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**A REPORT TO
GREEN GINGER DEVELOPMENTS INC.**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED RESIDENTIAL DEVELOPMENT

**271 DUNDAS STREET EAST
TOWN OF OAKVILLE**

Reference No. 1007-E120

December 8, 2010

DISTRIBUTION

3 Copies - Great Gulf Homes Limited
1 Copy - Soil Engineers Ltd. (Mississauga)



EXECUTIVE SUMMARY

Soil Engineers Ltd. was retained to carry out a Phase I Environmental Site Assessment (ESA) at 271 Dundas Street East in the Town of Oakville.

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

Throughout the years, the subject lands were mainly used for agricultural and residential purposes. The neighbouring properties consist mainly of farmland with associated farmhouses to the north, west and east, across Trafalgar Road. A commercial development is located to the south across Dundas Street East.

The Phase I ESA has revealed that earth fill is present on the site having Electrical Conductivity levels exceeding the Table 1 soil quality criteria (coarse-textured soils) for all non-agricultural property use under Part XV.1 of the EPA. We recommend that the impacted fill material be delineated and removed from the site.

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1.0 INTRODUCTION

1.1 General

In accordance with our proposal dated July 22, 2010, as approved on July 26, 2010, by Ms. Kathleen Schofield of Green Ginger Developments Inc., Soil Engineers Ltd. has carried out a Phase I Environmental Site Assessment (ESA), as defined by the Environmental Protection Act, Ontario Regulation 153/04, at 271 Dundas Street East, in the Town of Oakville.

The study was conducted in general conformance with the November 2001 CSA Standard Z768-01, partially updated April 2003. A Phase I ESA may be required for the following purposes:

- (a) regulatory request, order or direction;
- (b) liability assessment for a proposed acquisition or potential divestiture of a site;
- (c) due diligence investigation in support of a real estate or financing agreement;
- (d) baseline liability assessment for a tenancy at a site; and
- (e) due diligence investigation in compliance with a corporate environmental stewardship policy.

The purpose of this study was to identify the potential for environmental concern associated with the subject property and to file a Record of Site Condition in anticipation of a regulatory request, order or direction associated with the proposed development.



1.2 Scope of Work

This Phase I study consists of the following:

- Review of records to assess past activities that could have had a potential impact on the environmental quality of the subject property.
- Review of findings from our geotechnical investigation.
- A site reconnaissance for identification of potential on-site environmental concerns.
- Observation of adjacent properties and their potential impact on the subject property.
- Interviews with persons knowledgeable of the site.
- Preparation of this report containing our findings, relevant research documents and our assessment.

1.3 Site Description

The subject property, as shown on the Site Location Plan, Drawing No. 1, is located at the northwest quadrant of Dundas Street East (Highway 5) and Trafalgar Road (formerly Seventh Line) in the Town of Oakville. The centroid of the property, based on a UTM grid coordinate system using 1983 North American Datum, is located at 17 T 602831 m E and 4816073 m N. The Property Identification Number (PIN) is 24929-0240, as shown on the Property Index Map (Block 24929), Drawing No. 2.



The property is Part of Lots 13 and 14, Concession 1, North of Dundas Street, in the Geographic Township of Trafalgar, now the Regional Municipality of Halton. The property is described in the Parcel Register as PT LTs 13 & 14, CON 1 TRAF NDS, PT 1, 20R14237 EXCEPT PTS 2 & 3, 20R11325 & PT 1, 20R11632 TOWN OF OAKVILLE. It has the municipal address of 271 Dundas Street East, Town of Oakville. A copy of a property survey plan (Plan 20R-14237) for the subject site is presented on Drawing No. 3.

The property is irregular in shape and encompasses an approximate area of 63.5 ha (156.9 ac). At the time of inspection, the site consisted of cultivated agricultural land, with wooded areas at the north and north-central sectors. A grass-covered area in the midsection of the site is maintained and used by a model plane flying club. A creek traverses the site, and a pond is located in the southeast sector.

A residential development is proposed for the subject site. A Development Plan retrieved from the Town of Oakville website is present on Drawing No. 4. It is anticipated that the new development will be provided with municipal services and roadways meeting municipal standards.



2.0 RECORDS REVIEW

2.1 Land Title Search

A land title search was conducted for the subject site at the Halton Region Land Registry Office.

In the early 1800s, the subject land was Part of Lots 13 and 14, Concession 1, NDS, Township of Trafalgar, County of Halton (now Town of Oakville, Regional Municipality of Halton).

Lot 13 was patented to A. Grobb by the Crown in 1808, granted to P. Clive in 1809, and was subsequently transferred to J. Applebe in 1836. Lot 14 was patented to J. Thomson in 1808, sold to G. Papps in 1872 and then purchased by W. Johnson in 1877.

A copy of a Historical Map is presented on Drawing No. 5, showing the subject site was owned by J. Applebe and M. Papps, and appears to have been farmland, with 2 homesteads in the southern portion. A portion of the subject site was apparently used as orchard at that time.

Throughout the years, the ownership of the property changed several times between private individuals. By 1952, the entire property within Lots 13 and 14 was owned by the Hall Family, and it was sold to International Livestock Exporters in 1962, then transferred to Motor City Investments and Enterprises Limited later in the same year. In 1966, the property was granted to Hays Farms International Ltd., and to Accord Realty Limited in 1968 which sold its 1/3 interest to Gorecki-Gray Enterprises Inc. and Clear-Day Investments Limited in 1986.



The latest ownership transactions for the site are presented in the table below:

Address	271 Dundas Street East, Town of Oakville			
PIN	24929-0240			
Instrument Type	Instrument No.	Year	Grantor	Grantee
TRANSFER	HR26101	2000	Accord Reality Limited	Green Ginger Developments Inc.
TRANSFER	HR26103	2001	Gorecki-Gray Enterprises Inc.	Green Ginger Developments Inc.
APL ABSOLUTE TITLE	HR 70030	2001	Clear-Day Investment Limited, Green Ginger Developments Inc.	Clear-Day Investment Limited, Green Ginger Developments Inc.
Current Registered Owner			Clear-Day Investment Limited, Green Ginger Developments Inc.	

2.2 Area Mapping

Ontario Base Maps

Ontario Base Maps for the years 1980, 1982 and 1989, and a 1989 Topographic Map were available, showing the land features at those dates. Copies of the maps are presented on Drawing Nos. 6, 7, 8 and 9. The maps show Morrison Creek traversing the site from the northwest to the southeast. At the southeast corner of the site, a tributary branches easterly from the creek, traversing the adjacent property to the east. A small pond in the southeast sector can be seen on the 1989 Base Map. The surrounding neighbouring properties generally consist of farmland with rural residences. Several residences on the west side of Trafalgar Road, east of the southeast sector of the site, can be seen in the 1982 Base Map. Based on the topography of the area, groundwater and precipitation runoff are expected to generally flow southerly, with local drainage at the site towards the creek.



2.3 Aerial Photography

Aerial photographs were obtained from the Natural Resources Canada National Air Photo Library and the Town of Oakville official website. A review of aerial photographs, dated 1954, 1978, and 2010, indicates land features at the subject site consistent with those shown on the maps. The site consisted mainly of farm fields, with the farm buildings and residences located in the south sector. Morrison Creek traverses the site from the northwest to the southeast. A small pond is located in the southeast portion of the site. Treed areas were noticed in the north and midsectors of the subject site. Structures that were present in the southwest sector of the site in the 1954 photograph are not present in the 1978 and 2010 photographs, and structures in the south sector of the site in the 1978 photograph are not present in the 2010 aerial photograph. A retail fuel station is noticed at the northwest corner of Trafalgar Road and Dundas Street East in the 1978 and 2010 aerial photographs.

In the 1954 and 1978 photographs, the neighbouring properties in the vicinity of the site appear to have been used for agricultural purposes and rural residences. In the 2010 photograph, a considerable amount of development was noticeable at the south neighbouring properties across Dundas Street East. Copies of the aerial photographs are presented in Appendix 'A'.



