PROJECT NO.: SM 301961-E

SEPTEMBER 9, 2024

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
2105 HEADON ROAD
BURLINGTON, ONTARIO

PREPARED FOR:

JEC PROPERTIES INC.

Soil-Mat

BY

SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 GRAYS ROAD
HAMILTON, ONTARIO
L8E 2Z3

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1.0 EXECUTIVE SUMMARY

The Phase One Environmental Site Assessment [ESA] conducted for this property consisted of a historical records review, interviews and a reconnaissance of the Phase One Property. Of note, the research and reporting were conducted in general accordance with Ontario Regulation 153/04 [as amended] as this report was prepared for 'due diligence' purposes and is not intended to support the filing of a Record of Site Condition [RSC] at this time.

At the time of this Report, the Phase One Property was comprised of a roughly rectangular parcel of land located on the east side of Headon Road, in the City of Burlington, Ontario. Specifically, the Phase One Property was recognised as '2105 Headon Road' and was occupied by the following:

- A single-storey dwelling, with a basement level, located on the northern portion of the Phase One Property;
- A single-storey garage, with no basement level, located on the southern portion of the Phase One Property, and;
- A storage shed located on the northern and on the southern portion of the Phase One Property.

The remainder of the Phase One Property was comprised primarily of grass-covered areas and forested lands, and a gravel-covered driveway extending from Headon Road to the existing dwelling and detached garage.

The Phase One ESA research did not reveal any current or historic operations on the Phase One Property that are considered a significant potentially contaminating activity [PCA].

The lands in the general vicinity of the Phase One Property are comprised of a mixture of residential, institutional, park use and forested lands that based on the information currently available to SOIL-MAT ENGINEERS are not considered significant PCAs likely to cause an area of potential environmental concern [APEC] on the Phase One Property.

Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **LOW** and therefore recommend that additional investigations **ARE NOT** required at this time.

Notwithstanding the above, it is noted that if future redevelopment plans of the Phase One Property include a scenario that requires the filing of an RSC, or depending on the risk tolerance of the property owner, some level of intrusive soil sampling and laboratory analytical testing will be required to address the following item:

- Our reconnaissance of the Phase One Property revealed an aboveground storage tank [AST] in the basement of the dwelling. It is anticipated that the AST was utilised to store home heating fuel. However, there was no obvious visual evidence of suspected past leaks or spills in the immediate vicinity of the tank and/or the exterior fill/vent pipes.

Although the requirement of an RSC would mandate some level of intrusive soil sampling, it is noted that the AST is not considered a significant environmental concern to the property provided:

- The Phase One Property is not subject to a proposed redevelopment plan that includes a change in land use to a more sensitive land use;
- An RSC is not required for the Phase One Property, and;
- In the event an RSC is required, further testing would be required.

Further to the above, it is recommended that background soil sampling and laboratory analytical testing of the topsoil and the near surface soils be undertaken prior to any proposed future construction. This will provide background environmental characteristics of the topsoil and near surface soil to assess available off-site re-use options.

Although not considered an environmental liability to the Site, given the construction date of the buildings, it is possible that designated substances, such as asbestos containing materials, and ozone depleting substances, may be present in the buildings. As such, it is recommended that a non-intrusive designated substance survey of the buildings be undertaken before any planned demolition activities that may disturb building materials to identify where possible, designated substances that may be present in the buildings.

In addition to the above, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per *Ontario Regulation 903 – Water Wells*.

2.0 INTRODUCTION

JEC PROPERTIES INC. retained SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] to conduct a Phase One Environmental Site Assessment for the property located at '2105 Headon Road' in the City of Burlington, Ontario.

For the purpose of this Report, the lands subject to the specific Phase One ESA research are hereinafter referred to as the Phase One Property and/or the 'Site'.

2(a) PHASE ONE PROPERTY INFORMATION

The Phase One Property is comprised of the following parcel of land:

1. 2105 Headon Road, Burlington, Ontario. The property identification number [PIN] is '07218-0022'. The registered owner of the Site is JEC Properties Inc.

At the time of this Report, the Phase One Property was comprised of a roughly rectangular parcel of land located on the east side of Headon Road, in the City of Burlington, Ontario. Specifically, the Phase One Property was recognised as '2105 Headon Road' and was occupied by the following:

- A single-storey dwelling, with a basement level, located on the northern portion of the Phase One Property;
- A single-storey garage, with no basement level, located on the southern portion of the Phase One Property, and;
- A storage shed located on the northern and on the southern portion of the Phase One Property.

The remainder of the Phase One Property was comprised primarily of grass-covered areas and forested lands, and a gravel-covered driveway extending from Headon Road to the existing dwelling and detached garage.

The Site was bounded to the north by Cleaver Park and residential use lands, to the south and east by Cleaver Park and to the west by Headon Road.

For descriptive purposes, Headon Road has been designated as having a north-south alignment.

The legal descriptions of the Site is "Part Lot 17, Plan 242, as in 88704; Burlington/Nelson Township".

The geographic coordinates of the Site, recorded using a hand held global positioning unit, are [NAD 83] 17T 596081E/ 4803436N.

A general site location drawing and overview of the Phase One Study Area are included in Appendix 'A' for reference.

2(b) DESCRIPTION OF ADJACENT LAND USE

The adjacent properties are comprised primarily of a mixture of residential and park use lands.

A description of the adjacent properties, based on visual observations recorded from the Site, is presented below:

	North	East	South	West
Adjoining Property/ Operation	Cleaver Park / Residential	Cleaver Park	Cleaver Park	Headon Road
Potential Hazardous Materials	None observed	None observed	None observed	None observed
Potential Storage Tanks	None observed	None observed	None observed	None observed
Direction with respect to the inferred ground water flow	Up-gradient	Trans-gradient	Down-gradient	Trans-gradient
General Vicinity	Residential / Institutional [C.H. Norton Public School] / Forest	Residential / Forest	Residential / Forest / Tuck Creek	Residential / Forest / Tuck Creek

The visual observations of the adjoining lands did not reveal any obvious PCAs that are considered likely to cause an APEC on the Phase One Property.

3.0 SCOPE OF INVESTIGATION

The Phase One ESA follows the protocol outlined in *Ontario Regulation 153/04 [as amended]*, which suggests a four-step approach to Phase One Environmental Site Assessments, including the following;

1. RECORDS REVIEW: including aerial photographs, property use records, title search, previous Phase One ESA reports, regulatory agency documentation, company records, Site specific geotechnical reports and any other relevant material;

2. SITE VISITATION: including a visual reconnaissance of the Site, suspect adjacent properties, and the different land uses within the vicinity of the Site;

3. INTERVIEWS: including persons that may have pertinent information with regard to the Site, including contacts from the City of Burlington, Halton Region, Ministry of Environment, Conservation and Parks [MOE], and current / previous land owners, etc.;

4. EVALUATIONS: Based on the information gathered, a professional evaluation of the property is presented in a final Phase One ESA Report.

Ontario Regulation 153/04 [as amended] lists fifty-nine [59] potentially contaminating activities that require intrusive assessment activities, i.e. a Phase Two ESA, to determine if an adverse environmental impact is present on the Site if a PCA is found to have occurred on the Phase One Property. In some circumstances a Phase Two ESA may be required if a PCA has occurred on a neighbouring or nearby property within the Phase One Study Area if deemed necessary by the Qualified Person [QP] overseeing the Phase One ESA. However, it is noted that under *Ontario Regulation 153/04* [as amended] the mandatory Phase Two ESA activities apply only to properties that are subject to a Record of Site Condition. It is our understanding that this Phase One ESA report is required for due diligence purposes and is not intended as a supporting document for the submission of an RSC for the Site.

4.0 RECORDS REVIEW

4(a)i PHASE ONE ESA STUDY AREA DETERMINATION

The Phase One Study Area consists of the lands generally in a 250-metre radius from the limits of the Phase One Property. These lands are comprised primarily of a mixture of residential, institutional, park use and forested lands.

The research undertaken during this Phase One ESA did not reveal any information that suggests there are either active and/or historical PCAs on the Phase One Property or on lands located within the Phase One Study Area that are considered likely to cause an APEC on the Phase One Property.

Additional information, specific to the nature of the land use of the properties of interest in the Phase One Study Area, if any, is presented in Section 4(b), 4(c) and 6.0 of this Report.

4(a)ii FIRST DEVELOPED USE DETERMINATION

Based on the available information compiled during the completion of this Report, including City directories, aerial photographs, topographic and fire plans, etc., the first developed use of the Site was circa 1940 to 1950 as residential use lands.

4(a)iii FIRE INSURANCE PLANS

The Underwriter's Survey Bureau Limited Fire Insurance Plans were reviewed for the purpose of identifying structures, building materials and/ or underground storage tanks that may have been present on, or near the Site. However, the Fire Insurance Plans [to date] do not include the vicinity of the Site.

4(a)iv CHAIN OF TITLE

A representative of SOIL-MAT ENGINEERS undertook a title search of the Site on the Ontario Land Registry Website [https://www.onland.ca/ui/].

The Site was owned by JEC Properties Inc. at the time of the title search.

The title search of the Site did not reveal any past owners of the Site that suggest there is a potential environmental liability on the Site.

The chain of previous ownership is presented in table format on the following page:

2105 Headon Road [PIN 07218-0022]:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
December 20, 2019 to Present	JEC Properties Inc.	The Phase One Property was occupied by a dwelling, a garage and two [2] sheds.	Residential	• An aerial photograph from 2024 illustrates the Site as observed during our 2024 site reconnaissance.
October 30, 1958 to December 20, 2019	James A Oakley, Muriel A Oakley	Same as above	Residential	• Aerial photographs from 1998, 2005, 2009 and 2018 illustrate the Site as observed during our 2024 site reconnaissance. • Aerial photographs from 1959, 1978 and 1988 illustrate a dwelling and a garage on the Site. • Topographic maps from 1968 and 1999 illustrate one building on the Site.
June 15, 1946 to October 30, 1958	George W Oakley, Margaret M Oakley	The Phase One Property was converted from forested lands to residential use lands circa 1940 to 1950.	Residential and Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
May 13, 1943 to June 15, 1946	William Croft Watkinson	Same as above	Residential and Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
April 13, 1943 to May 13, 1943	Hannah Carroll	Same as above	Residential and Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
November 13, 1933 to April 13, 1943	Myrtle Shaw	Same as above	Residential and Agricultural or Other	• A topographic map from 1938 does not illustrate any buildings on the Site.
October 28, 1930 to November 13, 1933	John Headon	This portion of the Phase One Property was comprised of forested lands.	Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
August 21, 1926 to October 28, 1930	Standard Bank of Canada	Same as above	Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
June 8, 1923 to August 21, 1926	Robert D Little	Same as above	Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
November 16, 1921 to June 8, 1923	Jane Ambrose Bisley	Same as above	Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
January 12, 1914 to November 16, 1921	William Dubrant Long	Same as above	Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
December 22, 1908 to January 12, 1914	Charles Edmund Porter, David Alexander Porter	Same as above	Agricultural or Other	• A topographic map from 1909 does not illustrate any buildings on the Site.
September 12, 1907 to December 22, 1908	James Bastido	Same as above	Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
March 2, 1855 to September 12, 1907	David Bastido	Same as above	Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
December 29, 1804 to March 2, 1855	Gilbert Bastido	Same as above	Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
Up to December 29, 1804	Crown	Same as above	Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.

