PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

484-490 PLAINS ROAD EAST, BURLINGTON, ONTARIO

Project No. 161-09479-00

Prepared for:
National Homes (Plains Road) LP

July 5, 2017

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July 5, 2017

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Attention: **Mr. Jason Pantalone**

Subject: **Phase One Environmental Site Assessment**
484-490 Plains Road East, Burlington, Ontario
Project No. 161-09479-00

Dear Sir,

WSP conducted a Phase One Environmental Site Assessment (ESA) under the Ontario Regulation (O. Reg.) 153/04 for the property located at 484-490 Plains Road East, Burlington, Ontario to support site plan approval prior to residential re-development.

The findings of the Phase One ESA indicated that there are Areas of Potential Environmental Concern (APECs) on the Subject Property, and as such, further investigation is recommended. Given the proposed change in land use, a Record of Site Condition (RSC) in accordance with O. Reg. 153/04 is required, and a Phase Two ESA must be completed prior to the filing of the RSC.

Yours truly,

WSP Canada Inc.

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1 EXECUTIVE SUMMARY

WSP was retained by Mr. Jason Pantalone of National Homes (Plains Road) LP, to conduct a Phase One Environmental Site Assessment (ESA) at 484-490 Plains Road East, Burlington, Ontario to support site plan approval in support of residential re-development. It is WSP's understanding that a Record of Site Condition (RSC) is required in accordance with O. Reg. 153/04 due to the intended change in land use of the Phase One Property (herein referred to as the 'Subject Property').

The objective of this assessment was to determine any real or potential environmental liabilities associated with the Subject Property through the completion of a historical records review, site reconnaissance, and interviews. The results of the Phase One ESA are documented in this report and reflect conditions observed at the time of the site reconnaissance.

A summary of the findings of this Phase One ESA is provided below:

1. **Description of the Subject Property**: The Subject Property is irregular in shape, with an area of approximately 1.84 hectares (4.5 acres), based on information provided by the City of Burlington Interactive Mapping Resource. The Subject Property is currently a commercial property occupied by three commercial structures, consisting of: a rectangular shaped retail building at 484 Plains Road East, a rectangular shaped commercial gaming facility at 484 Plains Road East, and an L-shaped multi-unit commercial plaza at 490 Plains Road East. The Subject Property was developed into its current configuration between the mid-1960s and the mid-1970s. Between 1979 and 1989, a dry cleaner existed at the southern third of the retail structure at 484 Plains Road East.

2. **Description of neighbouring properties**: The first use of properties within the Phase One Study Area primarily consisted of agricultural properties with associated residences. Since then, beginning in the late-1950s, development of the Phase One Study Area began with residences followed by commercial properties along Plains Road East. The physical configuration of the Phase One Study Area has been essentially unchanged since circa 1986.

3. **Topography:** The Subject Property is relatively flat with an elevation of approximately 97 m above sea level (masl). Within the Phase One Study Area, the elevation decreases generally in a southeasterly direction (i.e., from approximately 100 masl at the northwestern boundary to approximately 90 masl at the southeastern boundary). As such, the inferred shallow groundwater flow direction is southeasterly.

4. **Area of natural significance (ANSI):** The Subject Property is not considered to be ANS and the Subject Property is not considered to be environmentally sensitive as per O. Reg. 153/04.

5. **Water Bodies**: There are currently no water bodies on or within 30 m of the Subject Property. The closest water body to the Subject Property is an unnamed tributary located 85 m southwest of the Property. This unnamed tributary flows into Lake Ontario, which is located approximately 1.27 km southeast of the Subject Property.

6. **Soil and bedrock type:** The Subject Property and properties within the Phase One Study Area are located on an area of coarse-textured glaciolacustrine deposits consisting of sand, gravel,

minor silt and clay (i.e., coarse-textured soils anticipated). Bedrock in the area of the Subject Property and the Phase One Study Area is part of the Queenston Formation consisting of shale, limestone, dolostone, and siltsone, and is anticipated at depths greater than 17 mbgs.

7. **Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs):** Based on the records review, interview and site reconnaissance, PCAs were identified within the Phase One Study Area and on the Subject Property. Based upon the Phase One Conceptual Site Model, each of the PCAs have been assessed and four APECs were identified on the Subject Property.

AREA OF POTENTIAL ENVIRONMENTAL CONCERN	LOCATION OF POTENTIAL ENVIRONMENTAL CONCERN ON PHASE ONE PROPERTY	POTENTIALLY CONTAMINATING ACTIVITY (PCA)		LOCATION OF PCA (ON OR OFF-PROPERTY)	POTENTIAL CONTAMINANTS OF CONCERN	MEDIA POTENTIALLY IMPACTED (GROUNDWATER, SOIL AND/OR SEDIMENT)
APEC-1	Asphalt-paved parking areas on the Subject Property	N/A	De-icing Activities	On-Property	EC and SAR Sodium and Chloride	Soil Groundwater
APEC-2	Southern third of the structure at 484 Plains Road East and the southern areas of the Subject Property	37.	Operation of Dry Cleaning Equipment (where chemicals are used)	On-Property	VOCs	Soil and Groundwater
APEC-3	Entire area of the Subject Property	30.	Importation of Fill Material of Unknown Quality	On-Property	Metals, As, Sb, Se, CN^-, B-HWS, Cr(VI), Hg, high pH, low pH PAHs	Soil and Groundwater
APEC-4	Northeastern boundary of the Subject Property	28. 37.	Gasoline and Associated Products Storage in Fixed Tanks Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Property	Metals, As, Sb, Se PHCs VOCs	Soil and Groundwater

Based on the findings of this Phase One ESA, further investigation of the environmental quality of the soil and groundwater is warranted. A RSC, cannot be filed based solely on this Phase One ESA. The ESA findings are subject to the limitations and qualifiers included as **Section 8.3** of this report.

2 INTRODUCTION

The Phase One Property (herein referred to as the 'Subject Property') is located on the south side of Plains Road East, approximately 425 m southwest of the intersection of Plains Road East and King Road in a mixed residential, institutional, and commercial area within the City of Burlington, Ontario (Municipally addressed: 484-490 Plains Road East, Burlington, Ontario). A site location map is provided as **Figure 1**.

The Subject Property is irregular in shape, with an area of approximately 1.84 hectares (4.5 acres), based on information provided by the City of Burlington Interactive Mapping Resource. The Subject Property is currently a commercial property occupied by three structures, consisting of: a rectangular retail building at 484 Plains Road East, a rectangular gaming facility at 484 Plains Road East, and an L-shaped multi-unit commercial plaza at 490 Plains Road East.

It is WSP's understanding that residential development is proposed for the Subject Property. As such, in accordance with O. Reg. 153/04, a Record of Site Condition (RSC) will be required prior to redevelopment.

2.1 PHASE ONE PROPERTY INFORMATION

Information for the Subject Property is provided in the table below.

Table 2-1 Property Information

CRITERIA	PHASE ONE PROPERTY INFORMATION
Current Site Owner(s)	Mr. William Heck
Phase One Representative	Mr. Jason Pantalone National Homes (Plains Road) LP 291 Edgeley Boulevard, Suite 1 Concord, Ontario L4K 3Z4 Tel: 905-669-9199 E-mail: jpantalone@natiionalhomes.com
Municipal Address	484-490 Plains Road East, Burlington, Ontario
Property Identification Numbers (PINs)	07106-0046 (LT) and 07106-0047 (LT)
Legal Description	Part of Lot 24, Registered Plan 833 and Part of Lot 3, Broken Front Concession

A topographic plan of survey dated June 8, 2017 for the Subject Property was provided by the Phase One Representative, and is attached as **Appendix A**.

3 SCOPE OF INVESTIGATION

The primary purpose of the assessment was to:

- Determine the actual or potential environmental liabilities at the Subject Property;
- Characterize any liabilities or environmental concerns;
- Assess the potential environmental risks; and
- Provide a basis for subsequent investigation of the Subject Property based on the Phase One ESA findings.

As such, the objective of the assignment was:

- Undertake a Phase One ESA for the Subject Property in accordance with O. Reg. 153/04.

The scope of the investigation includes:

- Records Review;
- Interviews (and Correspondence); and
- Site Reconnaissance.

4 RECORDS REVIEW

Below is a summary of the records review undertaken by WSP as part of this Phase One ESA. The records review provides information regarding the physical setting, history of development, and land use related to the Subject Property and properties located within the Phase One Study Area. Information sources are summarized in the following table.

Table 4-1 Summary of General Records Review

SOURCE	RECORDS REVIEW RESULT
(i) Phase One Study Area Determination	The Phase One ESA Study Area for this undertaking included properties wholly, or partly, within 250 m of the boundaries of the Subject Property. Properties wholly beyond 250 m of the Subject Property boundaries were not added to the Phase One Study Area as land uses were not significantly different from those within the Study Area.
(ii) First Developed Use Determination	The first developed use of the Subject Property was determined by a review of a historical mapping sources and city directories, and is expected to be commercial uses on previously agricultural lands. The 1880 Ontario County Map of East Flamborough illustrates that the Subject Property was used for agriculture under the ownership of Thomas Smith.
(iii) Fire Insurance Plans (FIPs)	A review of the catalogue of Canadian FIPs 1875-1975 in Ontario Collections from the Metro Toronto Reference Library was searched for information regarding the Subject Property and neighbouring properties within the Phase One Study Area. No coverage for the Subject Property or for properties within the Phase One Study Area was available.
(iv) Chain of Title	A land title search has not been completed by WSP as part of this Phase One ESA.
(v) Environmental Reports	No previous environmental reports were provided to WSP for review at the time of preparation of this Phase One ESA.
(vi) City Directories	A search of the city directories available for review at the Toronto Reference Library was undertaken in order to determine historical occupants of the Phase One Study Area. This search was conducted based on available municipal addresses, and city directories between 1957 and 2011 were reviewed at approximately 5-year time intervals. City directories prior to 1957 for the City of Burlington were unavailable. This search was completed by LGI Copy Service Canada (LGI), and LGI's findings are attached as **Appendix B**. For the years searched, listings for the Subject Property began in 1961 with a single commercial business (i.e., Loblaws Groceteria) and evolved over the years into a multi-tenant commercial property in 2011. For properties within the Phase One Study Area, listings were noted beginning in 1957 with predominantly residential occupants. Gradual residential, institutional, commercial, and light industrial development across the entire Phase One Study Area spanned the timeframe between 1961 and 2011. Relevant significant environmental information (i.e., potential contaminating activities) obtained from these directories concerning the Subject Property and properties within the Phase One Study Area are summarized below.

SOURCE	RECORDS REVIEW RESULT
	• The Subject Property was listed for dry cleaning operations between 1976 and 1999; • 396 Plains Road East was listed for dry cleaning operations in 1976; • 516 Plains Road East was listed for dry cleaning operations from 1986 to 2011; • 418, 419, 434, and 516 Plains Road East were historically listed as gasoline service stations generally between 1966 and 1991; • Plains Road East was listed as a gasoline service station from 1957 to 2011; • 545, 547, and 559 Plains Road East were listed as commercial auto body shops from 2006 to 2011, 1986 to 2011, and 1957 to 2011, respectively; • at 419 Plains Road East was listed for the potential storage of mechanized equipment from 1976 to 2011; and • 524 Mary Street was listed for a communication booster station between 1976 and 1991.

4.1 ENVIRONMENTAL SOURCE INFORMATION

Table 4-2 Summary of Environmental Records

SOURCE		RECORDS REVIEW RESULT
(i)	National Pollutant Release Inventory – Environment Canada (1993-2013)	A search of the National Pollutant Release Inventory, published by Environmental Canada, indicated that the Subject Property and properties within the Phase One Study Area were not registered in the National Pollutant Release Inventory database over the years indicated.
(ii)	Ontario Inventory of PCB Storage Sites – Ontario MOE (1999, 2003)	A review of the Ontario MOE Inventory of PCB Storage Sites in Ontario (1999, 2003) indicated that the Subject Property and properties within the Phase One Study Area were not registered as PCB storage sites.
(iii)	Certificates of Approval (CofA) – Ontario MOE	A review of the MOE's online Environmental Registry revealed no information related to proposals, permits or infractions for the Subject Property or for any properties within the Phase One Study Area.
(iv)	Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario - Ontario MOE	A review of the inventory documenting former coal gasification plants and industrial sites producing and using coal tar and related tars revealed that all of these sites are located outside of the Phase One Study Area.
(v)	Dangerous Goods Accident Information System (DGAIS) Database 1988-2002	A review of the DGAIS Database indicated that there were several records of accidental spill and leak incidents occurring on railway tracks located within the municipal boundaries of Burlington, Ontario between 1988 and 2002. However, there are no current and/or historical railways located within the Phase One Study Area or on the Subject Property.
(vi)	MOE Hazardous Waste Information System (HWIS)	A review of the Ontario MOE HWIS database for the years 1994, 1999, 2001, 2003, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, and 2014 indicated that the Subject Property was registered as an O. Reg. 347 Waste Generator over these years. The following HWIS record was found for the Subject Property:

SOURCE	RECORDS REVIEW RESULT

	• ON0476800 (1994) for Aldershot Dry Cleaning & Laundromat at 484 Plains Road East – Waste Code #: 241 (Halogenated Solvents).
	  ▪ Part of the Subject Property
	• ON2285214 (1999, 2001) for Shoppers Drug Mart at 484 Plains Road East – Waste Code #s: 261 (Pharmaceuticals) and 312 (Pathological Wastes).
	  ▪ Part of the Subject Property
	• ON2555000 (2001) for Aldershot Home Hardware at 484 Plains Road East – Waste Code #s: 112 (Acid Waste – Heavy Metals), 121 (Alkaline Wastes – Heavy Metals) and 146 (Other Specified Inorganics).
	  ▪ Part of the Subject Property
	In addition, the following HWIS records were found for properties within the Phase One Study Area:
	• ON0670218 (1994, 1999, 2001) for U-Haul Co. (Canada) Ltd. at 419 Plains Road East – Waste Code #s: 213 (Petroleum Distillates) and 252 (Waste Oils & Lubricants).
	  ▪ Approximately 150 m west of the Subject Property
	• ON0040707 (1994, 1999, 2001, 2003, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014) for City of Burlington Kiwanis Arena at 494 Townsend Avenue – Waste Code #s: 213 (Petroleum Distillates), 251 (Oil Skimmings & Sludges) and 252 (Waste Oils & Lubricants).
	  ▪ Approximately 234 m southeast of the Subject Property
	• ON0069006 (2001, 2003, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014) for The Regional Municipality of Halton Health Department Ambulance Services at 1018 Willowbrook Road – Waste Code #s: 150 (Inert Inorganic Wastes) and 251 (Oil Skimmings & Sludges).
	  ▪ Approximately 185 m west of the Subject Property
	• ON7029790 (2005, 2006, 2010) for Maplehurst Public School (Halton District School Board) at 481 Plains Road East – Waste Code #: 243 (PCBs)
	  ▪ Approximately 35 m north of the Subject Property
	• ON6161968 (2007) for David Balan at 1038 Willowbrook Road – Waste Code #s: 145 (Paint/Pigment/Coating Residues) and 263 (Organic Laboratory Chemicals).
	  ▪ Approximately 190 m west of the Subject Property
	• ON5073925 (2009, 2010, 2011, 2012, 2013, 2014) for NewLife Facility at 418 Plains Road East – Waste Code #: 312 (Pathological Wastes).
	  ▪ Approximately 155 m southwest of the Subject Property
	• ON6889336 (2009) for Petrol Canada at 559 Plains Road East – Waste Code #: 251 (Oil Skimmings & Sludges).
	  ▪ Approximately 245 m northeast of the Subject Property
	• ON5910797 (2011) for Husky Energy at 559 Plains Road East – Waste Code #: N/A
	  ▪ Approximately 245 m northeast of the Subject Property
	• ON4795280 (2012, 2013, 2014) for Husky Oil Operations Ltd. at 559 Plains Road East – Waste Code #: 221 (Aromatic Solvents)
	  ▪ Approximately 245 m northeast of the Subject Property

SOURCE		RECORDS REVIEW RESULT
(vii)	MOECC Freedom of Information Request	A request was submitted to the MOECC Freedom of Information and Protection of Privacy Office (included in **Appendix C**) to determine if there were any environmental incidents or violations associated with the Subject Property; whether any Control Orders have been issued; whether there have been any other environmental concerns associated with the property such as complaints, inspections, etc.; whether any environmental investigations have been carried out regarding the Subject Property; and, to determine if the Ministry's Spills Action Centre's (SAC's) files contain any reported spills that had occurred in the vicinity of the site. Note that the SAC's database dates back only to 1988 and many of the occurrences on file have only been reported voluntarily. In addition, the MOECC was requested to search their files (all years) regarding the following parameters: air emissions, water, sewage, wastewater and pesticides. Files pertinent to this investigation would include, though are not limited to: regulatory permits, records; material safety data sheets; underground utility drawings; inventories of chemicals, chemical usage and chemical storage areas; inventory of aboveground storage tanks and underground storage tanks; monitoring data, including that done at the request of the MOECC; historical and current waste management, receiver and generator records; process, production and maintenance documents related to areas of potential environmental concern; spills/discharge records; emergency and contingency plans; environmental audit reports; site plan of facility showing areas of production and manufacturing. A response has not yet been received from the MOECC. National Homes (Plains Road) LP, will be made aware of any records identified by the MOECC file search, when a response is received from the Ministry. Additional fees may be charged if a large volume of records is found.
(viii)	Brownfields Environmental Site Registry	A review of the Brownfields Environmental Site Registry database indicated that a Record of Site Condition (RSC) has not been filed for the Subject Property. Within the Phase One Study Area, records of RSCs were located at the following properties and are summarized below: • **RSC Registration #: 2565**, 396 and 402 Plains Road East; Filing Date: January 6, 2006; Certification Date: December 1, 2005; Applicable Standards: Full Depth Site Condition Standards with Non-Potable Ground Water, Coarse Textured Soils for Residential/Parkland/Institutional Property Use ▪ Current/Intended Property Use: Residential/Residential ▪ Located approximately 225 m southwest of the Subject Property • **RSC Registration #: 73317**, 546 Plains Road East; Filing Date: March 18, 2010; Certification Date: March 10, 2010; RSC Filed Based on Phase One ESA alone ▪ Current/Intended Property Use: Commercial/Residential ▪ Located approximately 170 m northeast of the Subject Property • **RSC Registration #: 217927**, 457 Plains Road East; Filing Date: May 7, 2015; Certification Date: February 6, 2014; Applicable Standards: Full Depth Generic Site Condition Standards with Potable Ground Water, Coarse Textured Soils for Residential Property Use ▪ Current/Intended Property Use: Commercial/Residential ▪ Located approximately 40 m northwest of the Subject Property • **RSC Registration #: 221128**, 405 Plains Road East; Filing Date: February 9, 2016; Certification Date: November 10, 2015; Applicable Standards: Full Depth

SOURCE		RECORDS REVIEW RESULT
		Generic Site Condition Standards with Non-Potable Ground Water, Coarse Textured Soils for Residential Property Use ▪ Current/Intended Property Use: Commercial/Residential ▪ Located approximately 205 m west of the Subject Property
(ix)	Technical Standards and Safety Authority (TSSA)	A request was sent to a representative of the TSSA for any records pertaining to the Phase One Property and adjoining properties with regards to registered underground storage tanks (USTs) and above ground storage tanks (ASTs) containing petroleum products. It should be noted that the TSSA database only lists registered municipal addresses and those records updated between 1987 and present day. It was reported via email that there are no records of any ASTs and/or USTs located at the Subject Property. However, within the Phase One Study Area, the TSSA reported the following records for ASTs and/or USTs located in their database: • Four expired USTs at 418 Plains Road East ▪ Approximately 155 m southwest of the Subject Property • Three active USTs at 559 Plains Road East ▪ Approximately 245 m northeast of the Subject Property
(x)	IEnvironmental Registry – Government of Ontario	A search of the Environmental Registry indicated that the Subject Property and properties within the Phase One Study Area were not listed in this database.
(xi)	Waste Disposal Site Inventory - Ontario MOE (1991)	A review of a Waste Disposal Site Inventory published by the MOE indicated that there are no active and/or closed waste disposal sites within a 1 km radius of the Subject Property.
(xii)	Areas of Natural Significance	The Ontario Ministry of Natural Resource and Forestry Online Mapping Services (MNR database), the City of Burlington Official Plans (October 2008; Updated July 2015), the Oak Ridges Moraine Conservation Plan Land Use Designation Map, and the Niagara Escarpment Plan Maps were reviewed to determine if any areas of natural significance are present on the Subject Property or within the Phase One Study Area. Based on this review, it was determined that the Subject Property is not considered to be an area of natural significance in accordance with O. Reg. 153/04.