2.4 Ministry of the Environment Records and Databases

Waste Disposal Sites

Active and closed landfill sites located in excess of 1 km from the subject property are considered to have no significant potential for environmental impact on the subject site. Soil Engineers Ltd. reviewed the Ontario Ministry of the Environment (MOE) "Waste Disposal Site Inventory", dated June 1991. There was no record of either an active or closed waste disposal site within 1 km of the subject site.

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

Soil Engineers Ltd. reviewed the MOE "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario", dated November 1988, and the "Inventory of Coal Gasification Plant Waste Sites in Ontario", dated April 1987. There were no records of coal gasification plants, coal tar distillation plants, creosote plants, etc., at or within the vicinity of the subject site. All facilities of this nature are located in excess of 1 km from the subject property and are considered to have no significant potential for environmental impact on the subject site.

PCB Waste Storage Sites

The MOE "Ontario Inventory of PCB Storage Sites", dated 2000, was reviewed. The subject site was not registered as a PCB waste storage site, and there are no PCB waste storage sites within a 250 m radius.



MOE Waste Generator

The MOE Waste Generator Registration database files, dated 2000 and 2007, were reviewed. The site was not registered as a waste generator within Regulation 558 of the Environmental Protection Act, and there are no registered waste generators within a 250 m radius.

MOE Freedom of Information

Soil Engineers Ltd. sent an inquiry letter to the MOE Freedom of Information Office for documented environmental concerns and citations on the subject property. No response had been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance.

2.5 Other Sources

CGI Information Systems and Management Consultants Inc.

During the years which were researched, the site was always used for agricultural purposes. Plans and Fire Insurance Maps were last published by CGI Information Systems and Management Consultants Inc. in the mid-1970s and did not cover agricultural areas. Therefore, no information pertaining to this site was requested.

Municipal Property Assessment Corporation

Since there are currently no structures on the site, a search of the MPAC database was not conducted.



2.6 Occupancy Search

An occupancy search was conducted at the Toronto Reference Library using the 1960, 1962, 1965, 1971, 1973, 1975, 1981, 1984, 1990, 1992, 1995, 1997 and 2000 city directories.

According to the directories, the subject site was occupied by private individuals.

The occupants listed for the neighbouring properties within a 250 m radius of the subject site are a fuel retail outlet, and private individuals.

2.7 Geotechnical Investigation Findings

Soil Engineers Ltd. previously conducted a geotechnical investigation at the subject property. The investigation, consisting of 15 boreholes to various depths, disclosed that beneath a layer of topsoil, the site is generally underlain by a stratum of silty clay till bedding onto shale bedrock. A surficial layer of earth fill was found at one borehole (BH 4) located near the former house in the southeast sector of the site. The composition of the earth fill was generally similar to that of the underlying native soils occurring in the area.

The locations of the boreholes and detailed descriptions of the subsurface conditions were given in our soil report, Report Reference No. 0008-S099, dated October 2000.



A sample of the earth fill was sent to AGAT Laboratories for chemical analyses to confirm its environmental quality. The results of the analyses were presented in our letter dated November 23, 2010. A review of the results indicates an elevated Electrical Conductivity (EC) level exceeding the Table 1 soil quality criteria for all non-agricultural property uses under Part XV.1 of EPA (the measured EC value is 2.13 mS/cm, with the guideline value being 0.57 mS/cm); the remainder of the tested parameters fall within the Table 1 soil criteria. The sampling location is shown on Drawing No. 10.

Other than the presence of earth fill, the soil investigation did not reveal any signs of potential negative environmental impact at the subject property.

2.8 Results of Records Review

The records review indicates that the subject property was used mainly for agricultural purposes. A creek traverses the site from the northwest to the southeast, and a pond is located in the south sector. The review has disclosed the following items that require further consideration:

- Use of pesticides as part of the farming activities.
- The wooded areas and the areas along Morrison Creek are considered Environmentally Sensitive Areas.
- A retail fuel outlet is located in the vicinity of the subject site.
- Earth fill having EC levels exceeding the Table 1 soil criteria is present in the southeast sector of the site.



3.0

ENVIRONMENTAL SITE RECONNAISSANCE**3.1 Site Inspection**

A visual inspection of the readily accessible areas of the subject property was conducted by our representative on September 28, 2010, to determine the general environmental condition of the subject site. Site photographs taken during the inspection are presented in Appendix 'B'.

Morrison Creek crosses onto the northwest sector of the property, traversing the site from the northwest section to the southeast corner, crossing the south property limit and continuing southeasterly. At the southeast corner, a tributary of the creek branches easterly, traversing the east neighbouring property (retail fuel outlet). The banks of the tributary are provided with gabion stone erosion protection.

The north sector and an area at the midsection of the site are wooded. A gravel-topped driveway from Dundas Street East leads to a grass-covered area at the central section of the site; this area has been used and maintained by the Oakville Model Flying Club for approximately two decades.

The south property line is irregular due to the presence of a residential property (which is not part of the subject site) and associated gravel-topped driveway extending from Dundas Street East. At the time of investigation, an abandoned house was located on this property (257 Dundas Street East).



The ground surface is relatively flat and level with the adjacent roads, Dundas Street East and Trafalgar Road, which are lined by gravel shoulders and ditches. The grade at the site generally descends towards the southeast, and towards the creek. At the time of our inspection, the water in the creek and pond appeared clear and odourless.

The property is fenced along the east and south limits. There are no structures on the site. Building remnants and debris was noticed in the area of the former homestead in the south sector of the site. No hazardous material was noticed among the building remnants and debris. Hay bales were seen throughout the site.

The adjacent properties consist mainly of farmland and rural residences to the north, west, and east across Trafalgar Road. A recently built commercial development is located to the south of the subject site across Dundas Street East.

There were no visible signs of underground tanks, excavated pits or sumps on the subject property. Also, there were no stained soils or stressed vegetation observed in any areas of the site. There was no evidence observed to suggest that materials of environmental concern are used, stored or disposed of on the site.

3.2 Building Inspection

There are no buildings or structures on the site.

3.3 Storage Tanks

Underground Storage Tanks

There were no vent or filler pipes visible to indicate the presence of an underground storage tank (UST) on the subject site.



Above-Ground Storage Tanks

Our representative observed no above-ground storage tanks (ASTs) on the subject site.

3.4 Hazardous Materials

Our representative checked for the presence of hazardous materials such as asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs), urea-formaldehyde foam insulation (UFFI), ozone-depleting substances (ODSs), mercury, and lead-based paints. Based on our walk-through/visual inspection of the site, there is no evidence to suggest that any of these hazardous materials are used, stored or disposed of on the subject site.

3.5 Substance Containers

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

3.6 Waste Management and Maintenance Practices

No wastes are generated on the subject property.

3.7 Air Quality and Noise

During our inspection, there were no offensive odours or detectable sources of air emissions that may impact the general ambient air quality at the subject site. No unexpected noise levels greater than the ambient were noted on the subject property.

3.8 Adjacent Properties

The subject site is bounded by Dundas Street East at the south and Trafalgar Road at the east. The neighbouring properties consist mainly of agricultural lands and rural residences. A decommissioned transformer station (now a communication tower) is located in the northeast sector of the site, near Trafalgar Road. A smaller, separate residential property juts into the subject site at the southeast corner (257 Dundas Street East). An animal hospital, a church, four residences and a gas station are situated at the northwest corner of Dundas Street East and Trafalgar Road.

3.9 Results of Environmental Site Reconnaissance

Our site reconnaissance has revealed the following items warranting further consideration:

- Possible use of pesticides as part of the farming activities.
- A retail fuel outlet is located in the vicinity of the subject site.
- Debris, including building remnants, pieces of wood, used tires, cardboard boxes and pieces of metal, was noticed on the site.
- The wooded areas in the north- and mid-sections of the site, as well as the areas along the creek, are considered environmentally sensitive areas.



