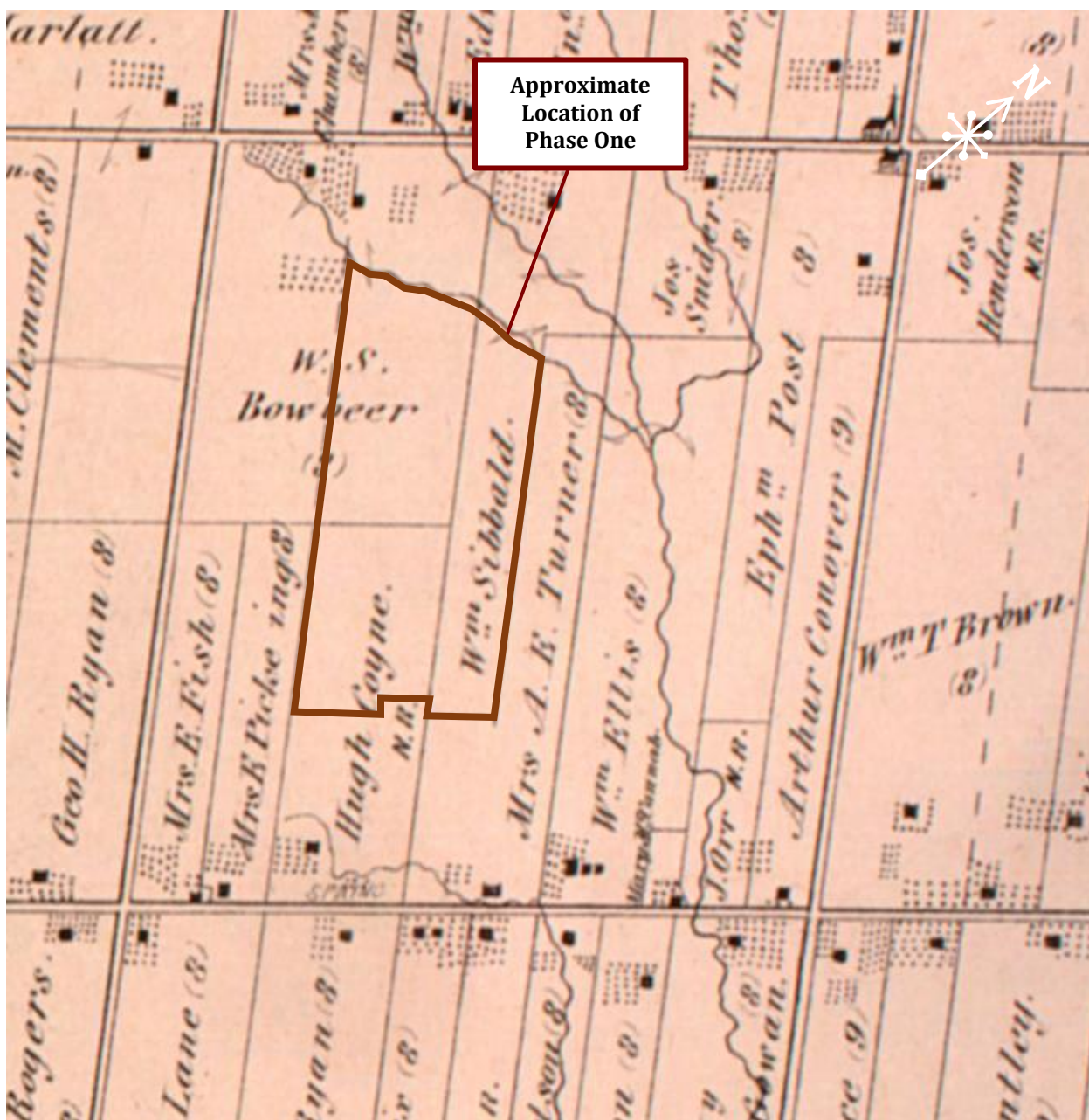
Cell: (519)-301-2867

www.dsconsultants.ca

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Appendix D



© County Atlas Project



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

HALTON COUNTY ATLAS: 1880

Scale:
NTS

Date:
Jul-21

Project:
21-208-100

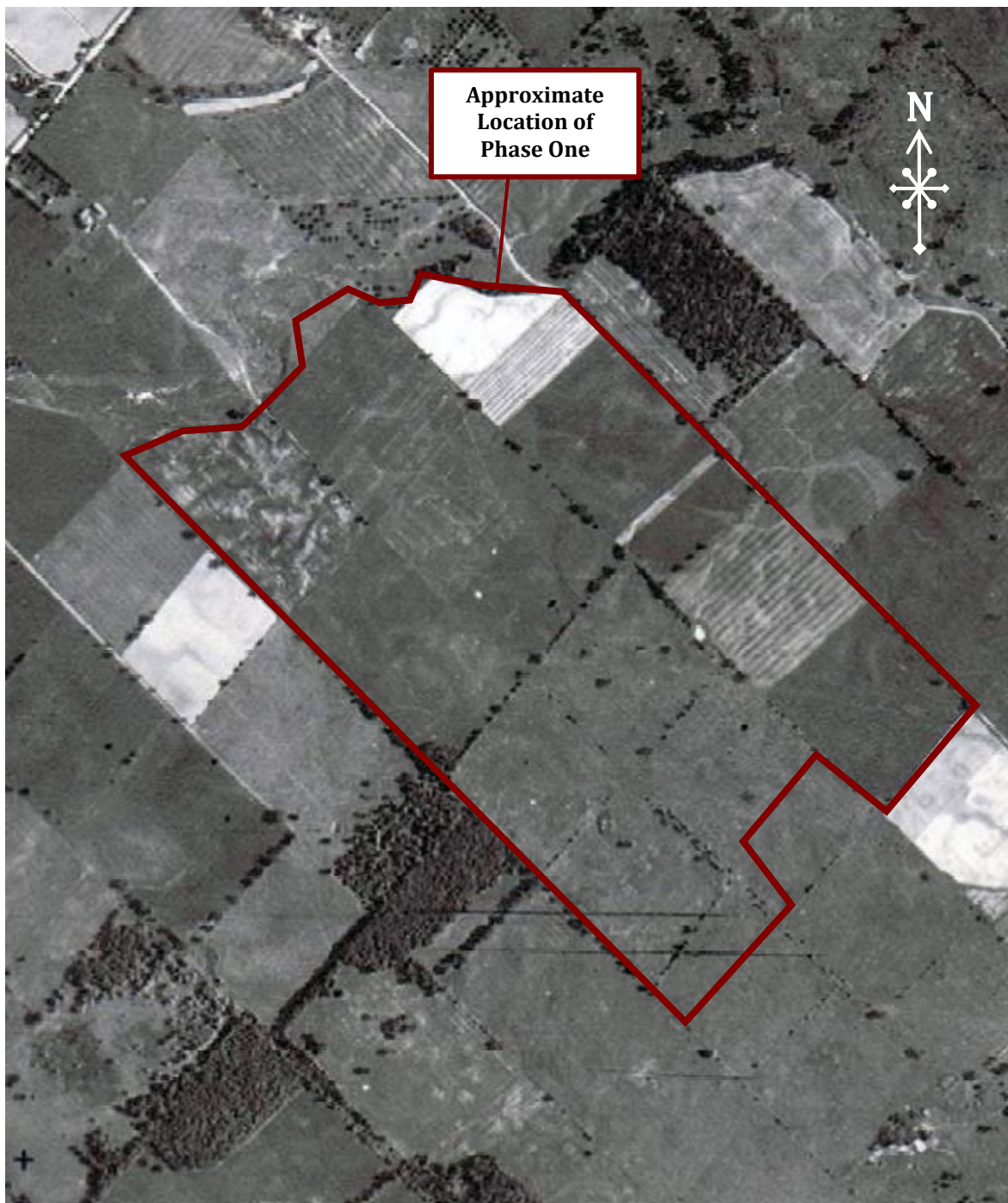
**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
Part of Lots 8 and 9 Concession 1,
North of Dundas Street, Oakville,
Ontario**