A copy of the title search is included in Appendix 'B' for reference

4(a)V ENVIRONMENTAL REPORTS

SOIL-MAT ENGINEERS contacted the City of Burlington to request a copy of previous environmental reports for the Site that may be on file with the City. However, the results were not available during the completion of this Report, and will be sent under a separate cover as soon as they are received in our Office.

SOIL-MAT ENGINEERS also contacted Mr. Ryan Veenendaal, a Source Protection Coordinator for Halton Region, to request a copy of previous environmental reports for the Site that may be on file with the Region. According to Mr. Veenendaal, no reports were filed with the Region.

In addition, a search of the MOE's Brownfields Environmental Site Registry did not reveal a previous Phase One ESA that may have been undertaken on the Site.

Our e-mail correspondence with the City and Region is included in Appendix 'C' of this Report for reference.

4(a)VI HISTORICAL SITE USE AND CONDITIONS/PAST LAND USES

The Vernon City Directory series were reviewed dating back to 1959 [the earliest available directory for the Site and surrounding area] to establish the general historical land use on and in the immediate vicinity of the Site. It is noted that the 2013 directory is the most recent readily available directory for the Site and surrounding area.

A summary of SOIL-MAT ENGINEERS' findings for the Site is provided below:

2105 Headon Road:

Occupant	Years Occupied
Oakley J	48+ years [1965 – 2013]
Address Not Listed	1+ years [1959 only year listed]

The directories do not list any current or past occupant of the Site that should be considered a potentially contaminating activity that may result in an area of potential environmental concern on the Site.

In addition, the directories do not list any current or past occupant of the adjacent lands that should be considered a potential environmental liability to the Site.

4(b) ENVIRONMENTAL SOURCE INFORMATION

1. National Pollutant Release Inventory: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

2. A review of the Ministry of Environment and Energy's "Ontario Inventory of PCB Storage Sites", October, 1991, revealed the following Sites:

Company	Site Number	Address	Major/Minor Site	Distance to Site
Canadian General Electric	30283A001	1150 Walker's Line	Major	1.81km SE
Rieger Printing Ink Co Ltd	30290A038	3410 Mainway Drive	Minor	1.57km SE

   With respect to the properties listed above, given the location of these properties to the Site with respect to the inferred groundwater flow direction [both down-gradient] and the distance between these properties and the Site, the storage of PCBs on these properties is not considered a PCA likely to cause an APEC on the Site.

3. Environmental Compliance Approvals, Permit to Take Water, Certificate of Property Use: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

4. Coal Gasification Plants: No records were found for the Site or properties within the Phase One Study Area.

5. Records Concerning Environmental Incidents, Orders, Offences, Spills, Discharges of Contaminants or Inspections Maintained by the MOE: The MOE's Freedom of Information and Protection of Privacy Office was contacted to determine if any spills have been reported in the area of the Site, if any buried tanks are recorded to be on-site, or if there are any orders and/or notices on file outstanding against the Owner of the Site. The results of the Ministry Search confirmed there were no records found within their database.

   SOIL-MAT ENGINEERS' MOE database search results is attached in Appendix 'D' for reference.

6. Waste Management Records: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

7. Reports Submitted to the MOE: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

8. Retail Fuel Storage Tanks: SOIL-MAT ENGINEERS contacted the T.S.S.A. to undertake a search of the Site and neighbouring properties for the registered presence of any underground storage tanks. The T.S.S.A does not have records on file of any underground storage tanks located on the Site or in the Study Area.

   It is however noted that the T.S.S.A. does not have records of USTs installed prior to 1987. In addition, "private use" USTs were not registered with the agency until 1990, and even then many owners of "private use" USTs do not register the tanks with T.S.S.A.

   Our e-mail correspondence with the T.S.S.A is included in Appendix 'E' of this Report for reference.

9. Notices and Instruments Posted to the MOE Registry: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

10. Identification of Areas of Natural Significance [Ministry of Natural Resources]: No records were found for area(s) of natural significance on the Site or adjacent properties.

11. Landfill Information Maintained by the MOE: A review of the Ministry of Environment and Energy's "Waste Disposal Site Inventory", June 1991, did not reveal any active or inactive landfills site within a 2km radius of the Site.

    It is noted that although the waste disposal site inventory is considered a comprehensive document not all of the inactive landfill sites are listed in the inventory.

    In addition, no Municipal Coal Gasification Plants or Coal Tar Distillation Plants were in operation in the area.

12. EcoLog ERIS Database Search: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

4(C) PHYSICAL SETTING SOURCES

1. Aerial Photographs: Aerial photographs from 1959, 1978, 1988, 1998, 2005, 2009, 2018, and 2024 were available for the Site and surrounding lands and were reviewed by SOIL-MAT ENGINEERS.

A summary of information obtained from the photographs is presented below in table format:

Aerial Photo Year [Scale]	Site Description	Description of Adjacent Lands
1959 [1:2,975]	A dwelling is present on the northern portion of the Site and a garage is present on the southern portion of the Site. The remainder of the Site is comprised of grass-covered and forested lands. Of note, the dwelling and garage appear as observed during our site reconnaissance.	The surrounding lands are comprised primarily of agricultural use and forested lands, with sparse development along Headon Road.
1978 [1:2,975]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
1988 [1:2,975]	A gravel-covered driveway is present on the central and northern portions of the Site.	Residential development is present throughout the majority of the surrounding lands.
1998 [1:2,975]	A shed is present on the northern and southern portions of the Site. Of note, the sheds appear as observed during our site reconnaissance.	CH Norton Public School is present to the north of the Site. Additionally, limited residential development is present to the far west of the Site.
2005 [1:2,975]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
2009 [1:2,975]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
2018 [1:2,975]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
2024 [1:2,975]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.

The review of the noted aerial photographs did not reveal any obvious PCAs that would suggest there is a potential environmental liability on the Site.

The aerial photographs are included in Appendix ‘G’ for reference.

2. Topography, Hydrology, Geology: Readily available topographic maps for the Site and Phase One Study Area were reviewed as part of this Phase One ESA and revealed the following information:

Map Year [Scale]	Site Description	Description of Surrounding Lands
1909 [1:63,360]	There are no buildings illustrated on the Site.	The Phase One Study Area is comprised primarily of agricultural lands.
1938 [1:63,360]	There are no buildings illustrated on the Site.	The Phase One Study Area is comprised primarily of agricultural lands with sparse development along Headon Road.
1968 [1:25,000]	There is one building illustrated on the Site.	The Phase One Study Area is comprised primarily of agricultural lands with some development along Headon Road.
1999 [1:50,000]	There is one building illustrated on the Site.	The Phase One Study Area is comprised of a mixture of developed and undeveloped lands.

The review of the topographic maps did not reveal any obvious PCAs that would suggest there is a potential environmental liability on the Site.

A copy of the topographic maps is included in Appendix 'H' for reference.

In addition, a review of the Ministry of Northern Development and Mine's "Quaternary Geology of Hamilton, Southern Ontario Sheet Map M2509" and the "Paleozoic Geology of Hamilton, Southern Ontario Sheet Map M2336", revealed the Site to be underlain by Halton till [clay or silt till], in turn, underlain by Queenston Formation red shale bedrock. The depth to the groundwater table is anticipated to be approximately 3.6 to 11.6 metres below the ground surface elevation based on information obtained from groundwater well records for water wells located within the Phase One Study Area.

The topography of the Site is undulating with surface water being directed towards a depression on the southwestern portion of the Site and towards Headon Road.

Regional groundwater flow is expected to the southeast towards Tuck Creek, and ultimately, Lake Ontario.

3. Fill Materials: The reconnaissance of the Site did not reveal any obvious visual evidence of suspected fill material on the Site.

4. Water Bodies and Areas of Natural Significance: With the exception of Tuck Creek, located approximately 65 metres southeast of the Site, surface water was not encountered on the Phase One Property or on properties located within the Phase One Study Area. In addition, no areas of natural significance were identified on the Phase One Property or within the Phase One Study Area.

5. Well Records: The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected groundwater well or cistern.

   A review of the MOE's water well records did not reveal any groundwater monitoring wells within the Phase One Study Area. However, seven [7] potable groundwater wells were reportedly located within the Phase One Study Area. The potable groundwater wells are reportedly located from 110 metres to 220 metres from the Site and reportedly terminate between 7.9 and 11.6 metres below the ground surface.

4(d) SITE OPERATING RECORDS

1. Title of the Information Sheet or Document: Not Available

2. Description of Data, Analysis or Findings as the Information Sheet or Document relates to the Phase One Property: Not Available

5.0 INTERVIEWS

Mr. Mohammad Abdullah [a representative from JEC PROPERTIES INC. and the owner of the Phase One Property] and Mr. Stefan Cechovsky [a representative from JEC PROPERTIES INC.] accompanied a representative of SOIL-MAT ENGINEERS during the reconnaissance of the Site. They offered the following:

- The dwelling and detached garage were constructed circa 1940 to 1950, and;
- With the exception of the AST in the basement level of the dwelling, there are no known underground or aboveground storage tanks on the Phase One Property.

