Phase Two Environmental Site Assessment Update

1056 and 1060 Brant Street, Burlington, ON

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1 Executive Summary

EXP Services Inc. (EXP) was retained by 2735841 Ontario Inc. ("Client") to complete a Phase Two Environmental Site Assessment (ESA) of the two (2) adjacent properties with the municipal address 1056 and 1060 Brant Street, in Burlington, Ontario. This parcel of land is hereinafter referred to as the 'Site' or the "Phase Two Property".

For the purposes of this report the alignment of Brant Street is assumed to be in a north-south direction, with the Site being located on the west side of Brant Street.

The Site is a rectangular shaped parcel of land that is located on the west side of Brant Street. The Site measures approximately 0.16 hectares (0.41 acres). At the time of this Phase One ESA, the Site was vacant with two (2) former building footprints. Based on the records review, this Site buildings were developed circa 1954 and were demolished in 2024. The Site properties have the municipal addresses 1056 and 1060 Brant Street and occupy the southern and northern portions of the Site respectively. A concrete pad associated with a parking garage was observed to the west of the Site building at 1060 Brant Street. No other building or permanent structures were observed at the time of the Site visit.

Based on the information available at this time, the Site was inferred to be developed circa 1954 for residential use. The Site buildings were demolished in 2024. Prior to the development of the Site with the existing residential dwellings circa 1954, the Site was observed to be a vacant undeveloped parcel of land in the reviewed aerial photographs.

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA completed by EXP (April 2025) and to support the municipal Site Plan Approval and the filing of a Record of Site Condition (RSC), if required, on the Ontario Ministry of the Environment, Conservation and Parks (MECP) Environmental Brownfield Site Registry. The detailed information regarding the APECs is outlined in Section 3.0 of this report.

This Phase Two ESA was conducted in accordance with the Phase Two ESA standards defined by O.Reg. 153/04 and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 8 of this report.

The results and findings of the Phase Two ESA conducted at the Site are summarized as follows:

- One (1) borehole was advanced by Altech on March 21st, 2025, to a maximum depth of approximately 4.57 metres below ground surface (m bgs).
- The general stratigraphy at the site comprises granular followed by fill material over native deposits of silty clay till and sandy silt till. During the previous 2023 Phase Two ESA conducted by EXP, red shale bedrock of the Queenston Formation was encountered in all boreholes, except BH-5, underlying the till deposit at depths ranging from 6.1 to 7.1 m bgs.
- The monitoring well network advanced as part of this Phase Two ESA Update consisted of one (1) newly installed monitoring wells (BH/MW4S) screened between 1.52 and 4.57 m bgs within the within the silty clay/sandy silt till. Groundwater levels were measured on March 24th and 25th, 2025. Based on the groundwater contour map delineated for the Site as part of the 2023 Phae Two ESA conducted by EXP, on-Site groundwater appears to be to the southwest. A groundwater contour map is presented in Figure 6. EXP notes that the direction of localized groundwater flow is significantly influenced by disturbed soil (fill) and underground utilities within the Site. As such, the measured groundwater flow direction may not be representative of the regional area.
- The horizontal hydraulic gradient on Site was calculated as 0.006 m/m (between BH/MW1 and BH/MW4D) and 0.042 m/m (between BH/MW3 and BH/MW4D) as part of the 2023 Phase Two ESA conducted by EXP.

- Groundwater samples were submitted for the analysis of PAHs, metals including hydride forming metals, hexavalent chromium (CrVI), and mercury (Hg)).
    - All parameters analyzed were not detected at laboratory RDLs. Laboratory RDLs below the Table 2 SCS.
- No evidence of free product (i.e. visible film or sheen), or odor was observed during soil sampling, groundwater purging, or groundwater sampling activities.

Based on the findings of the Phase Two ESA, no further work is recommended at this time and as such, a Record of Site Condition may be filed, if required.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.

2 Introduction

EXP Services Inc. (EXP) was retained by 2735841 Ontario Inc. ("Client") to complete a Phase Two Environmental Site Assessment (ESA) of the two (2) adjacent properties with the municipal addressed 1056 and 1060 Brant Street, Burlington, Ontario. This parcel of land is hereinafter referred to as the 'Site' or the "Phase Two Property".

It is EXP's understanding that the Update is being completed to support the municipal Site Plan Approval. If this redevelopment of the Site will require a Record of Site Condition (RSC) to be filed, the investigation will support the filing of a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04, as amended (O.Reg.153/04).

This Phase Two ESA was conducted in accordance with the Phase Two ESA standard defined by O. Reg. 153/04 and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 8 of this report.

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA completed by EXP (April 2025) and to support the filing of a Record of Site Condition (RSC), if required, on the Ontario Ministry of the Environment, Conservation and Parks (MECP) Environmental Brownfield Site Registry. The detailed information regarding the APECs is outlined in Section 3.0 of this report.

2.1 Site Description

The Site is a rectangular shaped parcel of land that is located on the west side of Brant Street. The Site measures approximately 0.16 hectares (0.41 acres). At the time of this Phase One ESA, the Site was vacant with two (2) former building footprints. Based on the records review, this Site buildings were developed circa 1954 and were demolished in 2024. The Site properties have the municipal addresses 1056 and 1060 Brant Street and occupy the southern and northern portions of the Site respectively.

Based on the information available at this time, the Site was inferred to be developed circa 1954 for residential use. The Site buildings were demolished in 2024. Prior to the development of the Site with the existing residential dwellings circa 1954, the Site was observed to be a vacant undeveloped parcel of land in the reviewed aerial photographs. At the Site visit, the Site was vacant with two (2) former building footprints.

2.2 Legal Description and Property Ownership

Refer to the table below for the Site identification information:

Municipal Address	1056 and 1060 Brant Street, Burlington, ON
Current Land Use	Residential Use
Proposed Land Use	Residential Use
Legal Description	1056 Brant Street - Pt Lt 15, Rcp Pl99, As In 648614 Except Pt 13 Pe118; Burlington 1060 Brant Street - Pt Lt 15, Rcp Pl99, As In 803184; Burlington
Property Identification Number (PIN)	1056 Brant Steet – 07081-0259(LT) 1060 Brant Street – 07081-0260(LT)

Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 595675.92 m E 4799190.99 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	Global Positioning System (GPS)
Site Area	0.16 hectares (0.41 acres)
Property Owners, Address and Contact owner	2735841 Ontario Inc. 2235 Sheppard Ave E., Suite 1700 North York, ON M2J 5B5 Attention: Mr. Sam Mandelbaum
Any Other Person Who Engaged the QPESA	N/A

2.3 Current and Proposed Future Uses

At the Phase Two ESA, the Site was inferred to be developed circa 1954 for residential use. The residential dwellings were demolished in 2024. Prior to the development of the Site with the existing residential dwellings circa 1954, the Site was observed to be a vacant undeveloped parcel of land in the reviewed aerial photographs.

2.4 Applicable Site Condition Standards

Analytical results obtained for Site soil and groundwater samples were assessed against Site Condition Standards (SCS) as established under subsection 169.4(1) of the Environmental Protection Act, and presented in the document MECP "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", ("SGWS" Standards), (MECP, 2011). Tabulated background SCS (Table 1) applicable to environmentally sensitive Sites and effects based generic SCS (Tables 2 to 9) applicable to non-environmentally sensitive Sites are provided in MECP (2011). The effects based SCS (Tables 2 to 9) are protective of human health and the environment for different groundwater conditions (potable and non-potable), land use scenarios (residential, parkland, institutional, commercial, industrial, community and agricultural/other), soil texture (coarse or medium/fine) and restoration depth (full or stratified).

For assessment purposes, EXP selected the MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition for Residential/Parkland/Institutional Land Use with fine textured soil. The selection of this category was based on the following factors:

- More than 2/3 area of the Site has an overburden thickness greater than 2 m.
- The Site is not located within 30 m of a surface water body or an area of natural significance.
- The soil at the Site has a pH value between 5 and 9 for surficial soils; and, between 5 and 11 for subsurface soils.
- The property is not located within an area of natural significance; does not include, nor is it adjacent to an area of natural significance, nor is it part of such an area; and, it does not include land that is within 30 m of an area of natural significance, nor is it part of such an area. Based on the review of available resources from the Ministry of Natural Resources and Forestry and MECP, no areas of natural significance were identified at the Site or within the Phase One Study Area.
- The Site is serviced by the City of Burlington water distribution system; and, to the best of EXP's knowledge, all properties within 250 m of the Site are serviced by the municipal water supply (i.e., there are no potable water supply wells located

within the Phase Two Study Area). A request for non-potable groundwater conditions was sent to the Halton Region as part of the 2023 Phase Two ESA conducted by EXP. The Region of Halton responded on March 23rd, 2023, with an objection for the use of the non-potable standards based on the presence of a highly vulnerable aquifer in the area, the response letter from the Halton Region was shown in the Appendix G.

- Based on the Geotechnical Investigation Report (EXP 2023) (provided under a separate cover), the predominant soil type on the Site is considered to be fine textured (as per the results of the 75-micron sieve results).
- The Site proposed land use is residential.
- There is no intention to carry out a stratified restoration at the Site.

3 Background Information

3.1 Physical Setting

The following physiographic, geological and soil maps were reviewed:

- "Toporama"; Natural Resources Canada. Map 30M11. Scale 1:15,000. 2008.
- Quaternary Geology of Ontario - geology_ll.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- Bedrock Geology of Ontario - geology_ll.shp [computer file], Ontario: Ontario Geological Survey, 2000.

Based on the review of the above maps, the following information was obtained:

- The Site and surrounding areas slope to the south. Rambo Creek is located approximately 175 m west and flows south towards Lake Ontario. Lake Ontario is located 2.57 km south of the Site. Based on the information available at this time, the direction of groundwater flow in the area of the Site is inferred to be to the south.
- The Site is expected to consist of Halton Till, predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor from the Pleistocene era.
- The bedrock in the general area of the Site is part of a group belonging to the Queenston Formation, consisting of shale, limestone, dolostone and siltstone.

3.2 Previous Environmental Investigations

The following reports were available for review at the time of this Phase Two ESA:

- *"Phase One Environmental Site Assessment – 1056-1060 Brant St, Burlington, Ontario"*, dated April 6, 2023, by EXP. The pertinent findings are summarized below:
  - The Site measures approximately 0.16 hectares (0.41 acres). At the time of this Phase One ESA, the Site was developed with two (2) apartment buildings. Based on the records review, this Site building was developed circa 1954. The Site building have the municipal address 1056 and 1060 Brant Street and occupy the southern and northern portions of the Site respectively.
  - A former heating oil AST was observed in the basement of 1056 Brant Street.
  - De-icing salt was applied to paved areas during winter months for vehicular and pedestrian safety.
  - A Phase Two ESA was recommended to assess soil and groundwater quality at the Site.

- *"Phase Two Environmental Site Assessment – 1056-1060 Brant St, Burlington, Ontario"*, dated May 4, 2023, by EXP. The pertinent findings are summarized below:
  - Five (5) boreholes were advanced by Altech between March 2nd and March 8th, 2023, to a maximum depth ranging between 3.66 to 11.28 metres below ground surface (m bgs) as part of the geotechnical and hydrogeological investigations. It is noted only four (4) boreholes were utilized for environmental purposes.
  - The general stratigraphy at the Site as observed in the borehole logs consisted of asphalt (overlying sandy gravel fill) or surficial topsoil in all boreholes, underlain by fill materials extending to approximately 1.5 to 4.5 m bgs. materials. The fill generally comprised of silty clay with some sand and trace gravel. At borehole location BH-2, trace brick and concrete fragments were encountered. A glacial deposit of silty clay till was encountered in all boreholes except at Borehole BH2, extended to depths of approximately 2.2 to 9.8 m bgs. A sandy silt till deposit was encountered below the fill in Borehole BH-2 and below the silty clay till in boreholes BH3 and BH4. Red shale bedrock of the Queenston Formation was encountered in all boreholes, except BH-5, underlying the till deposit at depths ranging from 6.1 to 7.1 m bgs.