4.2 PHYSICAL SETTING SOURCES

Table 4-3 Summary of Physical Setting Sources

SOURCE		RECORDS REVIEW RESULT
(i)	Aerial Photographs – Canadian County Atlas Digital Project, National Air Photo Archives, City of Burlington Interactive Maps	A historical map from the Canadian County Atlas Digital Project for the Township of East Flamborough was available for the year 1880, indicating that the Subject Property was used for agricultural purposes, and was owned by Thomas Smith. Aerial photographs for the years 1950, 1965, and 1986 were obtained from the National Archives Collection, and were reviewed. The City of Burlington Interactive Mapping Resource was used to obtain aerial photographs from 1998 and 2015. Google Earth was used to obtain an aerial photograph from

SOURCE	RECORDS REVIEW RESULT
	2005. Copies of the historical map and aerial photographs are available as **Appendix D**. Information inferred from these photographs are summarized below. <u>1950</u>: • Subject Property: The Subject Property is an agricultural property with structures located on the central-eastern area, which are surrounded with agricultural fields. An orchard appears on the northern extent of the Subject Property. • Adjacent Properties: Agricultural properties comprising of fields surround the Subject Property to the eastern, southern, and western adjacent directions. An orchard appears on a northeastern adjacent property. Modern day Plains Road East borders the northern boundary of the Subject Property. • Phase One Study Area: Agricultural properties, comprising primarily of vacant agricultural fields and associated residences and structures surround the Subject Property to the northern, eastern, southern and western neighbouring directions. Orchards are observed on the northern extent of the Phase One Study Area. <u>1965:</u> • Subject Property: The previous agricultural configuration of the Subject Property no longer exists as the Property appears to have been redeveloped into a commercial property with a structure located in the central areas. • Adjacent Properties: Adjacent properties along the eastern and western boundaries of the Subject Property are part of residential subdivisions. Modern day Plains Road East borders the northern boundary of the Subject Property. The southern adjacent property no longer appears to be agricultural but is vacant land. • Phase One Study Area: The configuration of the Phase One Study Area appears to be dominated by residential subdivisions. Commercial properties appear along northeastern and southwestern neighbouring directions along Plains Road East. <u>1986:</u> • Subject Property: Additional development is observed on the Subject Property as the Property now consists of three commercial structures, all surrounded by apparent asphalt-paved surfaces. • Adjacent Properties: Adjacent properties along the eastern, southern, and western boundaries of the Subject Property appear to be part of residential subdivisions. Modern day Plains Road East borders the northern boundary of the Subject Property. • Phase One Study Area: The configuration of the Phase One Study Area appear similar to the 1965 aerial photograph. <u>1998:</u> • Subject Property: Similar configuration to the 1986 aerial photograph. • Adjacent Properties: Similar configuration to the 1986 aerial photograph. • Phase One Study Area: Similar configuration to the 1986 aerial photograph. <u>2005:</u> • Subject Property: Similar configuration to the 1998 aerial photograph. • Adjacent Properties: Similar configuration to the 1998 aerial photograph. • Phase One Study Area: Similar configuration to the 1998 aerial photograph. <u>2015:</u> • Subject Property: Similar configuration to the 2005 aerial photograph.

SOURCE		RECORDS REVIEW RESULT
		• Adjacent Properties: Similar configuration to the 2005 aerial photograph. • Phase One Study Area: Similar configuration to the 2005 aerial photograph.
(ii)	Topography, Hydrology, Geology	Based on a review of topography, the Subject Property is relatively flat with an elevation of approximately 97 m above sea level (masl). Within the Phase One Study Area, the elevation decreases generally in a southeasterly direction (from the northwestern boundary at approximately 100 masl to approximately 90 masl on the southeastern boundary). Based on this topography, the inferred shallow groundwater flow direction is southeasterly. Topographic contours for the Subject Property and the Phase One Study Area are presented on **Figure 2.** According to the surficial geology map provided by the Ontario Geological Survey (OGS) Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, the Subject Property and properties within the Phase One Study Area are located on an area of coarse-textured glaciolacustrine deposits consisting of sand, gravel, minor silt and clay (i.e., coarse-textured soils anticipated). According to bedrock maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, bedrock in the area of the Subject Property and the Phase One Study Area is on the Queenston Formation consisting of shale, limestone, dolostone, and siltsone. According to physiography maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, the Subject Property is situated on sand plains.
(iii)	Fill Materials	Based on a review of aerial photographs and satellite images, it appears that the Subject Property was developed into its current physical commercial configuration from an agricultural property sometime between 1965 and 1986. During development is it likely that existing topsoil from the previous agricultural property may have been bladed off during earthworks, and fill material be brought in during grading activities and the construction of foundations. As such, fill materials may be present underneath the Subject Property as a result of previous construction and grading activities.
(iv)	Water Bodies and Areas of Natural Significance	According to the Ministry of Natural Resources database, there are currently no water bodies on or within 30 m of the Subject Property. The closest water body to the Subject Property is an unnamed tributary located 85 m southwest of the Property. This unnamed tributary flows into Lake Ontario, which is located approximately 1.27 km southeast of the Subject Property. As noted in Table 4-2, (xii), the Subject Property is not considered to be an area of natural significance in accordance with definitions with O. Reg. 153/04. As such, the Subject Property is not considered to be environmentally sensitive.
(v)	Well Records	As part of this Phase One ESA, well records maintained by the MOECC were reviewed. A search of these records indicates that there are no water wells located on the Subject Property. Within the Phase One Study Area, there are 16 records of installed water wells. A review of these records indicates that the water wells within the Phase One Study Area were drilled to a maximum depth of approximately 17 mbgs and bedrock was not encountered. Information regarding the depth of well, date of drilling, well use, materials encountered and depth to groundwater are presented below and the water well locations are presented on **Figure 2**.

SOURCE **RECORDS REVIEW RESULT**

MOE Well ID (Date of Well Completion)	Depth of well (mbgs)	Use	Most common material	Depth of each material (mbgs)	Depth to ground water (mbgs)
7132901 (September 1, 2009)	4.57	Test Hole	Brown Fill; Red Sand; Red Sand	0 – 1.52; 1.52 – 3.05; 3.05 – 4.57	N/A
7172375 (October 27, 2011)	17.0	Test Hole	Brown Fill; Brown Sand; Brown Sand; Grey Sand	0 – 2; 2 – 8; 8 – 13; 13 – 17	N/A
7232991 (June 24, 2014)	N/A	N/A	N/A	N/A	N/A
7164319 (May 4, 2011)	4.88	Test Hole	Brown Gravel; Red Sand	0 – 1.22; 1.22 – 4.88	N/A
7154292 (September 6, 2010)	N/A	N/A	N/A	N/A	N/A
7156458 (September 6, 2010)	N/A	N/A	N/A	N/A	N/A
7121840 (March 13, 2009)	N/A	N/A	N/A	N/A	N/A
7051410 (October 12, 2007)	4.57	Observation Well	Brown Sand	0 – 4.57	3.0
7244745 (April 2, 2015)	N/A	N/A	N/A	N/A	N/A
7216631 (December 9, 2013)	9.14	Monitoring Well	Brown Fill; Brown Sand	0 – 4.27; 4.27 – 9.14	N/A
7232373 (September 25, 2014)	7.62	Monitoring Well	Brown Sand; Grey Clay	0 – 6.71; 6.71 – 7.62	N/A
2810501 (February 12, 2006)	6.6	Observation Well	Brown Sand; Grey Clay	0 – 6; 6 – 6.6	4.5
7218435 (March 10, 2014)	N/A	N/A	N/A	N/A	N/A
2810202 (March 17, 2005)	5.5	Test Hole	Brown Sand; Red Silt; Red Sand; Brown Sand	0 – 0.35; 0.35 – 2.3; 2.3 – 3.8; 3.8 – 5.5	N/A
2810314 (June 16, 2005)	N/A	Abandoned – Not Used	N/A	N/A	N/A
7118811 (May 20, 2008)	N/A	Abandoned – Not Used	N/A	N/A	N/A

Note: The MOE Well ID 7118811 is part of a cluster of 11 monitoring wells. However, only one record of this cluster is located within 250 m of the Subject Property.

4.3 SITE OPERATING RECORDS

To be classified as an enhanced investigation property, the Subject Property must be used or have been used in whole or in part for any of the follows uses:

- any industrial use,
- as a garage,
- as a bulk liquid dispensing facility, including a gasoline outlet, or
- for the operation of dry cleaning equipment

Based on a review of the Ontario MOE HWIS database and city directories, it was revealed that the Subject Property (at 484 Plains Road East) was used as a dry cleaner between approximately 1976 and 2001. As such, the Subject Property is considered an enhanced investigation property. Site operating records were requested from the owner of the Subject Property, however, documentation was not available for WSP to review.

5 INTERVIEWS

Table 5-1 Details of Interview

REQUIRED INFORMATION	SPECIFICS
i. Date, place, and method of the interviews and the name of person being interviewed	Date: July 11, 2016 (during the site reconnaissance)
	Place: on the Subject Property
	Interview method: in-person
	Interviewee: Mr. William Heck of the House of Limerick Ltd.
	Interviewer: Eugene Ma, Environmental Engineer at WSP Canada Inc.
ii. Reason why the person was identified as an interview subject	Mr. William Heck is the owner of the Subject Property.
iii. Relevant information concerning potentially contaminating activity and areas of potential environmental concern noted by the interviewer.	During the site reconnaissance, Mr. William Heck communicated that the structures on the Subject Property were constructed between the mid-1960s and the early 1970s, at around the time of Mr. Heck's acquisition of the Subject Property. Additional information regarding the former on-Property dry cleaner at 484 Plains Road East was requested from Mr. Heck. Unfortunately, there was a lack of documentation and site operating records were not available. However, Mr. Heck did recall the following information: • The dry cleaner was located at the southern third of the structure at 484 Plains Road East, and operated between circa 1979 and 1989. These dates contradict information found from environmental records and databases; however, this information from interviews was found to be credible given this first-hand account from the Subject Property owner. • There was only one entrance into the dry cleaner unit and was located on the eastern part of the structure. Two dry cleaning machines were previously located near the entrance to the unit (i.e., eastern area of the structure) with chemical storage at the rear (i.e., western area of the structure). Deliveries and waste removal from the unit were believed to have occurred via the entrance into the dry cleaner. • Following departure of the dry cleaner unit, the premises were converted and used as a pharmacy (until the mid-2010s), and then subsequently as a dollar store (since 2015). As part of the conversion of property use, interior and exterior renovations occurred, which included flooring replacements, removal of the original eastern entrance to the former dry cleaner, and changes to the exterior infrastructure of the building. No other potentially contaminating activities or items of environmental concern were identified by Mr. Heck.

6 SITE RECONNAISSANCE

Table 6-1 Site Reconnaissance Investigation Notes

REQUIRED INFORMATION	SPECIFICS
i. date and time of the investigation	July 11, 2016 from 09:00 to 11:00
ii. weather conditions	July 11, 2016: The temperature was approximately 19°C and weather conditions were clear and sunny
iii. the length of time of the investigation	2.0 hours on July 11, 2016
iv. whether the facility was operating at the time of the investigation, where the phase one property is an enhanced investigation property that is currently being used for one of the uses described in clause 32 (1) (b) of the regulation	At the time of the site reconnaissance, the Subject Property is currently a commercial property occupied by three commercial structures, consisting of: a rectangular shaped commercial store (i.e., dollar store) at 484 Plains Road East, a rectangular shaped commercial gaming facility at 484 Plains Road East, and an L-shaped multi-unit commercial strip plaza at 490 Plains Road East. Based on the historical use of part of the Subject Property at 484 Plains Road East as a dry cleaner, the Subject Property is considered an enhanced investigation property as described in clause 32 (1) (b) of O. Reg. 153/04 . However, site operating records for this former dry cleaner were unavailable, and its premises have been renovated into a store.
v. The name and qualifications of the person conducting the investigation	Principal Site Investigator: Eugene Ma, M.A.Sc., P.Eng., Environmental Engineer Qualified Person: Carolyn Adams, M.A.Sc., P.Eng., QP_{ESA}, Director of Environmental Management

6.1 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

The following table summarizes the specific site reconnaissance observations.

Table 6-2 Site Reconnaissance Observations

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
General	
i. Subject Site Structures and Improvements including Below-Ground Structures	Based on information communicated by Mr. William Heck, the Subject Property was developed between the mid-1960s and the early 1970s: first with the central rectangular gaming facility at 484 Plains Road East, followed by the eastern L-shaped multi-unit commercial plaza at 490 Plains Road East, and finally the western rectangular shaped store at 484 Plains Road East.

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
ii. Underground Storage Tanks (UST)	There were no USTs observed on the Subject Property during the site reconnaissance. There was also no evidence of USTs, such as vent pipes, fill pipes, or soil depressions observed on the Subject Property.
iii. Above Ground Storage Tanks (AST)	There were no ASTs observed on the Subject Property during the site reconnaissance.
iv. Potable and Non-potable Water Sources	According to Mr. William Heck, drinking water on the Subject Property is supplied by a municipal water distribution system.
Underground Utilities and Corridors	
Underground Utilities and Corridors	According to Mr. William Heck, the commercial structures on the Subject Property are serviced by an underground natural gas lines, underground municipal water supply piping. Utility markings for the locations of these underground utilities were observed during the site reconnaissance throughout the Subject Property. In addition, during the site reconnaissance, overhead hydro lines with hydro-poles were observed along the southwestern, northeastern, and northern boundaries of the Subject Property. These overhead hydro lines supply electricity to the commercial structures on-Property.
Features and Structures of On-Site Buildings	
i. Entry and Exit Points	Entry and exit points of the structures of the Subject Property were noted as follows: • The main entry/exit point to the central rectangular shaped commercial gaming facility at 484 Plains Road East is located at the northern face of the building towards Plains Road East. • The main entry/exit point to the western rectangular shaped commercial store at 484 Plains Road East is located at the northern face of the building towards Plains Road East. A side and rear entrance to the building were observed on the respective western and southern faces of the building. • One primary entry and exit point was observed at each of the commercial units at the eastern L-shaped multi-unit commercial strip plaza at 490 Plains Road East
ii. Heating & Cooling Systems	Heating for the commercial structures on the Subject Property is provided via a natural gas-fired furnaces with rooftop air handling units. Heating is distributed into the interior spaces via forced-air systems. Cooling systems for commercial structures were not observed on the Subject Property during the site reconnaissance.
iii. Drains, Pits, Sumps	No drains, pits, or sumps were noticed within the structures on the Subject Property during the site reconnaissance. Storm water management manholes were observed on the asphalt-paved parking areas on-Property.
iv. Unidentified Substances	No evidence of unidentified substances that could have an effect on the environmental conditions at the Subject Property was observed.
v. Wells	No water wells were observed on the Subject Property at the time of the site reconnaissance.

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
vi. Sewage Works	Human sewage on the Subject Property is serviced by municipal sewage works.
vii. Ground Surface	The ground surface on the Subject Property was observed to be relatively flat.
viii. Railway Lines and Spurs	No evidence of railway lines or spurs were observed on the Subject Property during the site reconnaissance. There are no railway tracks located on the Subject Property or within the Phase One Study Area.
ix. Stained Soil, Vegetation or Pavement	No areas of stained soil, pavement, or vegetation were observed on the Subject Property.
x. Stressed Vegetation	No evidence of stressed vegetation was observed on the Subject Property.
xi. Areas where fill and debris materials appear to have been placed or graded	No areas of fill or debris were noted on the Subject Property at the time of the site reconnaissance.
xii. Potentially Contaminating Activities on the Property	No current potentially contaminating activities were identified on the Subject Property during the site reconnaissance.
xiii. Details of unidentified substances found at the Property	None were observed.
Enhanced Investigation Property	
Enhanced Investigation Property	Based on historical use of the part of the Subject Property at 484 Plains Road East as a dry cleaner, the Subject Property is considered an enhanced investigation property as described in clause 32 (1) (b) of O. Reg. 153/04. However, site operating records for this former dry cleaner were unavailable for review. Additionally, the premises of the former dry cleaner are presently renovated into a store.
Additional Potential Environmental Concerns	
i. PCB Materials and Equipment	PCB-containing materials may be present in electrical transformers and ballasts produced prior to 1980. As the structures on the Subject Property were constructed between mid-1960s and the early 1970s, PCB-containing materials may exist in electrical fixtures and fluorescent ballasts within the buildings As a Best Management Practice, WSP recommends that when the fluorescent fixtures are removed, the ballasts should be segregated, inspected and disposed of in accordance with the indicated PCB content. If more than 40 ballasts are identified as PCB-containing, they should be handed in accordance with federal and provincial regulations governing PCB wastes.
ii. Lead Containing Materials (LCMs)	LCMs may be present in the paint of the structures of the Subject Property, and may have also been used in plumbing solder. Precautions should be taken to limit exposure of potential lead dust during renovations that involve grinding and/or sanding of painted surfaces.

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
iii. Asbestos Containing Materials (ACMs)	ACMs may be present in construction and building materials for structures built prior to the mid-1980s. As the structures on the Subject Property were constructed between mid-1960s and the early 1970s, there is potential that ACMs are present in the building materials. Ontario Regulation 278/05 of the Occupational Health and Safety Act requires that the owner of any building with the potential to contain ACMs conduct an inventory of potential materials. All identified ACMs must be managed and/or disposed of in accordance with the Act, and tenants must be aware of such materials that they may come into contact with. Prior to renovation or demolition of these structures, a Designated Substance Survey will be required.
iv. Urea Formaldehyde Foam Insulation (UFFI)	At the time of the site reconnaissance, there was no evidence of the use of UFFI at the Subject Property.
v. Ozone Depleting Substances (ODSs)	At the time of the site reconnaissance, there was no evidence of the use of ODSs at the Subject Property.
vi. Herbicides and Pesticides	At the time of the site reconnaissance, there was no evidence of any bulk storage and/or us of any herbicides and pesticides at the Subject Property.
vii. Pits and Lagoons	No pits or lagoons were observed during the site reconnaissance.
viii. Air Emissions	No sources of chemical air emissions were observed during the site reconnaissance.

6.2 OBSERVATIONS WITHIN PHASE ONE STUDY AREA

As part of the site reconnaissance a visual inspection of adjacent properties and properties located within the Phase One Study Area was conducted from the boundary of the Subject Property and from publicly accessible areas to identify any Potentially Contaminating Activities (PCAs). Relevant PCAs are illustrated on **Figure 2**.

