



PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

**EAST SIDE OF TRAFALGAR ROAD, SOUTH OF HIGHWAY 407
OAKVILLE, ONTARIO**

**Prepared For:
Infrastructure Ontario**

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TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	i
2.0	INTRODUCTION	1
2.1	PHASE ONE ESA PROPERTY INFORMATION	1
3.0	SCOPE OF INVESTIGATION	2
4.0	RECORDS REVIEW	4
4.1	GENERAL	4
4.1.1	PHASE ONE ESA STUDY AREA DETERMINATION	4
4.1.2	FIRST DEVELOPED USE DETERMINATION	5
4.1.3	FIRE INSURANCE PLANS	5
4.1.4	CHAIN OF TITLE	5
4.1.5	HISTORICAL CITY DIRECTORIES	5
4.1.6	ENVIRONMENTAL REPORTS	7
4.2	ENVIRONMENTAL SOURCE INFORMATION	7
4.2.1	REGULATORY REVIEW	7
4.2.2	ENVIRONMENTAL DATABASES SEARCH	8
4.3	PHYSICAL SETTING	10
4.3.1	AERIAL PHOTOGRAPHS	10
4.3.2	TOPOGRAPHY, HYDROLOGY, GEOLOGY	12
4.3.3	FILL MATERIALS	12
4.3.4	WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE	13
4.3.5	WELL RECORDS	14
4.4	SITE OPERATING RECORDS	14
5.0	INTERVIEWS	15
6.0	SITE RECONNAISSANCE	16
6.1	GENERAL REQUIREMENTS	16
6.2	SPECIFIC OBSERVATIONS AT PHASE ONE ESA PROPERTY	16
6.2.1	BUILDING AND PROPERTY	16
6.2.2	CURRENT SITE OPERATIONS	17
6.2.3	HISTORIC SITE OPERATIONS	17
6.2.4	UTILITY SERVICES	17
6.2.5	UNDERGROUND STORAGE TANKS (USTS)	17
6.2.6	ABOVEGROUND STORAGE TANKS (ASTS)	18
6.2.7	FLOOR DRAINS, PITS, AND SUMPS	18
6.2.8	WATER WELLS	18
6.2.9	WASTEWATER/SEWERS	18
6.2.10	STORMWATER/SURFACE WATER	18
6.3	ENHANCED INVESTIGATION PROPERTY	19
6.3.1	ASBESTOS-CONTAINING MATERIALS (ACM)	19
6.3.2	POLYCHLORINATED BIPHENYLS (PCBS)	19

6.3.3	SOLID WASTE/RECYCLABLE MATERIALS.....	20
6.3.4	CHEMICAL AND RAW MATERIAL USE AND STORAGE	20
6.3.5	CHEMICAL SPILLS/RELEASES.....	20
6.3.6	AIR EMISSIONS	20
6.3.7	LEAD-BASED PAINT.....	21
6.3.8	CHLOROFLUOROCARBONS	21
6.3.9	IONIZING RADIATION.....	21
6.4	WRITTEN DESCRIPTION OF INVESTIGATION.....	21
7.0	REVIEW AND EVALUATION OF INFORMATION.....	22
7.1	CURRENT AND PAST USES	22
7.2	POTENTIALLY CONTAMINATING ACTIVITY	22
7.3	AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC).....	22
7.4	PHASE ONE CONCEPTUAL SITE MODEL	23
8.0	CONCLUSIONS.....	25
8.1	REQUIREMENT FOR PHASE TWO ESA BEFORE RSC CAN BE SUBMITTED.....	25

LIST OF FIGURES
(Following Text)

FIGURE 1	SITE LOCATION MAP
FIGURE 2	SITE PLAN
FIGURE 3	CONCEPTUAL SITE MODEL

LIST OF APPENDICES

APPENDIX A	PROJECT PERSONNEL CURRICULUM VITAE
APPENDIX B	RISK MANAGEMENT SERVICES DOCUMENTS
APPENDIX C	PREVIOUS ENVIRONMENTAL REPORTS
APPENDIX D	REGULATORY AGENCY DOCUMENTS
APPENDIX E	ENVIRONMENTAL DATABASE SEARCH REPORT
APPENDIX F	AERIAL PHOTOGRAPHS
APPENDIX G	PHOTOGRAPHS OF THE PROPERTY

1.0 EXECUTIVE SUMMARY

Conestoga-Rovers & Associates (CRA) was retained by Infrastructure Ontario (IO) to conduct a Phase One Environmental Site Assessment (ESA) of a property located on the east side of Trafalgar Road and south of Highway 407 in Oakville, Ontario (hereinafter referred to as the Site or Property).

The purpose of the Phase One ESA was to identify, through a non-intrusive investigation, the existence of any areas of potential environmental concerns (APECs), as defined in Ontario Regulation 153/04, at the Site. It is CRA's understanding that the Site is currently owned by Her Majesty the Queen in the Right of Ontario, as Represented by the Minister of Infrastructure (MOI), and that the Phase One ESA is being completed in support of potential sale of the Site. IO manages the lands at the Site on behalf of MOI. The Phase One ESA was conducted in accordance with the requirements of Ontario Regulation 153/04, as amended.

The Site is approximately 32.90 hectares (81.30 acres) in size and is currently used as agricultural crop land. There is one Quonset hut building located on the Site, which is used for the storage of farm equipment. The Site is located in an area of Oakville that has been utilized for agricultural land use since at least 1934.

Based on the results of the Phase One ESA, including the Site inspection, information provided by Site representatives and regulatory agencies, documents reviewed, the review of Site history, and review of information from the MOE, the following APECs were identified to be associated with the Site.

- i) **Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications:** Discussions with Mr. Dougherty revealed that herbicides have been applied to the entire Site annually. Mr. Dougherty stated that all herbicides were applied in accordance with the manufacturers recommendations (i.e., applied at "label rates"). Herbicides that were used at the Site included Roundup. Pesticide (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacture, Processing, Bulk Storage and Large-Scale Application is identified in Ontario Regulation 153/04, as amended, as a Potentially Contaminating Activity. The large-scale application of herbicides on the Site was identified as in APEC (APEC #1).

Based on the information obtained in completing this Phase One ESA, a Phase Two ESA would be required before a Record of Site Condition (RSC) can be filed with the MOE.

The Phase Two ESA should evaluate the risk of soil or groundwater impact to the Site from all APECs.

2.0 INTRODUCTION

2.1 PHASE ONE ESA PROPERTY INFORMATION

Conestoga-Rovers & Associates (CRA) was retained by Infrastructure Ontario (IO) to conduct a Phase One Environmental Site Assessment (ESA) of a property located on the east side of Trafalgar Road and south of Highway 407 in Oakville, Ontario (hereinafter referred to as the Site or Property). A Site Location Map and a Site Plan are provided on Figure 1 and Figure 2, respectively.

The purpose of the Phase One ESA was to identify, through a non-intrusive investigation, the existence of any areas of potential environmental concerns (APECs), as defined in Ontario Regulation 153/04, as amended, at the Site. It is CRA's understanding that the Site is currently owned by Her Majesty the Queen in the Right of Ontario, as Represented by the Minister of Infrastructure (MOI). IO manages the lands at the Site on behalf of MOI. Contact information for the Property owner's representative is listed below:

Mr. Alan Sawyer
Infrastructure Ontario
1 Stone Road West, 4th Floor
Guelph, ON
N1G 4Y2
(519) 837-6379
alan.sawyer@infrastructureontario

The Site is legally described as Part of PIN 24930-0087 (LT) being Part of Lots 11 and 12, Concession 2, North of Dundas Street in the Towns of Milton and Oakville, Regional Municipality of Halton. The Site is located at 4233 Trafalgar Road in Oakville, Ontario. The Property is approximately 32.90 hectares (81.30 acres) in size and is currently used as agricultural crop land. There is one Quonset hut building located on the Site, which is used for the storage of farm equipment. The building is approximately 55.74 square meters (600 square feet) in size. The Site is located in an area of Oakville that has been utilized for agricultural land use since at least 1934.

The Phase One ESA was conducted in accordance with the requirements of Ontario Regulation 153/04, as amended. It is CRA's understanding that the Phase One ESA is being completed in support of the potential sale of the Property.

3.0 SCOPE OF INVESTIGATION

The Phase One ESA was conducted in accordance with the requirements of Ontario Regulation 153/04, as amended. The Phase One ESA was conducted by Ms. Courtney Schaller and Mr. Cory Ostrowka, and was reviewed by Mr. Greg Brooks, all of CRA. The qualifications of Mr. Ostrowka and Mr. Brooks are presented in Appendix A. Mr. Ostrowka and Mr. Brooks are both Qualified Persons in accordance with Ontario Regulation 153/04, as amended. The following tasks were conducted as part of the Phase One ESA:

- Review of an electronic environmental database search of federal, provincial, and private source databases
- Review of available historical records including fire insurance plans, aerial photographs of the Site and surrounding area, regional geological information and previous environmental reports
- Review of past and current Property usage and adjacent property occupancy
- Inspection of the facilities, equipment, utility services, operations, and associated records for the Site
- Observations of any conditions that represented potential environmental concerns
- Review of chemical use and storage and spill/release incidents
- Review of aboveground and underground storage tank records
- Review of waste handling, accumulation, storage, and disposal practices
- Review of air emissions and wastewater discharges
- Review of equipment that potentially contains chlorofluorocarbons
- Review of equipment that potentially contains polychlorinated biphenyls
- Observations of potential lead-based paint
- Observations of potential asbestos-containing materials
- Inquiries with regulatory agencies and interviews with persons knowledgeable of the Site and Site operations

In completing the Phase One ESA, CRA relied on information received from all parties as being accurate unless contradicted by written documentation or field observations.

The following report summarizes the information gathered by CRA during the Phase One ESA and identifies any areas of potential environmental concern (APECs) associated with the Site. As required by Ontario Regulation 153/04, as amended, this

Phase One ESA also identifies any potential contamination migration pathways and receptors associated with the Property, to the extent that the data compiled allows.

This Phase One ESA report has been prepared for the use of Infrastructure Ontario and may not be relied upon by others without the written consent of CRA.

4.0 RECORDS REVIEW

4.1 GENERAL

4.1.1 PHASE ONE ESA STUDY AREA DETERMINATION

The Phase One Study Area included all properties located wholly or partially within 250 metres of the boundary of the Site, as required by Ontario Regulation 153/04, as amended. This area has been determined by CRA to be a sufficient study area since the assessment did not identify any properties with known environmental impact or high potential to impact the Site from a distance of greater than 250 metres.

The properties adjacent to the Site were visually inspected, without accessing the properties, for evidence of existing or potential environmental concerns related to the Phase One ESA. CRA also visually inspected all of the properties within the Phase One Study Area that were visible from the Site or surrounding streets. The following buildings or features were located on the properties surrounding the Site:

North: The Site is bound to the north by a residential dwelling and agricultural cropland. Highway 407 and an associated on-ramp are located further to the north. Beyond Highway 407 there are agricultural croplands. To the northwest of the Site is a GO Transit MTO Carpool Lot.

West: The Site is bound to the west by Trafalgar Road. Further to the west is a GO Transit Carpool Lot, surrounded by agricultural croplands. To the southwest are residential dwellings and commercial businesses, and an Oakville, Halton Region water tower.

South: The Site is bound to the south by agricultural lands. Further to the south are residential properties and a school facing Burnhamthorpe Road.

East: The Site is bound to the east by a line of trees followed by agricultural lands.

No visual evidence of any environmental impact to the Property from surrounding land uses was observed by CRA at the time of the Site inspection.

4.1.2 FIRST DEVELOPED USE DETERMINATION

The Site and the surrounding land were utilized as agricultural crop land since at least 1934, according to the aerial photographs reviewed by CRA as part of this Phase One ESA. Other than the Quonset hut, the Phase One ESA did not identify any structures to have ever been constructed on the Site.

4.1.3 FIRE INSURANCE PLANS

Fire insurance plans assist in the identification of historic land use and commonly indicate the existence and location of aboveground and underground storage tanks, structures, improvements, and facility operations. CRA contacted Risk Management Services (RMS) to search for available historic fire insurance plans, inspection reports, and site specific plans for the Site. RMS did not identify any Fire Insurance Plans for the Site.

A copy of the documentation received from RMS is included in Appendix B.

4.1.4 CHAIN OF TITLE

At the request of IO, CRA did not complete a Property title search. CRA was provided with a legal description of the Site by IO. The Site is legally described as Part of PIN 24930-0087 (LT) being Part of Lots 11 and 12, Concession 2, North of Dundas Street in the Towns of Milton and Oakville, Regional Municipality of Halton. CRA was not provided with historical chain of title documents for the Site.

4.1.5 HISTORICAL CITY DIRECTORIES

Historical city directories generally document the occupants of municipal addresses on a yearly basis. The Site is not assigned a municipal address so a search of the Site was not possible. However, CRA reviewed historical city directories for surrounding areas at the Toronto Reference Library for the years 1961, 1971, 1981, 1991, and 2001. City directories prior to 1961 were not available for the area of the Site.

The majority of Municipal addresses in the area had listings for residential occupants. A summary of additional surrounding occupants is summarized below.

<i>Address</i>	<i>Listed Occupant (s)</i>
4002 Trafalgar Road (southwest of the Site)	-Ren's Feed & Supplies Ltd. and Run About Kennel Systems was listed in 2001. -Ren's Feed & Supplies Ltd. was listed between 1981 and 1991. -Ralph & Hunt Ltd. Feed was listed in 1971 --The Property was not listed in 1961.
4233 Trafalgar Road (directly adjacent to the north of the Site)	-Residential occupants were listed between 1981 and 2001.
391 Burnhamthorpe Road (south of the Site)	-ICNA Relief and the Islamic Circle of North America were listed in 2001. -The Welding Institute of Canada was listed between 1981 and 1991. -Sniders Public School was listed in 1971.
489 Burnhamthorpe Road (southeast of the Site)	-Erin Mills Maintenance and Landscaping was listed in 2001. -Residential occupants were listed between 1971 and 1981.
1053 Burnhamthorpe Road (southeast of the Site)	-Cinderella Carriage Services Inc. and residential occupants were listed in 2001. -Residential occupants were listed prior to 2001.
1060 Burnhamthorpe Road (south of the Site)	-The Property was not listed between 1991 and 2001, or in 1971. -Robin Hill Stables and residential occupants were listed in 1981.

Based on the City directories search, there were no potentially contaminating activities identified on properties adjacent to the Phase One Study Area.

4.1.6 ENVIRONMENTAL REPORTS

As part of the Phase One ESA, CRA was provided with and reviewed the following environmental report:

- Phase I Environmental Site Assessment, ORC Number D60436 – Trafalgar East, Oakville, Ontario, prepared for Ontario Realty Corporation, prepared by Pottinger Gaherty Environmental Consultants Ltd., June 2007.

Pottinger Gaherty Environmental Consultants Ltd. (PGL) completed a Phase I Environmental Site Assessment of the Site in 2007. PGL identified one minor on-Site risk associated with localized debris in the southeast corner of the Property. Their report did not identify any significant concerns based on the review of the history of the Site and surrounding properties.

Copies of the previous environmental reports are included in Appendix C.

4.2 ENVIRONMENTAL SOURCE INFORMATION

4.2.1 REGULATORY REVIEW

Facility personnel reported that no concerns, complaints, notices of violation, or directives of an environmental nature have been issued against the Site by federal, provincial, or municipal environmental regulatory agencies.

The Ministry of the Environment (MOE) was contacted by CRA to provide information regarding any past complaints, violations, and/or MOE directives concerning the Site. A letter was received from the MOE on June 14, 2012 stating that a search is being conducted. Typically, the MOE takes 8 to 12 weeks to process a file search. CRA will forward a copy of the MOE file search under separate cover to IO, if the file search identifies any environmental concerns.

The Technical Standards and Safety Authority (TSSA) was contacted by CRA and asked to provide information concerning licensed (retail fuel outlets) or registered (private fuel outlets) underground storage tanks located at the Site. TSSA personnel reported to CRA on May 29, 2012 that their records did not identify any storage tanks associated with the Site.

A copy of the MOE and TSSA correspondence is included in Appendix D.

A search of the Brownfields Environmental Site Registry indicated that no Records of Site Condition (RSCs) have been filed at the Property since October 1, 2004.

4.2.2 ENVIRONMENTAL DATABASES SEARCH

CRA contracted EcoLog Environmental Risk Information Services Ltd. (ERIS) to conduct a search of available federal, provincial, and private environmental databases. Based on the location of the Property, the database searches were completed to assist in the identification of environmental conditions at the Property and on adjacent properties. A summary of the pertinent findings from the database search is provided below. Four records were identified for the Site and seven records were identified for properties located within 0.3 kilometre radius of the Site as identified in the following table. The complete database search report, which also identifies limitations associated with this information, is included in Appendix E.

