PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
HALTON DISTRICT SCHOOL BOARD SURPLUS LAND
ON STONEHAVEN DRIVE
STONEHAVEN DRIVE
BURLINGTON, ONTARIO

for

HALTON DISTRICT SCHOOL BOARD

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Peto MacCallum Ltd.
CONSULTING ENGINEERS

April 24, 2013

PML Ref.: 13HX002
Report: 1

Mr. Domenico Renzella
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Dear Mr. Renzella

Phase One Environmental Site Assessment
Halton District School Board Surplus Land on Stonehaven Drive
Stonehaven Drive
Burlington, Ontario

This report presents the results of a Phase One Environmental Site Assessment (ESA) completed for a parcel of land located on Stonehaven Drive in Burlington, Ontario. Authorization to proceed with this project was provided under Purchase Order No. 4500046552, dated January 16, 2013 with an Engineering Services Agreement to be signed and returned.

Included in this report are the findings of the Phase One ESA and our conclusions and recommendations together with the appendices.

We trust the information presented in this report is complete within our terms of reference. If you have any questions, please do not hesitate to contact our office.

Sincerely

Peto MacCallum Ltd.

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1. EXECUTIVE SUMMARY

This report presents the results of a Phase One Environmental Site Assessment (ESA) for surplus lands associated with the recent construction of John William Boich Public School located at 2474 Sutton Drive in Burlington, Ontario. The Phase One ESA property (referred to herein as the 'Site') comprises two vacant land parcels; Area C, which covers an approximate plan area of 1.51 ha (3.73 ac) and Area B, which covers an approximate plan area of 0.12 ha (0.30 ac), located on Stonehaven Drive, west of the new school building. The Site is currently vacant.

The appended Drawing 1 (Site Plan) illustrates the two land parcels and the location of the Site involved in the study.

This Phase One ESA was conducted to:

1. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
2. Determine the need for a Phase Two ESA; and
3. Provide a basis for carrying out any Phase Two ESA required.

The assessment was performed in accordance with the Phase One ESA protocols outlined in Ontario Regulation 153/04 (O. Reg. 153/04), as amended and meets the requirements of Schedule D of the regulation.

It is understood that the Phase One ESA work is required by the HDSB for due diligence purposes related to a planned divestiture of the surplus lands. The Phase One ESA is also required to update previous ESA work at the Site.

This report is subject to the Statement of Limitations that is included with this report (Appendix I) and which must be read in conjunction with the report.

The Site is situated in an area of Low Density Residential developments and has been used for agricultural purposes since at least 1877. Site occupancy of Area C has comprised a mix of commercial and residential uses since Site development and included a garden centre and hauling/trucking company. Area B has been part of larger, primarily agricultural properties, since 1877. The Site is currently vacant.

Based on the findings of this assessment, three on Site potentially contaminating activities (PCAs), and six off Site PCAs have been identified. The PCAs have been evaluated to determine the Site's Areas of Potential Environmental Concern (APECs).

PCA 1 is considered to have contributed to one APEC, which is summarized below:

APEC NO.	APEC LOCATION	PCA	LOCATION OF PCA	CONTAMINANTS OF POTENTIAL CONCERN	MEDIA POTENTIALLY IMPACTED
1	Area C	PCA 1 Other PCA's the QP is aware of: Unknown activities that resulted in the presence of known soil contamination documented in previous reports.	Northeast, southeast corner, southwest corner, eastern portion and south central portion of Area C	- M&I, PHCs, and VOCs	Soil and ground water

Based on the above findings, a Phase Two ESA consisting of a program of soil and ground water sampling and chemical testing was recommended to address the potential for contaminants to exist at the APEC described above. The Phase Two ESA is underway as of the date of this report and will be reported under separate cover.

2. INTRODUCTION

Peto MacCallum Ltd. was retained by the Halton District School Board (HDSB) to conduct a Phase One Environmental Site Assessment (ESA) for surplus lands associated with the recent construction of John William Boich Public School located at 2474 Sutton Drive in Burlington, Ontario. The Phase One ESA property (referred to herein as the 'Site') comprises two vacant land parcels; Area C, which covers an approximate plan area of 1.51 ha (3.73 ac) and Area B, which covers an approximate plan area of 0.12 ha (0.30 ac), located on Stonehaven Drive, west of the new school building. The appended Drawing 1 (Site Plan) illustrates the two land parcels and the location of the Site involved in the study.

It is understood that the Phase One ESA work was required by the HDSB for due diligence purposes related to divestiture the surplus lands. The Phase One ESA was also required to update previous ESA work at the Site. PML was also retained to complete a Phase Two ESA in conjunction with this Phase One ESA. The results of the Phase Two ESA will be reported under separate cover.

It is noted that PML previously completed a Phase I ESA (PML Ref.: 06HX011, Report 1, dated April 13, 2006) and a Phase II ESA (PML Ref.: 06HX011A, Report 1, dated July 10, 2006) for Area C. Also, a Phase One ESA update was completed for a site which included Area B (report titled "Preliminary Findings of a Phase I ESA Update", PML Ref.: 06HX045, Report 1, dated November 23, 2006). Information from these reports was used to supplement this Phase One ESA.

2.1 Regulatory Requirements

Ontario Regulation 153/04 (O. Reg. 153/04), as amended is a provincial regulation enacted to provide detailed requirements that property owners must meet in order to file a Record of Site Condition (RSC). An RSC is a legal document filed on the Environmental Site Registry that certifies the environmental condition of the property meets the regulatory standards applicable for the proposed land use and contains information relating to the environmental status or condition of the property. The RSC regulation (O. Reg. 153/04, as amended) details the requirements related to environmental site assessment, report contents and Site remediation / clean up measures with or without risk assessment and risk management provisions. RSCs may be requested under a number of circumstances, such as a condition of financing or as a condition by

the Municipality for the proposed development. A RSC is required as a condition of O. Reg. 153/04, as amended, when changing from a less sensitive land use to a more sensitive land use.

The most recent property use for Area B was agricultural, while the most recent property use for Area C was a mix of residential and commercial. If redevelopment following divestiture includes a change to any property use other than industrial, commercial or community, a RSC will be required.

This Phase One ESA was completed in accordance with the O. Reg. 153/04, as amended and Schedule D of the regulation. In accordance with the current regulatory requirements, all environmental site assessment work was carried out by a Qualified Person as defined in O. Reg. 153/04, as amended.

2.2 Phase One ESA Property and Owner Contact Information

The Site comprises two parcels of land; Area B, which is a rectangular shaped parcel covering an approximate plan area of 0.12 ha (0.30 ac) and Area C, which is an irregular shaped parcel covering an approximate plan area of 1.51 ha (3.73 ac), as shown on Drawing 1. The Site is located along Dundas Street West and is currently accessible from Orchard Road and Stonehaven Drive. Area B is located on the east side of Orchard Road, having a frontage of about 54 m along Orchard Road and is about 24 m deep. Area C is located on the north side of Stonehaven Drive, being about 180 m at its widest in the east-west direction, having a frontage of about 93 m along Stonehaven Drive and is about 103 m deep. The Site is currently vacant.

The Site currently represents parcels of a larger property with the municipal address 2474 Sutton Drive. A letter provided by the HDSB accompanying a survey plan for the Site from Cunningham McConnell Limited Ontario Land Surveyors (OLS) provides the following legal descriptions of the Site parcels:

- Area B – These lands are composed of balance of Block 57, Registered Plan 20M-794; the balance of Block 66, registered Plan 20M-794 and Part of Lot 4 Concession 1 SDS Nelson and more particularly the balance of PIN 07201-0087(LT), the balance of PIN 07184-1874(LT) and the balance of PIN 07154-1883(LT).

- Area C – These lands are composed of Blocks 28 and 29, Registered Plan 20M-857, Part of Lot 4 Concession 1 SDS Nelson and Part of Orchard Road, closed by bylaw. They are referred to as all of PINs 07184-2680(LT), PIN 07184-3074(LT), PIN 07184-3075(LT) and PIN 07184-4583(LT).

A copy of the letter and accompanying survey plan, dated May 13, 2011 showing the Site is included in Appendix A.

PML's contact information for the Site owner / client is as follows:

Mr. Domenico Renzella
Halton District School Board
J.W. Singleton Education Centre
2050 Guelph Line
Burlington, Ontario
L7R 3Z2
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2.3 Definitions

Phase One ESA Property - means the property that is the subject of a Phase One ESA.

Phase One ESA Study Area - means the area that includes a Phase One ESA Property, any other property that is located, wholly or partly, within 250 m from the nearest point on a boundary of the Phase One ESA Property and any property that the Qualified Person (QP) determines should be included as a part of the Phase One ESA Study Area.

Potentially Contaminating Activity (PCA) - means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a Phase One ESA Study Area.

Areas of Potential Environmental Concern (APEC) - means the area on, in or under a Phase One ESA property where one or more contaminants are potentially present, as determined through the Phase One ESA, including through identification of past or present uses on, in or under the Phase One ESA property, and identification of potentially contaminating activities.

2.4 Terms of Reference

This Phase One ESA was conducted to:

1. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
2. Determine the need for a Phase Two ESA; and
3. Provide a basis for carrying out any Phase Two ESA required.

The assessment was performed in accordance with the Phase One ESA protocols outlined in O. Reg. 153/04, as amended and meets the requirements of Schedule D of the regulation.

A detailed review of regulatory compliance issues was not within the terms of reference for this assignment.

3. SCOPE OF INVESTIGATION

This assessment was performed in accordance with the Phase One ESA protocols and included the following tasks. It is subject to the Statement of Limitations that is included as part of this report, and must be read in conjunction with the report (Appendix I).

1. Records review.
2. Interviews with pertinent Site contacts.
3. A Site reconnaissance to assess current Site and Study Area conditions and the presence of any visual indications or olfactory evidence of potential contamination.
4. An evaluation of the information gathered from the records review, interviews and Site reconnaissance.
5. Preparation of this report discussing the information compiled and the corresponding conclusions and recommendations.

4. RECORDS REVIEW

4.1 General

4.1.1 Phase One ESA Study Area Determination

In accordance with O. Reg. 153/04, as amended, the Phase One ESA must include, at a minimum the Site and any other property that is located within 250 m of the Site boundaries. This is referred to as the Phase One ESA Study Area (Study Area) as depicted on Drawing 2 (Current Land Uses in the Phase One ESA Study Area), appended.

For this Site, only those properties wholly or partially within 250 m of the Site boundaries were included in the Study Area, since it was considered unlikely that potential impacts to the Site from a geoenvironmental viewpoint would be present from properties located outside the Study Area.

4.1.2 First Developed Use Determination

Based on information from the chain of title, aerial photographs and historical atlases, the first developed use of the Site was for residential/agricultural property use sometime prior to 1877. Structures and residential lot divisions were shown at the Site in the 1877 historical map.

4.1.3 Fire Insurance Plans

Opta Environmental Services Historical Environmental Information Reporting Systems (HEIRS) was contacted regarding available historical information; namely fire insurance plans (FIPs) and fire risk inspection reports / site plans related to the Site. The response from HEIRS on January 31, 2013 indicated that no FIPs were available for the Site, however a 2003 site plan was available. A search of the McMaster University Lloyd Reeds Map Collection indicated that no FIPs were available for the Site.

A discussion of the information depicted in the 2003 site plan is provided in Table 1 (2), attached.

Refer to Appendix B for copies of the HIERS, records.

4.1.4 Chain of Title

In order to determine past land uses, historical data including land registry information was obtained by Ms. Kimberly Thomas at the Halton Land Registry Office during PML's 2006 Phase I ESA. PML confirmed the Site owner history with the owner and determined that the HDSB took ownership of Area C after the original Phase One ESA was issued in 2006. In addition PML reviewed previous reports completed by others to determine Site ownership history for Area B, which was also purchased by the HDSB in 2006.

It is noted that the most easterly portion of Area C was not included in the 2006 chain of title search; however notes from PML's files indicate that it was owned by Losani Homes (1998) Ltd., Mattamay Homes Limited and Marie Jensen in 1999.

As the site comprises a complex aggregate of historical parcels a comprehensive listing of all owners was not compiled. The sequence of ownership presented in this report satisfies the regulatory requirements and further ownership documentation is not considered likely to contribute to information on the environmental condition of the Phase One property.

For ease of reference, the available chain of title information is included in Appendix C.

Table 2, appended summarizes the sequence of available Site ownership information.

4.1.5 Directories

PML visited the McMaster University Lloyd Reeds Map Collection Library for Site and Study Area occupancy information in the form of Street Directories during the 2006 Phase One ESA at approximately five year intervals from 1960 to 2004.

According to the Street Directories, the Site was not listed on Orchard Road between 1960 and 1970. The municipal address of 2506 Orchard Road was listed as occupied by private individuals, Gord's Haulage, Altorf Trucking, Altorf Garden Supply Ltd., Abbey Energy Systems and, Altorf Water Haulage from 1970 to 2004.

Adjacent lands on the south side of Dundas Street West between Appleby Line and Burloak Drive were occupied by private individuals (residential) or listed as "No Return" from 1975 to 2004. Stonehaven Drive was not listed in 2000 but was listed as occupied by private individuals (residential) in 2004.

Properties of note in the Study Area include Discount Petroleum located at 5225 Dundas Street West in 1980 and Canada Brick Company located at 5155 Dundas Street West from 1970 to present.

Table 3, appended summarizes the industrial and commercial properties uses listed in the directories for the Site and Study Area.

4.1.6 Environmental Reports

The following previous environmental investigation reports for the Site and surrounding properties were made available for this assignment by the HDSB and in PML's library.

- Phase I ESA, 2506 Orchard Road, Burlington, PML Ref.: 06HX011, Report 1, dated April 13, 2006;
- Phase II ESA, 2506 Orchard Road, Burlington, PML Ref.: 06HX011A, Report 1, dated July 10, 2006;
- Preliminary Findings, Phase I ESA Update, Bucci Property – Sutton Drive and Dundas Street, Burlington, PML Ref.: 06HX045, Report 1, dated November 23, 2006;
- Phase I ESA, Part of Lots 3 and 4, Concession 1, S.D.S., Orchard Road and Dundas Street, Burlington, Terraprobe Ref.: 983140, dated January 11, 1999;
- Phase I ESA, Proposed Orchard North Subdivision, Burlington, Soil-Mat Project No.: SM 021089-E, dated June 28, 2002; and
- Environmental Investigation, Contractor Access Area, Dundas Street, Ontario, Terraprobe File No. 13-12-2106, dated October 24, 2012.

Pertinent information from the above mentioned reports is summarized below.

4.1.6.1 2006 PML Phase One ESA

A Phase One ESA completed by PML for 2506 Orchard Road in 2006 identified eight potential sources of contamination at the time of the assessment related to:

- The presence of aesthetic contaminants and miscellaneous debris scattered throughout Area C such as wood, scrap metal, two empty 2 L oil containers, four automotive tires, a compressed air tank, concrete blocks, pieces of red brick and a Sealtest trailer which may result in localized areas of staining;

- The potential presence of fill and building demolition rubble from former building structures that were located on Site, as indicated on a historical atlas, topographic maps, aerial photograph, and Ontario Base Map. Two building structures were formerly located within the northeast and northwest portions of Area C and a building structure was located within the southwest portion of Area C. Concrete foundations were noted within the southwest portion of the Site;
- The presence of cinders and ash scattered on the ground surface throughout the Site, specifically in the northwest and southeast corners of Area C. The cinders and ash originated from two wood burning stoves and fireplace located within the residential dwelling and from a brick enclosed exterior fire pit used for burning wood;
- The presence of a former septic bed located in the eastern portion of Area C;
- The presence of a heating oil above ground storage tank (AST) that was located in the southeast portion of Area C;
- The presence of on Site fill material as evidenced by a large stockpile located along the north portion of Area C. Reportedly, the fill material originated as part of the on Site family business (Altorf Garden Supply Ltd.) which sells topsoil, rockery, stone, sand and gravel; and
- Historical agricultural activities on the Site and surrounding lands.

A Phase Two ESA was recommended for the Site based on the findings of the Phase One ESA.

4.1.6.2 2006 PML Phase Two ESA

PML completed a Phase Two ESA for 2506 Orchard Road in 2006, which was carried out in two stages. The report indicated that the subsurface conditions at the Site included a layer of fill soil 0.3 to 1.7 m thick. Locally deleterious materials were mixed with the fill, including brick, clay tile, asphalt, concrete, metal, plastic, slag, wood, cinders and ash. The fill soil was underlain by native silty clay and clayey silt till.

Samples of fill and native soil were analyzed for parameters such as metals and inorganics, petroleum hydrocarbon (PHC) fractions F1 to F4, polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), organochlorine/organophosphorus (OC/OP) pesticides and phenoxy acid (PA) herbicides.

The results of the chemical analysis were compared to the O. Reg. 153/04 Full Depth Generic Site Condition Standards (Table 2) for Residential/Parkland/Institutional Property Uses in a Potable Groundwater Condition.

The report provided the following conclusions:

4.1.6.2.1 Electrical Conductivity (EC)

Elevated levels of EC were noted at the location of Test Pits 10 and 11, within the on Site stockpile. EC is a physical, nonhealth related parameter typically affecting vegetation. Elevated EC levels are usually an indication of salts within the soil, and may include de-icing salts. In this regard, it is our opinion the marginally elevated levels of EC should not pose an environmental concern to the planned secondary school development at the Site. PML recommended a landscape architect be consulted prior to reuse of the stockpile for landscaping purposes.

4.1.6.2.2 Boron

Elevated levels of boron were noted at the location of Test Pits 14, 14A and 14B within the surface sand and gravel fill (2.17 to 9.58 µg/g) and 0.536 µg/g in the underlying silty sand fill. Based on PML's experience in the Halton Region, boron is often found to be naturally elevated within native soils. The source of the boron at this location however, is unknown. PML could not define the extent of the elevated boron concentrations during this assignment. An estimate therefore, of the minimum volume was provided. It is noteworthy that the results for boron testing at six other locations on Site met the Table 2 Standards.

4.1.6.2.3 Petroleum Hydrocarbons

Elevated levels of PHC Fractions F2 to F4 were noted at the location of Test Pit 2 within the gravel fill, silt fill and upper level of the native clayey silt till. The elevated levels of PHC Fractions F1 to F3 in Test Pit 3 were within the gravel fill and clayey silt (original topsoil). PML could not define the east limit of the contamination near Test Pit 2 during this assignment. The extent of contamination therefore, was assumed to extend mid-way between the next clean sample location (TP3-W2).

4.1.6.2.4 Estimated Cleanup Costs

Based on the findings of the Supplemental Phase II ESA presented in this study, boron and PHC contamination was present in the area of Test Pits 2, 3 and 14 and covers an inferred minimum plan area of about 355 m2, as shown on Drawing 2 (Contamination Plan). The thickness of the contaminated fill was variable, from 0.5 up to 1.5 m deep, depending on test pit location. The estimated in-place volume was at about 264 m3. For budgeting purposes, a quantity of 264 m3 or some 528 tonnes could be assumed (based on an average density of 2.0 tonnes/m3).

4.1.6.3 2006 PML Preliminary Findings, Phase I ESA Update

A Preliminary Findings, Phase One ESA Report Update was completed by PML for a portion of the Bucci Property located at Part of Lots 3 and 4, Concession 1, S.D.S., Orchard Road and Dundas Street. This report does not pertain directly to the Site, however it referenced two reports by others (1999 Terraprobe Phase I ESA and 2002 Soil-Mat Phase I ESA), which were reviewed for data relevant to the Site.

4.1.6.4 1999 Terraprobe Phase I ESA

A Phase I ESA was completed by Terraprobe for a large land parcel which included Area B of the Site, referred to as the Bucci property. The report concluded that no issues of potential or obvious environmental concern associated with on-site activities have been recognized and that a requirement for additional investigation had not been identified.

The report included chain of title/site ownership information which indicated that Part 1 of the Bucci property, which included Area B, was purchased by Allen Stanely & Marie Green from Wilford Green in 1947. Woodville Investments Company Limited, the owner at the time of their report, purchased the property in 1972.

4.1.6.5 2002 Soil-Mat Phase I ESA

A Phase I ESA was completed by Soil-Mat for a large parcel of land, which included a portion of Area C, west of the 2506 Orchard Road property. The report concluded that a Phase II ESA was not necessary at the time.

The report included chain of title/site ownership information which indicated that the western portion of Area C was transferred to Losani Homes (1998) Ltd. in 2002 from the Canadian National Railway Company (CN). CN owned this portion of the Area C since at least 1953.

4.1.6.6 2012 Terraprobe Environmental Investigation

An Environmental Investigation was completed by Terraprobe for the contractor access area on Part C. The report indicates that a contractor conducting water main construction activities used a portion of the HDSB property as an access road and a temporary laydown area for equipment, which included a refuelling depot for construction equipment. The purpose of the investigation was to determine the potential environmental impact by the contractor on the property.

The results of the investigation identified the following exceedances of the Table 2 RPI Standards on Site:

- Boron in the south central portion of the Site (refuelling area);
- Cadmium in southwest portion of the Site (refuelling area);
- PHC Fraction F3 and F4 along the southern and northern portion of the Site (access road area, refuelling area and laydown area);
- BTEX and hexane in the southeast portion of the Site (access road area);
- Trichloroflouromethane in the south central portion of the Site (refuelling area).

The report concluded that it was Terraprobe's opinion that the contamination present on the property was a pre-existing condition of the property caused by the presence of impacted fill and previous site activities and that the contractor's activities did not introduce additional contamination onto the property.

4.2 Environmental Source Information

In order to collect Environmental Source Information related to the Site and Study Area the following inquiries were made:

i) A Freedom of Information (FOI) request for the Site was sent on February 1, 2013 to the MOE. It is noted the MOE request involves a search of their records since 1985 and information filed with the MOE prior to 1985 is not included in the FOI request. Records prior to 1985 require a manual search initiated by specific request and is subject to additional fees.

ii) A review of municipal environmental records for the Site and surrounding properties was conducted at the Engineering Department of City Hall in Burlington, Ontario.

iii) The MOE on-line Brownfields Environmental Site Registry was searched for the Site on February 13, 2013 to determine if any RSCs have been filed under Part XV.1 under the Environmental Protection Act for the Site or adjacent properties.

iv) A request was made to the Ministry of Natural Resources (MNR) related to threatened or endangered species for the Site on February 15, 2013. In addition, the request was made to determine if the Site is located in an area identified by the MNR as a significant habitat of a threatened or endangered species, or in an area which is habitat of a species that is classified under Section 7 of the Endangered Species Act, 2007 as a threatened or endangered species.

v) The City of Burlington Official City Plan was reviewed online for the Site on February 13, 2013.

vi) The Conservation Halton website was reviewed on February 13, 2013 for information related to Areas of Natural Significance at the Site or within the Study Area.

vii) The MNR Land Information Ontario (LIO) website and MNR Natural Heritage Information Centre (NHIC) website were reviewed on February 13, 2013 for information related to Areas of Natural Significance at the Site or within the Study Area.

viii) An inquiry was made to the Technical Standards and Safety Authority (TSSA) Fuels Safety Division for the Site on February 1, 2013. The TSSA has been licensing fuel distribution systems, bulk transporters, retail outlets as well as storage tanks under the Gasoline Handling Act / Liquid Fuels Handling Code since about 1990.

ix) An EcoLog ERIS (Environmental Risk Information Services Ltd.) report was obtained for the Site on January 30, 2013. An EcoLog ERIS report provides environmental and historical information compiled from over 45 government and private source records covering various time periods. The report is used to aid in the identification of possible environmental concerns or risks for commercial, industrial and residential sites.

Copies of the above first eight regulatory requests and / or responses (where applicable) are included in Appendix D. A copy of the EcoLog ERIS report is provided in Appendix E.

Details of pertinent information revealed in the documents are further discussed in Table 4.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Aerial photographs were reviewed for the years 1954/55, 1960, 1978, 1988, 2005 and 2009. These photos were reviewed (in conjunction with City Directories) in order to assess the evolution and development on and around the Site.

The aerial photographs that were reviewed were chosen based on availability and to best illustrate the timeline of development within the Study Area while attempting to provide a photograph for every ten year period along with depicting any major changes within the Study Area.

A discussion of the information depicted in the photographs is provided in Table 5 (1), attached.

Appendix F contains a copy of the 1954/55, 1960, 1978, 1988, 2005 and 2009 aerial photographs depicting the approximate location of the Site (included as Figures 1 through 6, respectively).

4.3.2 Topography, Hydrology and Geology

Geologic maps and publications illustrating physiography, Palaeozoic and Quaternary geology, as well as bedrock topography were available in PML's files for review. In addition, a review of historical and topographic maps available from the Ontario Base Maps (OBM) ArcIMS Service available at the Geography Network Canada website and the Canadian County Atlas Digital Project website was completed. The information collected is listed on Table 5 (2) and summarized in the Conceptual Site Model, Section 7.4 of this report.

Appendix F contains copies of a copy of the 1877 Historical Atlas, 1999 topographic map and the 2004 OBM, depicting the approximate location of the Site (Figures 7 to 9, respectively).