At the time of the site reconnaissance, land use within the Phase One Study Area was primarily residential, commercial, and community properties, consisting of the following:

Table 6-3 Phase One Study Area Reconnaissance Observations

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
Immediately Adjacent Properties	
Adjacent Land Uses	**North:** The northern boundary of the Subject Property is adjacent to Plains Road East, which is a municipal roadway. **East, South, and West:** Eastern and western adjacent properties located along Plains Road East consist of commercial properties (i.e., stores). The balance of eastern, southern, and western adjacent properties consist of residential properties that are part of subdivisions.

Phase One Study Area Properties	
Neighbouring Land Uses	**North, East, South and West:** Neighbouring properties located along Plains Road East consist of commercial and institutional properties (i.e., stores, restaurants, motels, garages, a car rentals, a gasoline service station, and a school). The balance of northern, eastern, southern, and western neighbouring properties consist of residential properties within subdivisions.
Water Bodies	There are currently no water bodies on or within 30 m of the Subject Property. The closest water body to the Subject Property is an unnamed tributary located 85 m southwest of the Property. This unnamed tributary flows into Lake Ontario, which is located approximately 1.27 km southeast of the Subject Property.
Areas of Natural Significance	As noted in Table 4-2, (xii), the Subject Property is not considered to be an area of natural significance in accordance with definitions with O. Reg. 153/04. As such, the Subject Property is not considered to be environmentally sensitive.

6.3 WRITTEN DESCRIPTION OF INVESTIGATION

Site reconnaissance visits of the Subject Property and Phase One Study Area were conducted on July 11, 2016 by Eugene Ma, an Environmental Engineer with WSP. This reconnaissance included a walk-around of and through the structures existing on the Subject Property to identify any current land uses or activities which may have caused or may cause adverse environmental impacts to the Property. The Phase One Study Area was observed from the Subject Property and publicly accessible areas.

Photographs taken during the site reconnaissance on July 11, 2016 are provided in **Appendix E**.

7 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

Table 7-1 summarizes the current and historic uses of the Subject Property as inferred from records obtained during the Phase One ESA records review and the Phase One ESA site reconnaissance:

Table 7-1 Current and Past Land Use of the Subject Property

YEAR	NAME OF OWNER	DESCRIPTION OF PROPERTY USE	PROPERTY USE	OTHER OBSERVATIONS FROM AERIAL PHOTOGRAPHS, FIRE INSURANCE PLANS, ETC.
1880 – 1950	Thomas Smith Private Owners	Agricultural or Other Use	Agricultural or Other Use	• The 1880 historical atlas indicates that the Subject Property was owned by Thomas Smith and was used as a vacant agricultural property.
1950 – Present Day	Private Owners	Agricultural or Other Use	Agricultural or Other Use	• The 1950 aerial photograph revealed that the Subject Property was used for agricultural purposes with structures located on the central-eastern areas, and orchards located on the northern extent of the Subject Property. • The 1965 and 1986 aerial photographs in combination with information obtained from interviews with the current owner of the Subject Property revealed that commercial development occurred at the Subject Property between 1960s and 1980s. • The physical configuration of the Subject Property appears to be essentially the same since the 1986 aerial photograph consisting of three commercial structures all surrounded by asphalt-paved surfaces. • According to the current owner of the Subject Property, a dry cleaner operated at the Subject Property at the southern-third of the commercial structure at 484 Plains Road East between 1979 and 1989.
	William Heck (since mid-1970s)	Commercial Property	Commercial Use	

7.2 POTENTIALLY CONTAMINATING ACTIVITIES

Potentially contaminating activities (PCAs) on the Subject Property or on properties within the Phase One Study Area that may be contributing to an area of potential environmental concern (APEC) are summarized in the table below. All PCAs including the number (as defined in O. Reg. 153/04, Schedule D, Table 2) and their locations are illustrated on the Phase One Conceptual Site Model provided as **Figure 2**.

Table 7-2 Summary of PCAs

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
10. Commercial Auto Body Shops	**Phase One Study Area**: Based on a review of city directory occupancy records and observations made during the site reconnaissance, it was revealed that the northern areas of the Phase One Study Area (i.e., 545 to 559 Plains Road East) were comprised of commercial auto body or automotive garage shops since as early as 1957. While the noted commercial operations typically use petroleum-based chemicals or solvents, all of these commercial auto body or automotive garage shops are further than 185 m from the Subject Property. Given their distances from the Subject Property, there is a low potential for adverse environmental impacts to the Subject Property. These PCAs are not considered to contribute to an APEC.
18. Electricity Generation, Transformation, and Power Stations	**Phase One Study Area**: City directory occupancy records revealed that the property at 524 Mary Street (approximately 150 m north of the Subject Property) was listed as a Bell Canada Booster Station between 1976 and 1991. When verified with observations made during the site reconnaissance, it was determined that this property housed a small transformer. This transformer was noted to be in good condition with no evidence of any structural damage, leakages, or stained vegetation. Given the small size and good condition of this transformer unit and its distance from the Subject Property, there is a low potential for adverse environmental impacts to the Subject Property; this PCA is not considered to contribute to an APEC.
28. Gasoline and Associated Products Storage in Fixed Tanks	**Phase One Study Area**: City directory occupancy records and TSSA correspondence identified multiple gasoline service stations on Plains Road East operating between 1961 and 2011 (i.e., limit of occupancy records). The two closest identified gasoline service stations were at 434 Plains Road East (operating 1961 and 1966); approximately 100 m southwest of the Subject Property and 516 Plains Road East (operating 1966 and 1976); northeast adjacent to the Subject Property. The above-noted locations were verified during the site reconnaissance, and observations indicated that the only operating gasoline service station within the Phase One Study Area is at 559 Plains Road East (approximately 245 m northeast of the Subject Property). The property at 516 Plains Road East is occupied with a retail plaza. There is considered to be a low potential for adverse environmental impacts to the Subject Property associated with a majority of the identified service stations due to separation distance. However, despite the long-time absence of the northeast adjacent gasoline service station at 516 Plains Road (for approximately 41 years), the chemicals used during historical operations at this location may have migrated on to the

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
	Subject Property via groundwater and this PCA is anticipated to contribute to **APEC-4**.
30. Importation of Fill Material of Unknown Quality	**Subject Property**: Historical aerial photographs, city directory occupancy records, and information obtained during interviews, indicate the Subject Property was developed into its current physical configuration as early as the 1960s. During development it is likely that existing topsoil from its previous agricultural property use was removed during earthworks, and fill material brought in during grading and construction activities. The importation of fill material of unknown quality is a PCA that is anticipated to contribute to **APEC-3**.
37. Operation of Dry Cleaning Equipment (where chemicals are used)	**Phase One Study Area**: Based on a review of city directory occupancy records, listings for two dry cleaners on Plains Road East were found at 516 Plains Road East (between 1986 and 2011; northeast adjacent to the Subject Property) and at 396 Plains Road East (in 1961 and 1966; approximately 245 m southwest of the Subject Property). During the site reconnaissance, however, both of these dry cleaners were not observed. Instead, an additional dry cleaner located at 511 Plains Road (approximately 60 m north of the Subject Property) was observed. In the natural environment, chemicals used in dry cleaning operations are persistent. Given the potential for groundwater contamination from dry cleaning chemicals, the long-term existence of a dry cleaner near the Subject Property, and a current dry cleaner directly up-gradient to the Subject Property, these PCAs are considered to contribute to **APEC-4**. **Subject Property**: As part of the interviews conducted during the site reconnaissance, dry cleaner existed on the southern-third of the retail building at 484 Plains Road East between 1979 and 1989. These dates contradict the HWIS O. Reg. 347/558 database and city directory occupancy records that indicated a dry cleaner existed at 484 Plains Road between 1976 and 2001. Site operating records regarding former dry cleaning operations were requested from the Subject Property owner, however, this documentation was not available. The potential risks to groundwater from dry cleaning chemicals and the former on-Property dry cleaning operation is a PCA that are considered to contribute to **APEC-2**.
52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	**Phase One Study Area**: Based on a review of city directory occupancy records and observations made during the site reconnaissance, the property at 419 Plains Road East was noted to include storage of mechanized equipment from 1976 to present day. Given the long-term operations at this location, it is anticipated that on-site vehicle repair, maintenance and fuelling may have occurred. While petroleum-based chemicals or solvents may have been used, this property is located approximately 150 m west of the Subject Property. As such, given its distance as well as its probable trans-gradient direction from the Subject Property, there is a low potential for adverse environmental impacts to the Subject Property. This PCA is not considered to contribute to an APEC.

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
N/A. De-icing Activities	**Subject Property**: Based on observations made from a review of aerial photographs and from the site reconnaissance, it was determined that the structures on the Subject Property are all surrounded by asphalt-paved parking areas. Given that de-icing compounds are seasonally used to keep these areas clear of snow and ice, de-icing related contamination are anticipated in the soil and groundwater resulting in **APEC-1**.

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Table 7.3 of APECs is presented on the form as approved by the MOECC. The table was prepared in accordance with clause 16(2)(a), Schedule D, O. Reg. 153/04 .

Table 7-3 Summary of Areas of Potential Environmental Concern

AREA OF POTENTIAL ENVIRONMENTAL CONCERN	LOCATION OF POTENTIAL ENVIRONMENTAL CONCERN ON PHASE ONE PROPERTY	POTENTIALLY CONTAMINATING ACTIVITY (PCA)		LOCATION OF PCA (ON OR OFF-PROPERTY)	POTENTIAL CONTAMINANTS OF CONCERN	MEDIA POTENTIALLY IMPACTED (GROUNDWATER, SOIL AND/OR SEDIMENT)
APEC-1	Asphalt-paved parking areas on the Subject Property	N/A	De-icing Activities	On-Property	EC and SAR Sodium and Chloride	Soil Groundwater
APEC-2	Southern third of the structure at 484 Plains Road East and the southern areas of the Subject Property	37.	Operation of Dry Cleaning Equipment (where chemicals are used)	On-Property	VOCs	Soil and Groundwater
APEC-3	Entire areas of the Subject Property	30.	Importation of Fill Material of Unknown Quality	On-Property	Metals, As, Sb, Se, CN^-, B-HWS, Cr(VI), Hg, high pH, low pH PAHs	Soil and Groundwater
APEC-4	Northeastern boundary of the Subject Property	28. 37.	Gasoline and Associated Products Storage in Fixed Tanks Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Property	Metals, As, Sb, Se PHCs VOCs	Soil and Groundwater

NOTES:
1. As = Arsenic
2. Sb = Antimony
3. Se = Selenium
4. CN^- = Cyanide
5. B-HWS = Boron (Hot Water Soluble)
6. Cr(VI) = Chromium VI
7. Hg = Mercury
8. PHCs = Petroleum Hydrocarbons
9. VOCs = Volatile Organic Compounds
10. PAHs = Polycyclic Aromatic Hydrocarbons
11. EC = Electrical Conductivity
12. SAR = Sodium Adsorption Ratio
13. N/A = Not applicable

7.4 PHASE ONE CONCEPTUAL SITE MODEL

As part of the Phase One ESA, a Conceptual Site Model was developed for the Subject Property located at 484-490 Plains Road East, Burlington, Ontario.

7.4.1 FIGURES

A site location plan indicating the location of the Subject Property is provided as **Figure 1**. A Phase One Conceptual Site Model for the Subject Property is presented as **Figure 2**. The figure presents the following information for the Subject Property and Phase One Study Area:

- Any existing buildings and structures,
- Water bodies located in whole, or in part, on the Phase One Study Area,
- Areas of natural significance located in whole, or in part, on the Phase One Study Area,
- Water wells on the Subject Property and Phase One Study Area,
- Roads, including names, within the Phase One Study Area,
- Areas where any PCAs have occurred, including location of any tanks,
- APECs identified on the Subject Property.

7.4.2 POTENTIALLY CONTAMINATING ACTIVITIES

PCAs on the Subject Property or on properties within the Phase One Study Area that may be contributing to an APEC are summarized in the table below. All PCAs including the number (as defined in O. Reg. 153/04, Schedule D, Table 2) and their locations are illustrated on the Phase One Conceptual Site Model provided as **Figure 2.**

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
10. Commercial Auto Body Shops	**Phase One Study Area**: Based on a review of city directory occupancy records and observations made during the site reconnaissance, it was revealed that the northern areas of the Phase One Study Area (i.e., 545 to 559 Plains Road East) were comprised of commercial auto body or automotive garage shops since as early as 1957. While the noted commercial operations typically use petroleum-based chemicals or solvents, all of these commercial auto body or automotive garage shops are further than 185 m from the Subject Property. Given their distances from the Subject Property, there is a low potential for adverse environmental impacts to the Subject Property. These PCAs are not considered to contribute to an APEC.
18. Electricity Generation, Transformation, and Power Stations	**Phase One Study Area**: City directory occupancy records revealed that the property at 524 Mary Street (approximately 150 m north of the Subject Property) was listed as a Bell Canada Booster Station between 1976 and 1991. When verified with observations made during the site reconnaissance, it was determined that this property housed a small transformer. This transformer was noted to be in good condition with no evidence of any structural damage, leakages, or stained vegetation. Given the small size and good condition of this transformer unit and its distance from the Subject Property, there is a low potential for adverse environmental impacts to the Subject Property; this PCA is not considered to contribute to an APEC.
28. Gasoline and Associated Products Storage in Fixed Tanks	**Phase One Study Area**: City directory occupancy records and TSSA correspondence identified multiple gasoline service stations on Plains Road East operating between 1961 and 2011 (i.e., limit of occupancy records). The two closest identified gasoline service stations were at 434 Plains Road East (operating 1961 and 1966); approximately 100 m southwest of the Subject Property and 516 Plains Road East (operating 1966 and 1976); northeast adjacent to the Subject Property. The above-noted locations were verified during the site reconnaissance, and observations indicated that the only operating gasoline service station within the Phase One Study Area is at 559 Plains Road East (approximately 245 m northeast of the Subject Property). The property at 516 Plains Road East is occupied with a retail plaza. There is considered to be a low potential for adverse environmental impacts to the Subject Property associated with a majority of the identified service stations due to separation distance. However, despite the long-time absence of the northeast adjacent gasoline service station at 516 Plains Road (for approximately 41 years), the chemicals used during historical operations at this location may have migrated on to the Subject Property via groundwater and this PCA is anticipated to contribute to **APEC-4**.
30. Importation of Fill Material of Unknown Quality	**Subject Property**: Historical aerial photographs, city directory occupancy records, and information obtained during interviews, indicate the Subject Property was developed into its current physical configuration as early as the 1960s. During development it is likely that existing topsoil from its previous agricultural property use was removed during earthworks, and fill material brought in during grading and construction activities. The importation of fill material of unknown quality is a PCA that is anticipated to contribute to **APEC-3**.

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
37. Operation of Dry Cleaning Equipment (where chemicals are used)	**Phase One Study Area**: Based on a review of city directory occupancy records, listings for two dry cleaners on Plains Road East were found at 516 Plains Road East (between 1986 and 2011; northeast adjacent to the Subject Property) and at 396 Plains Road East (in 1961 and 1966; approximately 245 m southwest of the Subject Property). During the site reconnaissance, however, both of these dry cleaners were not observed. Instead, an additional dry cleaner located at 511 Plains Road (approximately 60 m north of the Subject Property) was observed. In the natural environment, chemicals used in dry cleaning operations are persistent. Given the potential for groundwater contamination from dry cleaning chemicals, the long-term existence of a dry cleaner near the Subject Property, and a current dry cleaner directly up-gradient to the Subject Property, these PCAs are considered to contribute to **APEC-4**. **Subject Property**: As part of the interviews conducted during the site reconnaissance, dry cleaner existed on the southern-third of the retail building at 484 Plains Road East between 1979 and 1989. These dates contradict the HWIS O. Reg. 347/558 database and city directory occupancy records that indicated a dry cleaner existed at 484 Plains Road between 1976 and 2001. Site operating records regarding former dry cleaning operations were requested from the Subject Property owner, however, this documentation was not available. The potential risks to groundwater from dry cleaning chemicals and the former on-Property dry cleaning operation is a PCA that are considered to contribute to **APEC-2**.
52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	**Phase One Study Area**: Based on a review of city directory occupancy records and observations made during the site reconnaissance, the property at 419 Plains Road East was noted to include storage of mechanized equipment from 1976 to present day. Given the long-term operations at this location, it is anticipated that on-site vehicle repair, maintenance and fuelling may have occurred. While petroleum-based chemicals or solvents may have been used, this property is located approximately 150 m west of the Subject Property. As such, given its distance as well as its probable trans-gradient direction from the Subject Property, there is a low potential for adverse environmental impacts to the Subject Property. This PCA is not considered to contribute to an APEC.
N/A. De-icing Activities	**Subject Property**: Based on observations made from a review of aerial photographs and from the site reconnaissance, it was determined that the structures on the Subject Property are all surrounded by asphalt-paved parking areas. Given that de-icing compounds are seasonally used to keep these areas clear of snow and ice, de-icing related contamination are anticipated in the soil and groundwater resulting in **APEC-1**.

7.4.3 POTENTIAL ENVIRONMENTAL CONCERN AND POTENTIAL CONTAMINANT OF CONCERN

Based on the analysis of potentially contaminating activities identified on the Subject Property and within the Phase One Study Area, and the inferred northerly groundwater flow direction, four APECs were identified on the Subject Property.

AREA OF POTENTIAL ENVIRONMENTAL CONCERN	LOCATION OF POTENTIAL ENVIRONMENTAL CONCERN ON PHASE ONE PROPERTY	POTENTIALLY CONTAMINATING ACTIVITY (PCA)		LOCATION OF PCA (ON OR OFF-PROPERTY)	POTENTIAL CONTAMINANTS OF CONCERN	MEDIA POTENTIALLY IMPACTED (GROUNDWATER, SOIL AND/OR SEDIMENT)
APEC-1	Asphalt-paved parking areas on the Subject Property	N/A	De-icing Activities	On-Property	EC and SAR Sodium and Chloride	Soil Groundwater
APEC-2	Southern third of the structure at 484 Plains Road East and the southern areas of the Subject Property	37.	Operation of Dry Cleaning Equipment (where chemicals are used)	On-Property	VOCs	Soil and Groundwater
APEC-3	Entire areas of the Subject Property	30.	Importation of Fill Material of Unknown Quality	On-Property	Metals, As, Sb, Se, CN^-, B-HWS, Cr(VI), Hg, high pH, low pH PAHs	Soil and Groundwater
APEC-4	Northeastern boundary of the Subject Property	28. 37.	Gasoline and Associated Products Storage in Fixed Tanks Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Property	Metals, As, Sb, Se PHCs VOCs	Groundwater

7.4.4 IMPACT OF UNDERGROUND UTILITIES

Based on information gathered in this Phase One ESA, underground utilities on the Subject Property consist of natural gas lines, municipal water supply, and municipal sewage works piping. Catch basins are located throughout the parking areas. These underground service trenches are expected to be present between the buildings and the street and catch basins would be located behind the buildings. Trenches have the potential to affect contaminant distribution and transport.

7.4.5 GEOLOGICAL AND HYDROGEOLOGICAL INFORMATION

Based on a review of topography, the Subject Property is relatively flat with an elevation of approximately 97 m above sea level (masl). Within the Phase One Study Area, the elevation decreases generally in a southeasterly direction (i.e., from approximately 100 masl at the northwestern boundary to approximately 90 masl on the southeastern boundary). Based on this topography, the inferred shallow groundwater flow direction is southeasterly.

According to the surficial geology map provided by the Ontario Geological Survey (OGS) Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, the Subject Property and properties within the Phase One Study Area are located on an area of coarse-textured glaciolacustrine deposits consisting of sand, gravel, minor silt and clay (i.e., coarse-textured soils anticipated).

According to bedrock maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, bedrock in the area of the Subject Property and the Phase One Study Area is on the Queenston Formation consisting of shale, limestone, dolostone, and siltstone. Based on water well records, bedrock is anticipated at depths greater than 17 mbgs.