Database	Number of Records	
	Site	Distance from the Site
		0–.3 km
FEDERAL DATABASES		
Environmental Effects Monitoring (EEM)	None	0
Environmental Issues Inventory System (EIIS)	None	0
Federal Convictions (FCON)	None	0
Federal Contaminated Sites (FCS)	None	0
Fisheries & Oceans Fuel Tanks (FOFT)	None	0
Indian & Northern Affairs Fuel Tanks (IAFT)	None	0
National Analysis of Trends in Emergencies System (NATES)	None	0
National Defence & Canadian Forces Fuel Tanks (NDFT)	None	0
National Defence & Canadian Forces Spills (NDSP)	None	0
National Defence & Canadian Forces Waste Disposal Sites (NDWD)	None	0
National Environmental Emergencies System (NEES)	None	0
National PCB Inventory (NPCB)	None	0
National Pollutant Release Inventory (NPRI)	None	0
Parks Canada Fuel Storage Tanks (PCFT)	None	0
Transport Canada Fuel Storage Tanks (TCFT)	None	0
PROVINCIAL DATABASES		
Aggregate Inventory (AAGR)	None	0

<i>Database</i>	<i>Number of Records</i>	
	<i>Site</i>	<i>Distance from the Site</i>
		<i>0–.3 km</i>
Aggregate Inventory (AGR)	None	0
Abandoned Mines Information System (AMIS)	None	0
Borehole (BORE)	None	4
Certificates of Approval (CA)	None	0
Commercial Fuel Oil Tanks (CFOT)	None	0
Coal Gasification Plants (COAL)	None	0
Compliance and Convictions (CONV)	None	0
Certificates of Property Use (CPU)	None	0
Drill Holes (DRL)	None	0
Environmental Activity & Sector Registry (EASR)	None	0
Environmental Registry (EBR)	None	0
Environmental Compliance Approval (ECA)	None	0
List of TSSA Expired Facilities (EXP)	None	0
Fuel Storage Tank (FST)	None	0
Ontario Regulation 347 Waste Generators Summary (GEN)	None	0
TSSA Historic Incidents (HINC)	None	0
TSSA Incidents (INC)	None	0
Landfill Inventory Management Ontario (LIMO)	None	0
Mineral Occurrences (MNR)	None	0
Non-Compliance Reports (NCPL)	None	0
Ontario Inventory of PCB Storage Sites (OPCB)	None	0
Ontario Oil and Gas Wells (OOGW)	None	0
Orders (ORD)	None	0
Pesticide Register (PES)	None	0
TSSA Pipeline Incidents (PINC)	None	0
Private and Retail Fuel Storage Tanks (PRT)	None	0
Permit To Take Water (PTTW)	None	0
Ontario Regulation 347 Waste Receivers Summary (REC)	None	0
Record of Site Condition (RSC)	None	0
Ontario Spills (SPL)	None	0
Wastewater Discharger Registration Database (SRDS)	None	0
TSSA Variances for Abandonment of Underground Storage Tanks (VAR)	None	0
Waste Disposal Sites – MOE CA Inventory (WDS)	None	0
Waste Disposal Sites – MOE 1991 Historical Approval Inventory (WDSH)	None	0
Water Well Information System (WWIS)	4	2

Database	Number of Records	
	Site	Distance from the Site
		0-.3 km
Four records were identified in the WWIS database. It is not clear if the wells are on the Site or on the adjacent property to the north of the Site. The records were associated with wells that were utilized for domestic and livestock fresh water supply and were installed in 2005. Typical geology in the area was comprised of brown clay overlaying grey silt and stones and grey silt and sand. This was found to overlay red shale. Bedrock was encountered at 11.58 metres below ground surface. Only one on-Site well provided geologic details.		
Two records were identified within 300 metres of the Site. The records were associated with wells that were utilized for domestic fresh water supply and were installed in 1953 and 1956. Typical geology in the area of the Site was comprised of clay, overlaying sand and shale. Bedrock was encountered at a depth of 13.4 metres below ground surface.		
PRIVATE DATABASES		
Anderson's Waste Disposal Inventory (ANDR)	None	0
Automobile Wrecking & Supplies (AUWR)	None	0
Chemical Register (CHEM)	None	0
ERIS Historical Searches (EHS)	None	1
No records were identified in the EHS database to be associated with the Site.		
One record was identified in the EHS database to be associated with properties within 300 metres of the Site, in which custom report was requested in June of 1999.		
Canadian Mine Locations (MINE)	None	0
Oil and Gas Wells (OGW)	None	0
Canadian Pulp and Paper (PAP)	None	0
Retail Fuel Storage Tanks (RST)	None	0
Scott's Manufacturing Directory (SCT)	None	0
Anderson's Storage Tanks (TANK)	None	0

4.3 PHYSICAL SETTING

The Site is located in an area of Oakville that has been developed for agricultural use since at least 1934. The Site is located adjacent to the east of Trafalgar Road and south of Highway 407.

4.3.1 AERIAL PHOTOGRAPHS

Aerial photographs were reviewed to generally document the development of the Site and properties in the vicinity of the Site and to identify the existence of any significant actual or potential areas of environmental impairment at the Site. Aerial photographs of

the Site and surrounding area were obtained by CRA from the National Air Photo Library for the years 1934, 1946, 1960, 1974, 1980, and 1988. Based on the history of the Site and the quantity and quality of the aerial imagery available for review, the selected time period between aerial photographs of approximately 12-15 years was determined to be suitable for the purposes of this Phase One ESA. The earliest available aerial photograph identified for the Site was dated 1934 and the latest available aerial photograph identified for the Site was dated 1988. A current aerial image was viewed using Google Earth for the purpose of comparing historical and current aerial photographs.

1934 Aerial Photograph (Scale 1:15,000): Review of the 1934 aerial photograph indicates that the Site was being utilized as agricultural lands. Trafalgar road was present adjacent to the west side of the Site. A building appeared to be located adjacent to the north side of the Property. Trees were located adjacent to the east side of the Property. Several creeks or drainage channels were located on the Site, and were oriented in a northwest to southeast direction across the Property. The surrounding properties appeared to be utilized for agricultural purposes with scattered residential properties nearby.

1946 Aerial Photograph (Scale 1:20,000): Review of the 1946 aerial photograph indicates that there had been no significant changes in land use on the Site or on the surrounding adjacent properties since 1934.

1960 Aerial Photograph (Scale 1:25,000): Review of the 1960 aerial photograph indicates that there had been no significant changes in land use on the Site or the surrounding adjacent properties since 1946.

1974 Aerial Photograph (Scale 1:25,000): Review of the 1974 aerial photograph indicates that a building had been constructed on the directly adjacent property near the northwestern portion of the Site. There had been no other significant changes in land use on the Site or on the surrounding adjacent properties since 1960.

1980 Aerial Photograph (Scale 1:25,000): Review of the 1980 aerial photograph indicates that a Quonset hut had been constructed on the northwestern portion of the Site. There had been no other significant changes in land use on the Site or on the surrounding adjacent properties since 1974.

1988 Aerial Photograph (Scale 1:25,000): Review of the 1988 aerial photograph indicates that there had been no significant changes in land use on the Site or on the surrounding adjacent properties since 1980.

2009 Aerial Image (Google Earth): Review of the 2009 aerial image indicates that there had been no significant changes in land use on the Site since 1988. Highway 407 had been constructed to the north of the Site. There were no other significant changes on the surrounding adjacent properties since 1988.

Copies of the aerial photographs are included in Appendix F.

4.3.2 TOPOGRAPHY, HYDROLOGY, GEOLOGY

The Site is located in the physiographic region known as the Till Moraines. Till Moraines are till-covered areas that are characterized by rolling hills or unconsolidated debris that were carried and deposited during a glacial event.

The Site is relatively flat to rolling with a gentle slope to the south. Regional topography slopes steadily downward to the south, towards Lake Ontario. The elevation of the Site is approximately 180 metres above mean sea level (AMSL)¹.

A review of quaternary geology for the Site consists of Halton Till (Ontario-Erie Lobe) and is defined as having predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor. The overburden deposit is underlain by shale, limestone, dolostone, and siltstone of the Queenston formation^{2,3}. The approximate depth to bedrock at the Site is 12 metres below ground surface (mBGS). The depth to bedrock is based on depths reported on MOE well records for wells in the vicinity of the site.

4.3.3 FILL MATERIALS

Areas of disturbed soil or fill material stockpiles were not observed at the Property. Previous environmental reports did not identify the presence of significant quantities of fill material. A previous environmental report documented the presence of debris on the southeastern portion of the Site. At the time of the Site inspection, CRA observed a

¹ National Topographic Database (2010), www.atlas.nrcan.gc.ca.

² Chapman, L.J., and D.F., Putnam (1984), *"The Physiography of Southern Ontario"*, Ontario Geological Survey.

³ Ontario Geological Survey (1980), Map P. 2204, Quaternary Geology, Toronto and Surrounding Area, Scale 1:100,000.

rock and concrete debris pile approximately 1 cubic metre in size on the southeastern portion of the Site.

4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

CRA reviewed the Ontario Ministry of Natural Resources' - "Natural Heritage Information Centre" database to identify areas registered as Areas of Natural or Scientific Interest (ANSI) within a one kilometre radius of the Site. Several records were identified in the ANSI database for properties located within a one kilometre radius of the Site. Tributaries of Joshua's Creek are located on the Site. The Site is also located within one kilometre of a Provincially Significant Wetland known as the North Oakville-Milton East Wetlands Complex, which is located to the east and north of the Site.

CRA completed a review of available mapping from Conservation Halton to identify any environmentally sensitive areas in the area of the Site. A review of available maps indicates that there are two tributaries of Joshua's Creek that cross the Site from the northwest to the southeast. Joshua's Creek is oriented in a southeasterly direction and conveys water into Lake Ontario. Conservation Halton regulates 7.5 metres from the limit of the hazard; therefore, a portion of the Property is likely regulated by Conservation Halton. There are also several drainage features on the Site. There are no surface water bodies located adjacent to the Property.

CRA also completed a review of available mapping from the Town of Oakville Official Plan to identify any environmentally sensitive areas in the area of the Site. A review of available zoning maps indicates that there are environmentally sensitive areas in the area of the Site, in particular Joshua's Creek, as identified above. Sixteen Mile Creek is located to the west of the Site. Woodlands were identified to the north and east of the Site.

Species at Risk were identified for the Site and surrounding area. Records of Bobolink, Canada Warbler, Snapping Turtle, Eastern Ribbonsnake, and Milksnake were identified. Some of these species may receive protection under the *Endangered Species Act 2007* and may require a permit if future development could potentially cause harm to these species or their habitat.

4.3.5 WELL RECORDS

A search of the MOE Water Well Information System database was conducted as a component of the Ecolog ERIS database search outlined in Section 4.2.2.

Four records were identified in the WWIS database. It is not clear if these wells are located on the Site or on an adjacent property to the north of the Site. The records were associated with wells that were utilized for domestic and livestock fresh water supply and were installed in 2005. According to facility personnel, there are no active wells on the Site. Two records were identified in the WWIS database to be associated with properties located within 300 metres of the Site. The records were generally associated with wells that were utilized for domestic fresh water supply and were installed between 1953 and 1956. Typical geology in the area of the Site was comprised of clay overlaying silt and/or sand and shale. Bedrock was encountered at depths ranging from 11.6 to 13.4 metres below ground surface.

Facility personnel were not aware of any potable water wells at the Site. Two abandoned wells located on the Site were decommissioned in November 2011 by an MOE licensed water well contractor. At the time of the Site inspection, there was no visual evidence suggesting that a water well was located at the Site. Debris (stone, concrete) was seen at the location of one of the decommissioned wells in the southeastern portion of the Property.

4.3.6. SITE OPERATING RECORDS

The property is utilized for agricultural purposes. Property-specific records were provided by DEL Management Solutions Inc. (property managers) and reviewed by CRA on July 6, 2012. The findings of the Site operating records review are incorporated into section 6 of this report.

The following information was reviewed by CRA as part of the Phase One ESA:

1. Current and former tenant leases
2. Correspondence associated with the Property
3. Water Well documentation

No other relevant site operating records were available for review.

5.0 INTERVIEWS

On June 14, 2012, Mr. Cory Ostrowka and Ms. Courtney Schaller of CRA completed an inspection of the Site. CRA interviewed and was accompanied by Ms. Keri-Ann Templeton, of DEL Management Solutions Inc. (DEL), property managers for the Site. On July 9, 2012, CRA interviewed Mr. Robert Dougherty, the tenant operating the farm land. Ms. Templeton is the property manager for the Site, and has been familiar with the Site since 2012. Mr. Dougherty is the tenant at the Site, and has been familiar with the Site since 1976.

The information provided to CRA by those interviewed was compared to other information sources that were reviewed by CRA, and no contradictions were observed.

The interviews completed with facility personnel were focused on the historical and current use of the Property, and the topics listed in Sections 13 and 14 of Schedule D of the Ontario Regulation 153/04, as amended. Relevant information provided to CRA by those interviewed has been summarized in the following Sections.

6.0 SITE RECONNAISSANCE

6.1 GENERAL REQUIREMENTS

On June 14, 2012 at 10:00 am, Mr. Cory Ostrowka and Ms. Courtney Schaller of CRA began a Site inspection of the Property located east of Trafalgar Road and south of Highway 407 in Oakville, Ontario. Weather conditions during the Site visit were sunny with an ambient air temperature of approximately 25 degrees Celsius. The inspection of the Property and the Phase One Study Area was conducted over a period of approximately 1.5 hours.

Photographs of the Site are included in Appendix G.

6.2 SPECIFIC OBSERVATIONS AT PHASE ONE ESA PROPERTY

6.2.1 BUILDING AND PROPERTY

The Site is approximately 32.90 hectares (81.30 acres) in size and is currently used as agricultural crop land. The Site has been planted with soybeans, although remains of corn from previous years were visible. Two small creeks were visible on Site, flowing to the southeast. The two creeks are minor tributaries of Joshua's Creek.

A Quonset hut is located on the northern portion of the Property. The Quonset hut is constructed of metal with a poured concrete floor. Inside the hut were several pieces of farming equipment, which is limited to non-motorized tillage equipment. The hut has been owned by the Site's agricultural tenant since 1976. At the time of the Site inspection, CRA observed some limited oil staining on the concrete floor of the Quonset hut. The concrete floor in the stained area appeared to be in good condition at the time of the Site inspection. Mr. Dougherty stated that he does not perform any equipment maintenance in the hut and that any stains that are present would be from the previous owner as the only equipment he stores is non-motorized tillage equipment. The exterior areas surrounding the building are dirt or grass covered, with non-motorized tillage equipment along the eastern exterior wall of the building. There were several small fire pits adjacent to the northeast of the hut. A driveway, residential dwelling, and small shed are located directly north of the Quonset hut, on the adjacent property to the north of the Site.

A small pile of stone and concrete debris was present in the southeast corner of the Site. According to Mr. Dougherty, the debris is related to a well that was decommissioned in 2011.

6.2.2 CURRENT SITE OPERATIONS

The Site is used for agricultural cropland. Farm equipment is generally stored at an off-Site farm and is not stored on-Site, with the exception of some non-motorized tilling equipment stored in the on-Site Quonset hut. Mr. Dougherty stated that he applies herbicides on-Site on an annual basis, and that he farms corn, soybean, and occasionally winter wheat crops on the Site.

Mr. Dougherty stated that all herbicides are applied in accordance with manufacturers recommendations (i.e., at “label rates”). However, Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacture, Processing, Bulk Storage and Large-Scale Application is identified in Ontario Regulation 153/04 as a Potentially Contaminating Activity. As such, the large-scale application of herbicides at the Site was identified in this Phase One ESA as an APEC (APEC #1).

6.2.3 HISTORIC SITE OPERATIONS

Based on information obtained during the Phase One ESA regarding historical Site operations, the Site was used for agricultural purposes. According to Mr. Dougherty, historical crops farmed at the Site include corn, winter wheat, and soybean.

6.2.4 UTILITY SERVICES

The site is not currently serviced. Mr. Dougherty stated that no utility services have ever been present at the Site to his knowledge.

6.2.5 UNDERGROUND STORAGE TANKS (USTs)

According to Mr. Dougherty, no USTs have been or are presently owned or operated at the Site, to his knowledge. At the time of the Site inspection, no physical evidence suggesting the presence of USTs (e.g., vent pipes, fill pipes, etc.) was observed by CRA.

6.2.6 ABOVEGROUND STORAGE TANKS (ASTs)

Mr. Dougherty reported that, to the best of his knowledge, no ASTs have been historically owned or operated at the Site. At the time of the Site inspection, no evidence of historic AST uses or releases were observed by CRA.

6.2.7 FLOOR DRAINS, PITS, AND SUMPS

At the time of the Site inspection, CRA observed no floor drains, pits, or sumps at the Site.

6.2.8 WATER WELLS

Four records were identified to be associated in the database review. It is not clear if these wells are located on the Site or on an adjacent property to the north of the Site. The records were associated with wells that were utilized for domestic and livestock fresh water supply and were installed in 2005. Two records were identified in the WWIS database to be associated with properties located within 300 metres of the Site. Details of these records can be found in Appendix E.

No drinking water wells are known to be present at the Property. According to Mr. Dougherty and documentation reviewed at the DEL Property Management office, two abandoned wells located on the Site were decommissioned in November 2011.

6.2.9 WASTEWATER/SEWERS

According to Mr. Dougherty, and based on observations made by CRA, there is no wastewater currently generated at the Site, and no wastewater has been generated at the Site in the past, to his knowledge.

6.2.10 STORMWATER/SURFACE WATER

Stormwater generated on the Site either infiltrates into the ground surface or discharges from the Site by overland flow through the on-Site drainage ditches or creek tributaries. Mr. Dougherty stated since the construction of Highway 407 to the north there has been increased stormwater runoff that runs across the Property towards the southeast.

No sources of adverse impact to stormwater generated at the Site were observed by CRA during the Site inspection. At the time of the Site inspection, erosion was observed by CRA along the Joshua's Creek tributary located on the western portion of the Site. A grade control structure had been added to the road culvert to prevent further erosion. According to Mr. Dougherty, erosion on two areas of the Site has increased since the construction of Highway 407 to the north of the Site and the GO Commuter Parking Lot adjacent to the west of the Site.

Stormwater can enter the Site from properties to the north, to the east, and to the west by overland flow or through the on-Site drainage ditches and creeks.

6.3 ENHANCED INVESTIGATION PROPERTY

The Phase One ESA property is considered to be an enhanced investigation property if it is currently used or has ever been used in whole or in part for industrial use, or commercial uses including a garage, a bulk liquid dispensing facility such as a gas station, or for the operation of dry cleaning equipment.

The Site does not qualify as an enhanced investigation property as none of the above mentioned criteria were observed or discovered during the Phase One ESA.

6.3.1 ASBESTOS-CONTAINING MATERIALS (ACM)

The presence of ACM at the Site was investigated during the Phase One ESA through discussions with the tenant and former tenant, and visual observations made by CRA. Other than the Quonset hut, no buildings are located on the Site, and according to Mr. Dougherty, no buildings have ever been located on the Site. Based on observations made by CRA, no potential ACM was identified to be present at the Site.

6.3.2 POLYCHLORINATED BIPHENYLS (PCBs)

The presence of potential PCB-containing equipment at the Site was investigated during the Phase One ESA through discussions with Mr. Dougherty, and visual observations made by CRA. Based on observations made by CRA, no potential PCB containing equipment was identified to be present at the Site.

6.3.3 SOLID WASTE/RECYCLABLE MATERIALS

At the time of the Site inspection, no solid wastes were being generated at the Site. According to discussion with Mr. Dougherty, no wastes of any kind have ever been generated or disposed of on the Site, to his knowledge. At the time of the Site inspection, CRA observed a pile of rock and concrete debris on the southeastern portion of the Site. According to Mr. Dougherty, the debris is related to the well decommissioning activities that took place in November, 2011.

6.3.4 CHEMICAL AND RAW MATERIAL USE AND STORAGE

According to discussion with Mr. Dougherty, he has applied herbicides at the Site. Mr. Dougherty stated that he has applied herbicides over the entire Site including Roundup, and uses Round-Up Ready crop seed. Mr. Dougherty stated that the herbicides were applied in accordance with the manufacturer's recommendations. Mr. Dougherty stated that the herbicides are stored at an off-Site location.

As previously discussed, the large-scale application of herbicides at the Site has been identified as APEC #1.