- The monitoring well network advanced as part of this Phase Two ESA consisted of four (4) newly installed monitoring wells (BH/MW1, BH/MW3, BH/MW4S and BH/MW4D). Based on the groundwater contour map delineated for the Site, on-Site groundwater appears to be to the southwest.
- Soil samples were submitted for the analysis of Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Metals and Inorganics, Polycyclic Aromatic Hydrocarbons (PAHs) and Other Regulated Parameters (ORPs).
- All parameters analyzed were either not detected at laboratory RDLs, or detected below the applicable Table 2 SCS, with the exception of BH3 SS2, which exceeded Table 2 SCS for Electrical Conductivity (EC). It is the QP's opinion that the elevated concentration of EC is associated with de-icing activities in the winter months for the safety of the public and vehicular traffic. As such, it is not considered to be in excess of the Table 2 SCS for the purposes of filing an RSC (if required) based on the exemption outlined in Section 49.1 of O.Reg. 153/04, and EC is not considered as COCs for the Site.
- Groundwater samples were submitted for the analysis of PHCs including BTEX.
- All parameters analyzed were not detected at laboratory RDLs. Laboratory RDLs below the Table 2 SCS.
- Trace brick fragments and concrete fragments were encountered at Borehole BH2 in the fill material which ranged in depth from 0.15 to 4.57 m bgs. Based on the redevelopment plan on the Site, the multi-storey building will have two (2) levels of underground parking. Therefore, this fill material will be removed as part of the Site development plans.

The measured groundwater elevation and analytical results in the previous 2023 Phase Two ESA will be incorporated into this Phase Two ESA Update.

- Report entitled *"Phase One Environmental Site Assessment, 1056 and 1060 Brant Street, Ontario"*, dated April 3, 2025, prepared by EXP Services Inc. for 2735841 Ontario Inc.
  - Based on the Phase One ESA findings, the following information is provided in Table 1-1 in support of the Phase One Qualified Person's (QP's) conclusion:

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)[1]	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Presence of an AST for heating oil storage at 1056 Brant Street	Southern portion of the Site – location of the boiler room at 1056 Brant Street	PCA#28-Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAH) and Metals	Soil and Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)[1]	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1B: Application of De-icing salt on the on-Site paved areas	Asphalt-paved areas of the Site	PCA" Other"- Application of De-icing salt	On-Site	Electrical Conductivity (EC) and Sodium adsorption ratio (SAR)	Soil

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a phase one Study area.

- Based on the findings of the Phase One ESA and conclusions, a Phase Two ESA is required to assess groundwater conditions at the Site prior to submitting an RSC (if required).

4 Scope of the Investigation

4.1 Overview of Site Investigation

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA completed by EXP in April 2025 and to support the filing of an RSC (if required) on the MECP Environmental Brownfield Site.

The scope of work for the Phase Two ESA was as follows:

- Request local utility locating companies (e.g. cable, telephone, gas, hydro, water, sewer and storm water) to mark any underground utilities present at the Site;
- Retain a private utility locating company to mark any underground utilities present in the vicinity of the borehole locations and to clear the individual borehole locations;
- Advance a total of one (1) borehole across the Site;
- Complete one (1) borehole (BH/MW4S) as a monitoring well;
- Develop newly installed groundwater monitoring wells;
- Collect groundwater samples from one (1) newly installed monitoring wells for laboratory chemical analysis of PHC and BTEX and metals;
- Complete an elevation survey of all newly installed monitoring wells to determine the groundwater flow direction in the groundwater unit(s) identified beneath the Site; and,
- Analyze the data and prepare a report of the findings, in accordance with O.Reg.153/04.

4.2 Media Investigated

The Phase Two ESA included the investigation of the Site groundwater. Based on the Phase One ESA, soil is not a media potentially impacted. As there were no surface water bodies on the Site, sediment sampling was not required.

4.3 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) is incorporated into the Phase Two CSM, presented in Appendix F.

4.4 Deviations from Sampling and Analysis Plan (SAP)

The field investigative and sampling program was carried out following the requirements of the Site Sampling and Analysis Plan (SAP in Appendix A).

No significant deviations from the SAP were reported that affected the sampling and data quality objectives.

4.5 Impediments

The entire Site was accessible at the time of the investigation, and no physical impediments were encountered during the field investigation.

5 Investigation Method

5.1 General

The Site investigative activities consisted of the following:

- Borehole drilling to facilitate the collection of soil samples for geologic characterization; and,
- Monitoring well installation for the collection of groundwater samples for chemical analysis.

Boreholes were advanced in the surficial material and overburden soils by a licensed drilling company, ALTECH Drilling and Investigative Services (ALTECH) under the full-time supervision of EXP staff. The drilling equipment used to advance the boreholes is described below. No petroleum-based greases or solvents were used during drilling activities.

Monitoring wells were installed in the boreholes by a MECP licensed well contractor in accordance with O.Reg. 903/90, as amended, using manufactured well components (i.e. riser pipes and screens) and materials (i.e. sand pack and grout) from documented sources.

5.2 Underground Utilities

Prior to the commencement of drilling activities, the locations of underground utilities including but not limited to cable, telephone, natural gas, electrical lines, water, sewer and storm water conduits were marked out by public locating companies. In addition, a private utility locating service (Know Before You Dig) was retained to clear individual borehole locations.

5.3 Borehole Program

The fieldwork for the soil investigative portion of the Phase Two ESA was carried out on March 21st, 2025. The boreholes were advanced under full-time supervision of EXP staff.

One (1) borehole was advanced by Altech on March 21st, 2025, to approximately 4.57 m bgs to replace the previous monitoring well BH/MW-4S, which was damaged during Site building demolition. The borehole was advanced using a track mounted Geoprobe 7822DT. No petroleum-based greases or solvents were used during drilling activities. A summary of the boreholes advanced is provided in Table 2.

EXP continuously monitored the drilling activities to record the physical characteristics of the soil, depth of soil sample collection and total depth of boreholes. Field observations are summarized on the borehole logs provided in Appendix C. Representative soil samples were recovered in the overburden of the boreholes at regular intervals using a split spoon sampler.

Efforts to prevent cross contamination during the soil sampling program included the use of dedicated nitrile gloves, sampling containers, hermetic sampling syringes etc. during sampling handling, washing the auger flights between sample locations and changing the Shelby tube sampler between runs.

Drill cuttings were temporarily stored in sealed on-Site drums pending analytical results.

5.4 Soil: Sampling

Based on the Phase One ESA, soil is not a media potentially impacted; therefore, no soil samples were collected for the purpose of chemical analysis in this Phase Two ESA Update.

Soil samples for geologic characterization were collected on a continuous basis in the overburden materials using sampling equipment advanced into the subsurface using hollow stem augers. Upon retrieval from the boreholes, the split spoons were

placed on a flat surface and disassembled by drilling personnel to provide access of the recovered cores. Geologic and sampling details of the recovered cores were logged and assessed for the potential presence of non-aqueous phase liquids. Soil stratigraphy encountered in the boreholes were texturally, visually and olfactory classified in the field and in the laboratory. Soil samples were logged for colour, grain size, moisture content, density, structures, texture and/or staining. Field observations are summarized on the borehole logs provided in Appendix C.

Geologic details of the soil cores recovered from the boreholes advanced at the Site are provided in finalized boreholes logs presented in Appendix C.

5.5 Soil: Field Screening Measurements

Based on the Phase One ESA, soil is not a media potentially impacted; therefore, no field screening measurements were taken in this Phase Two ESA Update.

5.6 Groundwater: Monitoring Well Installation

The purpose of the monitoring well installation program was to characterize groundwater quality, determine hydraulic gradients and hydraulic conductivity. The monitoring wells were installed in general accordance with Reg. 903/90 and were installed by ALTECH.

One (1) of the boreholes (BH/MW4S), advanced on-Site on March 21st, 2025, was instrumented with a monitoring well for environmental purposes, in order to assess the groundwater quality at the Site. The monitoring wells were installed at depths of approximately 4.57 m bgs. The monitoring wells consisted of a 3 m length, 51 mm diameter number 10 slot size (0.25 mm) PVC well screens and Schedule 40 PVC riser pipe. All pipe connections were factory machined threaded flush couplings. The annular space around the wells was backfilled with silica sand to an average height of 0.6 m above the top of the screen. A bentonite seal was added from the top of the sand pack to approximately 0.3 m below ground surface. The monitoring wells were completed with a protective flush-mount well casing.

EXP continuously monitored the well installation activities. Well installation details are summarized in Table 4 and on the borehole logs provided in Appendix C.

When the monitoring wells are no longer required, they must be decommissioned in accordance with the procedure outlined in Reg. 903/90.

Measures taken to minimize the potential for cross contamination or the introduction of contaminants during well construction included:

- The use of well pipe components (e.g. riser pipe and well screens) with factory machined threaded flush coupling joints;
- Construction of wells without the use of glues or adhesives;
- Removing the protective plastic wraps from well components at borehole insertion to prevent contact with the ground and other surfaces; and,
- Cleaning of augers between sampling locations.

5.7 Groundwater: Monitoring Well Development

Upon completion of monitoring well installation, the monitoring wells were developed to remove fine sediment particles from the sand pack and enhance hydraulic communication with the surrounding formation waters.

BH/MW4S was developed on March 24th, 2025, using dedicated inertial tubing and foot valves to disturb the water column and recover groundwater containing dislodged sediment particles.

In addition, groundwater monitoring activities were also conducted on each of the monitoring wells which consisted of measuring the depth to groundwater in each monitoring well so that groundwater flow and direction below the Site could be assessed. Water levels were measured with respect to the top of the casing by means of an electronic water level meter. The water level measurements were recorded on water level log sheets or in a bound field notebook. The water level meter probe was decontaminated between monitoring well locations.

Equipment used during groundwater monitoring was thoroughly cleaned and decontaminated between wells. Well purging details were documented on a log sheet or in a bound hard cover notebook.

5.8 Groundwater: Field Measurements of Water Quality Parameters

Prior to collecting groundwater samples, field measurements of water quality parameters were recorded from the monitoring well used for environmental purposes (BH/MW4S) and sampled utilizing low flow purging and sampling methodologies. Groundwater was purged from each location using a peristaltic pump and dedicated LDPE tubing. Field measurements of dissolved oxygen concentration, electrical conductivity, oxidation-reduction potential, pH, temperature, turbidity and water levels were recorded at three (3) minute intervals during the purging activities using a pre-calibrated multi probe water quality meter, a turbidity meter and a water level meter. Groundwater was considered to be chemically stable when the pH measurements of three (3) successive readings agreed to within ± 1 pH units, the specific conductance within ± 10%, and the temperature within ± 10%. The multi-meter electrodes were calibrated prior to receipt of the meter by the supplier using in-house reference standards.

5.9 Groundwater: Sampling

Groundwater samples were collected from the newly installed monitoring well (BH/MW4S) on March 25th, 2025. The groundwater sampling conducted during the completion of this Phase Two ESA was generally undertaken in accordance with the SAP presented in Appendix A.

Upon completion of purging activities, groundwater samples were collected from monitoring wells. Recommended groundwater sample volumes were collected into pre-cleaned laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. The samples were placed in an insulated cooler pre-chilled with ice immediately upon collection. Samples for VOCs and PHCs including BTEX analysis were collected in triplicate vials prepared with concentrated sodium bisulphate as a preservative. Each VOC/PHC vial was inverted and inspected for gas bubbles prior to being placed in the cooler to ensure that no headspace was present in the samples.

All groundwater samples were placed in clean coolers containing ice prior to and during transportation to the subcontract laboratory, AGAT. The samples were transported/submitted following appropriate holding time requirements following AGAT Chain of Custody protocols for chemical analysis.

Decontamination and other protocols were followed during sample collection and handling to minimize the potential for sample cross-contamination. New disposable nitrile gloves were used at each monitoring well location.

Groundwater samples submitted for specific chemical analysis were selected on the basis of sample location and/or depth interval. The rationale for groundwater sample submission is presented in Table 5.

Appropriate QA/QC samples were collected during groundwater sampling, a including field duplicate sample and trip blank, where required, as presented in Table 5.

5.10 Sediment Sampling

As no water body was present at the Site, sediment sampling was not part of the Phase Two ESA.

5.11 Analytical Testing

The contractual laboratory selected to perform all chemical analyses was AGAT. AGAT is an accredited laboratory under the Standards Council of Canada/Canadian Association of Laboratory Accreditation (CALA), Accredited No. 1003200, in accordance with ISO/IEC 17025:2017 – "General Requirements for the Competence of Testing and Calibration Laboratories".

5.12 Elevation Survey

An elevation survey was conducted during the previous Phase Two ESA investigative activities conducted by EXP in 2023, with the purpose of obtaining relative vertical control of the borehole locations. The top of pipe and ground surface elevations of each borehole were surveyed using a Sokkia GCX3 GPS.