According to physiography maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, the Subject Property is situated on sand plains.

Based on information collected during interviews with a representative of the owner of the Subject Property and aerial photographs, the Subject Property was developed into its current physical configuration as early as the 1960s. During development, existing topsoil may have been bladed off during earthworks, and fill material brought in during grading activities and the construction of foundations. As such, fill materials may be present underneath the Subject Property.

There are currently no water bodies on or within 30 m of the Subject Property. The closest water body to the Subject Property is an unnamed tributary located 85 m southwest of the Property. This unnamed tributary flows into Lake Ontario, which is located approximately 1.27 km southeast of the Subject Property.

As noted in Table 4-2, (xii), the Subject Property is not considered to be an area of natural significance in accordance with definitions with O. Reg. 153/04. As such, the Subject Property is not considered to be environmentally sensitive.

7.4.6 UNCERTAINTY AND ABSENCE OF INFORMATION

During the records review, WSP relied on information obtained from municipal, provincial, and independent sources as referenced in this report. Although the information was assessed for consistency, verification of the accuracy or the completeness of this third party information was not completed.

WSP made all reasonable inquiries to obtain reasonably accessible information for this assessment as required by O. Reg. 153/04 Schedule D Table 1: Mandatory Requirements for Phase One Environmental Site Assessment Reports. Information was obtained from multiple sources to identify the development of the Subject Property. The response from the MOECC FOI request is pending. Notification will be provided

if any records are identified by the MOECC file search. Additional fees may be charged if a large volume of records are found.

The evaluation provided in this report reflects our best judgment in light of the information available at the time of report preparation. Sufficient different information sources were consulted to provide certainty to the conclusions formed as part of the assessment.

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8 CONCLUSIONS

A Phase One ESA was conducted at 484-490 Plains Road East, Burlington, Ontario to support site plan approval for residential re-development and the mandatory filing of a RSC in accordance with O. Reg. 153/04. The objective of this assessment was to determine any real or potential environmental liabilities associated with the Subject Property through the completion of a historical records review, site reconnaissance, and interviews. A summary of the findings of this Phase One ESA is provided below:

The Subject Property is approximately 1.84 hectares (4.5 acres), based on information provided by the City of Burlington Interactive Mapping Resource. The commercial property is occupied by three structures, and has been used for commercial purposes since the mid-1960s. Between 1979 and 1989, a dry cleaner existed at the southern third of 484 Plains Road East.

The first use of properties within the Phase One Study Area primarily consisted of agricultural properties with associated residences. Beginning in the late-1950s, residential development of the area began, followed with commercial properties along Plains Road East. The physical configuration of the Phase One Study Area has been essentially unchanged since circa 1986.

Based on a review of topography, the Subject Property is relatively flat with an elevation of approximately 97 m above sea level (masl). Within the Phase One Study Area, the elevation decreases generally in a southeasterly direction (i.e., from approximately 100 masl at the northwestern boundary to approximately 90 masl on the southeastern boundary). As such, the inferred shallow groundwater flow direction is southeasterly.

The Subject Property is not considered to be ANSI. As such, the Subject Property is not considered to be environmentally sensitive and there are no water bodies on or within 30 m of the Subject Property.

The Subject Property and properties within the Phase One Study Area are located on an area of coarse-textured glaciolacustrine deposits consisting of sand, gravel, minor silt and clay (i.e., coarse-textured soils anticipated). Bedrock in the area of the Subject Property and the Phase One Study Area is of the Queenston Formation consisting of shale, limestone, dolostone, and siltsone, and is anticipated at depths greater than 17 mbgs.

Based on the records review, interview and site reconnaissance, PCAs were identified within the Phase One Study Area and on the Subject Property. Based upon the Phase One Conceptual Site Model, each of the PCAs have been assessed and four APECs were identified on the Subject Property, described as follows:

AREA OF POTENTIAL ENVIRONMENTAL CONCERN	LOCATION OF POTENTIAL ENVIRONMENTAL CONCERN ON PHASE ONE PROPERTY	POTENTIALLY CONTAMINATING ACTIVITY (PCA)		LOCATION OF PCA (ON OR OFF-PROPERTY)	POTENTIAL CONTAMINANTS OF CONCERN	MEDIA POTENTIALLY IMPACTED (GROUNDWATER, SOIL AND/OR SEDIMENT)
APEC-1	Asphalt-paved parking areas on the Subject Property	N/A	De-icing Activities	On-Property	EC and SAR Sodium and Chloride	Soil Groundwater
APEC-2	Southern third of the structure at 484 Plains Road East and the southern areas of the Subject Property	37.	Operation of Dry Cleaning Equipment (where chemicals are used)	On-Property	VOCs	Soil and Groundwater
APEC-3	Entire areas of the Subject Property	30.	Importation of Fill Material of Unknown Quality	On-Property	Metals, As, Sb, Se, CN^-, B-HWS, Cr(VI), Hg, high pH, low pH PAHs	Soil and Groundwater
APEC-4	Northeastern boundary of the Subject Property	28. 37.	Gasoline and Associated Products Storage in Fixed Tanks Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Property	Metals, As, Sb, Se PHCs VOCs	Soil and Groundwater

8.1 WHETHER PHASE TWO ENVIRONMENTAL SITE ASSESSMENT IS REQUIRED BEFORE RECORD OF SITE CONDITION SUBMITTED

Based on the above assessment, there are four APECs identified on the Subject Property due to PCAs at the Subject Property and at properties located within the Phase One Study Area. Further investigation of the environmental quality of the soil and groundwater is warranted. A Phase Two ESA would be required prior to filing a RSC. The Phase Two ESA can more fully investigate the areas of

potential environmental concern, chemicals of concern and potentially impacted media identified in this report.

8.2 RECORD OF SITE CONDITION BASED ON PHASE ONE ENVIRONMENTAL SITE ASSESSMENT ALONE

Based on the findings of this investigation, a RSC under O. Reg. 153/04, cannot be filed based solely on the Phase One ESA.

8.3 QUALIFIER

This assignment is limited to a data assessment, site inspection, and preliminary analysis of potential areas of contamination. During this assessment, WSP has relied on information obtained from sources as referenced in this report. Verification of the accuracy or completeness of this third-party information was not completed. Information used in this report was evaluated based on a review of current and former uses or activities conducted in the vicinity of the Subject Property, anticipated direction of local groundwater flow, and the potential environmental impact to the Subject Property as a result of the use or activity.

Site reconnaissance was limited to the direct observation of visible and accessible locations. Subsurface investigations, sampling, and laboratory analyses were not completed as part of this assessment.

This Phase One ESA is prepared for National Homes (Plains Road) LP, solely for their exclusive use in the evaluation of the site at 484-490 Plains Road East, Burlington, Ontario. It is understood that site conditions, environmental or otherwise, are not static and that this report documents site conditions at the time of the assessment.

The conclusions provided in this report reflect our best judgment in light of the information available at the time of report preparation. Any use, which a third party makes of this report, or any reliance on or any decisions to be made based on it, is the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by any third party because of decisions made or actions based on this report. If site conditions are observed to be different from those reported, please contact us.

It should be noted that general environmental management and housekeeping practices were reviewed as part of this assessment with respect to their impact on the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, and does not indicate geotechnical conditions or identify geologic hazards.

A response has not yet been received from the MOECC regarding the Freedom of Information (FOI) request. Notification will be provided if any records are identified by the MOECC file search. Additional fees may be charged if a large volume of records are found.

8.4 QUALIFICATIONS OF THE ASSESSORS

Mr. Eugene Ma, M.A.Sc., P.Eng., is an Environmental Engineer in the Markham, Ontario office of WSP Canada Inc. Eugene has both a Bachelor of Applied Science Degree and a Master of Applied Science Degree from the University of Toronto, majoring in Chemical and Environmental Engineering. Eugene is a Licensed Professional Engineer in the Province of Ontario, and he has had experience working in the technical consulting and engineering industry since 2012.

Ms. Carolyn Adams, M.A.Sc., P.Eng., QP$_{ESA}$, is the Director of the Environmental Management Department in Thornhill, Ontario at WSP Canada Inc. Carolyn is a chemical engineer with 27 years of experience and has conducted hundreds of Phase One and Phase Two ESAs, including hazardous materials surveys at industrial, commercial and residential properties. Her education, experience, and professional designation contribute to her qualification in the identification of potentially contaminating activities reviewed as part of this Phase One ESA. Carolyn is a registered Qualified Person under Ontario Regulation 153/04.

8.5 SIGNATURES

WSP carried out this Phase One ESA and confirms the findings and conclusions presented in this report.

WSP Canada Inc.

Report prepared by



Eugene Ma, M.A.Sc., P.Eng.
Environmental Engineer

Reviewed by



Carolyn Adams, M.A.Sc., P.Eng., QP$_{ESA}$
Director, Environmental Management

9 REFERENCES

1. Topographic Maps - Ontario Base Map Series
2. The Canadian County Atlas Digital Project, McGill University 2001 Library and Archives Canada
3. Historical Canadian Aerial Photographs (National Archives Collection)
4. The City of Burlington Official Plan (2008; Modified and Updated 2015)
5. The City of Burlington Interactive Mapping Resource
6. Ontario Parks and Conservation Ontario Interactive Mapping Website
7. Ontario Ministry of Natural Resources and Forestry (Make a Map: Natural heritage areas interactive maps)
8. Oak Ridges Moraine Conservation Plan Land Use Designation Map – Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry (2002)
9. Niagara Escarpment Plan Maps (2005)
10. Google Earth
11. Dangerous Goods Accident Information System
12. Government of Ontario Environmental Registry
13. City Directories of Burlington (refer to **Appendix B**)
14. National Archives Collection – Historical Canadian Aerial Photographs
15. MOE Certificates of Approval Database
16. MOE Environmental Monitoring and Reporting Branch Well Records
17. National Pollutant Release Inventory (NPRI)
18. Occupational Health and Safety Act
19. O. Reg. 153/04
20. Technical Standards and Safety Authority
21. Waste Disposal Site Inventory

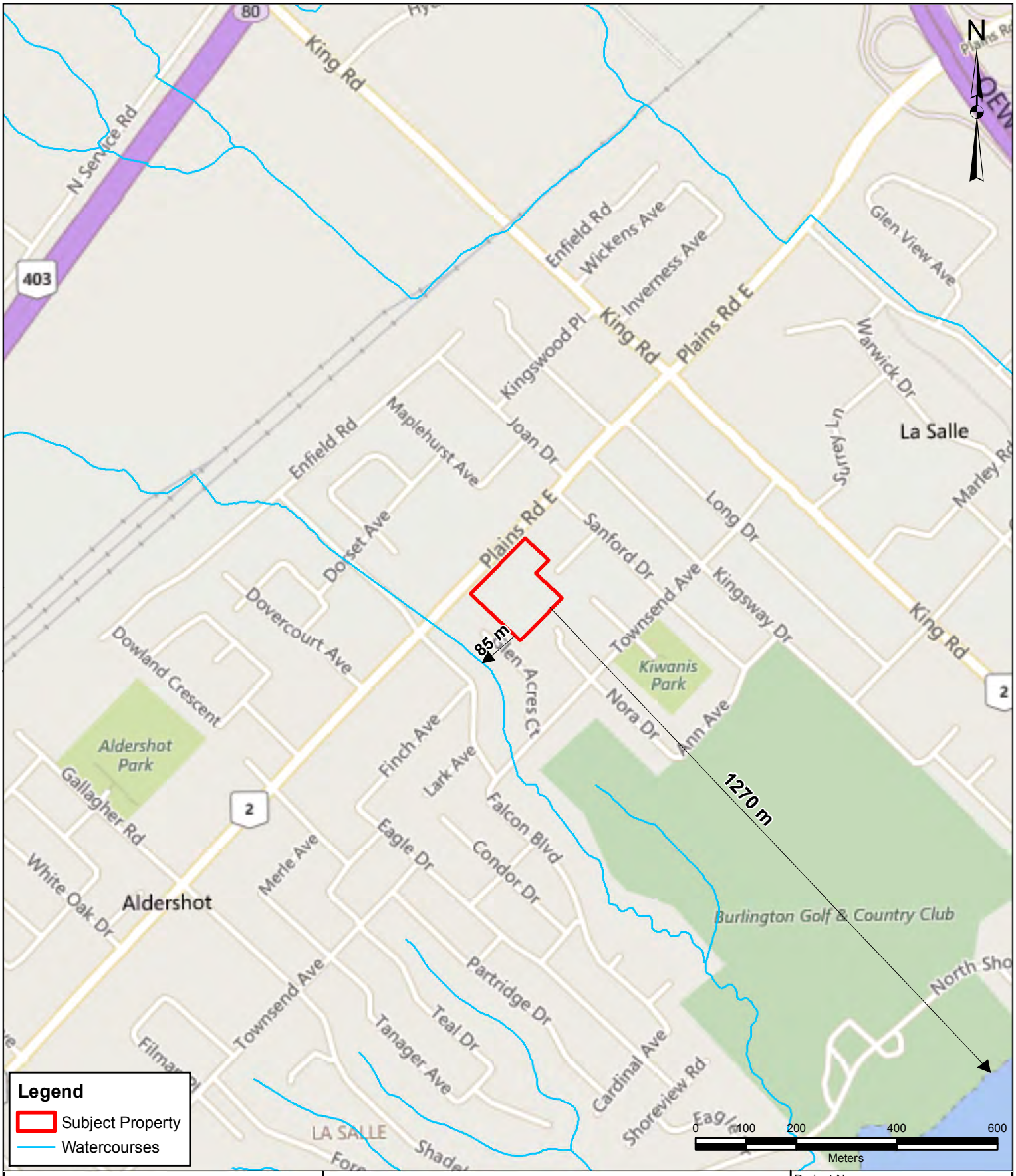
Figures

Figure 1 SITE LOCATION PLAN WITH DISTANCES TO NEARBY WATER BODIES
Figure 2 PHASE ONE CONCEPTUAL SITE MODEL

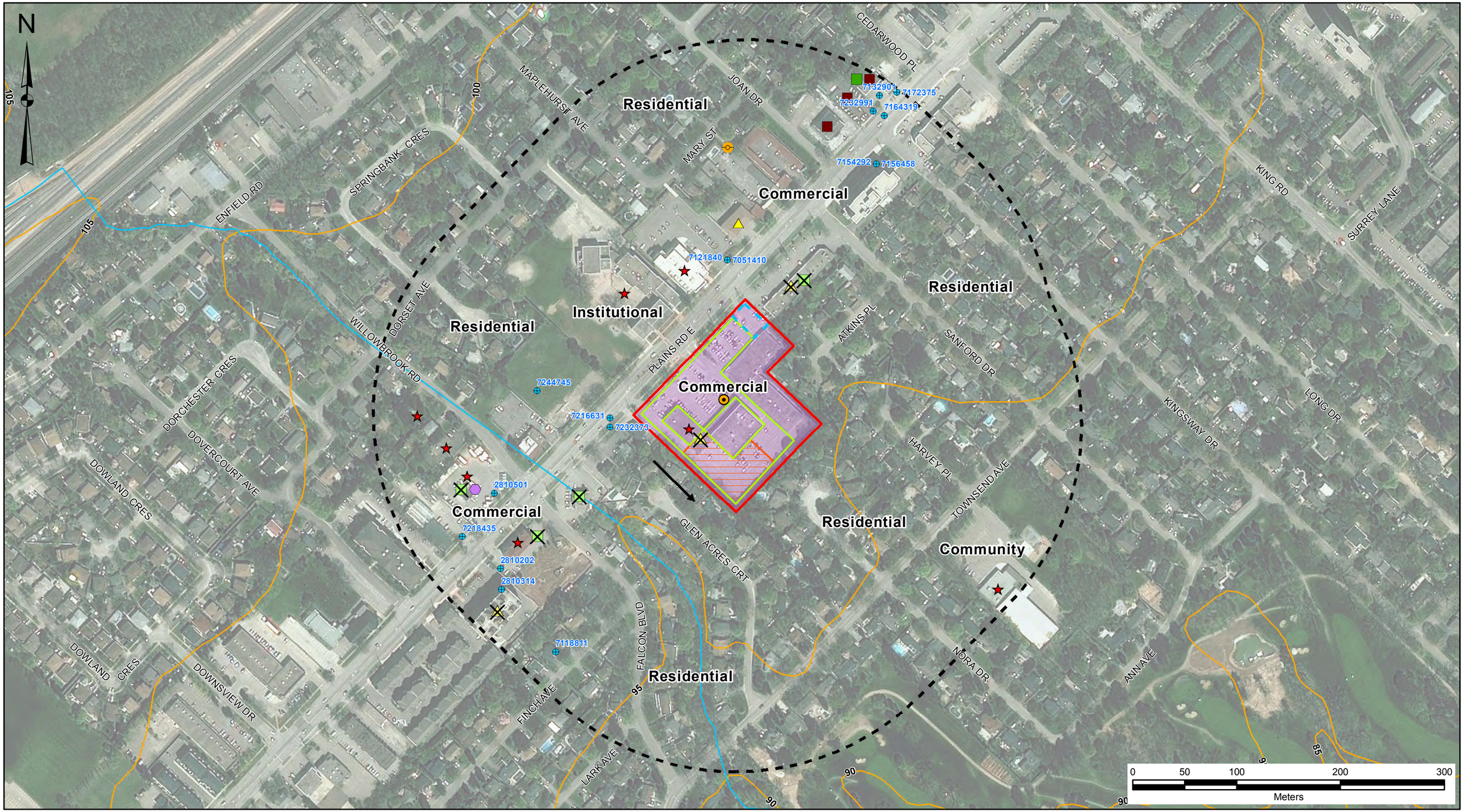
Appendices

APPENDIX A TOPOGRAPHIC SURVEY
APPENDIX B OCCUPANCY SEARCH HISTORICAL AND CURRENT
APPENDIX C REGULATORY INQUIRIES
APPENDIX D AERIAL PHOTOGRAPHS AND MAPPING RESOURCES
APPENDIX E SITE PHOTOGRAPHS – JULY 11, 2016

FIGURES



WSP	Client: National Homes Inc.	Project No.: 161-09479-00	
	Title: Site Location Plan with Distances to Nearby Water Bodies	Drawn: NN/JS	Approved: EM/CR
	Project: Phase One Environmental Site Assessment 484-490 Plains Road East, Burlington, Ontario	Date: June 2017	Scale: As Shown
	Discipline: ENVIRONMENT	Original Size: Letter	Figure: 1



Legend

- Subject Property
- 250 m Study Area
- Topographic Contours
- Watercourses
- Inferred Groundwater Flow Direction
- MOECC Water Well Records
- APEC-1
- APEC-2
- APEC-3
- APEC-4
- PCA #10 - Automotive Garage
- PCA #18 - Former Electricity Transformation/Generator
- PCA #28 - Former Gasoline Service Station
- PCA #28 - Current Gasoline Service Station
- PCA #30 - Potential Importation of Fill Material during Construction
- PCA #37 - Current Dry Cleaner
- PCA #37 - Former Dry Cleaner
- PCA #52 - Storage of Mechanical Equipment
- O.Reg. 347/558 HWIS

Client: National Homes Inc.		Project No.: 161-09479-00	Figure: 2
Drawn: NN/JS	Approved: EM/CR	Title: PHASE ONE CONCEPTUAL SITE MODEL	
Date: June 2017	Scale: As Shown	Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 484-490 PLAINS ROAD EAST, BURLINGTON, ONTARIO	
Original Size: Tabloid	Rev: 2	WSP	