According to Mr. Dougherty, fertilizers have also been used at the Site occasionally, and have been applied in accordance with the manufacturer's recommendations. According to previous environmental reports for the Site, biosolids were applied to the Site in the late 1990s, but only for that limited time.

6.3.5 CHEMICAL SPILLS/RELEASES

According to Mr. Dougherty, no spills or releases have occurred at the Site. CRA did not observe any visual evidence of spills or releases, except for minor signs of staining on the floor of the Quonset hut. The stains were black-brown in colour, less than one square metre in size, and were located in several locations in the Quonset hut.

6.3.6 AIR EMISSIONS

According to Mr. Dougherty, and based on CRA's observations, there are no air emission sources at the Site.

6.3.7 LEAD-BASED PAINT

The amount of lead in interior and exterior paint has been regulated since 1976 through Health Canada's Hazardous Products Act. Based on CRA's inspection, review of aerial photographs, and interviewing process, no potential sources of lead paint were identified at the Site. The Quonset hut is unpainted and is therefore not a potential source of lead paint.

6.3.8 CHLOROFLUOROCARBONS

According to Mr. Dougherty, and based on CRA's observations, there is no equipment potentially containing chlorofluorocarbons (CFCs) identified at the Site.

6.3.9 IONIZING RADIATION

Mr. Dougherty reported that he was not aware of any use or storage of commercial sources of ionizing radiation (e.g., fill level controllers) at the facility. At the time of the Site inspection, no sources of ionizing radiation were observed by CRA. Mr. Dougherty also reported that a radon gas survey has not been conducted at the Site to his knowledge.

6.4 WRITTEN DESCRIPTION OF INVESTIGATION

The Site reconnaissance included a walk-through of the Property to confirm the current Site conditions and to identify any current land uses, which may have or may cause actual and/or potential environmental impacts to the Site. Adjoining and neighbouring properties were observed from within the Site boundaries.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

Based on to the previous environmental reports, available chain of title documents, and historical city directories, a summary of the current and past uses of the Site is provided below.

<i>Year</i>	<i>Name of Owner</i>	<i>Description of Property Use</i>	<i>Property Use</i>	<i>Other Observations from Aerial Photographs, Fire Insurance Plans, etc.</i>
At least 1934	Individual Ownership	Agricultural	Agricultural	The Property was developed as agricultural cropland
~1970s to present	Her Majesty the Queen (as represented by different government ministers)	Agricultural	Agricultural	The Property continued to be used as agricultural cropland.

7.2 POTENTIALLY CONTAMINATING ACTIVITY

The MOE provides a list of Potentially Contaminating Activities (PCAs) in Schedule D of O. Reg. 153/04, as amended, under the *Environmental Protection Act*. The following PCAs have been identified to be on, in, or under the Phase One Property, or located within the Phase One Study Area and having the potential to contribute to an APEC.

<i>Location and Description</i>	<i>Potentially Contaminating Activity</i>
On-Site – Historical large scale applications of herbicides over the entire Site	Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)

The following areas of actual or potential environmental concern have been identified by the Phase One ESA site reconnaissance and records review and are summarized in the table below. This table is used to list and describe each potentially contaminating

activity at the Property and each potentially contaminating activity in the Phase One study area that may be contributing to an APEC at the Property.

<i>APEC #</i>	<i>Location on the Phase One Property</i>	<i>Potentially Contaminating Activity</i>	<i>Location of PCA (on-Site or off-Site)</i>	<i>Contaminants of Concern</i>	<i>Media Potentially Impacted</i>
1	Entire Site	Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications	On-site	Pesticides/ Herbicides	Soil

Where CRA identified significant uncertainty, or a lack of information regarding the potential for a PCA to contribute to an APEC at the Site, CRA conservatively assumed that an APEC may be present, and included the APEC in this report.

7.4 PHASE ONE CONCEPTUAL SITE MODEL

The Site is located at 4233 Trafalgar Road in Oakville, Ontario. The Site is located in an area of Oakville that has been utilized for agricultural land use since at least 1934. The Property is approximately 32.90 hectares (81.30 acres) in size and is currently used as agricultural crop land. There is one Quonset hut building located on the Site, which is used for the storage of farm equipment. The building is approximately 55.74 square meters (600 square feet) in size. The hut is owned by the Site's agricultural tenant. Several small firepits were present directly adjacent to the northeast of the Quonset Hut. A small pile of stone and concrete debris was present in the southeast corner of the Site. The surrounding adjacent land uses consist primarily of agricultural and residential uses.

Based on a review of available information, the Site was occupied from at least 1934 for agricultural purposes. During the Site inspection, CRA did not observe any visual evidence of historic industrial operations at the Site.

The Site is relatively flat to rolling with a gentle slope to the south. Regional topography slopes steadily downward to the south, towards Lake Ontario. Based on the topography of the area, the regional groundwater flow direction is suspected to be predominantly south towards Lake Ontario.

There are no surface water bodies located adjacent to the Property. There are two tributaries of Joshua's Creek that cross the Site from the northwest to the southeast. Joshua's Creek is oriented in a southeasterly direction and conveys water into Lake Ontario.

No underground utilities are known to be present on the Site and therefore would not affect contaminant distribution and transport. Limited information was available during the Phase One ESA regarding subsurface conditions at the Site, including Site-specific geology and local hydrogeology. If impacted soil or groundwater is present on the Site, or within the Phase One Study Area, the lack of information regarding subsurface conditions could affect CRA's understanding of potential contaminant migration. Based on the results of the Phase One ESA, potentially contaminating activities were identified on-Site to be associated with the historical large scale applications of herbicides over the entire Site. This was identified as an APEC for the entire Property. The contaminants of concern were identified as pesticides and herbicides.

The Phase One Conceptual Site Model, including the location of APECs, has been depicted on Figure 3.

8.0 CONCLUSIONS

Based on the results of the Phase One ESA, including the Site inspection, information provided by Site representatives and regulatory agencies, documents reviewed, the review of Site history, and review of information from the MOE, the following APECs were identified to be associated with the Site.

- i) **Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications:** Discussions with Mr. Dougherty revealed that herbicides have been applied to the entire Site annually. Herbicides that were used at label rates at the Site included Roundup. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacture, Processing, Bulk Storage and Large-Scale Application is identified in Ontario Regulation 153/04, as amended, as a Potentially Contaminating Activity. The large-scale application of herbicides on the Site was identified as in APEC (APEC #1).

8.1 REQUIREMENT FOR PHASE TWO ESA BEFORE RSC CAN BE SUBMITTED

Based on the information obtained in completing this Phase One ESA, a Phase Two ESA would be required before a Record of Site Condition (RSC) can be filed with the MOE. The Phase Two ESA should evaluate the risk of soil or groundwater impact to the Site from all identified APECs.

All of Which is Respectfully Submitted,
CONESTOGA-ROVERS & ASSOCIATES

A handwritten signature in blue ink, appearing to read 'C. Schaller', with a long horizontal flourish extending to the right.

Courtney Schaller, M.Env.Sc.

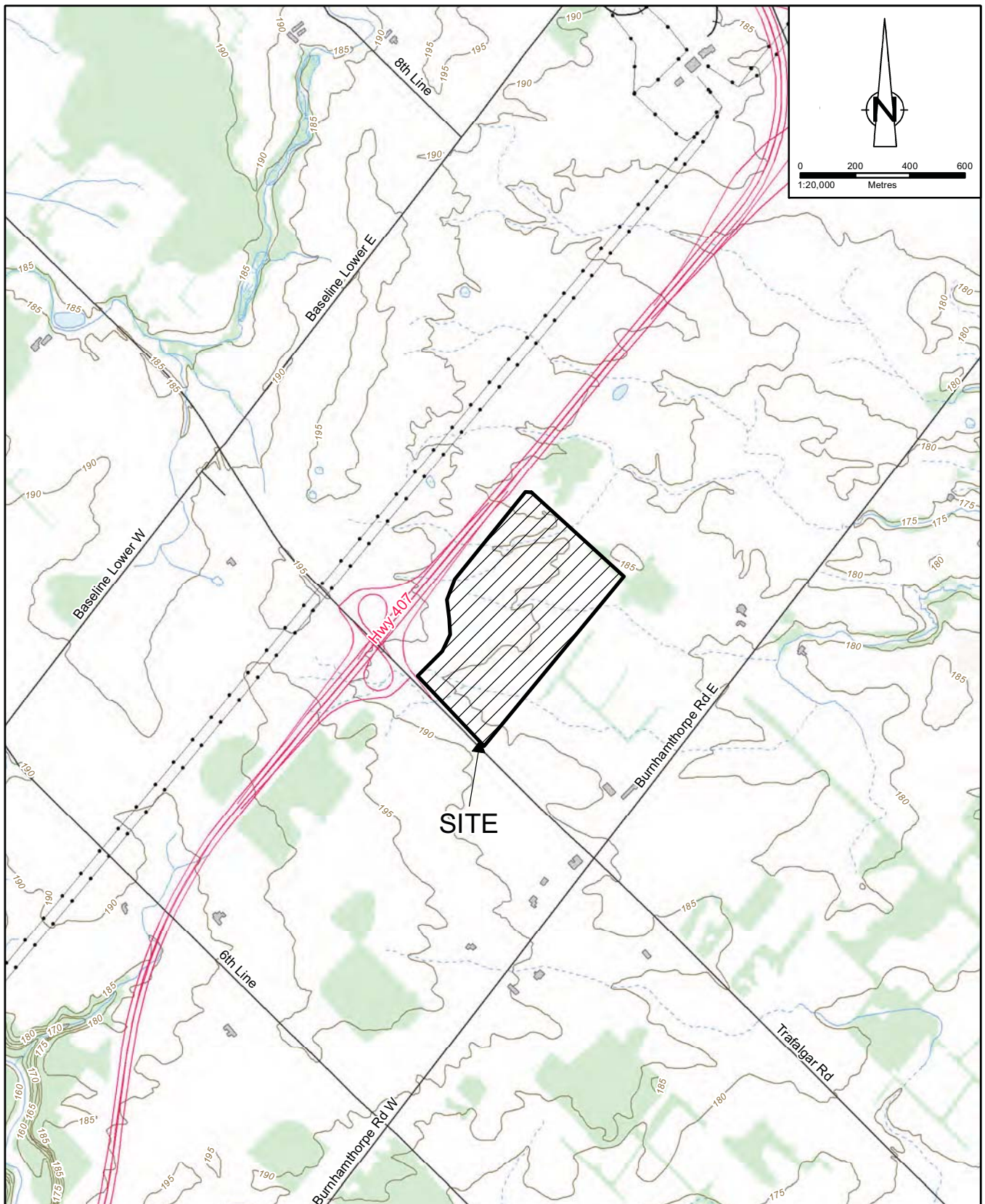
A handwritten signature in blue ink, appearing to read 'Cory Ostrowka', with a stylized, looped structure.

Cory Ostrowka, P. Eng.

A handwritten signature in blue ink, appearing to read 'G. Brooks', with a stylized, looped structure.

Gregory R. Brooks, P. Eng.

FIGURES

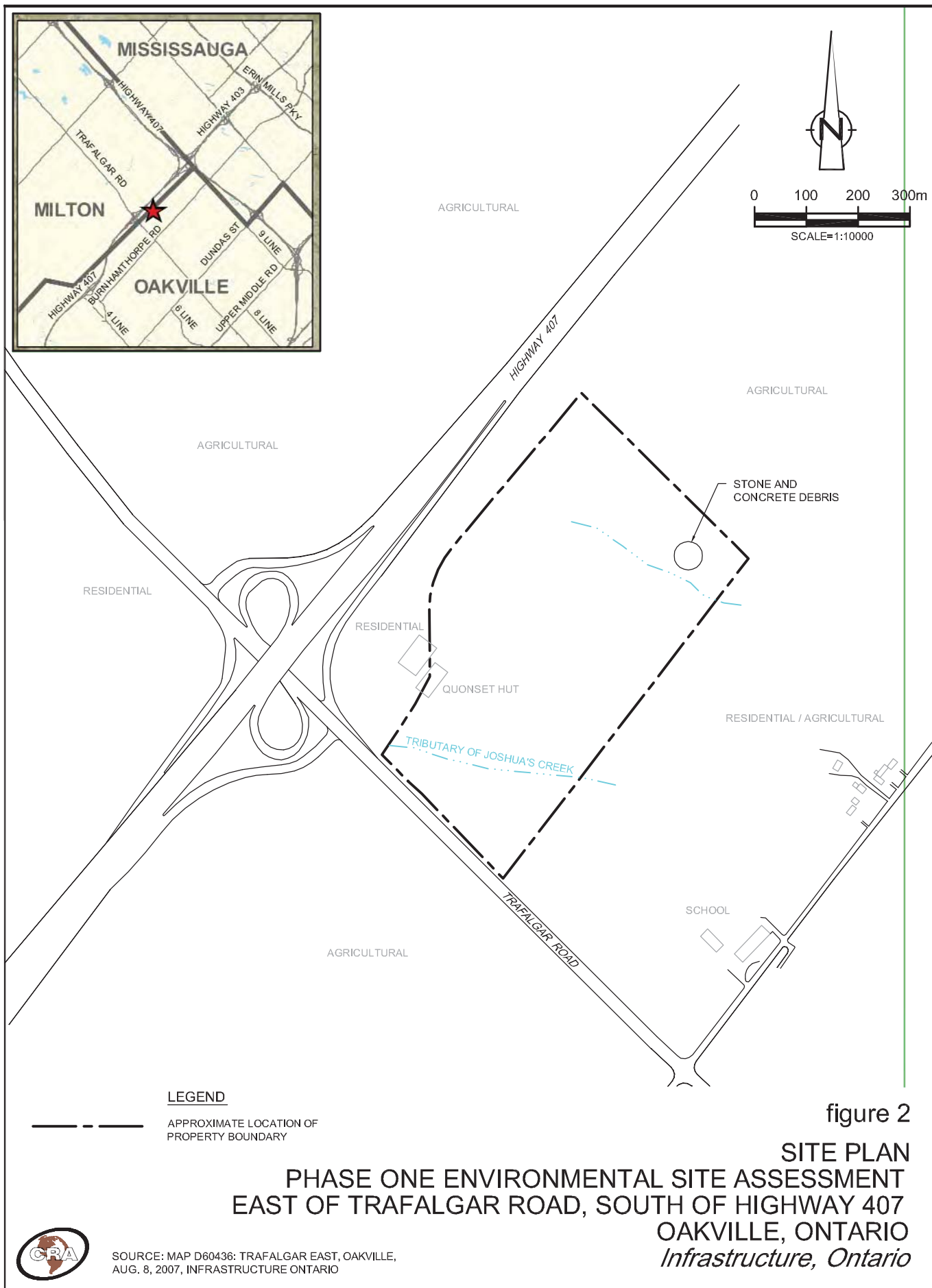


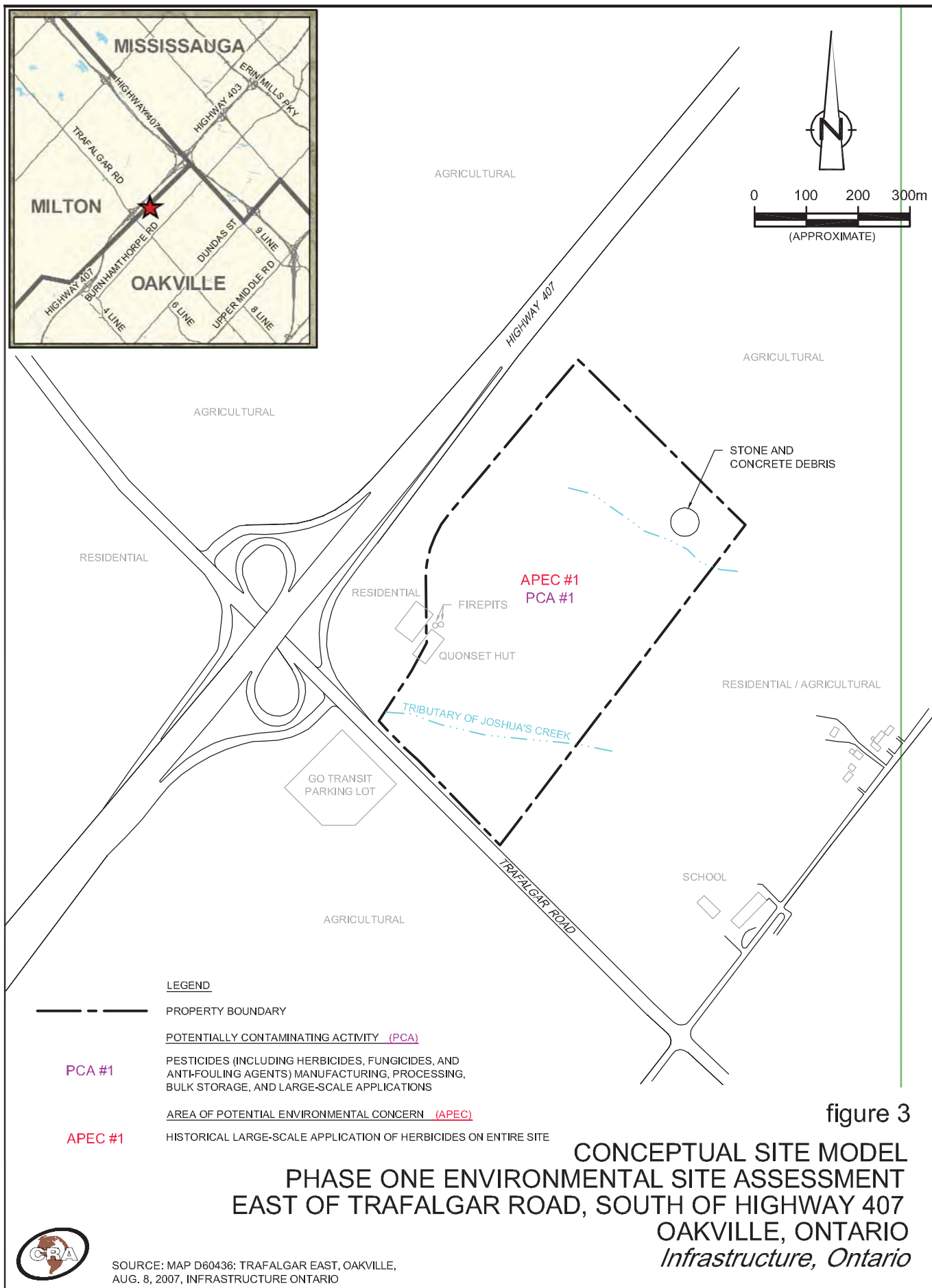
Source: MNR NRVIS, 2011. Produced by CRA under licence from Ontario Ministry of Natural Resources, © Queen's Printer 2012;
 Coordinate System: NAD 1983 UTM Zone 17N

figure 1

SITE LOCATION MAP
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
EAST OF TRAFALGAR, SOUTH OF HIGHWAY 407, OAKVILLE, ONTARIO
Infrastructure Ontario







APPENDIX A

PROJECT PERSONNEL CURRICULUM VITAE

EDUCATION

B.A.Sc. Civil Engineering, University of Waterloo, 1987

EMPLOYMENT HISTORY

1986- Principal/Vice-President
Present Conestoga-Rovers & Associates, Waterloo, ON
Named to CRA Executive Committee, 2009
Named CRA Principal/Vice President, 1999
Named CRA Associate, 1996

PROFESSIONAL REGISTRATIONS/AFFILIATIONS

Licensed Professional Engineer: Alberta, Ontario, Manitoba, and Saskatchewan
Former Ontario Chapter Executive, National Brownfield Association

PROFILE OF PROFESSIONAL ACTIVITIES

Remedial Design/Construction:

- Construction supervision of leachate collection system and treatment facility for groundwater contaminated with coal tar. Treatment facility consisted of physical tar/water separation followed by chemical adsorption using granular activated carbon for the Regional Municipality of Ottawa-Carleton - Lees Avenue Transitway Station, Ottawa, Ontario.
- Design of leachate recirculation system to enhance rapid landfill stabilization for Metropolitan Toronto - Keele Valley Landfill Site, Maple, Ontario.
- Design and construction of landfill gas recovery and utilization for the Regional Municipality of Waterloo - Kitchener, Ontario.
- Design of groundwater extraction system for contaminated groundwater at existing cement plant for Canada Cement Lafarge, Woodstock, Ontario.
- Supervision of excavation and securement of soils contaminated with coal tar for the Regional Municipality of Ottawa-Carleton - Lees Avenue Transitway Station, Ottawa, Ontario.
- Development of remediation plan for the former coal gasification plant in Woodstock, Ontario. Study included complete field investigation and evaluation of remedial alternatives for the City of Woodstock, Woodstock, Ontario.
- Executed a hydrogeologic investigation of coal tar contaminated site including the design of remedial alternatives for the Algoma Steel Corporation, Sault Ste. Marie, Ontario.
- Site Engineer during bioremediation project for soils contaminated with oil tar. Project also included sampling of soils and analysis of analytical data for Ultramar Canada, Port Stanley, Ontario.
- Remedial action plan design for a former lead Smelting and Refinery Plant for Toronto Refiners and Smelters Ltd., Toronto, Ontario.
- Design Operations and Stormwater Management Plans for a proposed clay borrow operation. The project involved all required engineering support for a Joint Board Hearing under the Consolidated Hearing Act for the Municipality of Metropolitan Toronto, Toronto, Ontario.