4.3.3 Water Well Records

The original Phase One ESA (PML Ref.: 06HX011, Report 1, dated April 13, 2006) indicated the presence of a ground water well located about 20 m west of the former residential dwelling, which was used for domestic water supply. According to the Ontario Ministry of the Environment Water Well Records for the Regional Municipalities of Halton and Peel, this well (Well 28-3750) was drilled in August 1971 for domestic use. The well yielded fresh water at depths of about 7.3 and 10.4 m below grade. The well logs indicated black topsoil was found to about 0.3 m below grade underlain by layers of brown clay, brown sandy clay, grey sand and red clay. These layers were underlain by red shale at 10.4 m.

A search of the current Ontario Ministry of the Environment Water Well Records did not yield a result for the well previously identified on Site (Well 28-3750).

The EcoLog ERIS report indicated that the Water Well Information System (WWIS) database had no records for the Site and 14 records within the Study Area (WWIS-1 to 14). Ten wells were classified as observation wells, drilled to depths of 1.8 to 23.2 m. Three wells were classified as domestic water supply wells, drilled to depths of 5.5 to 9.8 m. One well was not classified it was drilled to a depth of 11.9 m. The static ground water level was listed for four of the wells at depths of 3.4 to 5.2 m. Copies of the well records are included in the EcoLog ERIS report in Appendix E.

4.3.4 Fill Materials

Reference is made to Table 5 (3), appended, and to Section 6.2.16 of this report for details of fill materials.

4.3.5 Water Bodies and Areas of Natural Significance

The Site was not part of or located adjacent to any water bodies or areas of natural significance; however Bronte Creek Conservation Area is located about 350 m east of the Site and Sheldon Creek is located about 1 km southwest of the Site.

4.4 Site Operating Records

The Site is currently vacant and the former structures have been demolished; no operating records were available for review.

5. INTERVIEWS

5.1 Summarized Interview Information

Mr. Domenico Renzella of the Halton District School Board (Manager of Planning) was contacted regarding the Site and overall property. Reference is made to Table 7 for pertinent information and Appendix G for copies of the interview correspondence. PML presumes that information provided through persons interviewed or contacted is factual and accurate.

5.2 Comparison and Evaluation of Interview Information

The information provided by the persons interviewed was generally consistent with other information sources.

6. SITE RECONNAISSANCE

6.1 General Requirements

The Site and Study Area reconnaissance was carried out by Ms. Sarah Murray, M.Env.Sc., B.Sc., on January 31, 2013 between 12:00 p.m. and 3:00 p.m. Weather at the time of Site reconnaissance was overcast, with strong wind gusts, blowing snow and approximately -5°C.

Selected photographs taken at the time of Site reconnaissance are included with descriptions in Appendix H.

6.2 Specific Observations at the Phase One ESA Property

6.2.1 General Description of Structures

No structures were observed on Site.

6.2.2 Description of Below-Ground Structures

No structures were observed on Site.

6.2.3 Storage Tanks and Bulk Containers

Evidence of existing underground storage tanks (USTs), above ground storage tanks (ASTs) or bulk storage facilities was not observed.

Refer to Section 4.1.6.1 for a discussion of historic ASTs observed on Site during PML's 2006 Phase I ESA.

6.2.4 Potable and Non-Potable Water Sources

The Site did not have any buildings to service with water. Potable water for the City is supplied via a piped municipal distribution system, which does not draw from local ground water sources.

Refer to section 4.3.3 for a discussion of historic water wells observed on Site during PML's 2006 Phase I ESA.

6.2.5 Underground Utility and Service Corridors

Overhead hydro and telephone / cable were located along the south side of Dundas Street West. Sanitary sewers, storm sewers, a municipal drinking water supply and natural gas are located within the Orchard Road and Stonehaven Drive roadway. In addition water, sanitary sewers and telephone/cable television lines extend north under Area C along the old Orchard Road roadway. Telephone/cable television lines were also located in the west portion of Area C. Approximate locations of on Site buried utilities are shown on Drawing 1.

6.2.6 Exit and Entry Points

Vehicular access to Area B was provided from Orchard Road and from Stonehaven Drive for Area C.

6.2.7 Existing and Former Heating and Cooling Systems

Evidence of heating and cooling facilities was not observed during our Site visit.

Refer to Section 4.1.6.1 for a discussion of historic heating and cooling systems observed on Site during PML's 2006 Phase I ESA.

6.2.8 Special Attention Items and Hazardous Materials

No special attention items and hazardous materials were observed during our Site visit.

Refer to Section 4.1.6.1 for a discussion of special attention items and hazardous materials observed on Site during PML's 2006 Phase I ESA.

6.2.9 Drains, Pits and Sumps

Two storm water grates were located in ditches along the south and east Site limits. No pits or sumps were noted at the Site.

6.2.10 Water Wells

Visual inspection of the Site did not reveal the presence of any water wells. No evidence of the ground water well identified during the 2006 Phase One ESA was observed during the Site reconnaissance. Surrounding lands are serviced by a municipal water supply.

6.2.11 Sewage Works

Area C historically contained a septic system, which is not likely to have treated 10,000 L per day or more.

6.2.12 Ground Surface

Area C was relatively flat for the majority of the Site. The western portion of Area C slopes down to the east from the CNR lands. A large stockpile is located along the northern Site limits. The

ground surface consists of long unmaintained grassland mixed with trees and a gravel pathway across the Site.

Area B was relatively flat, a slight ditch was observed along the western Site limits. The ground surface consisted of maintained grass.

6.2.13 Railway Lines or Spurs

No current or former railway lines or spurs were noted at the Site. The CNR is located along the western Site limits of Area C.

6.2.14 Stained Soil, Vegetation, Flooring or Pavement

No staining was noted during PML's Site reconnaissance.

6.2.15 Stressed Vegetation

Due to cold seasonal conditions, the vegetation was dormant. There was no obvious evidence of distress on trees, bushes and shrubs on the Site.

6.2.16 Fill and Debris Materials

Debris material was located along the southern limits of Area C and in a stand of trees in the north western portion of Area C. The debris included a ladder, tire, pieces of wood, pylon and domestic debris. Domestic debris was also observed along the western limits of Area B.

A large stockpile of fill was observed along the northern limits of Area C measuring approximately 45 m by 10 m and 4 to 6 m high a second smaller pile of fill was observed in the northeast corner of Area C measuring 4 m by 6 m and 1 m high. In addition two piles of gravel measuring approximately 1 m by 1 m and 0.5 m high were observed in the central portion of Area C and a pile of boulders was located in the eastern portion of Area C.

A gravel pathway was observed across the northern and southern portions of Area C.

PML's previous Phase Two ESA investigation identified fill throughout Area C that ranged in thickness from 0.3 to 1.7 m consisting of topsoil, gravel, sand, asphalt, concrete, metal pieces, slag, wood, cinders, ash and clayey silt.

6.2.17 Potentially Contaminating Activities (PCAs)

The following PCAs listed in Table 2 of Schedule D in O. Reg. 153/04, as amended were observed on Site and / or are known to have occurred on Site:

- Item 30 - Importation of fill material of unknown quality;
- Item 28 - Gasoline and associated products storage in fixed tanks;
- Other PCAs the QP is aware of: Unidentified activities that resulted in the presence of known soil contamination documented in previous reports.

6.2.18 Unidentified Substances

No unidentified substances were noted at the Site.

6.2.19 Pits and Lagoons

No pits or lagoons were observed on Site.

6.2.20 Waste Disposal

The Site is currently vacant and does not produce any waste or recycling. However, domestic waste and recycling generated at the Site in the past was collected by the municipality.

6.2.21 Roads, Parking Facilities and Rights of Way

Area C is bounded by Dundas Street West to the north, CNR to the west, Old Orchard Road to the east and Stonehaven Drive to the south. A gravel pathway is located across Area C. Area B is bounded by Orchard Road to the west.

Area C is subject to numerous easements, which are summarized with the plan of survey provided in Appendix A.

6.2.22 Noises, Odours or Vibrations

No unusual noises, odours or vibrations were noted during PML's Site reconnaissance; other than vehicular traffic.

6.2.23 Observations of Adjacent Land Uses

During the Site reconnaissance, a brief visual inspection of the Study Area was completed from the limits of the Site and publicly accessible areas to check for potentially contaminating activities (PCAs), water bodies and areas of natural significance. Refer to Drawing 2 for a depiction of the uses identified within the Study Area. The following is a summary of the land used adjacent to the Site.

North

- Dundas Street West followed by Hanson Aggregate and Canada Brick, Dufferin Concrete and CNR.

East

- Old Orchard Road followed by John William Boich Public School, Sutton Drive and residential properties.

South

- Stonehaven Drive followed by residential properties.

West

- CNR followed by mixed commercial plaza and Appleby Line.

6.3 Written Description of Investigation

The investigation carried out by PML pursuant to the specific observations of the Site and Study Area included inspection and examination of the Site as well as a visual inspection of the Study Area from areas accessible to the public. The investigation included documenting Site and Study Area conditions through notes and photographs. The information complied was reviewed and evaluated for APECs, as presented in this report.

7. REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

Reference is made to Table 7, which provides a summary of the current and past uses of the Site and Phase One ESA Study Area.

7.2 Potentially Contaminating Activities (PCAs)

7.2.1 Phase One ESA Property (Site)

Three on Site potentially contaminating activities, PCA 1 to PCA 3, were identified at the time of this assessment as listed in Table 8, attached.

7.2.2 Phase One ESA Study Area

Six off Site potentially contaminating activities, PCA 4 to 9 were identified within the Study Area and are summarized in Table 8.

7.3 Areas of Potential Environmental Concern (APEC)

Based on the findings of the Site records review and reconnaissance, interviews and our previous experience, the above PCAs have been evaluated to determine the Site's Areas of Potential Environmental Concern (APECs).

PCA 1 is considered to have contributed to one APEC, which is summarized in Table 9, appended.

It is PML's opinion that on Site PCAs 2 and 3 have not impacted the Site from a geoenvironmental perspective since they were investigated by PML during the 2006 Phase II ESA. Acceptable soil quality was confirmed through chemical testing (PML Ref.: 06HX011A Report 1, dated July 10, 2006). In addition, the results were compared to and met the current O. Reg. 153/04 as amended Full Depth Generic Site Condition Standards (Table 3) for Residential/Parkland/Institutional Property Uses in a Non- Potable Groundwater Condition.

It is noted that the Table 3 Standards were selected in accordance with the updated Halton Region Draft Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites, dated December 2012 where Table 3 Standards may apply in accordance with O. Reg. 153/04 as amended. In this regard, no evidence of the well identified during the 2006 Phase One ESA was observed on Site and the MOE Well Water Record for the well is no longer in the MOE database. In addition, potable water for the City of Burlington is supplied via a municipal distribution system, which does not draw from ground water sources.

Regarding off site PCA 4, based on PML's previous experience with similar Sites with historical agricultural activities, significant contamination associated with pesticide and herbicide residues does not normally persist over such extended time periods. Therefore, it is PML's opinion that off Site pesticide and herbicide residues do not represent a significant environmental concern for the Site. In addition, during the 2006 Phase II ESA samples were analyzed for OC/OP Pesticides and PA Herbicides. The results indicated that OC/OP pesticides and PA herbicides met the current Table 3 RPI Standards, and therefore are not considered a contaminant of potential concern.

Regarding off Site PCAs 6 to 9, it is PML's opinion they are unlikely to have impacted the Site from a geoenvironmental perspective based on the following rationale:

- The PCAs are located in a downgradient and / or transgradient hydrogeologic direction relative to the Site, or
- They are separated from the Site by a distance of over 200 m, or
- They are separated from the Site by the presence of roadways with buried utilities that may act as pathway interceptors.

7.4 Phase One ESA Conceptual Site Model

The Site comprises two parcels of land; Area B, which is a rectangular shaped parcel covering an approximate plan area of 0.12 ha (0.30 ac) and Area C, which is an irregular shaped parcel covering an approximate plan area of 1.51 ha (3.73 ac), as shown on Drawing 1. The Site is located along Dundas Street West and is currently accessible from Orchard Road and Stonehaven Drive. Area B is located on the east side of Orchard Road, having a frontage of about 54 m along Orchard Road and is about 24 m deep. Area C is located on the north side of Stonehaven Drive, being about 180 m at its widest in the east-west direction, having a frontage of about 93 m along Stonehaven Drive and is about 103 m deep.

The Site has been used for agricultural purposes since at least 1877 and is currently zoned Low Density Residential. Site occupancy of Area C has comprised a mix of commercial and residential uses since Site development and included a garden centre and hauling/trucking company. Area B has been part of larger primarily agricultural properties since 1877. The Site is currently vacant.

The topographic elevation of the Site is between about 155 and 160 (metric, geodetic). The Site grades generally match the grades of adjacent properties, or are within 1 m. Bedrock comprises red shale, at an elevation of 148.0 (metric, geodetic). Local and regional ground water flow is anticipated to be generally toward the south towards Lake Ontario. Local variations in ground water flow patterns however can be expected.

Based on the findings of the Site records review, reconnaissance, and interviews, Drawing 3 appended presents a graphical representation of the PCAs identified as part of this Phase One ESA identified in Section 7.2.

Contaminants of potential concern at the Site include metals and inorganic parameters, petroleum hydrocarbons and volatile organic compounds associated with areas of known contamination identified on Site during previous environmental investigations.

8. CONCLUSIONS AND RECOMMENDATIONS

This Phase One ESA was conducted to:

i) develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;

ii) determine the need for a Phase Two ESA; and

iii) provide a basis for carrying out any Phase Two ESA required.

The assessment was performed in accordance with the Phase One ESA protocols outlined in O. Reg. 153/04, as amended, which came into force on July 1, 2011 and meets the requirements of Schedule D.

Cognizant of our findings, and evaluation of the PCAs, one APEC was identified for the Site. A Phase Two ESA consisting of a program of soil and ground water sampling and chemical testing is recommended to address the potential for contaminants to exist at the APEC described above. A Phase Two ESA is currently underway and will be reported under separate cover.

The assignment is subject to the Statement of Limitations that is included in Appendix I and must be read in conjunction with this report.

8.1 Whether a Phase Two ESA is Required For a Record of Site Condition

Ontario Regulation 153/04 (O. Reg. 153/04) is a provincial regulation enacted to provide detailed requirements that property owners must meet in order to file a Record of Site Condition (RSC). An RSC is a legal document filed on the Environmental Site Registry that certifies the environmental condition of the property meets the regulatory standards applicable for the proposed land use.

It is the opinion of PML that a Phase Two ESA is required before a RSC can be submitted for the Site.

8.2 Record of Site Condition Based On Phase One ESA Alone

It is the opinion of PML that an RSC cannot be submitted for the Site based on a Phase One ESA alone; a Phase Two ESA is required before a RSC can be submitted for the Site.

8.3 Signatures

This report was completed by Sarah Murray, B.Sc., M.Env.Sc., who has been trained to conduct Phase One ESAs in accordance with O. Reg. 153/04, as amended.

The preparation of this report was supervised by David Smith, BSc. who has been trained to conduct Phase One ESAs in accordance with the CSA Standard and O. Reg. 153/04, as amended. Mr. Smith is an environmental geoscience technologist with over ten years of relevant experience in Phase One and Two ESAs, site remediation, ground water and soil sampling, excavation monitoring and underground and aboveground storage tank removals. Mr. Smith has completed numerous Phase One ESAs for commercial, industrial, and residential clients for a wide variety of project types (industrial complexes, commercial developments, entertainment and institutional buildings and residential development).

This report was reviewed by Marian S. Molodecki, P.Eng., QP_{ESA} a Professional Engineer is a Qualified Person (QP) registered with the MOE. Mr. Molodecki has over thirty six years of interdisciplinary professional experience specializing in geoenvironmental and geotechnical investigations and project management. His main areas of expertise include Phase One and Phase Two ESAs, site cleanup/remediation planning and supervision, waste management, underground storage tank and above ground storage tank removals, site remediation, Risk

Assessment, Records of Site Condition and hydrogeologic investigations. Mr. Molodecki is a Senior Consultant, Geotechnical and Geoenvironmental Services in PML's Kitchener branch office.

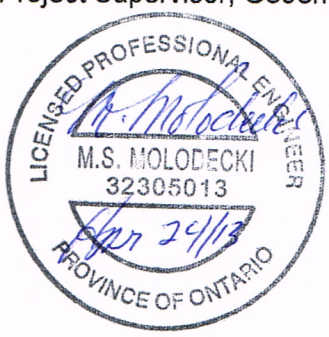
Peto MacCallum Ltd. was established in 1973 as a result of the merger of Peto Associates Ltd., founded in 1956, and the Ontario division of Racey MacCallum and Associates Limited, chartered in 1952. Peto MacCallum Ltd. is a consulting engineering firm that specializes in the fields of geoenvironmental, hydrogeological and geotechnical engineering, building sciences, construction supervision / inspection and materials engineering / testing. Personnel in our four branch offices form a network of full time dedicated environmental professionals.

We trust the information presented in this report is sufficient for your present purposes. If you have any questions, please do not hesitate to contact our office.

Sincerely

Peto MacCallum Ltd.

Sarah Murray, B.Sc., M.Env.Sc.
Project Supervisor, Geoenvironmental Services



Marian S. Molodecki, P.Eng., QP_{ESA}
Senior Consultant
Geotechnical and Geoenvironmental Services

SM/DS:lad

9. REFERENCES

Refer to Table 10 for a list of documents / data cited in this report.

10. APPENDICES

The following are Appendices A to I which must be read in conjunction with this report.

TABLE 1

Fire Insurance Plans and RMS Information

ITEM	ISSUED BY	TITLE	PERTINENT INFORMATION
1.	McMaster University Lloyd Reeds Map Library	Fire Insurance Plans (FIPs)	- No FIPs were available for the Site
2.	Opta Environmental Services - Historical Environmental Information Reporting Systems	FIPs, Fire Risk Inspection Reports and Site Plans	- No FIPs or Fire Risk Inspection Reports were found for the Site, however a 2003 site plan was found. - The 2003 site plan was a copy of a Plan of Survey showing details of a portion of Area C. No details of geoenvironmental Site features were shown.

TABLE 2

Chain of Title Information

ADDRESS	LEGAL DESCRIPTION	CURRENT OWNER	PREVIOUS OWNERSHIP
2474 Sutton Drive Area B (Formerly 2506 Orchard Road)	Balance of Block 57, Registered Plan 20M-794; the balance of Block 66, registered Plan 20M-794 and Part of Lot 4 Concession 1 SDS Nelson and more particularly the balance of PIN 07201-0087(LT), the balance of PIN 07184-1874(LT) and the balance of PIN 07154-1883(LT).	Halton District School Board (since 2006)	Prior to 1947 – Wilford Green 1947 to 1972 – Allen Stanely and Marie Green 1972 to 1999 – Woodville Investments Company Limited Post 1999 to 2006 – Corporation of the City of Burlington 2006 to Present – Halton District School Board
2474 Sutton Drive Area C (Formerly 2506 Orchard Road)	Blocks 28 and 29, Registered Plan 20M-857, Part of Lot 4 Concession 1 SDS Nelson and Part of Orchard Road, closed by bylaw. They are referred to as all of PINs 07184-2680(LT), PIN 07184-3074(LT), PIN 07184-3075(LT) and PIN 07184-4583(LT).	Halton District School Board (since June 20, 2006 and December 15, 2006)	<u>Former 2506 Orchard Road Parcel</u> 1880 to 1912 – John Bunton 1912 to 1941 – Eliza Bunton 1941 to 1971 – Beatrice and Emma Bunton 1971 to 1979 – Petronella Altorf 1979 to 1987 – Lena Van Delft 1987 to 2006 – John and Lena Altorf 2006 to Present – Halton District School Board <u>Parcel west of 2506 Orchard Road</u> Prior to 1953 to 2002 - Canadian National Railway Company 2002 to 2006 - Losani Homes (1998) Ltd.

TABLE 3

Street Directories – Summary of Commercial and Industrial Properties

SITE	
Address	**Year / Occupant**
Burloak Drive	
2500 (Area B)	1972 to 1999 – Woodville Investments Company Limited 2006 to Present – John William Boich Public School (HDSB)
Orchard Road	
2506 (Area C)	1960 to 1970 – Not Listed 1970 to 2004 – Private Individuals, Gord's Haulage, Altorf Trucking, Altorf Garden Supply Ltd., Abbey Energy Systems and, Altorf Water Haulage
Sutton Drive	
2474 (formerly 2506 Orchard Road) (Area C)	1960 to 2006 – Not Listed 2006 to Present – John William Boich Public School (HDSB)
STUDY AREA	
Address	**Year / Occupant**
Dundas Street West	
5223	1980 – Discount Petroleum
5235	1970 to 1997 – Canada Brick Company
5155	2000 to 2012 – Canada Brick

TABLE 4

Environmental Source Information

ITEM	ISSUED BY	TITLE	DATE	PERTINENT INFORMATION
1.	Ministry of the Environment (MOE)	MOE Freedom of Information	2013/02/01	- Response from the MOE indicated that no records were available for the Site. Certificates of Approval were made available for Burlington Landfill located over 1 km south of the Site.
2.	City of Burlington Engineering Department	Municipal Environmental Records	February 19, 2013	- A review of municipal records did not produce any information for the Site or surrounding properties.
3.	Ministry of the Environment	Brownfields Environmental Site Registry	2013/02/12	- A search of the registry website found no records for the Site or adjacent properties for RSCs filed between October 1, 2004 and June 30, 2011 or for RSCs filed after July 1, 2011.

TABLE 4

Environmental Source Information

ITEM	ISSUED BY	TITLE	DATE	PERTINENT INFORMATION
4.	Ministry of Natural Resources (MNR)	Threatened or Endangered Species Information Request	N/A	- No response has been received from the request for information to the MNR as of the issuance of this report.
		MNR Land Information Ontario (LIO) website and MNR Natural Heritage Information Centre (NHIC) website	2013/02/13	- The Site did not have any wooded areas, wetlands or water bodies. Bronte Creek Conservation Area was shown 350 m east of the Site and Sheldon Creek was located about 1 km southwest of the Site. - The Site did not have any areas of natural significance. Bronte Creek Conservation Area was identified as an area of natural significance.
5.	City of Burlington	Official Plan (Schedule B)	2013/02/12	- No Natural Heritage Features, Local Natural Areas or Environmentally Significant Areas were located at the Site or in the Study Area.
		Official Plan (Schedule B)	2013/02/12	- The Site and Study Area was located within land use areas identified as Residential – Low Density.
6.	Halton Conservation	Online Mapping	2013/02/15	- The Site did not have any wooded areas, wetlands or water bodies. Bronte Creek Conservation Area was shown 350 m east of the Site and Sheldon Creek was located about 1 km southwest of the Site. - Conservation Halton website indicated that information pertaining to areas of natural significance can be found on the MNR NHIC website. The results of that search can be found above in Table 4 (4).

TABLE 4

Environmental Source Information

ITEM	ISSUED BY	TITLE	DATE	PERTINENT INFORMATION
7.	Ministry of the Environment and Energy (now the MOE)	Inventory Review	N/A	- The following databases were searched for the Site and adjacent properties: - Coal Gasification Plant Waste Sites in Ontario, Volume I, 1987: No facilities within 250 m radius of Site. - Industrial Sites Producing or Using Coal Tar in Ontario, Volumes I and II, 1988: No facilities within 250 m radius of Site. - Coal Tar Site Investigations, 1986-1995: No facilities within 250 m radius of Site. - Waste Disposal Site Inventory, 1991: No active or close facilities within 250 m radius of Site. - PCB Storage Sites, 1993: No facilities within 250 m radius of Site.
8.	Technical Standards and Safety Authority	Underground storage tanks (USTs) and aboveground storage tanks (ASTs)	2013/02/01	- The TSSA indicated that no records were found for the Site.
10.	EcoLog ERIS	HDSB Surplus Lands 2506 Orchard Road, Burlington, Ontario	2013/01/30	- Of the databases searched as part of the EcoLog ERIS report, the following had records for the Site and/or Study Area: - Borehole: No records were found for the Site and 12 records were found within the Study Area. The boreholes were recorded as completed for geotechnical/geological investigations and were dated March 1962. Subsurface conditions encountered in the boreholes generally comprised sand and gravel to depths of about 1.2 m underlain by stiff sandy and clayey silt to depths of 3 m below grade underlain by very dense, brown silty sand with gravel to depths of 5.5 m underlain by very stiff, brown sandy silt to a depth of 6.4 to 7.8. Fill material was encountered in boreholes near the rail line west of the Site and comprised black cinders from 0 to 1.2 m below grade. Sandy topsoil was encountered in boreholes west of the rail line to a depth of 0.6 m.