Appendix A

TOPOGRAPHIC SURVEY

SKETCH ILLUSTARTING TOPOGAPHY OF

PART OF LOT 24
REGISTERED PLAN 833
AND
PART OF LOT 3
BROKEN FRONT CONCESSION

FORMERLY THE GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH
NOW IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

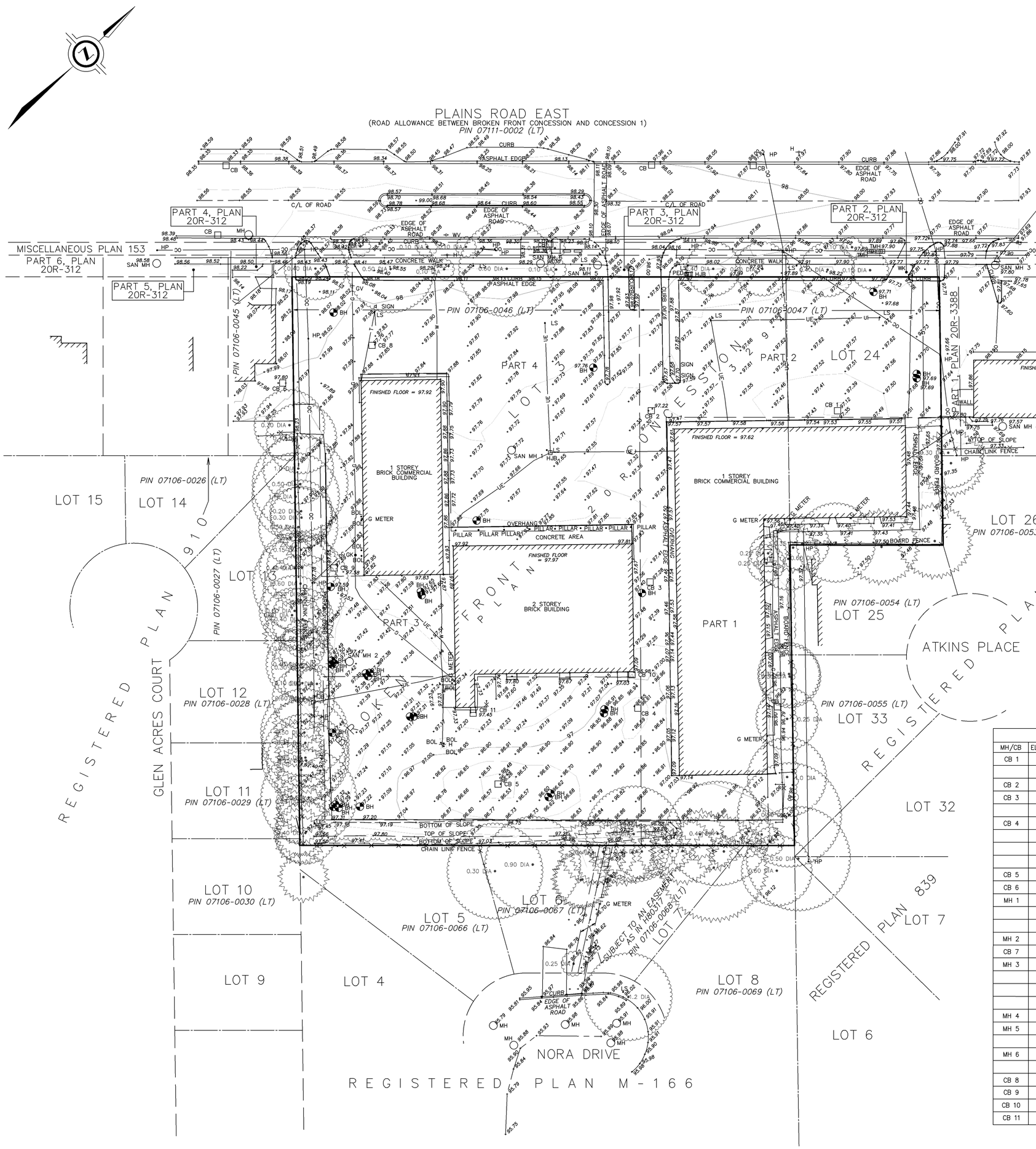
SCALE 1 : 500

10 0 10 20 30 metres

J.D. BARNES LIMITED

© COPYRIGHT

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



LEGEND

CB	DENOTES SINGLE CATCHBASIN
SICB	DENOTES SIDE INLET CATCHBASIN
HJB	DENOTES HYDRO JUNCTION BOX
HM	DENOTES HYDRO MARKER
GK	DENOTES GAS KEY
GM	DENOTES GAS MARKER
G METER	DENOTES GAS METER
GV	DENOTES GAS VALVE
MH	DENOTES MANHOLE
TMH	DENOTES TELEPHONE MANHOLE
SAN MH	DENOTES SANITARY MANHOLE
BH	DENOTES BORE HOLE
IB	DENOTES IRON BAR
BOL	DENOTES BOLLARD
HP	DENOTES HYDRO POLE
LS	DENOTES LIGHT STANDARD
PED	DENOTES TELEPHONE PEDESTAL
H	DENOTES FIRE HYDRANT
WK	DENOTES WATER KEY
WV	DENOTES WATER VALVE
	DENOTES LOCAL BENCHMARK
E	DENOTES OVERHEAD HYDRO CABLE
OC	DENOTES OVERHEAD CABLE
G	DENOTES BURIED GAS PIPELINE
UE	DENOTES BURIED HYDRO CABLE
W	DENOTES BURIED WATER LINE
UC	DENOTES BURIED CABLE
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

INVERTS				
MH/CB	ELEVATION	INVERT DIRECTION	INVERT ELEVATION	DIAMETER
CB 1	97.12	W	96.18	0.25m
		E	96.16	0.25m
CB 2	97.22	S	96.40	CLOSED
CB 3	97.28	N	94.85	0.30m
		S	94.79	0.40m
CB 4	96.61	N	94.45	0.40m
		E	94.87	0.20m
		S	94.38	0.40m
		W	95.64	0.10m
CB 5	96.25	E	95.32	CLOSED
CB 6	97.80	N	96.80	0.20m
MH 1	97.72	N	95.85	0.20m
		E	95.91	0.20m
		SW	95.88	0.20m
MH 2	97.47	N	95.56	0.40m
CB 7	96.81	FLOODED		
MH 3	97.80	E	95.27	0.50m
		SE	95.50	0.20m
		W	95.12	0.60m
		NW	95.77	0.30m
MH 4	97.57	FLOODED		
MH 5	98.11	E	94.93	0.60m
		W	94.90	0.70m
MH 6	98.30	S	95.13	0.20m
		W	96.05	0.30m
CB 8	97.76	COULD NOT OPEN		
CB 9	97.59	COULD NOT OPEN		
CB 10	96.98	COULD NOT OPEN		
CB 11	97.45	COULD NOT OPEN		

THIS SKETCH HAS BEEN PREPARED FOR NATIONAL HOMES (PLAINS ROAD) INC.

FIELDWORK COMPLETED ON THE 5th DAY OF JUNE, 2017.

BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE REGISTRY OFFICE RECORDS, AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS.

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

IT IS THE RESPONSIBILTITY OF THE CONTRACTOR TO VERIFY THAT LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

ELEVATION NOTE

ELEVATIONS SHOW HEREON ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM AND ARE DERIVED FROM:
CITY OF BURLINGTON BENCH MARK No. 44
ELEVATION = 98.754-metres

LOCAL BENCHMARK No. 1

CUT CROSS IN CONCRETE WALKWAY ON THE SOUTH SIDE OF PLAINS ROAD EAST APPROXIMATELY 3.0-metres EAST OF THE ENTRANCE TO No. 516 PLAINS ROAD EAST.
ELEVATION = 97.79-metres

PRIMARY CONTOURS ARE SET AT 1.00m INTERVALS
SECONDARY COTOURS ARE SET AT 0.25m INTERVALS

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
TAB	SA	17-30-095-00

FILE: G:\17-30-095\00\Drawing\173009500.dgn
DATED: JUNE 8, 2017
PLOTTED: 09/06/2017

Appendix B

OCCUPANCY SEARCH HISTORICAL AND CURRENT

Copy Service Canada

www.lgicscanada.com
alantos@lgicscanada.com
Phone : 613 875-7387

City Directory Information Source
Vernon's Burlington, ON City Directory

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 2011	
Site Listing:	484-Aldershot Home Hardware - Animazing 15 Min Pet Bath Centre - Bingo Connection - CAM Solutions Inc - Global Banking Systems - Home Hardware Stores - House of Limerick Carpet Warehouse - Legendary Red Rooster Vintage Café - Compassion Society - Direct Cabinets - Hi End Fitness - Lasalle Park Marina - Wilson Big V Drug Store 490- The Cash Store

Adjacent Properties:	
391 Plains Road East	- Multi Tenant Residential
396 Plains Road East	- Multi Tenant Residential
405 Plains Road East	- Jaggard's Florist - E.Brand.Com
414 Plains Road East	- Deseame Salon Spa & Boutique - Mindy Nails
418 Plains Road East	- Newlife Fertility Centre
419 Plains Road East	- Amerco Retnals - U-Haul Co Ltd
434 Plains Road East	- Tim Horton Donuts
437 Plains Road East	- Sokratis Authentic Greek Cuisine
444 Plains Road East	- Nicholas Harvey Academy & Agency - Well Beings - Well Beings Dispensary
452 Plain Road East	- Integrative Touch Inc

	- Res (1 Tenant)
457 Plains Road East	- Address Not Listed
460 Plains Road East	- Anderson Associates Financial Services - Focus ON Landscapes - Happy Holiday Décor
481 Plains Road East	- Maplehurst Elementary School
501 Plains Road East	- Aldershot Family Health Organization - Carson Sharon Dr Consulting Pediatrician - Maplehurst Postal Outlet - Shoppers Drug Mart - Exclusively Dentures - Gina’s Hair Fashions - Instaloans - Ontario Traffic Tickets
511 Plains Road East	- Address Not Listed
516 Plains Road East	- Foam Centre - DJ Shoe Repair - M&M Meat Shops - Bulk Food Warehouse - Danny’s Nails - Domino’s Pizza - Dr Brian Damman Optometrist

	- The Fry Guy - Kitchen & Bath Centre - Liberty Tax Service - Optical Clearance Outlet - Prev Bookkeeping & Accounting - Silk - Spotless Dry Cleaners
517 Plains Road East	- Town & Country Motel
527 Plains Road East	- Crestwood Motel
540 Plains Road East	- Address Not Listed
545 Plains Road East	- OK Tire & Automotive - Precision Tire Service Limited - OK Auto Service
547 Plains Road East	- JM Auto Inc - Newson Motors
550 Plains Road East	- Address Not Listed
559 Plains Road East	- Donnelly's Service Centre - Sunoco Inc - Husky Gas Station

560 Plains Road East	- Neworld Cycle
929 – 983 Sanford Drive (Odd)	- All Residential
934 – 982 Sanford Drive (Even)	- All Residential
417 – 487 Townsend Avenue (Odd)	- All Residential
426 – 482 Townsend Avenue (Even)	- All Residential
491 – 535 Townsend Avenue (Even)	- All Residential
494 Townsend Avenue	- Aldershot Arena
522 Townsend Avenue	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	- All Residential
1039 -1045 Willowbrook Road (Odd)	- All Residential
494 Atkins Place	- Res (1 Tenant)
498 – 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- No Return

507 Atkins Place	- Res (1 Tenant)
513 Atkins Place	- Res (1 Tenant)
1033 – 1043 Conrad Court (Odd)	- All Residential
1034 – 1048 Conrad Court (Even)	- All Residential
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential
950 – 954 Falcon Boulevard (Even)	- All Residential
973 – 981 Falcon Boulevard (Odd)	- All Residential
974 – 982 Falcon Boulevard (Even)	- All Residential
394 – 406 Finch Avenue (Even)	- All Residential
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential

943 – 961 Glen Acres Court (Odd)	- All Residential
965 – 983 Glen Acres Court (Odd)	- All Residential
965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential
936 – 954 Harvey Place (Even)	- All Residential
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential
965 – 985 Kingsway Drive (Odd)	- All Residential
395 Lark Avenue	- Res (1 Tenant)
1034 – 1048 Maplehurst Avenue (Even)	- All Residential

1043 – 1057 Maplehurst Avenue (Odd)	- All Residential
502 – 532 Mary Street (Even)	- All Residential
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Res (1 Tenant)
944 Nora Drive	- Res (1 Tenant)
945 Nora Drive	- Res (1 Tenant)
946 Nora Drive	- Res (1 Tenant)

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 2006	
Site Listing:	484- Shoppers Drug Mart - The Bingo Connection

	- The Wood Room - Aldershot Home Hardware - Maplehurst Postal Outlet - Milner's - House of Limerick Carpet Warehouse - Storey Glen Hardware Ltd - Tribute Insurance Brokers Inc - AC Trains - CAM Solutions Inc 490- The Cash Store
Adjacent Properties:	
391 Plains Road East	- Multi Tenant Residential - McDonalds Restaurants of Canada Ltd
396 Plains Road East	- No Return
405 Plains Road East	- Jaggard's Florist
414 Plains Road East	- Res (1 Tenant) - Syscom Computers
418 Plains Road East	- Urban Development of Essenjay - Res (1 Tenant)
419 Plains Road East	- U-Haul Co Ltd

434 Plains Road East	- Tim Horton Donuts
437 Plains Road East	- Sotiris Shish Kebob
444 Plains Road East	- Image Design - Just Cars - The Decorating Centre
452 Plain Road East	- Kitchen
457 Plains Road East	- Fun Putt
460 Plains Road East	- Anderson Associates Financial Services - Res (2 Tenant)
481 Plains Road East	- Halton District School Board
501 Plains Road East	- No Return - Mediterraneo Restaurant
511 Plains Road East	- Res (2 Tenant) - Affordable Payday Loans - Custom Flesh - Ontario Traffic Tickets
516 Plains Road East	- Office Building

	- Hagglers Hock Outlet Inc - Foam Centre - Big Bonus Convenience - Burlington Dry Cleaners - Bulk Food Warehouse - Optical Clearance Outlet - Dr Brian Damman Optometrist - Danny's Nails - Domino's Pizza - DJ Shoe Repairs - M&M Meat Shops Ltd
517 Plains Road East	- Town & Country Motel - Res (1 Tenant)
527 Plains Road East	- Crestwood Motel
540 Plains Road East	- Address Not Listed
545 Plains Road East	- OK Tire & Automotive - Precision Tire Service Limited - Precision Auto Detailing
547 Plains Road East	- GTA Auto Exchange - Autotek Car Sales
550 Plains Road East	- Address Not Listed

559 Plains Road East	- Donnelly's Service Centre - Sunoco Inc
560 Plains Road East	- Neworld Cycle
929 – 983 Sanford Drive (Odd)	- All Residential
934 – 982 Sanford Drive (Even)	- All Residential
417 – 487 Townsend Avenue (Odd)	- All Residential
426 – 482 Townsend Avenue (Even)	- All Residential
491 – 535 Townsend Avenue (Even)	- All Residential
494 Townsend Avenue	- Kiwanis Park Arena
522 Townsend Avenue	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	- All Residential
1039 -1045 Willowbrook Road (Odd)	- All Residential
494 Atkins Place	- Res (1 Tenant)
498 – 522 Atkins Place (Even)	- All Residential

495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- Res (1 Tenant)
507 Atkins Place	- Res (1 Tenant)
513 Atkins Place	- Res (1 Tenant)
1033 – 1043 Conrad Court (Odd)	1033- Res (1 Tenant)
1034 – 1048 Conrad Court (Even)	- All Residential
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential 931- Millennium Signatures Marking Systems
950 – 954 Falcon Boulevard (Even)	- All Residential
973 – 981 Falcon Boulevard (Odd)	- All Residential
974 – 982 Falcon Boulevard (Even)	- All Residential
394 – 406 Finch Avenue (Even)	- All Residential 400- The Shamporium

395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential
943 – 961 Glen Acres Court (Odd)	- All Residential
965 – 983 Glen Acres Court (Odd)	- All Residential
965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential 955- Lasalle Park Marina
936 – 954 Harvey Place (Even)	- All Residential
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential

965 – 985 Kingsway Drive (Odd)	- All Residential
395 Lark Avenue	- Res (1 Tenant)
1034 – 1048 Maplehurst Avenue (Even)	- All Residential
1043 – 1057 Maplehurst Avenue (Odd)	- All Residential
502 – 532 Mary Street (Even)	- All Residential
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential 941- Richmond Design
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Res (1 Tenant)
944 Nora Drive	- Res (1 Tenant)
945 Nora Drive	- Res (1 Tenant)
946 Nora Drive	- Res (1 Tenant)

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 2001	
Site Listing:	484- Shoppers Drug Mart - The Bingo Connection - The Wood Room - Aldershot Home Hardware - Maplehurst Postal Outlet - The Hanging Tree - Waldon Barbeque - House of Limerick Carpet Warehouse - Family Hair Centre - Storey Glen Hardware Ltd - Tribute Insurance Brokers Inc 490- Address Not Listed
Adjacent Properties:	
391 Plains Road East	- McDonalds Restaurants of Canada Ltd
396 Plains Road East	- No Return
405 Plains Road East	- Jaggard's Flower Shoppe
414 Plains Road East	- Address Not Listed

418 Plains Road East	- Vacant
419 Plains Road East	- U-Haul Co Ltd
434 Plains Road East	- Tim Horton Donuts
437 Plains Road East	- Sotiris Shish Kebob
444 Plains Road East	- Res (1 Tenant) - Village Car Company
452 Plain Road East	- Dr Charles Kuo
457 Plains Road East	- Fun Putt
460 Plains Road East	- Burlington Skylawn Landscapes Contractors - Res (1 Tenant)
481 Plains Road East	- Maplehurst Public School
501 Plains Road East	- No Return
511 Plains Road East	- Gina's Hair Fashions - Michael P Roy & Associates - Action Force - Res (4 Tenant)

516 Plains Road East	- Office Building - Hagglers Hock Outlet Inc - Adults Only Video - Foam Centre - Best Dollar'N Tobacco - Burlington Dry Cleaners - Bulk Food Warehouse - DJ Shoe Repair - M&M Meat Shops
517 Plains Road East	- Town & Country Motel
527 Plains Road East	- Crestwood Motel - Res (1 Tenant)
540 Plains Road East	- Address Not Listed
545 Plains Road East	- OK Tire & Automotive - The Castle
547 Plains Road East	- Jamesville Auto Sales
550 Plains Road East	- Address Not Listed
559 Plains Road East	- Donnelly's Service Centre

560 Plains Road East	- Neworld Cycle & Fitness
929 – 983 Sanford Drive (Odd)	- All Residential
934 – 982 Sanford Drive (Even)	- All Residential
417 – 487 Townsend Avenue (Odd)	- All Residential
426 – 482 Townsend Avenue (Even)	- All Residential
491 – 535 Townsend Avenue (Even)	- All Residential
494 Townsend Avenue	- Kiwanis Park Arena
522 Townsend Avenue	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	- All Residential
1039 -1045 Willowbrook Road (Odd)	- All Residential
494 Atkins Place	- Res (1 Tenant)
498 – 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- Res (1 Tenant)

507 Atkins Place	- Res (1 Tenant)
513 Atkins Place	- Res (1 Tenant)
1033 – 1043 Conrad Court (Odd)	- All Residential
1034 – 1048 Conrad Court (Even)	- All Residential
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential
950 – 954 Falcon Boulevard (Even)	- All Residential
973 – 981 Falcon Boulevard (Odd)	- All Residential
974 – 982 Falcon Boulevard (Even)	- All Residential
394 – 406 Finch Avenue (Even)	- All Residential 400- The Shamporium
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential

943 – 961 Glen Acres Court (Odd)	- All Residential
965 – 983 Glen Acres Court (Odd)	- All Residential
965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential 955- Lasalle Park Marina
936 – 954 Harvey Place (Even)	- All Residential
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential
965 – 985 Kingsway Drive (Odd)	- All Residential
395 Lark Avenue	- Res (1 Tenant)

1034 – 1048 Maplehurst Avenue (Even)	- All Residential
1043 – 1057 Maplehurst Avenue (Odd)	- All Residential
502 – 532 Mary Street (Even)	- All Residential
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential 941- Richmond Design
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Res (1 Tenant)
944 Nora Drive	- Res (1 Tenant)
945 Nora Drive	- Res (1 Tenant)
946 Nora Drive	- Res (1 Tenant)

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 1996	

Site Listing:	484- Wilson Big V Drug Store - The Bingo Connection - The Wood Room - Weeks of Aldershot - Maplehurst Postal Outlet - The Hanging Tree - Waldon Pool & Spa Services - Waldon Propane Services - House of Limerick Carpet Warehouse - Family Hair Centre 490- Address Not Listed
Adjacent Properties:	
391 Plains Road East	- McDonalds Restaurants of Canada Ltd
396 Plains Road East	- Res (1 Tenant)
405 Plains Road East	- Jaggard's Flower Shoppe - Res (1 Tenant)
414 Plains Road East	- Address Not Listed
418 Plains Road East	- XL Gas Bar
419 Plains Road East	- U-Haul Co Ltd

434 Plains Road East	- Tim Horton Donuts
437 Plains Road East	- Sotiris Shish Kebob
444 Plains Road East	- Vacant - Village Car Company
452 Plain Road East	- Dr Charles Kuo
457 Plains Road East	- Vacant
460 Plains Road East	- Judy's Trading Post
481 Plains Road East	- Maplehurst Public School
501 Plains Road East	- No Return
511 Plains Road East	- Gina's Hair Fashions - A-1 TV Sales & Service Ltd - Wilson Physiotherapy - Res (4 Tenant)
516 Plains Road East	- Office Building - Angles Professional Hair Care Centres - Adult Only Video - Foam Centre

	- Ryan's Pet Food - Burlington Dry Cleaners - Bulk Food Warehouse - DJ Shoe Repair - M&M Meat Shops Ltd
517 Plains Road East	- Town & Country Motel
527 Plains Road East	- Crestwood Motel - Res (1 Tenant)
540 Plains Road East	- Address Not Listed
545 Plains Road East	- Precision Tire Service Ltd
547 Plains Road East	- Burlington Auto Wholesale
550 Plains Road East	- Address Not Listed
559 Plains Road East	- ANZ Sunoco
560 Plains Road East	- Neworld Cycle & Fitness - Vacant
929 – 983 Sanford Drive (Odd)	- All Residential
934 – 982 Sanford Drive (Even)	- All Residential

417 – 487 Townsend Avenue (Odd)	- All Residential
426 – 482 Townsend Avenue (Even)	- All Residential
491 – 535 Townsend Avenue (Even)	- All Residential 491- Valleywood Construction
494 Townsend Avenue	- Kiwanis Park Arena
522 Townsend Avenue	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	- All Residential
1039 -1045 Willowbrook Road (Odd)	- All Residential
494 Atkins Place	- Res (1 Tenant)
498 – 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- Res (1 Tenant)
507 Atkins Place	- Res (1 Tenant)
513 Atkins Place	- Res (1 Tenant)

1033 – 1043 Conrad Court (Odd)	- All Residential
1034 – 1048 Conrad Court (Even)	- All Residential
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential
950 – 954 Falcon Boulevard (Even)	- All Residential
973 – 981 Falcon Boulevard (Odd)	- All Residential
974 – 982 Falcon Boulevard (Even)	- All Residential
394 – 406 Finch Avenue (Even)	- All Residential
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential
943 – 961 Glen Acres Court (Odd)	- All Residential
965 – 983 Glen Acres Court (Odd)	- All Residential

965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential
936 – 954 Harvey Place (Even)	- All Residential 950- Tops 'N Trends Inc
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential 926- Kingsway Booster Station
965 – 985 Kingsway Drive (Odd)	- All Residential
395 Lark Avenue	- Res (1 Tenant)
1034 – 1048 Maplehurst Avenue (Even)	- All Residential 1042- Accurate Concrete Cutting

1043 – 1057 Maplehurst Avenue (Odd)	- All Residential
502 – 532 Mary Street (Even)	- All Residential
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential 941- Richmond Design
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Res (1 Tenant)
944 Nora Drive	- Res (1 Tenant)
945 Nora Drive	- Res (1 Tenant)
946 Nora Drive	- Res (1 Tenant)

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 1991	
Site Listing:	484- Strip Mall - Wilson Big V Drug Store

	- The Bingo Connection - Lou's Dry Cleaning & Laundry - Weeks of Aldershot - The Woodsmith - The Right House Hairstyle Centre - Mellows - Evelyn's - Waldon Pool Services - Waldon Propane Services - House of Limerick Carpet Warehouse 490- Address Not Listed
Adjacent Properties:	
391 Plains Road East	- McDonalds Restaurants of Canada Ltd
396 Plains Road East	- Res (1 Tenant)
405 Plains Road East	- Jaggard's Flower Shoppe - Res (1 Tenant)
414 Plains Road East	- Address Not Listed
418 Plains Road East	- XL Gas Bar
419 Plains Road East	- Burlington U-Haul Moving Centre

434 Plains Road East	- Tim Horton Donuts
437 Plains Road East	- Casey's Restaurant
444 Plains Road East	- Res (1 Tenant)
452 Plain Road East	- Dr Charles Kuo
457 Plains Road East	- Super Putt Inc
460 Plains Road East	- Res (1 Tenant) - The Energy House
481 Plains Road East	- Maplehurst Public School - Halton Lung Association
501 Plains Road East	- No Return
511 Plains Road East	- Gina's Hair Fashions - A-1 TV Sales & Service Ltd - McIntosh Gould & Plews Insurance Brokers Ltd - Res (5 Tenant)
516 Plains Road East	- Office Building - Angles Professional Hair Care Centres - Witten Home Improvements Inc - Ryan's Pet Food Terminal Inc

	- Burlington Dry Cleaners - Bulk Food Warehouse - Econocomp - White-Elna Sew & Knit - Nancy's Sew & Knit - M&M Meat Shops Ltd
517 Plains Road East	- Town & Country Motel
527 Plains Road East	- Crestwood Motel - Res (1 Tenant)
540 Plains Road East	- Address Not Listed
545 Plains Road East	- Avis Rent A Car
547 Plains Road East	- The Steering Wheel Car Co
550 Plains Road East	- Address Not Listed
559 Plains Road East	- Donnelly's Service Centre - Conways Texaco
560 Plains Road East	- Royal Bank of Canada
929 – 983 Sanford Drive (Odd)	- All Residential 977- Lexon International Imports

934 – 982 Sanford Drive (Even)	- All Residential
417 – 487 Townsend Avenue (Odd)	- All Residential
426 – 482 Townsend Avenue (Even)	- All Residential
491 – 535 Townsend Avenue (Even)	- All Residential
494 Townsend Avenue	- Kiwanis Park Arena
522 Townsend Avenue	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	- All Residential
1039 -1045 Willowbrook Road (Odd)	- All Residential
494 Atkins Place	- Res (1 Tenant)
498 – 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- Res (1 Tenant) - Springview Gardening
507 Atkins Place	- Res (1 Tenant)

513 Atkins Place	- Res (1 Tenant)
1033 – 1043 Conrad Court (Odd)	- All Residential
1034 – 1048 Conrad Court (Even)	- All Residential
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential
950 – 954 Falcon Boulevard (Even)	- All Residential
973 – 981 Falcon Boulevard (Odd)	- All Residential
974 – 982 Falcon Boulevard (Even)	- All Residential
394 – 406 Finch Avenue (Even)	- All Residential
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential
943 – 961 Glen Acres Court (Odd)	- All Residential

965 – 983 Glen Acres Court (Odd)	- All Residential
965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential
936 – 954 Harvey Place (Even)	- All Residential
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential 926- Kingsway Booster Station
965 – 985 Kingsway Drive (Odd)	- All Residential
395 Lark Avenue	- Res (1 Tenant)
1034 – 1048 Maplehurst Avenue (Even)	- All Residential

1043 – 1057 Maplehurst Avenue (Odd)	- All Residential 1053- Easter Reconstruction Co
502 – 532 Mary Street (Even)	- All Residential 524- Bell Canada Booster Station
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential 941- Richmond Design
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Res (1 Tenant)
944 Nora Drive	- Res (1 Tenant)
945 Nora Drive	- Res (1 Tenant)
946 Nora Drive	- Res (1 Tenant)

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 1986	

Site Listing:	484- Wilson Big V Drug Store - DJ Shoe Repair - Lou's Place - Lofood - Weeks of Aldershot hdwe - Right House Hairstyle Centre - Whigmeleerie - Daddy's Pizza & Spaghetti - Evelyn's Ladies' Wear - Waldon Pool & Spa Services - Burlington Public Library (Aldershot Branch) - House of Limerick Carpet Warehouse 490- Address Not Listed
Adjacent Properties:	
391 Plains Road East	- McDonalds Restaurants of Canada Ltd
396 Plains Road East	- Res (1 Tenant) - Olymp Barber Shop
405 Plains Road East	- Jaggard's Flower Shoppe - Res (1 Tenant)
414 Plains Road East	- Address Not Listed
418 Plains Road East	- Gillies Guy Gas Bar

419 Plains Road East	- Burlington U-Haul Moving Centre trlr & trk rntls
434 Plains Road East	- Tim Horton Donuts - Fawcett Foods
437 Plains Road East	- Casey's Restaurant
444 Plains Road East	- Res (1 Tenant) - A&A Deluxe Taxi
452 Plain Road East	- Dr Charles Kuo
457 Plains Road East	- Super Putt Inc
460 Plains Road East	- The Energy House
481 Plains Road East	- Maplehurst Public School
501 Plains Road East	- Res (1 Tenant)
511 Plains Road East	- A-1 TV Sales & Service Ltd - Garrett Gould & Plews Insurance Brokers - Res (5 Tenant)
516 Plains Road East	- Office Building - Angles Professional Hair Care Centres - Aldershot Insurance Brokers

	- Caddy Shack - Ryan's Pet Food Terminal Inc - Burlington Dry Cleaners - Bulk Food Warehouse - Aldershot Fabrics - Phildar Wool Boutique - M&M Meat Shops Ltd
517 Plains Road East	- Town & Country Motel - Res (1 Tenant)
527 Plains Road East	- Crestwood Motel - Res (1 Tenant)
540 Plains Road East	- Address Not Listed
545 Plains Road East	- The Castle
547 Plains Road East	- The Steering Wheel Car Co
550 Plains Road East	- Address Not Listed
559 Plains Road East	- Donnelly's Service Centre
560 Plains Road East	- Royal Bank of Canada
929 – 983 Sanford Drive (Odd)	- All Residential

934 – 982 Sanford Drive (Even)	- All Residential
417 – 487 Townsend Avenue (Odd)	- All Residential
426 – 482 Townsend Avenue (Even)	- All Residential
491 – 535 Townsend Avenue (Even)	- All Residential
494 Townsend Avenue	- Address Not Listed
522 Townsend Avenue	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	- All Residential
1039 -1045 Willowbrook Road (Odd)	- All Residential
494 Atkins Place	- Res (1 Tenant)
498 – 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- Res (1 Tenant)
507 Atkins Place	- Res (1 Tenant)

513 Atkins Place	- Res (1 Tenant)
1033 – 1043 Conrad Court (Odd)	- All Residential
1034 – 1048 Conrad Court (Even)	- All Residential
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential
950 – 954 Falcon Boulevard (Even)	- All Residential
973 – 981 Falcon Boulevard (Odd)	- All Residential
974 – 982 Falcon Boulevard (Even)	- All Residential
394 – 406 Finch Avenue (Even)	- All Residential
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential
943 – 961 Glen Acres Court (Odd)	- All Residential
965 – 983 Glen Acres Court (Odd)	- All Residential

965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential
936 – 954 Harvey Place (Even)	- All Residential
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential 926- Kingsway Booster Station
965 – 985 Kingsway Drive (Odd)	- All Residential
395 Lark Avenue	- Res (1 Tenant)
1034 – 1048 Maplehurst Avenue (Even)	- All Residential
1043 – 1057 Maplehurst Avenue (Odd)	- All Residential

502 – 532 Mary Street (Even)	- All Residential 524- Bell Canada Booster Station
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential 941- Richmond Design
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Res (1 Tenant)
944 Nora Drive	- Res (1 Tenant)
945 Nora Drive	- Res (1 Tenant)
946 Nora Drive	- Res (1 Tenant)

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 1981	
Site Listing:	484- Wilson Big V Drug Store - Tawco Cleaning Centre

	- Home Hardware - Right House Hair Styling - Daddy's Pizza & Spagetti - Evelyn's ladies' wear - Waldon Pool Services Ltd - Burlington Public Library (Aldershot Branch) - House of Limmerick Carpet Warehouse 490- Address Not Listed
Adjacent Properties:	
391 Plains Road East	- McDonalds Drive-In
396 Plains Road East	- Res (1 Tenant) - Olymp Barber Shop
405 Plains Road East	- Res (1 Tenant)
414 Plains Road East	- Address Not Listed
418 Plains Road East	- McGuire Sunoco Service Station
419 Plains Road East	- Burlington U-Haul Moving Centre rntls & mntnce
434 Plains Road East	- Tim Horton Donuts
437 Plains Road East	- Coachman's Restaurant & Tavern

444 Plains Road East	- Association of Baptist for World Evangelism in Canada
452 Plain Road East	- Kuo Dental Surgeon
457 Plains Road East	- Mini Pro Golf
460 Plains Road East	- Honchar's Wicker
481 Plains Road East	- Maplehurst Public School
501 Plains Road East	- Res (1 Tenant)
511 Plains Road East	- Address Not Listed
516 Plains Road East	- Office Building (Under Constr)
517 Plains Road East	- Town & Country Motel - Res (1 Tenant)
527 Plains Road East	- Crestwood Motel - Res (1 Tenant)
540 Plains Road East	- Address Not Listed
545 Plains Road East	- Castle Steak House & Tavern - Briwood Ltd

	- Economy Rent-A-Car
547 Plains Road East	- Ruston Mobile Homes Ltd - Ruston Leasing Ltd
550 Plains Road East	- Address Not Listed
559 Plains Road East	- Gowling Joe Texaco Service Station
560 Plains Road East	- Royal Bank of Canada
929 – 983 Sanford Drive (Odd)	- All Residential
934 – 982 Sanford Drive (Even)	- All Residential
417 – 487 Townsend Avenue (Odd)	- All Residential
426 – 482 Townsend Avenue (Even)	- All Residential
491 – 535 Townsend Avenue (Even)	- All Residential
494 Townsend Avenue	- Address Not Listed
522 Townsend Avenue	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	- All Residential

1039 -1045 Willowbrook Road (Odd)	- All Residential
494 Atkins Place	- Res (1 Tenant)
498 - 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- Res (1 Tenant)
507 Atkins Place	- Res (1 Tenant)
513 Atkins Place	- Res (1 Tenant)
1033 – 1043 Conrad Court (Odd)	- All Residential
1034 – 1048 Conrad Court (Even)	- All Residential
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential 951- Home of Sisters of Enfant Jesus du Chauffailes
950 – 954 Falcon Boulevard (Even)	- All Residential

973 – 981 Falcon Boulevard (Odd)	- All Residential
974 – 982 Falcon Boulevard (Even)	- All Residential 980- Manorek Real Estate
394 – 406 Finch Avenue (Even)	- All Residential
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential
943 – 961 Glen Acres Court (Odd)	- All Residential
965 – 983 Glen Acres Court (Odd)	- All Residential
965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential
936 – 954 Harvey Place (Even)	- All Residential

1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential 926- Pump House
965 – 985 Kingsway Drive (Odd)	- All Residential
395 Lark Avenue	- Res (1 Tenant)
1034 – 1048 Maplehurst Avenue (Even)	- All Residential 1048- Roy's Contracting Lino Tile & Carpet
1043 – 1057 Maplehurst Avenue (Odd)	- All Residential
502 – 532 Mary Street (Even)	- All Residential 524- Bell Canada Booster Station
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- No Return

944 Nora Drive	- New House
945 Nora Drive	- Refused
946 Nora Drive	- Refused

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 1976	
Site Listing:	484- Wilson Big V Drug Store - Tawco Cleaning Centre - Depietro's 490- Address Not Listed
Adjacent Properties:	
391 Plains Road East	- Address Not Listed
396 Plains Road East	- Res (1 Tenant) - Star Cleaners - Olymp Barber Shop
405 Plains Road East	- Res (1 Tenant)

414 Plains Road East	- Address Not Listed
418 Plains Road East	- Warry R Sunoco Service Station
419 Plains Road East	- Burlington Moving Centre
434 Plains Road East	- Tim Horton Donuts
437 Plains Road East	- Burlington Square Family Restaurant
444 Plains Road East	- Ad-Pac Services - Consolidated Advertising - Association of Baptist for World Evangelism in Canada
452 Plain Road East	- Kuo Dentist
457 Plains Road East	- Big Chicken Little Ltd - Seider E Trailer Sales - Mini Pro Golf
460 Plains Road East	- Res (2 Tenant) - ABC Taxi - Aldershot Taxi
481 Plains Road East	- Maplehurst Public School
501 Plains Road East	- Res (1 Tenant)

511 Plains Road East	- Address Not Listed
516 Plains Road East	- Plains Road Gulf Service Station
517 Plains Road East	- Town & Country Motel - Res (1 Tenant)
527 Plains Road East	- Crestwood Motel - Res (1 Tenant)
540 Plains Road East	- Address Not Listed
545 Plains Road East	- Castle Steak House & Tavern - Briwood Ltd
547 Plains Road East	- Ruston Mobile Homes Ltd
550 Plains Road East	- Address Not Listed
559 Plains Road East	- Gowling Joe Texaco Service Station
560 Plains Road East	- Royal Bank of Canada
929 – 983 Sanford Drive (Odd)	- All Residential
934 – 982 Sanford Drive (Even)	- All Residential

417 – 487 Townsend Avenue (Odd)	- All Residential
426 – 482 Townsend Avenue (Even)	- All Residential
491 – 535 Townsend Avenue (Even)	- All Residential
494 Townsend Avenue	- Address Not Listed
522 Townsend Avenue	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	- All Residential
1039 -1045 Willowbrook Road (Odd)	- All Residential
494 Atkins Place	- Res (1 Tenant)
498 - 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- Res (1 Tenant)
507 Atkins Place	- Res (1 Tenant)
513 Atkins Place	- Res (1 Tenant)

1033 – 1043 Conrad Court (Odd)	- All Residential
1034 – 1048 Conrad Court (Even)	- All Residential
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential
950 – 954 Falcon Boulevard (Even)	- All Residential
973 – 981 Falcon Boulevard (Odd)	- All Residential
974 – 982 Falcon Boulevard (Even)	- All Residential 980- Manorek Real Estate
394 – 406 Finch Avenue (Even)	- All Residential
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential
943 – 961 Glen Acres Court (Odd)	- All Residential
965 – 983 Glen Acres Court (Odd)	- All Residential

965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential
936 – 954 Harvey Place (Even)	- All Residential
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential 1042- Burlington Plumbing & Heating
910 – 982 Kingsway Drive (Even)	- All Residential 926- Pump House
965 – 985 Kingsway Drive (Odd)	- All Residential
395 Lark Avenue	- Res (1 Tenant)
1034 – 1048 Maplehurst Avenue (Even)	- All Residential 1048- Roy's Contracting