- Design of a Coal Tar Collection System which included; shallow perforated pipe collector, deep coal tar collection well, creek rerouting and infilling, and overflow weir tar collector for the Algoma Steel Corporation, Sault Ste. Marie, Ontario.
- Site Engineer during remediation of a diesel fuel spill. Project included site remediation with contaminated soil removal and redesign of existing fuel facilities. Construction of a temporary fuel facility was required during construction for the Britannia Water Filtration Plant, Regional Municipality of Ottawa-Carleton, Ottawa, Ontario.
- Site supervisor during the excavation of coal tar contaminated materials, Lancaster Street reconstruction for the City of Kitchener, Kitchener, Ontario.
- Project Manager for the decommissioning of a rental car service facility at the Lester B. Pearson International Airport. Remedial activities included UST closure, mitigation of soil impacts attributable to past spills and site restoration for Avis Rent-A-Car System.
- Project Manager for Remedial Design, including the change of USEPA Record of Decision at a former Tannery Site in Sault Ste. Marie Michigan.
- Site investigation and design of groundwater pump and treatment system for a retail service station in Kitchener - Witter's Fuels.
- Preliminary Assessment, Site Investigation and Remedial Investigation for ISRA closure of a manufacturing facility in Perth Amboy, New Jersey.
- Design and construction oversight for an air sparging and soil vapour extraction system to remove chlorinated solvents from groundwater at the downgradient perimeter of an industrial facility, Brantford, Ontario.
- Design of a groundwater extraction and treatment facility to remove trichloroethylene from groundwater, Guelph, Ontario.
- Design of a chemical oxidation remedial program to remedial shallow groundwater under a chemical storage shed, Waterloo, Ontario.
- Design and oversight of soil remediation of an active trucking facility, Mississauga, Ontario.

Facility Decommissioning/Brownfields

- Decommissioning of a 200,000-square-foot manufacturing facility to accommodate change in land use and sale of property - FMG Timberjack.
- Investigation and decommissioning of a 200,000-square-foot former smelting facility in Scarborough, Ontario to facilitate sale and redevelopment of the property - Eli Lilly Canada. Project included design of a vapour barrier to mitigation potential for migration of chlorinated solvents to indoor air.
- Site investigation and remedial design for decommissioning of a former pesticide formulation plant for Pfizer C&G Inc., Sarnia, Ontario.
- Assessment and cleanup of a former outboard marine motor manufacturing facility to accommodate change in land use and sale of property. Assessment included a Site Specific Risk Assessment completed in accordance with the MOE Contaminated Sites Guideline.
- Fuel facility decommissioning for trucking facility in Oshawa, Ontario - Yellow Freight System Inc.
- Consultant to the Town of Collingwood on the Brownfield redevelopment of the Canada Steamship Lines property.
- Consultant to the University of Waterloo on the development of the School of Pharmacy and Medical School campus in Kitchener, Ontario.
- Investigation and development of remedial cost estimates for a former footwear manufacturing facility that was impacted with chlorinated solvents in Kitchener, Ontario.

- Investigation and preparation of a Remedial Action Plan for a former automotive parts manufacturing facility that was impacted with chlorinated solvents in Waterloo, Ontario.
- Investigation of a former electronics manufacturing facility impacted with chlorinated solvents in Kitchener, Ontario.

Environmental Management Systems:

- Development and implementation of an Environmental Management System for five manufacturing facilities located in Ontario - GSW Inc. One of these facilities implements an isocyanate control and monitoring program.
- Development and implementation of an Environmental Management System for 16 automotive parts manufacturing facilities in Ontario - Linamar Corporation.
- Development of an Environmental Management System for a large automotive frame manufacturing facility in Ontario - Budd Canada Inc.
- Completed ISO 14000 GAP analysis on largest quarry operation in Ontario.
- Review of aspects and impacts for large chemical manufacturing facility.
- Completed ISO 14000 GAP analysis of heat treating facility.
- Development and implementation of an ISO 14000 compliant EMS for electronics manufacturer (Christie Digital).
- Development of ISO 14000 EMS for two glass mat plants and a ceramic materials plant.

Risk Assessment Projects

- Risk Assessment for a former industrial manufacturing facility to facilitate redevelopment for Big Box commercial use.
- Risk Assessment for a former textile facility to facilitate redevelopment for institutional use (University of Waterloo).
- Risk Assessment of residential neighbourhood to evaluate potential exposure to trichloroethylene and degradation compounds from shallow groundwater (United Technologies Corporation).
- Risk Assessment of an industrial facility in Toronto to facilitate management of solvent impacts under the building floor.
- Risk Assessment of a former commercial property with past industrial uses to facilitate development of an institutional facility that includes residential land uses.
- Risk Assessment of a former lakefill and industrial property in downtown Toronto, for reuse as residential/commercial (Context Developments).
- Risk Assessment (ongoing) of a former distillery for development into a University campus (Balsillie School - Waterloo).
- Risk Assessment (ongoing) of a former trucking facility and service station in Kitchener, Ontario.
- Risk Assessment (ongoing) of a former automotive parts manufacturing facility in Waterloo, Ontario.
- Risk Assessment (ongoing) of a commercial shopping mall impacted with hydrocarbons in London, Ontario.
- Risk Assessment (ongoing) of a former paint manufacturing facility in Mississauga, Ontario.

Environmental Site Assessment and Compliance Assessment Experience:

- Completed over 500 Phase I Environmental Site Assessments and Phase II Environmental Site Assessments at facilities in Canada, the United States, Mexico, and Europe. Selected experience listed below.
- Environmental Compliance Assessment for Canadian Gypsum Corporation mine site in Hagersville, Ontario.
- Phase I Environmental Site Assessment of a large aggregate extraction and processing firm. The Phase I Environmental Site Assessment included 26 sites located in Ontario and Michigan. Facilities included pits, quarries, aggregate processing operations, and truck servicing shops. Audits were focused on historical practices as well as compliance with current environmental legislation.
- Historic Site Operations Audit of a closed landfill site located in Southern Ontario for Waste Management of Canada Inc.
- Phase I Environmental Site Assessment of two automobile parts manufacturing facilities located in Southern Ontario. Audit focused on compliance with environmental legislation for TRW Canada Limited.
- Multiple Phase I and II Environmental Assessments, and Remedial Activities for an international equipment manufacturer and retailer. Work included Sites in Quebec, Ontario, Manitoba, Saskatchewan and British Columbia for the J.I. Case Company - Racine, Wisconsin.
- Phase I Environmental Site Assessment, and Phase II Work Plan, of a national transportation company. Assessments were completed preparatory to the sale of the business for Kingsway Transport - Federal Industries.
- Phase I Environmental Site Assessment, and Phase II Site Remediation for a former adhesive manufacturing facility in Toronto, Ontario - Nacan Products Limited, Brampton.
- Phase I Environmental Site Assessment, Environmental Compliance Assessment, Phase II Site Investigation, and Phase III Environmental Work Plan for an automobile parts manufacturer in Waterloo, Ontario for General Motors, Detroit, Michigan.
- Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, and implementation of plant closure and cleanup for 185,000-square-foot spark plug manufacturing facility - Champion Spark Plug, Windsor, Ontario.
- Phase I Environmental Site Assessment and Phase II Environmental Site Assessment of former Aluminum Smelting facility and negotiation with MOEE for limited cleanup program and redevelopment of the property - Eli Lilly Canada.
- Phase I Environmental Site Assessment and Phase II Environmental Site Assessment of a 1.5-million-square-foot diesel electric locomotive and light armored vehicle manufacturing facility, London, Ontario - General Motors of Canada Diesel Division.
- Phase I Environmental Site Assessments and Compliance Assessments of approximately 26 funeral homes, cemeteries, and crematories in British Columbia, Alberta, Manitoba, Saskatchewan, Ontario, Quebec, New York, Michigan, and New Jersey - The Loewen Group.
- Project Manager for 22 Phase I and II Environmental Site Assessments of Diversey Inc. facilities in Canada, United States, United Kingdom, Mexico, and the Caribbean - Unilever Canada Inc. Also completed four Environmental Compliance Assessments.
- Phase I Environmental Site Assessments of five metal fabrication facilities in Brooklyn, New York - Masco.
- Phase I and Phase II Environmental Site Assessment of a former automotive parts manufacturing facility prior to purchase, Cambridge, Ontario - Challenger Motor Freight.

- Phase I Environmental Site Assessment and Compliance Assessment of a seafood preparation facility including an evaluation of wastewater treatment requirements and associated costs - Unilever Canada Inc.
- Phase I Environmental Site Assessments and Compliance Assessments of three chemical blending facilities prior to acquisition by Unilever Inc. - Baltimore, Maryland, Omaha Nebraska and Charlotte, North Carolina.
- Phase I and Phase II Environmental Site Assessment of former paint manufacturing facility, retail service station, scrap yard and leather goods manufacturer, Vancouver, British Columbia - The Loewen Group.
- Phase I Environmental Site Assessment of a refrigerated warehouse facility to support the sale of the property, Belleville, Ontario - Coca Cola Foods.
- Phase I Environmental Site Assessment and Compliance Assessment of two tube manufacturing facilities, Sault Ste. Marie and London, Ontario - Arc Tube.
- Phase I Environmental Site Assessment of industrial facility for lease termination, Stoney Creek, Ontario - Westinghouse Canada.
- Numerous Phase I Environmental Site Assessments of trucking facilities - Yellow Freight Systems/Roadway.
- Phase I and Phase II Environmental Site Assessment of drycleaning facilities, Abbotsford and Kelowna, British Columbia, and Barrie, Ontario.
- Phase I Environmental Site Assessment of former railway line, North Bay, Ontario, Owen Sound, Ontario and Sarnia, Ontario.
- Phase I Environmental Site Assessment of forge facility in Ontario - Linamar Corporation.
- Phase I Environmental Site Assessments of numerous rental car facilities in Eastern Canada - Avis Rent A Car System.
- Phase I Environmental Site Assessment of trucking facility in Port Clinton, Ohio - Challenger Motor Freight Inc.
- Phase I Environmental Site Assessment of pigment manufacturing facility in Bromont, Quebec - Dominion Colour Corporation.
- Phase I Environmental Site Assessment of dairy facility in Ontario - Dairyworld Foods.
- Environmental Compliance Assessment of large PVC film manufacturing facility, Cambridge, Ontario - Canadian General Tower.
- Phase I Environmental Site Assessment of pyrotechnics manufacturing facility in Ontario - Miller Thomson.
- Phase I Environmental Site Assessment of several dairy facilities in Ontario and Quebec - Parmalat.
- Phase I Environmental Site Assessment and Compliance Assessment for three lighting fixture manufacturing facilities in New Windsor, New York.
- Phase I and II Environmental Site Assessment of large block of land in downtown Calgary for mix use residential and commercial redevelopment.
- Phase I and II Environmental Site Assessment of paint manufacturing facility in Mississauga, Ontario.
- Phase I and II Environmental Site Assessment of plate glass manufacturing facility in Owen Sound, Ontario.
- Phase II Environmental Site Assessment of former manufacturing facility in Guelph, Ontario.
- Phase I Environmental Site Assessment of rock wool manufacturing facility in Sarnia, Ontario.

EDUCATION

B.Sc. (Eng.) University of Guelph, Environmental Engineering, 1999

Other

Courses: 40-Hour OSHA Training
8-Hour OSHA Refresher Training
WHMIS
CSAO – Basics of Fall Protection
Excavation and Trenching Safety
Supervisory Awareness Training
Confined Space Training
Propane Certification
Transportation of Dangerous Goods Training

EMPLOYMENT

2010-	Intermediate Engineer
Present	Conestoga-Rovers & Associates
2008-10	Project Manager, SLR Consulting (Canada) Ltd.
2004-08	Environmental Engineer, R.J. Burnside & Associates Ltd.
2004	Environmental Engineer, Trow Associates Inc.
2003-04	Environmental Consultant, Trow Associates Inc.
1999-03	Geo- Environmental Consultant, V.A. Wood (Guelph) Inc.

AFFILIATIONS

Professional Engineers Ontario

PROFILE OF PROFESSIONAL ACTIVITIES

Environmental Site Assessments

- Completed over 150 Phase I Environmental Site Assessments at various commercial, industrial, and residential sites across Ontario
- Project Manager for a Phase III ESA to delineate impacted soil, groundwater and sediments at Penetanguishene Harbour. Sediment sampling involved collection of samples for bioassays and chemical and benthic analysis. Results were compared to both federal Canadian Environmental Quality Guidelines (CCME) and provincial MOE guidelines. The results of the Phase II ESA were used to score the site using the National Classification System for Contaminated Sites

- Project Engineer for a Phase I ESA of a vaccine manufacturer in Toronto, Ontario. The 22-hectare site had 41 existing buildings and approximately 50 former buildings that have since been demolished. Various areas of potential environmental concern including waste disposal areas and former underground storage tank locations were identified
- Project Engineer for a Phase I ESA of Henvey Inlet First Nation in Northern Ontario. The First Nation lands total 11,000 hectares. In addition to the entire First Nation, surrounding areas including mines and landfills were investigated to document environmental liabilities as part of the First Nation Land Management Self Government Agreement process
- Project Engineer for a Phase II ESA at a former coal gasification plant in Stratford, Ontario to delineate the extent of coal tar impacts at the site. Off site locations as well as the municipal drinking water aquifer were investigated for potential impacts. Subsequent annual groundwater monitoring programs were completed to further characterize coal tar migration across the site
- Project Team Member to inventory all aboveground and underground fuel storage tanks on First Nation lands for over 20 first Nations in Manitoba. Environmental conditions were noted and recommendations made to improve site conditions
- Project Engineer for a groundwater and soils investigations at a former dry cleaning operation in St. Catharines, Ontario. A pilot scale in-situ remediation program was implemented involving injection of potassium permanganate
- Project Engineer to investigate soil and groundwater conditions at a former greenhouse operation in Burlington, Ontario in order to delineate a furnace oil plume from a former underground storage tank nest
- Project Engineer - Investigated soil and groundwater conditions at a Brownfield site in Hamilton, Ontario, in order to identify and estimate the extent of contamination for numerous anomalies reported in a geophysical survey

Remediation/Decommissioning Projects

- Project Engineer to implement and manage a \$400,000 Site Characterization and Remedial Closure Plan for a former retail store and gas bar in Listowel, ON. The site had been partially remediated by a previous consultant. Key tasks included confirmatory sampling of an existing excavation and associated soil stockpiles, a site-wide Phase I & II ESA, geotechnical assessment of the existing excavation, delineation of off-site impacts beneath an MTO road allowance, and decommissioning of an extensive monitoring well network
- Project Engineer to delineate hydrocarbon contamination beneath stamping press bases at a former automotive parts manufacturer in Toronto, Ontario. Supervised remediation activities and collected confirmatory samples during excavation and off-site treatment 600 m³ impacted soils
- Project Engineer to complete the site characterization program to address hydrocarbon contamination in the vicinity of an older boiler room at Listowel Memorial Hospital. Remediation program included excavation and off site sensitivity issues and regulatory liaison. Supervised remediation activities and collected confirmatory samples
- Project Engineer to direct excavation of approximately 500 m³ of metal impacted fill at Amcan Castings in Hamilton, Ontario through the use of X-Ray Fluorescence field screening techniques. Implemented an in-situ bioremediation program for a petroleum hydrocarbon impacted area approximately 500 m³ in size

- Project Engineer to direct excavation of approximately 1, 200 m³ of metal and PAH impacted fill along a former railway line in Dunnville, Ontario through the use of X-Ray Fluorescence field screening techniques. Prepared four Records of Site Conditions for the various properties following successful remediation of the Site
- Project Engineer to complete a Phase I & II ESA and RSC at a former hydro transformer station located in a residential area of Stratford, Ontario. The successful completion of the RSC permitted the sale of the property and change of property use to residential
- Project Engineer to complete a Phase I & II ESA at a former hydro transformer station located in downtown Leamington, Ontario that coincided with the site decommissioning

Landfill Monitoring

- Project Team Member to complete annual hydrogeological investigations at 12 domestic and industrial landfills in Ontario. Duties included monitoring well installation, monitoring well sampling, surface water sampling, flow monitoring, leachate collection system monitoring, data analysis and reporting