6.0 SITE RECONNAISSANCE

6.0 (a) GENERAL REQUIREMENTS:

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Date and Time of the Reconnaissance	August 13, 2024 [10:00am to 11:00am]
Weather Conditions	The weather conditions did not limit the visual observations of the Site.
Duration of Site Visit	~1.0 hour
Enhanced Investigation Property	The Site is not considered an Enhanced Investigation property
Field Representative	Mr. Alex Lajkosz [qualifications included in the appendix]

6.0(b) SPECIFIC OBSERVATIONS AT PHASE ONE ESA PROPERTY

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Description of Structures and Other Improvements	Dwelling: A single-storey building, with a basement level, is present on the northern portion of the Site. The building is approximately 140 m^2 and was reportedly constructed circa 1940 to 1950. Garage: A single-storey detached garage, with no basement level, is present on the southern portion of the Site. The building is approximately 60 m^2 and was reportedly constructed circa 1940 to 1950.
Description of the Number, Age and Depth of Below-Ground Structures	None observed
Details of all tanks (aboveground and underground)	A 905-litre home heating fuel AST was observed in the basement of the dwelling. Of note, there was no obvious visual evidence of a suspected active or historical leak/spill in connection with the tank.
Details of any potable and non-potable water sources	The Site is serviced with a municipal water supply.
Buried Utilities	The Site is serviced with hydro, water/sewer/storm sewer services, etc. The depth of these service trenches is not anticipated to affect contaminant distribution on the Site.
Existing Buildings: Exit/Entry Points	Dwelling: Access to the building is available via a door at the front [west side] of the building. Garage: Access to the building is available via doors at the north, west and east sides of the building.
Existing Buildings: Cooling / Heating System	The dwelling was heated via a home-heating fuel burning furnace. An air-conditioning unit was not observed at the Site.
Existing Buildings: Drains, Pits, Sumps, etc.	None observed
Existing Buildings: Details of any unidentified substances	None observed
Existing Buildings: Details of Stains, Corrosion on Floors other than from Water	None observed
Details of Former and Current Wells	None observed
Details of Sewage Works	The Site is serviced with a municipal sewer line.
Details of Ground Surface Cover	The exterior grounds were comprised primarily of grass-covered and forested lands. A gravel covered driveway was observed extending from Headon Road to the dwelling and detached garage.

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Details of Former or Current Railway Lines	None observed.
Details of Stained Soil, Damaged Vegetation or Pavement	None observed.
Details of Stressed Vegetation	None observed.
Areas Where Fill and Debris Materials Appear to be Present	None observed.
PCAs	None observed.

1. Enhanced Investigation Property

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Details of the Operations at the Site	Not Applicable
Hazardous Materials Used/Stored on the Site	Not Applicable
Products Manufactured on the Site	Not Applicable
By-Products and Wastes at the Site	Not Applicable
Raw Materials, including the Handling and Storage	Not Applicable
Details of Drums, Totes, Bins	Not Applicable
Details of Oil/Water Separators	Not Applicable
Details of Vehicle and Equipment Maintenance Areas	Not Applicable
Details of Known Spills	Not Applicable
Details of Liquid Discharge Points	Not Applicable
Details of Operations at the Site [processing or manufacturing and equipment used]	Not Applicable
Details of Hydraulic Lift Equipment	Not Applicable

6.0 (C) WRITTEN DESCRIPTION OF INVESTIGATION

The information gathered during the completion of this Phase One ESA report revealed that the Site was first developed circa 1940 to 1950 as residential use lands. The first readily available visual aid for the Site is a topographic map from 1909 which illustrates the Site as vacant forested lands. Other visual aids, including aerial photographs from 1959, 1978, 1988, 1998, 2005, 2009, 2018, and 2024, and topographic maps from 1938, 1968 and 1999 confirm the development timeline above.

The Phase One ESA research did not reveal any current or historic operations on the Phase One Property that are considered a significant PCA.

The lands in the general vicinity of the Phase One Property are comprised of a mixture of residential, institutional, park use and forested lands that based on the information currently available to SOIL-MAT ENGINEERS are not considered significant PCAs likely to cause an APEC on the Phase One Property.

7.0 REVIEW AND EVALUATION OF INFORMATION

(i) Current and Past Uses: SOIL-MAT ENGINEERS' Table of Current and Past Uses is not included as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

(ii) Potential Contaminating Activity: No significant PCAs were identified on the Site or in the Phase One Study Area.

(iii) Areas of Potential Environmental Concern: Not Applicable.

(i) Phase One Conceptual Site Model: A Phase One CSM is not included as this Phase One ESA is for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

8.0 CONCLUSIONS

The Phase One Environmental Site Assessment conducted for this property consisted of a historical records review, interviews and a reconnaissance of the Phase One Property. Of note, the research and reporting were conducted in general accordance with Ontario Regulation 153/04 [as amended] as this report was prepared for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

At the time of this Report, the Phase One Property was comprised of a roughly rectangular parcel of land located on the east side of Headon Road, in the City of Burlington, Ontario. Specifically, the Phase One Property was recognised as '2105 Headon Road' and was occupied by the following:

- A single-storey dwelling, with a basement level, located on the northern portion of the Phase One Property;
- A single-storey garage, with no basement level, located on the southern portion of the Phase One Property, and;
- A storage shed located on the northern and on the southern portion of the Phase One Property.

The remainder of the Phase One Property was comprised primarily of grass-covered areas and forested lands, and a gravel-covered driveway extending from Headon Road to the existing dwelling and detached garage.

The Phase One ESA research did not reveal any current or historic operations on the Phase One Property that are considered a significant potentially contaminating activity.

The lands in the general vicinity of the Phase One Property are comprised of a mixture of residential, institutional, park use and forested lands that based on the information currently available to SOIL-MAT ENGINEERS are not considered significant PCAs likely to cause an area of potential environmental concern on the Phase One Property.

Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **LOW** and therefore recommend that additional investigations **ARE NOT** required at this time.

Notwithstanding the above, it is noted that if future redevelopment plans of the Phase One Property include a scenario that requires the filing of an RSC, or depending on the risk tolerance of the property owner, some level of intrusive soil sampling and laboratory analytical testing will be required to address the following item:

- Our reconnaissance of the Phase One Property revealed an AST in the basement of the dwelling. It is anticipated that the AST was utilised to store home heating fuel. However, there was no obvious visual evidence of suspected past leaks or spills in the immediate vicinity of the tank and/or the exterior fill/vent pipes.

Although the requirement of an RSC would mandate some level of intrusive soil sampling, it is noted that the AST is not considered a significant environmental concern to the property provided:

- The Phase One Property is not subject to a proposed redevelopment plan that includes a change in land use to a more sensitive land use;
- An RSC is not required for the Phase One Property, and;
- In the event an RSC is required, further testing would be required.

Further to the above, it is recommended that background soil sampling and laboratory analytical testing of the topsoil and the near surface soils be undertaken prior to any proposed future construction. This will provide background environmental characteristics of the topsoil and near surface soil to assess available off-site re-use options.

Although not considered an environmental liability to the Site, given the construction date of the buildings, it is possible that designated substances, such as asbestos containing materials, and ozone depleting substances, may be present in the buildings. As such, it is recommended that a non-intrusive designated substance survey of the buildings be undertaken before any planned demolition activities that may disturb building materials to identify where possible, designated substances that may be present in the buildings.

In addition to the above, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per *Ontario Regulation 903 – Water Wells*.

9.0 REPORT LIMITATIONS

Achieving the objectives that are stated in this report has required SOIL-MAT ENGINEERS to derive conclusions based upon the best and most recent information currently available to SOIL-MAT ENGINEERS. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. SOIL-MAT ENGINEERS has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made as to the accuracy of this information. To the best of SOIL-MAT ENGINEERS' knowledge, the information gathered from outside sources contained in this report on which SOIL-MAT ENGINEERS has formulated its opinions and conclusions, are both true and correct. SOIL-MAT ENGINEERS assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of SOIL-MAT ENGINEERS' findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not a regulatory compliance or an environmental audit of the Site.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of the JEC PROPERTIES INC. The material in it reflects SOIL-MAT ENGINEERS' best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

We trust that this Phase One Environmental Site Assessment is satisfactory for your purposes. Please feel free to contact the undersigned if you have any questions.

Sincerely,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Alex Lajkosz, B.Sc.
Environmental Technician

Keith Gleadall, B.A., EA Dipl.
Environmental Manager



Stephen R. Sears, B. Eng. Mgmt., P. Eng., QP$_{ESA}$
Senior Engineer

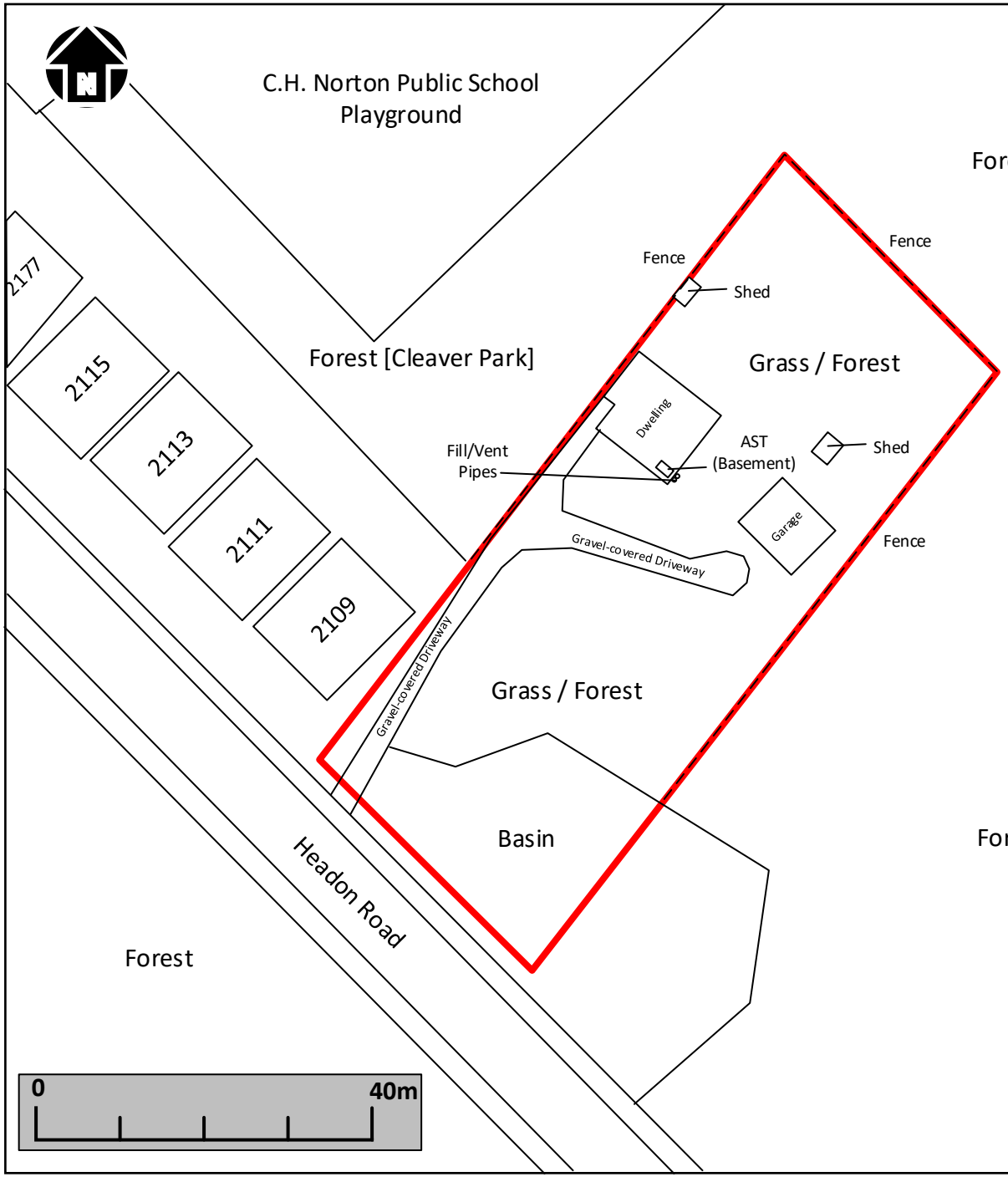
Distribution: JEC PROPERTIES INC. [2]