5.13 Quality Assurance and Quality Control Measures

Quality Control/Quality Assurance measures (QA/QC), as set out in the Sampling and Analysis Plan, were implemented during sample collection, storage and transport to provide accurate data representative of conditions in the surficial fill and upper overburden soils and the water table aquifer. The QA/QC measures included decontamination procedures to minimize the potential for sample cross contamination, the execution of standard operating procedures to collect representative and unbiased samples, the collection of quality control samples to evaluate sample precision and accuracy, and the implementation of measures to preserve sample integrity.

Decontamination protocols were followed during sample collection and handling to minimize the potential for cross-contamination. During the collection of soil samples, split-spoon and dual tube samplers were scraped and decontaminated between sampling intervals by washing with a potable water/phosphate-free detergent solution followed by a rinse with potable water. New disposable nitrile gloves were used for the handling and collection of samples from each soil core and for sample collection from each borehole.

Soil samples selected for chemical analyses were collected from the retrieved soil cores and placed directly into pre-cleaned, laboratory-supplied glass jars or vials. Sample volumes were consistent with analytical test group requirements as specified by the receiving laboratory.

Groundwater samples were collected into pre-clean laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. Recommended analytical test group specific sample volumes were collected as specified by the contractual laboratory. Sample vials for analysis of PHC F1 (BTEX) and VOCs were inspected for the presence of gas bubbles and the presence of head space, where volatiles may partition into.

Measures were followed to preserve sample integrity between collection and receipt by the contractual laboratory. All samples, both soil and groundwater, immediately upon collection were placed in insulated coolers pre-chilled with ice for storage and transport to the contractual laboratory. Samples were received by the contractual laboratory within specific analytical test group holding time requirements.

Documentation procedures were followed to confirm sample identification and tracked sample movement. Each sample was assigned a unique identification ID number, which was recorded along with the date, time of sampling and requested analyses on labels affixed to the sampling containers, and in a bound field notebook. Chain of Custody protocols were followed to track sample handling and movement until receipt by the contractual laboratory. Field QA/QC samples were collected during the soil and groundwater sampling. Duplicate samples were collected to evaluate sampling precision to evaluate the potential for sample cross-contamination during handling and transport.

One (1) duplicate groundwater sample (MW4SS) was collected from BH/MW4S and submitted for analysis of PAHs and metals including hydride forming metals, chromium hexavalent (CrVI) and mercury (Hg). One (1) trip blank groundwater sample was submitted for analysis of PAHs.

6 Review and Evaluation

6.1 Geology

The soil investigation conducted at the Site for the environmental assessment consisted of the advancement of one (1) borehole into the underlying fill and native materials to a maximum depth of approximately 4.57 m bgs. The borehole logs describing geologic details of the soil cores recovered during the Site drilling activities are presented in Appendix C. Boundaries of soil indicated on the log sheets are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change.

The general stratigraphy at the site comprises granular followed by fill material over native deposits of silty clay till and sandy silt till. A summary of the various soil layers is presented below.

6.1.1 Surficial Material

Granular base with 180 mm thickness was encountered at the surface of the borehole.

6.1.2 Fill Material (Reworked Native)

Fill material was encountered below the granular in the borehole extending to approximately 1.52 m bgs. The fill generally comprised of silty clay with trace to some sand and trace gravel, was brown in colour and in moist condition. Trace black organic staining was encountered in the fill. Based on the visual observation of the soil samples from Geotechnical Investigation, the composition of soil type in the fill material layer is similar to the native material within the Site. Therefore, the fill material was classified as reworked native.

6.1.3 Native Material

A glacial deposit of silty clay till was encountered in the borehole below the granular fill and extended to depths of approximately 3.81 m bgs. The silty clay till included trace sand, gravel, and shale fragments; was generally brown in colour.

A sandy silt till deposit was encountered below the silty clay till. The sandy silt till deposit contained trace clay and some gravel. The sandy silt till was reddish brown in colour.

6.1.4 Bedrock

Bedrock was not encountered at the termination depths of the Phase Two ESA Update. As part of the 2023 Phase Two ESA completed by EXP, red shale bedrock of the Queenston Formation was encountered in all boreholes, except BH-5, underlying the till deposit at depths ranging from 6.1 to 7.1 m bgs. The bedrock was confirmed by coring at BH1 as part of the concurrent geotechnical and hydrogeological investigations.

6.2 Groundwater: Elevations and Flow Direction

The monitoring well network advanced as part of this Phase Two ESA Update consisted of one (1) newly installed monitoring wells (BH/MW4S) screened between 1.52 and 4.57 m bgs within the within the silty clay/sandy silt till. Groundwater levels were measured on March 24th and 25th, 2025. The groundwater levels and corresponding elevations are summarized in Table 6, and presented in the borehole logs provided in Appendix C.

Based on the groundwater contour map delineated for the Site as part of the 2023 Phae Two ESA conducted by EXP, on-Site groundwater appears to be to the southwest. A groundwater contour map is presented in Figure 6.

EXP notes that the direction of localized groundwater flow is significantly influenced by disturbed soil (fill) and underground utilities within the Site. As such, the measured groundwater flow direction may not be representative of the regional area.

6.2.1 Groundwater: Hydraulic Conductivity

Hydraulic conductivity testing was completed during the Hydrogeological Investigation (EXP, 2023; provided under separate cover) in the overburden. Three (3) Single Well Response Tests (SWRT's) were completed on monitoring wells BH/MW1, BH/MW3, BH/MW 4S and BH/MW4D on March 24th, 2023. It is noted that the geologic unit intercepted by the well screen at BH/MW1 was shale bedrock.

The highest K-value of the tested water-bearing zone was $9.7x10^{-06}$ m/s (BH/MW3), and the geometric mean of the K-values was $1.1x10^{-06}$ m/s.

6.2.2 Groundwater: Horizontal Hydraulic Gradients

The horizontal hydraulic gradient, between each monitoring well pair, is calculated using the following equation:

$i = \Delta h/\Delta s$

Where,

i = horizontal hydraulic gradient;

Δh (m) = groundwater elevation difference; and,

Δs (m) = separation distance.

The horizontal hydraulic gradient on Site was calculated as 0.006 m/m (between BH/MW1 and BH/MW4D) and 0.042 m/m (between BH/MW3 and BH/MW4D) as part of the 2023 Phase Two ESA conducted by EXP.

6.3 Soil Texture

Based on the 75-micron sieve of representative soil completed by EXP as part of the 2023 Geotechnical Investigation, the soil texture at the Site was determined to be fine textured soils within the native soils.

6.4 Soil Field Screening

Based on the Phase One ESA, soil is not a media potentially impacted; therefore, no soil samples were collected for the purpose of chemical analysis in this Phase Two ESA Update.

6.5 Soil Quality

Based on the Phase One ESA, soil is not a media potentially impacted; therefore, no soil samples were collected for the purpose of chemical analysis in this Phase Two ESA Update.

6.5.1 Chemical Transformation and Soil Contaminant Sources

Based on the Phase One ESA, soil is not a media potentially impacted; therefore, no soil samples were collected for the purpose of chemical analysis in this Phase Two ESA Update.

6.5.2 Evidence of Non-Aqueous Phase Liquid

Inspection of the soil cores retrieved from the boreholes did not indicate the presence of non-aqueous phase liquid (NAPL), staining or sheen.

6.6 Groundwater Quality

In accordance with the scope of work, chemical analyses were performed on groundwater samples recovered from the monitoring wells. The selection of groundwater samples was based on location and/or screen depth. Copies of the laboratory Certificates of Analysis for the analyzed groundwater samples are provided in Appendix E. A summary of the analytical results for the groundwater samples, including the locations of each sample, well screen interval depth, a comparison of parameter concentrations against applicable SCS, and the identification of the PCOCs, are provided in Appendix D. The location of the groundwater sample is shown on Figures 11 to 14.

6.6.1 Polycyclic Aromatic Hydrocarbons (PAHs)

Three (3) groundwater samples, including one (1) field duplicate sample and one (1) QA/QC Trip Blank sample, were analyzed for PAHs. The results of the analysis together with the applicable Table 2 SCS are presented in Table II in Appendix D.

As shown in Table II, PAHs were either below the Table 2 SCS or not detected above the laboratory RDLs.

The laboratory RDLs were below the Table 2 SCS.

6.6.2 Metals including Hydride Forming Metals

Two (2) groundwater samples, including one (1) field duplicate sample, were analyzed for metals including hydride forming metals. The results of the analysis together with the applicable Table 2 SCS are presented in Table II in Appendix D.

As shown in Table II, metals including hydride forming metals were not detected above the laboratory RDLs.

The laboratory RDLs were below the Table 2 SCS.

6.6.3 Other Regulated Parameters (Chromium Hexavalent (CrVI) and Mercury (Hg))

Two (2) groundwater samples, including one (1) field duplicate sample, were analyzed for CrVI and Hg. The results of the analysis together with the applicable Table 2 SCS are presented in Table II in Appendix D.

As shown in Table II, CrVI and Hg were not detected above the laboratory RDLs.

The laboratory RDLs were below the Table 2 SCS

6.6.4 Chemical Transformation and Contaminant Sources

No groundwater impacts were identified in the monitoring well.

6.6.5 Evidence of Non-Aqueous Phase Liquid (NAPL)

No evidence of NAPL was observed during groundwater monitoring, purging and sampling activities.

6.7 Sediment Quality

As no surface water body was located on-Site, the Phase Two ESA did not include sediment sampling.

6.8 Quality Assurance and Quality Control Measures

Quality assurance and quality control measures were taken during the field activities to meet the objectives of the sampling and quality assurance plan to collect unbiased and representative samples to characterize existing conditions in the overburden and bedrock materials, and water table units at the Site.

Review of field activity documentation indicated that recommended sample volumes were collected from soil and groundwater for each analytical test group into appropriate containers and preserved with proper chemical reagents in accordance with the protocols set out in the "Protocol for Analytical Methods used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" (MECP, 2004). Samples were preserved at the required temperatures in pre-chilled insulated coolers and met applicable holding time requirements, when relinquished to the receiving laboratory.

One (1) duplicate groundwater sample (MW4SS) was collected from monitoring well BH/MW4S and submitted for analysis of PAHC, metals including hydride forming metals, CrVI, and Hg. Additionally, one (1) trip blank sample was analyzed for PAH.

The field duplicate sample results were quantitatively evaluated by calculating the relative percent difference (RPD). Assessment of the duplicate soil and groundwater sample showed that the results generally met analytical test group specific acceptance criteria. The overall assessment indicates that the soil and groundwater samples were collected with an acceptable level of precision, and the data is acceptable quality for meeting the objectives of the Phase Two ESA.

The laboratory RDLs met the Table 2 SCS.

The contractual laboratory selected to perform the chemical analyses was AGAT, of Mississauga, ON. AGAT is an accredited laboratory under the Standards Council of Canada/Canadian Association of Laboratory Accreditation (Accreditation No. 1003200), in accordance with ISO/IEC 17025:2017 – "General Requirements for the Competence of Testing and Calibration Laboratories". Certificates of Analysis were received from AGAT reporting the results of all the chemical analyses performed on the submitted soil and groundwater samples. Copies of the Certificates of Analysis are provided in Appendix E. Review of the Certificates of Analysis, prepared by AGAT, indicates that they were in compliance with the requirements set out under subsection 47(3) of O. Reg. 153/04.

The analytical program conducted by AGAT included analytical test group specific QA/QC measures to evaluate the accuracy and precision of the analytical results and the efficiency of analyte recovery during solute extraction procedures. The laboratory QA/QC program consisted of the preparation and analysis of laboratory duplicate samples to assess precision and sample homogeneity, method blanks to assess analytical bias, spiked blanks and QC standards to evaluate analyte recovery, matrix spikes to evaluate matrix interferences and surrogate compound recoveries (VOCs only) to evaluate extraction efficiency. The laboratory QA/QC results are presented in the Quality Assurance Report provided in the Certificate of Analysis prepared by AGAT. The QA/QC results are reported as percent recoveries for matrix spikes, spike blanks and QC standards, relative percent difference for laboratory duplicates and analyte concentrations for method blanks. The QA/QC results were assessed against test group control limits in the case of spiked blanks, matrix spikes and surrogate recoveries and alert criteria in the case of method blanks and laboratory duplicates. Review of the laboratory QA/QC results reported by AGAT indicated that they were within acceptable control limits or below applicable alert criteria for the sampled media and analytical test groups. Based on the assessment of the QA/QC, the analytical results reported are of acceptable quality and data qualifications are not required.