Prepared For: Mattamy (Joshua Creek)
Limited

Prepared By:
HB

Reviewed By:
RF

Drawing No.
D-1



© National Archives



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

AERIAL PHOTOGRAPH: 1946

Scale:
~ 1:10,000

Date:
Jul-21

Project:
21-208-100

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT**
**Part of Lots 8 and 9 Concession 1,
North of Dundas Street, Oakville,
Ontario**

Prepared For: Mattamy (Joshua Creek)
Limited

Prepared By:
HB

Reviewed By:
RF

Drawing No.
D-2



©National Archives



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

AERIAL PHOTOGRAPH: 1960

Scale:
~1:10,000

Date:
Jul-21

Project:
21-208-100

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

**Part of Lots 8 and 9 Concession 1,
North of Dundas Street, Oakville,
Ontario**

Prepared For: Mattamy (Joshua Creek)
Limited

Prepared By:
HB

Reviewed By:
RF

Drawing No.
D-3



© Northway Survey Corporation Limited



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

AERIAL PHOTOGRAPH: 1979

Scale:
~1:14,000

Date:
Jul-21

Project:
21-208-100

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

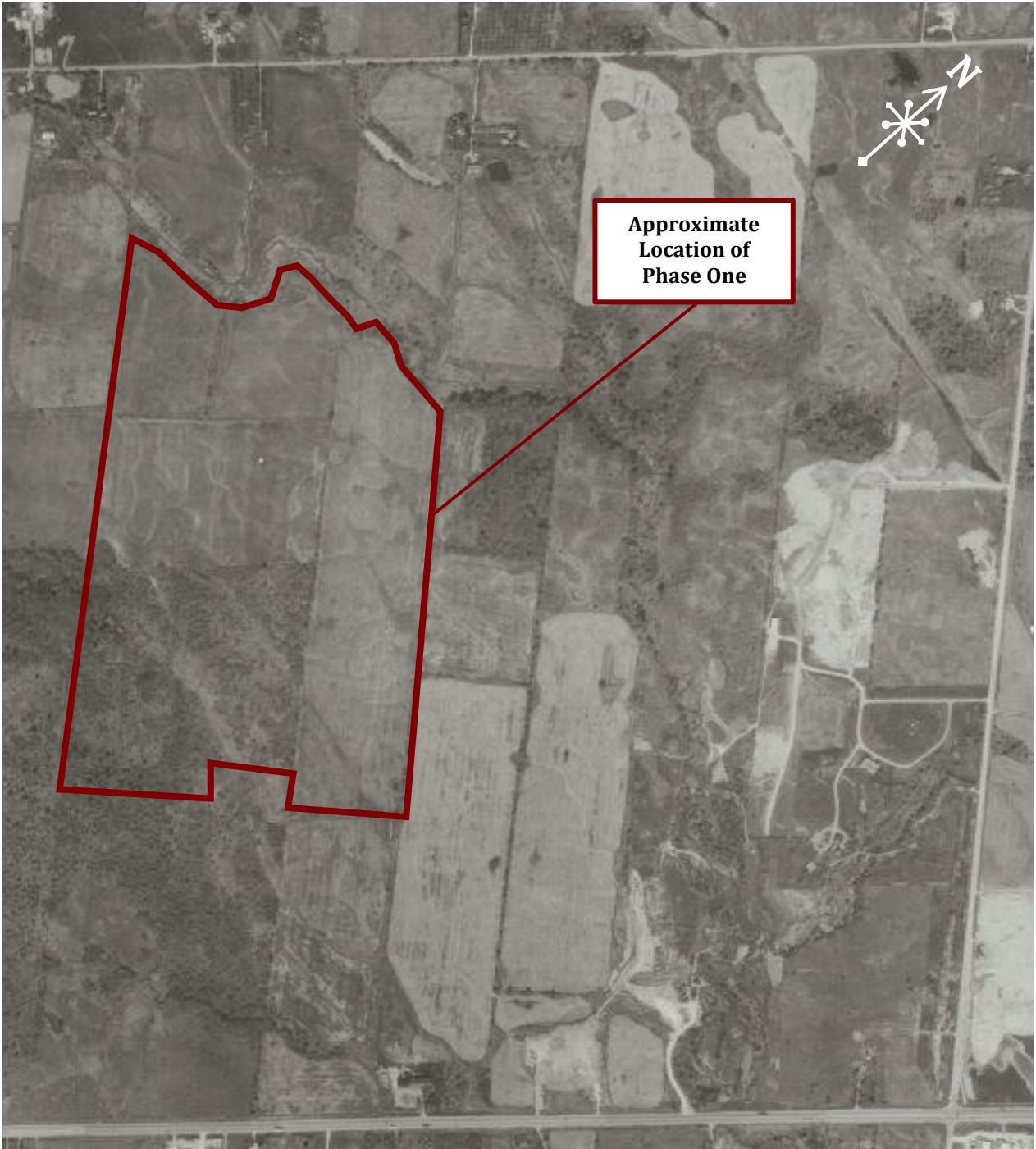
**Part of Lots 8 and 9 Concession 1,
North of Dundas Street, Oakville,
Ontario**