1043 – 1057 Maplehurst Avenue (Odd)	- All Residential
502 – 532 Mary Street (Even)	- All Residential 524- Bell Canada Booster Station
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Address Not Listed
944 Nora Drive	- Address Not Listed
945 Nora Drive	- Address Not Listed
946 Nora Drive	- Address Not Listed

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 1971	
Site Listing:	484- Busy-B Gros 490- Address Not Listed

Adjacent Properties:	
391 Plains Road East	- Address Not Listed
396 Plains Road East	- Res (1 Tenant)
405 Plains Road East	- Res (1 Tenant)
414 Plains Road East	- Address Not Listed
418 Plains Road East	- Hilson & Warry Sunoco Service Station
419 Plains Road East	- Aldershot BP Serv Stn
434 Plains Road East	- Tim Horton Donuts
437 Plains Road East	- Burger Chef
444 Plains Road East	- Res (1 Tenant)
452 Plain Road East	- Res (1 Tenant)
457 Plains Road East	- Mayfair Drapery & Rug Co
460 Plains Road East	- Res (2 Tenant) - ABC Taxi

	- Aldershot Taxi
481 Plains Road East	- Maplehurst Public School
501 Plains Road East	- Aldershot Poultry Farm
511 Plains Road East	- Address Not Listed
516 Plains Road East	- Scott's Gulf Service Station
517 Plains Road East	- Town & Country Motel Ltd
527 Plains Road East	- Crestwood Motel - Res (1 Tenant)
540 Plains Road East	- Vacant
545 Plains Road East	- Address Not Listed
547 Plains Road East	- Address Not Listed
550 Plains Road East	- Address Not Listed
559 Plains Road East	- Address Not Listed
560 Plains Road East	- Royal Bank of Canada

929 – 983 Sanford Drive (Odd)	- All Residential
934 – 982 Sanford Drive (Even)	- All Residential
417 – 487 Townsend Avenue (Odd)	- All Residential
426 – 482 Townsend Avenue (Even)	- All Residential
491 – 535 Townsend Avenue (Even)	- All Residential
494 Townsend Avenue	- Address Not Listed
522 Townsend Avenue	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	- All Residential
1039 -1045 Willowbrook Road (Odd)	- No Listings Within Range
494 Atkins Place	- Res (1 Tenant)
498 - 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- Res (1 Tenant)
507 Atkins Place	- Res (1 Tenant)

513 Atkins Place	- Res (1 Tenant)
1033 – 1043 Conrad Court (Odd)	- All Residential 1033- Love's Produce Distrs
1034 – 1048 Conrad Court (Even)	- All Residential
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential
950 – 954 Falcon Boulevard (Even)	- All Residential
973 – 981 Falcon Boulevard (Odd)	- No Listings Within Range
974 – 982 Falcon Boulevard (Even)	- All Residential
394 – 406 Finch Avenue (Even)	- All Residential
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential
943 – 961 Glen Acres Court (Odd)	- All Residential

965 – 983 Glen Acres Court (Odd)	- All Residential
965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential
936 – 954 Harvey Place (Even)	- All Residential
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential 926- Pump House
965 – 985 Kingsway Drive (Odd)	- All Residential 985- Byrne MR & Assoc Ltd Cons Eng
395 Lark Avenue	- Res (1 Tenant)

1034 – 1048 Maplehurst Avenue (Even)	- All Residential
1043 – 1057 Maplehurst Avenue (Odd)	- All Residential
502 – 532 Mary Street (Even)	- All Residential
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Address Not Listed
944 Nora Drive	- Address Not Listed
945 Nora Drive	- Address Not Listed
946 Nora Drive	- Address Not Listed

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 1966	
Site Listing:	484- Loblaws Groceteria

	490- Address Not Listed
Adjacent Properties:	
391 Plains Road East	- Address Not Listed
396 Plains Road East	- Res (1 Tenant)
405 Plains Road East	- Res (2 Tenant)
414 Plains Road East	- Address Not Listed
418 Plains Road East	- Pretsell Service Station
419 Plains Road East	- Aldershot BP Serv Stn
434 Plains Road East	- Hilson & Warry Serv Stn
437 Plains Road East	- Filman's Fruit Market
444 Plains Road East	- Res (1 Tenant)
452 Plain Road East	- Res (1 Tenant)
457 Plains Road East	- Res (2 Tenant)
460 Plains Road East	- Res (3 Tenant)

481 Plains Road East	- Maplehurst Public School
501 Plains Road East	- Aldershot Poultry Farm Ltd
511 Plains Road East	- Address Not Listed
516 Plains Road East	- Bowron RA Service Station
517 Plains Road East	- Town & Country Motel Ltd - Res (1 Tenant)
527 Plains Road East	- Crestwood Motel - Res (2 Tenant)
540 Plains Road East	- Brentwood Motel - Res (1 Tenant)
545 Plains Road East	- Holland J Motors
547 Plains Road East	- Address Not Listed
550 Plains Road East	- Address Not Listed
559 Plains Road East	- Gowling Jos Serv Stn
560 Plains Road East	- Royal Bank of Canada

929 – 983 Sanford Drive (Odd)	- All Residential
934 – 982 Sanford Drive (Even)	- All Residential
417 – 487 Townsend Avenue (Odd)	- All Residential
426 – 482 Townsend Avenue (Even)	- All Residential
491 – 535 Townsend Avenue (Even)	- All Residential
494 Townsend Avenue	- Kiwanis Park
522 Townsend Avenue	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	1028- Res (1 Tenant) 1038- Balan J & Son Printers
1039 -1045 Willowbrook Road (Odd)	- No Listings Within Range
494 Atkins Place	- Res (1 Tenant)
498 - 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- Res (1 Tenant)

507 Atkins Place	- Res (1 Tenant)
513 Atkins Place	- Res (1 Tenant)
1033 – 1043 Conrad Court (Odd)	- All Residential
1034 – 1048 Conrad Court (Even)	1048- Res (1 Tenant)
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential
950 – 954 Falcon Boulevard (Even)	- All Residential
973 – 981 Falcon Boulevard (Odd)	- No Listings Within Range
974 – 982 Falcon Boulevard (Even)	- All Residential
394 – 406 Finch Avenue (Even)	- All Residential
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential

943 – 961 Glen Acres Court (Odd)	- All Residential
965 – 983 Glen Acres Court (Odd)	- All Residential
965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential
936 – 954 Harvey Place (Even)	- All Residential
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential 926- Pump House
965 – 985 Kingsway Drive (Odd)	- All Residential 985- Traders Realty Ltd
395 Lark Avenue	- Res (1 Tenant)

1034 – 1048 Maplehurst Avenue (Even)	- All Residential
1043 – 1057 Maplehurst Avenue (Odd)	- All Residential
502 – 532 Mary Street (Even)	- All Residential
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Address Not Listed
944 Nora Drive	- Address Not Listed
945 Nora Drive	- Address Not Listed
946 Nora Drive	- Address Not Listed

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 1961	

Site Listing:	484- Loblaws Groceteria 490- Address Not Listed
Adjacent Properties:	
391 Plains Road East	- Address Not Listed
396 Plains Road East	- Res (1 Tenant)
405 Plains Road East	- Res (2 Tenant)
414 Plains Road East	- Address Not Listed
418 Plains Road East	- McGuire's Sunoco Serv
419 Plains Road East	- BP Serv Stn
434 Plains Road East	- Hilson & Warry Serv Stn
437 Plains Road East	- Filman's Fruit Market
444 Plains Road East	- Res (1 Tenant)
452 Plain Road East	- Res (1 Tenant)
457 Plains Road East	- Res (1 Tenant)

460 Plains Road East	- Res (2 Tenant)
481 Plains Road East	- Maplehurst School
501 Plains Road East	- Aldershot Poultry Farm Ltd
511 Plains Road East	- Address Not Listed
516 Plains Road East	- Anderlea BA Services
517 Plains Road East	- Town & Country Motel Ltd - Res (1 Tenant)
527 Plains Road East	- Crestwood Motel - Res (1 Tenant)
540 Plains Road East	- Brentwood Motel - Res (1 Tenant)
545 Plains Road East	- Butler Motors Ltd
547 Plains Road East	- Address Not Listed
550 Plains Road East	- Address Not Listed
559 Plains Road East	- Gowling Jos Serv Stn

560 Plains Road East	- Royal Bank of Canada
929 – 983 Sanford Drive (Odd)	- All Residential
934 – 982 Sanford Drive (Even)	- All Residential
417 – 487 Townsend Avenue (Odd) *East	- All Residential
426 – 482 Townsend Avenue (Even) *East	- All Residential
491 – 535 Townsend Avenue (Even) *East	- All Residential
494 Townsend Avenue *East	- Address Not Listed
522 Townsend Avenue *East	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	1028- Res (1 Tenant) 1038- Balan J & Son Printers
1039 -1045 Willowbrook Road (Odd)	- No Listings Within Range
494 Atkins Place	- Res (1 Tenant)
498 - 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)

501 Atkins Place	- Res (1 Tenant)
507 Atkins Place	- Res (1 Tenant)
513 Atkins Place	- Res (1 Tenant)
1033 – 1043 Conrad Court (Odd)	- Not Built On
1034 – 1048 Conrad Court (Even)	1034- Res (1 Tenant)
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- All Residential
931 – 967 Falcon Boulevard (Odd)	- All Residential
950 – 954 Falcon Boulevard (Even)	- All Residential
973 – 981 Falcon Boulevard (Odd)	- No Listings Within Range
974 – 982 Falcon Boulevard (Even)	- All Residential
394 – 406 Finch Avenue (Even)	- All Residential
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential

943 – 961 Glen Acres Court (Odd)	- All Residential
965 – 983 Glen Acres Court (Odd)	- All Residential
965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- All Residential
936 – 954 Harvey Place (Even)	- All Residential
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential 926- Pump House
965 – 985 Kingsway Drive (Odd)	- All Residential
395 Lark Avenue	- Res (1 Tenant)

1034 – 1048 Maplehurst Avenue (Even)	- All Residential
1043 – 1057 Maplehurst Avenue (Odd)	- All Residential
502 – 532 Mary Street (Even)	- All Residential
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Address Not Listed
944 Nora Drive	- Address Not Listed
945 Nora Drive	- Address Not Listed
946 Nora Drive	- Address Not Listed

PROJECT NUMBER: 161-09479-00	
Site Address:	484 & 490 Plains Road East, Burlington, Ontario
Year: 1957	

Site Listing:	484- Address Not Listed 490- Address Not Listed
Adjacent Properties:	
391 Plains Road East	- Address Not Listed
396 Plains Road East	- Res (1 Tenant)
405 Plains Road East	- Res (2 Tenant)
414 Plains Road East	- Address Not Listed
418 Plains Road East	- Elliott's Sunoco Serv
419 Plains Road East	- Address Not Listed
434 Plains Road East	- Address Not Listed
437 Plains Road East	- Address Not Listed
444 Plains Road East	- Address Not Listed
452 Plain Road East	- Res (1 Tenant)
457 Plains Road East	- Res (1 Tenant)

460 Plains Road East	- Loblaws Super Market
481 Plains Road East	- Address Not Listed
501 Plains Road East	- Aldershot Poultry Farm Ltd
511 Plains Road East	- Address Not Listed
516 Plains Road East	- Stan's BA Services
517 Plains Road East	- Town & Country Motel Ltd
527 Plains Road East	- Crestwood Motel - Res (1 Tenant)
540 Plains Road East	- Brentwood Motel - Res (1 Tenant)
545 Plains Road East	- Address Not Listed
547 Plains Road East	- Address Not Listed
550 Plains Road East	- Address Not Listed
559 Plains Road East	- Gowling Jos Serv Stn - Butler's Motors

560 Plains Road East	- Royal Bank of Canada
929 – 983 Sanford Drive (Odd)	- Street Not Listed
934 – 982 Sanford Drive (Even)	- Street Not Listed
417 – 487 Townsend Avenue (Odd) *East	- All Residential
426 – 482 Townsend Avenue (Even) *East	- All Residential
491 – 535 Townsend Avenue (Even) *East	- All Residential
494 Townsend Avenue *East	- Address Not Listed
522 Townsend Avenue *East	- Res (1 Tenant)
1018 – 1038 Willowbrook Road (Even)	- Street Not Listed
1039 -1045 Willowbrook Road (Odd)	- Street Not Listed
494 Atkins Place	- Res (1 Tenant)
498 - 522 Atkins Place (Even)	- All Residential
495 Atkins Place	- Res (1 Tenant)
501 Atkins Place	- Res (1 Tenant)

507 Atkins Place	- Res (1 Tenant)
513 Atkins Place	- Res (1 Tenant)
1033 – 1043 Conrad Court (Odd)	- Street Not Listed
1034 – 1048 Conrad Court (Even)	- Street Not Listed
418 – 438 Dorset Avenue (Even)	- All Residential
454 – 498 Dorset Avenue (Even)	- No Listings Within Range
931 – 967 Falcon Boulevard (Odd)	- No Listings Within Range
950 – 954 Falcon Boulevard (Even)	- No Listings Within Range
973 – 981 Falcon Boulevard (Odd)	- No Listings Within Range
974 – 982 Falcon Boulevard (Even)	- All Residential
394 – 406 Finch Avenue (Even)	- All Residential
395 – 417 Finch Avenue (Odd)	- All Residential
928 – 962 Glen Acres Court (Even)	- All Residential

943 – 961 Glen Acres Court (Odd)	- All Residential
965 – 983 Glen Acres Court (Odd)	- All Residential
965 Glen Acres Court	- Res (1 Tenant)
971 Glen Acres Court	- Res (1 Tenant)
979 Glen Acres Court	- Res (1 Tenant)
968 – 984 Glen Acres Court (Even)	- All Residential
935 – 955 Harvey Place (Odd)	- Street Not Listed
936 – 954 Harvey Place (Even)	- Street Not Listed
1025 – 1043 Joan Drive (Odd)	- All Residential
1038 – 1052 Joan Drive (Even)	- All Residential
910 – 982 Kingsway Drive (Even)	- All Residential 926- Pump House
965 – 985 Kingsway Drive (Odd)	- All Residential
395 Lark Avenue	- Res (1 Tenant)

1034 – 1048 Maplehurst Avenue (Even)	1048- Res (1 Tenant)
1043 – 1057 Maplehurst Avenue (Odd)	- No Listings Within Range
502 – 532 Mary Street (Even)	- All Residential
511 – 521 Mary Street (Odd)	- All Residential
897 – 941 Nora Drive (Odd)	- All Residential
898 – 942 Nora Drive (Even)	- All Residential
943 Nora Drive	- Address Not Listed
944 Nora Drive	- Address Not Listed
945 Nora Drive	- Address Not Listed
946 Nora Drive	- Address Not Listed

** Burlington, ON is only listed between 1957-2011 in the City Directories**

Appendix C

REGULATORY INQUIRIES

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			**For Ministry Use Only**	
Name, Title, Company Name and Mailing Address of Requester **Eugene Ma** **WSP Canada Inc.** **100 Commerce Valley Drive West** **Thornhill, ON** **L3T 0A1** Email Address: ema@splconsultants.ca			FOI Request No.	Date Request Received
			Fee Paid $ ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Telephone/Fax Nos. Tel **905-882-1100** Fax **905-882-0055**	Your Project/Reference No. **161-09479-00**	Signature of Requester	☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ SAC ☐ IEB ☐ EAA ☐ EMR ☐ SWA	

Request Parameters

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

484 and 490 Plains Road East, Burlington, Ontario

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

Mr. William Heck since circa the mid-1970s

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

N/A

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

N/A

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 years*
Orders	*all years*
Spills	*all years*
Investigations/prosecutions ▸ ***Owner and tenant information must be provided***	*all years*
Waste Generator number/classes	*all years*

Certificates of Approval ▸ Proponent information must be provided

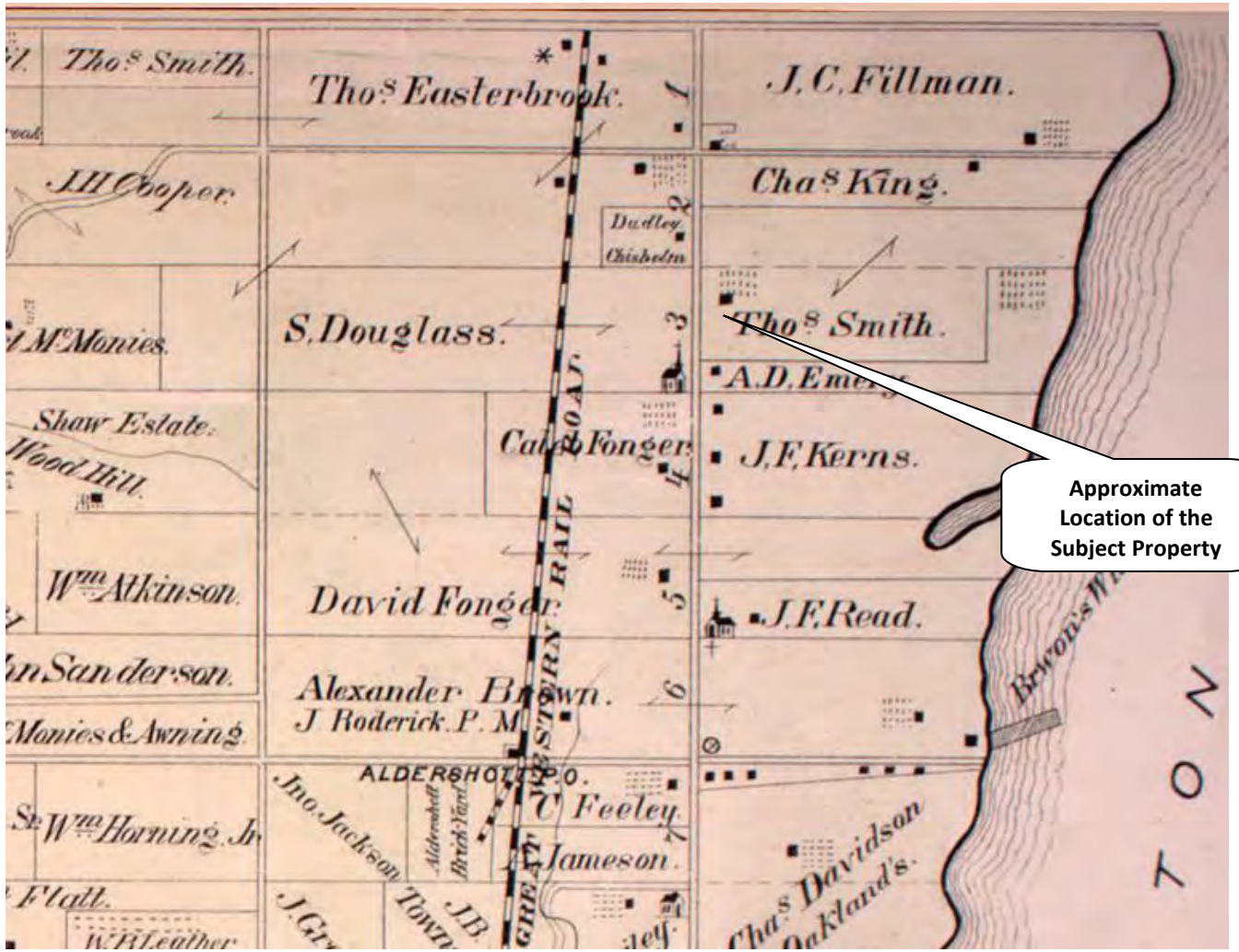
1987 and prior records are searched manually. **Search fees in excess of $300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box** and specify type e.g. maps, plans,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

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

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.