TABLE 4

Environmental Source Information

ITEM	ISSUED BY	TITLE	DATE	PERTINENT INFORMATION
10. cont'd				- Certificates of Approval (CofA): No records were found for the Site and five records were found within the Study Area. The five records relate to Air, Industrial Air (Canada Brick), Municipal, Municipal Sewage and Municipal and Private Water 1986 to 2003. - Environmental Activity and Sector Registry: No records were found for the Site and one record was found within the Study Area. Hanson Brick Ltd. had a registered heating system in 2011. - Environmental Registry: No records were found for the Site and three records were found within the Study Area for Hanson Brick Ltd. The records included an approval for discharge into the natural environment other than water (i.e. Air) in 2003, a proposal for approval to discharge into the natural environment other than water (i.e. Air) in 2011 and a proposal for the approval of licensee proposed amendment to a site plan in 2009. - Environmental Compliance Approval: No records were found for the Site and one record was found within the Study Area. Hanson Brick Ltd. had an approval for Air/Noise in 2012. - ERIS Historical Searches: One record was found for the Site. The search was for 2474 Sutton Drive on July 3, 2012. - List of TSSA Expired Facilities: No records were found for the Site and seven records were found within the Study Area for Canada Brick Division of Jannock Brick Ltd. The records related to Self Serve Private Fuel Outlets, Full Serve Gasoline Station, Liquid Fuel Tank and Piping. - Fuel Storage Tank: No records were found for the Site and five records were found within the Study Area. The records relate to a private retail fuel outlet located at Hanson Brick Ltd. and indicate four tanks were installed between 1978 and 1984. The tanks were active as of June 2011 and have capacities of ranging from 2,288 to 13,636 L.

TABLE 4

Environmental Source Information

ITEM	ISSUED BY	TITLE	DATE	PERTINENT INFORMATION
10. Contd				- Ontario Regulation 347 Waste Generators Summary: No records were found for the Site and eight records were found within the Study Area. Four of the records relate to Canada Brick for acid waste-heavy metals, petroleum distillates, oil skimmings and sludges and waste oil and lubricants waste. The remaining four records relate to Hanson Brick Ltd. for other specified inorganics, acid waste-heavy metals, acid waste – other metals, inorganic laboratory chemicals, aliphatic solvents, petroleum distillates, oil skimmings and sludges and waste oils and lubricants waste. - TSSA Incidents: No records were found for the Site and one record was found within the Study Area. A fire occurred at a residential dwelling at 2440 Auckland Drive, the incident was related to cooking equipment. - Non-Compliance Reports: No records were found for the Site and one record was found within the Study Area. The records relate to the release of 10 mg/L/mon industrial sewage on three occasions in 2010. The Ministry completed an assessment and the incidents were resolved. - National PCB Inventory: No records were found for the Site and two records were found within the Study Area. The records were for Canada Brick in 1999. - Private and Retail Fuel Storage Tanks: No records were found for the Site and one record was found within the Study Area. The record was for Canada Brick Division of Jannock Brick LTD. located at 5235 Highway 5 and documents a 32,731 L tank. - Permit to Take Water: No records were found for the Site and one record was found within the Study Area for Hanson Brick Ltd located at 5155 Dundas Street in 2007.

TABLE 4

Environmental Source Information

ITEM	ISSUED BY	TITLE	DATE	PERTINENT INFORMATION
10. Contd				- Scott's Manufacturing Directory: No records were found for the Site and six records were found within the Study Area, summarized below: - Hanson Brick Ltd at 5155 Dundas St. West had two records for clay building material and refractory manufacturing. - Canada Brick Company at 5155 Dundas St. West had four records for brick and structural clay tile manufacturing. - Ontario Spills: No records were found for the Site and three records were found within the Study Area, summarized below: - 5155 Dundas Street West – 300 L of diesel leaked onto the ground from a fuel tank on May 14, 2003. - Canada Brick Site - 300 L non-PCB transformer oil spilled to land and was contained on June 21, 1994 with possible impact to land and soil contamination. - The Corporation of the City of Burlington plow broke a hydraulic line at Dundas Street West and Sutton Road – an unknown amount of hydraulic oil spilled to the land on March 4, 2007, environmental impact was not anticipated. Spill was inadequately cleaned. - Water Well Information System: No records were found for the Site and 14 records within the Study Area, as discussed in section 4.3.3.

TABLE 5

Physical Setting Sources

1. Aerial Photographs		
TIME PERIOD	**SUMMARIZED INFORMATION**	
	SITE	**STUDY AREA**
1954/55	Area B: Agricultural land Area C: Agricultural land, possible structures located on the north portion along Dundas Street	**North –** Dundas Street West (King's Highway No. 5) followed by agricultural land and the CNR **East –** Orchard Road followed by agricultural land and Bronte Creek **South –** Agricultural lands **West –** CNR followed by agricultural land
1960	Area B: Part of larger agricultural property, with trees Area C: Two buildings located on the northwest portion of the Site. Remaining land is undeveloped with scattered trees.	**North –** Dundas Street West followed by scattered residential dwellings, agricultural land and the CNR **East –** Orchard Road followed by scattered residential dwellings, agricultural land and Bronte Creek **South –** Row of trees followed by a driveway and associated building and agricultural land **West –** CNR followed by agricultural land
1978	Area B: Similar to previous photograph. Part of an oval track shown. Area C: Three additional buildings shown. A residential building on the southeast portion of the Site and two buildings along the southwest portion of the Site. Disturbed soil was apparent along the north portion of the Site and along the south east corner.	**North –** Dundas Street West followed by an industrial/commercial building and the CNR **East –** Orchard Road which had been realigned followed by a track and residential dwellings along Dundas Street West and Bronte Creek. **South –** Row of trees and a residential dwelling followed by agricultural land **West –** CNR followed by agricultural land
1988	Area B: Similar to previous photograph. Area C: Similar to previous photograph.	**North –** Similar to previous photograph **East –** Similar to previous photograph **South –** Similar to previous photograph **West –** Similar to previous photograph

TABLE 5

Physical Setting Sources

1. Aerial Photographs		
TIME PERIOD	**SUMMARIZED INFORMATION**	
	SITE	**STUDY AREA**
2005	Area B: Image does not show all of Area B. Area is vacant. Area C: A residential building and five sheds are shown. A demolished shed was located in the northwest corner of the Site. A large stockpile of soil was located along the north portion of the Site. A ground water well and fire pit were located within the central portion of the Site	**North –** Dundas Street West **East –** Orchard Road followed by vacant lot **South –** Stonehaven Drive followed by a new residential development **West –** CNR
2009	Area B: Vacant field Area C: The Site appears vacant. The stockpile of soil remained along the north portion of the Site, however the south portion appears to have been removed. A gravel driveway/path is apparent across the north and south portion of the Site.	**North –** Dundas Street West followed by a stormwater management pond and the Canada Brick property **East –** Orchard Road followed by a vacant lot **South –** Stonehaven Drive followed by residential dwellings **West –** CNR followed by vacant land

TABLE 5

Physical Setting Sources

2. OBM / Topographic / Geologic Maps

ITEM	TIME PERIOD	RATIONALE	SUMMARIZED INFORMATION (Physiography and Geology)
Historical Atlas	1877	First developed use	- The Site included four small lots along Dundas Street with structures on three of the lots, close to Dundas Street. The southernmost and easternmost portions of the Site, particularly Area B comprise a portion of a larger property. Names associated with land occupation/ownership included J. Galager Charles Harrison and J. Bunton. - Orchard Road was shown leading south from Dundas Street, to an orchard located approximately 300 m south of the Site. - The Hamilton and North Western Railway was shown west of the Site. - Bronte Creek was shown about 350 m east of the Site.
Physiography Map 2226	1972	Site Physiography	- The Site lies in the physiographic region known as the Peel Plain, which is level to undulating tract of varved clay soil (Chapman and Putnam).
Quaternary Geology Map 2509	1986	Overburden deposits	- The Site is expected to comprise clay or silt till of the Halton Formation.
Paleozoic Geology Map 2336	1976	Bedrock formation	- The bedrock underlying the Site is part of the Queenston Formation, comprising red shale.
Bedrock Topography Map 2034	1964	Bedrock elevation	- The bedrock elevation is expected to be 148.0 (metric, geodetic) at/near the Site, which corresponds to 7.0 to 12.0 m below Site grade.
Federal Topographic Map	1999	Topography, buildings on Site and water courses	- Topographic contours indicate that the Site was at an elevation between 150 and 160 (metric, geodetic). - Topography of the region/study area was relatively flat lying/subdued relief (Elevation 140.0 to 160.0, metric, geodetic) and gently sloped down to the southeast. - Two buildings were located on the eastern portion of the Site, a lumber yard and an industrial plant were located about 500 m north of the Site. - Bronte Creek was shown 350 m east of the Site and Sheldon Creek was located about 1 km southwest of the Site.

TABLE 5

Physical Setting Sources

2. OBM / Topographic / Geologic Maps

ITEM	TIME PERIOD	RATIONALE	SUMMARIZED INFORMATION (Physiography and Geology)
Ontario Base Map (OBM)	2004	Topography, buildings on Site and water courses	- Topographic contours indicate that the Site was at an elevation of approximately 155.0 (metric, geodetic). - Bronte Creek was shown 350 m east of the Site and Sheldon Creek was located about 1 km southwest of the Site. - Four buildings were shown on the Site. - Regional ground water flow is expected to be to the south towards Lake Ontario. Local variations in ground water flow patterns should be expected due to the presence of buried utility infrastructures. - Surface drainage at the Site comprises overland flow into municipal storm sewers on Orchard Road and Stonehaven Drive, which eventually drain into tributaries of Bronte Creek and Sheldon Creek which eventually drain into Lake Ontario.

3. Fill Presence / Absence

Based on observations during the Site reconnaissance and previous work conducted on the Site, it is known that a layer of fill is present across Area C. In addition a large fill pile was observed along the northern portion of Area C.

NOTES:

(1) Refer to Appendix D, Figures 1 to 6 for copies of the 1954/55, 1960, 1978, 1988, 2005 and 2009 aerial photographs, depicting the approximate location of the Site.

(2) Refer to Appendix D, Figures 7, 8 and 9 for copies of the 1999 Federal Topographic Map, 2004 Ontario Base Map and 1877 Historical Atlas.

(3) Refer to Appendix C for complete Water Well Records and mapped locations (within the EcoLog ERIS Report).

TABLE 6

Interview(s) Summarized Information

DATE	PLACE	PERSON(S) INTERVIEWED	RATIONALE	METHOD	INFORMATION PROVIDED
February 26, 2013	N/A	Domenico Renzella	Manager of Planning Halton District School Board	Via Email	- No knowledge of environmental litigation, regulatory citations, or enforcement action for the Site. - No knowledge of adverse press reports or complaints on file concerning the Site. - No knowledge of past use of the Site for industrial use, dry cleaning, a garage or bulk liquid dispensing facility, including a gasoline service station. The Site was generally used for agriculture and a landscaping business. - Mr. Renzella stated that the lands in question had a landscape business on site, which resulted in likely spillage of fuel and other chemicals stored on site used by the business. As well, there was a residential dwelling on site and associated septic bed which could result in contamination. As well, in early 2012 a Region of Halton contractor used the site (without HDSB approval) as a stationing area for construction equipment and refuelling depot, as part of the watermain construction along Dundas Street.

TABLE 7

Current and Past Uses
Phase One ESA Property

YEAR	NAME OF OWNER	DESCRIPTION OF PROPERTY USE	PROPERTY USE	OTHER OBSERVATIONS
Area B				
Prior to 1947	Wilford Green	Vacant agricultural land	Agricultural or Other Use	Aerial photographs show vacant agricultural land
1947 to 1972	Allen Stanely and Marie Green	Vacant agricultural land	Agricultural or Other Use	Aerial photographs show vacant agricultural land
1972 to 1999	Woodville Investments Company Limited	Vacant agricultural land	Agricultural or Other Use	1972 aerial photograph shows a portion of an oval track on site
Post 1999 to 2006	Corporation of the City of Burlington	Vacant agricultural land	Agricultural or Other Use	Aerial photographs show vacant agricultural land
2006 to Present	Halton District School Board	Vacant	Institutional	Aerial photographs show vacant land
Area C				
Bulk of Property				
1880 to 1912	John Bunton	Rural residential and agricultural land	Mixed residential and agricultural or other use	Divided lots and buildings shown on 1877 historic map
1912 to 1941	Eliza Bunton	Rural residential and agricultural land	Mixed residential and agricultural or other use	
1941 to 1971	Beatrice and Emma Bunton	Rural residential and agricultural land	Mixed residential and agricultural or other use	Buildings noted on site in 1954/1955 and 1960 aerial photographs

TABLE 7

Current and Past Uses
Phase One ESA Property

YEAR	NAME OF OWNER	DESCRIPTION OF PROPERTY USE	PROPERTY USE	OTHER OBSERVATIONS
1971 to 1979	Petronella Altorf	Residential, garden centre and haulage/trucking company	Mixed residential and commercial	Commercial directory listings from 1970 to 2004. Multiple buildings and disturbed soil shown in the 1978 and 1988 aerial photographs
1979 to 1987	Lena Van Delft	Residential, garden centre and haulage/trucking company	Mixed residential and commercial	
1987 to 2006	John and Lena Altorf	Residential, garden centre and haulage/trucking company	Mixed residential and commercial	Additional buildings shown on site
2006 to Present	Halton District School Board	Vacant	Institutional	Aerial photographs show vacant land
Area C				
Parcel West of 2506 Orchard Road				
Prior to 1953 to 2002	Canadian National Railway Company	Vacant agricultural land	Agricultural or Other Use	Aerial photographs show vacant land
2002 to 2006	Losani Homes (1998) Ltd.	Vacant land	Agricultural or Other Use	Aerial photographs show vacant land
2006 to Present	Halton District School Board	Vacant	Institutional	Aerial photographs show vacant land

TABLE 8

Potentially Contaminating Activities (PCAs)
On/In/Under the Phase One Property and Study Area

PCA NO.	LOCATION	DESCRIPTION	PCA, TABLE 2 OF SCHEDULE D, O. REG. 153/04, AS AMENDED
ON / IN / UNDER PHASE ONE ESA PROPERTY			
1.	Northwest, southwest and southeast corners of Area C and the eastern and south central portion of Area C	- Presence of known contamination identified during the previous Phase Two ESA completed in 2006 and Environmental Investigation completed in 2012.	Other PCA's the QP is aware of: Unknown activities that resulted in the presence of known soil contamination documented in previous reports.
2.	Area C	- Fill material, including demolition debris from former building structures that were located on Site. - Fill material identified across the Site during previous Phase Two ESA - Stockpile of fill material along the north portion of Area C	Item 30 - Importation of fill material of unknown quality
3.	Southeast portion of Area C	- Previous Phase One ESA identified a heating oil AST	Item 28 - Gasoline and associated products stored in fixed tanks.
ON / IN / UNDER PHASE ONE ESA STUDY AREA			
4.	Across the Study Area	- Possible pesticide use	Item 40 – Pesticides manufacturing, processing, bulk storage and large-scale applications.
5.	North of Site; 5155 and 5235 Dundas Street West	- RMS indicated the presence of private gasoline fuel storage tanks at Hanson Brick/Canada Brick)	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks
6.	5223 Dundas Street West	- Vernon's Directories identified Discount Petroleum as an occupant in 1980	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks

TABLE 8

Potentially Contaminating Activities (PCAs)
On/In/Under the Phase One Property and Study Area

PCA NO.	LOCATION	DESCRIPTION	PCA, TABLE 2 OF SCHEDULE D, O. REG. 153/04, AS AMENDED
7.	5155 Dundas Street West	- RMS indicated Hanson Brick and Canada Brick generate wastes that include; acid waste-heavy metals, petroleum distillates, oil skimmings and sludges waste oil, lubricants waste, other specified inorganics, acid waste-heavy metals, acid waste – other metals, inorganic laboratory chemicals and aliphatic solvents.	Item 28 - Gasoline and associated products storage in fixed tanks, Item 8 - Chemical manufacturing, processing and bulk storage
8.	3087 Harrison Court	- Dufferin Concrete	Item 12 - Concrete, Cement and Lime Manufacturing
9.	5155 Dundas Street West	- RMS indicated Hanson Brick was listed on the National PCB Inventory in 1999	Item 55 – Transformer manufacturing, processing and use

TABLE 9

Areas of Potential Environmental Concern (APECs)
Phase One ESA Property

APEC NO.	APEC LOCATION	PCA	LOCATION OF PCA	CONTAMINANTS OF POTENTIAL CONCERN	MEDIA POTENTIALLY IMPACTED
1	Area C	PCA 1 Other PCA's the QP is aware of: Unknown activities that resulted in the presence of known soil contamination documented in previous reports.	Northeast, southeast corner, southwest corner, eastern portion and south central portion of Area C	- M&I, PHCs, and VOCs	Soil and ground water

UNCERTAINTIES / ABSENCE OF INFORMATION:

The origin of the fill on Site is unknown. It is presumed the fill would have been imported and the origin and chemical quality of the fill is unknown. Not all uses in the Study Area can be confirmed based on directories alone, some PCAs listed from Table 2 are inferred based on occupant and/or business name. The specific activities which caused contamination in the areas stated in PCA 1 could not be determined during this Phase One ESA.

TABLE 10

Documents/Data References in the Phase One ESA Report

DOCUMENT / DATA	DATE	AUTHOR / SOURCE
The MOE on-line Brownfields Environmental Site Registry	2012	Ontario Ministry of the Environment (www.ene.gov.on.ca/environment/en/subject/brownfields/STDPROD_075742.html)
Areas of Natural Significant Inventory	2012	Conservation Halton (http://www.conservationhalton.on.ca)
Natural Heritage Information Centre	2012	Ontario Ministry of Natural Resources (http://nhic.mnr.gov.on.ca/)
Land Information Ontario Map	2012	Ontario Ministry of Natural Resources (http://www.mnr.gov.on.ca/en/Business/LIO/2ColumnSubPage/STEL02_167954.html)
Aerial Photograph, Scale 1:17,000	1954/55	McMaster University, Hamilton
Aerial Photograph, Scale 1:4,800	1960	McMaster University, Hamilton
Aerial Photograph, Scale 1:10,000	1978	McMaster University, Hamilton
Aerial Photograph, Scale 1:50,000	1988	McMaster University, Hamilton
Aerial Photograph, Scale	2005	PML Library
Aerial Photograph, Scale	2009	City of Burlington GIS
Historical Atlas Map of the City of Burlington	1877	McGill University Canadian County Atlas Digital Project, http://digital.library.mcgill.ca/countyatlas/
Federal Topographic Map, Hamilton-Burlington 30M/5 Edition 10, Scale: 1:50,000	1999	Natural Resources Canada, PML In House
Ontario Base Map, Scale: 1:10,000	2004	Ontario Basic Maps ArcIMS Service, Environmental Systems Research Institute Canada (http://www.geographynetwork.ca)
The Physiography of Southern Ontario Second Edition	1973	Chapman, L.J., and Putnam, D.F., Ontario Research Foundation
Map 2509, Quaternary Geology, Hamilton Area, Southern Ontario, Scale: 1:50,000	1986	Ministry of Northern Development and Mines

TABLE 10

Documents/Data References in the Phase One ESA Report

DOCUMENT / DATA	DATE	AUTHOR / SOURCE
M. 2034, Bedrock Topography Series, Hamilton Area, Southern Ontario, Scale: 1:50,000	1964	Ministry of Natural Resources
M. 2336, Palaeozoic Geology of the Hamilton Area, Southern Ontario, Scale: 1:50,000	1976	Ministry of Natural Resources
Guidance for Environmental Site Assessments under Ontario Regulation 153/04 (as amended by Ontario Regulation 511/09)	2010	Association of Professional Geoscientists of Ontario
Guide for Completing Phase One Environmental Site Assessments Under Ontario Regulation 153/04	2011	Ministry of the Environment, Environmental Assessment and Approvals Branch
O. Reg. 153/04 as amended, Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act	2011	Queen's Printer for Ontario
O. Reg. 153/04 as amended, Records of Site Condition – Part XV.1 of the Environmental Protection Act	2011	Queen's Printer for Ontario
O. Reg. 511/09, Records of Site Condition – Part XV.1 of the Environmental Protection Act	2011	Queen's Printer for Ontario
Draft Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites	2012	Halton Region, Legislative and Planning Services

DUNDAS STREET (HIGHWAY 5)

RAIL LINE

UNMAINTAINED GRASSLAND

WOOD DEBRIS

SLOPES DOWN

GRASSLAND

FILL STOCKPILE

FILL STOCKPILE

GRANITE BOULDERS PILE

JOHN WILLIAM BOICH PUBLIC SCHOOL

GRAVEL WALKWAY

FIRE HYDRANT

GRAVEL PILE

GRAVEL PILE

STORMWATER/OVERLAND FLOW PIPE

GRAVEL PATHWAY

TIRE AND LADDER

GARDENING DEBRIS (PLANT POTS)

STORMWATER SEWER GRATE

ASPHALT WALKWAY

AREA C

RESIDENTIAL TOWNHOMES

BIRD BOULEVARD

STONEHAVEN DRIVE

ORCHARD ROAD

VACANT GRASSLAND

DOMESTIC DEBRIS

AREA B

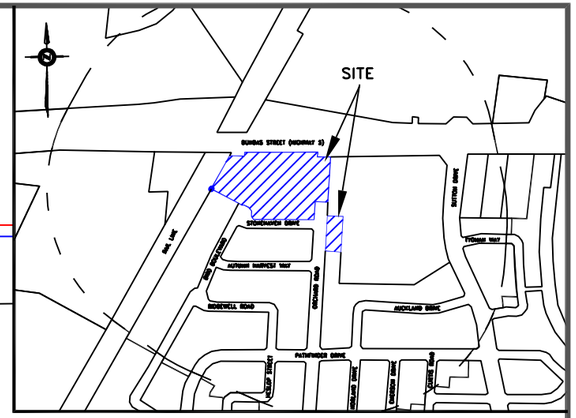
RESIDENTIAL TOWNHOMES

RESIDENTIAL TOWNHOMES

AUTUMN HARVEST WAY

TP1 TP2 TP2-W2 TP2-W1 TP2-N1 TP2-E1 TP2-W3 TP2 TP2-S1 TP3-W1 TP3-W2 TP3 TP3-N1 TP3-E1 TP3-S1 TP4 TP5 TP6 TP7 TP8 TP9 TP10 TP-10A TP11 TP11-A TP12 TP13 TP14-A TP14 TP14-B

SA-1 SA-2 SA-3 SA-4 SA-5 SA-6



KEY PLAN
BURLINGTON, ONTARIO

LEGEND:

- SITE LIMITS
- PROPERTY LINES
- UNDERGROUND WATER UTILITY (APPROXIMATE LOCATION)
- UNDERGROUND SANITARY LINE
- UNDEGROUND BELL/CATV UTILITY (APPROXIMATE LOCATION)
- OVERHEAD HYDRO UTILTY (APPROXIMATE LOCATION)
- ASPHALT PAVEMENT
- APPROXIMATE LOCATION OF GRAVEL PATHWAY
- APPROXIMATE BOUNDARY OF AREA OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)
- TP14 PML TESTPIT (TP) LOCATION, MAY 25, 2006
- PML TESTPIT (TP) LOCATION, JUNE 8, 2006
- SAMPLE AREA (SA-1) LOCATION BY OTHERS, 2012
- APPROXIMATE MINIMUM AREA OF SOIL NOT MEETING TABLE 2 STANDARDS IDENTIFIED IN 2006

REFERENCE:

PLAN PRODUCED FROM GIS INFORMATION FROM THE CITY OF BURLINGTON ONLINE INTERACTIVE MAPPING SERVICE.

5 0m 5 10 15 20 30
SCALE

HALTON DISTRICT SCHOOL BOARD

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
HDSB SURPLUS LANDS ON STONEHAVEN DRIVE
STONEHAVEN DRIVE, BURLINGTON, ONTARIO

SITE PLAN

PML Peto MacCallum Ltd.
CONSULTING ENGINEERS

		DATE	SCALE	PML REF.	DRAWING NO.
DRAWN	SM	APR. 2013	AS SHOWN	13HX002	1
CHECKED	DS				
APPROVED	MSM				

APPLEBY LINE

HARRISON COURT

DUNDAS STREET (HIGHWAY 5)

STONEHAVEN DRIVE

RAIL LINE

BIRD BOULEVARD

AUTUMN HARVEST WAY

ORCHARD ROAD

RIDGEWELL ROAD

AUCKLAND DRIVE

PATHFINDER DRIVE

HESLOP STREET

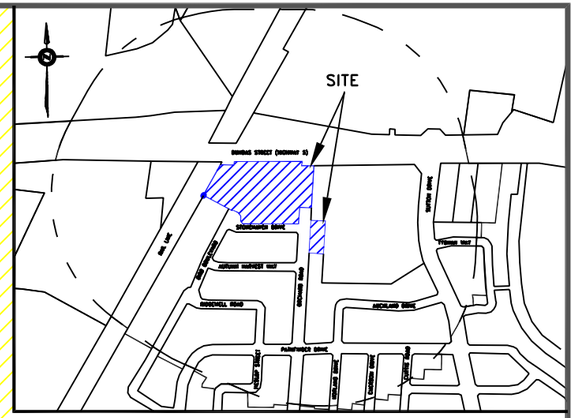
NORLAND DRIVE

EMERSON DRIVE

CURTIS ROAD

SUTTON DRIVE

TYDMAN WAY



KEY PLAN
BURLINGTON, ONTARIO

LEGEND:

- SITE LIMITS
- LIMITS OF PHASE ONE ESA STUDY AREA
- 250 m FROM SITE BOUNDARIES
- RESIDENTAL PROPERTY USE
- COMMERCIAL PROPERTY USE
- INDUSTRIAL PROPERTY USE
- INSTITUTIONAL PROPERTY USE

REFERENCE:

PLAN PRODUCED FROM GIS INFORMATION FROM THE CITY OF BURLINGTON ONLINE INTERACTIVE MAPPING SERVICE.