4.0 INTERVIEWS

4.1 Technical Standards & Safety Authority

The use of USTs containing petroleum products in Ontario is regulated by the Ministry of Consumer and Commercial Relations (MCCR) under various legislative instruments, including the Gasoline Handling Act and Energy Act. The Technical Standards & Safety Authority (TSSA) is responsible for keeping records of all USTs and ASTs containing petroleum products that are required by law to be registered with the MCCR. Customer Services of the TSSA was contacted regarding possible registration, size and age of USTs on the subject property. They informed us that no UST was registered for the subject site. It should be noted that reliable TSSA records date from 1987 to the present.

4.2 Persons Knowledgeable of the Site

It is understood from a representative of the Oakville Model Flying Club that they have leased a section of the property for more than 25 years.

A clerk at the adjacent retail fuel station was interviewed, and stated there are five observation monitoring wells installed along the north and west limits of the fuel station property that are routinely monitored. According to him, there has been no impact to the soil or groundwater resulting from the underground storage tanks on the site.



4.3 **Results of Interviews**

Our interviews did not reveal any issues of environmental concern on the subject property.



5.0

DISCUSSION AND RECOMMENDATIONS

Soil Engineers Ltd. was retained by Green Ginger Developments Inc. to carry out a Phase I ESA at 271 Dundas Street East, Town of Oakville, in order to file a Record of Site Condition associated with the residential development proposed for the subject property. Throughout the years, the subject lands were mainly used for agricultural and residential purposes. The neighbouring properties consist mainly of farmland with associated farmhouses to the north, west and east across Trafalgar Road. A commercial development is located to the south across Dundas Street East.

Based on our records review and our site reconnaissance, the Phase I ESA has revealed the following items of environmental concern:

- Possible use of pesticides as part of the farming activities.
- A retail fuel outlet is located within the vicinity of the subject site.
- Debris, including building remnants, pieces of wood, used tires, cardboard boxes and pieces of metal, was noticed on the site.
- The wooded areas at the north- and mid-sections of the site, as well as the areas along the creek, are considered environmentally sensitive areas.
- Earth fill having elevated levels of EC is present on the site.



Our assessment of the above items is presented below:

Pesticides

Our research indicates that the agricultural land on the subject site has not been used as an orchard for at least 30 years (an orchard is shown in the southwest section of the site on the 1877 Historical Map). Chlorinated pesticides are more than likely used as part of the current farm activity. These pesticides, if applied correctly, will dissipate over the course of a year. Furthermore, a residential subdivision is proposed for the subject site. As part of the development process, the topsoil will generally be stripped away and stockpiled. This stockpile will then be reused as required. The majority of the pesticides, if present, will reside in that topsoil layer. If and when the topsoil is reused within the subdivision, it will be used for landscaping purposes and widely dispersed, which will further allow the chlorinated pesticides to dissipate.

In this situation, Soil Engineers Ltd. is of the opinion that the chlorinated pesticides will, if they have not already, dissipate with time, assuming they will not be reapplied. Therefore, verification analysis for the presence or absence of residual chemicals resulting from long-term use of pesticides is not warranted.



Gas Station on Adjacent Property

Generally, gas stations are noted due to the potential leakage of fuel from USTs. In this case, the gas station is down-gradient, i.e., southeast, of the subject site, and it is therefore unlikely that leached chemicals would be brought onto the site by runoff water from precipitation. Furthermore, Morrison Creek and a tributary separate the gas station property from the subject site.

Debris

Debris, including pieces of wood, used tires, cardboard boxes and pieces of metal, was noticed on the site. As no materials of concern were noted during our walk-through, the debris items are considered more of a nuisance than a hazard. It is recommended that during construction, any deleterious debris found on the surface or buried on site must be removed and disposed of properly.

Environmentally Sensitive Areas

The wooded areas in the north- and mid-sections of the site, as well as the areas along Morrison Creek, are considered Environmentally Sensitive Areas (ESAs), and this would affect the development criteria used in assessing the land when submitting an RSC. Based on the Town of Oakville's Development Plan, the ESAs will be segregated from the developable lands.



Fill Material

Fill material was disclosed by our geotechnical investigation. A sample of the earth fill was sent to AGAT Laboratories for chemical analyses to confirm its environmental quality. The results of the analyses were presented in our letter dated November 23, 2010. A review of the results indicates Electrical Conductivity (EC) levels exceeding the Table 1 soil quality criteria (coarse-textured soil) for all non-agricultural property use under Part XV.1 of the EPA. We recommend that the impacted fill be delineated and removed from the site.

A municipality, local or regional government may request a Record of Site Condition (RSC) as part of any approval process. If the RSC is filed prior to July 1, 2011, then the transition rules provided by O. Reg. 511/09 allow this report to be valid. However, if the RSC is filed on or after July 1, 2011, this report will need to meet the requirements of O. Reg. 511/09.

Also effective July 1, 2011, O. Reg. 511/09 has provisions that govern the fill requirements once an RSC has been filed. As the requirements may be economically onerous, we recommend that all site works proceed prior to the filing of any RSC.



6.0 QUALIFICATIONS

Soil Engineers Ltd., formerly known as Soil-Eng Limited (founded in 1976), offers to its clients a range of specialized engineering services. Our company is staffed with both engineers and scientists who draw upon their combined experience to provide a team approach to problem solving. Specifically, our environmental division employs more than 10 people who are trained to understand the Ontario Ministry of the Environment regulations. We play an integral role in the development of industrial, commercial, institutional and residential subdivisions, complexes, structures, and their related infrastructures, by providing our clients with the needed expertise for their projects.

The review of records and the site visit for this assessment was conducted by Mr. Arif Chowdhury. He has a Bachelor of Engineering (Environmental) degree from Carleton University. He has been trained to conduct Phase I ESAs in accordance with the CSA Standard.

Mr. Ian Chiu is the Vice-President of Soil Engineers Ltd. He has a Bachelor's Degree in Applied Science (Civil) from the University of Toronto and is licensed to practice in Ontario (PEO Licence No. 8113706). He has 25 years of experience on various building and engineering projects in Ontario. He supervises the Environmental Services Section, has a comprehensive understanding of its projects, and is responsible for over 500 Phase I and Phase II reports with over 250 Records of Site Condition acknowledged by the MOE.



One must understand that the mandate of Soil Engineers Ltd. is to obtain readily available past and present information pertinent to the subject site for a Phase I environmental assessment only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment.

It should be noted that the information supplied in this report may not be sufficient to obtain approval for disposal of excess soil or materials generated during construction, and chemical testing of soil samples may be necessary to obtain such approval.

This report was prepared by Soil Engineers Ltd. for the account of Green Ginger Developments Inc., and for review by their designated agents, financial institutions and government agencies, and can be used for development approval purposes by the Town of Oakville and their peer reviewer who may rely on the results of the report. The material in it reflects the judgement of Arif Chowdhury, B.Eng., and Ian Chiu, P.Eng., in light of the information available to it at the time of preparation. Any use which a Third Party makes of this report, or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