6.9 Phase Two Conceptual Site Model

This section presents a Phase Two Conceptual Site Model (CSM) providing a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern/potential contaminating activities, the presence and distribution of potential contaminants of concern, contaminant fate and transport, and potential exposure pathways. The Phase Two CSM was completed in accordance with O. Reg.153/04 as defined by the MECP and is presented in Appendix F.

7 Conclusions

The results and findings of the Phase Two ESA conducted at the Site are summarized as follows:

7.1 Site Characterization

- One (1) borehole was advanced by Altech on March 21st, 2025, to a maximum depth of approximately 4.57 metres below ground surface (m bgs).
- The general stratigraphy at the site comprises granular followed by fill material over native deposits of silty clay till and sandy silt till. During the previous 2023 Phase Two ESA conducted by EXP, red shale bedrock of the Queenston Formation was encountered in all boreholes, except BH-5, underlying the till deposit at depths ranging from 6.1 to 7.1 m bgs.
- The monitoring well network advanced as part of this Phase Two ESA Update consisted of one (1) newly installed monitoring wells (BH/MW4S) screened between 1.52 and 4.57 m bgs within the within the silty clay/sandy silt till. Groundwater levels were measured on March 24th and 25th, 2025. Based on the groundwater contour map delineated for the Site as part of the 2023 Phae Two ESA conducted by EXP, on-Site groundwater appears to be to the southwest. A groundwater contour map is presented in Figure 6. EXP notes that the direction of localized groundwater flow is significantly influenced by disturbed soil (fill) and underground utilities within the Site. As such, the measured groundwater flow direction may not be representative of the regional area.
- The horizontal hydraulic gradient on Site was calculated as 0.006 m/m (between BH/MW1 and BH/MW4D) and 0.042 m/m (between BH/MW3 and BH/MW4D) as part of the 2023 Phase Two ESA conducted by EXP.

7.2 Whether Environmental Conditions were Met

- Groundwater samples were submitted for the analysis of PAHs, metals including hydride forming metals, hexavalent chromium (CrVI), and mercury (Hg)).
    - All parameters analyzed were not detected at laboratory RDLs. Laboratory RDLs below the Table 2 SCS.
- No evidence of free product (i.e. visible film or sheen), or odor was observed during soil sampling, groundwater purging, or groundwater sampling activities.

Based on the findings of this Phase Two ESA Update and analytical results of the original Phase Two ESA in 2023, no further work is recommended at this time and as such, a Record of Site Condition may be filed, if required.

8 General Limitations

The information presented in this report is based on a limited investigation designed to provide information to support an assessment of the current environmental conditions within the subject property. The conclusions and recommendations presented in this report reflect Site conditions existing at the time of the investigation.

More specific information with respect to the conditions between samples, or the lateral and vertical extent of materials may become apparent during excavation operations. The interpretation of the borehole information must, therefore, be validated during any such excavation operations. Consequently, during the future development of the property, conditions not observed during this investigation may become apparent. Should this occur, EXP Services Inc. should be contacted to assess the situation, and the need for additional testing and reporting. EXP has qualified personnel to provide assistance in regards to any future geotechnical and environmental issues related to this property.

The environmental investigation was carried out to address the intent of applicable provincial Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of the Environment. It should also be noted that current environmental Regulations, Guidelines, Policies, Standards, Protocols and Objectives are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report. Achieving the study objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking at EXP, therefore, is to perform our work within limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assist in reducing the client's risk associated with environmental impairment. Our work should not be considered 'risk mitigation'. No other warranty or representation, either expressed or implied, is included or intended in this report.

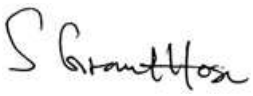
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9 Closure

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.



Scott Grant-Hose, B.Sc.
Environmental Specialist
Environmental Services



Samuel Lee, P.Geo.
Senior Project Manager
Environmental Services

10 References

This study was conducted in general accordance with the applicable Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of the Environment. Specific reference is made to the following:

1. Canadian Standards Association [CSA] (2000) Z769-00, Phase II Environmental Site Assessment. Canadian Standards Association, March 2000.
2. Environmental Protection Act, R.S.O. 1990, Chapter E.19, as amended, September 2004.
3. First Base Solutions [FBS] (2011) VuMap. First Base Solutions. Available online at: http://vumap.firstbasesolutions.com/index.php.
4. Ministry of the Environment and Climate Change [MECP] (1996) Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario. Ontario Ministry of the Environment, December 1996.
5. MECP (2011a) Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, March 2004, amended as of July 1, 2011.
6. MECP (2011) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, April 15, 20101.
7. Ontario Regulation 153/04, made under the Environmental Protection Act, May 2004, amended.
8. Ontario Water Resources Act – R.R.O. 1990, Regulation 903, amended.
9. Bedrock Geology of Southern Ontario, Southern Sheet, Ministry of Northern Development and Mines, 1991.

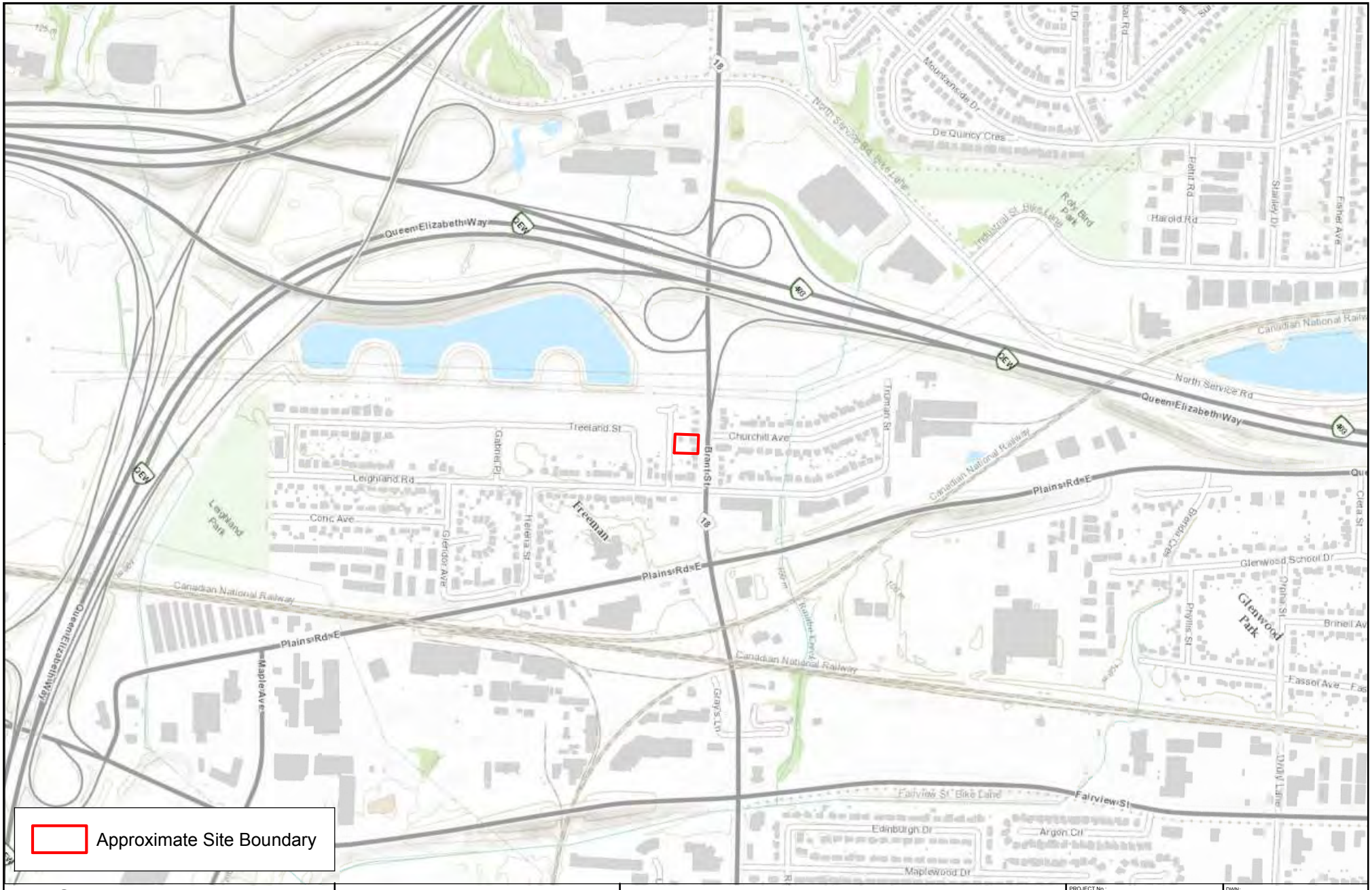
Previous Environmental Investigation Reports include:

1. “Phase One Environmental Site Assessment, 1056 and 1060 Brant Street, Burlington, ON”, dated April 3, 2023, prepared by EXP Services Inc for 2735842 Ontario Inc., 2060188 Ontario Inc., 2735841 Ontario Inc., and 2059977 Ontario Inc.

2. “Phase Two Environmental Site Assessment, 1056 and 1060 Brant Street, Burlington, ON”, dated May 4, 2023, prepared by EXP Services Inc for 2735842 Ontario Inc., 2060188 Ontario Inc., 2735841 Ontario Inc., and 2059977 Ontario Inc.

3. “Phase One Environmental Site Assessment Update, 1056 and 1060 Brant Street, Burlington, ON”, dated April 3, 2025, prepared by EXP Services Inc for 2735841 Ontario Inc.

Figures



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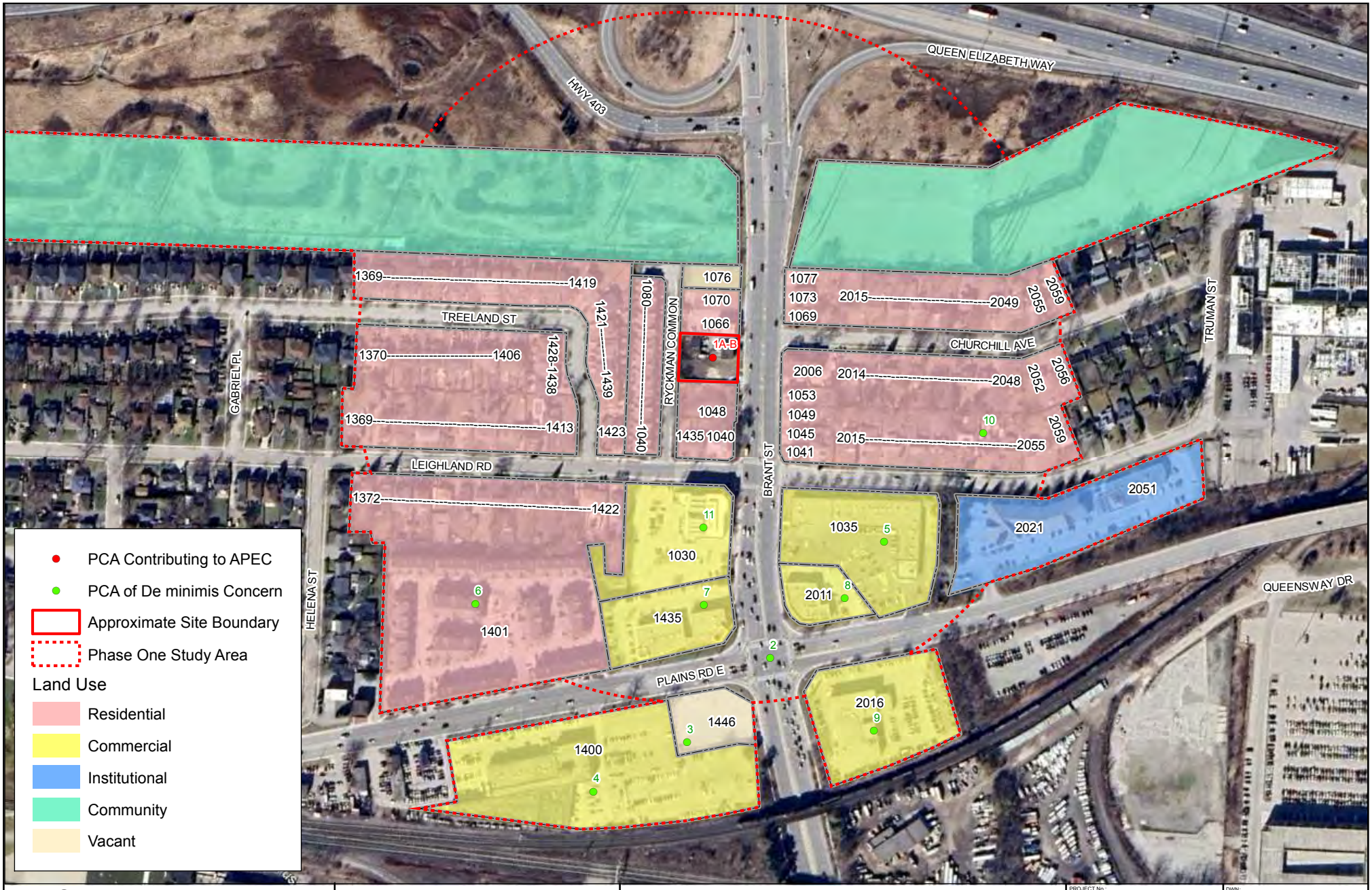
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TITLE AND LOCATION:

SITE LOCATION PLAN
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street
Burlington, Ontario

PROJECT No.: GTR-22029875-B0	DWN: AC
SCALE: AS NOTED	CHKD: NM
DATE: APRIL 2025	FIG. No.: 1



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PHASE ONE STUDY AREA, SURROUNDING LAND USE AND POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)
Phase Two Environmental Site Assessment Update
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Phase Two Environmental Site Assessment Update
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PROJECT No.: GTR-22029875-B0	DWN: AC
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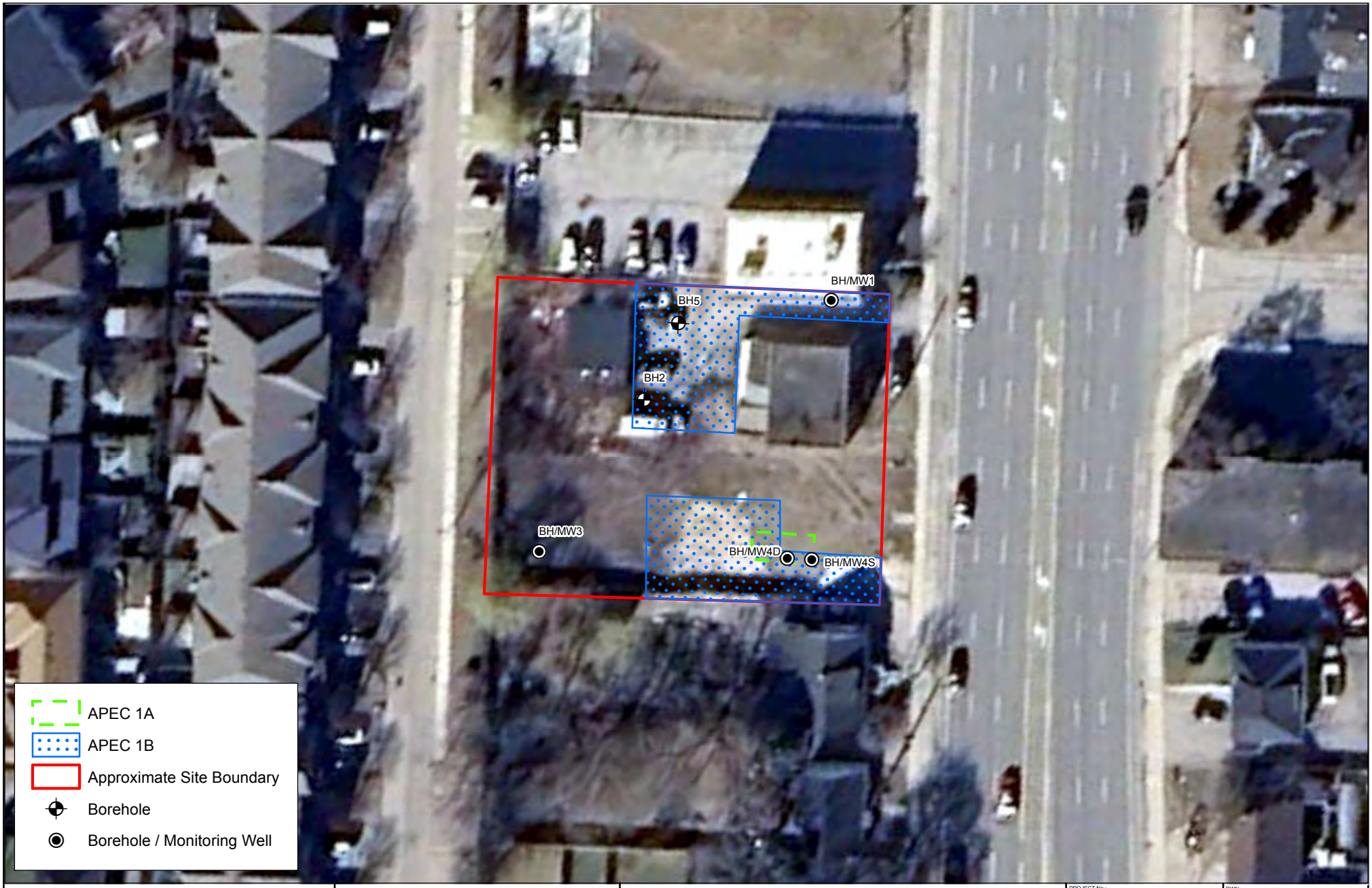
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TITLE AND LOCATION:

BOREHOLE / MONITORING WELL
LOCATION PLAN
Phase Two Environmental Site Assessment Update
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Burlington, Ontario

PROJECT No.: GTR-22029875-B0	DWN: AC
SCALE: AS NOTED	CHKD: SH
DATE: APRIL 2025	FIG. No.: 5A



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TITLE AND LOCATION:

BOREHOLE/MONITORING WELL
LOCATION PLAN and APECs
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street
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PROJECT No.: GTR-22029875-B0	DWN: AC
SCALE: AS NOTED	CHKD: NM
DATE: APRIL 2025	FIG. No.: 5B



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GROUNDWATER CONTOUR PLAN
Phase Two Environmental Site Assessment Update
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DATE: APRIL 2025	FIG. No.: 6



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SOIL ANALYTICAL RESULTS -
PHCs and BTEX
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street
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PROJECT No.: GTR-22029875-B0	DWN: AC
SCALE: AS NOTED	CHKD: NM
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TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS -
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)
Phase Two Environmental Site Assessment Update
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Burlington, Ontario

PROJECT No.: GTR-22029875-B0	DWN: AC
SCALE: AS NOTED	CHKD: SH
DATE: APRIL 2025	FIG. No.: 8



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PROJECT
TRUE
N

0 5 10 15 20 25 m

TITLE AND LOCATION:
SOIL ANALYTICAL RESULTS - METALS (INCLUDING HYDRIDE-FORMING METALS)
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street
Burlington, Ontario

PROJECT No.: GTR-22029875-B0	DWN: AC
SCALE: AS NOTED	CHKD: NM
DATE: APRIL 2025	FIG. No.: 9



Location ID:	BH/MW3
Sample ID:	BH3 SS2
Sample Date:	1/12/2023
Sample Depth (m bgs):	0.76 - 1.37
Electrical Conductivity	**0.873**

Parameter	Table 2 SCS	Units
Electrical Conductivity	0.7	mS/cm

BOLD Considered to Meet Table 2 SCS as per Section 49.1 (1) of O. Reg. 153/04

Approximate Site Boundary

Soil Sample Meets Table 2 SCS for EC and SAR

Sample Considered To Meet Table 2 SCS for EC and SAR

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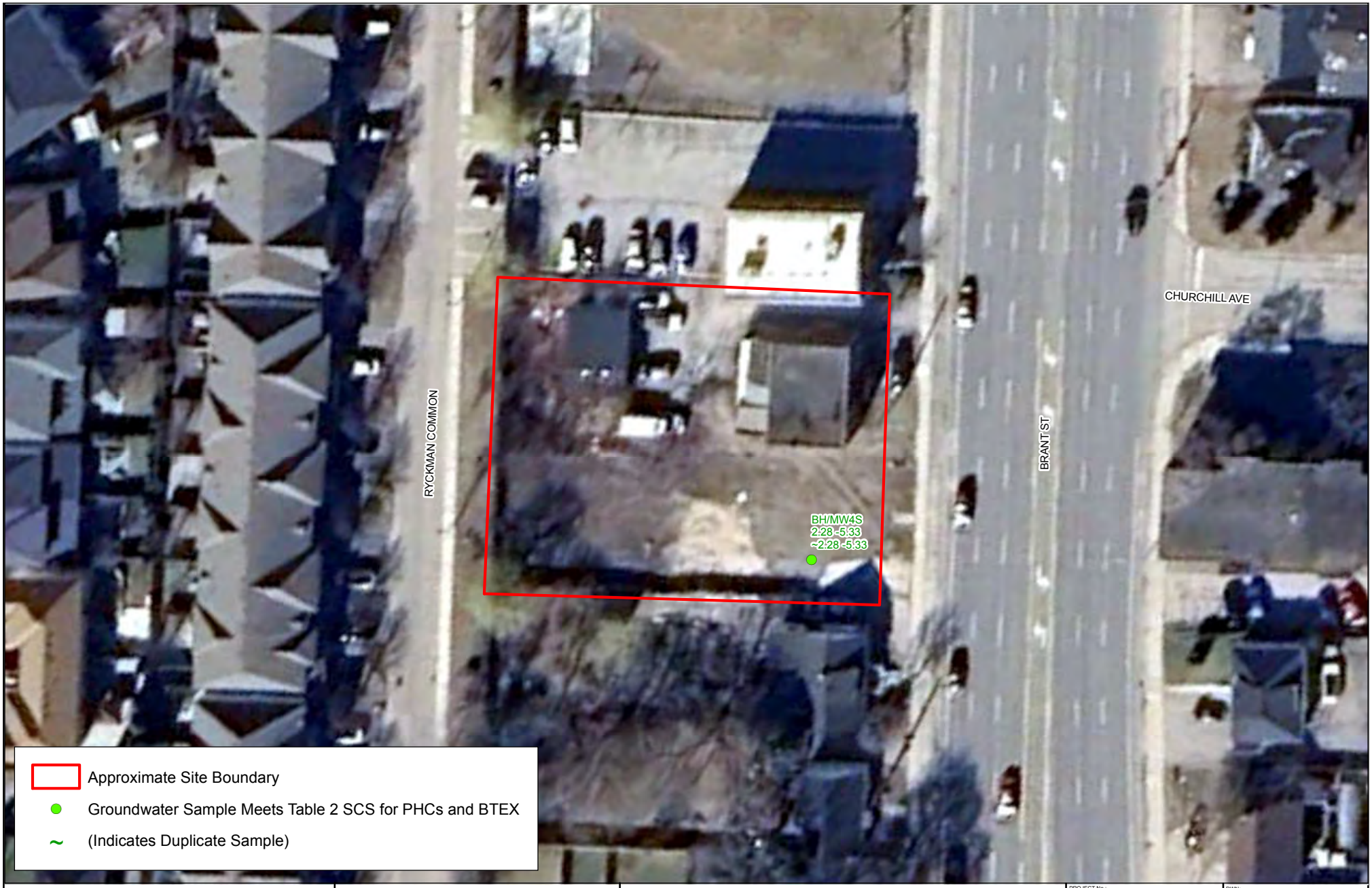
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PROJECT N
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0 5 10 15 20 25 m

TITLE AND LOCATION:
SOIL ANALYTICAL RESULTS -
ELECTRICAL CONDUCTIVITY (EC)
AND SODIUM ADSORPTION RATIO (SAR)
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street
Burlington, Ontario