Geotechnical and Construction Management

- Project Engineer to complete gravel resource evaluations for four communities in the Kitikmeot Region of Nunavut. Work included assessing current and future gravel requirements as well as test pit investigations to evaluate potential gravel resources in the communities
- Geotechnical Technician to complete footing, steel reinforcement, and subgrade inspection for two large industrial buildings totaling 2.4 ha in size constructed for Stackpole Ltd. In Ancaster, Ontario
- Construction Inspector for the construction of replacement cladding at Moosonee Public School following demolition of the existing stucco cladding. Inspection included air/vapour barriers, insulation, windows, metal siding and brickwork

Groundwater Management

- Project Team Member to supervise various water well and aquifer tests for the Town of Orangeville to evaluate existing municipal well performance and potential additional groundwater sources. The fieldwork included completion of numerous step and constant rate pump tests, installation of dataloggers to monitor fluctuations in the water table, collection of groundwater samples for water quality analysis, stream piezometer monitoring, and door-to-door domestic well surveys
- Project Manager to completed annual groundwater programs for the Cardinal Woods subdivision in the Town of Mono. The municipal water supply system for the 191 residence subdivision consists of three municipal groundwater wells, pumping station, reservoir and distribution system. The monitoring program included collecting water level data and preparing an annual report of the data and hydrograph interpretation
- Project Team Member to performed fieldwork for a hydrogeological investigation to support a Permit To Take Water (PTTW) application for a golf course water supply well in Callander, Ontario. Fieldwork duties included door-to-door domestic well surveys and installing dataloggers and collection of manual groundwater levels in surrounding domestic wells and surface water sources during pump testing of the on-site water supply well
- Project Team Member to performed field supervision of monitoring wells installation at Six Nations First Nation. Nested monitoring wells were installed at various locations as part of a hydrogeological study to assess drinking water quality at the First Nation. Duties included monitoring well

installation, monitoring well sampling, domestic well sampling, community consultation, hydraulic conductivity testing, data analysis and reporting

Hazardous Materials

- Project Engineer to conducted Designated Substances Surveys in conjunction with Phase I ESA's for various municipal pumphouses and industrial properties across Southern Ontario prior to site decommissioning. The Designated Substances Surveys were completed in accordance with Bill 208 under the Ontario Occupational Health and Safety Act. Prior to commencement of site decommissioning activities, the demolition contractor was provided with a list of all identified designated substances present at the site requiring special handling and disposal

Health and Safety

- Health and Safety Coordinator duties for a 15 person environmental consulting office. Duties included reviewing and approving health and safety plans, subcontractor hours, and health and safety training certificates through an information management system. Additional duties included the coordination and scheduling of staff health and safety training and medicals and maintaining adequate stock of health and supplies. Performance of monthly inspections on office fire extinguisher inventory. Participated in monthly health and safety teleconferences

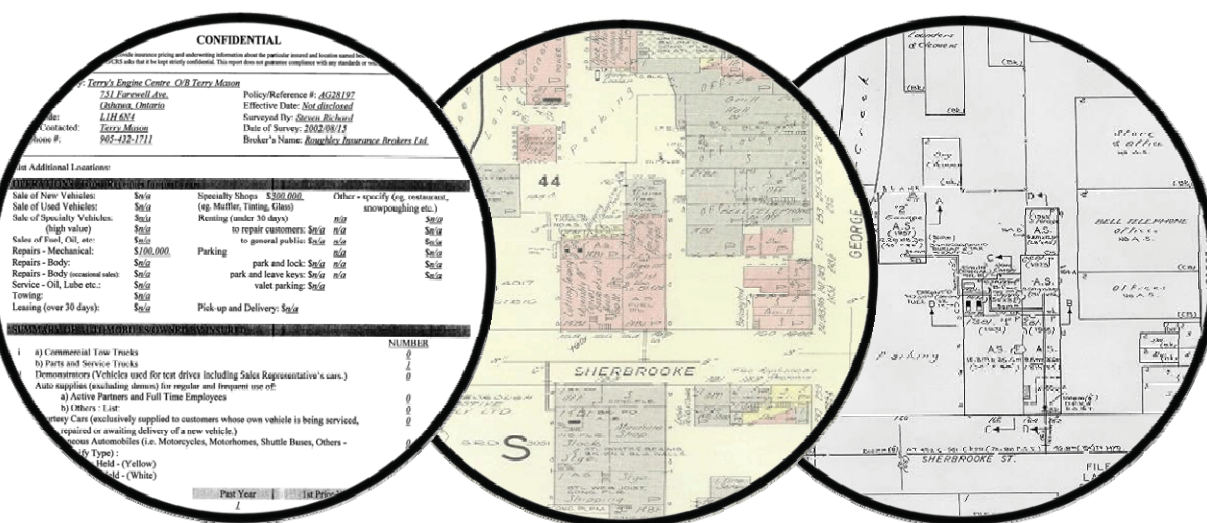
APPENDIX B

RISK MANAGEMENT SERVICES DOCUMENTS

HEIRS™



Historical
Environmental
Information
Reporting
System



RISK MANAGEMENT SERVICES
An **SCM** Company

150 Commerce Valley Drive W
Thornhill, ON L3T 7Z3
Tel: (905) 882-6300 ext 5426
www.scm-rms.ca

Report Completed By:
Sunita Kapoor

Site Address:

4233 Trafalgar Rd. & Highway 407
Oakville, Ontario

Project No:

076821

Requested by:

Courtney Schaller
Conestoga Rovers & Associates

Date Completed:

June 11, 2012

RMS Environmental Services
Historical Environmental Information Reporting System (HEIRS™)

June 11, 2012

Courtney Schaller
Conestoga Rovers & Associates
111 Brunel Rd., suite 200
Mississauga, Ontario. L4Z 1X3

Dear Courtney,

Re: **Your Site Address: 4233 Trafalgar Rd. & Highway 407, Oakville**
Your Reference No.: 076821

As requested, we have searched our records regarding the above site and the following information was found:

Information	Date(s)	Comment	Cost
Research Fee per street address		\$50.00 flat fee per street address.	\$50.00
Fire Insurance Plans	No Records Found.	\$100.00 for each Fire Insurance Plan.	
Reports: All Risk/Multi-Risk Inspection COPE Other	No Records Found	\$55.00 for each Inspection/Survey report. Not ordered.	
Site Plan(s)	No Records Found	\$70.00 for each Site plan. Not ordered	
Total			\$50.00

NRF: No Records Found. NO: Not Ordered.

The cost is \$50.00 plus courier charges (if applicable) and HST.
See Terms and Conditions on page two of this letter.

Thank you for employing the services of SCM Risk Management Services Inc.

Sunita Kapoor
Environmental Services

RMS Environmental Services

Historical Environmental Information Reporting System (HEIRS™)

Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in RMS's records relating to the described property (hereinafter referred to as the "Property"). RMS makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. RMS does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

RMS disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on RMS Reports or from any tortious acts or omissions of RMS's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

APPENDIX C

PREVIOUS ENVIRONMENTAL REPORTS

Phase 1 Environmental Site Assessment

**ORC Number D60436 – Trafalgar East
Oakville, Ontario**

Prepared for:
Ontario Realty Corporation
11th Floor, Ferguson Block
77 Wellesley Street West
Toronto, Ontario
M7A 2G3

Prepared by:
Pottinger Gaherty Environmental Consultants Ltd.
17 Brock Street West
Oshawa, ON
L1G 1R2

PGL File: 2292-01.01B

June2007



Executive Summary

Pottinger Gaherty Environmental Consultants Ltd. conducted a Phase 1 Environmental Site Investigation – Site History and Inspection of the Trafalgar East Lands in Oakville, Ontario (the Site). To look for risks of environmental contamination on the subject Site, PGL reviewed the history of the Site and area, visited the Site on May 29, 2007 and interviewed people familiar with it.

The Trafalgar East Lands are comprised of a 33-hectare (82-acre) parcel. The Site is east of and adjacent to Trafalgar Road, south of the east bound onramp to the 407 Express Toll Route, in Oakville Ontario (Figure 1). A Quonset hut is partly located on the Site and PGL suspects there is a surface water drainage pond onsite. Throughout this report PGL has assumed Trafalgar Road runs north and south for ease of discussion.

Aerial photographs taken in 1934, 1962, 1976, 1988 and 2006 show the Site as either farmed or vacant lands. There are no records of use on the Site. There are no indications of orchards being present on the Site on the National Topographic System (NTS) map.

The Site's surroundings have remained natural or agricultural though there has been an increase in urbanization. The early 1970s NTS map shows scattered homes/farms structures on the north side of Burnhamthorpe Road on the east and west side of Trafalgar Road. An underground oil pipeline runs east-west to the north of the Site. The main change that has occurred is the construction of the 407 Express Toll Route (ETR) to the north of the Site (early 2000).

PGL reviewed one previous environmental report provided by ORC. The Phase 1 was completed by EarthTech (Canada) Inc. in November 2002. PGL's review of this previous environmental report did not identify any risks of contamination to the Site.

PGL reviewed the Site for environmental issues normally assessed in a Phase 1 investigation. We identified one minor onsite risk of contamination to the Site: the localized debris. This is not considered an issue in comparison to typical standards for soil and groundwater. PGL's review of the Site and surrounding site history did not identify significant risks of contamination to the Site.

Table of Contents

1.0	Introduction	1
1.1	Purpose.....	1
2.0	Site Description	1
3.0	Records Review	2
3.1	Site History	3
3.2	Surrounding Site History	3
3.3	Previous Environmental Reports	4
4.0	Interviews	4
5.0	Site Visit.....	5
5.1	Fill.....	5
5.2	Aboveground Storage Tanks (ASTs)	6
5.3	Underground Storage Tanks (USTs).....	6
5.4	Hazardous Materials	6
5.5	Waste Streams	6
5.6	Stains, Odours and Stressed Vegetation.....	6
5.7	Regulated Building Materials	6
5.8	Potable Water and Sewage.....	6
5.9	Heating and Cooling Systems	6
5.10	Sumps, Pits and Underground Structures	6
5.11	Neighbouring Property Use	6
6.0	Conclusions	7
7.0	Standard Limitations	7

LIST OF TABLES

Table A	Site Identification Information
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LIST OF FIGURES

Figure 1	Site Location Map
Figure 2	Site Plan

LIST OF APPENDICES

Appendix 1	Site History Fact Sheet
Appendix 2	Ontario Base Map
Appendix 3	National Topographic System Map
Appendix 4	Ecolog ERIS Report
Appendix 5	Aerial Photographs
Appendix 6	Site Photographs

List of Acronyms

AST	-	aboveground storage tank
CSA	-	Canadian Standards Association
ETR	-	Express Toll Route
MOE	-	Ontario Ministry of Environment
NTS	-	National Topographic System
PGL	-	Pottinger Gaherty Environmental Consultants Ltd.
TSSA	-	Technical Standards and Safety Authority
UST	-	underground fuel storage tank

1.0 INTRODUCTION

Pottinger Gaherty Environmental Consultants Ltd. (PGL) is pleased to provide our Phase 1 Environmental Site Investigation – Site History and Inspection of the Trafalgar East Lands in Oakville, Ontario (the Site, Figure 1). This Phase 1 investigation was conducted to assess the likelihood of environmental contamination originating on the Site as well as the potential for contamination originating from adjacent properties to migrate to the Site. The report describes the Site and area uses and history, discusses environmental contamination risks, and our conclusions.

Throughout this report PGL has assumed Trafalgar Road runs north and south for ease of discussion. All other compass directions are based on this assumption. The true north and assumed project north are shown on Figure 1.

1.1 Purpose

We understand that the purpose of the work is to assess risks of contamination for disposition of the Site. The Phase 1 investigation has been completed in accordance with Canadian Standards Association (CSA) Z768-01 and Ontario Regulation 153/04. The work was conducted by qualified staff as defined by the regulation.

2.0 SITE DESCRIPTION

The Trafalgar East Lands are comprised of a 33-hectare (82-acre) parcel. The parcel is east of and fronts onto Trafalgar Road, south of the east bound on-ramp to the 407 Express Toll Route (ETR), in Oakville, Ontario (Figure 1).

The Site is accessed via a private paved laneway on the east side of Trafalgar Road. The Site consists of active farmland with some shrubs separating the fields. The Site receives stormwater runoff from the 407 ETR to the north. Water drains towards the southeast across the Site.

A Quonset hut used to store farm equipment appears to be partly on the Trafalgar East Site. The hut is owned by the Site's agricultural tenant and has been on the property for a number of years. There is a pond northwest of the Quonset hut that appears to be onsite. This pond likely collects surface water and it is not clear if this pond contains water year round.

There are no other structures or other improvements on Site.

The local topography is generally flat to rolling, sloping down to the south. Geological maps and PGL file information indicate that surficial soils in the area consist of Halton Till predominantly silt to silty clay. The shallow groundwater in the area is likely 5m below ground surface and influenced by topography and nearby surface water bodies (likely flows south).

Table A: Site Identification Information

Civic Address	(not assigned) Oakville, ON
Land Use	Agricultural
U.T.M.	Zone 17 Easting 601737 Northing 4818098 (UTM co-ordinates from centre of Site)
Legal Description	Part Lot 11 and 12, Concession 2, North of Dundas Street, Geographic Township of Trafalgar, now in the Town of Oakville, Regional Municipality of Halton
Site Area	33 hectares (82 acres)

3.0 RECORDS REVIEW

This assessment was based on our review of the records listed below:

1. Historical aerial photographs of the area (Appendix 5).
2. Historical business directories of the area.
3. Technical Standards and Safety Authority (TSSA) records of environmental information regarding tanks or spills.
4. Ontario Ministry of Environment (MOE) records regarding the Site.
5. MOE Site Registry for Records of Site Condition.
6. Ecolog ERIS search including a 50m buffer around the property of over 30 databases (Appendix 4).
7. Ontario Base Map (OBM) and National Topographic System (NTS) maps (Appendix 2 and 3 respectively).

For this project, fire insurance plans and municipal records were not available and a title search was not conducted as the property is Crown land. Fire insurance plans were available for Oakville but not for the Site area as these maps focused on industrial and built-up areas in the mid-1960s. The Municipality of Oakville does not keep a database of records of spills or environmental incidents and therefore PGL supported our work with interviews of municipal staff. A title search was not completed as they rarely result in useful information regarding environmental risk. The absence of this information is not considered a significant limitation to this investigation, as sufficient information was obtained from reviewed sources.

A request to the MOE for files relating to the Site has been submitted; however, a response from this agency has not been received to date. The MOE request typically takes over six weeks and it is PGL's experience that these requests rarely result in useful information

regarding risks of contamination. If the search identifies pertinent information that would cause PGL to alter our conclusions, we will immediately notify the client. A copy of the MOE response will be forwarded to the client once received.

A complete list of sources is presented in the Bibliography and a discussion of the scope of the Phase 1 work program is found in the attached Site History Fact Sheet – Phase 1 Site Investigation Scope Outline.

3.1 Site History

Aerial photographs taken in 1934, 1962, 1976, 1988 and 2006 show the Site as either farmed or vacant lands. There are no records of use on the Site. There are no indications of orchards being present on the Site on the NTS map.

3.2 Surrounding Site History

The Site's surroundings have remained natural or agricultural though there has been an increase in urbanization. The main change that has occurred is the construction of the 407 Express Toll Route (ETR) to the north of the Site (early 2000).

The early 1970s NTS map shows scattered homes/farms structures on the north side of Burnhamthorpe Road on the east and west sides of Trafalgar Road. A home and farm buildings are also north of the Site. An underground oil pipeline runs east-west north of the Site. 16 Mile Creek (formerly Oakville Creek) and Joshua Creek are west and east of the Site, respectively.

An Ecolog ERIS report was obtained for the Trafalgar East Site. The Ecolog report identified four water well records and one ERIS Historical search within 0.25 km of the Site. Refer to Appendix 4 for details. These items are not considered a risk of contamination to the Site.

PGL's review of coal gasification waste plants did not identify any uses within 2km of the Site. PGL's review of historical landfill sites identified one closed landfill roughly 1km from the Site. The landfill previously accepted municipal/domestic wastes and is a "Class A" site, deemed to have the potential to impact human health. The landfill is reported to have been closed in 1965. The landfill is located to the northwest (based on project north) of the Site and due to the soil type in the area and distance from the Site is not considered a risk of contamination to the Site.

PGL reviewed the MOE's Brownfield Environmental Site Registry. There were ten properties listed within a 5km radius of the Site but none within 1km. These items are not considered a risk of contamination to the Site.

PGL's review of the surrounding Site history did not identify risks of contamination to the Site.

3.3 Previous Environmental Reports

PGL reviewed one previous environmental report provided by ORC. The Phase 1 investigation was completed by EarthTech (Canada) Inc. in November 2002. PGL's review of this previous environmental report did not identify any risks of contamination to the Site.

4.0 INTERVIEWS

PGL conducted interviews with people knowledgeable with the Site. None of the individuals interviewed recalled any spills or issues of environmental significance at the Site. PGL interviewed:

- Mr. Jim Aitkens, former Town of Oakville Surveyor, current part-time employee;
- Ms. Tammy Fuller, Property Manager, DEL Management Solutions;
- Mr. Prem Lal, TSSA;
- Mr. Robert Dougherty, onsite agricultural tenant; and
- Mr. Matthew Slasor, residential tenant north of Site.

Mr. Aitkens worked for the Town of Oakville as a Surveyor for 34 years. He is now working part-time within the Engineering and Construction division. He reported that the Site, to his knowledge, was never used as a municipal junk yard and he has no knowledge of any environmental concerns related to the property.

Ms. Fuller has worked for DEL Management Solutions Inc. (DEL) for three years. She reported that DEL has managed this Site since 1999. Ms. Fuller is not aware of any environmental concerns related to the property or of any spills events. Additionally, DEL does not have any previous environmental reports for the Site.

Mr. Lal indicated that there are no records of fuel storage tanks for the Site.

Mr. Dougherty indicated that he has been farming (soybean/corn/wheat) on the land for over roughly 27 years. He has always applied fertilizers and herbicides to the Site on a yearly basis but never pesticides. He owns the onsite Quonset hut (roughly 40' by 40') and only stores farming equipment (ploughs/cultivator). No chemicals are stored in the hut or onsite. Mr. Dougherty indicated that the 407 ETR holding pond, northwest of the Site, periodically flows south through his fields and affects roughly two acres of the Site. Other than this issue, Mr. Dougherty is not aware of any environmental concerns relating to the Site.