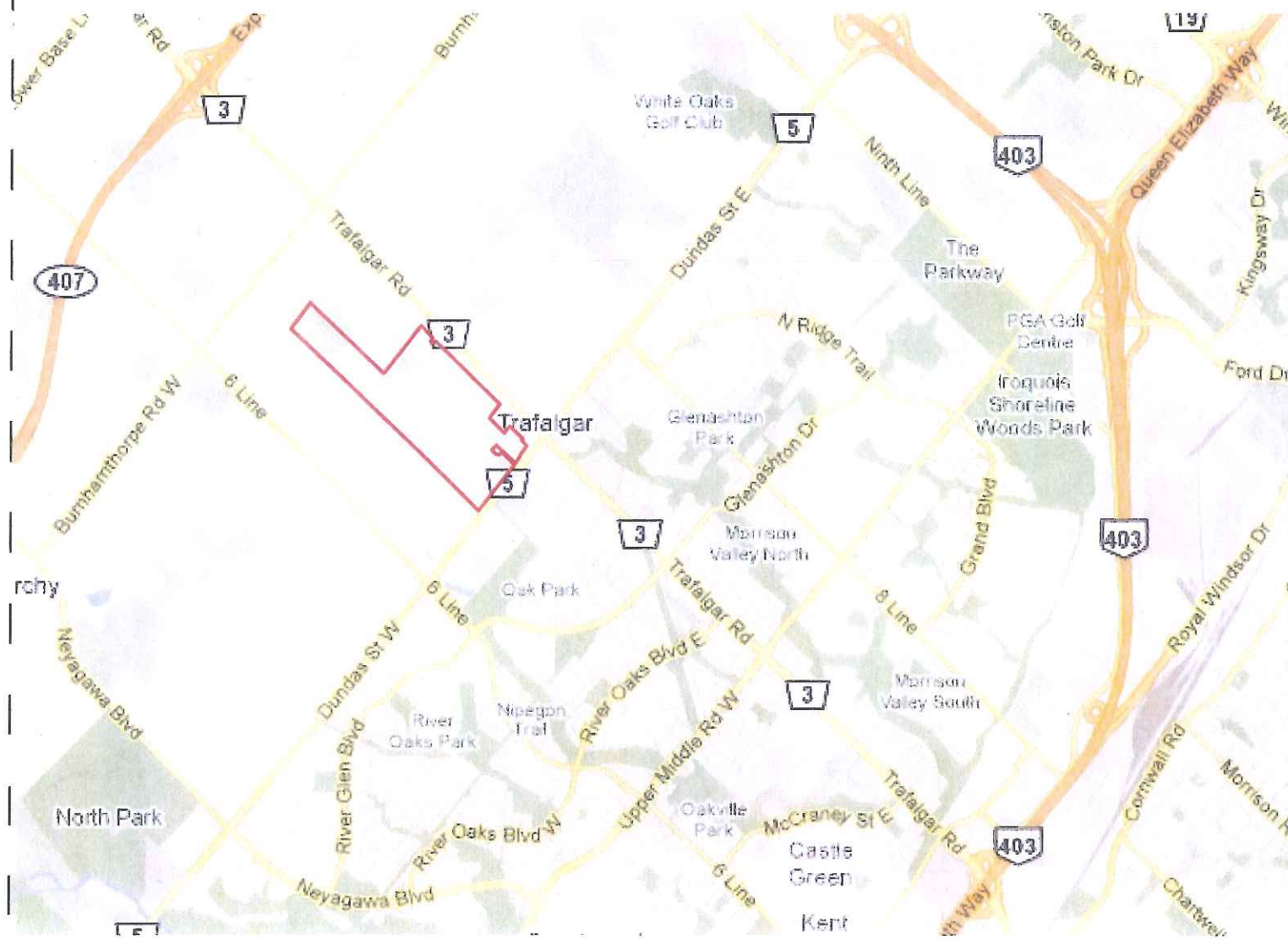
SOIL ENGINEERS LTD.


per Arif Chowdhury, B.Eng.


Ian Chiu, P.Eng.

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Approximate Site Location



Source: Google Map
© 2010 Google Map

 Soil Engineers Ltd.	Title Site Location Plan	Project Proposed Residential Development 271 Dundas Street East Town of Oakville	Reference No. 1007-E120	Date October 24, 2010	Scale NTS	Drawing No. 1
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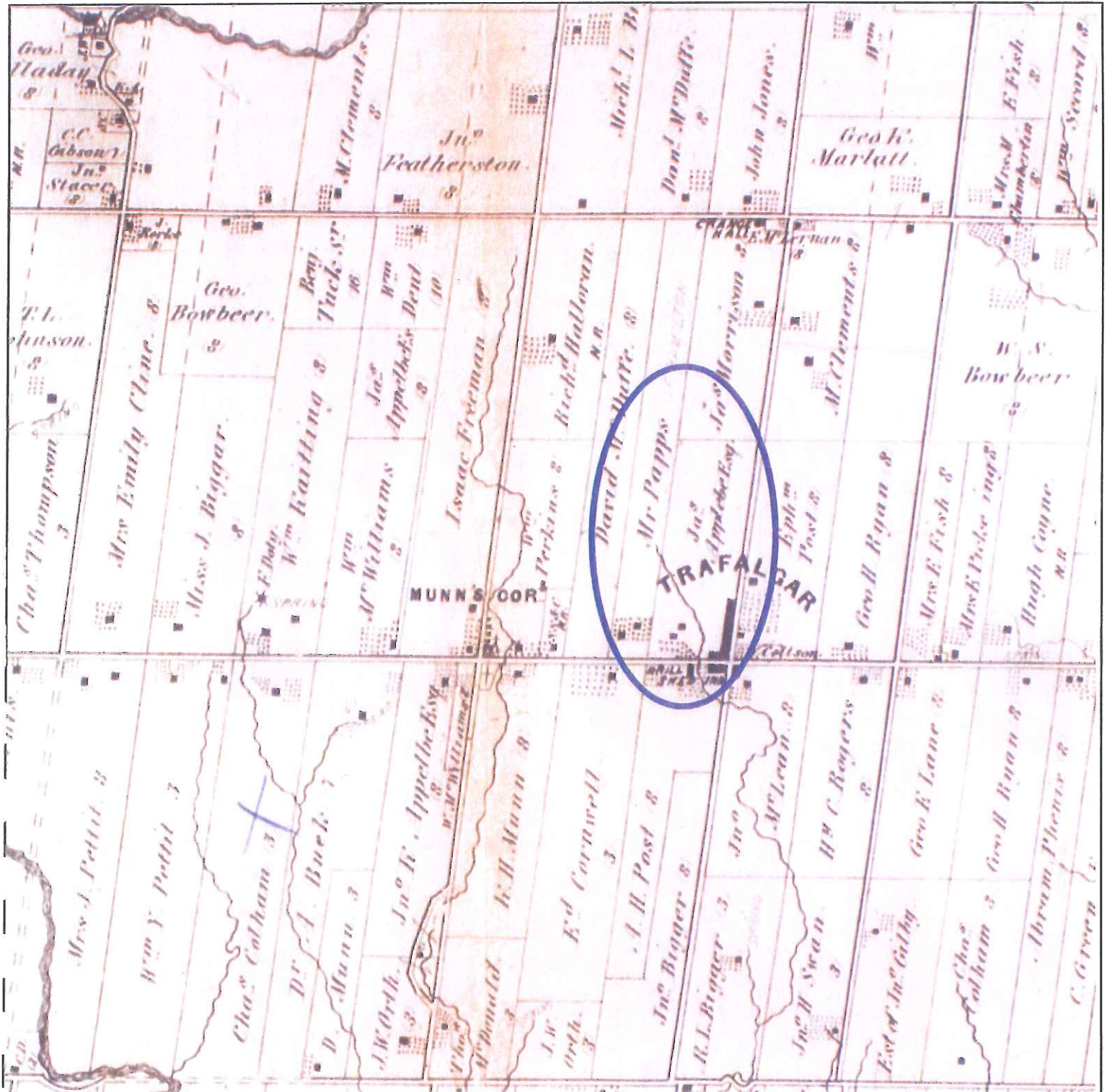