25 0m 25 50 75 100 150
SCALE

HALTON DISTRICT SCHOOL BOARD

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
HDSB SURPLUS LANDS ON STONEHAVEN DRIVE
STONEHAVEN DRIVE, BURLINGTON, ONTARIO

CURRENT LAND USES IN THE PHASE ONE ESA STUDY AREA

PML Peto MacCallum Ltd.
CONSULTING ENGINEERS

		DATE	SCALE	PML REF.	DRAWING NO.
DRAWN	SM	APR. 2013	AS SHOWN	13HX002	2
CHECKED	DS				
APPROVED	MSM				

APPLEBY LINE

HARRISON COURT

PCA 8

PCAs 5, 7 AND 9

PCA 6

PCA 4

PCA 2

PCA 3

APEC 1
AREA C
(PCA 1)

DUNDAS STREET (HIGHWAY 5)

AREA C

AREA B

STONEHAVEN DRIVE

RAIL LINE

BIRD BOULEVARD

AUTUMN HARVEST WAY

ORCHARD ROAD

RIDGEWELL ROAD

AUCKLAND DRIVE

SUTTON DRIVE

TYDMAN WAY

PATHFINDER DRIVE

HESLOP STREET

NORLAND DRIVE

EMERSON DRIVE

CURTIS ROAD

SUMMARY OF PCAS:

ON-SITE:

PCA 1 – OTHER PCA'S THE OP IS AWARE OF: UKNOWN ACTIVITIES THAT RESULTED IN THE PRESENCE OF KNOWN SOIL CONTAMINATION DOCUMENTED IN PREVIOUS REPORTS

PCA 2 – ITEM 30: IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY

PCA 3 – ITEM 28: GASOLINE AND ASSOCIATED PRODUCTS STORED IN FIXED TANKS

OFF-SITE:

PCA 4 – ITEM 40: PESTICIDES MANUFACTURING, PROCESSING, BULK STORAGE AND LARGE-SCALE APPLICATIONS

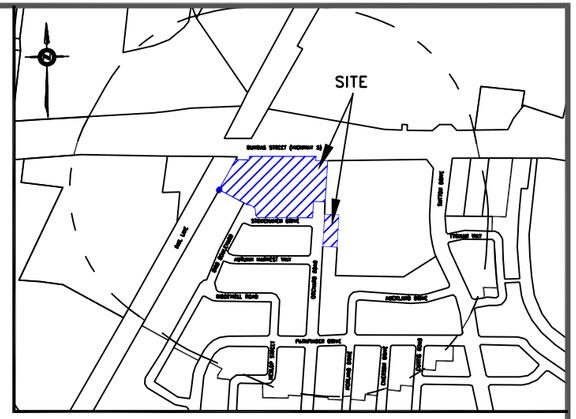
PCA 5 – ITEM 28: GASOLINE AND ASSOCIATED PRODUCTS STORED IN FIXED TANKS

PCA 6 – ITEM 28: GASOLINE AND ASSOCIATED PRODUCTS STORED IN FIXED TANKS

PCA 7 – ITEM 28: GASOLINE AND ASSOCIATED PRODUCTS STORED FIXED TANKS
ITEM 8: CHEMICAL MANUFACTURING, PROCESSING AND BULK STORAGE

PCA 8 – ITEM 12: CONCRETE, CEMENT AND LIME MANUFACTURING

PCA 9 – ITEM 55: TRANSFORMER MANUFACTURING, PROCESSING AND USE



KEY PLAN
BURLINGTON, ONTARIO

LEGEND:

SITE LIMITS

LIMITS OF PHASE I ESA STUDY AREA

250 m FROM SITE BOUNDARIES

APPROXIMATE BOUNDARY OF AREA OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)

NOTE:
1. REFER TO TABLE 8 FOR DETAILS OF THE POTENTIALLY CONTAMINATING ACTIVITIES (PCA'S).

2. REFER TO TABLE 9 FOR DETAILS OF THE AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC'S).

REFERENCE:

PLAN PRODUCED FROM GIS INFORMATION FROM THE CITY OF BURLINGTON ONLINE INTERACTIVE MAPPING SERVICE.

25 0m 25 50 75 100 150
SCALE

HALTON DISTRICT SCHOOL BOARD

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
HDSB SURPLUS LANDS ON STONEHAVEN DRIVE
STONEHAVEN DRIVE, BURLINGTON, ONTARIO

SUMMARY OF PCAs AND APECs

Peto MacCallum Ltd.
CONSULTING ENGINEERS

		DATE	SCALE	PML REF.	DRAWING NO.
DRAWN	SM	APR. 2013	AS SHOWN	13HX002	3
CHECKED	DS				
APPROVED	MSM				

Appendix A

Survey Plan

CUNNINGHAM McCONNELL LIMITED

ONTARIO LAND SURVEYORS

205 Main Street, Milton, Ontario L9T 1N7 Phone: (905) 878-7810 Fax: (905) 878-6672
E-mail: cml@primus.ca

Halton District School Board
J. W. S. Education Centre
2050 Guelph Line
Burlington Ontario L7R 3Z2
Attention: Mr. D. Renzella
Manager of Planning

Dear Sir:

May 13, 2011
Our File 09-4

Re: Area calculations of Halton District School Board and Easement list for Known as the Orchard # 3 site City of Burlington, Regional Municipality of Halton

Further to your request, we are pleased to provide a summary of area calculations for the following three areas of land owned by the Halton District School Board (HDSB) as identified in your email of April 29, 2011. We have also included the various easements referred to in the documentation from our title search of the subject lands. The area calculations are based on Registry Office documentation only and are subject to verification by a field survey.

Area A

These lands are composed of Part of Block 57, Registered Plan 20M-794*; Part of Block 66, Registered Plan 20M-794* and Part of Lot 4, Concession 1 SDS Nelson and more particularly part of Property Identifier Number (PIN) 07201-0087(LT)*, part of PIN 07184-1874(LT)*, part of PIN 07184-1883(LT)*, all of PIN 07184-4587(LT) and all of PIN 07184-4589(LT).
* the balance of these parts are contained within the portion designated as Area B.

Easements

Instrument No.	Description	Area (sq. m.)	In Favour of
HR 68488	Pts. 68 & 69, 20R-14221	2 @ 6 each	City of Burlington
HR 121999	Pts. 5 & 74, 20R-14639	2 @ 6 each	City of Burlington
HR 99308	Pt. 16, 20R-14289	25	Bell Canada
HR 158644	Pt. 14, 20R-14289	1146	HDSB[1]
HR 184878	Pt. 13& 16, 20R-14289	1342	Region of Halton

1 The HDSB is both the dominant and servient tenement.

The total area contained with **Area A is 3.24 ha.**

Area B

For area B we estimated the size as the equivalent of four (4) residential lots, the size of the lots immediately abutting area B as in Registered Plan 20M-794.

.....

Oakville Office:
1200 Speers Road, Unit 38
Oakville, Ontario L6L 2X4
Tel: (905) 845-3497
Fax: (905) 845-3519
cmlols@cogeco.net

ASSOCIATION OF ONTARIO LAND SURVEYORS
MEMBER

Principals:
Thomas J. Packowski, B.Sc., O.L.S., O.L.I.P.
Robert D. McConnell, B.Sc., O.L.S., O.L.I.P.
Jaro A. Legat, M.Sc., O.L.S., O.L.I.P.

Records of:
Fred G. Cunningham Incorporated
McConnell Maughan Limited
McConnell Jackson
K.H. McConnell
Sewell & Sewell (Oakville)
H.D. Sewell (Oakville)
J.A. Aitken

Area B continued
These lands are composed of balance of Block 57, Registered Plan 20M-794; the balance of Block 66, Registered Plan 20M-794 and Part of Lot 4, Concession 1 SDS Nelson and more particularly the balance of PIN 07201-0087(LT), the balance of PIN 07184-1874(LT) and the balance of PIN 07184-1883(LT).

There are no easements registered on title affecting Area B.

The total area contained within **Area B is 0.123 ha.**

Area C
These lands are composed of Blocks 28 and 29, Registered Plan 20M-857, Part of Lot 4 Concession 1 SDS Nelson and Part of Orchard Road, closed by bylaw. They are referred to as all of PINs 07184-2680(LT), PIN 07184-3074(LT), PIN 07184-3075(LT) and PIN 07184-4583(LT).

Easements

Instrument No.	Description	Area (sq. m.)	In Favour of
HR 158644	Pts. 7, 8 & 14 20R-14289	1253	HDSB[1]
HR 190294	Pt. 27 20R-15041	92	Region of Halton
HR 190310	Pt. 27 20R-15041	92	Burlington Hydro
HR 190304	Pt. 27-33 20R-15042	478	City of Burlington
HR 190310	Pt. 29, 30 & 33 20R-15042	224	Burlington Hydro
HR 368397	Pt. 27, 28 & 29 20R-15042	244	See Note 2
HR 833506	Pt. 29, 30 & 33 20R-15042	224	Bell
HR 158644	Pt. 7 & 8 20R-14289	107	HDSB[1]
HR 184878	Pt. 6, 8 to 12 20R-14289	1207	Region of Halton
HR 124693	Pt. 5, 7, 9 & 11 20R-14289	695	Burlington Hydro

1 The HDSB is both the dominant and servient tenement.
2 The owners of Lots 1 – 12, Registered Plan 20M-857 and the owners of Lots 140 – 153, Registered Plan 20M-711.

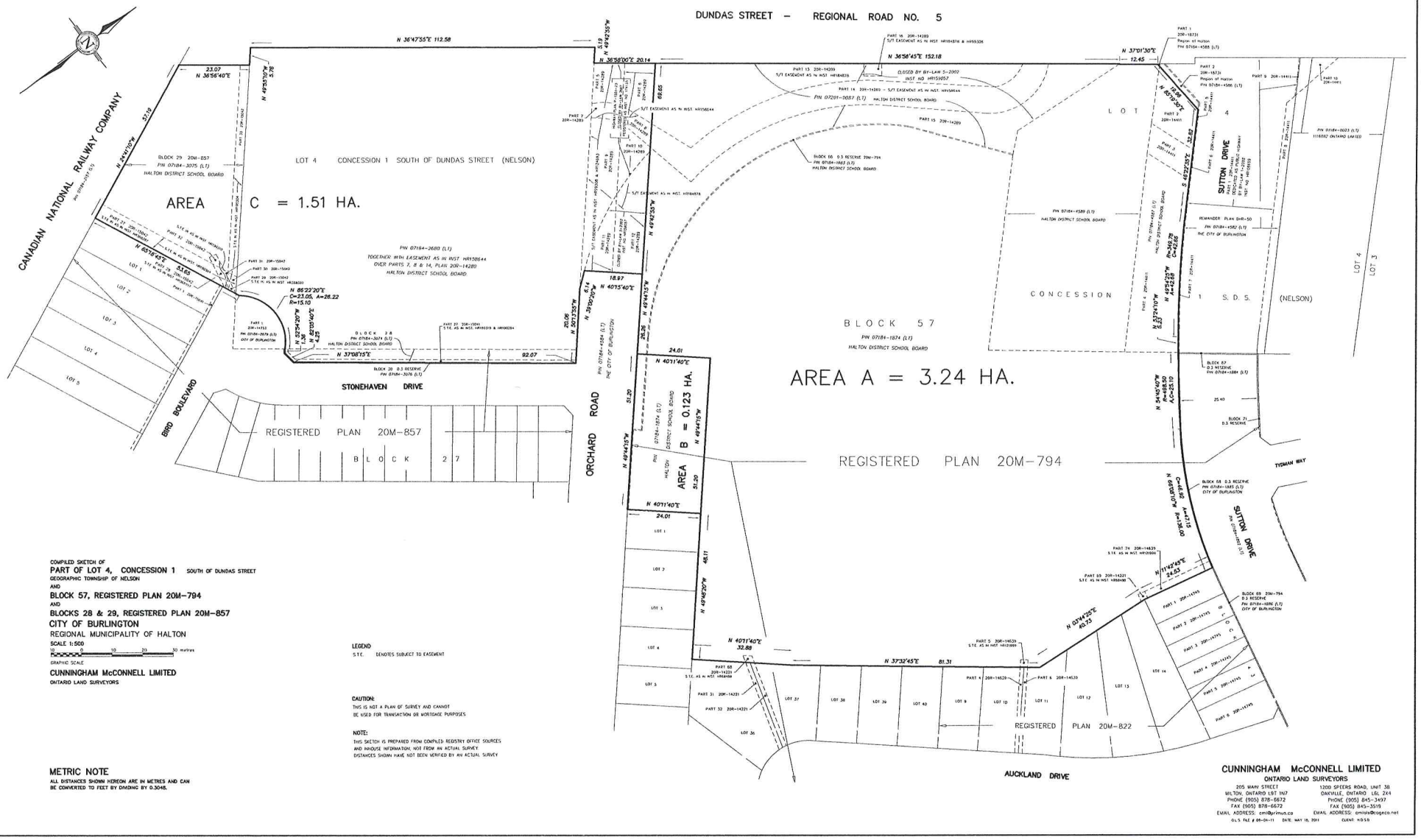
The total area contained within **Area C is 1.51 ha.**

We trust you will find this in order and enclose our fees for services rendered. If you do have any questions, please contact the undersigned.

Yours Truly,
Cunningham McConnell Limited

Thomas J. Packowski
Ontario Land Surveyor

09-4



COMPILED SKETCH OF

PART OF LOT 4, CONCESSION 1 SOUTH OF DUNDAS STREET

GEOGRAPHIC TOWNSHIP OF NELSON

AND

BLOCK 57, REGISTERED PLAN 20M-794

AND

BLOCKS 28 & 29, REGISTERED PLAN 20M-857

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1:500

10 0 10 20 30 metres

GRAPHIC SCALE

CUNNINGHAM McCONNELL LIMITED

ONTARIO LAND SURVEYORS

LEGEND

S.T.E. DENOTES SUBJECT TO EASEMENT

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND CANNOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES

NOTE:

THIS SKETCH IS PREPARED FROM COMPILED REGISTRY OFFICE SOURCES AND INHOUSE INFORMATION, NOT FROM AN ACTUAL SURVEY. DISTANCES SHOWN HAVE NOT BEEN VERIFIED BY AN ACTUAL SURVEY

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CUNNINGHAM McCONNELL LIMITED

ONTARIO LAND SURVEYORS

205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-6672
FAX (905) 878-6672
EMAIL ADDRESS: cml@primus.ca

1200 SPEERS ROAD, UNIT 3B
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
EMAIL ADDRESS: cmloke@cogeco.net

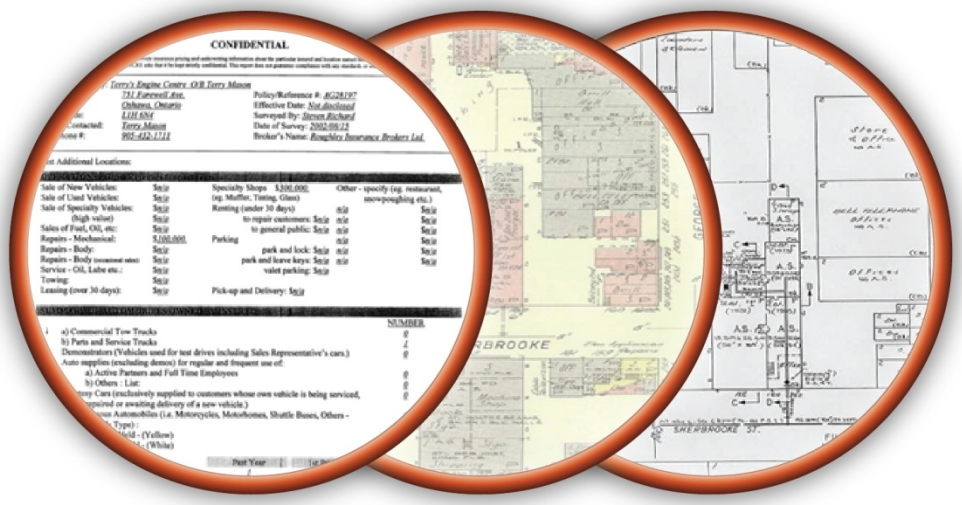
O.L.S. FILE # 09-04-11 DATE: MAY 18, 2011 CLIENT: N.D.S.B.

Appendix B

RMS Historical Environmental Information Reporting System (HEIRS)

HEIRS™

Historical Environmental Information Reporting System



Site Address:
"2506 Orchard Road
Burlington, ON"

Project No:
20130122027

Opta Order ID:
20130122027

Requested by:
Eleanor Goolab
EcoLog ERIS

Date Completed:
January 31, 2013

opta
INFORMATION INTELLIGENCE

An **SCM** Company

150 Commerce Valley Drive W
8th Floor
Markham, Ontario L3T 7Z3
T: 905-882-6300
www.optaintel.ca

Report Completed By:
Amy Bosse,
Information Coordinator

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

January 31, 2013

Ms. Eleanor Goolab
EcoLog ERIS
80 Valleybrook Drive
North York, Ontario
M3B 2S9

Dear Eleanor,

Re: **Your Site Address: "2506 Orchard Road, Burlington, ON"**
Your Project No.: 20130122027
Opta Order ID: 20130122027

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

Information	Date(s)	Comment	Cost
Search Fee		$50.00 flat fee per street address.	$50.00
Fire Insurance Plans (FIPs)	No Records Found in Opta Inventory	$125.00 for each Fire Insurance Plan. Client did not order	
Insurance Reports	No Records Found in Opta Data Bases	$55.00 for each Inspection/Survey report	
Site Plan(s)	2003 (no charge) site plan found in Opta Data Bases	$70.00 for each Site plan	
Subtotal			**$50.00**
Minimum order fee of $155.00			**N/A**
2 (two)/4 (four) Day Rush Service			**N/A**
Total			**$50.00**

NRF: No Records Found. NO: Not Ordered.

The total cost for this report is **$50.00** plus courier charges (if applicable) and HST. Please see the Terms and Conditions for our search on page two of this report.

Thank you for employing the services of Opta Information Intelligence.

Amy Bosse
Opta Environmental Services

Opta 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 Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta 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. Opta 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

Opta 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 Opta Reports or from any tortious acts or omissions of Opta'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.

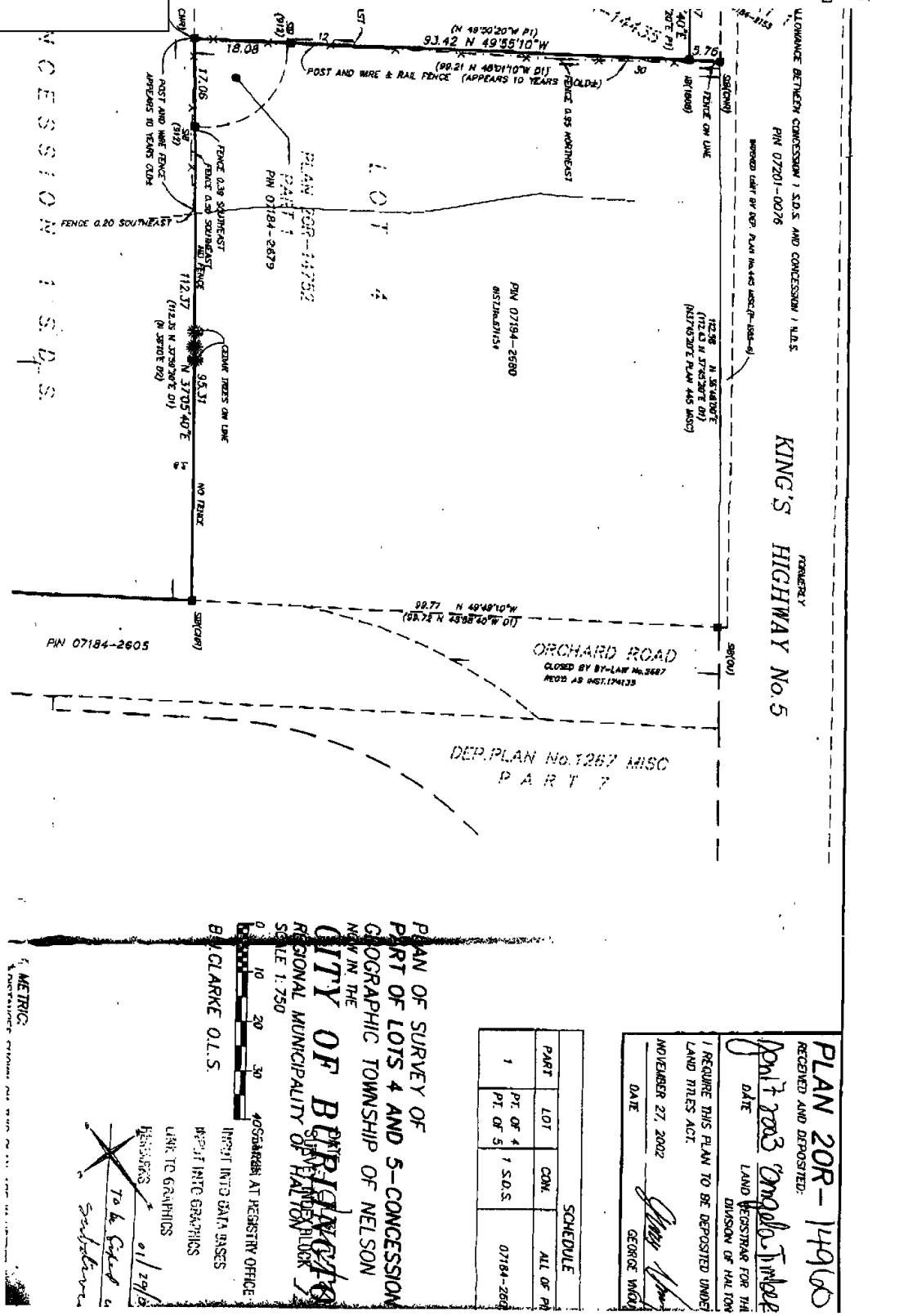
Law

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.

opta
INFORMATION INTELLIGENCE
150 Commerce Valley Drive W
Markham, Ontario
L3T 7Z3
T: 905.882.6300
Toll Free: 1.800.268.8080
F: 905.695.6543
An SCM Company
www.optaintel.ca

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2003



Appendix C

Chain of Title

Kimberly Thomas
LAW CLERK & CONVEYANCER
251 ORIOLE COURT
MILTON, ONT. L9T 3R3
CELLULAR (905) 462-1206

Ch. in of Title back to 1900

PIN 07184-2680

2506 Orchard Rd. Burlington

PIML Ref # 06HX011

Part of Lot 4, Concession 1 S.D.S. Nelson

2619 K — Deed 1880. Mar. 08
&
2685 K — Deed 1880. Sep 21

John BUNTON

8923 — Administrator's Deed 1912. Dec. 21

Eliza BUNTON

17784 — Administrator's Deed 1941. Oct. 29

Beatrice BUNTON
Emma BUNTON

321995 — Executor's Deed 1971. Sept. 22

Petronella ALTORF

513443 — Deed 1979. Nov. 02

Lena VAN DELFT

continued on Pg 2 ...

(513443)

↓

671154 — Deed
1987 · Jul · 10

John ALTORF
Lena ALTORF

↓

07184-0069 — Conversion to LTCP
1996 · May 27

see printout

↓

07184-2680 — 2002 · Dec · 17

see printout

↓

HR 158644 — Easement
2002 · Nov · 12

Together with an easement over Rts 7, 8 & 14, 20R-14289

end of chain
2006 · Mar · 29

Kimberly Thomas
LAW CLERK & CONVEYANCER
251 ORIOLE COURT
MILTON, ONT. L9T 3R3
CELLULAR (905) 462-1206

MINISTRY OF CONSUMER AND BUSINESS SERVICES

Ontario

LAND REGISTRY OFFICE #20

REGISTER

07184-2680 (LT)

PREPARED FOR KIMBERLY
ON 2006/03/28 AT 11:19:26

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

PROPERTY DESCRIPTION: PT LT 4, CON 1 SDS, AS IN 671154 EXCEPT PT 1, 20R14752;BURLINGTON. T/W EASE HR158644 OVER PTS 7,8 & 14 20R14289.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 07184-0069

PIN CREATION DATE:
2002/12/17

OWNERS' NAMES / CAPACITY / SHARE
ALTORF, JOHN — JTEN
ALTORF, LENA — JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2002/12/17 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1996/05/27 **						
119980	1961/01/25	BYLAW				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 07077-0013 IN ERROR AND WAS RE-INSTATED ON 2005/03/22 BY ANNE-MARIE CASSON. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 07077-0014 IN ERROR AND WAS RE-INSTATED ON 2005/03/22 BY ANNE-MARIE CASSON. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 07077-0015 IN ERROR AND WAS RE-INSTATED ON 2005/03/22 BY ANNE-MARIE CASSON.						
671154	1987/07/10	TRANSFER	$2		ALTORF, JOHN ALTORF, LENA	C
HR54385	2001/06/13	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ALTORF, JOHN ALTORF, LENA	CIBC MORTGAGES INC.	
HR364305	2005/03/21	DISCH OF CHARGE		*** COMPLETELY DELETED ***	CIBC MORTGAGES INC.	
REMARKS: RE: HR54385						

Active PIN

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

Appendix D

Environmental Source Information Requests and Responses

Ontario Ministry of Environment and Energy

Freedom of Information Request

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

Requester Data

Name, Title, Company Name and Mailing Address of Requester

Sarah Murray
Peto MacCallum Ltd.
45 Burford Road
Hamilton, Ontario
L8E 3C6

Email Address: smurray@petomaccallum.com

Telephone/Fax Nos.