PROJECT No.:	DWN:
GTR-22029875-B0	AC
SCALE: AS NOTED	CHKD: NM
DATE: APRIL 2023	FIG. No.: 10



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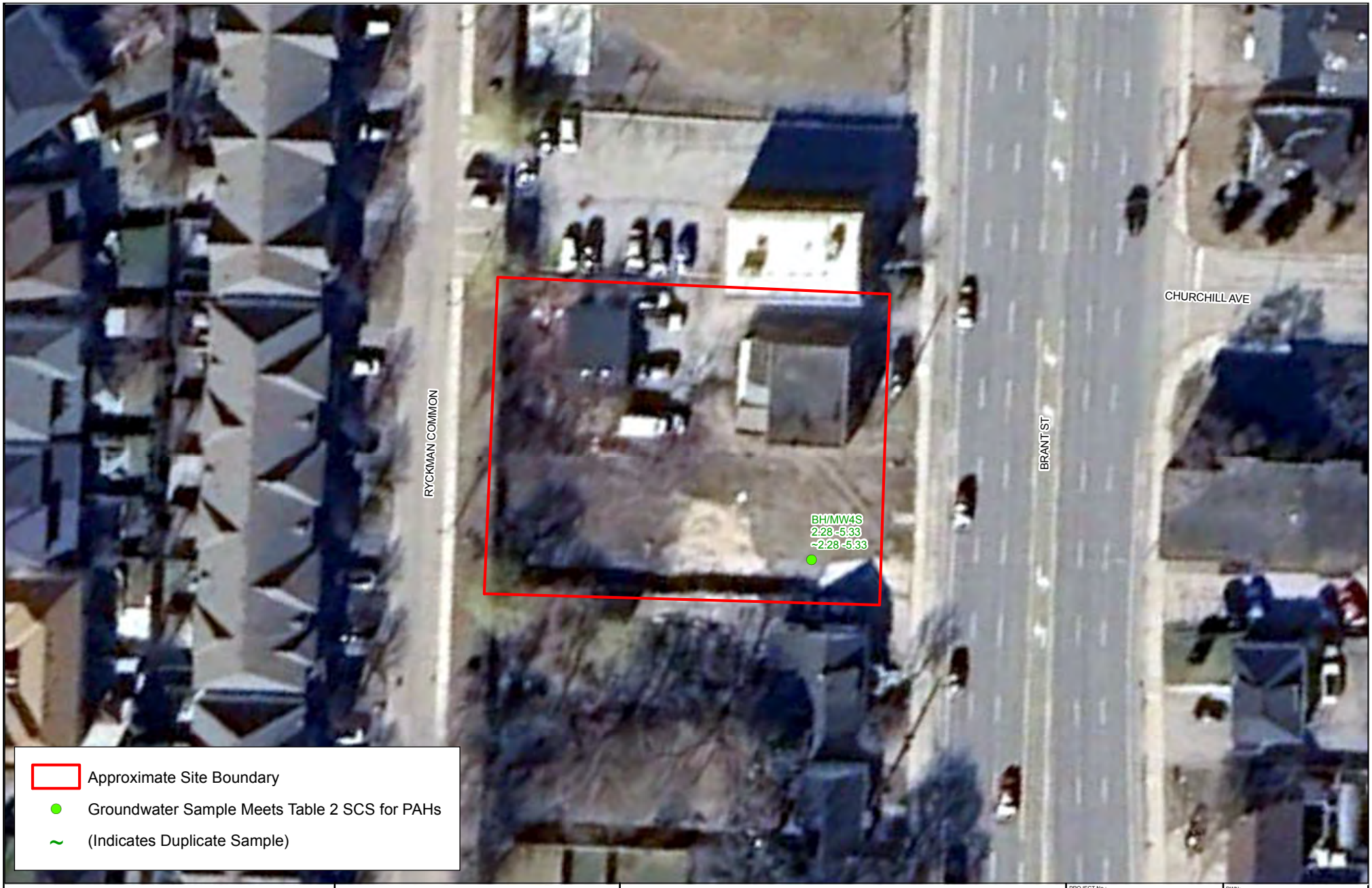
PROJECT
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0 5 10 15 20 25 m

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS - PHCs and BTEX
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street
Burlington, Ontario

PROJECT No.: GTR-22029875-B0	DWN: AC
SCALE: AS NOTED	CHKD: NM
DATE: APRIL 2025	FIG. No.: 11



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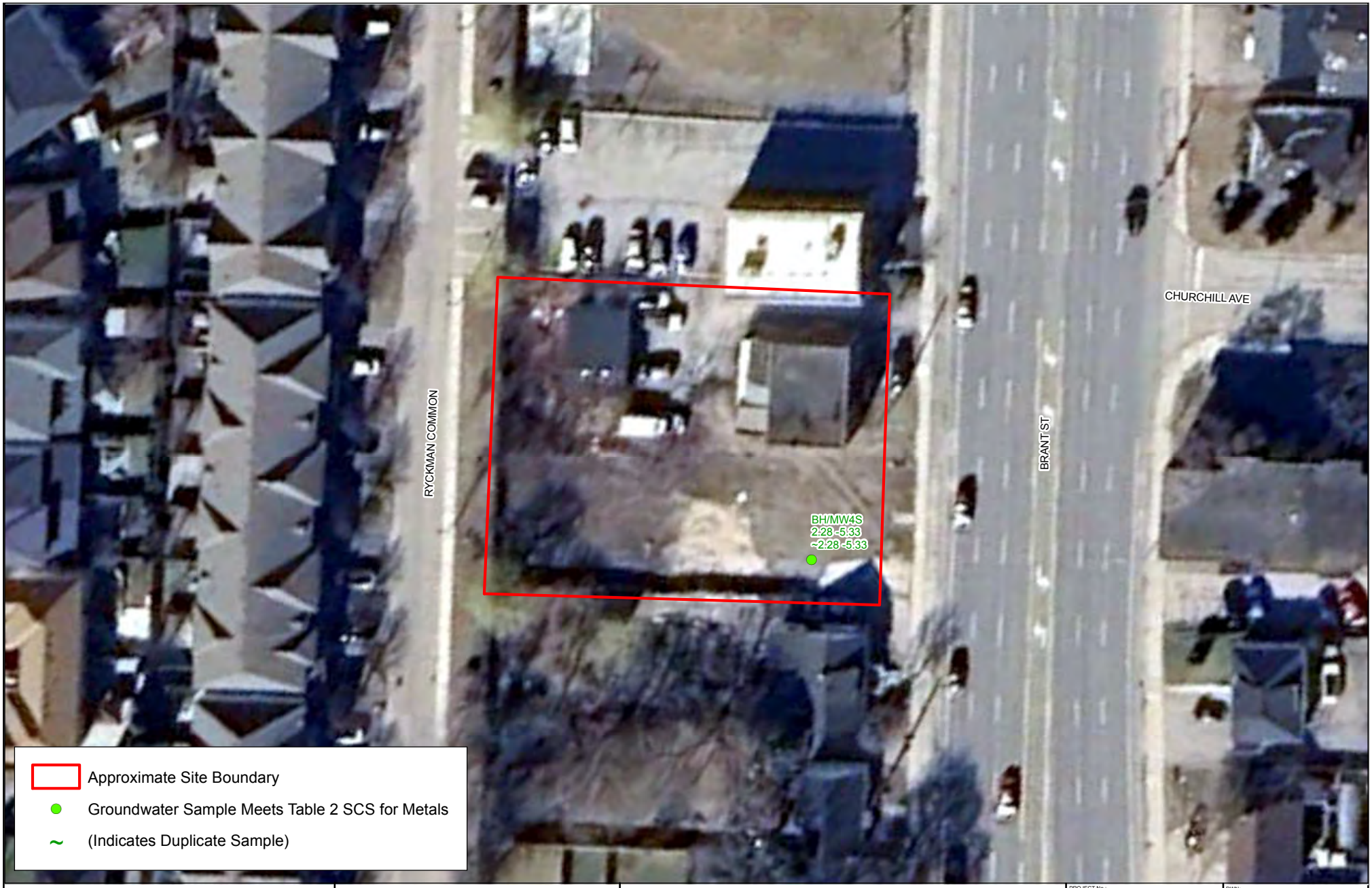
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PROJECT N
TRUE N
0 5 10 15 20 25 m

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS - POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street
Burlington, Ontario

PROJECT No.: GTR-22029875-B0	DWN: AC
SCALE: AS NOTED	CHKD: NM
DATE: APRIL 2025	FIG. No.: 12



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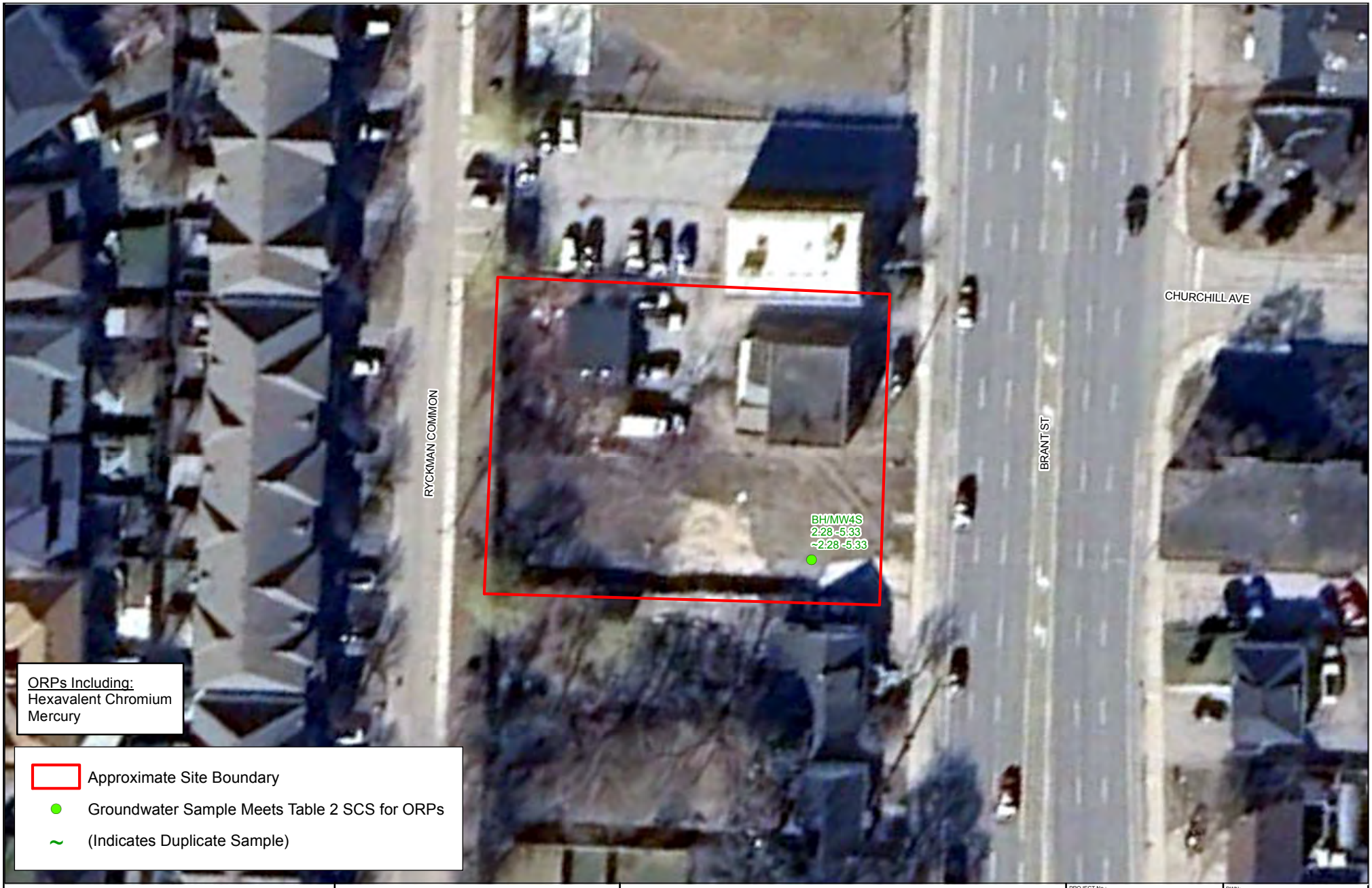
PROJECT
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TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS - METALS (INCLUDING HYDRIDE FORMING METALS)
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street
Burlington, Ontario

PROJECT No.: GTR-22029875-B0	DWN: AC
SCALE: AS NOTED	CHKD: NM
DATE: APRIL 2025	FIG. No.: 13



ORPs Including:
Hexavalent Chromium
Mercury

Approximate Site Boundary

Groundwater Sample Meets Table 2 SCS for ORPs

~ (Indicates Duplicate Sample)