Approximate Site Location


Project North

Source City of Oakville
© 2010, City of Oakville

 Soil Engineers Ltd.	Title Oakville Development Plan	Project Proposed Residential Development 271 Dundas Street East Town of Oakville	Reference No. 1007-E120	Date October 24, 2010	Scale NTS	Drawing No. 4
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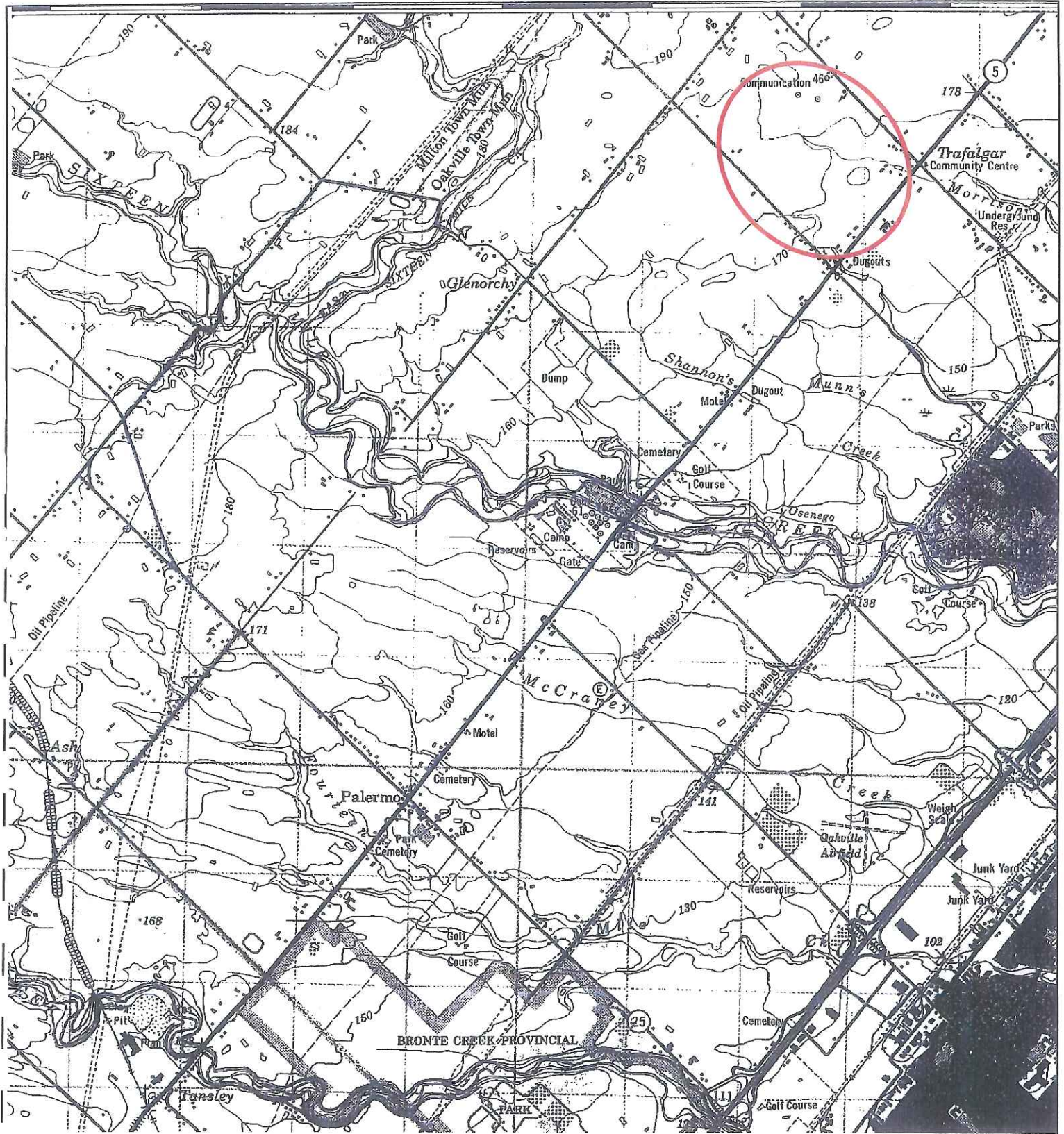


 Approximate Site Location



Source: Illustrated Historical Atlas of the Counties of Hastings and Prince Edward, Ont.
Toronto: H. Belden & Co., 1878

 Soil Engineers Ltd.	Title 1877 Historical Map	Project Proposed Residential Development 271 Dundas Street East Town of Oakville	Reference No. 1007-E120	Date October 24, 2010	Scale NTS	Drawing No. 5
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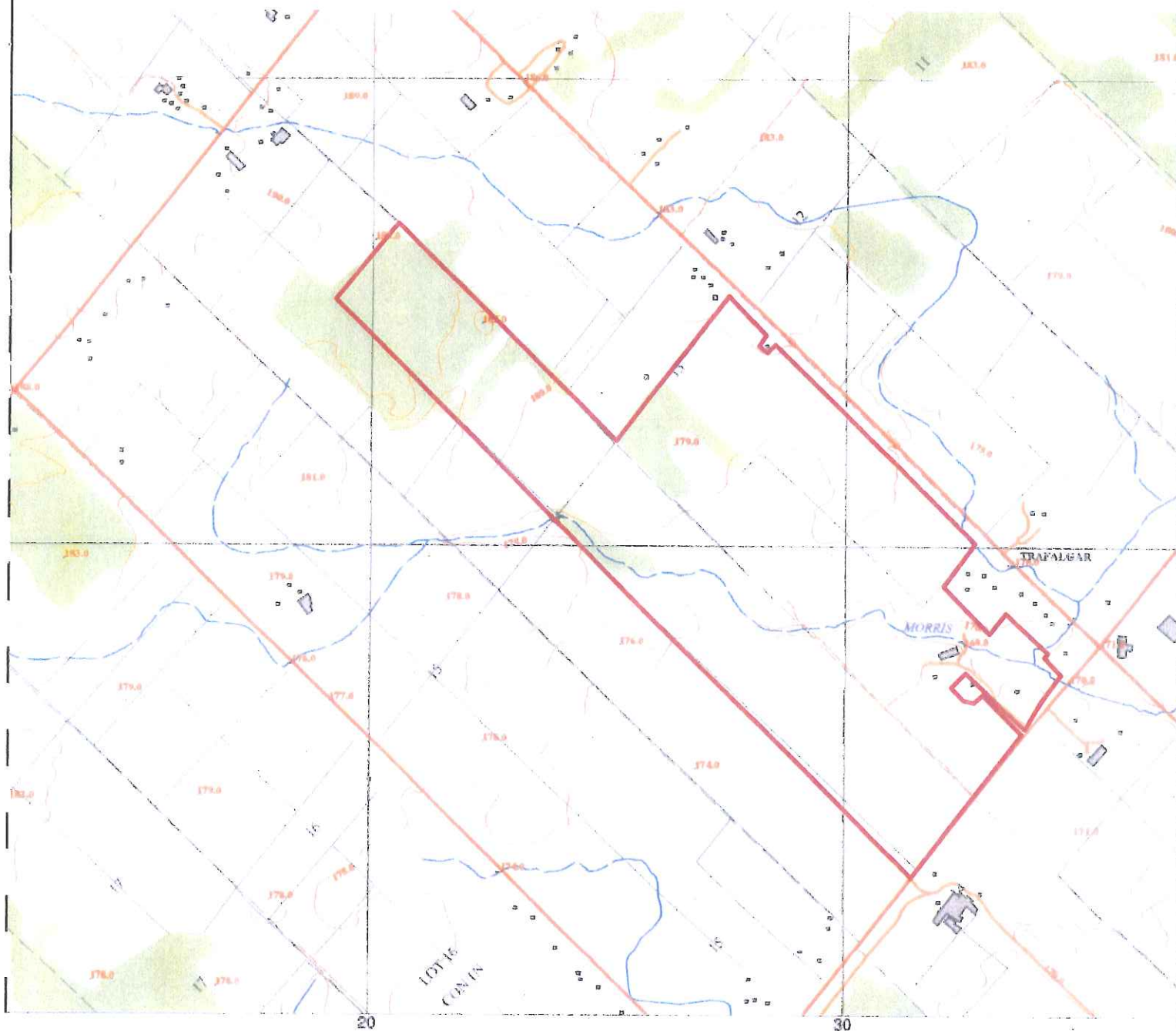