Tel : (905) 561-2231 ext. 124
Fax : (905) 561-6366

Your Project/Reference No.

13HX00[illegible]

Signature of Requester

S. Murray

For Ministry Use Only

FOI Request No.

Date Request Received

Fee Paid $

~ ACCT ~ CHQ ~ VISA/MC ~ CASH

☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR
☐ SAC ☐ IEB ☐ EAA ☐ EMR ☐ SWA

Request Parameters

Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)

2506 Orchard Road, Burlington, Ontario

Legal Description:
Part of Lot 4, Concession 1 S.D.S., Geographic Township of Nelson, Now in the City of Burlington, Regional Municipality of Halton, Ontario

Present Property Owner(s) and Date(s) of Ownership

Halton District School Board

Previous Property Owner(s) and Date(s) of Ownership

John and Lena Altorf July 10, 1987 - 2006

Present/Previous Tenant(s),(if applicable)

Halton District School Board Surplus Lands, Altorf Garden Supply Ltd

Search Parameters Files older than 2 years may require $60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	**Specify Year(s) Requested**
Environmental concerns (General correspondence, occurrence reports, abatement)	All
Orders	All
Spills	All
Investigations/prosecutions ▸ ***Owner and tenant information must be provided***	All
Waste Generator number/classes	All

Certificates of Approval ▸ Proponent information must be provided

1987 and prior records are searched manually. **Search fees in excess of $300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box** and specify type e.g. maps, plans, reports, etc.

	SD	Specify Year(s) Requested
air - *emissions*		
water - *mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)*		
sewage - *sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations*		
waste water - *industrial discharge*		
waste sites - *disposal, landfill sites, transfer stations, processing sites, incinerator sites*		All
waste systems - *haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction*		
pesticides - *licenses*		

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

Sarah Murray

From: squibell@tssa.org on behalf of Public Information Services <publicinformationservices@tssa.org>
Sent: Friday, February 01, 2013 3:04 PM
To: Sarah Murray
Subject: Re: TSSA Records

Hi Sarah,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a great day!

Regards,

Sarah

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"
14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

www.tssa.org
Toll-Free: 1-877-682-8772

On Fri, Feb 1, 2013 at 1:54 PM, Sarah Murray <smurray@petomaccallum.com> wrote:

Hello,

I am conducting a Phase One Environmental Site Assessment for the following property located in Burlington, Ontario.

2506 Orchard Road, Burlington, Ontario. The Site is surplus lands owned by the Halton District School Board.

The legal description is Part of Lot 4, Concession 1 S.D.S., Geographic Township of Nelson, Now in the City of Burlington, Regional Municipality of Halton, Ontario.

Could you please check your records for the site and let me know what you have on file?

Thank you.

Sarah Murray

Peto MacCallum Ltd.
45 Burford Road
Hamilton, Ontario L8E 3C6
Tel: (905) 561-2231
Fax: (905) 561-6366
smurray@petomaccallum.com

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

February 15, 2013

PML Ref.: 13HX002

Mr. John Almond
Ministry of Natural Resources
Aurora Office
50 Bloomington Road
Aurora, Ontario
L4G 0L8

Dear Mr. Almond

Phase One Environmental Site Assessment
2474 Sutton Drive – Halton District School Board Surplus Lands
Burlington, Ontario

Peto MacCallum Ltd. (PML) has been retained to carry out a Phase One Environmental Site Assessment for the property noted above, to meet O. Reg. 153/04, as amended. PML is required to obtain information related to threatened or endangered species in the area of the property. In this regard, could you please inform PML if the property is in an area identified by the Ministry of Natural Resources (MNR) as significant habitat of a threatened or endangered species, or in an area which is habitat of a species that is classified under Section 7 of the *Endangered Species Act, 2007* as a threatened or endangered species.

The ESA property comprises two parcels; Area B, a 0.303 ha property and Area C, a 1.51 ha property located at 2474 Sutton Drive, Burlington, Ontario.

For reference, a copy of the Draft Site Plan is attached.

Should you have any further questions or concerns, please do not hesitate to call. We look forward to your reply.

Sincerely

Peto MacCallum Ltd.

S. Murray

Sarah Murray
Geoenvironmental Services

SM:lad

Enclosure(s):
Draft Site Plan

Distribution:
1 cc: Ministry of Natural Resources

Appendix E

EcoLog ERIS Report



Canada's Primary Environmental Risk Information Service

Project Site: HDSB Surplus Lands
2506 Orchard Road
Burlington, ON

Client: David Smith
Peto MacCallum Ltd.
45 Burford Road
Hamilton, ON L8E3C6

ERIS Project No: 20130122027

Report Type: Standard Report - .25km Search Radius

Prepared By: Rafal Wojtasik
rwojtasik@eris.ca

Date: January 30, 2013

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12 Concorde Place, Suite 800 Toronto, Ontario M3C 4J2
416-510-5204 • Fax: 416-510-5133 Toll Free: 1-866-517-5204 • www.eris.ca • info@eris.ca

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Order Number: 20130122027
Site Name: HDSB Surplus Lands
Site Address: 2506 Orchard Road Burlington, ON
Report Type: Standard Report, 0.25 km Search Radius

	Section
Report Summary *This outlines the number of records from each database that fall on the site, and within various distances from the site.*	i
Site Diagram *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.*	ii
Site Profile *This table describes the records that relate directly to the property that is being researched.*	iii
Detail Report *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.*	iv

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Appendix: Database Descriptions

Report Summary

Order Number: 20130122027
Site Name: HDSB Surplus Lands
Site Address: 2506 Orchard Road Burlington, ON
Report Type: Standard 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
BORE	Borehole	Y	0	12	45	57
CA	Certificates of Approval	Y	0	5	30	35
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0	0
CHEM	Chemical Register	Y	0	0	1	1
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	1	1	2
EBR	Environmental Registry	Y	0	3	1	4
ECA	Environmental Compliance Approval	Y	0	1	3	4
EEM	Environmental Effects Monitoring	Y	0	0	0	0
EHS	ERIS Historical Searches	Y	0	2	25	27
EIIS	Environmental Issues Information System	Y	0	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	7	11	18
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	5	28	33
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	8	64	72
HINC	TSSA Historic Incidents	Y	0	0	13	13
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0	0
INC	TSSA Incidents	Y	0	1	5	6
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	1	1
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	2	0	2
NPRI	National Pollutant Release Inventory	Y	0	0	27	27
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: 20130122027
Site Name: HDSB Surplus Lands
Site Address: 2506 Orchard Road Burlington, ON
Report Type: Standard Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	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	0	14	14
PINC	TSSA Pipeline Incidents	Y	0	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	1	5	6
PTTW	Permit to Take Water	Y	0	1	0	1
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0	0
RSC	Record of Site Condition	Y	0	0	6	6
RST	Retail Fuel Storage Tanks	Y	0	0	3	3
SCT	Scott's Manufacturing Directory	Y	0	6	9	15
SPL	Ontario Spills	Y	0	3	17	20
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	0	14	146	160
		TOTAL	0	72	455	527

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.

SITE DIAGRAM

ECOLOG ERIS
Pinpointing Your Environmental Risks
80 Valleybrook Dr, Toronto, ON M3B 2S9
416-510-5204

Project Property: HDSB Surplus Lands
2506 Orchard Road
Burlington, ON

ERIS Project #: 20130122027

Date: JAN-31-2013

LEGEND

- Project Property
- Database Location

Points of Interest
- Chimney
- Silo

Pipe & Transmission Lines
- Pipeline
- Transmission Line
- Transmission Tower
- Transformer Station

Rail
- Railway - Main
- Railway - Sidetrack
- Railway - Abandoned
- Bridge
- Tunnel

Transportation - Other
- Embankment
- Trail
- Runway

Hydrographic Features
- Permanent Waterway
- Intermittent Waterway
- Open Reservoir
- Dyke/Levee
- Dam
- Breakwall
- Wetland

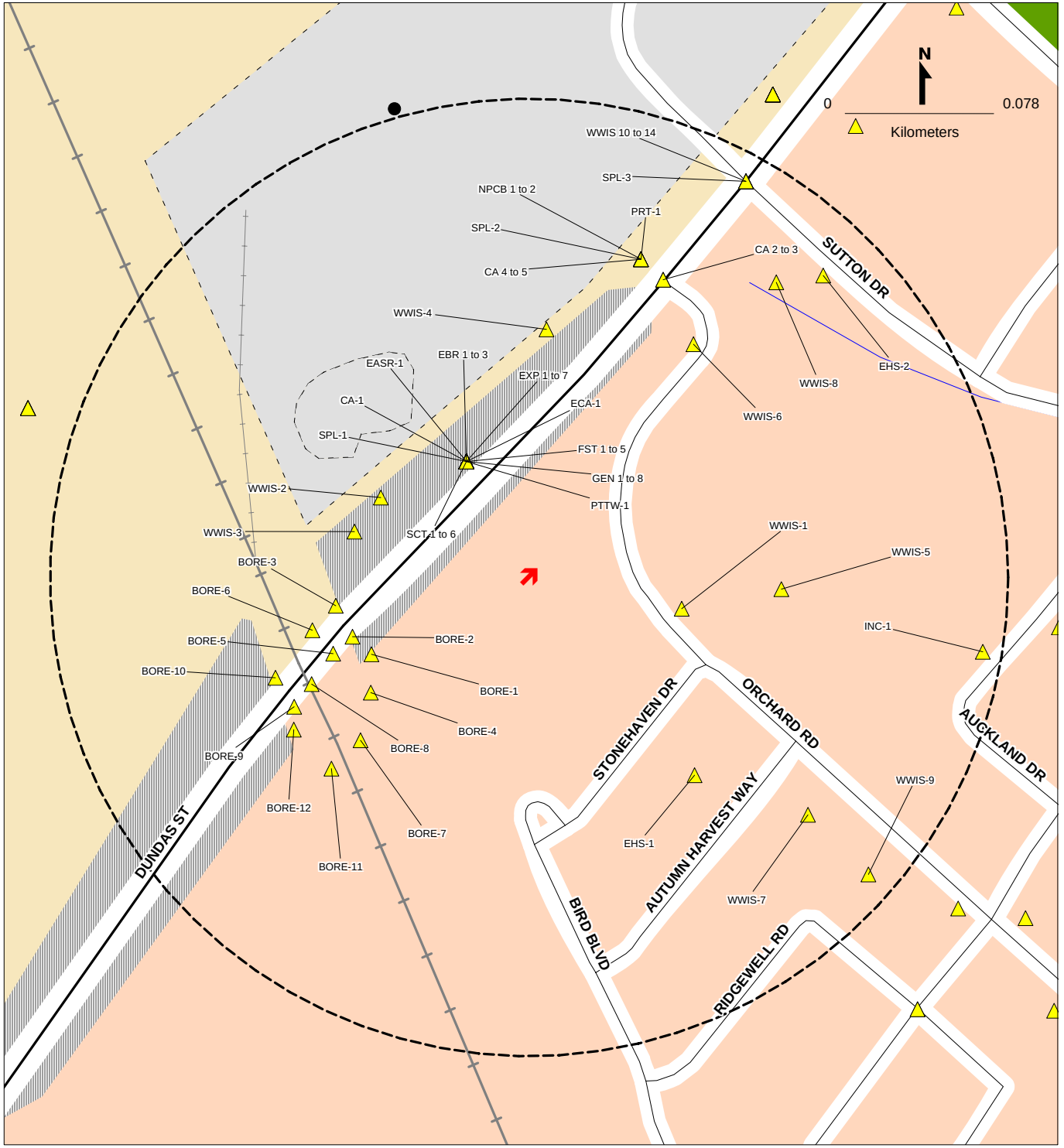
Landuse Classifications
- Open Area
- Residential
- Commercial
- Resource and Industrial
- Government and Institutional
- Parks and Recreational
- Waterbody

Recreation
- Golf Course/Driving Range
- Park/Sports Field
- Other Recreation Area
- Sports/Race Track
- Cemetery
- Campground

Vegetation
- Wooded Area
- Orchard
- Vineyard

Industrial Resources
- Conveyor
- Crane: Moveable
- Crane: Stationary
- Tank
- Rock Cut
- Auto Wrecker
- Lumber Yard
- Pit

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: 20130122027
Site Name: HDSB Surplus Lands
Site Address: 2506 Orchard Road Burlington, ON
Report Type: Standard 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: 20130122027
Site Name: HDSB Surplus Lands
Site Address: 2506 Orchard Road Burlington ON
Report Type: Standard Report, 0.25 km Search Radius

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

Borehole

Certificates of Approval

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Environmental Registry

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Non-Compliance Reports

National PCB Inventory

Private and Retail Fuel Storage Tanks

Permit to Take Water

Scott's Manufacturing Directory

Ontario Spills

Water Well Information System

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-1			626051	Borehole	Geotechnical/Geological Investigation

Status:
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596795.000
Northing: 4807023.000
Location Accuracy:
Orig. Ground Elevation(m): 156.699997
Elev. Reliability Note:
DEM Ground Elevation(m): 161.899994
Total Depth(m): -999.000000
Primary Name:
Township:
Concession:
Lot:
Municipality
Completion Date: 1962-MAR
Static Water Level: 0.100000
Primary Water Use: Not Used
Secondary Water Use:
Location Description:

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
218438633	0	1.200000	SAND,GRAVEL. BROWN,LOOSE.
218438634	1.200000	3	SILT,CLAY,SAND, GRAVEL. BROWN,STIFF, WATER STABLE AT 513.7 FEET.
218438635	3	5.500000	SAND,SILT,GRAVEL. BROWN,VERY DENSE.
218438636	5.500000		SILT,SAND. BROWN,VERY DENSE. 018015026 011 00040020001000950018010018 01

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-2			890575	Borehole	Geotechnical/Geological Investigation

Status: Decommissioned
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596785.000
Northing: 4807032.000
Location Accuracy:
Orig. Ground Elevation(m): 156.699997
Elev. Reliability Note:
DEM Ground Elevation(m): 163.300003
Total Depth(m): 7.800000
Primary Name:
Township: NELSON
Concession: CON 1 NORTH OF DUNDAS ST
Lot: LOT 4
Municipality
Completion Date: 1962-MAR-12
Static Water Level:
Primary Water Use:
Secondary Water Use:
Location Description: Foundation Investigation for C.N.R. Overhead, Hwy. #5, Line 'A' 3 miles west of Palermo, Town of Burlington, District #4, Hamilton. W.J. 62-F-20 -- W.P. 243-61

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
8502053	3	5.500000	Silty sand with gravel. Very dense -brown
8502054	5.500000	7.800000	Sandy-silt. Very dense-brown
8502051	0	1.200000	Sand with gravel and organic matter. Loose-brown
8502052	0	1.200000	Clayey-silt with sand and gravel. Very stiff-brown

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-3			890576	Borehole	Geotechnical/Geological Investigation

Status: Decommissioned
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596776.000
Northing: 4807048.000
Location Accuracy:
Orig. Ground Elevation(m): 156.699997
Elev. Reliability Note:
DEM Ground Elevation(m): 162.899994
Total Depth(m): 6.400000
Primary Name:
Township: NELSON
Concession: CON 1 NORTH OF DUNDAS ST
Lot: LOT 4
Municipality
Completion Date: 1962-MAR-12
Static Water Level:
Primary Water Use:
Secondary Water Use:
Location Description: Foundation Investigation for C.N.R. Overhead, Hwy. #5, Line 'A' 3 miles west of Palermo, Town of Burlington, District #4, Hamilton. W.J. 62-F-20 -- W.P. 243-61

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
8502055	0	1.200000	Sand with gravel and organic matter. Loose-brown
8502056	1.200000	3	Clayey-silt with sand and gravel. Very stiff-brown
8502057	3	5.500000	silty-sand with gravel. Very dense-brown
8502058	5.500000	6.400000	Sandy-silt Very - dense - brown

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-4			626050	Borehole	Geotechnical/Geological Investigation

Status:
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596795.000
Northing: 4807003.000
Location Accuracy:
Orig. Ground Elevation(m): 156.699997
Elev. Reliability Note:
DEM Ground Elevation(m): 159
Total Depth(m): -999.000000
Primary Name:
Township:
Concession:
Lot:
Municipality
Completion Date: 1962-MAR
Static Water Level: 0.100000
Primary Water Use: Not Used
Secondary Water Use:
Location Description:

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
218438629	0	1.200000	SAND,GRAVEL. BROWN,LOOSE.
218438630	1.200000	3	SILT,CLAY,SAND, GRAVEL. BROWN,STIFF, WATER STABLE AT 513.7 FEET.
218438631	3	5.500000	SAND,SILT,GRAVEL. BROWN,VERY DENSE.
218438632	5.500000		SILT,SAND. BROWN,VERY DENSE. 021018035 01701502700000011000400230010008500180100

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-5			626052	Borehole	Geotechnical/Geological Investigation

Status:
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596775.000
Northing: 4807023.000
Location Accuracy:
Orig. Ground Elevation(m): 156.699997
Elev. Reliability Note:
DEM Ground Elevation(m): 161.199997
Total Depth(m): -999.000000
Primary Name:
Township:
Concession:
Lot:
Municipality
Completion Date: 1962-MAR
Static Water Level: 0.100000
Primary Water Use: Not Used
Secondary Water Use:
Location Description:

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
218438637	0	1.500000	FILL,CINDERS. BLACK,DENSE.
218438638	1.500000	3	SILT,CLAY,SAND, GRAVEL. BROWN,HARD, WATER STABLE AT 513.8 FEET.
218438639	3	5.200000	SAND,SILT,GRAVEL. BROWN,VERY DENSE.
218438640	5.200000		SILT,SAND. BROWN,VERY DENSE. 019012029 01701202200050057001000 87001701001801

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-6			890578	Borehole	Geotechnical/Geological Investigation

Status: Decommissioned
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596764.000
Northing: 4807035.000
Location Accuracy:
Orig. Ground Elevation(m): 156.699997
Elev. Reliability Note:
DEM Ground Elevation(m): 160.399994
Total Depth(m): 7.800000
Primary Name:
Township: NELSON
Concession: CON 1 NORTH OF DUNDAS ST
Lot: LOT 4
Municipality
Completion Date: 1962-MAR-13
Static Water Level:
Primary Water Use:
Secondary Water Use:
Location Description: Foundation Investigation for C.N.R. Overhead, Hwy. #5, Line 'A' 3 miles west of Palermo, Town of Burlington, District #4, Hamilton. W.J. 62-F-20 -- W.P. 243-61

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
8502062	5.200000	7.800000	sandy-silt very dense-brown
8502059	0	1.500000	Railway-fill cinders with organic matter-dense-black
8502060	1.500000	3	Clayey-silt with sand and gravel. Very stiff to hard brown
8502061	3	5.200000	Silty sand with gravel Very dense-brown

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-7			626053	Borehole	Geotechnical/Geological Investigation

Status:
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596790.000
Northing: 4806978.000
Location Accuracy:
Orig. Ground Elevation(m): 156.399994
Elev. Reliability Note:
DEM Ground Elevation(m): 158.300003
Total Depth(m): -999.000000
Primary Name:
Township:
Concession:
Lot:
Municipality
Completion Date: 1962-MAR
Static Water Level:
Primary Water Use: Not Used
Secondary Water Use:
Location Description:

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
218438641	0	1.200000	FILL,CINDERS. BLACK.
218438642	1.200000	2.700000	SILT,CLAY,SAND, GRAVEL. BROWN,HARD.
218438643	2.700000	4.900000	SAND,SILT,GRAVEL. BROWN,VERY DENSE.
218438644	4.900000		SILT,SAND. BROWN,VERY DENSE. 016012028 014012023000400400009010 000160100012022

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-8			890579	Borehole	Geotechnical/Geological Investigation

Status: Decommissioned
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596764.000
Northing: 4807007.000
Location Accuracy:
Orig. Ground Elevation(m): 156.399994
Elev. Reliability Note:
DEM Ground Elevation(m): 160.300003
Total Depth(m): 7.800000
Primary Name:
Township: NELSON
Concession: CON 1 NORTH OF DUNDAS ST
Lot: LOT 4
Municipality
Completion Date: 1962-MAR-14
Static Water Level:
Primary Water Use:
Secondary Water Use:
Location Description: Foundation Investigation for C.N.R. Overhead, Hwy. #5, Line 'A' 3 miles west of Palermo, Town of Burlington, District #4, Hamilton. W.J. 62-F-20 -- W.P. 243-61

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
8502063	0	1.200000	Railway fill-cinders with organic matter. Dense-black
8502064	1.200000	2.700000	Clayey-silt with sand and gravel. Very stiff to hard brown
8502065	2.700000	4.900000	Silty-sand with gravel. Very dense-brown
8502066	4.900000	7.800000	Sandy-silt Very dense-brown

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-9			890580	Borehole	Geotechnical/Geological Investigation

Status: Decommissioned
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596755.000
Northing: 4806995.000
Location Accuracy:
Orig. Ground Elevation(m): 156.399994
Elev. Reliability Note:
DEM Ground Elevation(m): 161.899994
Total Depth(m): 4.300000
Primary Name:
Township: NELSON
Concession: CON 1 NORTH OF DUNDAS ST
Lot: LOT 5
Municipality
Completion Date: 1962-MAR-15
Static Water Level:
Primary Water Use:
Secondary Water Use:
Location Description: Foundation Investigation for C.N.R. Overhead, Hwy. #5, Line 'A' 3 miles west of Palermo, Town of Burlington, District #4, Hamilton. W.J. 62-F-20 -- W.P. 243-61

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
8502067	0	0.600000	Sandy topsoil Loose-brown
8502068	0.600000	2.700000	Clayey-silt with sand and gravel. Hard-brown
8502069	2.700000	4.300000	Silty-sand with gravel. Very dense - brown

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-10			890581	Borehole	Geotechnical/Geological Investigation

Status: Decommissioned
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596745.000
Northing: 4807010.000
Location Accuracy:
Orig. Ground Elevation(m): 156.500000
Elev. Reliability Note:
DEM Ground Elevation(m): 162.399994
Total Depth(m): 3.800000
Primary Name:
Township: NELSON
Concession: CON 1 NORTH OF DUNDAS ST
Lot: LOT 5
Municipality
Completion Date: 1962-MAR-16
Static Water Level: 2.100000
Primary Water Use:
Secondary Water Use:
Location Description: Foundation Investigation for C.N.R. Overhead, Hwy. #5, Line 'A' 3 miles west of Palermo, Town of Burlington, District #4, Hamilton. W.J. 62-F-20 -- W.P. 243-61

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
8502070	0	0.800000	Sandy Topsoil. Loose-brown
8502071	0.800000	2.900000	Clayey-silt with sand and gravel. Hard-brown
8502072	2.900000	3.800000	Silty-sand with gravel very dense-brown

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-11			626054	Borehole	Geotechnical/Geological Investigation

Status:
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596775.000
Northing: 4806963.000
Location Accuracy:
Orig. Ground Elevation(m): 156.399994
Elev. Reliability Note:
DEM Ground Elevation(m): 159
Total Depth(m): -999.000000
Primary Name:
Township:
Concession:
Lot:
Municipality
Completion Date: 1962-MAR
Static Water Level:
Primary Water Use: Not Used
Secondary Water Use:
Location Description:

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
218438646	0.600000	2.700000	SILT,CLAY,SAND, GRAVEL. BROWN,HARD.
218438647	2.700000		SAND,SILT,GRAVEL. BROWN,VERY DENSE. 016011027 014 0002008600090080 014
218438645	0	0.600000	SAND. BROWN,LOOSE.