Prepared For: Mattamy (Joshua Creek)
Limited

Prepared By:
HB

Reviewed By:
RF

Drawing No.
D-4



© Northway Map Technology Limited



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

AERIAL PHOTOGRAPH: 1987

Scale:
~1:12,350

Date:
Jul-21

Project:
21-208-100

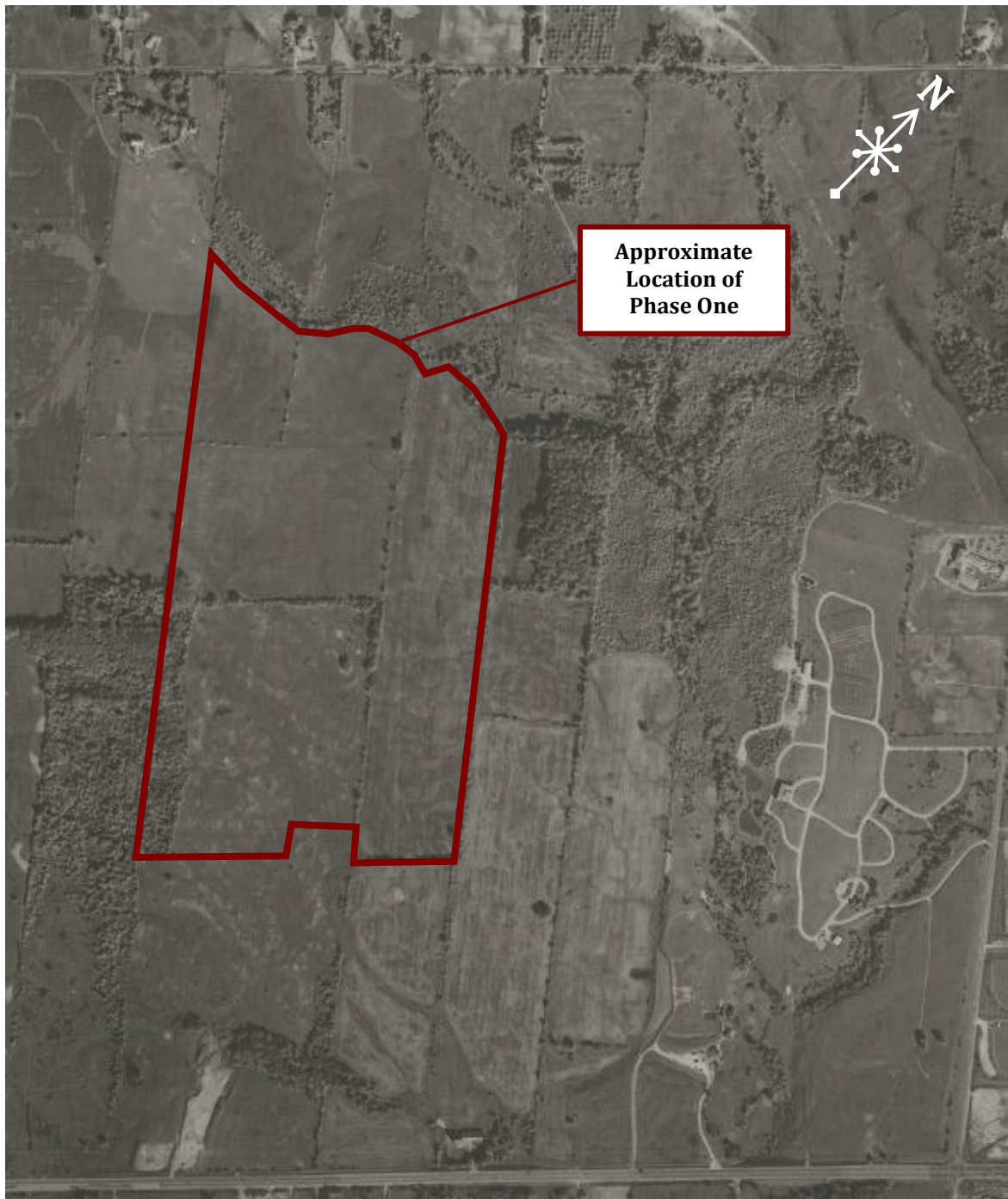
**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT**
**Part of Lots 8 and 9 Concession 1,
North of Dundas Street, Oakville,
Ontario**

Prepared For: Mattamy (Joshua Creek) Limited

Prepared By:
HB

Reviewed By:
RF

Drawing No.
D-5



© Northway Map Technology Limited



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

AERIAL PHOTOGRAPH: 1994

Scale:
~1:12,500

Date:
Jul-21

Project:
21-208-100

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

**Part of Lots 8 and 9 Concession 1,
North of Dundas Street, Oakville,
Ontario**

Prepared For: Mattamy (Joshua Creek) Limited

Prepared By:
HB

Reviewed By:
RF

Drawing No.
D-6



© Google Earth



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

SATELLITE IMAGE: 2004

Scale:
~1:11,670

Date:
Jul-21

Project:
21-208-100

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

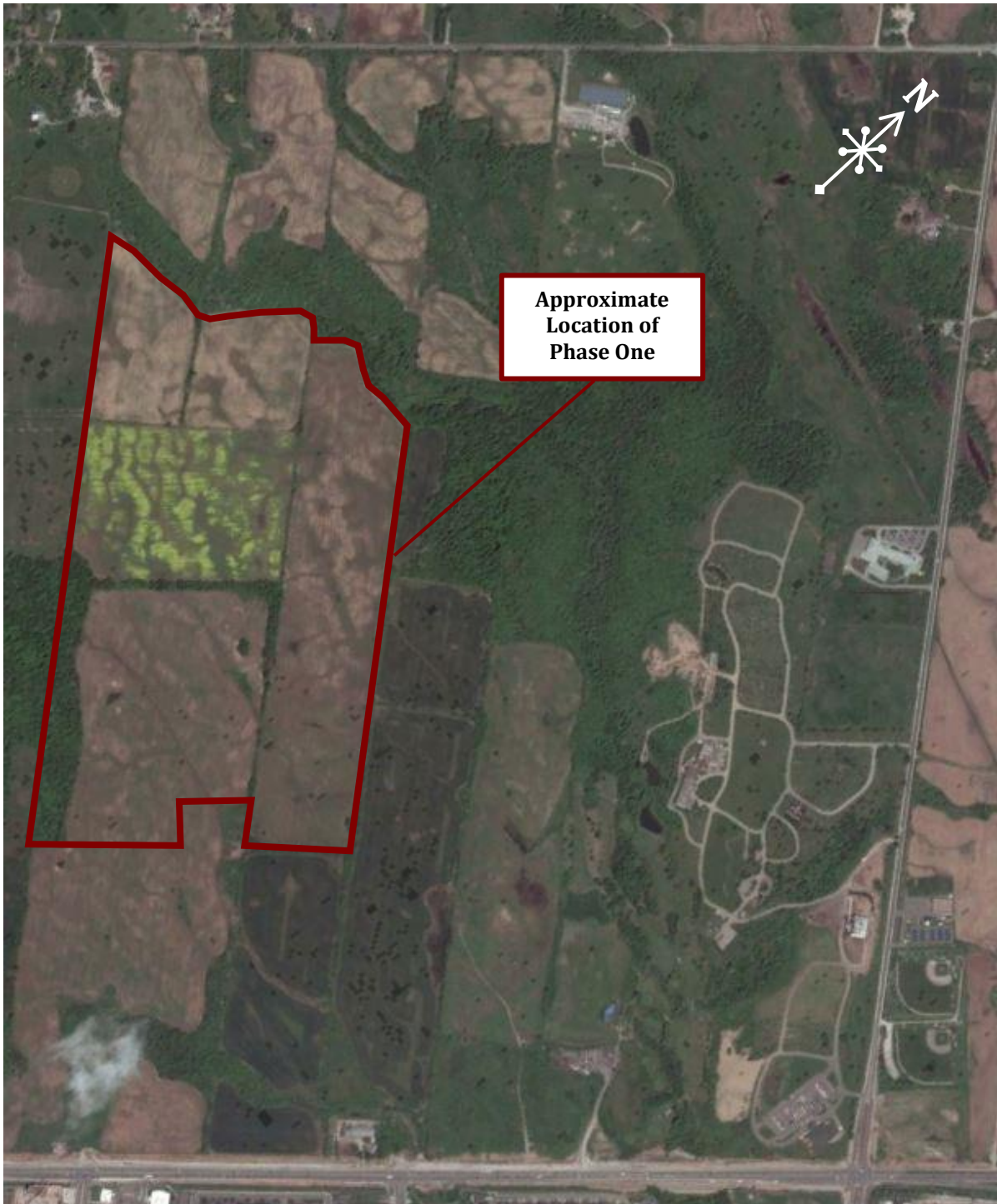
**Part of Lots 8 and 9 Concession 1,
North of Dundas Street, Oakville,
Ontario**