 Approximate Site Location

Project North

Source: Ministry of Natural Resources
© 1984 Queen's Printer for Ontario

	Title 1980 Ontario Base Map	Project Proposed Residential Development 271 Dundas Street East Town of Oakville	Reference No. 1007-E120	Date October 24, 2010	Scale NTS	Drawing No. 6
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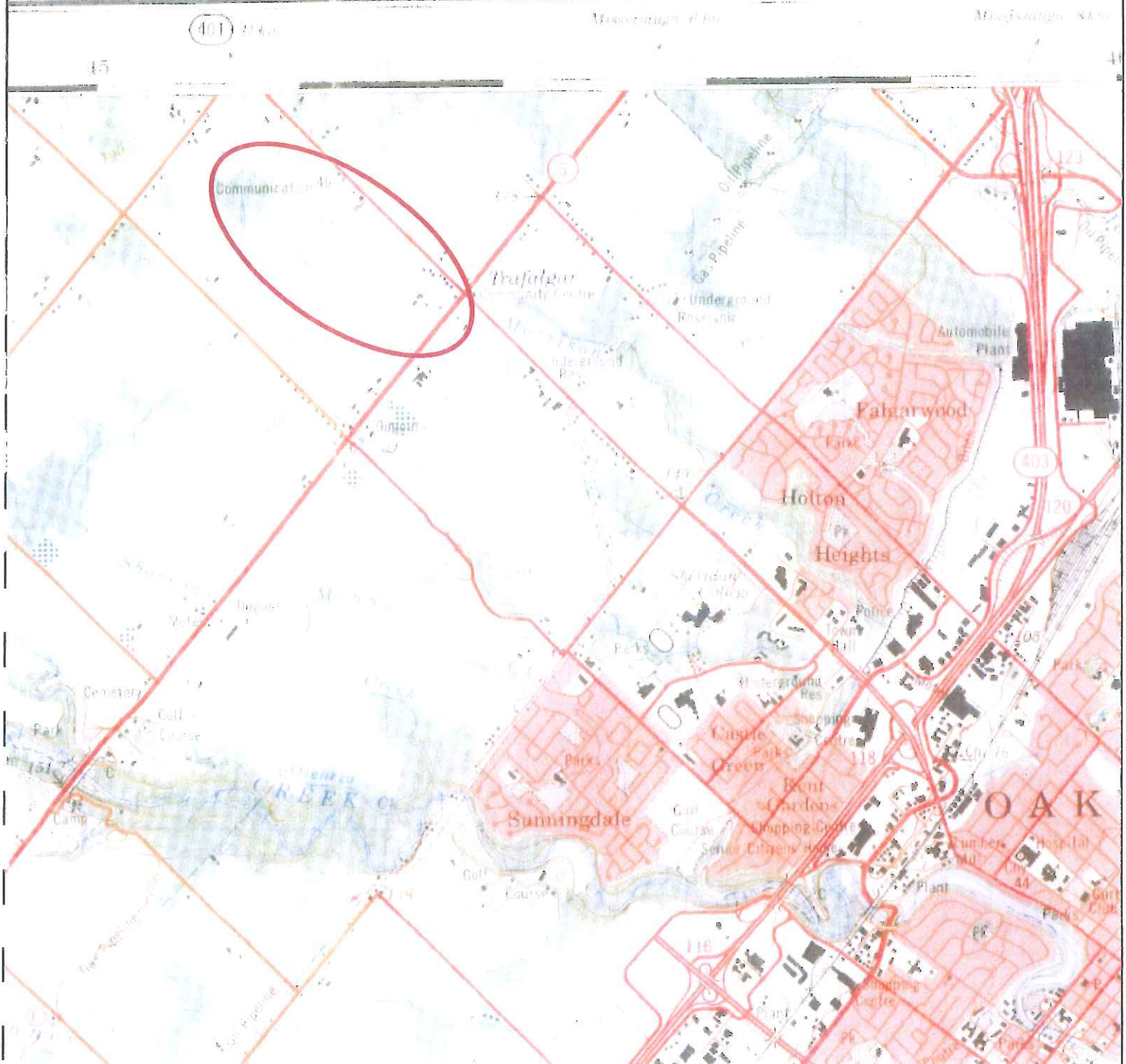
Scale 1:10 000 Échelle
 Metres 500 0 800 1000 Mètres
 Contour interval 5 Metres Équidistance des courbes 5 Mètres

Approximate Site Location



Source Ministry of Natural Resources
 © 2004 Queen's Printer for Ontario

 Soil Engineers Ltd.	Title 1982 Ontario Base Map	Project Proposed Residential Development 271 Dundas Street East Town of Oakville	Reference No. 1007-E120	Date October 24, 2010	Scale See Map	Drawing No. 7
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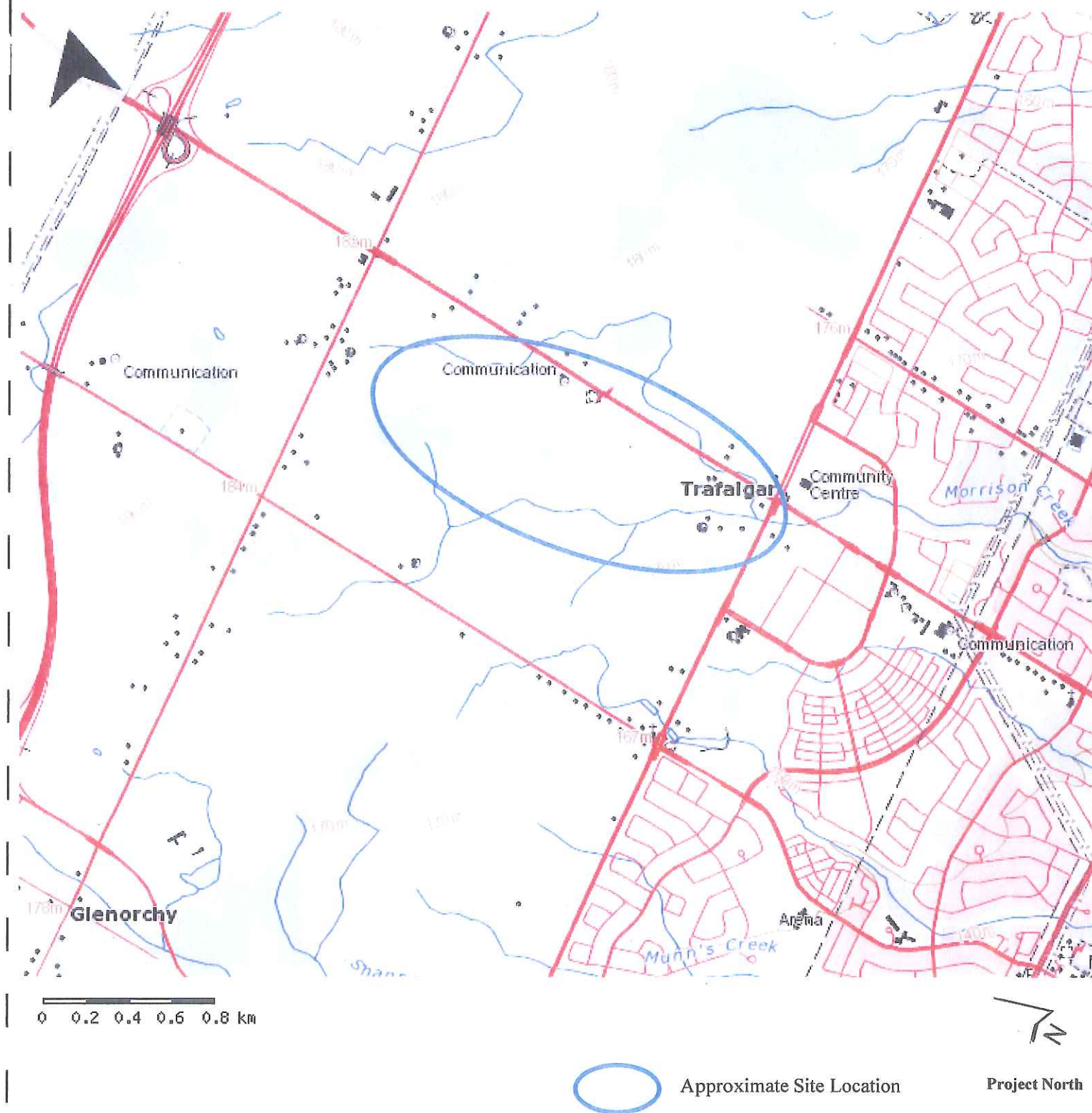