Borehole

Map Key	Company	Address	Borehole ID	Type	Use
BORE-12			626055	Borehole	Geotechnical/Geological Investigation

Status:
Drill Method: Diamond Drill
UTM Zone: 17
Easting: 596755.000
Northing: 4806983.000
Location Accuracy:
Orig. Ground Elevation(m): 156.500000
Elev. Reliability Note:
DEM Ground Elevation(m): 162.399994
Total Depth(m): -999.000000
Primary Name:
Township:
Concession:
Lot:
Municipality
Completion Date: 1962-MAR
Static Water Level: 0.200000
Primary Water Use: Not Used
Secondary Water Use:
Location Description:

Geology Stratum ID	Top Depth(m)	Bottom Depth(m)	Stratum Desc
218438648	0	0.800000	SAND. BROWN,LOOSE.
218438649	0.800000	2.900000	SILT,CLAY,SAND, GRAVEL. BROWN,HARD, WATER STABLE AT 512.7 FEET.
218438650	2.900000		SAND,SILT,GRAVEL. BROWN,VERY DENSE. 016011027 018 0002506600095075

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-1	Hanson Brick Ltd.	5155 Dundas Street West Burlington	8-3034-86-006	2003	12/23/2003	Air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
CA-2	R.M. OF HALTON	ORCHARD RD./HWY. #5(DUNDAS ST) BURLINGTON CITY	7-0127-99-	99	3/26/1999	Municipal water	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
CA-3	R.M. OF HALTON	ORCHARD RD./DUNDAS ST. BURLINGTON CITY	3-0218-99-	99	3/26/1999	Municipal sewage	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
CA-4	CANADA BRICK (DIV. OF JANNOCK LIMITED)	5235 DUNDAS ST.W., HWY. #5 BURLINGTON CITY	8-3615-94-	94	2/23/1995	Industrial air	Approved in 1995	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	BAGHOUSE FOR BRICK MAKING/CONVEY. OPER.				
			Contaminants:	Suspended Particulate Matter				
			Emission Control:	Baghouse (Incl Vent Fil.)				

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-5	CANADA BRICK A DIV. OF JANNOCK LTD.	5235 DUNDAS ST. BURLINGTON CITY L7R 3X4	8-3058-86-	86	10/28/1986	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	DUST COLLECTOR				
			Contaminants:	Suspended Particulate Matter				
			Emission Control:	Baghouse (Incl Vent Fil.)				
n/a	Harvest Landing in the Orchard	Part of Lots 4 & 5, Concession 1, S.D.S Burlington	5120-5ETJ7V	02	10/11/02	Municipal & Private water	Approved	New Certificate of Approval
			Client Name:	Losani Homes (1998) Ltd.				
			Client Address:	237 Barton Street East				
			Client City:	Hamilton				
			Client Postal Code:	L8E 2K4				
			Project Description:	Approval is sought for the construction of watermains on Stonehaven Drive, Bird Boulevard, and Autumn Harvest Way.				
			Contaminants:					
			Emission Control:					

Environmental Activity and Sector Registry

Map Key	Company	Address	CofA Number	Date	Status	Project Type
EASR-1	HANSON BRICK LTD./ BRIQUES HANSON LTEE	5155 DUNDAS STREET BURLINGTON L7R 3X4	R-003-1000000256	12/20/2011	Registered	Heating System

Environmental Registry

Map Key	Company	Address	Year	EBR Registry No.	Ministry Ref. No.	Type
EBR-1	Hanson Brick Limited	5155 Dundas Street West Burlington	2003	IA03E0776		Instrument
			Instrument Type:	EPA s. 9 - Approval for discharge into the natural environment other than water (i.e. Air)		
			Proposal Date:	6/2/03		
			Location:	5155 Dundas Street West,Burlington, OntarioBurlington		
			Proponent Address:	Hanson Brick Limited5155 Dundas Street West, P.O. Box 248,Burlington, Ontario, L7R 3Y2		
EBR-2	Hanson Brick Ltd./Briques Hanson Ltee	5155 Dundas Street West Burlington	2011	011-3217	0278-8FPSRW	Instrument Proposal
			Instrument Type:	(EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)		
			Proposal Date:	April 13, 2011		
			Location:	5155 Dundas Street West Burlington, Regional Municipality of Halton L7R 3Y2		
			Proponent Address:	5155 Dundas Street West Burlington Ontario Canada L7R 3Y2		
EBR-3	Hanson Brick Ltd.	Part Lot 2, 3 & 4 Concession 1 Burlington	2009	010-6155	FSD AUR 04/09	Instrument Proposal
			Instrument Type:	(ARA s. 16 (2)) - Approval of licensee proposed amendment to a site plan		
			Proposal Date:	March 30, 2009		
			Location:	Part Lot 2, 3 & 4 Concession 1 NDS CITY OF BURLINGTON		
			Proponent Address:	5155 Dundas Street West Burlington Ontario Canada L7R 3Y2		

Environmental Compliance Approval

Map Key	Company	Address	CofA Number	Date	Status	Project Type
ECA-1	Hanson Brick Ltd./Briques Hanson Ltee	5155 Dundas St W Burlington	6731-8KDKG2	4/3/2012	Approved	Air/Noise

ERIS Historical Searches

Map Key	Company	Address	Order No.	Report Date	Report Type	Search Radius (km)
EHS-1		no address Burlington	20090319025 **Addit. Info Ordered:**	3/30/2009	Custom Report	0.25
EHS-2		2474 Sutton Drive Burlington L7L 0G2	20120622017 **Addit. Info Ordered:**	03-JUL-12	Standard Report	.25

List of TSSA Expired Facilities

Map Key	Company	Address	Instance ID	Instance Number	Context	Status:
EXP-1	CANADA BRICK DIVISION OF JANNOCK BRICK LTD	5155 DUNDAS ST W BURLINGTON	384323	9378232	FS Facility	EXPIRED
			Description:	Fuels Safety Private Fuel Outlet - Self Serve		
EXP-2	CANADA BRICK COMPANY DIV OF JANNOCK LIMITED	5155 DUNDAS ST W BURLINGTON	14873	10263394	FS Facility	EXPIRED
			Description:	FS Gasoline Station - Full Serve		
EXP-3	CANADA BRICK DIVISION OF JANNOCK BRICK LTD	5155 DUNDAS ST W BURLINGTON	30450	10631274	FS Liquid Fuel Tank	EXPIRED
			Description:	FS Liquid Fuel Tank		
EXP-4	CANADA BRICK DIVISION OF JANNOCK BRICK LTD	5155 DUNDAS ST W BURLINGTON	31830	10631334	FS Liquid Fuel Tank	EXPIRED
			Description:	FS Liquid Fuel Tank		
EXP-5	CANADA BRICK DIVISION OF JANNOCK BRICK LTD	5155 DUNDAS ST W BURLINGTON	29827	10631313	FS Piping	EXPIRED
			Description:	FS Piping		
EXP-6	CANADA BRICK DIVISION OF JANNOCK BRICK LTD	5155 DUNDAS ST W BURLINGTON	31381	10631353	FS Piping	EXPIRED
			Description:	FS Piping		
EXP-7	CANADA BRICK DIVISION OF JANNOCK BRICK LTD	5155 DUNDAS ST W BURLINGTON	31667	10631377	FS Liquid Fuel Tank	EXPIRED
			Description:	FS Liquid Fuel Tank		

Fuel Storage Tank

Map Key	Company	Address	License Issue Date	Tank Status	Tank Status As Of	Operation Type	Facility Type
FST-1	HANSON BRICK LIMITED	5155 DUNDAS ST W 5235 HWY 5 BURLINGTON	6/4/1999	Licensed	December 2008	Private Fuel Outlet	Gasoline Station - Self Serve

Status	Capacity (L)	Year of Installation	Corrosion Protection	Tank Fuel Type
Active	10000	1984		Liquid Fuel Single Wall UST - Gasoline
Active	13636	1980		Liquid Fuel Single Wall UST - Diesel
Active	13636	1980		Liquid Fuel Single Wall UST - Diesel
Active	2288	1978		Liquid Fuel Single Wall AST - Diesel

Map Key	Company	Address	License Issue Date	Tank Status	Tank Status As Of	Operation Type	Facility Type
FST-2	HANSON BRICK LIMITED	5155 DUNDAS ST W 5235 HWY 5 BURLINGTON L7R 3Y2			January 2010	Private Fuel Outlet	FS PRIVATE FUEL OUTLET - SELF SERVE

Status	Capacity (L)	Year of Installation	Corrosion Protection	Tank Fuel Type
Active	2288	1978	Sacrificial anode	Liquid Fuel Single Wall AST - Diesel
Active	13636	1980	Sacrificial anode	Liquid Fuel Single Wall UST - Diesel
Active	10000	1984	Fiberglass	Liquid Fuel Single Wall UST - Gasoline

Map Key	Company	Address	License Issue Date	Tank Status	Tank Status As Of	Operation Type	Facility Type
FST-3	HANSON BRICK LIMITED	5155 DUNDAS ST W 5235 HWY 5 BURLINGTON	6/4/1999	Licensed	August 2007	Private Fuel Outlet	Gasoline Station - Self Serve

Status	Capacity (L)	Year of Installation	Corrosion Protection	Tank Fuel Type
Active	10000	1984		Liquid Fuel Single Wall UST - Gasoline
Active	13636	1980		Liquid Fuel Single Wall UST - Diesel
Active	13636	1980		Liquid Fuel Single Wall UST - Diesel
Active	2288	1978		Liquid Fuel Single Wall AST - Diesel

Fuel Storage Tank

Map Key	Company	Address	License Issue Date	Tank Status	Tank Status As Of	Operation Type	Facility Type
FST-4	HANSON BRICK LIMITED	5155 DUNDAS ST W 5235 HWY 5 BURLINGTON L7R 3Y2			June 2010	Private Fuel Outlet	FS PRIVATE FUEL OUTLET - SELF SERVE

Status	Capacity (L)	Year of Installation	Corrosion Protection	Tank Fuel Type
Active	2288	1978	Sacrificial anode	Liquid Fuel Single Wall AST - Diesel
Active	13636	1980	Sacrificial anode	Liquid Fuel Single Wall UST - Diesel
Active	10000	1984	Fiberglass	Liquid Fuel Single Wall UST - Gasoline

Map Key	Company	Address	License Issue Date	Tank Status	Tank Status As Of	Operation Type	Facility Type
FST-5	HANSON BRICK LIMITED	5155 DUNDAS ST W BURLINGTON L7R 3Y2			June 2011	Private Fuel Outlet	FS PRIVATE FUEL OUTLET - SELF SERVE

Status	Capacity (L)	Year of Installation	Corrosion Protection	Tank Fuel Type
Active	2288	1978	Sacrificial anode	Liquid Fuel Single Wall AST - Diesel
Active	10000	1984	Fiberglass	Liquid Fuel Single Wall UST - Gasoline
Active	13636	1980	Sacrificial anode	Liquid Fuel Single Wall UST - Diesel
Active	13636	1980	Sacrificial anode	Liquid Fuel Single Wall UST - Diesel

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-1	CANADA BRICK	HWY 5 EAST OF APPLEBY LINE, LOT 4, CONC.1 N. OF DUNDAS ST.,BOX 248 BURLINGTON L7R 3Y2	3511	DOMESTIC CLAY PROD.	112	ACID WASTE - HEAVY METALS
			Generator #:	ON0043604	213	PETROLEUM DISTILLATES
			Approval Yrs:	89,90	251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
GEN-2	HANSON BRICK LIMITED	PT.LT.4,CON.1,HWY 5 E.OF APPLEBY LINE BURLINGTON L7R 3Y2			146	Other specified inorganic sludges, slurries or solids
			Generator #:	ON0043604	148	Misc. wastes and inorganic chemicals
			Approval Yrs:	As of Apr 2012	212	Aliphatic solvents and residues
					213	Petroleum distillates
					252	Waste crankcase oils and lubricants
					263	Misc. waste organic chemicals
GEN-3	HANSON BRICK LIMITED	PT.LT.4,CON.1,HWY 5 E.OF APPLEBY LINE BURLINGTON	339990	All Other Miscellaneous Manufacturing	113	ACID WASTE - OTHER METALS
			Generator #:	ON0043604	146	OTHER SPECIFIED INORGANICS
			Approval Yrs:	2009	148	INORGANIC LABORATORY CHEMICALS
					212	ALIPHATIC SOLVENTS
					213	PETROLEUM DISTILLATES
					251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
					112	ACID WASTE - HEAVY METALS
GEN-4	CANADA BRICK 08-559	HWY 5 EAST OF APPLEBY LINE, LOT 4, CONC.1 N. OF DUNDAS ST.,BOX 248 BURLINGTON L7R 3Y2	3511	DOMESTIC CLAY PROD.	112	ACID WASTE - HEAVY METALS
			Generator #:	ON0043604	213	PETROLEUM DISTILLATES
			Approval Yrs:	94,95,96	251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-5	CANADA BRICK LIMITED	HWY 5 EAST OF APPLEBY LINE LOT 4, CONC.1 N. OF DUNDAS STREET BURLINGTON L7R 3Y2	3511	DOMESTIC CLAY PROD.	112	ACID WASTE - HEAVY METALS
			Generator #:	ON0043604	113	ACID WASTE - OTHER METALS
			Approval Yrs:	98	212	ALIPHATIC SOLVENTS
					213	PETROLEUM DISTILLATES
					251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
GEN-6	CANADA BRICK	HWY 5 EAST OF APPLEBY LINE LOT 4, CONC.1 N. OF DUNDAS STREET BURLINGTON L7R 3Y2	3511	DOMESTIC CLAY PROD.	112	ACID WASTE - HEAVY METALS
			Generator #:	ON0043604	113	ACID WASTE - OTHER METALS
			Approval Yrs:	92,93,97	212	ALIPHATIC SOLVENTS
					213	PETROLEUM DISTILLATES
					251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
GEN-7	HANSON BRICK LIMITED	PT.LT.4,CON.1,HWY 5 E.OF APPLEBY LINE BURLINGTON L7R 3Y2	327120	Clay Building Material & Refractory Mfg.	146	OTHER SPECIFIED INORGANICS
			Generator #:	ON0043604	112	ACID WASTE - HEAVY METALS
			Approval Yrs:	02,03,04,05,06,07,08	113	ACID WASTE - OTHER METALS
					148	INORGANIC LABORATORY CHEMICALS
					212	ALIPHATIC SOLVENTS
					213	PETROLEUM DISTILLATES
					251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-8	CANADA BRICK LIMITED	5155 DUNDAS STREET WEST PT. LT. 4,CON.1,HWY 5 E. OF APPLYBY LINE BURLINGTON L7R 3Y2	3511	DOMESTIC CLAY PROD.	112	ACID WASTE - HEAVY METALS
			Generator #:	ON0043604	113	ACID WASTE - OTHER METALS
			Approval Yrs:	99,00,01	146	OTHER SPECIFIED INORGANICS
					148	INORGANIC LABORATORY CHEMICALS
					212	ALIPHATIC SOLVENTS
					213	PETROLEUM DISTILLATES
					251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS

TSSA Incidents

Map Key	Company	Address	Incident ID	Incident Number	SR Type	Status Code
INC-1		2440 Auckland Drive, Burlington L7L 6X9	2823488	666668	FS-Incident	Causal Analysis Complete

Summary: 2440 Auckland Drive, Burlington - Fire
Drainage System:
Sub Surface Contam.:
Aff. Prop. Use Water:
Contam. Migrated:
Contact Natural Env.:
Near Body of Water:
Approx. Quant. Rel.:
Equipment Model: CPLGF390DCH
Serial No: VF72029765
Residential App. Type: Other Cooking Equipment
Commercial App. Type
Industrial App. Type:
Institutional App. Type:
Venting Type:
Vent Connector Mater.:
Vent Chimney Mater.:
Notes:
Pipeline Type:
Pipeline Involved:
Pipe Material:
Depth Ground Cover:
Regulator Location:
Regulator Type:
Operation Pressure:
Pipeline Notes:
Liquid Prop Make:
Liquid Prop Model:
Liquid Prop Serial No:
Equipment Type:
Cylinder Capacity:
Cylinder Capac. Units:
Cylinder Material Type:
Tank Capacity:
Tank Material Type:
Tank Storage Type:
Tank Location Type:
Pump Flow Rate Capac
Liquid Prop Notes:

Non-Compliance Reports

Map Key	Company	Address	Year	Discharge Type	Sector	Type of Concern
n/a	Hanson Brick Ltd.	Concession 1, Former Township of Nelson Burlington	2010	Industrial Sewage	Miscellaneous Industrial	CofA/Permit Non-Compliance

Contaminant: OIL & GREASE
Status Report:

Incident Date	Limit/Unit/ Freq	Quantity Min/Max	Facility Action	Ministry Action
5/31/2010	10 mg/L / /mon	11/11	Other	Assessment Complete - Incident Resolved
9/30/2010	10 mg/L / /mon	10.1/10.1	Other	Assessment Complete - Incident Resolved
11/30/2010	10 mg/L / /mon	14/14	Other	Assessment Complete - Incident Resolved

National PCB Inventory

Map Key	Company	Address	Company Code	Transaction Date	Inspection Date	Industry	Site Status
NPCB-1	CANADA BRICK	5325 DUNDAS STREET EAST DUNDAS STREET EAST BURLINGTON	O1075				

Label	No. of Items	Contents	Serial No.	Item/State	Status	PCB Type/Code	Location	Manufacturer
					In-Use			

Map Key	Company	Address	Company Code	Transaction Date	Inspection Date	Industry	Site Status
NPCB-2	CANADA BRICK	5325 DUNDAS ST E BURLINGTON	O1075	12/30/1999		OTHER	NEVER BEEN INSPECT.(CAP ONLY)

Label	No. of Items	Contents	Serial No.	Item/State	Status	PCB Type/Code	Location	Manufacturer

Private and Retail Fuel Storage Tanks

Map Key	Company	Address	Location ID	Type	Expiry Date	Capacity (L)	Licence #
PRT-1	CANADA BRICK DIVISION OF JANNOCK BRICK LTD	5235 HWY 5 BURLINGTON	2441	private		32731.00	0001048202

Permit to Take Water

Map Key	Company	Address	Year	EBR Registry No.	Ministry Ref. No.	Type
PTTW-1	Hanson Brick Ltd.	5155 Dundas Street Burlington L7R 3X4	2007	IA07E0027	7501-6X5PFD	Instrument Decision

Instrument Type: Permit to take water - OWRA s. 34
Proposal Date:
Location: 5155 Dundas Street Part of Lot 4, Concession 1 Burlington City, Regional Municipality of Halton
Proponent Address: 5155 Dundas Street West, PO Box 248 Burlington Ontario L7R 3Y2

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft²)	Employment	SIC/NAICS Code	Description
SCT-1	Hanson Brick Ltd.	5155 Dundas St Burlington L7R 3X4	7/1/1959			327120	Clay Building Material and Refractory Manufacturing
SCT-2	CANADA BRICK	5155 DUNDAS ST W BURLINGTON L7R 3X4	1959	0	170	327120 3251	Clay Building Material and Refractory Manufacturing BRICK AND STRUCTURAL CLAY TILE
SCT-3	CANADA BRICK COMPANY	HWY 5 & APPLEBY LINE BURLINGTON L7R 3Y2	1959	0	140	3251	BRICK & STRUCTURAL CLAY TILE
SCT-4	Canada Brick Ltd. Hanson - Div. of Jannock Ltd.	5155 Dundas St W Burlington L7R 3X4	1959		170	327120	Clay Building Material and Refractory Manufacturing
SCT-5	Canada Brick Ltd. Hanson	5155 Dundas St W Burlington L7R 3X4	1959		170	327120	Clay Building Material and Refractory Manufacturing
SCT-6	Hanson Brick Ltd.	5155 Dundas St W Burlington L7R 3X4	1959		170	327120	Clay Building Material and Refractory Manufacturing

Ontario Spills

Map Key	Company	Address	Ref No.	Incident Dt	MOE Reported Dt	Contaminant Name	Contaminant Quantity
SPL-1		5155 Dundas Street West Burlington	6244-5MJVEU	5/14/2003	5/14/2003	DIESEL FUEL	300 L
			Incident Summary:	Hanson Brick - 300 L of diesel to ground.			
			Incident Cause:	Container Leak (Fuel Tank Barrels)			
			Incident Reason:	Error- Operator error			
			Nature of Impact:				
			Receiving Medium:	Land			
			Environmental Impact:				
SPL-2	BURLINGTON HYDRO-ELECTRIC COMM	5235 HIGHWAY # 5 AT CANADA BRICK SITE. TRANSFORMER BURLINGTON CITY	101618	6/20/1994	6/21/1994		
			Incident Summary:	BURLINGTON HYDRO-300 L OFNON-PCB TRANSFORMER OIL TO LAND, CONTAINED.			
			Incident Cause:	COOLING SYSTEM LEAK			
			Incident Reason:	MATERIAL FAILURE			
			Nature of Impact:	Soil contamination			
			Receiving Medium:	LAND			
			Environmental Impact:	POSSIBLE			
SPL-3	The Corporation of the City of Burlington	Hwy 5 / Sutton Rd (1bl . South) Burlington	7028-6YYVEV		3/4/2007	HYDRAULIC OIL	0 other - see incident description
			Incident Summary:	Plow blew hydraulic line, inadequate cleanup.			
			Incident Cause:	Pipe Or Hose Leak			
			Incident Reason:	Equipment Failure			
			Nature of Impact:	Multi-Media Pollution; Other Impact(s); Soil Contamination			
			Receiving Medium:	Land			
			Environmental Impact:	Not Anticipated			

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-1		lot 4 con 1	7140398	004	01		HALTON	BURLINGTON CITY

Easting Nad83: 596957
Northing Nad83: 4807049
Zone: 17
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 1/1/2009
Primary Water Use: Monitoring
Secondary Water Use:
Well Depth: 43 ft
Pump Rate:
Static Water Level:
Flow Rate:
Clear/Cloudy:
Specific Capacity:
Final Well Status: Observation Wells
Construction Method: Boring
Flowing (y/n):
Elevation (m): 158.897583
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type:
Casing Material: PLASTIC

Thickness	Original Depth	Material Colour	Material
43 ft	43 ft	BROWN	SAND, SILT, DENSE
-36.3 ft	6.7 ft	BROWN	SAND, SILT, GRAVEL

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-2		lot 4 con 1	2804842	004	01	DS N	HALTON	BURLINGTON CITY

Easting Nad83: 596798.5
Northing Nad83: 4807105
Zone: 17
Utm Reliability: margin of error : 30 m - 100 m
Construction Date: 3/21/1975
Primary Water Use: Commerical
Secondary Water Use:
Well Depth: 61 ft
Pump Rate: 3 GPM
Static Water Level: 15 ft
Flow Rate:
Clear/Cloudy: CLOUDY
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Rotary (Air)
Flowing (y/n): N
Elevation (m): 159.739532
Elevation Reliability:
Depth to Bedrock: 1
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL

Thickness	Original Depth	Material Colour	Material
1 ft	1 ft	BLACK	FILL
23 ft	24 ft		ROCK, SHALE, CLAY
37 ft	61 ft	RED	SHALE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-3		lot 4 con 1	2804843	004	01	DS N	HALTON	BURLINGTON CITY

Easting Nad83: 596785.5
Northing Nad83: 4807087
Zone: 17
Utm Reliability: margin of error : 30 m - 100 m
Construction Date: 3/20/1975
Primary Water Use: Commerical
Secondary Water Use:
Well Depth: 76 ft
Pump Rate: 1 GPM
Static Water Level: 12 ft
Flow Rate:
Clear/Cloudy: CLOUDY
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Rotary (Air)
Flowing (y/n): N
Elevation (m): 160.776794
Elevation Reliability:
Depth to Bedrock: 1
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL

Thickness	Original Depth	Material Colour	Material
1 ft	1 ft	BLACK	FILL
35 ft	36 ft		SHALE, CLAY
4 ft	40 ft	RED	SHALE
36 ft	76 ft	RED	SHALE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-4		lot 4 con 1	2800019	004	01	DS N	HALTON	BURLINGTON CITY

Easting Nad83: 596884.5
Northing Nad83: 4807194
Zone: 17
Utm Reliability: unknown UTM
Construction Date: 7/8/1954
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 51 ft
Pump Rate: 13 GPM
Static Water Level: 12 ft
Flow Rate:
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (m): 156.797103
Elevation Reliability:
Depth to Bedrock: 16
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE, STEEL

Thickness	Original Depth	Material Colour	Material
16 ft	16 ft		FINE SAND
35 ft	51 ft	RED	SHALE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-5		BURLINGTON	2810161				HALTON	BURLINGTON CITY

Easting Nad83: 597009
Northing Nad83: 4807060
Zone: 17
Utm Reliability:
Construction Date: 11/9/2004
Primary Water Use:
Secondary Water Use:
Well Depth: 6 m
Pump Rate:
Static Water Level:
Flow Rate:
Clear/Cloudy:
Specific Capacity:
Final Well Status: Observation Wells
Construction Method: Boring
Flowing (y/n):
Elevation (m): 158.241668
Elevation Reliability:
Depth to Bedrock: 5
Overburden/Bedrock: Bedrock
Water Type:
Casing Material: PLASTIC

Thickness	Original Depth	Material Colour	Material
0.1 m	0.1 m	BLACK	
0.2 m	0.3 m	GREY	GRAVEL
1.2 m	1.5 m	RED	SILT, GRAVEL
4.5 m	6 m	RED	SHALE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-6		lot 4 con 1	2800180	004	01	DS S	HALTON	BURLINGTON CITY