Enclosures:

Appendix 'A'	Site Plan Drawings
Appendix 'B'	Chain of Title
Appendix 'C'	City of Burlington and Halton Region Correspondence
Appendix 'D'	MOE Database Search Results
Appendix 'E'	T.S.S.A. Correspondence
Appendix 'F'	Aerial Photographs
Appendix 'G'	Topographic Maps
Appendix 'H'	Qualifications of Assessors

Appendix ‘A’

1. Drawing No.: 1.: Site Plan;
2. Drawing No.: 2: Study Area View, and;
3. Drawing No.: 3: Site Location.



LEGEND

= Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 301961-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

JEC PROPERTIES INC.

PROJECT TITLE

Phase One Environmental Site Assessment
2105 Headon Road
Burlington, Ontario

DRAWING TITLE

Study Area View

PROJECT No.	SM 301961-E
DATE	August 2024
CHECKED	KG
DRAWN	AL
FILE NAME	301961 Site Plan.vsd

DRAWING No. 1



LEGEND

= Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 301961-E

2. Base map provided by: © 2024 Google

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
JEC PROPERTIES INC.

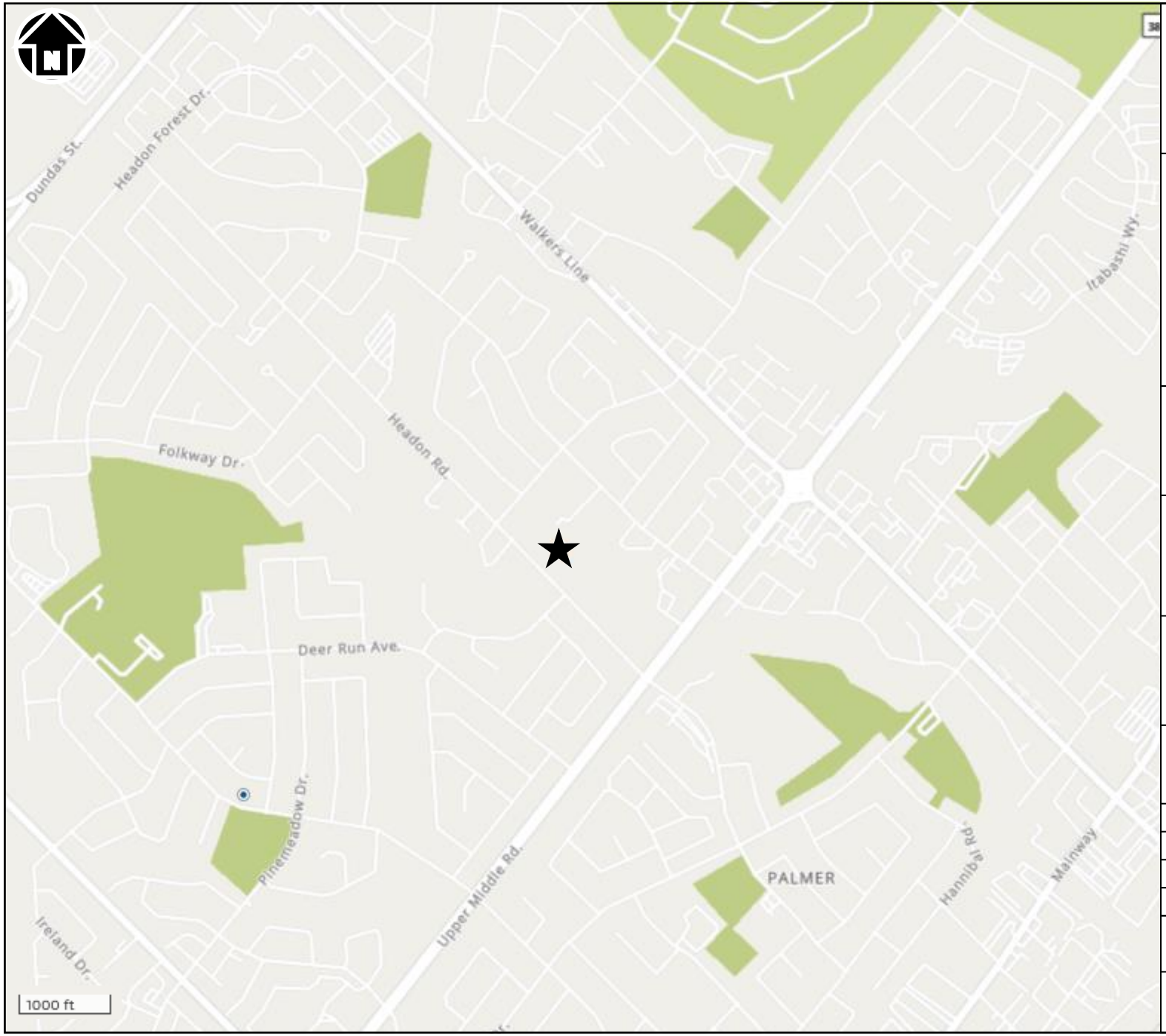
PROJECT TITLE
Phase One Environmental Site Assessment
2105 Headon Road
Burlington, Ontario

DRAWING TITLE
Study Area View

PROJECT No.	SM 301961-E
DATE	August 2024
CHECKED	KG
DRAWN	AL

FILE NAME
301961 Site Plan 2.vsd

DRAWING No. 2



LEGEND

★ = Site Location

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 301961-E

2. Base map provided by:
© 2024 Mapquest

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

JEC Properties Inc.

PROJECT TITLE

Phase One Environmental Site Assessment
2105 Headon Road
Burlington, Ontario

DRAWING TITLE

Site Location Plan

PROJECT No.	SM 301961-E
DATE	August 2024
CHECKED	KG
DRAWN	AL

FILE NAME
301961 Site Location.vsd

DRAWING No. 3

Appendix ‘B’

1. Title Search Documents

PROPERTY DESCRIPTION: PT LT 17 , PL 242 , AS IN 88704 ; BURLINGTON/NELSON TWP

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1995/09/25

OWNERS' NAMES
JEC PROPERTIES INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1995/09/25 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1995/09/25						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/09/22 ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1995/09/25 ***						
88704	1958/10/30	TRANSFER		*** COMPLETELY DELETED ***	OAKLEY, JAMES A. OAKLEY, MURIEL A.	
119980	1961/01/25	BYLAW				C
689793	1988/04/20	CHARGE		*** COMPLETELY DELETED ***	CANADA TRUSTCO MORTGAGE COMPANY	
H633346	1996/06/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADA TRUSTCO MORTGAGE COMPANY		
REMARKS: RE: 689793						
HR189487	2003/04/09	CHARGE		*** COMPLETELY DELETED *** OAKLEY, JAMES A. OAKLEY, MURIEL A.	THE TORONTO-DOMINION BANK	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR1630813	2019/06/26	APL OF SURV-LAND		*** COMPLETELY DELETED *** OAKLEY, JAMES A.	OAKLEY, MURIEL A.	
HR1674077	2019/12/20	TRANSFER	$1,100,000	OAKLEY, MURIEL A.	JEC PROPERTIES INC.	C
HR1684281	2020/02/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
REMARKS: HR189487.						

Appendix ‘C’

1. City of Burlington and Halton Region Correspondence

Alex Lajkosz

From: Mailbox, Planning - Customer Service <planning@burlington.ca>
Sent: Wednesday, August 14, 2024 3:35 PM
To: Alex Lajkosz
Cc: Dimitroulias, Peter
Subject: RE: Past ESAs at 2105 Headon Road, Burlington

Good afternoon,

I have cc'd Peter from Engineering to provide assistance.

Kind regards,

Nataliya Yatsenko
Planning Technologist
Community Planning

(905) 335-7642



Our working hours may be different. You are not obligated to reply outside of your typical working hours.

From: noreply@burlington.ca <noreply@burlington.ca>
Sent: Tuesday, August 13, 2024 2:46 PM
To: Mailbox, Planning - Customer Service <planning@burlington.ca>
Subject: Past ESAs at 2105 Headon Road, Burlington

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Email Sent By: alajkosz@soilmat.ca

Hi,

I was wondering if the City has any records of past environmental site assessments for 2105 Headon Road in Burlington.