Prepared For: Mattamy (Joshua Creek) Limited

Prepared By:
HB

Reviewed By:
RF

Drawing No.
D-7



© Google Earth



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

SATELLITE IMAGE: 2013

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT**
**Part of Lots 8 and 9 Concession 1,
North of Dundas Street, Oakville,
Ontario**

Scale:
~1:11,860

Date:
Jul-21

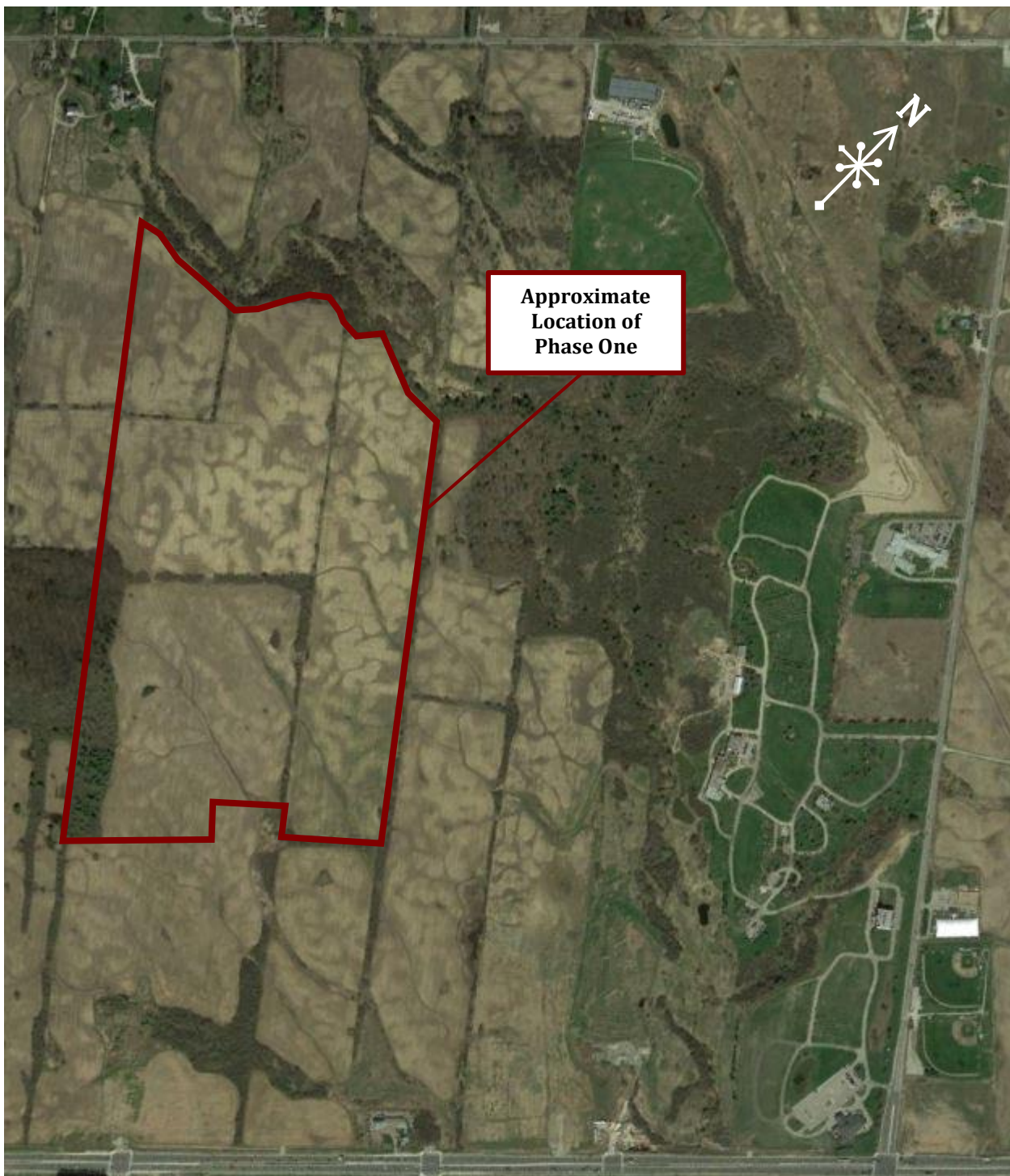
Project:
21-208-100

Prepared By:
HB

Reviewed By:
RF

Prepared For: Mattamy (Joshua Creek) Limited

Drawing No.
D-8



© Google Earth



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

SATELLITE IMAGE: 2018

Scale:
~1:11,600

Date:
Jul-21

Project:
21-208-100

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

**Part of Lots 8 and 9 Concession 1,
North of Dundas Street, Oakville,
Ontario**

Prepared By:
HB

Reviewed By:
RF

Prepared For: Mattamy (Joshua Creek) Limited

Drawing No.
D-9



Appendix E



Picture 1: View of the Southwest end of the Phase One Property , facing North.