Appendix D

AERIAL PHOTOGRAPHS AND MAPPING RESOURCES

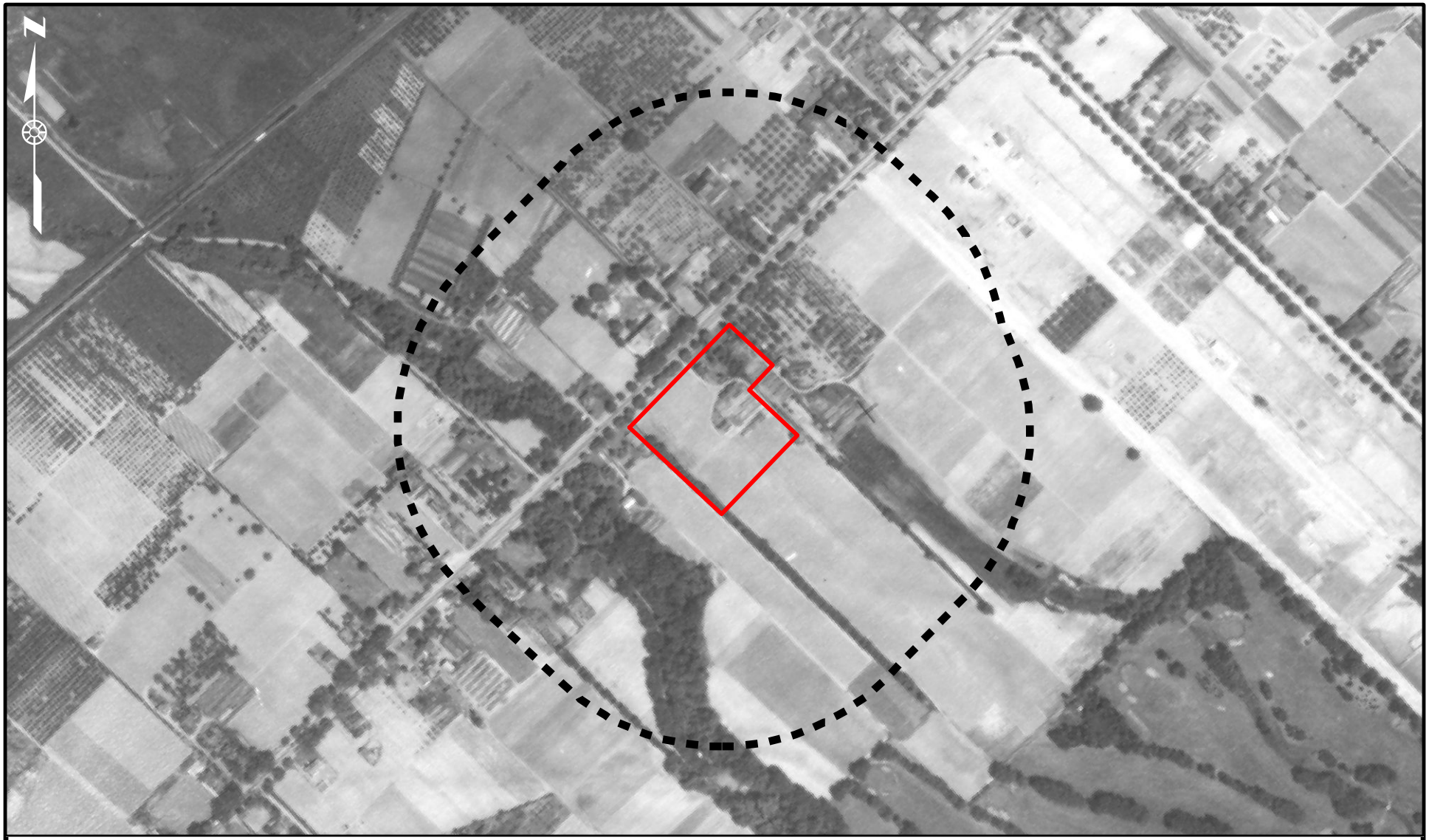


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WSP
100 Commerce Valley Drive West
Thornhill, Ontario L3T 0A1
T: 905-882-1100

1878 ONTARIO COUNTY MAP OF EAST FLAMBOROUGH

Scale: NTS	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 484-490 PLAINS ROAD EAST, BURLINGTON, ON	Prepared By: EM
Date: June 2017		Reviewed By: CIA
Project: 161-09479-00	Prepared For: National Homes Inc.	Drawing No. **D-1**



© Historical Canadian Aerial Photographs (National Archives Collection)

WSP

100 Commerce Valley Drive West
Thornhill, Ontario L3T 0A1
T: (905) 882-1100

AERIAL PHOTOGRAPH: 1950

Scale: 1:6,000	**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT** **484-490 PLAINS ROAD EAST** **BURLINGTON, ONTARIO**	Prepared By: JS
Date: June 2017		Reviewed By: EM
Project: 161-09479-00	Prepared For: National Homes Inc.	Drawing No: **D-2**



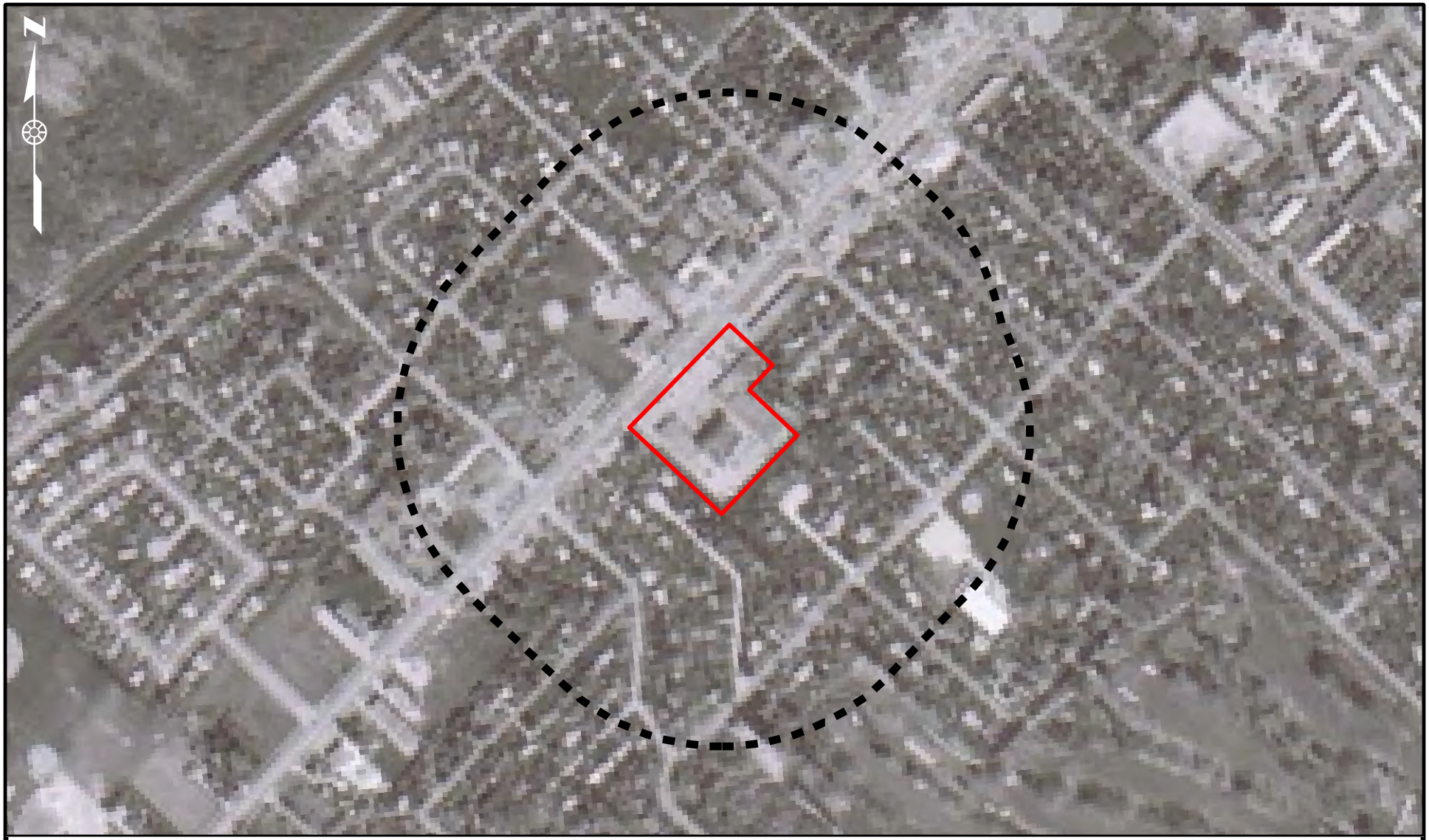
© Historical Canadian Aerial Photographs (National Archives Collection)

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100 Commerce Valley Drive West
Thornhill, Ontario L3T 0A1
T: (905) 882-1100

AERIAL PHOTOGRAPH: 1965

Scale: 1:6,000	**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT** **484-490 PLAINS ROAD EAST** **BURLINGTON, ONTARIO**	Prepared By: JS
Date: June 2017		Reviewed By: EM
Project: 161-09479-00	Prepared For: National Homes Inc.	Drawing No: **D-3**



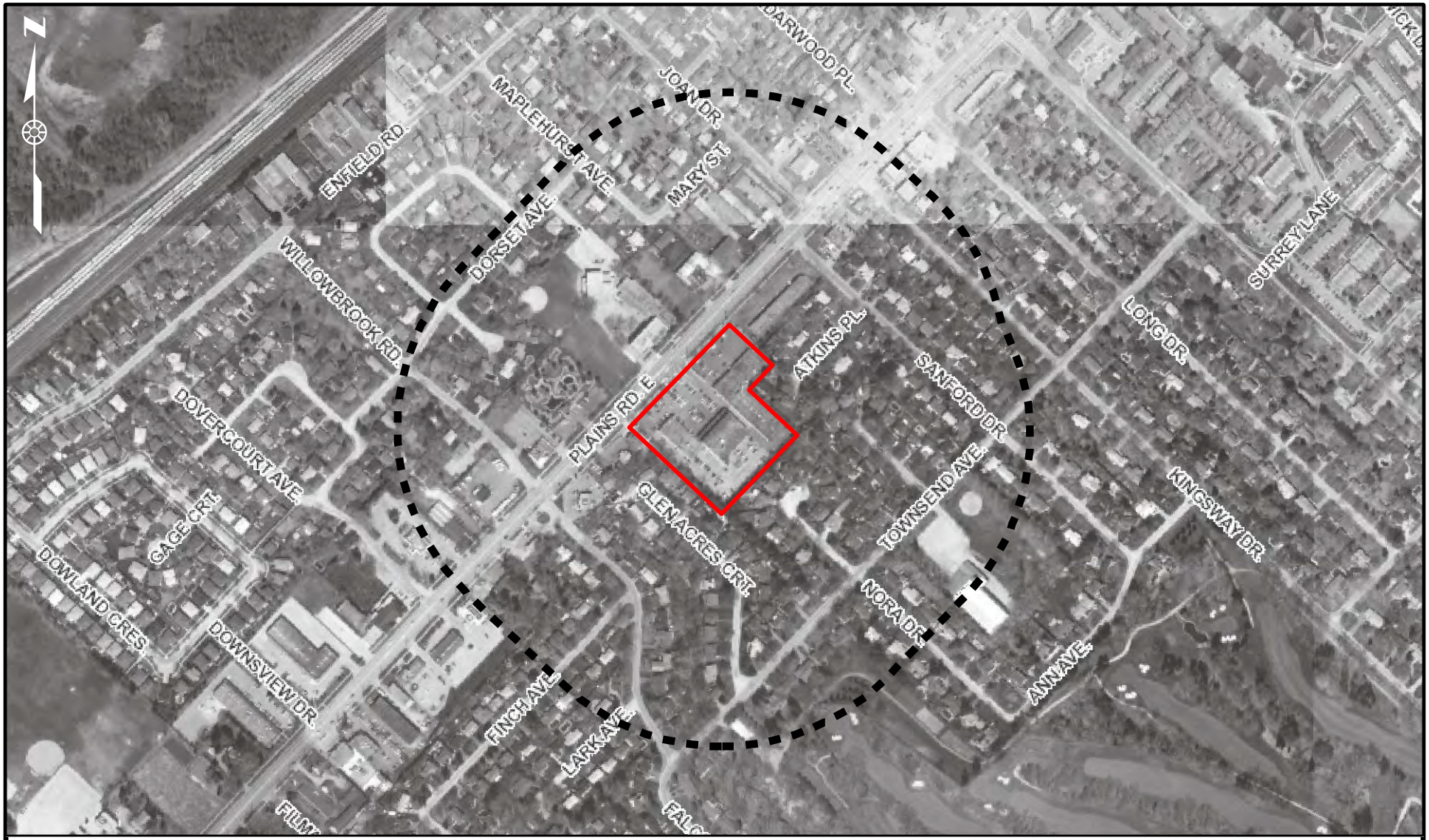
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WSP

100 Commerce Valley Drive West
Thornhill, Ontario L3T 0A1
T: (905) 882-1100

AERIAL PHOTOGRAPH: 1986

Scale: 1:6,000	**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT** **484-490 PLAINS ROAD EAST** **BURLINGTON, ONTARIO**	Prepared By: JS
Date: June 2017		Reviewed By: EM
Project: 161-09479-00	Prepared For: National Homes Inc.	Drawing No: **D-4**



© City of Burlington Interactive Maps

WSP

100 Commerce Valley Drive West
Thornhill, Ontario L3T 0A1
T: (905) 882-1100

AERIAL PHOTOGRAPH: 1998

Scale: 1:6,000	**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT** **484-490 PLAINS ROAD EAST** **BURLINGTON, ONTARIO**	Prepared By: JS
Date: June 2017		Reviewed By: EM
Project: 161-09479-00	Prepared For: National Homes Inc.	Drawing No: **D-5**



© Google Earth

WSP

100 Commerce Valley Drive West
Thornhill, Ontario L3T 0A1
T: (905) 882-1100

AERIAL PHOTOGRAPH: 2005

Scale: 1:6,000	**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT** **484-490 PLAINS ROAD EAST** **BURLINGTON, ONTARIO**	Prepared By: JS
Date: June 2017		Reviewed By: EM
Project: 161-09479-00	Prepared For: National Homes Inc.	Drawing No: **D-6**



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AERIAL PHOTOGRAPH: 2015

WSP

100 Commerce Valley Drive West
Thornhill, Ontario L3T 0A1
T: (905) 882-1100

Scale: 1:6,000	**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT** **484-490 PLAINS ROAD EAST** **BURLINGTON, ONTARIO**	Prepared By: JS
Date: June 2017		Reviewed By: EM
Project: 161-09479-00	Prepared For: National Homes Inc.	Drawing No: **D-7**

Appendix E

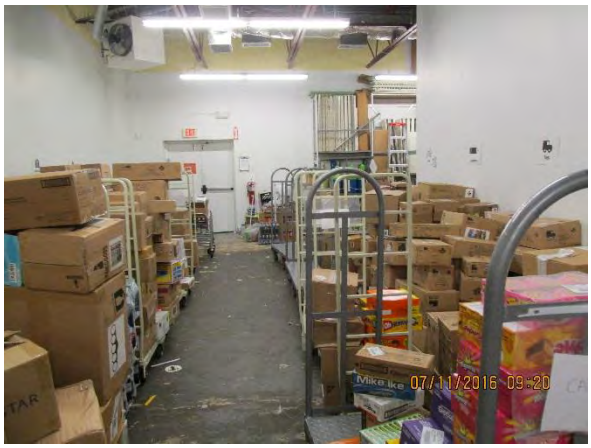
SITE PHOTOGRAPHS – JULY 11, 2016



1. One of two current commercial structures (i.e., dollar store) located on the Subject Property at 484 Plains Road East; from the northwestern boundary facing southeast



2. Southern exterior of the dollar store commercial structure located on the Subject Property at 484 Plains Road East; a former dry cleaner occupied the southern-third of this structure between circa 1979 and 1989



3. Interior view of the dollar store commercial structure where the former dry cleaner was located; currently used as a storage area



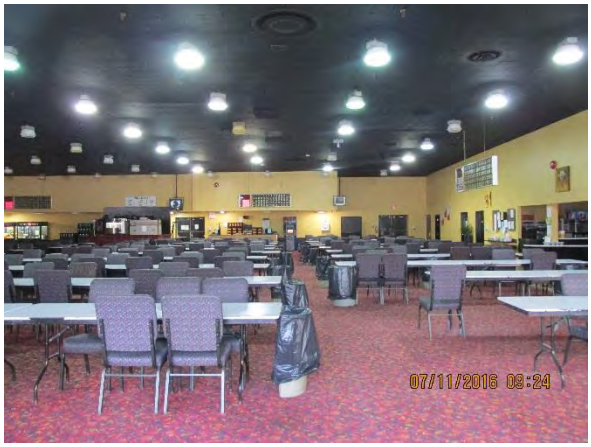
4. Another interior view of the dollar store commercial structure



5. Natural gas meter located on the western exterior of the dollar store commercial structure at 484 Plains Road East



6. The second current commercial structure (i.e., a commercial gaming facility) at 484 Plains Road East



7. Interior view of the commercial gaming facility at 484 Plains Road East



8. Asphalt-paved parking areas located south of the commercial structures at 484 Plains Road East; facing west



9. Commercial businesses part of the irregular L-shaped multi-unit commercial strip plaza at 490 Plains Road East



10. A second of commercial businesses part of the irregular L-shaped multi-unit commercial strip plaza at 490 Plains Road East



11. An example of an interior view of a commercial business of the multi-unit commercial strip plaza



12. Another example of an interior view of a commercial business of the multi-unit commercial strip plaza



13. Western boundary of the Subject Property; facing north



14. Eastern boundary of the Subject Property; facing north



15. Southern boundary of the Subject Property; facing west



16. Northern boundary of the Subject Property; facing east



17. An institutional property (i.e., an elementary public school) located at a northern neighbouring property



18. Storage of mechanized equipment on a commercial property at a western neighbouring property at the intersection of Plains Road East and Willowbrook Road



19. Residential properties on Falcon Boulevard, located southwest of the Subject Property



20. Residential properties on Nora Drive, located south of the Subject Property



21. A community property (i.e., a sports arena) located at the southern areas of the Phase One Study Area



22. Residential properties located east of the Subject Property along Sandford Drive



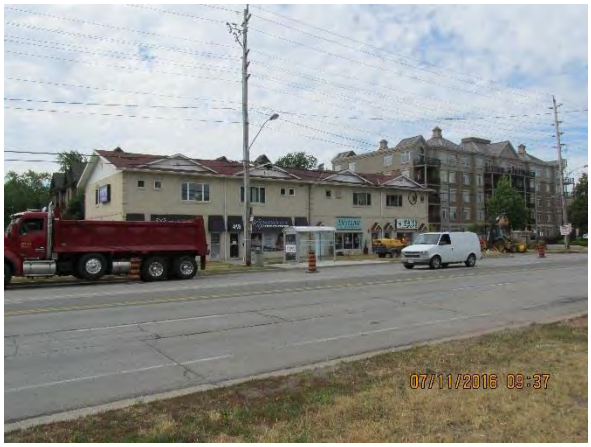
23. A northeastern adjacent commercial property to the Subject Property with occupancy records indicating that this location was a former gasoline service station



24. A northern neighbouring current dry cleaner located at 511 Plains Road East



25. Commercial auto-garages located at the northeastern neighbouring extent of the Phase One Study Area



26. Commercial businesses located northeast of the Subject Property along Plains Road east