Thanks,

Alex Lajkosz

Origin: https://u23927966.ct.sendgrid.net/ls/click?upn=u001.SEF4WWA9uMQU09OYcq-2BswmMgVkEASDpkoA18-2BerP4wNY0RGCTKdxYXyQkmC9wMlvYYEDgFpPDZMFpmc3rzNMNQ-3D-3DsKtI_1sZ75fp6YBUp9rMMalWCvW5-2BgzFDXg5f1rgyuhKSNIjBrmdsVp2h3noZvKj1Mel4iGhDEgVl2DKnmhBWEd5Ef6xfEh8dAY45mc0cZg8y95kW5c4sKfkQvDJkZeS3ooQjM8tDbEOowBjGGE5QNgabmSKMR50lGq-2BXc6OVa8C5lwW8j5j8KsqeAkBChpXYjmGPjP3Hvb45RNKgoB31-2F6VugQ-3D-3D

This email was sent to you by Alex Lajkosz<alajkosz@soilmat.ca> through https://u23927966.ct.sendgrid.net/ls/click?upn=u001.SEF4WWA9uMQU09OYcq-2BswmMgVkEASDpkoA18-2BerP4wPeTllOUThwnftoEaVLs54vQSmG_1sZ75fp6YBUp9rMMalWCvW5-2BgzFDXg5f1rgyuhKSNIjBrmdsVp2h3noZvKj1Mel4JhdR-2FLcrtw1aVD-2BNGsfxLA6SSEDKK8Dp8X3TzcNblP36u3YVH3K8Ge5R5r4wqM0WCYSYyIhLQsKBnDHtmIvAsMUceDrcM-2FXVcForoEeaqdOKMWugF7xKuVBWGtsZ4YROYSi1ufZI-2FgiMVXHYVzvf-2Bw-3D-3D
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Alex Lajkosz

From: Veenendaal, Ryan <Ryan.Veenendaal@halton.ca>
Sent: Thursday, August 15, 2024 1:21 PM
To: Alex Lajkosz
Subject: RE: Past ESAs on 2105 Headon Road

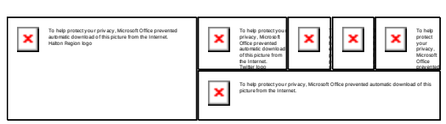
Good afternoon Alex,

A search of the Regional records database for this property did not indicate any ESAs on file.

Please don't hesitate to reach out with any questions.

Thanks,
Ryan

Ryan Veenendaal, P.Geo.
Source Protection Co-ordinator
Infrastructure Planning & Policy
Public Works
Halton Region
905-825-6000, ext. 7109 | 1-866-442-5866



This message, including any attachments, is intended only for the person(s) named above and may contain confidential and/or privileged information. Any use, distribution, copying or disclosure by anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please notify us immediately by telephone or e-mail and permanently delete the original transmission from us, including any attachments, without making a copy.

From: Alex Lajkosz <alajkosz@soilmat.ca>
Sent: Tuesday, August 13, 2024 2:44 PM
To: Access Halton <accesshalton@halton.ca>
Subject: Past ESAs on 2105 Headon Road

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Hi,

I was wondering if the Region has any records of past environmental site assessments for 2105 Headon Road in Burlington.

Thanks,

Alex Lajkosz
Environmental Technician
SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 Grays Road, Hamilton, ON L8E 2Z3
T: 905.318.7440 M: 905.330.9164 www.soil-mat.ca

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Please consider the environment before printing this email

Appendix ‘D’

1. MOE Database Search Results

Ministry of the Environment, Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

Ministère de l'Environnement, de la Protection de la nature et des Parcs

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2

Ontario

August 24, 2024

Mr. Alex Lajkosz
Soil-Mat Engineers and Consultants
401 Grays Road
Hamilton, Ontario L8E 2Z3
alajkosz@soilmat.ca

Dear Alex Lajkosz:

RE: **MECP FOI A-2024-05200, Your Reference 301961 – Decision Letter**

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to:

2105 Headon Road, Burlington
Timeframe: January 1st, 1990 to July 31st, 2024

After a thorough search through the ministry files, no records were located responsive to your request. The official responsible for making the access decision on your request is the undersigned.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at http://www.ipc.on.ca. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Roxanne Chambers at 807-456-3035 or roxanne.chambers@ontario.ca.

Yours truly,

Roxanne Chambers

for
Josephine DeSouza
Manager, Access and Privacy Office

Appendix ‘E’

1. T.S.S.A Correspondence

Alex Lajkosz

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Tuesday, August 13, 2024 4:54 PM
To: Alex Lajkosz
Subject: RE: Underground Fuel Tanks (2105 Headon Road, Burllington)

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the TSSA Client Portal to complete an Application for Release of Public Information.

Please refer to How to Submit a Public Information Request (tssa.org) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,
Sherees

Public Information Agent
Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org
www.tssa.org

From: Alex Lajkosz <alajkosz@soilmat.ca>
Sent: Tuesday, August 13, 2024 3:10 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Underground Fuel Tanks (2105 Headon Road, Burllington)

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hi,

I'm looking for any records of underground fuel storage tanks located at the following addresses in Burlington, Ontario:

2105 Headon Road
2109 Headon Road
2110 Headon Road
2111 Headon Road
2065 Headon Road
2104 Cleaver Avenue
2110 Cleaver Avenue
2120 Cleaver Avenue

Thank you,

Alex Lajkosz
Environmental Technician
SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 Grays Road, Hamilton, ON L8E 2Z3
T: 905.318.7440 M: 905.330.9164 www.soil-mat.ca

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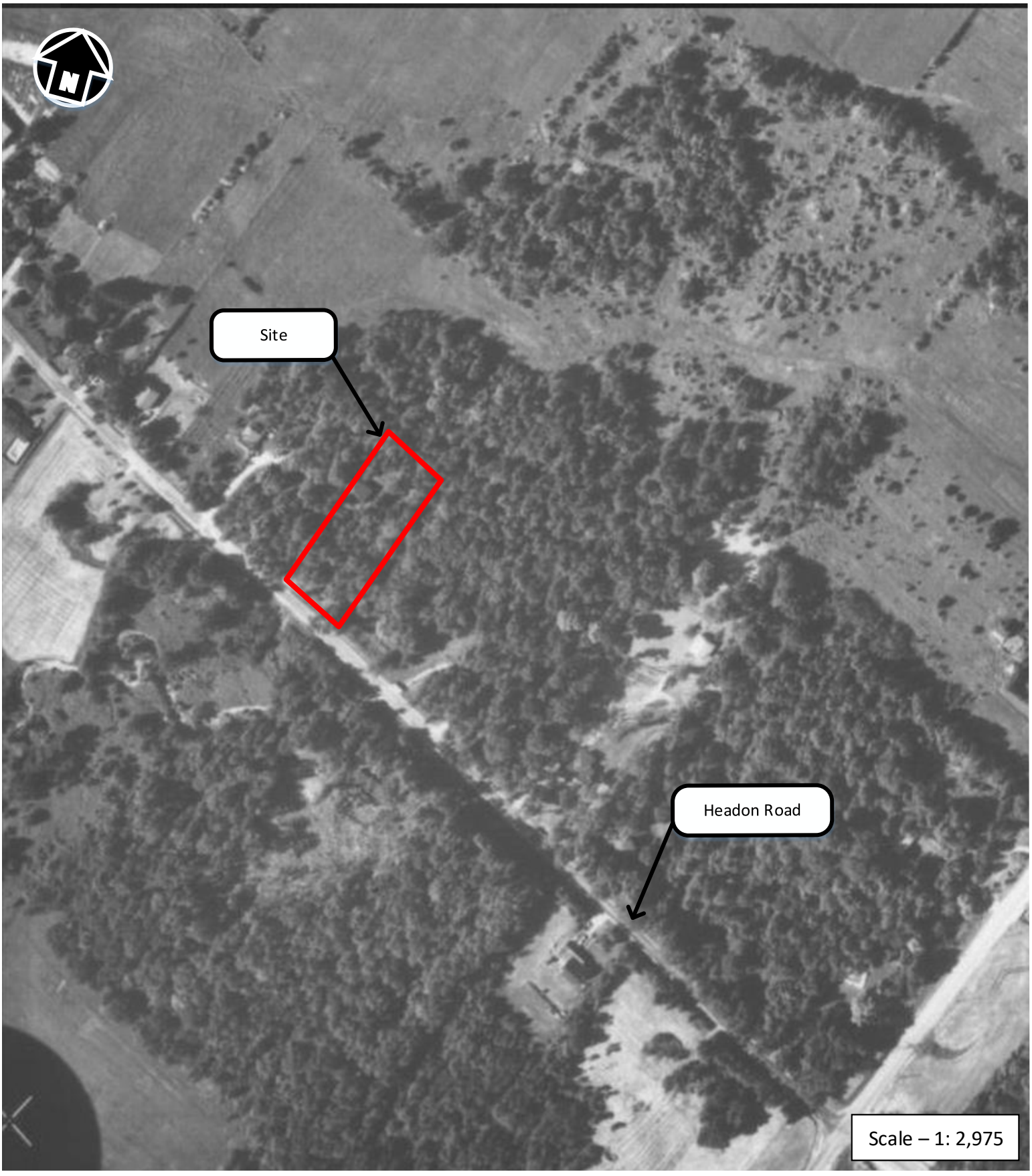
Appendix ‘F’

1. 1959 Aerial Photograph;
2. 1978 Aerial Photograph;
3. 1988 Aerial Photograph;
4. 1998 Aerial Photograph;
5. 2005 Aerial Photograph;
6. 2009 Aerial Photograph;
7. 2018 Aerial Photograph, and;
8. 2024 Aerial Photograph.