Picture 2: View of the Southeast end of the Phase One Property, facing East.



Picture 3: View of the Northeastern end of the Phase One Property, facing Northeast.



Picture 4: View of the Northern end of the Phase One Property, facing South.



Picture 5: View of the Northwestern end of the Phase One Property, facing South.



Picture 6: View of the Western and Central portions of the Phase One Property, facing Southeast.



Picture 7: View of the South Central portion of the Phase One Property, facing Southeast.



Picture 8: View of the Provincially Significant Wetland/wooded area on the Southeast end of the Site, facing West.



Picture 9: View of the South neighbouring property, facing northeast.



Picture 10: View of the East neighbouring property, facing East.



Picture 11: View of the North neighbouring property, facing North.



Picture 12: View of the West neighbouring property, facing Southwest.



Appendix F

CHAIN OF TITLE

Pg. 1A Lisa Leva

LOT: 6, CONC. 1, NDS PLAN: 200ac. OAKVILLE

RE:

INSTRUMENT	OWNERS	FROM	TO
PARENT	CROWN	WILLIAM HSDALE (ALL)	OCT. 28, 1808 JUNE 12, 1839
785 ^L B1S	HENRY STAIN (500ac)	JUNE 12, 1839	DEC. 9, 1856
555 B4S	WILLIAM P. STAIN (REAR PART)	DEC. 9, 1856	AUG 9, 1924
	EST. CATHERINE STAIN, DECEASED		
15068 ^E GR.	WILLIAM BISHOP LEVACK	AUG. 9, 1924	AUG. 18, 1927
16142 ^F GR.	DUNN & LEVACK LTD.	AUG. 18, 1927	JAN 19, 1937
18554 ^H GR.	DORIS BRODY	JAN. 19, 1937	APR. 8, 1941
19606 GR.	JACK SQUIRE WELSMAN, LOLITA WELSMAN, (161.53ac)	APR. 8, 1941	NOV. 7, 1956

CONT'D →

CHAIN OF TITLE

pg 2^A Lisa Leva

LOT:	PLAN:	RE:
INSTRUMENT	OWNERS	FROM TO
58217 GR.	JACK SQUIRE & LOUITA WELSMAN	Nov. 7, 1956
	Longburn Investments Ltd.	
	KELWOOD " "	
	MATLOCK " "	
	STONECLIFFE " "	
	(161-5300)	
MTG. 58218 - Nov 7/56 - Jack Squire Foreclosed (see FOF 162830)	& Lolita Welsman	
MTG 58219 - Nov 7/56	Harold Gross	
58220 GR.	→ - " - - " - - " - - " - - " - - " - - " - - " - - " - - " - - " - - " -	Nov. 7, 1956
	(161-5300)	

Cont'd Page 3

CHAIN OF TITLE

pg. 1 B Lisa Leva

LOT: 6, Conc. 1, NDS PLAN: 2000ac. OAKVILLE

RE:

INSTRUMENT	OWNERS	FROM	TO
	PATENT →		
	WILLIAM TISDALE (all)		
3119 GIFT DEED	THOMAS A. TISDALE (JOHN W. TISDALE) UND. 1/2 INTEREST (750ac)	SEPT. 30, 1846	MAY 1, 1851
29 B4S	THOMAS A. TISDALE (750ac)	MAY 1, 1851	MAR. 23, 1854
590 B4S	THOMPSON SMITH (750ac)	MAR. 23, 1854	DEC. 15, 1856
568 B4S	EPHRAIM POST	DEC. 15, 1856	JAN. 5, 1857
599 B4S	WILLIAM SHAIN 500ac.	JAN. 5, 1857	AUG. 9, 1924
	EST. CATHERINE SHAIN, widow - Deceased		
15068 GR.	WILLIAM BISHOP LEVACK	AUG. 9, 1924	AUG. 18, 1927
			CONT'D →

CHAIN OF TITLE

20 Lisa Leva

LOT:	PLAN:	RE:
INSTRUMENT	OWNERS	FROM TO
	WILLIAM BISHOP LEVACK	AUG. 18, 1927
16142 ^F GR.	DUNN & LEVACK LTD.	AUG. 18, 1927 JAN. 19, 1937
18554 ^H GR.	DORIS BRODY	JAN. 19, 1937 APR. 8, 1941
19606 GR.	JACK SQUIRE WELSMAN LOLITA WELSMAN (1615300)	APR. 8, 1941 NOV. 7, 1956
58217 GR.	LOOGBURN INVESTMENTS LTD KELWOOD " " MATLOCK " " STONECLIFFE " "	NOV. 7, 1956 FEB. 3, 1964
MTG 58218 NOV 7/56 FORECLOSED @ FOF 162830 MTG 58219 - " -	Jack Squire & Lolita Welsman Harold Gross	
58220 GR.	LOOGBURN INV'S LTD et al	NOV 7, 1956 FEB. 3, 1964

CONT'D Pg. 3

Page 3 Lisa Leva

RE:

INSTRUMENT	OWNERS	FROM	TO
162830 Cert. FOF (mtg 58218)	LONGBURN INV'S LTD ETAL JACK SQUIRE WELSMAN LOLITA WELSMAN	FEB 03, 1964	APR. 30, 1968
246052 GR.	MILKWOOD PROPERTIES LIMITED	APR. 30, 1968	JAN 15, 1969
263229 GR.	TRANS-OAKVILLE PROPERTIES LIMITED	JAN. 15, 1969	JULY 31, 1969
276403 GR. (COPY) HR 112902 ALL ABSOLUTE TITLE	LAKEPORT DEVELOPMENTS CO. LIMITED	JULY 31, 1969	2004-06-07
HR 291732 TRANS (COPY)	<u>BRESSA DEVELOPMENTS LIMITED</u>	2004-06-07	<u>PRESENT</u>

CHAIN OF TITLE

Pg 1 Lisa Leva

LOT: 7, CONC. 1 - NDS PLAT: 200 AC. OAKVILLE

RE:

INSTRUMENT	OWNERS	FROM	TO
PATENT	CROWN	EZEKIEL POST.	FEB. 13, 1808
727 B & S.		(ALL) JOHN C. POST	APR. 25, 1834
		(75 AC)	JUNE 29, 1841
74 ^N B & S		HENRY SHAIN	JUNE 29, 1841
		(")	JULY 10, 1842
530 ^N B & S		JOHN C. POST	JULY 10, 1842
		(")	MAR. 15, 1854
578 ^B B & S.		WILLIAM CRAWFORD	MAR. 15, 1854
			NOV. 21, 1854
793 ^b B & S.		THOMAS FALCON	NOV. 21, 1854
524 ^c COURT ORDER	RICHARD MARTIN ET AL (PLFFS.)	- " - - " - J & F IS	NOV. 12, 1856
			JUNE 28, 1859
128 B & S.		JAMES MITCHELL	JUNE 28, 1859
		(75 AC)	