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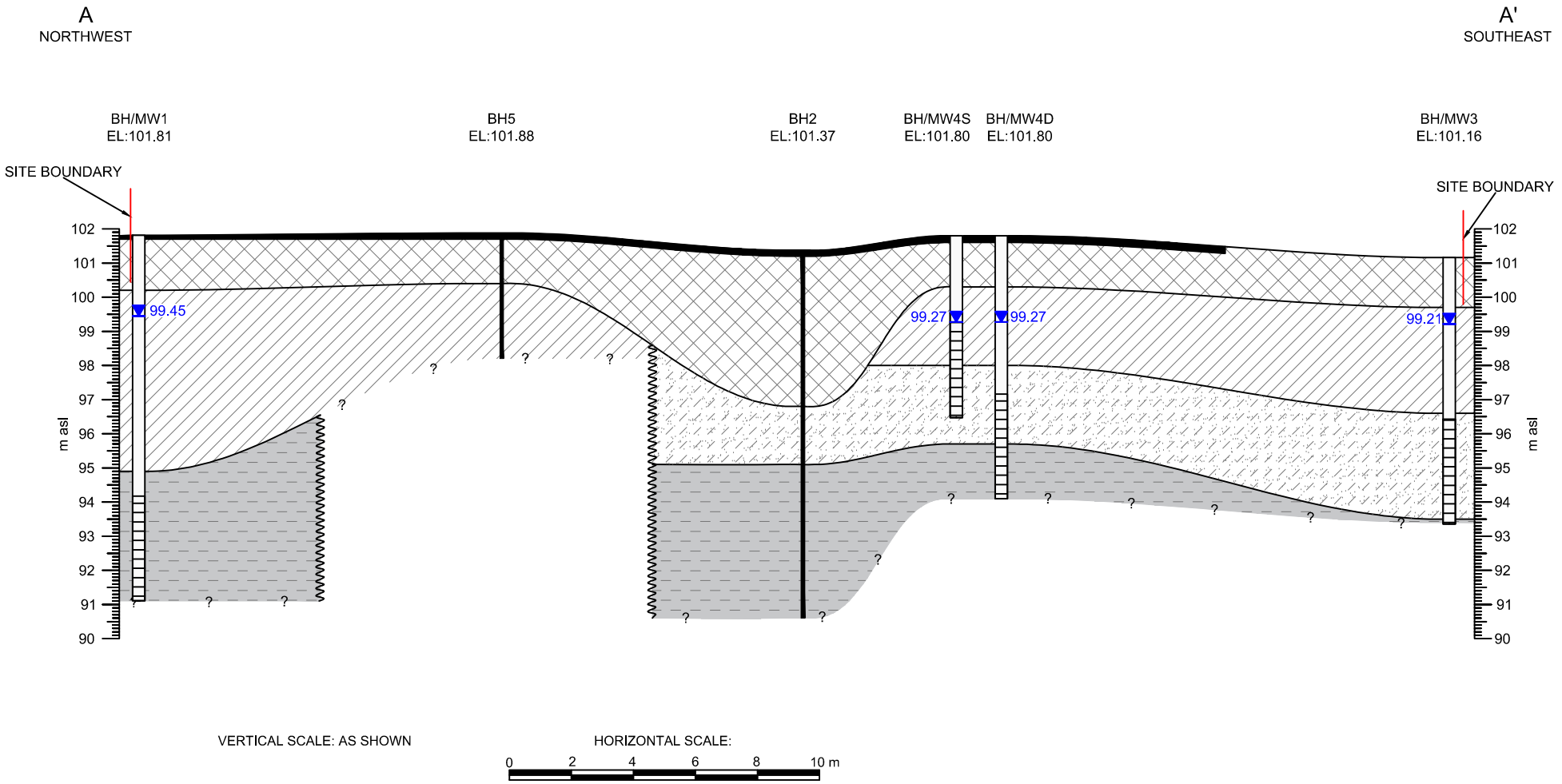
PROJECT
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0 5 10 15 20 25 m

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS - OTHER REGULATED PARAMETERS (ORPs)
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street
Burlington, Ontario

PROJECT No.: GTR-22029875-B0	DWN: AC
SCALE: AS NOTED	CHKD: NM
DATE: APRIL 2025	FIG. No.: 14



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LEGEND:

- ASPHALT / GRANULAR MATERIAL
- REWORKED NATIVE
- SILTY CLAY TILL
- SANDY SILT TILL
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MARCH 24, 2023

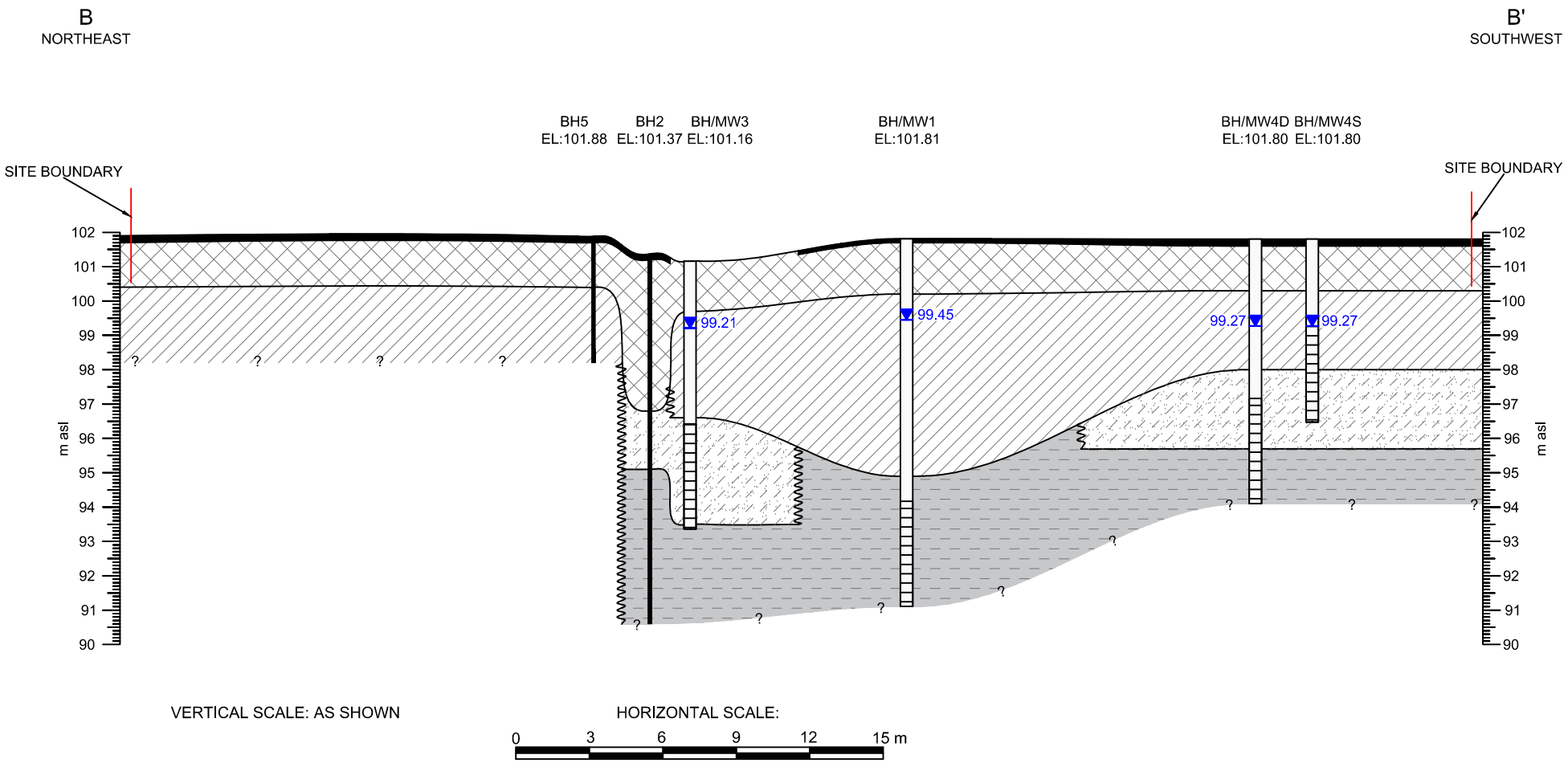
TITLE AND LOCATION:

CROSS SECTION A-A'

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT UPDATE
1056 AND 1060 BRANT STREET
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22029875-B0	MS
SCALE: AS NOTED	CK: NM
DATE: APRIL 2025	FIG. NO.: 15

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LEGEND:

- ASPHALT / GRANULAR MATERIAL
- REWORKED NATIVE
- SILTY CLAY TILL
- SANDY SILT TILL
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MARCH 24, 2023

TITLE AND LOCATION:

CROSS SECTION B-B'

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT UPDATE
1056 AND 1060 BRANT STREET
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22029875-B0	MS
SCALE: AS NOTED	CK: NM
DATE: APRIL 2025	FIG. NO.: 16

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Tables

TABLE 1 - Areas of Potential Environmental Concern (APECs)

Phase Two Environmental Site Assessment

GTR-22029875-B0, 1056 and 1060 Brant Street Burlington, Ontario

Area of Potential Environmental Concern (APEC)[1]	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)[2]	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern[3]	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1	Southern portion of the Site – location of the boiler room at 1056 Brant Street	PCA#28-Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylene (BTEX), Metals including Hydride-forming Metals (As, Sb, Se), Hexavalent Chromium (CrVI), and Mercury (Hg)	Soil and Groundwater
APEC 1B	Asphalt-paved areas of the Site	PCA" Other"-Application of De-icing salt	On-Site	Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR)	Soil

Notes:

1. Area of Potential Environmental Concern means the area on, in or under a phase one study area where one or more contaminants are potentially present,

as determined through the P One ESA, including through,

(a) identification of post or present uses on, in or under the phase one property, and

(b) identification of potentially contaminating activities.

2. Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area.

3. When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties

under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

ABNs	PCBs	PHCs	Cr (VI)	Electrical Conductivity	SAR
CPs	PAHs	Metals	Hg	CN-	Methyl Mercury
1,4- Dioxane	THMs	As, Sb, Se	Cl-	Ca, Mg	high pH
Dioxins/Furans, PCDDs/PCD	VOCs	BTEX	B-HWS	Na	low pH
OCPs					

4. When submitting a record of site condition for filing, a copy of this table must be attached

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TABLE 2 - Borehole Log Information

Phase Two Environmental Site Assessment

GTR-22029875-B0, 1056 and 1060 Brant Street Burlington, Ontario

Location ID	Ground Elevation (m)	Depth of BH (m bgs)	Bottom Elevation (m bgs)	Date Drilled	Drilling Contractor
BH/MW4S	101.79	4.57	97.22	21-Mar-25	Altech

Elevation surveyed was completed using a Sokkia GCX3 GPS on April 3, 2023.

TABLE 3 - Monitoring Well Installation Details

Phase Two Environmental Site Assessment

GTR-22029875-B0, 1056 and 1060 Brant Street Burlington, Ontario

Location ID	Ground Elevation (masl)	Stickup / Stickdown (m)	Top of Pipe Elevation (masl)	Measured Depth of MW (m bgs)	Screen Length (m)	Top of Screen (Measured)	Bottom of Screen (Measured)	Geologic Units Intercepted by Well Screen	Well Condition
BH/MW4S	101.786	-0.160	101.626	4.740	3.050	100.096	97.046	Silty Clay Till/Sand Silt Till	Intact

Elevation surveyed was completed using a Sokkia GCX3 GPS on April 3, 2023.