Mr. Slasor has been renting the property north of the Site since 1989. Services to the property include hydro, telephone, drinking water well (between house and pond), and a septic holding tank to the west of the house. Mr. Slasor indicated that a fuel-oil tank was in the basement of the home but was decommissioned and removed. A new tank was installed outside in 2000 and replaced in 2004. Mr. Slasor has only observed farming equipment stored in the Quonset hut. He observed land application of sewage solids by Terratec to the fields in the late 1990s for roughly two to three years.

The land application of sewage solids is considered a risk of contamination if it occurs regularly and over an extended period. Based on the limited time of application, this is not considered a risk of contamination to the Site.

5.0 SITE VISIT

PGL inspected the Site on foot and from the roadway on May 29, 2007. Site personnel did not visually inspect the full Site, but visited representative portions of the Site including property boundaries that abutted any type of industrial/commercial establishment. Our Site visit included:

- Inspecting the Site and improvements for indications of environmentally significant materials such as those listed in the following sections;
- Carrying out a reconnaissance of the neighbouring properties; and
- Reviewing physical factors that may affect Site contamination such as topography, groundwater, and soils.

As discussed in the Site Description, the Site consists of active farmland. The only onsite structure is the Quonset hut. There are no other improvements onsite. The Site receives stormwater runoff from the 407 ETR from areas to the northwest and northeast of the Site.

The stormwater from the 407 ETR occasionally drains to the Site as indicated by Mr. Dougherty. This stormwater and runoff is directed into a wetland depression/holding pond prior to periodic overflow onto the Site. PGL does not consider this a significant risk of contamination due to the filtering and settling in the pond and the sporadic discharge.

The following sections discuss Site visit items that may be of environmental significance.

5.1 Fill

Based on the Site and surrounding area grade and air photos, it does not appear that fill material was brought onto the Site in any large quantity.

There are two metal drums as well as a metal and wood structure of unknown use located east of the hut. No other debris piles were observed. These materials are a minor risk of contamination to the Site as the former contents of the drums are unknown.

5.2 Aboveground Storage Tanks (ASTs)

PGL did not observe any tanks onsite.

5.3 Underground Storage Tanks (USTs)

There is no evidence of USTs at the Site. The TSSA has no records of USTs at the Site.

5.4 Hazardous Materials

PGL did not identify the use of any hazardous materials that may affect soil or groundwater at the Site.

5.5 Waste Streams

There are no wastes being generated at the Site.

5.6 Stains, Odours and Stressed Vegetation

PGL did not identify adverse odours, staining or stressed vegetation.

5.7 Regulated Building Materials

The Quonset hut does not contain any regulated building materials.

5.8 Potable Water and Sewage

PGL did not observe any operating services for the Site.

5.9 Heating and Cooling Systems

There are no heating or cooling systems at the Site.

5.10 Sumps, Pits and Underground Structures

PGL did not identify any sumps, pits or underground structures at the Site.

5.11 Neighbouring Property Use

Surrounding property uses include:

- North – existing house, wooden barn, lands leased to the 407 and the 407 Express Toll Route (ETR);
- East – agricultural lands;
- South – agricultural lands, Farms and a school followed by Burnhamthorpe Road and a golf course; and
- West – Trafalgar Road followed by agricultural lands, Halton Region water tower and water depot.

PGL observed a fuel-oil AST at the residential home and various home maintenance products (gasoline jerry can, motor oil/lubricant) in the associated wood garage to the north of the Site. The 950L fuel-oil tank has recently been replaced (ULC tag dated 2004) and is in good condition. The AST is located in an L-shaped corner against the east building wall. Though this is located upgradient of the Site, it is not considered to be a significant risk of contamination to the Site due to the distance to the Site and the lack of indications of spills or leaks.

PGL did not identify any gas stations or dry-cleaning operations immediately upgradient of the Site. None of the surrounding uses present a risk of contamination to the Site.

6.0 CONCLUSIONS

PGL reviewed the Site for environmental issues normally assessed in a Phase 1 investigation. We identified one minor onsite risk of contamination to the Site: the localized debris. This is not considered an issue in comparison to typical standards for soil and groundwater. PGL's review of the Site and surrounding Site history did not identify significant risks of contamination to the Site.

7.0 STANDARD LIMITATIONS

PGL prepared this report for Ontario Realty Corporation and its agents exclusively. PGL accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The purpose of this report is to provide an assessment of the potential for environmental contamination on the subject property. Our investigation identified reasonably foreseeable risks that can be detected by normal archival research and a single untimed Site visit. Our conclusions rely on there having been complete and accurate disclosure of conditions by the client and our sources. As with all environmental investigations, potential remains for unknown, unidentified, or unforeseen contamination. Environmental investigations are limited by both practical limitations in scope and inherent limitations in technique.

The findings and conclusions are Site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Conclusions and costs are time sensitive, so this report is for use now. The report should not be used after that without PGL review/approval. Use of this report should recognize that the rapid pace of change in the environmental field and regulations means that environmental investigations and their conclusions can quickly become dated.

The project has been conducted according to our instructions and work program. Additional conditions and limitations on our liability are set forth in our work program/contract. This report is neither an endorsement nor a condemnation of the subject property. No warranty, express or implied, is made.

We trust this meets your needs. If you have any questions or require clarification, please contact Salima Jaffer or John DeWilde at 905-579-4908.

POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

Per:



Salima Jaffer, B.Sc.
Project Manager



John DeWilde, P.Eng., M.Sc.
Project Manager

SAJ/JDW/stm

P:\2200-2399\2292\01-01\B - Trafalgar East\r-2292-01-01-TrafalgarEast-Jun07.doc

Bibliography

Aerial photographs of the area:

- National Air Photo Library: 1934, 1962, 1976 and 1988
- Town of Oakville: 2006.

Business Directories: Burnhamthorpe Road, Trafalgar Road

- 2001, 1996, and 1985

Fire Insurance Maps – Toronto Reference Library

- Oakville 1967 (March) – Site not part of map

Ministry of the Environment Site Registry search (5km radius)

UTM Zone 17

Easting 601737

Northing 4818098

Maps:

- Quaternary Geology of Ontario, Southern Ontario, 1:100,000, 1991, Map P. 2556
- Energy Mines and Resources Canada, NTS topographic maps 1972-74 – 1:25,000 (30M/5f/5g/12b and /12c)
- Ministry of Natural Resources, Ontario Base Maps 1983 – 1:10,000 (10 17 6000 48150).

Resources:

- Inventory of Coal Gasification Plant Waste Sites in Ontario, Ontario Ministry of Environment, April 1987, Volumes 1 and 2.
- Waste Disposal Site Inventory, Ontario Ministry of Environment, June 1991

Reports:

- *Final Report Phase 1 Environmental Site Assessment, Parcel 2, Trafalgar & Highway 407 Oakville/Milton, Ontario*, Earth Tech Inc., November, 2002.

Interviewed:

- Mr. Jim Aitkens, former Town of Oakville Surveyor, current part-time employee
- Ms. Tammy Fuller, Property Manager, Dell Management Solutions
- Mr. Prem Lal, TSSA
- Mr. Robert Dougherty, onsite agricultural tenant
- Mr. Matthew Slasor, residential tenant north of Site

Figure



SITE LOCATION		File No.: 2292-01.01B	
Trafalgar East - Parts 1 & 2, Lots 11 & 12, Concession 2 (North of Dundas St), Town of Oakville/Town of Milton, ON		Date: MAY 2007	
ONTARIO REALTY CORPORATION		Drawn by: 22920101B_11 M.W.	

1

FIGURE



- 1 QUONSET HUT ON ORC PROPERTY
- 2 2 METAL DRUMS AND STRUCTURE
- 3 STORM WATER DRAINAGE (2 LOCATIONS)



SOURCE: TOWN OF OAKVILLE

1:5000

SITE PLAN

Trafalgar East - Parts 1 & 2, Lots 11 & 12,
Concession 2 (North of Dundas St),
Town of Oakville/Town of Milton, ON

ONTARIO REALTY CORPORATION

File No.:

2292-01.01B

Date:

JUNE 2007

Dwg. No.:

22920101B_21

Drawn by:

M.W.



FIGURE

2

Appendix 1
Site History Fact Sheets
Phase 1 Site Investigation Scope Outline

SITE HISTORY FACT SHEET

Phase 1 Site Investigation Scope Outline

This fact sheet reviews what is covered in a Phase 1 Environmental Site Investigation and the qualifications of the preparer. These items bear on its usefulness and credibility of the Phase 1 and are important to understand. .

Coverage

The Phase 1 investigation assesses, based on archival review, interviews, and a visual inspection, only risks that are likely to have contaminated the site or building from use up to the present. It does not evaluate compliance of operations or the risk that an ongoing operation might contaminate the site; these would be evaluated in an operations or compliance audit. The topics we cover in a Phase 1 investigation to assess contamination risk include:

- Present activities at the site and adjacent sites.
- Past activities at the site and adjacent sites.
- Environmental certificates, permits, and orders (presence/absence only).
- Regulatory history and concerns.
- Fill, spills, and waste disposal onsite (visible indicators, records).
- Fuel/chemical storage facilities and past use.
 - Aboveground storage tanks.
 - Underground storage tanks.
 - Fixed hydraulic equipment.
 - Chemicals and hazardous substances.
- PCB materials/equipment.
- Asbestos materials.
 - Visual scan only.
 - No testing is done except in extraordinary circumstances.
- Lead paint.
 - Unusual hazardous condition only.
- Pesticides/herbicides.
- Radon/methane gas.
 - Identified hazard areas only.

We review those risks that are identified by our sources or that are visible and readily inspected. No destructive investigation or testing is ordinarily conducted.

Issues are discussed in the report if our investigation or experience indicates they have reasonable potential to contaminate the subject site; issues that are not a concern or not applicable are not normally documented in PGL's reports, but are documented in our files.

PGL Qualifications

PGL is well qualified to conduct Phase 1 investigations. PGL has conducted over 2,000 Phase 1s since 1991, for over 2,000 clients. We have also conducted hundreds of Phase 2 and many Phase 3 investigations and so have the benefit of that experience. The firm has over 40 specialist professionals in engineering, geoscience, and soil science involved full-time in environmental site investigations/site audits/business audits.

Our Phase 1 investigation protocols and checklists are based on industry standards and meet the requirements of the Ontario Ministry of Environment (Ontario Regulation 153/04), Canadian Mortgage and Housing Corporation (CMHC) and of banks, credit unions, and other lenders, as well as CSA Standard Z768-01. PGL involves senior staff on all projects to ensure a high level of service to our clients. All reports are reviewed by a senior project manager or a principal of the firm. PGL is covered by professional errors and omissions insurance in accordance with environmental regulations.

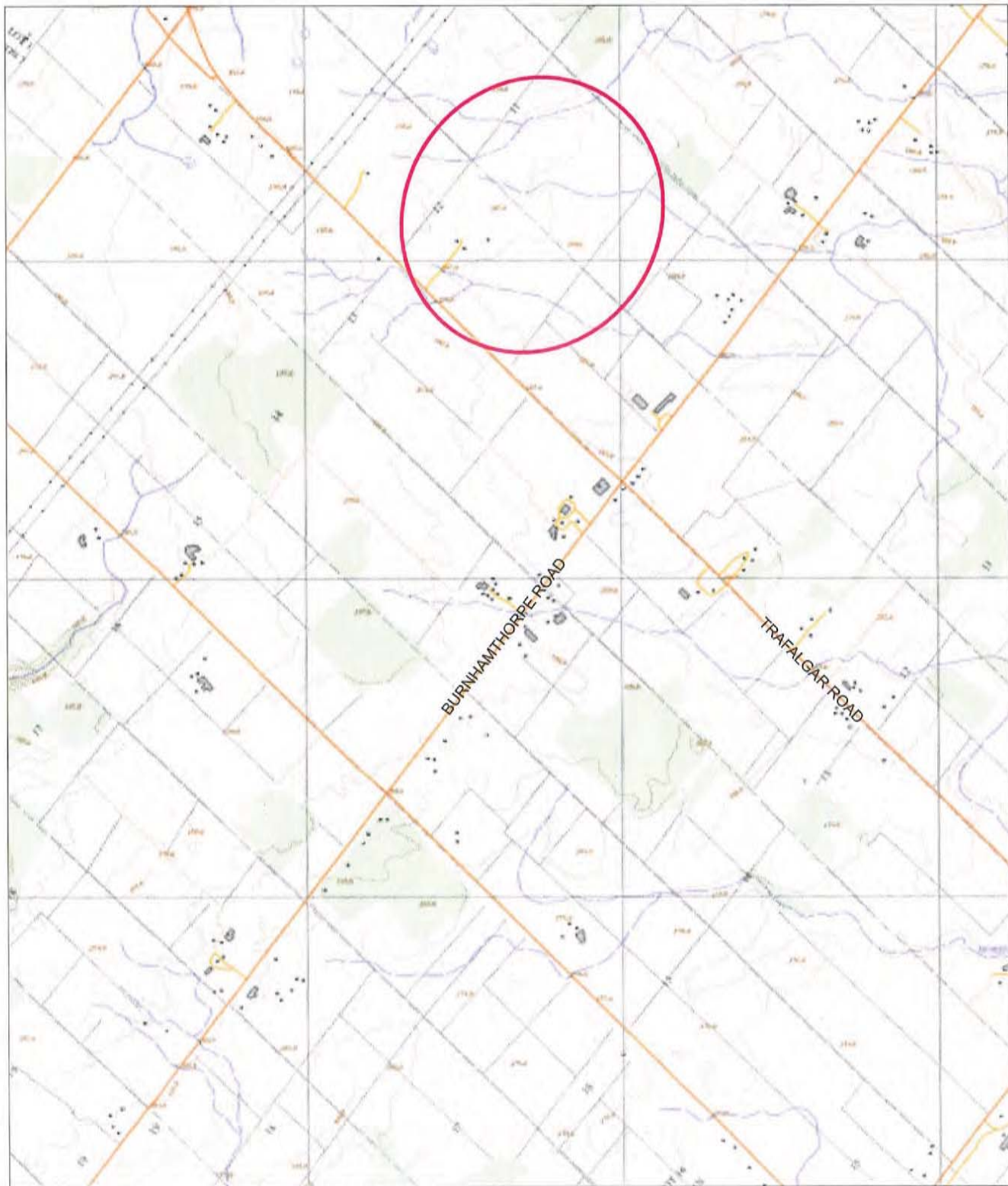
revised January 4, 2005

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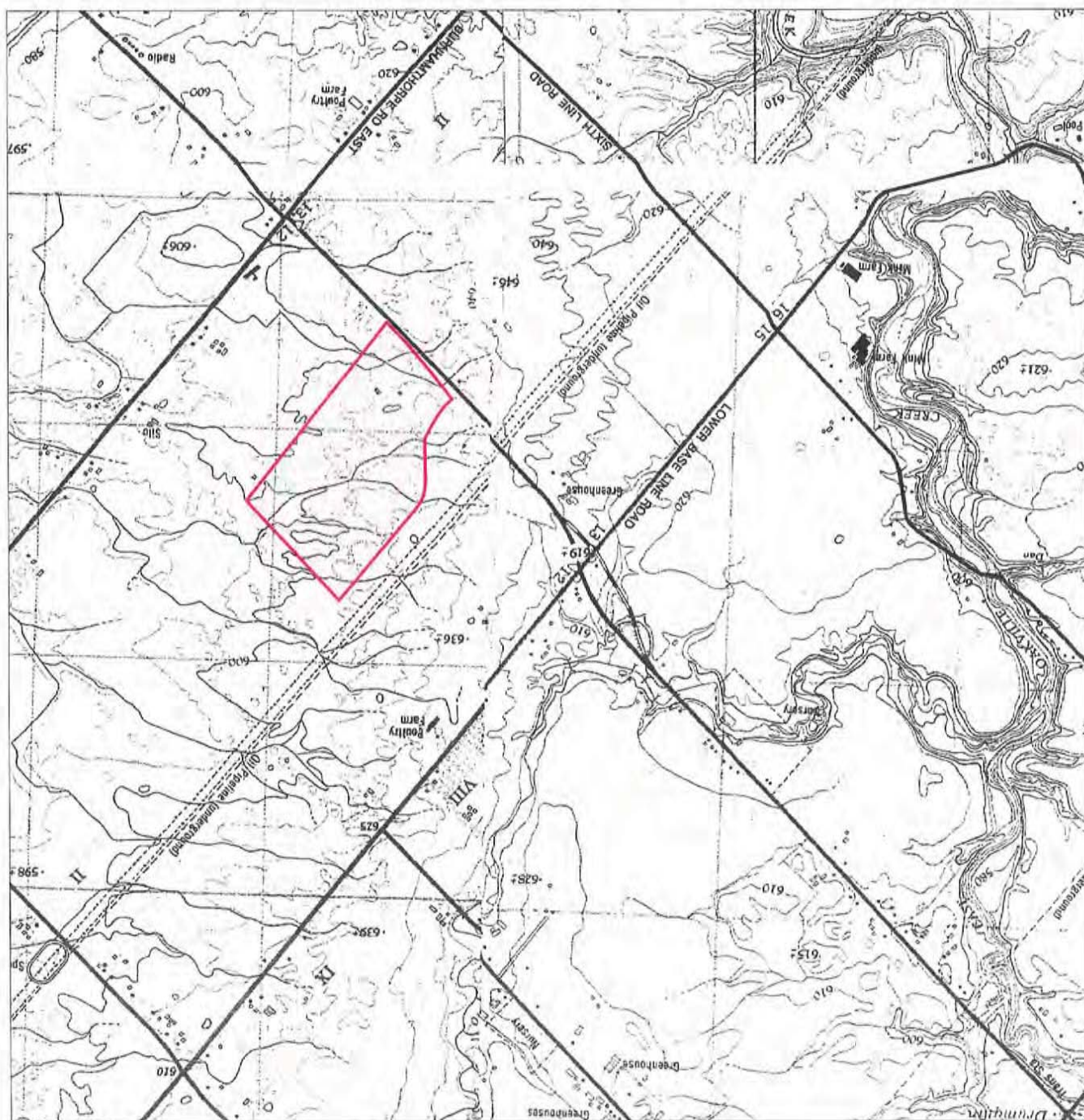
Pottinger Gaherty Group

Appendix 2
Ontario Base Map



APPENDIX 2
ONTARIO BASE MAP
TRAFALGAR EAST

Appendix 3
National Topographic System Map



Appendix 4
EcoLog ERIS Report



Pinpointing Your Environmental Risks

Environmental Risk Information Service



Project Site: Trafalgar East
NA
Oakville, ON

Client: John De Wilde
Pottinger Gaherty Environmental Consultants Ltd.
17 Broch St. W
Oshawa, ON L1W 1W1

ERIS Project No: 20070430038

Report Type: Custom Report - 0.25km Search Radius

Prepared By: Matt Thompson
mthompson@ecologeris.com

Date: May 29, 2007

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Table of Contents

Order Number: 20070430038
Site Name: Trafalgar East
Site Address: NA Oakville, ON
Report Type: Custom Report, 0.25 km Search Radius

	<u>Section</u>
Report Summary	i
<i>This outlines the number of records from each database that fall on the site, and within various distances from the site.</i>	
Site Diagram	ii
<i>The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.</i>	
Site Profile	iii
<i>This table describes the records that relate directly to the property that is being researched.</i>	
Detail Report	iv
<i>This section represents information, by database, for the records found within the primary search radius. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.</i>	
	<u>Page</u>
ERIS Historical Searches	1
Water Well Information System	2
Appendix: Database Descriptions	

Report Summary

Order Number: 20070430038
 Site Name: Trafalgar East
 Site Address: NA Oakville, ON
 Report Type: Custom Report, 0.25 km Search Radius

Number of Mappable Records Surrounding the Site

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0	0
AGR	Aggregate Inventory	Y	0	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0	0
CA	Certificates of Approval	Y	0	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0	0
CHEM	Chemical Register	Y	0	0	0	0
COAL	Coal Gasification Plants	Y	0	0	0	0
CONV	Compliance and Convictions	Y	0	0	0	0
DRL	Drill Hole Database	Y	0	0	0	0
EBR	Environmental Registry	Y	0	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0	0
EHS	ERIS Historical Searches	Y	0	1	0	1
EIIS	Environmental Issues Information System	Y	0	0	0	0
FCON	Federal Convictions	Y	0	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0	0
FOFT	Fisheries & Oceans Fuel Storage Tanks	Y	0	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0	0
MNR	Mineral Occurrences	Y	0	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0	0
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	Y	0	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0	0
NPCB	National PCB Inventory	Y	0	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0	0
ORD	Orders	Y	0	0	0	0
ORIS	Occurrence Reporting Information System	Y	0	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0	0
PES	Pesticide Register	Y	0	0	0	0
PST	Private Fuel Storage Tanks	Y	0	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0	0
RSC	Record of Site Condition	Y	0	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0	0

Report Summary

Order Number: 20070430038
Site Name: Trafalgar East
Site Address: NA Oakville, ON
Report Type: Custom Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
SCT	Scott's Manufacturing Directory	Y	0	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0	0
WWIS	Water Well Information System	Y	0	4	0	4
		TOTAL	0	5	0	5

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.