CONT'D

CHAIN OF TITLE

pg. 2 Lisa Leva

LOT:

PLAN:

RE:

INSTRUMENT	OWNERS	FROM	TO
	JAMES MITCHELL (75ac)		MAY 16, 1860
442 ^D B+S	WILLIAM ELLIS (75)	MAY 16, 1860	MAY 31, 1866
720 ^E Release	↓ WILLIAM T. BRADY (-"-)	MAR 31, 1866	APR 17, 1879
2739 ^M B+S	- "- - "-		MAR 25, 1886
4567 ^Q B+S	HENRY STEPHENS (75ac)	MAR 25, 1886	SEPT 29, 1920
13521 ^D GR.	WILLIAM B. LEVACK ESTATE	SEPT 29, 1920	AUG 18, 1927
16142 ^F GR.	DUNN & LEVACK LIMITED (75)	AUG 18, 1927	JAN 19, 1937
18554 ^N GR.	DORIS BRADY (800ac & 75)	JAN 19, 1937	APR 06, 1941

CONT'D

CHAIN OF TITLE

Pg. 3 Lisa Leva

LOT:

PLAN:

RE:

INSTRUMENT	OWNERS	FROM	TO
GR. 19606 ^B	Doels Brody (7500)		APR. 06, 1941
	Jack Squire Welman LOLITA - " - W.J.T. (acc)	APR. 06, 1941	Nov. 07, 1956
58217 ^N GR.	SEE FOF 162830	Longbuen / INVESTMENTS LTD KELWOOD " " MARLOCK " " STONECLIFFE " " (161.5300)	Nov. 7, 1956
58218 ^N MTG. FOF 162830	Jack Squire Welman & Lolita Welman		
58219 ^N MTG.			
58220 ^N GR. CL.			

CONTD Pg 4

CHAIN OF TITLE

Page 4 Lisa Leva

LOTS 6, 7, 8, Bldg. 1, NDS RE: OAKVILLE

RE:

INSTRUMENT	OWNERS	FROM	TO
	LONGBURN INV'S LTD ETAL		
162830 Cert. FOF (mtg 58218)	JACK SQUIRE WELSMAN LOLITA WELSMAN	FEB 03, 1964	APR. 30, 1968
246052 GR.	MILKWOOD PROPERTIES LIMITED	APR. 30, 1968	JAN 15, 1969
263229 GR.	TRANS-OAKVILLE PROPERTIES LIMITED	JAN. 15, 1969	JULY 31, 1969
276403 GR.	(COPY) LAKEBRI DEVELOPMENTS CO. LIMITED	JULY 31, 1969	2004-06-07
HR 112902 APPL.	ABSOLUTE TITLE (COPY)		
HR 291732 TRANS	(COPY) BRESSA DEVELOPMENTS LIMITED	2004-06-07	PRESENT

CHAIN OF TITLE

LOT: 8, CND. 1, NDS PLAN: (200ac.) OAKVILLE

RE:

INSTRUMENT	OWNERS	FROM	TO	
PARENT	CROWN	MARY DAVIDSON	AUG. 29, 1810	JULY 12, 1825
324 ^C B&S.		JOHN SMITH	JUL. 12, 1825	MAY 14, 1830
285 ^F will		EST. ↓ Dempster SMITH	MAY 14, 1830	JAN 11, 1851
		JAMES SMITH (133 1/3 ac.)		
496 ^B B&S		WILLIAM P. SMITH (- "-)	JAN. 11, 1851	MAR. 24, 1855
944 ^B B&S.		WILLIAM GILBALCH (- "-)	MAR. 24, 1855	Dec 26, 1855
195 ^C GR. Dec. 5/85	JOSEPH ORR (300 ac.) NOL			
224 ^C B&S.		ANDREW LINDSAY (103 1/3 ac.)	Dec. 26, 1855	MAR. 7, 1861
609 ^C B&S		RICHARD BloomFIELD (103 1/3 ac.)	MAR. 7, 1861	Dec. 30, 1865

CONT'D

CHAIN OF TITLE

Pg 2 Lisa Leva

LOT: 8, Conc. 1, NDS PLAN: OAKVILLE

RE:

INSTRUMENT	OWNERS	FROM	TO
	RICHARD BLOOMFIELD		Dec 30, 1865
662 ^E B+S	WILLIAM GILBACH	Dec. 30, 1865	APR. 2, 1877
2196 ^L B+S.	ROBERT SCOTT (103 1/3 ac.)	APR. 2, 1877	FEB. 20, 1879
2706 ^M B+S	JOSEPH TWEDDLE (103 1/3 ac.)	FEB. 20, 1879	MAR. 8, 1881
3203 ^N B+S.	JOHN FORSTER (103 1/3 ac.)	MAR. 8, 1881	Nov. 1, 1882
3687 ^O B+S.	NEWTON LUTHER FORSTER (103 1/3 ac.)	Nov. 1, 1882	FEB. 27, 1923
14519 GR.	WILLIAM NEWTON FORSTER (103 1/3 ac.)	FEB. 27, 1923	FEB. 4, 1928
15241 GR.	CASSIE DRURY FORSTER (103 1/3 ac.)	FEB. 4, 1928	MAR. 6, 1929
16621 GR.	NEWTON LUTHER FORSTER (103 1/3 ac.)	MAR. 6, 1929	APR 18, 1929

Cont'd.

CHAIN OF TITLE

Pg. 3 Lisa Leva

LOT: 8, CONC. 1, NDS	PLAN: OAKVILLE	RE:
INSTRUMENT	OWNERS	FROM TO
	NEWTON LUTHER FOERSTER	APR. 18, 1929
16668 ^F GR.	THOMAS SCOTT WILLIAM J. SCOTT (130 1/3 ac)	APR. 18, 1929 FEB. 2, 1937
18564 ^H GR. CL.	WILLIAM J. SCOTT (103 1/3 ac)	FEB. 2, 1937 FEB. 2, 1937
18566 ^H GR.	GEORGE ST. LEGER McPALL (103 1/3 ac)	FEB. 2, 1937 JAN. 10, 1969
262957 GR.	TRANS-OAKVILLE PROPERTIES LIMITED	JAN. 10, 1969 JULY 31, 1969
276403 GR.	(copy) LAKEPORT DEVELOPMENTS CO. LTD. (107.673 ac) (4.003 ac) (0.293 ac)	JULY 31-1969 2004.0607
HR 112902	APPL. TITLE ASSOCIATE (copy)	
HR 291732 TRANS.	(copy) <u>BESSA DEVELOPMENTS LIMITED</u> <u>all</u>	2004-06-14 <u>present</u>