 Approximate Site Location

 Project North

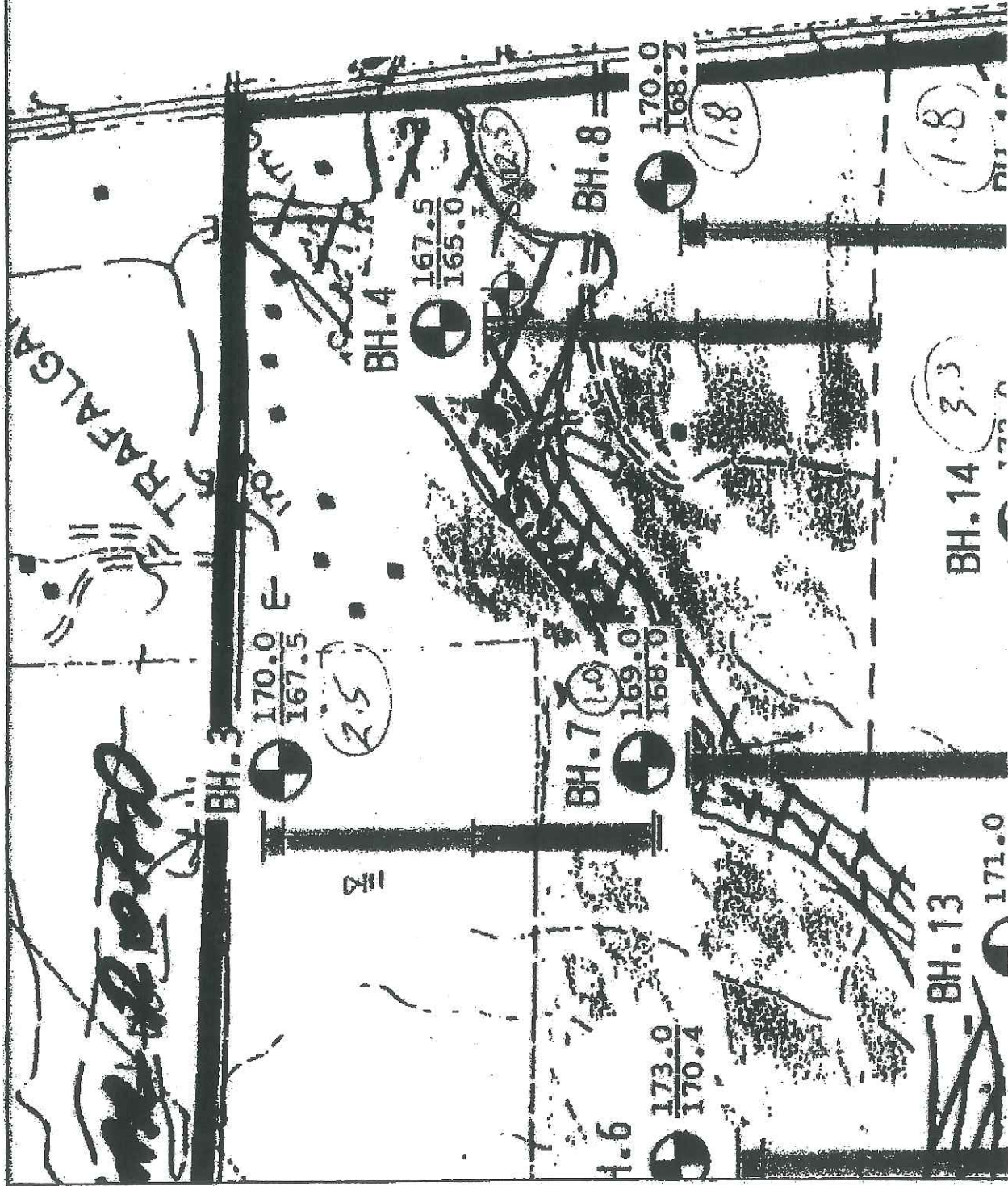
Source: Ministry of Natural Resources
© 2003 Queen's Printer for Ontario

 Soil Engineers Ltd.	Title 1989 Ontario Base Map	Project Proposed Residential Development 271 Dundas Street East Town of Oakville	Reference No. 1007-E120	Date October 24, 2010	Scale NTS	Drawing No. 8
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Source: Natural Resources Canada
 © 1994 Queen's Printer for Canada

 Soil Engineers Ltd.	Title 1989 Topographic Map	Project Proposed Residential Development 271 Dundas Street East Town of Oakville	Reference No. 1007-E120	Date October 24, 2010	Scale NTS	Drawing No. 9
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 **Soil Engineers Ltd.**

Title
Sampling Location Plan

Project
Proposed Residential Development
271 Dundas Street East
Town of Oakville

Reference No.
1007-E120

Date
November 22, 2010

Scale
NTS

Drawing No. 10

 Approximate Sampling Location



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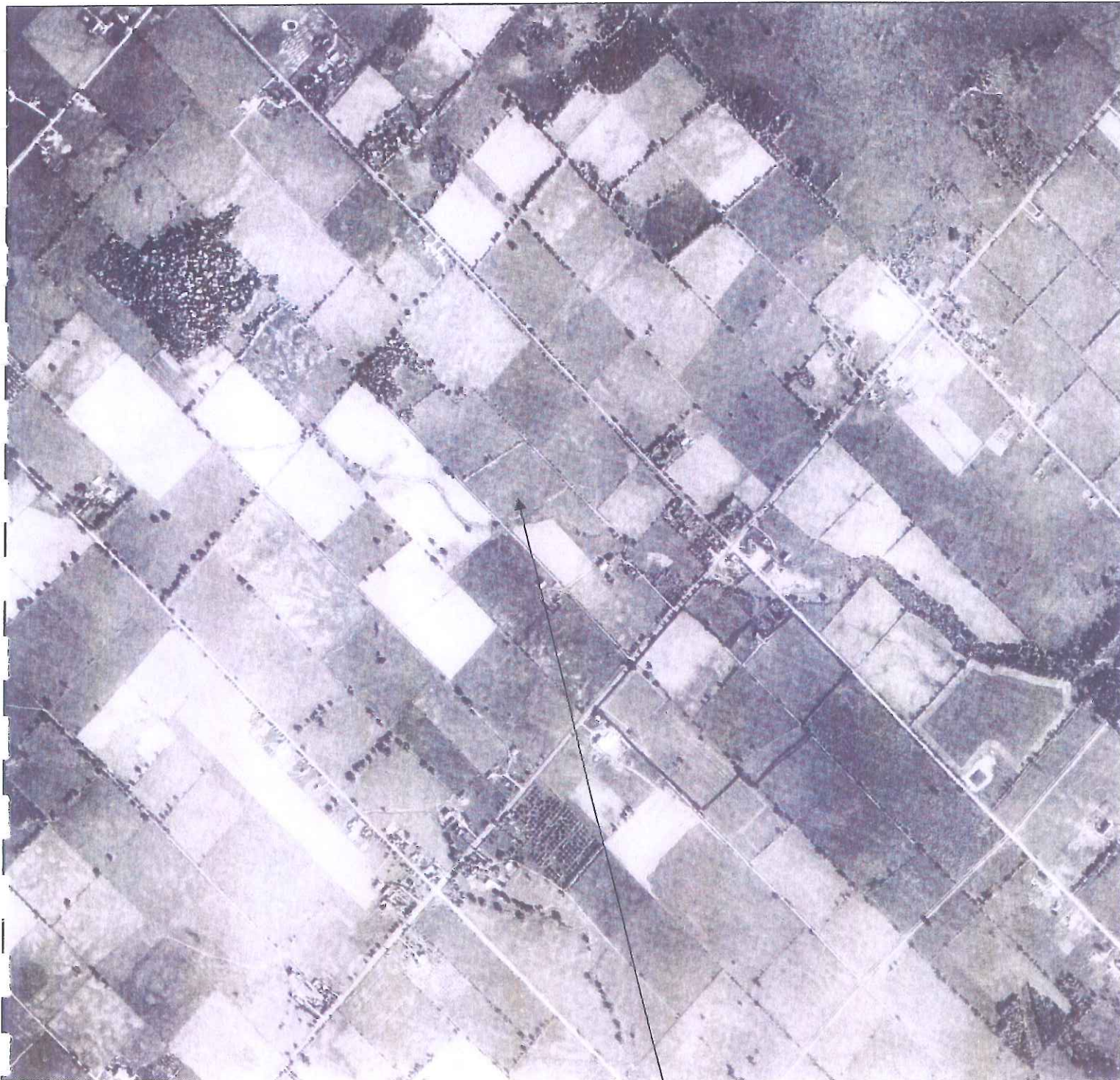
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APPENDIX 'A'