Aerial Photo – 1959



Aerial Photo – 1978



Aerial Photo – 1988



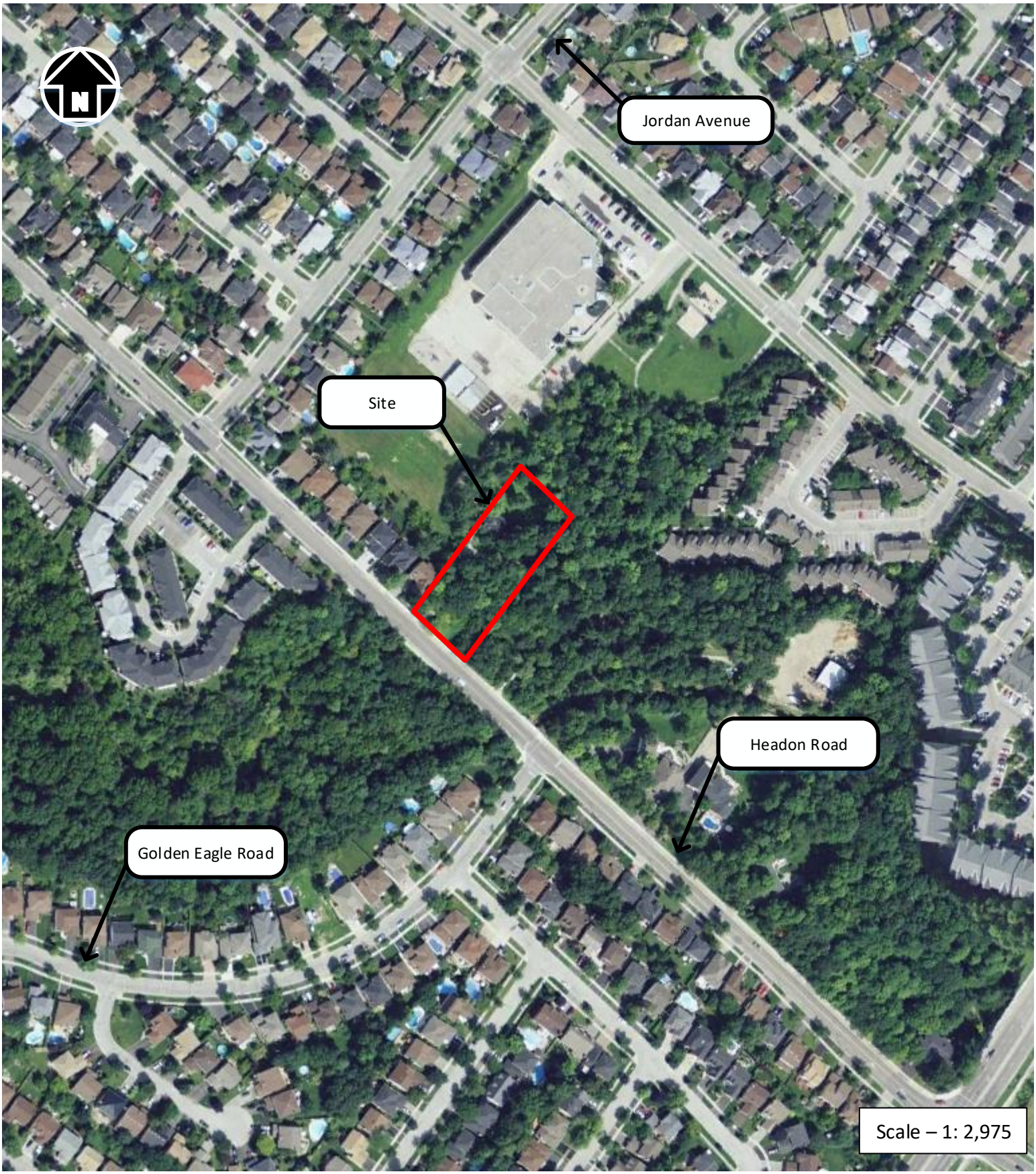
Aerial Photo – 1998



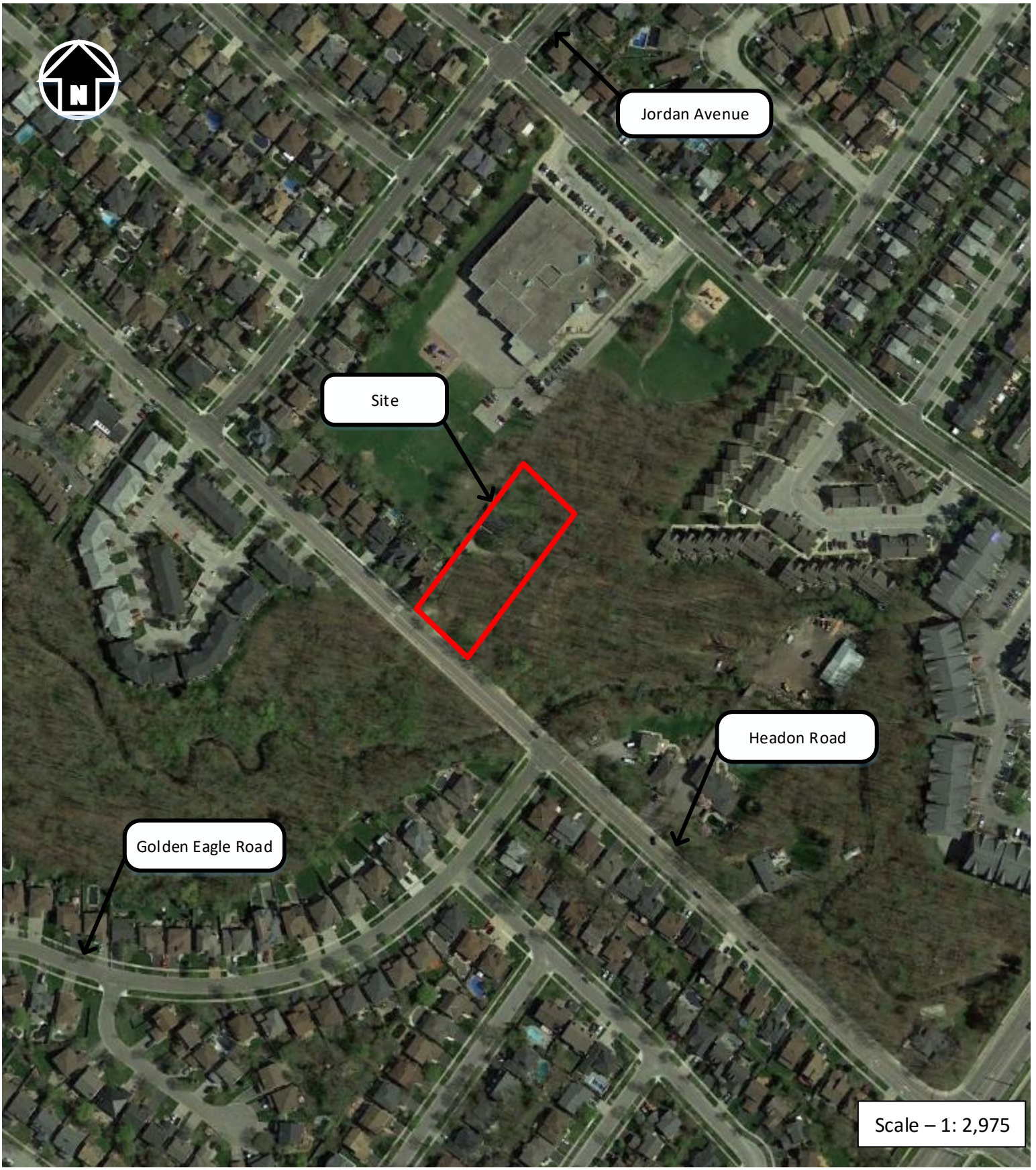
Aerial Photo – 2005



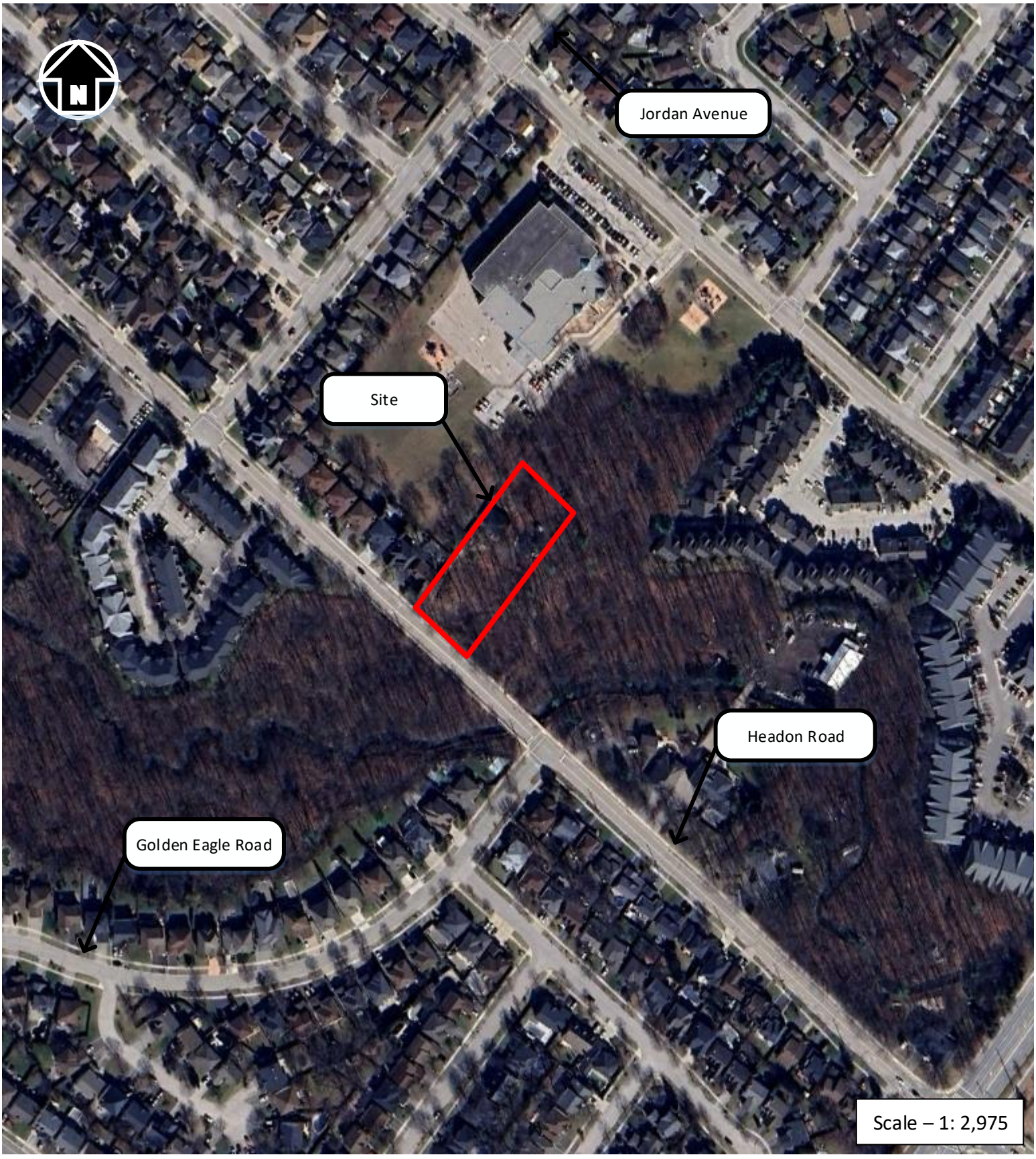
Aerial Photo – 2009



Aerial Photo – 2018

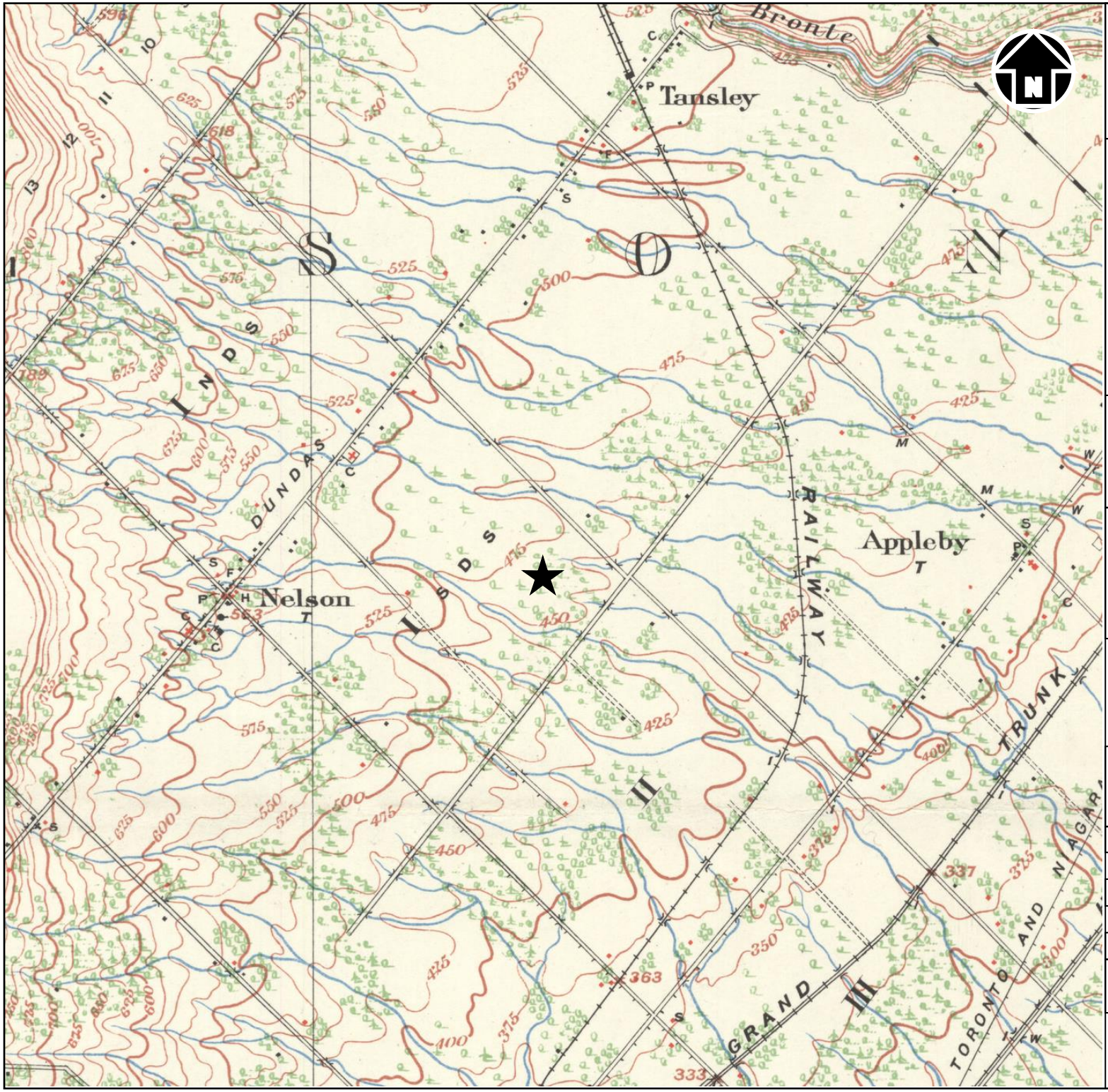


Aerial Photo – 2024



Appendix ‘G’

1. 1909 Topographic Map;
2. 1938 Topographic Map;
3. 1968 Topographic Map, and;
4. 1999 Topographic Map.



LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 301961-E

2. Topographic Map of Ontario, Hamilton Sheet 33.

3. Base map provided by "Department of Militia and Defense, 1909".