LAND
REGISTRY
OFFICE #20

24930-0167 (LT)

PAGE 1 OF 2
PREPARED FOR LL
ON 2014/10/24 AT 11:57:58

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

PROPERTY DESCRIPTION: PT LTS 6,7 & 8, CON 1 TRAF NDS, PT 1 20R14669 S & E PTS 10 & 12 HR892160; S/T TEMPORARY EASEMENT OVER PTS 11,13 & 14 HR892160; TOWN OF OAKVILLE

PROPERTY REMARKS: S/T SUB.SEC. 44(1) OF THE LAND TITLES ACT EXCEPT PAR. 3 & 14 AND PROVINCIAL SUCCESSION DUTIES & EXCEPT PAR. 11 AND ESCHEATS OR FORFEITURE TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 24930-0111 ✓

PIN CREATION DATE:
2010/11/29

OWNERS' NAMES
BRESSA DEVELOPMENTS LIMITED

CAPACITY SHARE
NC

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2010/11/29 **						
676242	1987/09/17	AGREEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
726072	1989/08/17	RELEASE				C
REMARKS: 676242						
20R14669	2002/06/14	PLAN REFERENCE				C
HR123919	2002/06/14	APL ABSOLUTE TITLE		LAKEPORT DEVELOPMENTS CO. LIMITED	LAKEPORT DEVELOPMENTS CO. LIMITED	C
HR291732	2004/06/07	TRANSFER	\$12,494,602	LAKEPORT DEVELOPMENTS CO. LIMITED	BRESSA DEVELOPMENTS LIMITED	C
HR658103	2008/04/24	NOTICE		THE CORPORATION OF THE TOWN OF OAKVILLE		C
HR689764	2008/08/15	NOTICE	\$1	NORTH OAKVILLE COMMUNITY BUILDERS INC.		C
HR719272	2008/11/25	NOTICE		NORTH OAKVILLE COMMUNITY BUILDERS INC.		C
20R18232	2009/04/21	PLAN REFERENCE				C
HR1165728	2014/02/20	NOTICE	\$2	MATTAMY (BROWNRIDGE) LIMITED MATTAMY (WILLMOTT) LIMITED MATTAMY (MILTON WEST) LIMITED LOWER FOURTH LIMITED PENDENT DEVELOPMENTS LIMITED 404072 ONTARIO LIMITED BRESSA DEVELOPMENTS LIMITED SHERBORNE LODGE DEVELOPMENTS LIMITED DUNOAK DEVELOPMENTS INC.	THE REGIONAL MUNICIPALITY OF HALTON	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.

SUBJECT LANDS - 0167- (FSA) 1

Revoir

24930-0167 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR1165771	2014/02/20	NOTICE	\$2	BRESSA DEVELOPMENTS LIMITED	THE REGIONAL MUNICIPALITY OF HALTON	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.

Subject Lands - 0167

2

PROPERTY DESCRIPTION:

PT LTS 6,7 & 8, CON 1 TRAF NDS, PT 1 20R14669; OAKVILLE.

PROPERTY REMARKS:

S/T SUB.SEC. 44(1) OF THE LAND TITLES ACT EXCEPT PAR. 3 & 14 AND PROVINCIAL SUCCESSION DUTIES & EXCEPT PAR. 11 AND ESCHEATS OR FORFEITURE TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE.

ESTATE/QUALIFIER:

FEE SIMPLE

ABSOLUTE

RECENTLY:

RE-ENTRY FROM 24930-00211✓

PIN CREATION DATE:

2002/06/14

OWNERS' NAMES

BRESSA DEVELOPMENTS LIMITED

CAPACITY SHARE

NC

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2002/06/14 **						
NOTE: THIS PROPERTY WAS RETIRED ON 2010/11/29. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 24930-0165 TO 24930-0167						
51786	1956/06/14	ASSIGNMENT GENERAL		*** DELETED AGAINST THIS PROPERTY ***		
276403	1969/07/31	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	LAKEPORT DEVELOPMENTS CO. LIMITED	
676242	1987/09/17	AGREEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
726072	1989/08/17	RELEASE				C
REMARKS: 676242						
HR54252	2001/06/12	CHARGE		*** DELETED AGAINST THIS PROPERTY *** LAKEPORT DEVELOPMENTS CO. LIMITED	BRESSA DEVELOPMENTS LIMITED	
HR112902	2002/04/19	NO APL ABSOLUTE		LAKEPORT DEVELOPMENTS CO. LIMITED	LAKEPORT DEVELOPMENTS CO. LIMITED	C
HR122972	2002/06/10	NOTICE		*** DELETED AGAINST THIS PROPERTY *** LAKEPORT DEVELOPMENTS CO. LIMITED	BRESSA DEVELOPMENTS LIMITED	
REMARKS: HR54252						
20R14669	2002/06/14	PLAN REFERENCE				C
HR123919	2002/06/14	APL ABSOLUTE TITLE		LAKEPORT DEVELOPMENTS CO. LIMITED	LAKEPORT DEVELOPMENTS CO. LIMITED	C
HR152809	2002/10/11	APL (GENERAL)		*** COMPLETELY DELETED *** LAKEPORT DEVELOPMENTS CO. LIMITED		
REMARKS: DELETE 51786						

Prior

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.

O.L.D. Print file 0111 (LSR)
1

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR202170	2003/06/09	NOTICE		*** COMPLETELY DELETED *** LAKEPORT DEVELOPMENTS CO. LIMITED	BRESSA DEVELOPMENTS LIMITED	
		REMARKS: HR54252				
HR291732	2004/06/07	TRANSFER	\$12,494,602	LAKEPORT DEVELOPMENTS CO. LIMITED	BRESSA DEVELOPMENTS LIMITED	C
HR291736	2004/06/07	CHARGE		*** COMPLETELY DELETED *** BRESSA DEVELOPMENTS LIMITED	LAKEPORT DEVELOPMENTS CO. LIMITED	
HR291737	2004/06/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** BRESSA DEVELOPMENTS LIMITED		
		REMARKS: RE: HR54252				
HR658103	2008/04/24	NOTICE		THE CORPORATION OF THE TOWN OF OAKVILLE		C
HR689764	2008/08/15	NOTICE	\$1	NORTH OAKVILLE COMMUNITY BUILDERS INC.		C
HR719272	2008/11/25	NOTICE		NORTH OAKVILLE COMMUNITY BUILDERS INC.		C
20R18232	2009/04/21	PLAN REFERENCE				C
HR805521	2009/12/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** LAKEPORT DEVELOPMENTS CO. LIMITED		
		REMARKS: HR291736.				
HR892160	2010/11/26	PLAN EXPROPRIATION			THE REGIONAL MUNICIPALITY OF HALTON	C
		REMARKS: 10 TO 14				

old prior title - 0111 (ESA)

2

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 *

PROPERTY DESCRIPTION: PT LTS 6,7 & 8, CON 1 TRAF NDS, AS IN 276403 EXCEPT PT 1 20R7898 & 343576; OAKVILLE.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/03/25

OWNERS' NAMES
LAKEPORT DEVELOPMENTS CO. LIMITED

CAPACITY SHARE

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 2002/06/14. THIS PROPERTY IS NOW RE-ENTERED INTO THE FOLLOWING PROPERTY: 24930-0111						
51786	1956/06/14	ASSIGNMENT GENERAL				C
276403	1969/07/31	TRANSFER	\$2		LAKEPORT DEVELOPMENTS CO. LIMITED	C
20R6774	1984/10/24	PLAN REFERENCE				C
20R7898	1987/01/22	PLAN REFERENCE				C
676242	1987/09/17	AGREEMENT			THE CORPORATION OF THE TOWN OF OAKVILLE	C
20R9420	1989/07/12	PLAN REFERENCE				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.