Easting Nad83: 596961.5
Northing Nad83: 4807188
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 5/26/1960
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 18 ft
Pump Rate: 1 GPM
Static Water Level: 11 ft
Flow Rate:
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (m): 157.873916
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock: Overburden
Water Type: FRESH
Casing Material: CONCRETE

Thickness	Original Depth	Material Colour	Material
18 ft	18 ft	RED	CLAY, BOULDERS

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-7		lot 4 con 1	2802778	004	01	DS S	HALTON	BURLINGTON CITY

Easting Nad83: 597024.5
Northing Nad83: 4806943
Zone: 17
Utm Reliability: margin of error : 30 m - 100 m
Construction Date: 4/11/1968
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 31 ft
Pump Rate:
Static Water Level: 10 ft
Flow Rate:
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Boring
Flowing (y/n): N
Elevation (m): 157.581344
Elevation Reliability:
Depth to Bedrock: 25
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: CONCRETE

Thickness	Original Depth	Material Colour	Material
25 ft	25 ft	BROWN	CLAY
6 ft	31 ft	RED	SHALE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-8		lot 4 con 15 CITY OF BURLINGTON	7147083	004	15		HALTON	BURLINGTON CITY

Easting Nad83: 597004
Northing Nad83: 4807220
Zone: 17
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 4/19/2010
Primary Water Use:
Secondary Water Use:
Well Depth: 39 ft
Pump Rate:
Static Water Level:
Flow Rate:
Clear/Cloudy:
Specific Capacity:
Final Well Status:
Construction Method:
Flowing (y/n):
Elevation (m): 155.927169
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type:
Casing Material:

Thickness	Original Depth	Material Colour	Material
39 ft	39 ft		

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-9		lot 4 con 1	2800179	004	01	DS S	HALTON	BURLINGTON CITY

Easting Nad83: 597056.5
Northing Nad83: 4806912
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 2/16/1960
Primary Water Use: Domestic
Secondary Water Use:
Well Depth: 32 ft
Pump Rate:
Static Water Level: 17 ft
Flow Rate:
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (m): 157.00711
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock: Overburden
Water Type: FRESH
Casing Material: CONCRETE

Thickness	Original Depth	Material Colour	Material
17 ft	17 ft	BROWN	CLAY, MEDIUM SAND, BOULDERS
2 ft	19 ft		MEDIUM SAND, BOULDERS
13 ft	32 ft	RED	CLAY, MEDIUM SAND

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-10		SUTTON DRIVE DUNDAS STREET Burlington	7128088				HALTON	BURLINGTON CITY

Easting Nad83: 999999
Northing Nad83: 9999999
Zone: 17
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 7/15/2009
Primary Water Use:
Secondary Water Use:
Well Depth: 5.18 ft
Pump Rate:
Static Water Level:
Flow Rate:
Clear/Cloudy:
Specific Capacity:
Final Well Status: Observation Wells
Construction Method:
Flowing (y/n):
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type:
Casing Material: PLASTIC

Thickness	Original Depth	Material Colour	Material
1.83 ft	1.83 ft	BROWN	FILL, GRAVEL, DENSE
3.35 ft	5.18 ft	RED	SHALE, WEATHERED, DENSE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-11		SUTTON DRIVE DUNDAS STREET Burlington	7128089				HALTON	BURLINGTON CITY

Easting Nad83: 999999
Northing Nad83: 9999999
Zone: 17
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 7/13/2009
Primary Water Use: Test Hole
Secondary Water Use: Monitoring
Well Depth: 7.01 m
Pump Rate:
Static Water Level:
Flow Rate:
Clear/Cloudy:
Specific Capacity:
Final Well Status: Observation Wells
Construction Method: Driving
Flowing (y/n):
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type:
Casing Material: PLASTIC

Thickness	Original Depth	Material Colour	Material
1.83 m	1.83 m	BROWN	FILL, GRAVEL, DENSE
5.18 m	7.01 m	RED	SHALE, WEATHERED, DENSE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-12		SUTTON DRIVE DUNDAS STREET Burlington	7128090				HALTON	BURLINGTON CITY

Easting Nad83: 999999
Northing Nad83: 9999999
Zone: 17
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 7/13/2009
Primary Water Use: Test Hole
Secondary Water Use: Monitoring
Well Depth: 7.01 m
Pump Rate:
Static Water Level:
Flow Rate:
Clear/Cloudy:
Specific Capacity:
Final Well Status: Observation Wells
Construction Method: Driving
Flowing (y/n):
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type:
Casing Material: PLASTIC

Thickness	Original Depth	Material Colour	Material
1.83 m	1.83 m	BROWN	FILL, GRAVEL, DENSE
5.18 m	7.01 m	RED	SHALE, WEATHERED, DENSE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-13		SUTTON DRIVE DUNDAS STREET Burlington	7128092				HALTON	BURLINGTON CITY

Easting Nad83: 999999
Northing Nad83: 9999999
Zone: 17
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 7/13/2009
Primary Water Use:
Secondary Water Use:
Well Depth: 5.79 m
Pump Rate:
Static Water Level:
Flow Rate:
Clear/Cloudy:
Specific Capacity:
Final Well Status: Observation Wells
Construction Method:
Flowing (y/n):
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type:
Casing Material: PLASTIC

Thickness	Original Depth	Material Colour	Material
1.83 m	1.83 m	BROWN	FILL, GRAVEL, DENSE
3.96 m	5.79 m	RED	SHALE, WEATHERED, DENSE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-14		SUTTON DRIVE DUNDAS STREET Burlington	7128091				HALTON	BURLINGTON CITY

Easting Nad83: 999999
Northing Nad83: 9999999
Zone: 17
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 7/17/2009
Primary Water Use: Test Hole
Secondary Water Use: Monitoring
Well Depth: 6.1 m
Pump Rate:
Static Water Level:
Flow Rate:
Clear/Cloudy:
Specific Capacity:
Final Well Status: Observation Wells
Construction Method: Driving
Flowing (y/n):
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type:
Casing Material: PLASTIC

Thickness	Original Depth	Material Colour	Material
1.83 m	1.83 m	BROWN	FILL, GRAVEL, DENSE
4.27 m	6.1 m	RED	SHALE, WEATHERED, DENSE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
n/a		lot 4 con 1 BURLINGTON	7046853	004	01		HALTON	BURLINGTON CITY

Easting Nad83: 7948190
Northing Nad83: 4324582
Zone: 17
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 7/3/2007
Primary Water Use: Domestic
Secondary Water Use:
Well Depth:
Pump Rate:
Static Water Level:
Flow Rate:
Clear/Cloudy:
Specific Capacity:
Final Well Status: Abandoned-Other
Construction Method: Boring
Flowing (y/n):
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type:
Casing Material: CONCRETE

Thickness	Original Depth	Material Colour	Material

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
n/a		lot 4 con 1 Burlington	7118480	004	01	sds	HALTON	BURLINGTON CITY

Easting Nad83: 480726
Northing Nad83: 7597028
Zone: 17
Utm Reliability: margin of error : 10 - 30 m
Construction Date: 12/9/2008
Primary Water Use: Not Used
Secondary Water Use:
Well Depth:
Pump Rate:
Static Water Level:
Flow Rate:
Clear/Cloudy:
Specific Capacity:
Final Well Status:
Construction Method:
Flowing (y/n):
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Overburden/Bedrock:
Water Type:
Casing Material:

Thickness	Original Depth	Material Colour	Material

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.

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 Jun 2011** **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 database provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System **1800-Jan 2012** **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.

Borehole **1875-Aug 2011** **BORE**

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

Certificates of Approval **1985-Oct 30, 2011*** **CA**

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

TSSA Commercial Fuel Oil Tanks 1948-Aug 2011 **CFOT**

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

Inventory of Coal Gasification Plants and Coal Tar Sites April 1987 and November 1988* **COAL**

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

Compliance and Convictions 1989-2012 **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.

Certificates of Property Use 1994-2012 **CPU**

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

Drill Holes 1886-Oct 2011 **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 Activity and Sector Registry Oct 31, 2011-2012 **EASR**

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

Environmental Registry 1994-2012 **EBR**

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

Environmental Compliance Approval **Oct 31, 2011-2012** **ECA**

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

List of TSSA Expired Facilities **Current to Feb 2012** **EXP**

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

TSSA Fuel Storage Tanks **Current to Jun 2011** **FST**

The Technical Standards & Safety Authority (TSSA), under the *Technical Standards & Safety Act* of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Ontario Regulation 347 Waste Generators Summary **1986-Apr 2012** **GEN**

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

TSSA Historic Incidents **2006-June 2009** **HINC**

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the *Technical Standards & Safety Act* 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

TSSA Incidents **June 2009-Mar 2012** **INC**

TSSA's Fuels Safety Program administers the *Technical Standards & Safety Act* 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Landfill Inventory Management Ontario 2010 **LIMO**

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

Mineral Occurrences 1846-Nov 2011 **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), 1994-2010 **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-Feb 2012 **OOGW**

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

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.

Orders 1994-2012 **ORD**

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

Pesticide Register 1988-Mar 2011 **PES**

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

TSSA Pipeline Incidents **June 2009-Mar 2012** **PINC**

TSSA's Fuels Safety Program administers the *Technical Standards & Safety Act* 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Private and Retail Fuel Storage Tanks **1989-1996*** **PRT**

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

Permit to Take Water **1994-2012** **PTTW**

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

Ontario Regulation 347 Waste Receivers Summary **1986-2009** **REC**

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Record of Site Condition **1997-Sept 2001, Oct 2004-2012** **RSC**

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Ontario Spills **1988-2011** **SPL**

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Wastewater Discharger Registration Database **1990-2011** **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).

TSSA Variances for Abandonment of Underground Storage Tanks **Current to October 2011** **VAR**

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Waste Disposal Sites - MOE CA Inventory **1970-2012** **WDS**

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

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 **1955-2011** **WWIS**

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Federal Government Source Databases: Diagram Identifier:

Environmental Effects Monitoring **1992-2007*** **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-Jun 2007** **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-Sept 2012** **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. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

National Defence & Canadian Forces Spills **Mar 1999-Aug 2010** **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-April 2007** **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 1988-2008 **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 1993-2010 **NPRI**

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

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-March 2007 **TCFT**

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. This inventory will also include The Pickering Lands, which refers to the 7,530 hectares (18,600 acres) of land in Pickering, Markham and Uxbridge - owned by the Government of Canada since 1972. Properties on this land has been leased by the government since 1975, falls under the Site Management Policy of Transport Canada, but administered by Public Works and Government Services Canada. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Private Source Databases:

Anderson's Waste Disposal Sites 1860s-Present **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 authoritive. The information was collected for research purposes only.*

Automobile Wrecking & Supplies 2001-Jun 2010 **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.

Chemical Register 1992, 1999-Jun 2010 **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-Oct 2012 **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 1998-2009 **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 2001-2012 **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, 2009 **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 2000-Jun 2010 **RST**

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

Scott's Manufacturing Directory 1992-Mar 2011 **SCT**

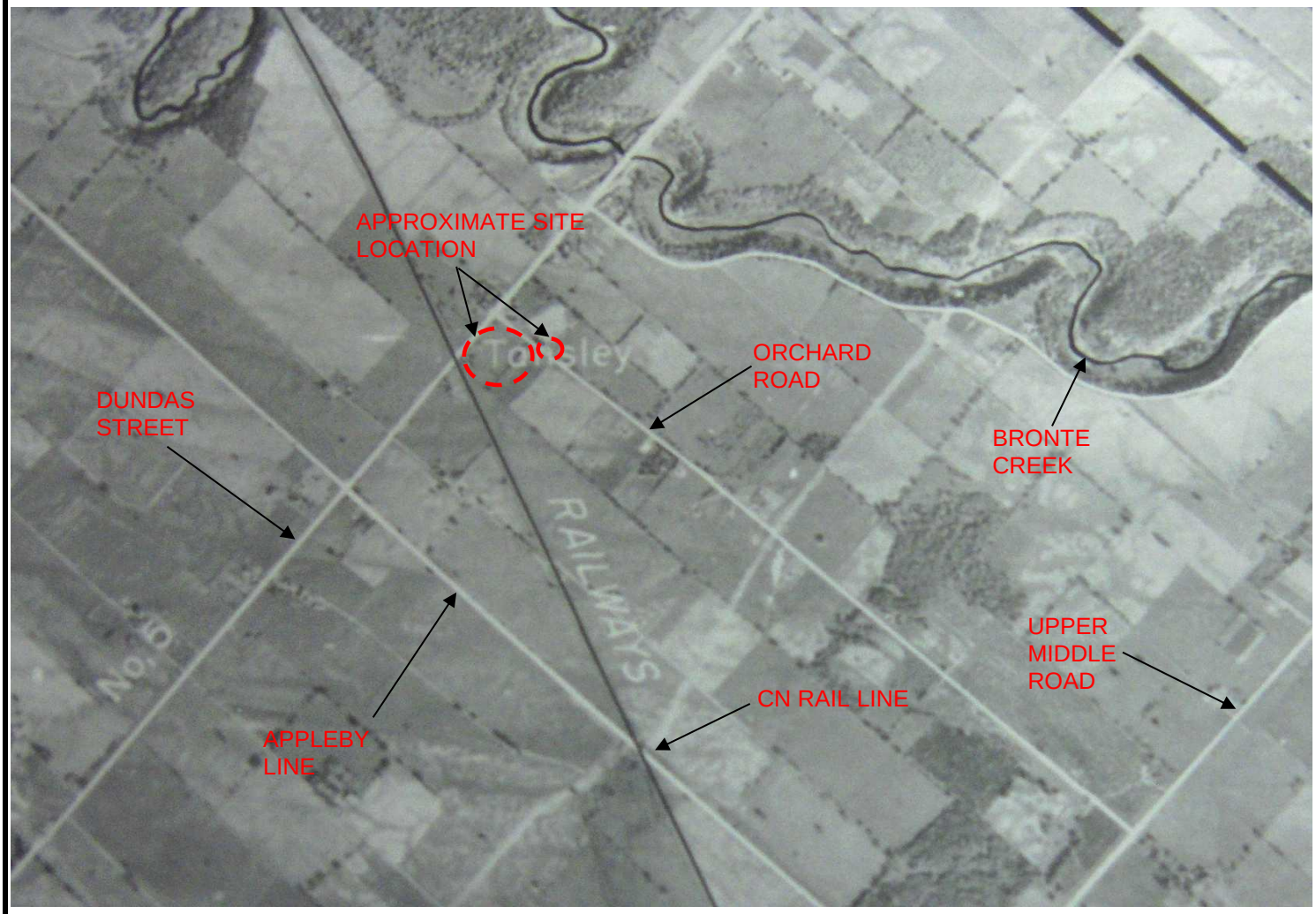
Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included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

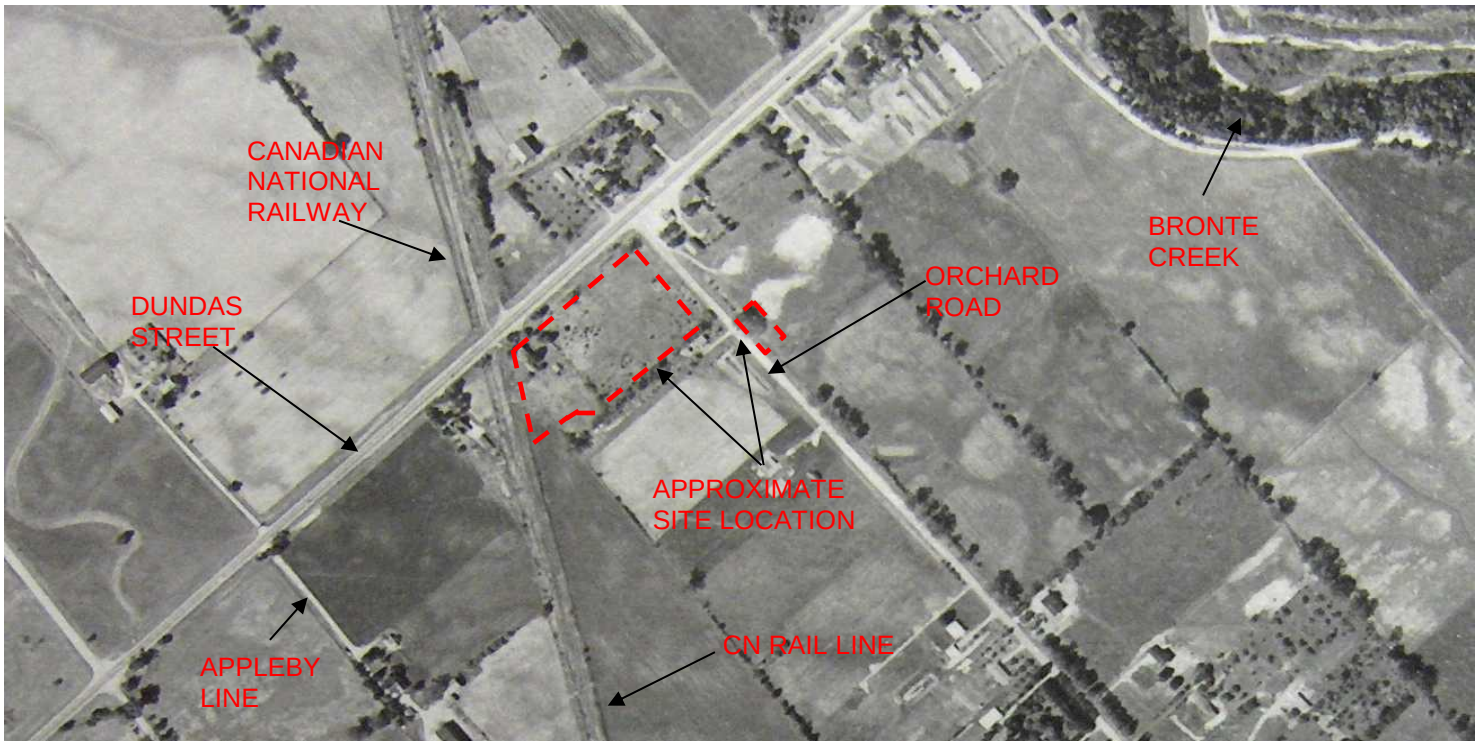
Aerial Photographs and Other Maps



HALTON DISTRICT SCHOOL BOARD				
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE				
HDSB SURPLUS LANDS STONEHAVEN DRIVE BURLINGTON, ONTARIO				
	DATE	***APPROX. SCALE***	***PML REF.***	***FIGURE***
1954/1955 AERIAL PHOTOGRAPH	**APR. 2013**	**1:16,415**	**13HX002**	**1**

PML Peto MacCallum Ltd.
CONSULTING ENGINEERS

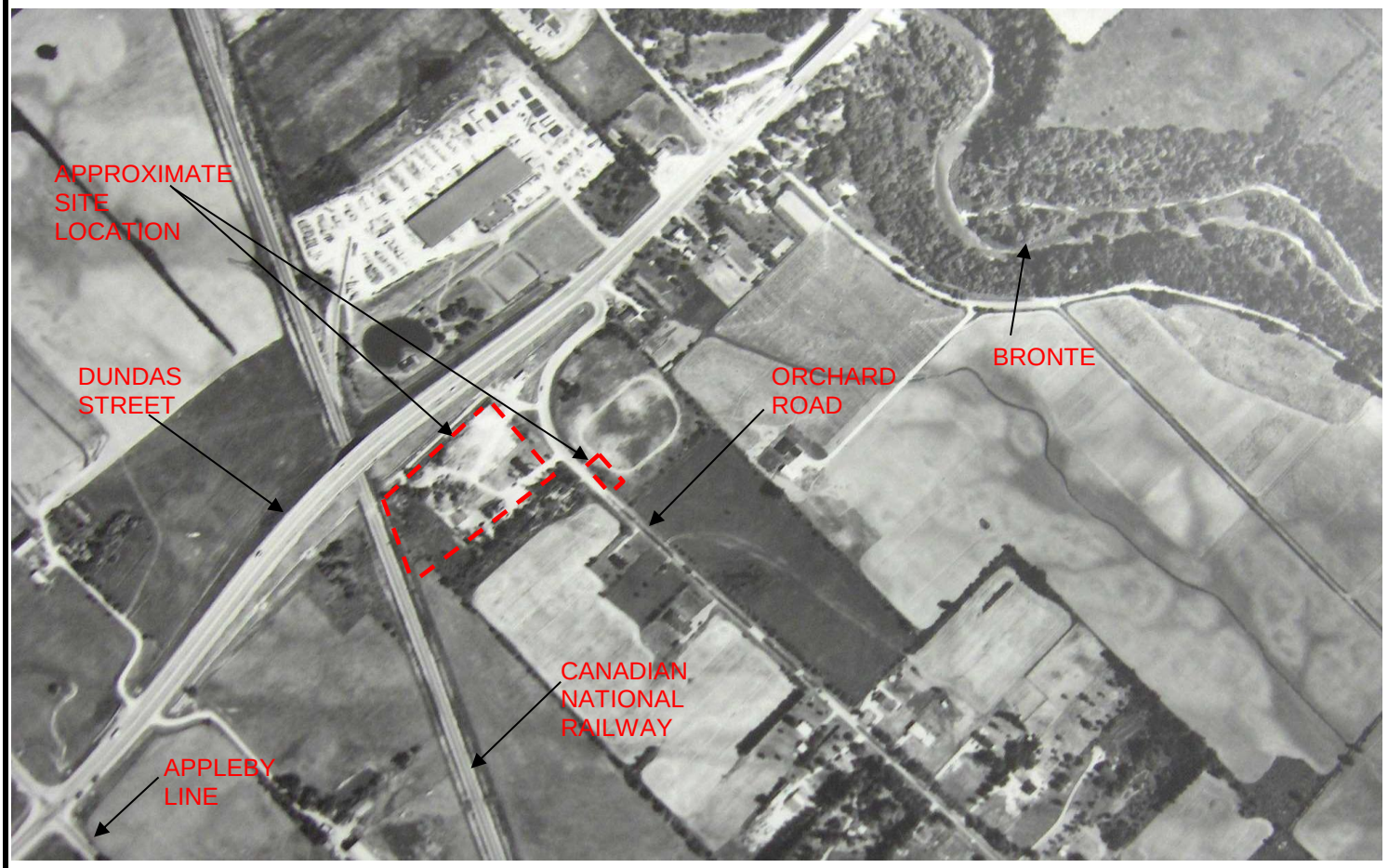
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HALTON DISTRICT SCHOOL BOARD				
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE				
HDSB SURPLUS LANDS STONEHAVEN DRIVE BURLINGTON, ONTARIO				
	DATE	***APPROX. SCALE***	***PML REF.***	***FIGURE***
1960 AERIAL PHOTOGRAPH	**APR. 2013**	**1:10,650**	**13HX002**	**2**

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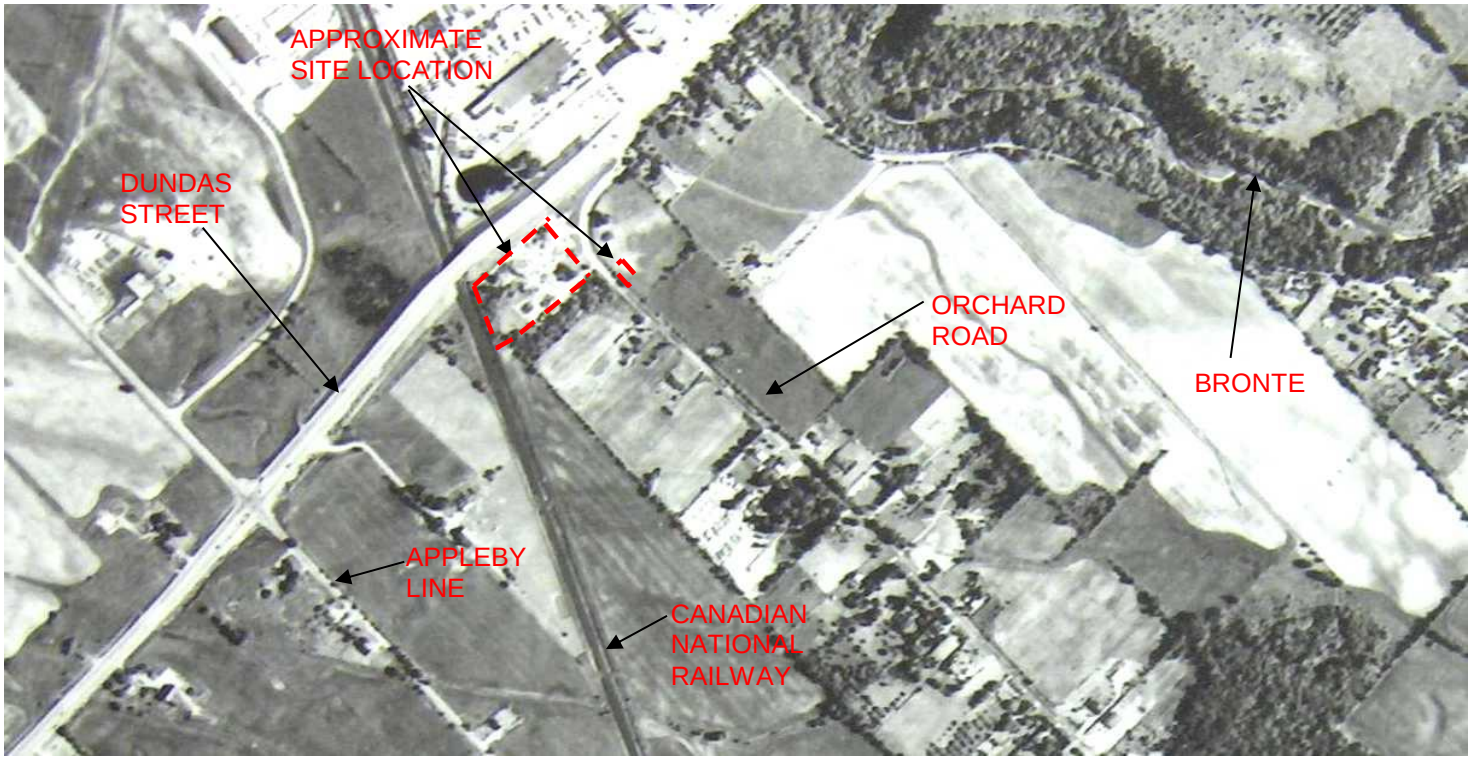
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HALTON DISTRICT SCHOOL BOARD				
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE				
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	DATE	***APPROX. SCALE***	***PML REF.***	***FIGURE***
1978 AERIAL PHOTOGRAPH	**APR. 2013**	**1:6,450**	**13HX002**	**3**