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

JEC PROPERTIES INC.

PROJECT TITLE

Phase One Environmental Site Assessment
2105 Headon Road
Burlington, Ontario

DRAWING TITLE

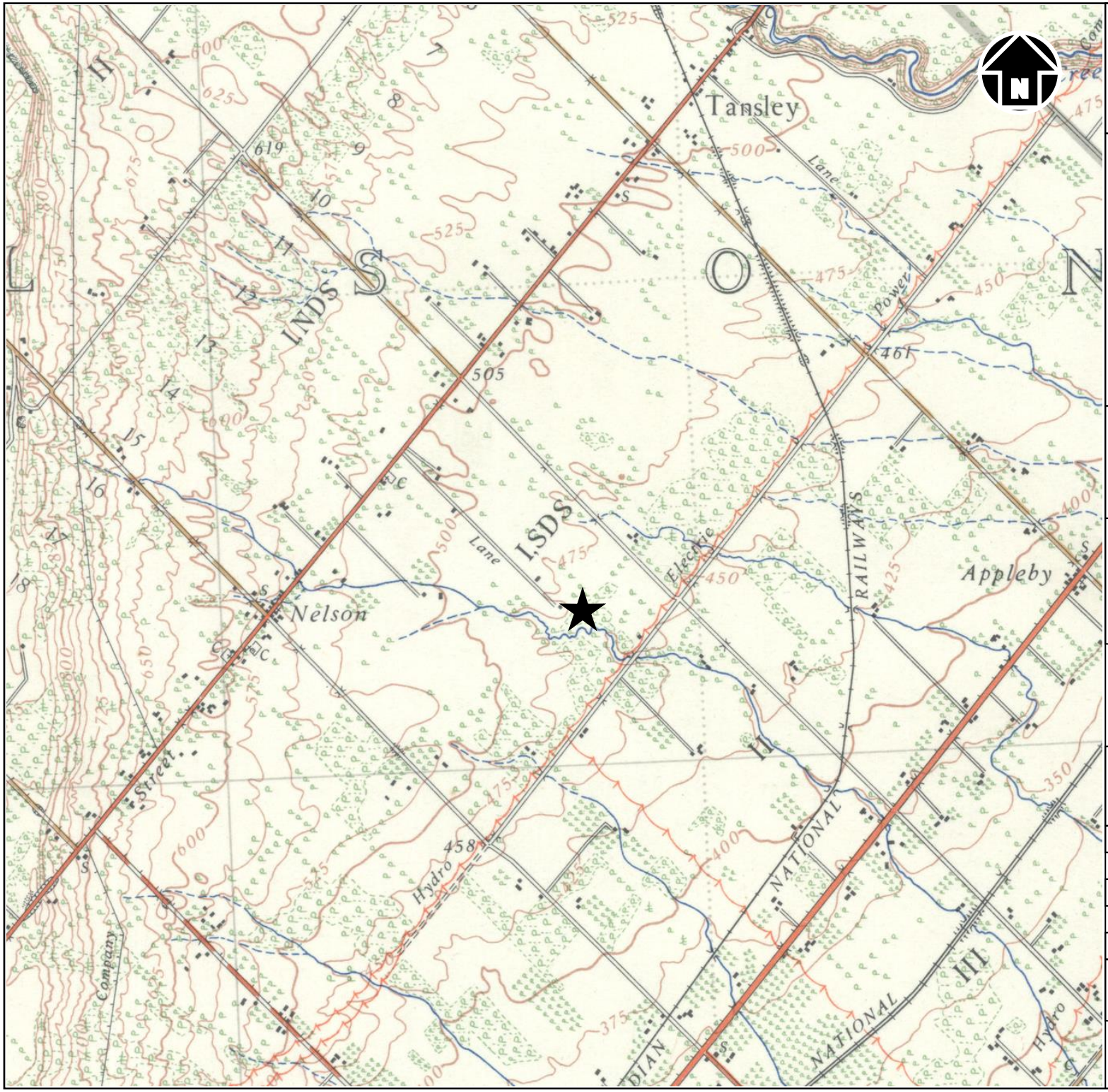
Topographic Map 1909

PROJECT No.	SM 301961-E
SCALE	1: 63,360
DATE	August 2024
CHECKED	KG
DRAWN	PM

FILE NAME

301961 Topo 1909.vsd

DRAWING No. 4A



LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 301961-E

2. Topographic Map of Ontario, Hamilton Sheet 30 M/5.

3. Base map provided by the "Geographical Section, General Staff; Department of National Defence, 1938".

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
JEC PROPERTIES INC.