Prior Title - 0021 (554)
Prior Title
①

LAND
REGISTRY
OFFICE #20

24930-0021 (LT)

PAGE 2 OF 2
PREPARED FOR LL
ON 2014/10/24 AT 11:57:54

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

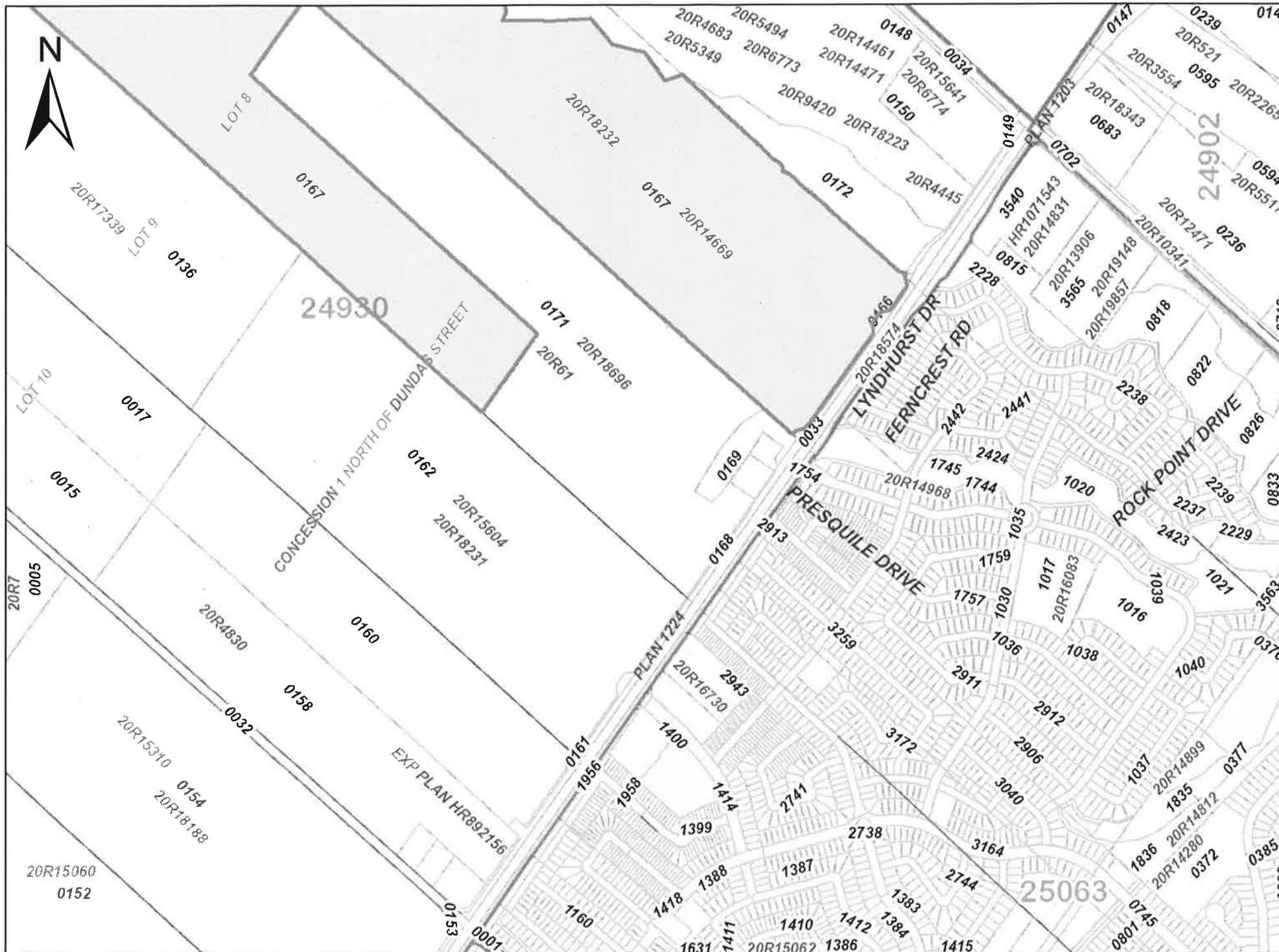
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
726072	1989/08/17	RELEASE				C
REMARKS: 676242						
HR54252	2001/06/12	CHARGE	\$1,600,000	LAKEPORT DEVELOPMENTS CO. LIMITED	BRESSA DEVELOPMENTS LIMITED	C
HR101998	2002/02/19	APL (GENERAL)		*** COMPLETELY DELETED *** LAKEPORT DEVELOPMENTS CO. LIMITED		
REMARKS: DELETE S/T LIFE INTEREST IN 262957 CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 24930-0021 IN ERROR AND WAS RE-INSTATED ON 2002/05/30 BY JENNIFER HOLMES.						
HR112902	2002/04/19	NO APL ABSOLUTE	COPY	LAKEPORT DEVELOPMENTS CO. LIMITED	LAKEPORT DEVELOPMENTS CO. LIMITED	C COPY
HR122972	2002/06/10	NOTICE		\$2 LAKEPORT DEVELOPMENTS CO. LIMITED	BRESSA DEVELOPMENTS LIMITED	C
REMARKS: HR54252						
20R14669	2002/06/14	PLAN REFERENCE				C
HR123919	2002/06/14	APL ABSOLUTE TITLE		LAKEPORT DEVELOPMENTS CO. LIMITED	LAKEPORT DEVELOPMENTS CO. LIMITED	C

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0. kids - prior title - 0021

2

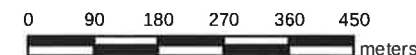




ServiceOntario

PRINTED ON 24 OCT, 2014 AT 12:05:21
FOR LL

SCALE



PROPERTY INDEX MAP

HALTON (No. 20)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