Pinpointing Your Environmental Risks

12 Concorde Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: Trafalgar East
NA
Oakville, ON

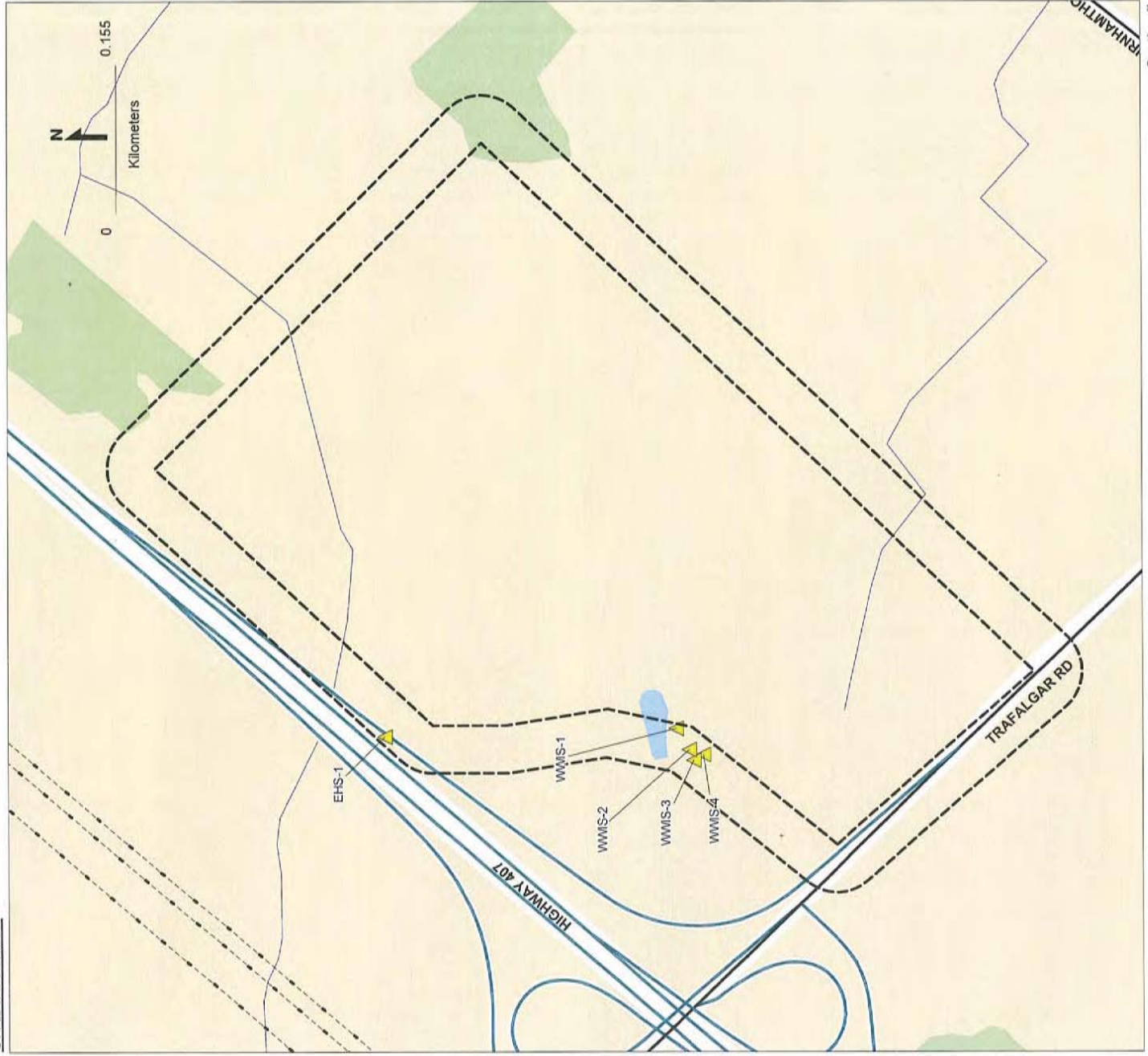
ERIS Project #: 20070430038

Date: APR-30-2007

LEGEND

Project Property	Open Area
Database Location	Residential
Points of Interest	Commercial
Chimney	Resource and Industrial
Silo	Government and Institutional
Pipe & Transmission Lines	Parks and Recreational
Pipeline	Waterbody
Transmission Line	Recreation
Transmission Tower	Golf Course/Driving Range
Transformer Station	Park/Sports Field
Rail	Other Recreation Area
Railway - Main	Sports/Race Track
Railway - Sidetrack	Cemetery
Railway - Abandoned	Campground
Bridge	Vegetation
Tunnel	Wooded Area
Transportation - Other	Orchard
Embankment	Vineyard
Trail	Industrial Resources
Runway	Conveyor
Hydrographic Features	Crane: Moveable
Permanent Waterway	Crane: Stationary
Intermittent Waterway	Tank
Open Reservoir	Rock Cut
Dyke/Levee	Auto Wrecker
Dam	Lumber Yard
Breakwall	Pit
Wellhead	

SITE DIAGRAM



This diagram is to be used solely for relative street location purposes. It may not accurately portray street or site positions.

Site Report

Order Number: 20070430038

Site Name: Trafalgar East

Site Address: NA Oakville, ON

Report Type: Custom Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

A search has been conducted for this site (address) and company name. No records were found, within the database(s) selected, that meet either of these criteria.

Detail Report

Order Number: 20070430038
Site Name: Trafalgar East
Site Address: NA Oakville ON
Report Type: Custom Report, 0.25 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIS representative.

ERIS Historical Searches
Water Well Information System

ERIS Historical Searches

Map Key	Company	Address	Order No.	Report Date	Report Type	Search Radius (km)
EHS-1		Parcel 3 Oakville	19990601003 Addit. Info Ordered:	6/11/99	Custom Report	10.00

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-3		MILTON TOWN (TRAFALGAR)	2810249	011	02		HALTON	MILTON TOWN (TRAFALGAR)
			Easting Nad83:	601486				
			Northing Nad83:	4818075				
			Zone:	17				
			Utm Reliability:					
			Construction Date:	4/4/2005				
			Primary Water Use:	STOCK				
			Secondary Water Use:					
			Well Depth (ft):					
			Pump Rate (gpm):					
			Static Water Level (ft):					
			Flow Rate (gpm):					
			Clear/Cloudy:					
			Specific Capacity:					
			Final Well Status:		ABANDONED-OTHER			
			Construction Method:	BORING				
			Flowing (y/n):	0				
			Elevation (ft):					
			Elevation Reliability:					
			Depth to Bedrock (ft):		No formation data			
			Overburden/Bedrock:					
			Water Type:					
			Casing Material:	CONCRETE				
WWIS-4		MILTON TOWN (TRAFALGAR)	2810311	011	02		HALTON	MILTON TOWN (TRAFALGAR)
			Easting Nad83:	601492				
			Northing Nad83:	4818065				
			Zone:	17				
			Utm Reliability:					
			Construction Date:	6/23/2005				
			Primary Water Use:	DOMESTIC				
			Secondary Water Use:					
			Well Depth (ft):					
			Pump Rate (gpm):					
			Static Water Level (ft):					
			Flow Rate (gpm):					
			Clear/Cloudy:					
			Specific Capacity:					
			Final Well Status:		ABANDONED-SUPPLY			
			Construction Method:					
			Flowing (y/n):	0				
			Elevation (ft):					
			Elevation Reliability:					
			Depth to Bedrock (ft):		No formation data			
			Overburden/Bedrock:					
			Water Type:					
			Casing Material:	STEEL				

Appendix: Ontario Database Descriptions

EcoLog Environmental Risk Information Services Ltd 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 EcoLog ERIS at the time of update. **Note:** Databases denoted with "*" indicates that the database will no longer be updated. See the individual database descriptions for more information.

Federal Government Source Databases:

Diagram Identifier:

Environmental Effects Monitoring 1992-2004

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.

Environmental Issues Inventory System 1992-2001

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.

Federal Convictions 1988-Jan 2002

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.

Contaminated Sites on Federal Land June 2000-2005

FCS

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003

FOFT

Fisheries & Oceans Canada maintains an inventory of all 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.

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all 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.

National Analysis of Trends in Emergencies System (NATES) 1974-1994*

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.

National Defence & Canadian Forces Fuel Tanks Up to May 2001

NDFT

The Department of National Defence 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. Please note that due to the September 2001 terrorist attack, new National Security protocols have prohibited any release of updates to this database.

National Defence & Canadian Forces Spills March 1999-Feb 2005

NDSP

The Department of National Defence 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.

National Defence & Canadian Forces Waste Disposal Sites 2001, 2003

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.

National Environmental Emergencies System (NEES) 1974-2003

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 all 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.

National PCB Inventory 1988-June 2004

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all 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.

National Pollutant Release Inventory 1993-2005

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 of 178 specified substances.

Parks Canada Fuel Storage Tanks 1920-Jan 2005

PCFT

Canadian Heritage maintains an inventory of all 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.

Transport Canada Fuel Storage Tanks 1970- May 2003

TCFT

Within the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Provincial Government Source Databases:

Abandoned Aggregate Inventory Up to Sept 2002

AAGR

The MAAP Program maintains a database of all 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.

Aggregate Inventory Up to May 2005

AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot/concession and city/town location. The databases provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System 1800- 2005

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.

Certificates of Approval 1985-Sept 2002

CA

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act ("OWRA"); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA.

Coal Gasification Plants 1987, 1988*

COAL

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. 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, landuse, soil condition, site operators/occupants, site description, and potential environmental impacts. This information is effective to 1988, but the program has since been discontinued.

Compliance and Convictions 1989-2003

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.

Drill Holes 1886-2005**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".

Environmental Registry 1994-July 2003***EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry.

Ontario Regulation 347 Waste Generators Summary 1986-2005**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. 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.

Mineral Occurrences 1846-Oct 2004**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 planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Non-Compliance Reports 1992(water only), 1994-2005**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.

Ontario Oil and Gas Wells 1800-Oct 2006**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. Information available for all wells in the ERIS database include well owner/operator, location, permit start date, well cap date, licence number, status, depth and the primary target (rock unit) of the well being drilled.

Ontario Inventory of PCB Storage Sites 1987-Oct 2004**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.

Ministry Orders 1995-1996**ORD**

Control Orders/Documents are enforcement actions issued by the Ministry of the Environment to deal with environmental violations. They clarify and allocate individual/joint liability when issuing clean-up orders for contaminated sites.

Occurrence Reporting Information System 1988-2002**ORIS**

This database identifies sources, effects/actions and approximate locations of spills and occurrences within Ontario. The locations identified on the locator diagram refer to the facility responsible for the spill. The actual location of the spill can be derived from the descriptions provided in the detailed report.

Pesticide Register 1988-Oct 2006**PES**

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Private Fuel Storage Tanks 1989-1996***PST**

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.

Ontario Regulation 347 Waste Receivers Summary 1986-2005**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. This information is a summary of all years from 1986 including the most currently available data.

Record of Site Condition 1997-Sept 2001**RSC**

The Record of Site Condition (RSC) provides a summary of the final environmental condition of a site, once an environmental site assessment and/or restoration approach has been undertaken. The database provides information on the site restoration approach used (Background, Generic, Site Specific Risk Assessment), location of contaminated site, whether contamination extends past 1.5m from the surface thereby requiring "stratified restoration", soil type, and the date when RSC was submitted/acknowledged/ responded to by the Ministry of the Environment. A site restoration approach involves the use of soil and groundwater quality criteria, which have been developed to provide protection against adverse effects to human/ecological health and the natural environment. These criteria may be applied to agricultural, residential/parkland, industrial/commercial land uses; as well as potable (source of drinking water) and nonpotable groundwater use.

Wastewater Discharger Registration Database 1990-1998**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).

Waste Disposal Sites - MOE CA Inventory 1970-Sept 2002**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.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory Up to Oct 1990*

WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Water Well Information System 1955-2006

WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Geographic coordinates are reliable according to the given percentage. Wells that are identified with lot and concession only are available upon request and would be provided as a separate report.

Private Source Databases:

Anderson's Waste Disposal Sites 1930-2004

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.*

Automobile Wrecking & Supplies 2001-Feb 2007

AUWR

This database provides an inventory of all 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.

Commercial Fuel Oil Tanks 1948-Sept 2006

CFOT

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

Chemical Register 1992, 1999-Feb 2007

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.).

ERIS Historical Searches 1999-2006

EHS

EcoLog 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.

Canadian Mine Locations 1998-2005

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.

Oil and Gas Wells Oct 2001-2006

OGW

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

Canadian Pulp and Paper 1999, 2002, 2004, 2005

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.

Retail Fuel Storage Tanks 1989-Feb 2007

RST

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of licensed retail fuel outlets. The MCCR no longer collects this information. Current information is now collected from private sources. This database includes an inventory of retail fuel outlet locations that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Scott's Manufacturing Directory 1992-Jan 2007

SCT

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Anderson's Storage Tanks 1915-1953*

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.*

Appendix 5
Aerial Photographs



1:15000



SOURCE: NATIONAL AIR PHOTO LIBRARY

APPENDIX 5
1934 AERIAL PHOTOGRAPH
TRAFALGAR EAST



1:25000



SOURCE: NATIONAL AIR PHOTO LIBRARY

APPENDIX 5
1962 AERIAL PHOTOGRAPH
TRAFALGAR EAST

1:50000



APPENDIX 5
1976 AERIAL PHOTOGRAPH
TRAFALGAR EAST





1:50000



SOURCE: NATIONAL AIR PHOTO LIBRARY

APPENDIX 5
1988 AERIAL PHOTOGRAPH
TRAFALGAR EAST



1:10000



SOURCE: TOWN OF OAKVILLE

APPENDIX 5
2006 AERIAL PHOTOGRAPH
TRAFALGAR EAST

Appendix 6
Site Photographs



Site, looking east at farm fields.



Onsite Quonset Hut containing farming ploughs. Looking southwest.



Localized debris onsite.



Onsite pond.



Offsite concrete culvert directing storm water southeastward flow onsite



Offsite fuel oil tank in good condition.

APPENDIX D

REGULATORY AGENCY DOCUMENTS

Ministry of
the Environment

Freedom of Information and
Protection of Privacy Office

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

Ministère de
l'Environnement

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

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



Ontario

Rec'd CRA
JUN 14 2012

June 11, 2012

Courtney Schaller
Conestaoga-Rovers & Associates
200 - 111 Brunel Rd
Mississauga, ON L4Z 1X3

Dear Courtney Schaller:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2012-02939, Your Reference 076821

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

The search is being conducted on the following: 4233 Trafalgar Road, Oakville (aka Part of Lots 11 & 12, Concession 2 North of Dundas Street (NDS), in the Towns of Milton and Oakville). If there is any discrepancy please contact us immediately.

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

If you have any questions regarding this matter, please contact Liz Mico at (416) 212-0559.