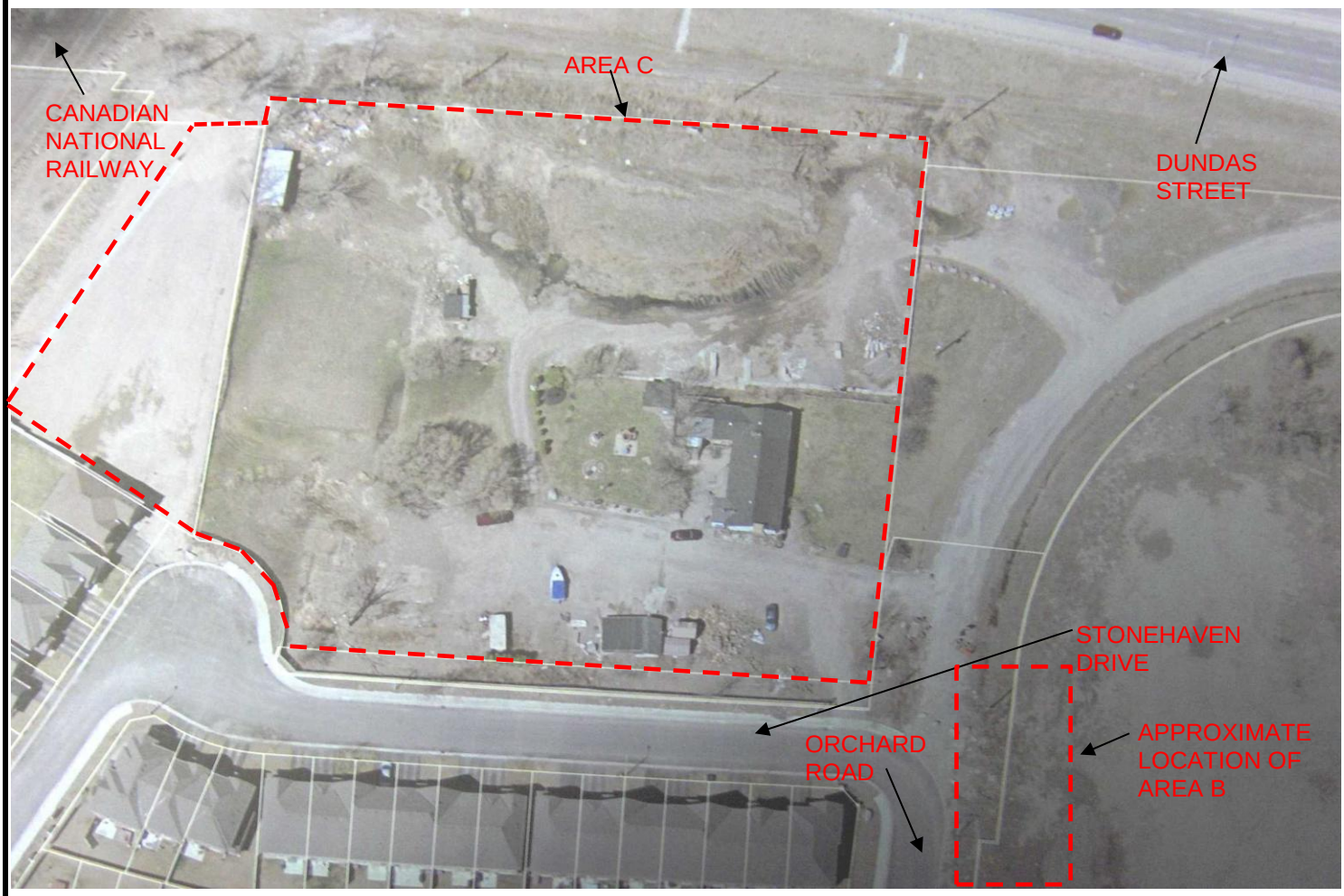
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HALTON DISTRICT SCHOOL BOARD				
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE				
HDSB SURPLUS LANDS **STONEHAVEN DRIVE** **BURLINGTON, ONTARIO**				
	DATE	***APPROX. SCALE***	***PML REF.***	***FIGURE***
1988 AERIAL PHOTOGRAPH	**APR. 2013**	**1:10,370**	**13HX002**	**4**

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HDSB SURPLUS LANDS STONEHAVEN DRIVE BURLINGTON, ONTARIO				
	DATE	***APPROX. SCALE***	***PML REF.***	***FIGURE***
2005 AERIAL PHOTOGRAPH	**APR. 2013**	**1:1,165**	**13HX002**	**5**

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HALTON DISTRICT SCHOOL BOARD

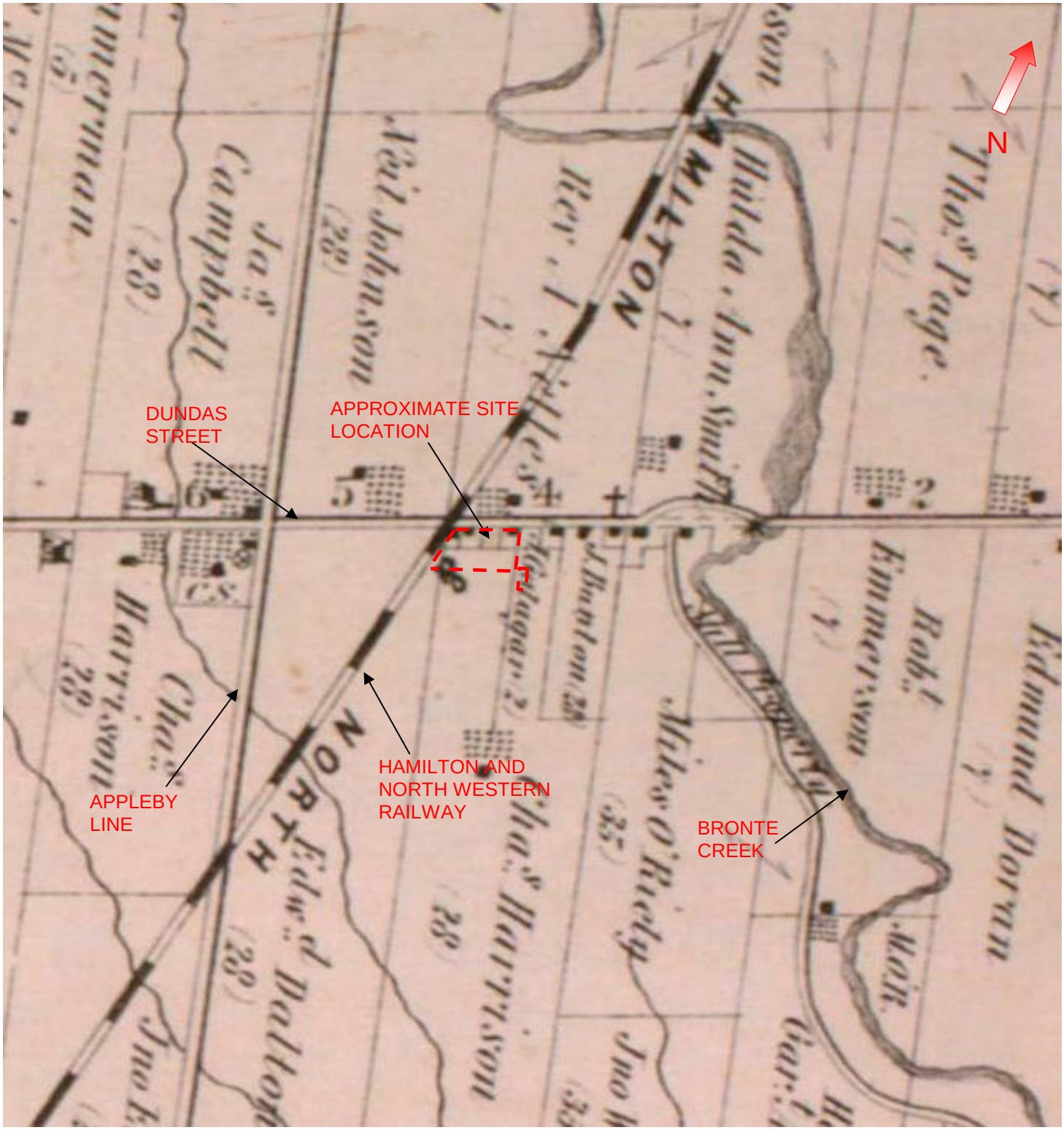
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE

HDSB SURPLUS LANDS
STONEHAVEN DRIVE
BURLINGTON, ONTARIO

2009 AERIAL PHOTOGRAPH

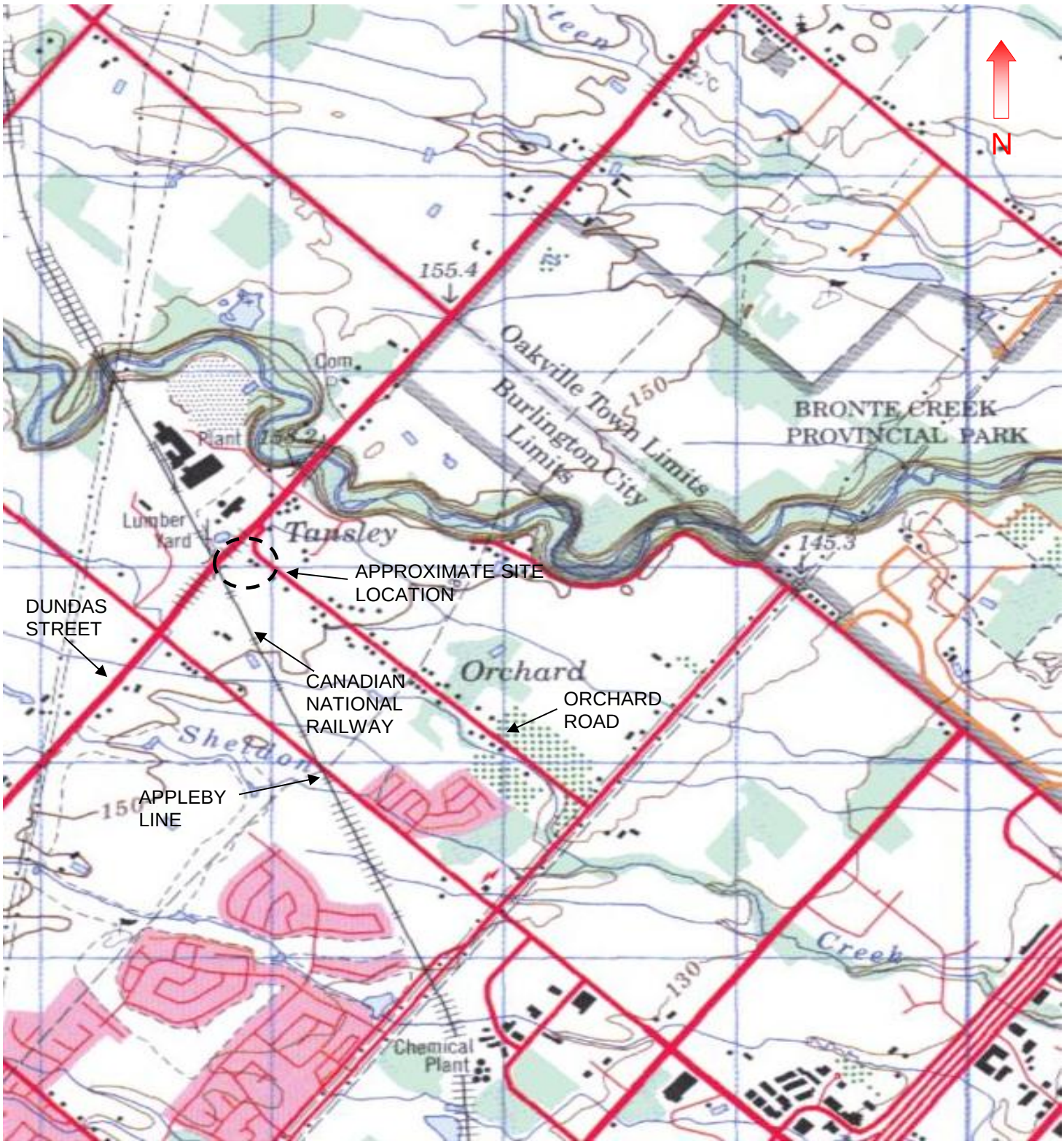
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DATE	*APPROX. SCALE*	*PML REF.*	*FIGURE*
APR. 2013	1:1,603	13HX002	6



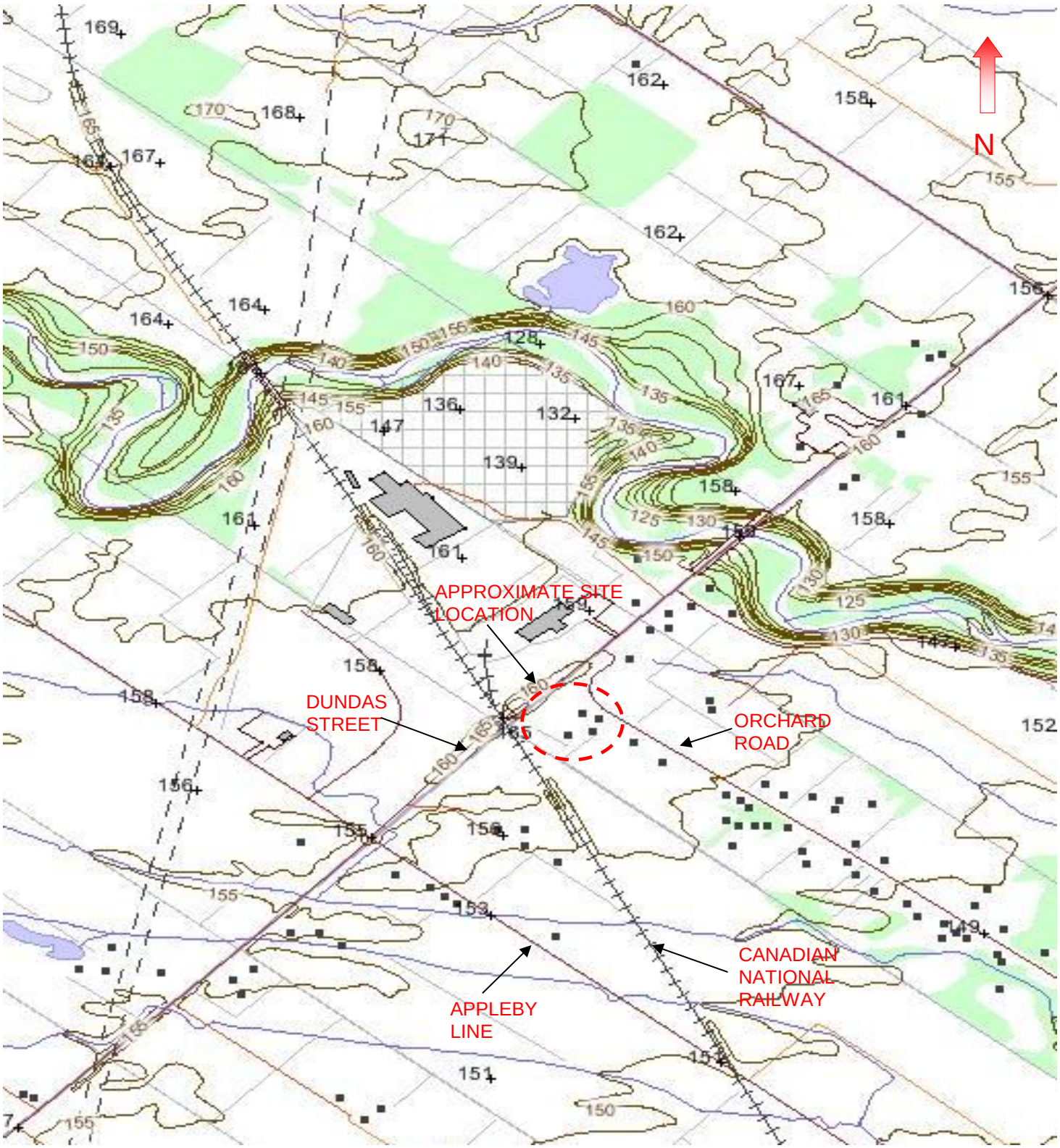
HALTON DISTRICT SCHOOL BOARD				
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE				
HDSB SURPLUS LANDS STONEHAVEN DRIVE BURLINGTON, ONTARIO				
	DATE	***APPROX. SCALE***	***PML REF.***	***FIGURE***
1877 HISTORICAL ATLAS	**APR. 2013**	**1:12,980**	**13HX002**	**7**

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HDSB SURPLUS LANDS STONEHAVEN DRIVE BURLINGTON, ONTARIO				
	DATE	***APPROX. SCALE***	***PML REF.***	***FIGURE***
1999 FEDERAL TOPOGRAPHIC MAP	**APR. 2013**	**1:28,550**	**13HX002**	**8**

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HDSB SURPLUS LANDS STONEHAVEN DRIVE BURLINGTON, ONTARIO				
	DATE	***APPROX. SCALE***	***PML REF.***	***FIGURE***
2004 ONTARIO BASE MAP	**APR. 2013**	**1:13,380**	**13HX002**	**9**

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Appendix G

Interview Correspondence

Sarah Murray

From: Domenico Renzella <renzellad@hdsb.ca>
Sent: Tuesday, February 26, 2013 3:33 PM
To: smurray@petomaccallum.com
Subject: Fwd: HDSB Surplus Lands Phase One ESA Interview Questions
Attachments: Attach0.html

See my comments in red below. They are more or less derived from the ESA's previously completed by Peto in 2006 and Terraprobe in 2012. Please let me know if you need anything else.

From: Sarah Murray [mailto:smurray@petomaccallum.com]
Sent: Wednesday, February 20, 2013 8:35 AM
To: 'renzellad@hdsb.ca'
Subject: HDSB Surplus Lands Phase One ESA Interview Questions

Hello Mr. Renzella,

I hope you had an excellent vacation.

Regarding the HDSB Surplus Lands, as part of the current Phase One Environmental Site Assessment (ESA) Peto MacCallum Ltd. (PML) must complete an interview section which must be summarized and documented in the report. Could you please answer the following questions at your earliest convenience.

1. Is the property the subject of environmental litigation, regulatory citations, or enforcement action? No.

2. Are there any adverse press reports or complaints on file concerning the property? No.

3. Describe the land history. Was the property ever used for industrial use, dry cleaning, a garage or bulk liquid dispensing facility, including a gasoline service station? Generally used for agriculture and a Landscaping business.

4. Are you aware of any environmental issues with the property such as waste disposal, landfilling, chemical use, chemical storage, spills or leaks, above ground storage tanks (ASTs) / underground storage tanks (USTs), adverse press reports, contamination, etc.? Yes. The lands in question had a landscape business on site, which resulted in likely spillage of fuel and other chemicals stored on site used by the business. As well, there was a residential dwelling on site and associated septic bed which could result in contamination. As well, in early 2012 a Region of Halton contractor used the site (without HDSB approval) as a stationing area for construction equipment and refuelling depot, as part of the watermain construction along Dundas Street. Th

Thk you and please do not hesitate to call or email with any questions or concerns.

Regards,

Sarah Murray

Peto MacCallum Ltd.

45 Burford Road

Hamilton, Ontario L8E 3C6

Tel: (905) 561-2231

Fax: (905) 561-6366

smurray@petomaccallum.com

Appendix H

Site Photographs



Photograph 1 – View looking southeast at Area B from the north side of Stonehaven Drive.



Photograph 2 – View looking North from the southeast corner of Area C.



Photograph 3 – View looking west from the east side of Area C. Note the gravel pathway.



Photograph 4 – View looking east at the large stockpile along the northern limit of Area C.



Photograph 5 – View looking southwest from the northeast corner of Area C.



Photograph 6 – View looking west at the slope towards the CNR along the western limit of Area C.

Appendix I

Statement of Limitations

STATEMENT OF LIMITATIONS

This report is prepared for and made available for the sole use of the client named. Peto MacCallum Ltd. (PML) hereby disclaims any liability or responsibility to any person or entity, other than those for whom this report is specifically issued, for any loss, damage, expenses, or penalties that may arise or result from the use of any information or recommendations contained in this report. The contents of this report may not be used or relied upon by any other person without the express written consent and authorization of PML.

This report shall not be relied upon for any purpose other than as agreed with the client named without the written consent of PML. It shall not be used to express or imply warranty as to the fitness of the property for a particular purpose. A portion of this report may not be used as a separate entity: that is to say the report is to be read in its entirety at all times.

The report is based solely on the scope of services which are specifically referred to in this report. No physical or intrusive testing has been performed, except as specifically referenced in this report. This report is not a certification of compliance with past or present regulations, codes, guidelines and policies.

The scope of services carried out by PML is based on details of the proposed development and land use to address certain issues, purposes and objectives with respect to the specific site as identified by the client. Services not expressly set forth in writing are expressly excluded from the services provided by PML. In other words, PML has not performed any observations, investigations, study analysis, engineering evaluation or testing that is not specifically listed in the scope of services in this report. PML assumes no responsibility or duty to the client for any such services and shall not be liable for failing to discover any condition, whose discovery would require the performance of services not specifically referred to in this report.

STATEMENT OF LIMITATIONS

The findings and comments made by PML in this report are based on the conditions observed at the time of PML's site reconnaissance. No assurances can be made and no assurances are given with respect to any potential changes in site conditions following the time of completion of PML's field work. Furthermore, regulations, codes and guidelines may change at any time subsequent to the date of this report and these changes may effect the validity of the findings and recommendations given in this report.

The results and conclusions with respect to site conditions are therefore in no way intended to be taken as a guarantee or representation, expressed or implied, that the Site is free from any contaminants from past or current land use activities or that the conditions in all areas of the Site and beneath or within structures are the same as those areas specifically sampled.

Any investigation, examination, measurements or sampling explorations at a particular location may not be representative of conditions between sampled locations. Soil, ground water, surface water, or building material conditions between and beyond the sampled locations may differ from those encountered at the sampling locations and conditions may become apparent during construction which could not be detected or anticipated at the time of the intrusive sampling investigation.

Budget estimates contained in this report are to be viewed as an engineering estimate of probable costs and provided solely for the purposes of assisting the client in its budgeting process. It is understood and agreed that PML will not in any way be held liable as a result of any budget figures provided by it.

The Client expressly waives its right to withhold PML's fees, either in whole or in part, or to make any claim or commence an action or bring any other proceedings, whether in contract, tort, or otherwise against PML in anyway connected with advice or information given by PML relating to the cost estimate or Environmental Remediation/Cleanup and Restoration or Soil and Ground Water Management Plan Cost Estimate.

STATEMENT OF LIMITATIONS

Environmental site assessment studies are performed in different phases by the application of different levels of effort and expense. The phase or phases in this report and the level of effort proposed for this assignment were based solely on PML's understanding of the client's needs as described in the scope of services contained in this report.

This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the subject property and must be viewed as a mechanism to reduce risk rather than eliminate the risk of contamination concerns.

The parties agree that PML cannot and does not warrant or represent that bids or negotiated prices will not vary from the Environmental Remediation/Cleanup and Restoration or Soil and Ground Water Management Plan Cost Estimate. The parties further agree that nothing in their agreement shall be deemed to be a cost condition or representation that the project cleanup can be completed for the amount of the Environmental Remediation/Cleanup and Restoration or Soil and Ground Water Management Plan Cost Estimate or any other amount.