AERIAL PHOTOGRAPHS

REFERENCE NO. 1007-E120



Approximate Site Location

Project North

Source: Natural Resources Canada
© 2007 National Air Photo Library

	Title	Project	Reference No.	Date	Scale	Appendix 'A'
 Soil Engineers Ltd.	1954 Aerial Photograph	Proposed Residential Development 271 Dundas Street East Town of Oakville	1007-E120	October 24, 2010	NTS	Page 1 of 4



Approximate Site Location



Source Natural Resources Canada
© 2007 National Air Photo Library

Project North

Soil Engineers Ltd.	Title	Project	Reference No.	Date	Scale	Appendix 'A'
	1978 Aerial Photograph	Proposed Residential Development 271 Dundas Street East Town of Oakville	1007-E120	October 24, 2010	NTS	Page 2 of 4



See Appendix 'A', Page No. 4

Approximate Site Location

Project North

Source Town of Oakville Map Viewer
© 2010 Town of Oakville

 Soil Engineers Ltd.	Title 2010 Aerial Photograph	Project Proposed Residential Development 271 Dundas Street East Town of Oakville	Reference No. 1007-E120	Date October 24, 2010	Scale NTS	Appendix 'A' Page 3 of 4
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Approximate Site Location



Source: Town of Oakville Map Viewer
© 2010 Town of Oakville

	Title	Project	Reference No.	Date	Scale	Appendix 'A'
 Soil Engineers Ltd.	2010 Aerial Photograph	Proposed Residential Development 271 Dundas Street East Town of Oakville	1007-E120	October 24, 2010	NTS	Page 4 of 4



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APPENDIX 'B'

SITE PHOTOGRAPHS

REFERENCE NO. 1007-E120



Retail fuel outlet at northeast neighboring property

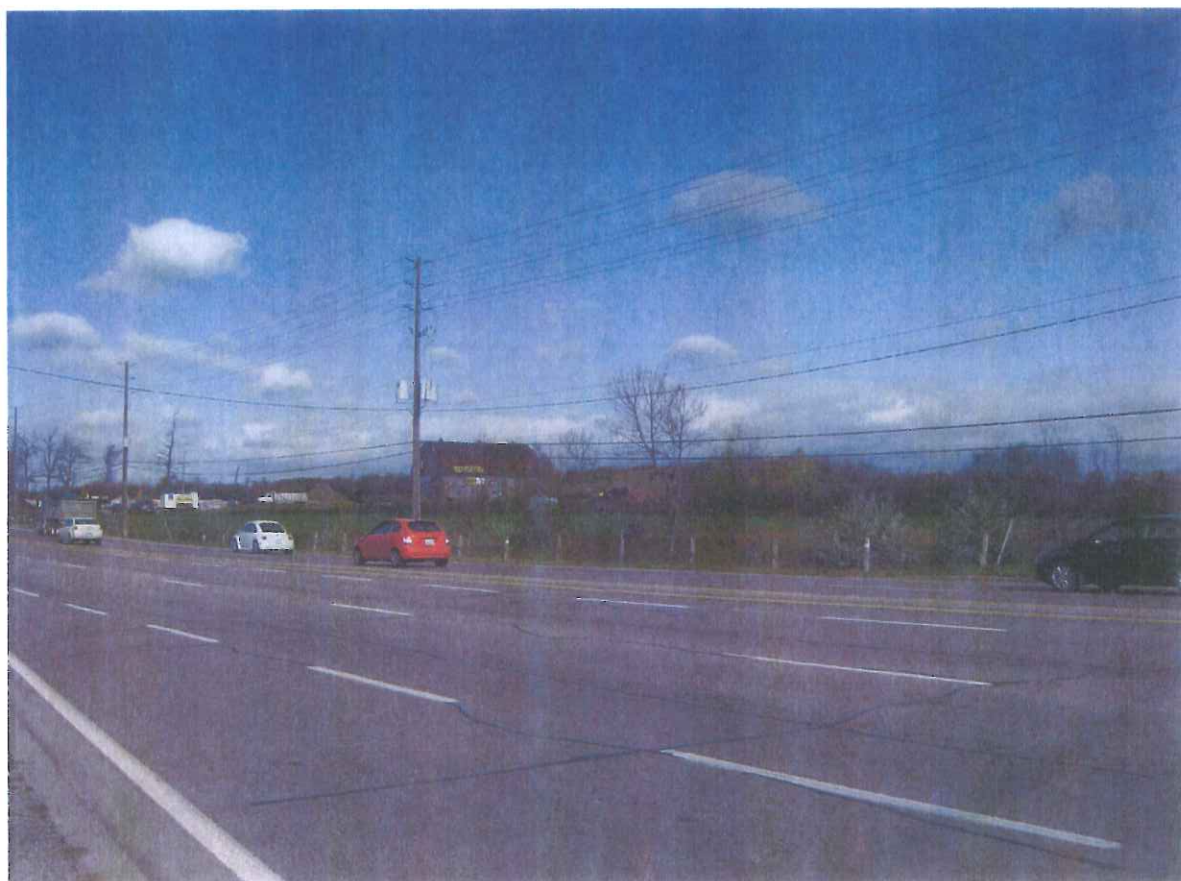


Abandoned house at 257 Dundas Street East

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Scale	Appendix 'B'
	Site Photographs	Proposed Residential Development 271 Dundas Street East Town of Oakville	1007-E120	October 24, 2010	NTS	Page 1 of 7



Transmission tower on the northeast adjacent property



East adjacent property beyond Trafalgar Road

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Scale	Appendix 'B'
	Site Photographs	Proposed Residential Development 271 Dundas Street East Town of Oakville	1007-E120	October 24, 2010	NTS	Page 2 of 7



Southeast adjacent property beyond Trafalgar Road



Residential house at southeast adjacent property

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Scale	Appendix 'B'
	Site Photographs	Proposed Residential Development 271 Dundas Street East Town of Oakville	1007-E120	October 24, 2010	NTS	Page 3 of 7



Morrison Creek Bisecting the subject site



Tributary of Morrison Creek separating the subject site from Retail fuel outlet

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Scale	Appendix 'B'
	Site Photographs	Proposed Residential Development 271 Dundas Street East Town of Oakville	1007-E120	October 24, 2010	NTS	Page 4 of 7



Looking south from the subject site beyond Dundas Street East



Gravel-topped driveway leading to Oakville Model Plane Flying Club located at the midsection of the subject site

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Scale	Appendix 'B'
	Site Photographs	Proposed Residential Development 271 Dundas Street East Town of Oakville	1007-E120	October 24, 2010	NTS	Page 5 of 7



Oakville Model flying club located at the mid section of the subject site

	Title	Project	Reference No.	Date	Scale	Appendix 'B'
 Soil Engineers Ltd.	Site Photographs	Proposed Residential Development 271 Dundas Street East Town of Oakville	1007-E120	October 24, 2010	NTS	Page 6 of 7



Pond located at south section of the subject site



Midsection of the subject site

Soil Engineers Ltd.	Title	Project	Reference No.	Date	Scale	Appendix 'B'
	Site Photographs	Proposed Residential Development 271 Dundas Street East Town of Oakville	1007-E120	October 24, 2010	NTS	Page 7 of 7