Yours truly,



Heidi Ritscher
FOI Manager

APPENDIX E

ENVIRONMENTAL DATABASE SEARCH REPORT



Canada's Primary Environmental Risk Information Service

407 **Project Site:** IO - West and East of Trafalgar Road, South of Highway
n/a
Oakville, ON

Client: Courtney Schaller
Conestoga-Rovers & Associates Ltd (CRA)
111 Brunel Rd. Suite 200
Mississauga, ON L4Z1X3

ERIS Project No: 20120529026

Report Type: Custom Report - .3km Search Radius

Prepared By: Matt Thompson
mthompson@eris.ca

Date: June 06, 2012

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Table of Contents

Order Number: 20120529026
Site Name: IO - West and East of Trafalgar Road, South of Highway 407
Site Address: n/a Oakville, ON
Report Type: Custom Report, 0.30 km Search Radius

	<u>Section</u>
Report Summary <i>This outlines the number of records from each database that fall on the site, and within various distances from the site.</i>	i
Site Diagram <i>The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.</i>	ii
Site Profile <i>This table describes the records that relate directly to the property that is being researched.</i>	iii
Detail Report <i>This section represents information, by database, for the records found within the primary search radius. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.</i>	iv

	<u>Page</u>
Borehole	1
Certificates of Approval	5
ERIS Historical Searches	10
National Pollutant Release Inventory	11
Pesticide Register	12
Scott's Manufacturing Directory	13
Ontario Spills	14
Water Well Information System	15

Appendix: Database Descriptions

Report Summary

Order Number: 20120529026

Site Name: IO - West and East of Trafalgar Road, South of Highway 407

Site Address: n/a Oakville, ON

Report Type: Custom Report, 0.30 km Search Radius

Number of Mappable Records Surrounding the Site

Database		Selected	On-site	Within 0.30	0.30km to 0.30km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0	0
AGR	Aggregate Inventory	Y	0	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0	0
BORE	Borehole	Y	0	4	0	4
CA	Certificates of Approval	Y	0	1	0	1
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0	0
CHEM	Chemical Register	Y	0	0	0	0
COAL	Coal Gasification Plants	Y	0	0	0	0
CONV	Compliance and Convictions	Y	0	0	0	0
CPU	Certificates of Property Use	Y	0	0	0	0
DRL	Drill Hole Database	Y	0	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0	0
EBR	Environmental Registry	Y	0	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0	0
EHS	ERIS Historical Searches	Y	1	2	0	2
EIIS	Environmental Issues Information System	Y	0	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	0	0
FCON	Federal Convictions	Y	0	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0	0
FOFT	Fisheries & Oceans Fuel Storage Tanks	Y	0	0	0	0
FST	Fuel Storage Tank	Y	0	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0	0
INC	TSSA Incidents	Y	0	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0	0
MNR	Mineral Occurrences	Y	0	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0	0
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	Y	0	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0	0
NPCB	National PCB Inventory	Y	0	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	4	0	4
OGW	Oil and Gas Wells	Y	0	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0	0

Report Summary

Order Number: 20120529026

Site Name: IO - West and East of Trafalgar Road, South of Highway 407

Site Address: n/a Oakville, ON

Report Type: Custom Report, 0.30 km Search Radius

Database		Selected	On-site	Within 0.30	0.30km to 0.30km	Total
ORD	Orders	Y	0	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0	0
PES	Pesticide Register	Y	0	2	0	2
PINC	TSSA Pipeline Incidents	Y	0	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0	0
PTTW	Permit to Take Water	Y	0	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0	0
RSC	Record of Site Condition	Y	0	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	1	0	1
SPL	Ontario Spills	Y	0	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0	0
WWIS	Water Well Information System	Y	4	18	0	18
		TOTAL	5	32	0	32

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.



12 Concorde Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: IO - West and East of Trafalgar Road, South of Highway 407
n/a
Oakville, ON

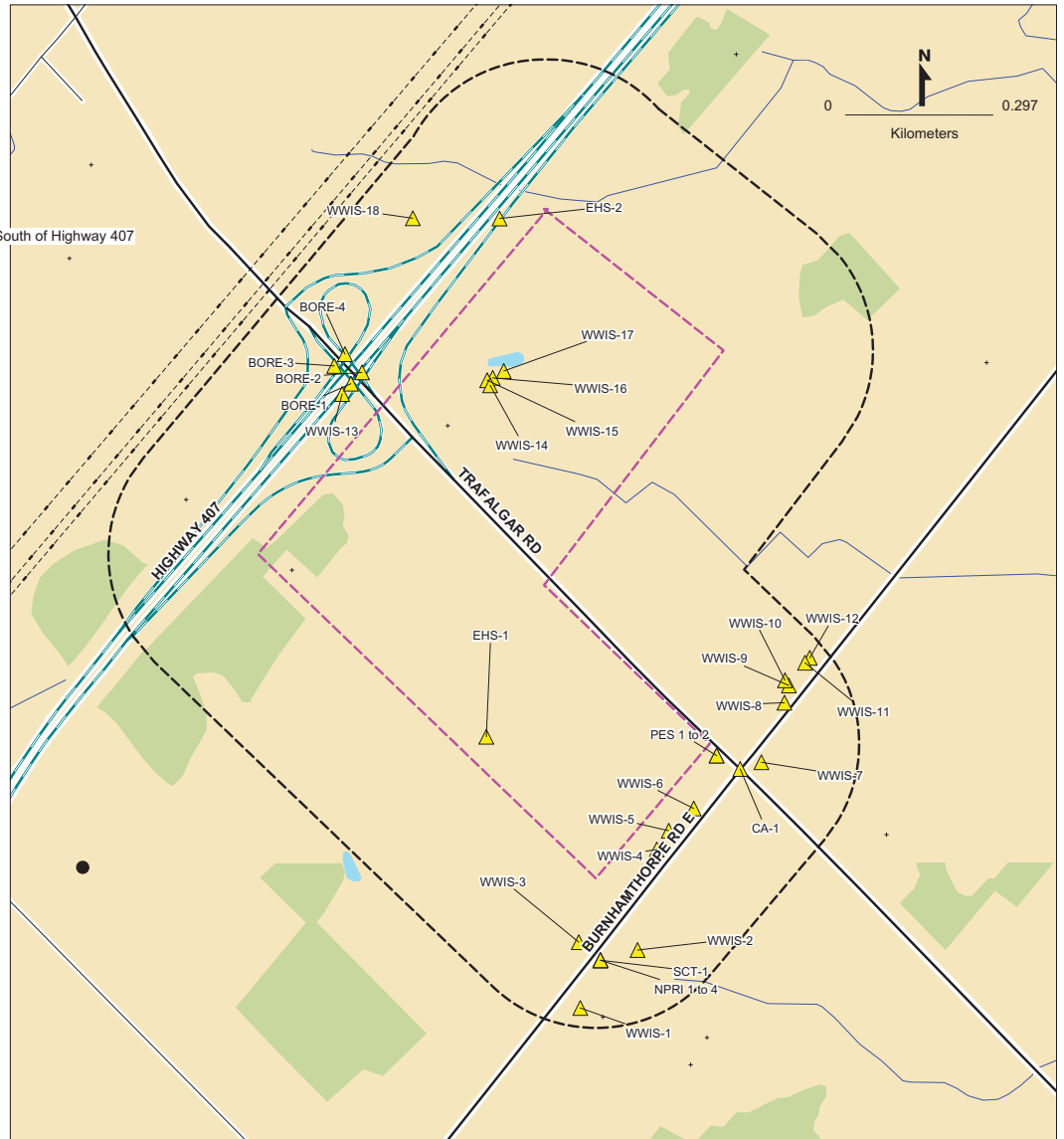
ERIS Project #: 20120529026
Date: JUN-06-2012

LEGEND

Project Property	Landuse Classifications
Database Location	Open Area
Points of Interest	Residential
Chimney	Commercial
Silo	Resource and Industrial
Pipe & Transmission Lines	Government and Institutional
Pipeline	Parks and Recreational
Transmission Line	Waterbody
Transmission Tower	Recreation
Transformer Station	Golf Course/Driving Range
Rail	Park/Sports Field
Railway - Main	Other Recreation Area
Railway - Sidetrack	Sports/Race Track
Railway - Abandoned	Cemetery
Bridge	Campground
Tunnel	Vegetation
Transportation - Other	Wooded Area
Embankment	Orchard
Trail	Vineyard
Runway	Industrial Resources
Hydrographic Features	Conveyor
Permanent Waterway	Crane: Moveable
Intermittent Waterway	Crane: Stationary
Open Reservoir	Tank
Dyke/Levee	Rock Cut
Dam	Auto Wrecker
Breakwall	Lumber Yard
Wetland	Pit

This diagram is to be used solely for relative street location purposes.
It may not accurately portray street or site positions.

SITE DIAGRAM



Section ii

Site Report

Order Number: 20120529026
Site Name: IO - West and East of Trafalgar Road, South of Highway 407
Site Address: n/a Oakville, ON
Report Type: Custom Report, 0.30 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

Water Well Information System

Map Key	Company Name	Address	City	Postal Code
WWIS-14		lot 11 con 2	OAKVILLE	
WWIS-15		lot 11 con 2	OAKVILLE	
WWIS-16		lot 12 con 2	OAKVILLE	
WWIS-17		lot 11 con 2	OAKVILLE	

ERIS Historical Searches

Map Key	Company Name	Address	City	Postal Code
EHS-1		NA	Oakville	

Detail Report

Order Number: 20120529026
Site Name: IO - West and East of Trafalgar Road, South of Highway 407
Site Address: n/a Oakville ON
Report Type: Custom Report, 0.30 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIS representative.

Borehole
Certificates of Approval
ERIS Historical Searches
National Pollutant Release Inventory
Pesticide Register
Scott's Manufacturing Directory
Ontario Spills
Water Well Information System

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-1			841603	Borehole	Geotechnical/Geological Investigation
			Status: Decommissioned		
			Drill Method: Hollow stem auger		
			UTM Zone: 17		
			Easting: 601212.000		
			Northing: 4818064.000		
			Location Accuracy:		
			Orig. Ground Elevation(m): 188.600006		
			Elev. Reliability Note:		
			DEM Ground Elevation(m): 194.500000		
			Total Depth(m): 17.200001		
			Primary Name:		
			Township: TRAFALGAR		
			Concession: CON 2 NORTH		
			Lot:		
			Municipality		
			Completion Date: 1982-NOV-23		
			Static Water Level: 0.600000		
			Primary Water Use:		
			Secondary Water Use:		
			Location Description: TRAFALGAR ROAD		
			<u>Geology</u>	<u>Top Depth(m)</u>	<u>Bottom Depth(m)</u>
			<u>Stratum ID</u>		<u>Stratum Desc</u>
			6504313	0	14.900000
					Het. Mix of silty clay (CL) to silt (ML) with sand some/with gravel (Till) Very stiff to hard With shaley layers
			6504314	14.900000	17.200001
					Weathered Bedrock, shale sound

Borehole

Map Key	Company	Address	Borehole ID	Type	Use	
BORE-2			841606	Borehole	Geotechnical/Geological Investigation	
			Status: Decommissioned			
			Drill Method: Solid stem auger			
			UTM Zone: 17			
			Easting: 601234.000			
			Northing: 4818087.000			
			Location Accuracy:			
			Orig. Ground Elevation(m): 190.600006			
			Elev. Reliability Note:			
			DEM Ground Elevation(m): 194.399994			
Total Depth(m): 8.100000						
Primary Name:						
Township: TRAFALGAR						
Concession: CON 2 NORTH						
Lot:						
Municipality						
Completion Date: 1983-MAY-12						
Static Water Level: 3.600000						
Primary Water Use:						
Secondary Water Use:						
Location Description: TRAFALGAR ROAD						
Geology			Top Depth(m)		Bottom Depth(m)	Stratum Desc
Stratum ID						
6504317			0		8.100000	Het. Mix of silty clay (CL) some sand trace of gravel (Till) very stiff to hard Stiff

Borehole

Map Key	Company	Address	Borehole ID	Type	Use	
BORE-3			841604	Borehole	Geotechnical/Geological Investigation	
Status: Decommissioned Drill Method: Hollow stem auger UTM Zone: 17 Easting: 601178.000 Northing: 4818099.000 Location Accuracy: Orig. Ground Elevation(m): 190.600006 Elev. Reliability Note: DEM Ground Elevation(m): 191.300003 Total Depth(m): 13.700000 Primary Name: Township: TRAFALGAR Concession: CON 2 NORTH Lot: Municipality Completion Date: 1982-NOV-24 Static Water Level: 1.400000 Primary Water Use: Secondary Water Use: Location Description: TRAFALGAR ROAD						
			<u>Geology</u>	<u>Top Depth(m)</u>	<u>Bottom Depth(m)</u>	<u>Stratum Desc</u>
			<u>Stratum ID</u>			
			6504315	0	13.700000	Het. Mix of silty clay (CL) to silt (ML) with sand trace/some gravel (Till) Very stiff to hard With shaley layers

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-4			841605	Borehole	Geotechnical/Geological Investigation
			Status: Decommissioned		
			Drill Method: Solid stem auger		
			UTM Zone: 17		
			Easting: 601199.000		
			Northing: 4818123.000		
			Location Accuracy:		
			Orig. Ground Elevation(m): 189.600006		
			Elev. Reliability Note:		
			DEM Ground Elevation(m): 192		
			Total Depth(m): 8.800000		
			Primary Name:		
			Township: TRAFALGAR		
			Concession: CON 2 NORTH		
			Lot:		
			Municipality		
			Completion Date: 1983-MAY-12		
			Static Water Level: 5.600000		
			Primary Water Use:		
			Secondary Water Use:		
			Location Description: TRAFALGAR ROAD		
			Geology	Top Depth(m)	Bottom Depth(m)
			Stratum ID		Stratum Desc
			6504316	0	8.800000
			Het. mix of silty clay (CL) some sand trace of gravel (Till)		

Provincial Source Database

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-1	R.M. OF HALTON	TRAFALGAR RD/BURNHAMTHORPE RD. OAKVILLE TOWN	3-0749-95-	95	7/13/1995	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	R.M. OF HALTON	TRAFALGAR RD. OAKVILLE TOWN	3-1237-89-	89	7/7/1989	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	PENEX PROPERTY (TRAFALGAR) LTD.	PART OF LOTS 11 & 12, CONC. 1 OAKVILLE TOWN	3-0621-95-	95	6/8/1995	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	PENEX PROPERTY (TRAFALGAR) LTD.	PART OF LOTS 11 & 12, CONC. 1 OAKVILLE TOWN	7-0473-95-	95	6/7/1995	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					

Provincial Source Database

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a	R.M. OF HALTON	TRAFALGAR RD. OAKVILLE TOWN	7-1043-89-	89	7/7/1989	Municipal water	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a	PENEX PROPERTY (TRAFALGAR) LTD.	POSTRIDGE DR.,PT.LOT 12/CON.1 OAKVILLE TOWN	3-0276-99-	99	4/7/1999	Municipal sewage	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
n/a		Trafalgar Road Oakville	8127-4RXLP7	00	12/21/00	Municipal & Private sewage	Approved	New Certificate of Approval
			Client Name: Longboat Development (1986) Corporation Client Address: 228 Lakewood Drive Client City: Oakville Client Postal Code: L6K 1B2 Project Description: This is an application for Municipal and Private Sewage Works Certificate of Approval to construct a sanitary sewer. Contaminants: Emission Control:					
n/a		Trafalgar Road Oakville	4501-4RXKUF	00	12/21/00	Municipal & Private water	Approved	New Certificate of Approval
			Client Name: Longboat Development (1986) Corporation Client Address: 228 Lakewood Drive Client City: Oakville Client Postal Code: L6K 1B2 Project Description: This is an application for Municipal and Private Water Works Certificate of Approval to construct a watermain. Contaminants: Emission Control:					

Provincial Source Database

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a		Trafalgar Road Oakville	3206-53FKG3	01	10/15/01	Municipal & Private water	Approved	New Certificate of Approval
			Client Name: The Corporation of the Regional Municipality of Halton Client Address: 1151 Bronte Road Client City: Oakville Client Postal Code: L6M 3L1 Project Description: This application is for the construction of watermain on Trafalgar Road. Contaminants: Emission Control:					
n/a	Trafalgar Road Townhouse Development	Trafalgar Road Oakville	1210-5DETKS	02	8/29/02	Municipal & Private sewage	Approved	New Certificate of Approval
			Client Name: Manor Hill Properties Inc. Client Address: 115 Sheppard Avenue West Client City: Toronto Client Postal Code: M2N 1M7 Project Description: Approval is sought for the construction of storm and sanitary sewers on Street A. Contaminants: Emission Control:					
n/a	Trafalgar Road Townhouse Development	Oakville	3035-5DETB	02	8/29/02	Municipal & Private water	Approved	New Certificate of Approval
			Client Name: Manor Hill Properties Inc. Client Address: 115 Sheppard Avenue West Client City: Toronto Client Postal Code: M2N 1M7 Project Description: Approval is sought for the construction of watermain on Street A. Contaminants: Emission Control:					
n/a		Part of Lot 12, Concession 1 Oakville	2846-4W4QYF	01	5/1/01	Municipal & Private sewage	Approved	New Certificate of Approval
			Client Name: Penex Property (Trafalgar) Ltd. Client Address: 370 King Street West, Suite 400 Client City: Toronto Client Postal Code: M5V 1J9 Project Description: Construction of storm and sanitary sewers on Streets 'A' and 'B' and storm sewer only on the easement from approx. 72m north of Street 'A' Contaminants: Emission Control:					

Provincial Source Database

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a		Part of Lot 12, Concession 1 Oakville	2366-4W4RFR	01	5/1/01	Municipal & Private water	Approved	New Certificate of Approval
			Client Name: Penex Property (Trafalgar) Ltd. Client Address: 370 King Street West, Suite 400 Client City: Toronto Client Postal Code: M5V 1J9 Project Description: Construction of watermain on Streets 'A' and 'B' Contaminants: Emission Control:					
n/a	Uptown Core Lands	Lot 13, Concession 1 Oakville	8514-4TST3N	01	2/12/01	Municipal & Private sewage	Approved	New Certificate of Approval
			Client Name: Silwell Developments Limited Client Address: 1 Yorkdale Road, Suite 510 Client City: Toronto Client Postal Code: M6A 3A1 Project Description: Storm and sanitary sewers to be constructed on Roxton Road, Gatwick Drive Contaminants: Emission Control:					
n/a	Uptown Core Lands	Lot 14, 15, Concession 1 Oakville	4266-4M6KV7	00	7/13/00	Municipal & Private sewage	Approved	New Certificate of Approval
			Client Name: Silwell Developments Limited Client Address: 1 Yorkdale Road, Suite 510 Client City: Toronto Client Postal Code: M6A 3A1 Project Description: Construction of storm sewers, sanitary sewers on Roxton Road, Littlewood Drive, and Georgian Drive. Construction of foundation drain collector sewers on Georgian Drive, Littlewood Drive. Contaminants: Emission Control:					
n/a	Uptown Core Lands	Lot 13, Concession 1 Oakville	0362-4TSSQJ	01	2/12/01	Municipal & Private water	Approved	New Certificate of Approval
			Client Name: Silwell Developments Limited Client Address: 1 Yorkdale Road, Suite 510 Client City: Toronto Client Postal Code: M6A 3A1 Project Description: Installation of watermain on Georgian Drive, Littlewood Drive Contaminants: Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a		Lot 14, 15, Conc. 1 (Uptown Core Lands) Oakville	3141-4M6LER	00	7/13/00	Municipal & Private water	Approved	New Certificate of Approval
			Client Name: Silwell Developments Limited Client Address: 1 Yorkdale Road, Suite 510 Client City: Toronto Client Postal Code: M6A 3A1 Project Description: Construction of watermain on Georgian Dr., Littlewood Dr., Gatwick Dr., Roxton Road, Glenashton Road. Contaminants: Emission Control:					
n/a	The Regional Municipality of Halton	Trafalgar Rd Oakville	9290-74AH77	2007	6/25/2007	Municipal and Private Sewage Works	Approved	
			Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					