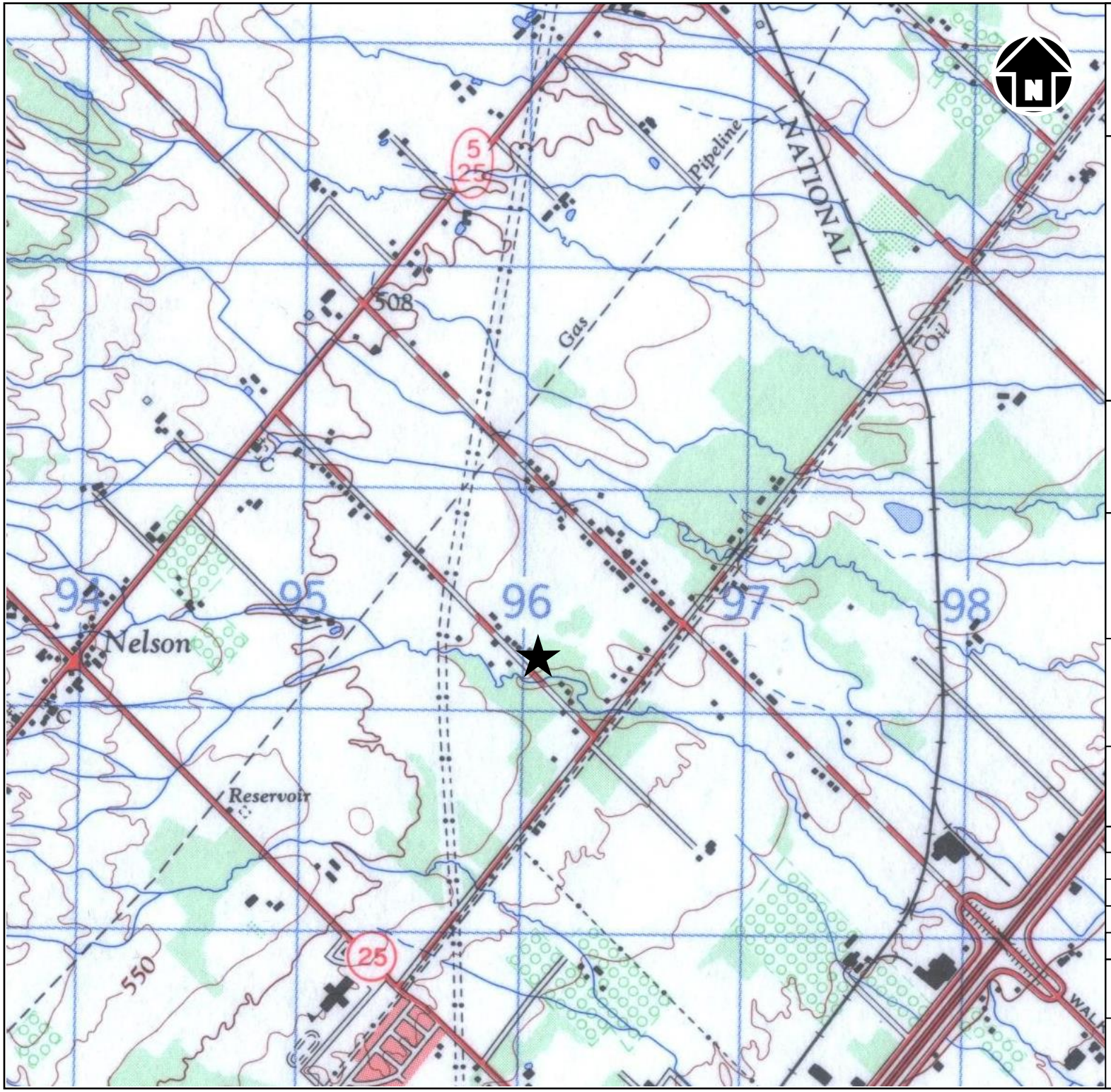
PROJECT TITLE
Phase One Environmental Site Assessment
2105 Headon Road
Burlington, Ontario

DRAWING TITLE
Topographic Map 1938

PROJECT No.	SM 301961-E
SCALE	1: 63,360
DATE	August 2024
CHECKED	KG
DRAWN	PM

FILE NAME
301961 Topo 1938.vsd

DRAWING No. 4B



LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 301961-E

2. Topographic Map of Ontario, Hamilton Sheet 30 M/5 W, Edition 5.

3. Base map provided by the "Mapping and Charting Establishment, Department of National Defence, 1968".

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

JEC PROPERTIES INC.

PROJECT TITLE

Phase One Environmental Site Assessment
2105 Headon Road
Burlington, Ontario

DRAWING TITLE

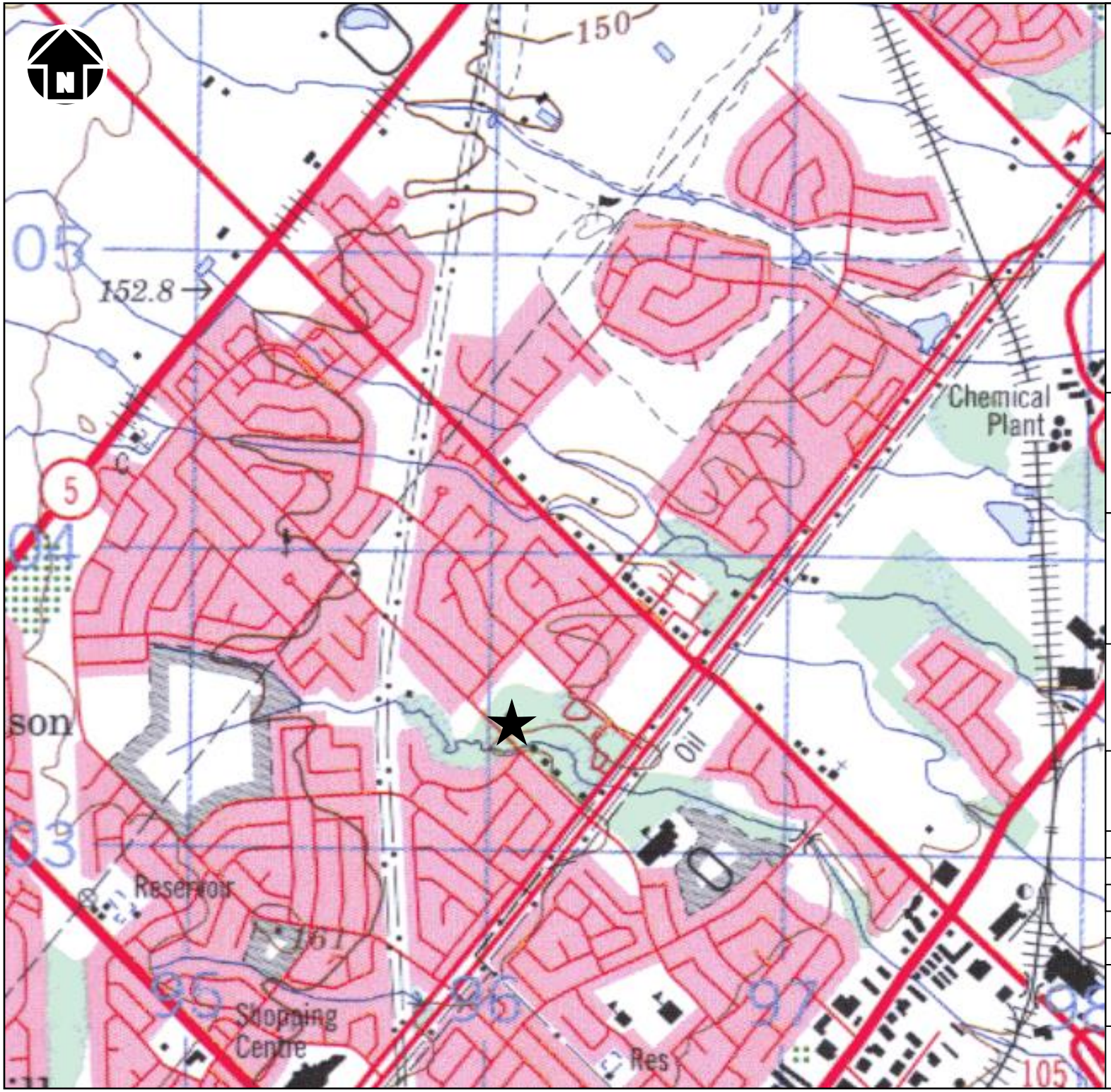
Topographic Map 1968

PROJECT No.	SM 301961-E
SCALE	1: 50,000
DATE	August 2024
CHECKED	IS
DRAWN	PM

FILE NAME

301961 Topo 1968.vsd

DRAWING No. 4C



LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 301961-E

2. Topographic Map of Ontario, Hamilton - Burlington Sheet 30 M/5, Edition 10.

3. Base map provided by "©1999, Her Majesty The Queen in Right of Canada".

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

JEC PROPERTIES INC.

PROJECT TITLE

Phase One Environmental Site Assessment
2105 Headon Road
Burlington, Ontario

DRAWING TITLE

Topographic Map 1999

PROJECT No.	SM 301961-E
SCALE	1: 50,000
DATE	August 2024
CHECKED	KG
DRAWN	PM

FILE NAME

301961 Topo 1999.vsd

DRAWING No. 4D

Appendix ‘H’

1. Qualifications of Assessors

COMPANY BACKGROUND

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] is a Canadian Consulting Engineering firm owned by its senior staff. Over the past thirty years the principals of SOIL-MAT ENGINEERS have undertaken geotechnical investigations in all areas of Hamilton and surrounding area and are familiar with the distinct geology of the area and therefore well-versed with the various soil, bedrock and groundwater conditions. SOIL-MAT ENGINEERS has a staff of over twenty-five engineers and technical staff who specialize in geotechnical assignments, environmental assessments, hydrogeological investigations and construction quality control/assurance projects. The company commenced operation on June 15, 1992 and has undertaken over 5,000 projects since its inception. The firm and all professional staff are in good standing with Professional Engineers Ontario. The company has maintained a current Certificate of Authorisation since it was granted on April 28, 1992. The firm's office and laboratory facilities are located at 401 Grays Road in Hamilton, Ontario.

REPORT AUTHORS

Alex Lajkosz, B.Sc.
Environmental Technician

Mr. Lajkosz has over three years of experience in conducting Phase I ESA research and Phase II ESA fieldwork, including soil and groundwater sampling. Mr. Lajkosz has also been a key project member on a number of Phase I Environmental Site Assessment projects, including species at risk assessments for numerous construction projects throughout the Greater Toronto Area.

Keith Gleadall, B.A., EA Dipl.
Vice-President [Senior Professional]

Mr. Gleadall has over fourteen years of experience in conducting Phase I, II and III Environmental Site Assessments and has successfully completed the requirements of the Associated Environmental Site Assessors of Canada and a Post Graduate Diploma in Environmental Site Assessment from Niagara College. Mr. Gleadall is responsible for undertaking numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects, together with Phase I, II and III Environmental Site Assessments. Projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes, the decommissioning of a former dry cleaning facility and numerous 'dig and dump' remediation projects.

Stephen R. Sears, B. Eng. Mgmt., P. Eng.
Director [Senior Professional]

Mr. Sears has over twenty-two years of experience in the geotechnical and geo-environmental fields. Mr. Sears holds current Consulting Engineer designations with the Professional Engineers Ontario and the Association of Professional Engineers and Geoscientists of Saskatchewan and has supervised the geotechnical investigations for numerous industrial, commercial and residential development projects in Southern Ontario, slope stability assignments associated with Hamilton Conservation Authority, Conservation Halton and Niagara Peninsula Conservation Authority requirements, and several high rise developments throughout Ontario. Mr. Sears has also been involved in geotechnical and hydrogeological investigations for industrial park developments in the Greater Toronto Area and Niagara Peninsula. Some of Mr. Sears' projects have included the decommissioning and reconstruction of underground and above ground fuel oil storage tanks in Ontario and Saskatchewan, the study of the containment structures at a number of Petroleum Storage Facilities in Ontario and numerous 'dig and dump' remediation projects.