TABLE 4 - Summary of Groundwater Samples Submitted for Chemical Analysis

Phase Two Environmental Site Assessment

GTR-22029875-B0, 1056 and 1060 Brant Street Burlington, Ontario

GW Sample ID	Sampling Date	Rationale	Analysis
MW4S	25-Mar-25	Assess groundwater quality associated with APEC 1A	PAHs, Metals, including Hydride Forming Metals, CrVI, Hg
QA/QC Samples:			
MW4SS	25-Mar-25	Duplicate of MW4S	PAHs, Metals, including Hydride Forming Metals, CrVI, Hg
TRIP BLANK	25-Mar-25	QA/QC	PAHs

QA/QC - Quality Assurance / Quality Control
PHCs - Petroleum Hydrocarbons
BTEX - Benzene, Toluene, Ethylbenzene and Xylenes
PAHs - Polycyclic Aromatic Hydrocarbons
CrVI - Hexavalent Chromium
Hg - Mercury

TABLE 5 - Water Level Depths and Elevations

Phase Two Environmental Site Assessment

GTR-22029875-B0, 1056 and 1060 Brant Street Burlington, Ontario

Location ID	Ground Elevation (masl)	Stickup / Stickdown (m)	Top of Pipe Elevation (masl)	Water Level Depth (m bgs)	Water Level Depth (m asl)	Total Depth (m bgs)	Date
BH/MW1	101.812	-0.065	101.747	2.32	99.492	10.583	21-Mar-23
				2.36	99.452		24-Mar-23
BH/MW3	101.162	1.145	102.307	3.16	98.002	8.264	21-Mar-23
				3.11	98.052		24-Mar-23
BH/MW4D	101.797	-0.170	101.627	2.57	99.227	7.386	21-Mar-23
				2.53	99.267		24-Mar-23
BH/MW4S	101.786	-0.160	101.626	2.51	99.276	5.283	21-Mar-23
				2.52	99.266		24-Mar-23
				2.533	99.253	4.744	24-Mar-25
				2.719	99.067		25-Mar-25

TABLE 6 - Summary of Horizontal Hydraulic Gradients (Overburden)

Phase Two Environmental Site Assessment
GTR-22029875-B0, 1056 and 1060 Brant Street Burlington, Ontario

Well Pair	Separation Distance (m)	Groundwater Elevations (m)*	Elevation Difference (m)	Hydraulic Gradient* (m/m)
BH/MW1	30.69	99.452	0.18	0.006
BH/MW4D		99.267		
BH/MW3	29.20	98.052	-1.21	0.042
BH/MW4D		99.267		

*The horizontal hydraulic gradient between monitoring well pair is calculated from i = Δh/Δs, where I is the horizontal hydraulic gradient, Δh (m) is the groundwater elevation difference and Δs (m) is the distance apart.
* March 24, 2023

Appendix A – Sampling and Analysis Plan

Phase Two Environmental Site Assessment

1. Introduction

This Appendix presents the Sampling and Analysis Plan (SAP) that was developed in support of the Phase Two Environmental Assessment Work (ESA) of the two (2) adjacent properties with the municipal addressed 1056 and 1060 Brant Street, Burlington, Ontario.

The parcel of land is hereinafter referred to as the 'Site'. The Phase Two ESA Update will be conducted to provide further characterization of the Site subsurface conditions and address the Areas of Potential Environmental Concerns (APECs) outlined in EXP's April 2025 Phase One ESA Update. The SAP presents the procedures and measures that will be undertaken during field investigative activities to characterize the Site conditions and meet the data quality objectives of the Phase Two ESA Update.

The SAP presents the sampling program proposed for the Site, the recommended procedures and protocols for sampling and related field activities, the data quality objectives, and the quality assurance/ quality control measures that will be undertaken to provide for the collection of accurate, reproducible and representative data.

2. Field Sampling Program

The field sampling program was developed to provide for the collection of samples of the groundwater for chemical analysis of PAHs, metals including hydride forming metals, hexavalent chromium (CrVI), mercury (Hg), PHCs and BTEX in groundwater.

The groundwater sampling will be location-specific to assess for the potential presence of PAHs, metals including hydride forming metals, hexavalent chromium (CrVI), mercury (Hg), PHCs and BTEX based on the identification of APECs. The monitoring well network will comprise of chemical analysis from one (1) newly installed monitoring wells. One (1) monitoring well will be utilized to assess groundwater quality at the Site as part of the Phase Two ESA.

Vertical control of the boreholes and monitoring wells will be obtained through the completion of an elevation survey. Groundwater flow and direction in the water table aquifer will also be determined through groundwater level measurements and the elevations established from the Site elevation survey.

3. Field Methods

To meet the requirements of the field sampling program, the following field investigative methods will be undertaken:

- Borehole Drilling;
- Soil Sampling;
- Monitoring Well Installation;
- Monitoring Well Development;
- Groundwater Level Measurements;

- Elevation Survey; and,
- Groundwater Sampling.

The field investigative methods will be performed following the procedures and protocols set out in EXP's standard operating procedures and are outlined below:

3.1 Borehole Drilling

Boreholes will be advanced at the Site to facilitate the collection of soil samples for chemical analysis and geologic characterization; and, for the installation of groundwater monitoring wells. A total one (1) borehole are proposed to be advanced at the Site for the environmental investigation, up to a maximum depth of approximately 4.57 m below grade, to provide for the collection of samples of the surficial and overburden materials beneath the Site. One (1) of the boreholes will be used for environmental purposes. The borehole location will be selected to determine the presence or absence of impacts in the soils and the upper overburden groundwater and to address the APECs outlined in EXP's April 2025 Phase One ESA Report Update.

Prior to borehole drilling, utility clearances will be obtained from public and private locators, as required. If any uncertainty regarding the location of a buried utility at a borehole location is encountered, hand augering or digging will be performed beforehand to confirm the location of the utility.

Where there is overlying asphalt or concrete, the overlying material will be mechanically cored to provide access to the underlying soil materials. The borehole drilling program will be conducted by a licensed driller under the oversight of EXP field staff. Auger flights will be cleaned prior to the commencement of drilling at each borehole location.

3.2 Soil Sampling

Soil samples will be collected for chemical analysis and geologic property characterization. The soil samples will be collected using 5 cm diameter, 61 cm long, split spoons and solid stem augers or a 5 cm diameter, 1.2 m long, duel tube sampling system with interior dedicated vinyl sampling tubes. Upon retrieval from the boreholes, the split spoons or vinyl sampling tubes will be placed on a flat surface and disassembled by drilling personnel to provide access of the recovered cores. Geologic and sampling details of the recovered cores will be logged and the samples will be assessed for the potential presence of non-aqueous phase liquids. Soil stratigraphy encountered in the boreholes will be texturally, visually and olfactory classified in the field and in the laboratory. Soil samples will be logged for colour, grain size, moisture content, density, structures, texture, staining, and field vapour readings. A Photo-ionization Detector (PID) or GastechtorTM will be utilized to screen the soil samples for Total Organic Vapour (TOV). Representative worst-case soil samples from each borehole will be collected and submitted to a certified laboratory for analysis based on TOV readings, sample depth, visual and/or olfactory field observations.

Recommended volumes of soil samples selected for chemical analysis will be collected into pre-cleaned laboratory-supplied glass sample jars/vials identified for the specified analytical test group. Samples intended for PHC/BTEX and VOCs will be collected using a laboratory-supplied soil core sampler, placed into the vials containing methanol for preservation purposes and sealed using Teflon lined septa lids. The samples will be placed into clean insulated coolers chilled with ice for storage and transport. The samples will be assigned unique identification numbers, and the date, time, location, and requested analyses for each sample will be documented in a bound field notebook. The samples will be submitted to the contractual laboratory within analytical test group holding times under Chain of Custody protocols. New disposable chemical resistant gloves will be used for each soil core to prevent sample cross-contamination.

3.3 Monitoring Well Installation

A proposed total of one (1) borehole will be instrumented as groundwater monitoring wells installed with 1.5 to 3 m long screens intercepting the native overburden material, where the shallow water table aquifer is expected, extending to depths of approximately 4.57 m below grade. The monitoring wells will be constructed using 51 mm diameter, Schedule 40, PVC riser pipe and number 10 slot size (0.25 mm) well screens. The base of the well screen will be sealed with threaded flush PVC end caps. All well pipe connections will be factory machined threaded flush couplings. The annular space around the well screen will be backfilled with silica sand, to an average height of 0.6 m above the top of the screen. Granular bentonite will be placed in the

borehole annulus from the top of the sand pack to approximately 0.3 m below grade. The monitoring well will be completed with flush-mounted protective steel casings cemented into place. It should be noted that one of the borehole locations will include a nested well.

3.4 Monitoring Well Development

The newly installed monitoring wells will be developed to remove fine sediment particles potentially lodged in the sand pack and well screen to enhance hydraulic communication with the surrounding formation waters. The monitoring wells will be developed using a dedicated low-density polyethylene (LDPE) tubing, equipped with an inertial foot valve to disturb the water column. The wells will be developed until approximately 3 to 5 well volumes of water will be removed and/or until purged dry. Well development details will be documented on a well development log sheet or in a bound hard cover notebook. All development waters will be collected and stored in labeled, sealed containers.

3.5 Groundwater Level Measurements

Groundwater level measurements will be recorded for the newly installed monitoring wells to determine the depth of the water table aquifer beneath the Site. The water level will be measured with respect to the top of the PVC riser pipe by means of an electronic water level meter. The water levels will be recorded on water level log sheets or in a bound field notebook. The water level meter probe will be decontaminated between monitoring well locations.

3.6 Elevation Survey

An elevation survey was conducted during the Phase Two ESA investigative activities, with the purpose of obtaining relative vertical control of the monitoring well locations. The top of pipe and ground surface elevations of each monitoring well were surveyed utilizing a handheld Sokkia GCX3 GPS.

3.7 Field Measurements of Water Quality Parameters

Prior to collecting the groundwater sample, field measurements of water quality parameters will be recorded from the monitoring wells utilizing low-flow purging and sampling methodologies. Groundwater will be purged from the monitoring wells using a peristaltic pump and dedicated LDPE tubing. Field measurements of dissolved oxygen concentration, electrical conductivity, oxidation-reduction potential, pH, temperature, turbidity and water levels will be recorded in three (3) minute intervals during the purging activities using a pre-calibrated multi probe water quality meter, a turbidity meter and a water level meter. Generally well purging will continued until the purged water has chemically stabilized as indicated by field parameter measurements and the well head drawdown is maintained within 10 cm for 3 consecutive readings. In the event that the parameters do not stabilize or the well head drawdown is too significant, the groundwater is to recover to approximately 75% of static levels before sampling.

The multi-meter electrodes will be calibrated prior to receipt of the meter by the supplier using in-house pH and conductivity reference standards. All collected purged water will be stored on-Site in labeled, sealed containers. Equipment used during groundwater monitoring will be thoroughly cleaned and decontaminated between wells.

3.8 Groundwater Sampling

Upon completion the field measurements of water quality parameters, groundwater samples will be collected for chemical analysis using the peristaltic pump and dedicated LDPE tubing. Recommended groundwater sample volumes will be collected into pre-clean laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. The samples will be placed in an insulated cooler chilled with ice for storage and transport. Samples for BTEX and VOC analysis will be collected in triplicate vials prepared with concentrated hydrochloric acid or an acceptable substitute as a preservative. Each vial will be inverted and inspected for gas bubbles prior to being placed in the cooler to ensure that no head-space is present.

The groundwater sample will be assigned a unique identification number, and the date, time, project number, company name, location and requested analyses will be documented in a bound hard cover notebook. The sample will be submitted to the

contractual laboratory within analytical test group holding times under chain of custody protocols. New disposable chemical resistant gloves will be used for each sampling location to prevent sample cross-contamination.

4. Field Quality Assurance/Quality Control Program

The objective of the field quality assurance/quality control (QA/QC) program is to obtain soil and groundwater samples and other field measurements that provide data of acceptable quality that meets the objectives of the Phase Two ESA. The objectives of the QA/QC program will be achieved through the implementation of procedures for the collection of unbiased (i.e. non-contaminated) samples, sample documentation and the collection of appropriate QC samples to provide a measure of sample reproducibility and accuracy. The field QA/QC measures will comprise:

- Decontamination Protocols;
- Equipment Calibration;
- Sample Preservation;
- Sample Documentation; and,
- Field Quality Control Samples.

Details on the field QA/QC measures are provided below.

4.1 Decontamination Protocols

Decontamination protocols will be followed during field sampling where non-dedicated sampling equipment is used to prevent sample cross contamination. For the borehole drilling and soil sampling, soil sampling devices will be cleaned/decontaminated between sampling intervals and auger flights between borehole locations in according with SOP requirements. For the monitoring well installation, well components are not to come into contact with the ground surface prior to insertion into boreholes. Electronic water level meters will be decontaminated between monitoring well locations during well development, and purging activities. For hydraulic conductivity tests, the electronic water level meters will be decontaminated between sampling locations. All decontamination fluids will be collected and stored in sealed, labeled containers.

4.2 Equipment Calibration

All equipment requiring calibration will be calibrated in the field according to manufacturer's requirements using analytical grade reagents, or by the supplier prior to conducting field activities, and subsequently checked in the field. The calibration of all pre-calibrated instruments will be checked in the field using analytical grade reagents and re-calibrated as required. For multiple day sampling events, equipment calibration will be checked prior to the beginning of sampling activities. All calibration data will be documented in a bound hard cover notebook.

4.3 Sample Preservation

All samples will be preserved using appropriate analytical test group specific reagents, as required, and upon collection placed in pre-chilled insulated coolers packed with ice for storage and transport.

4.4 Sample Documentation

All samples will be assigned a unique identification number, which is to be recorded along with the date, time, project number, company name, location and requested analysis in a bound field notebook. All samples will be handled and transported following COC protocols.

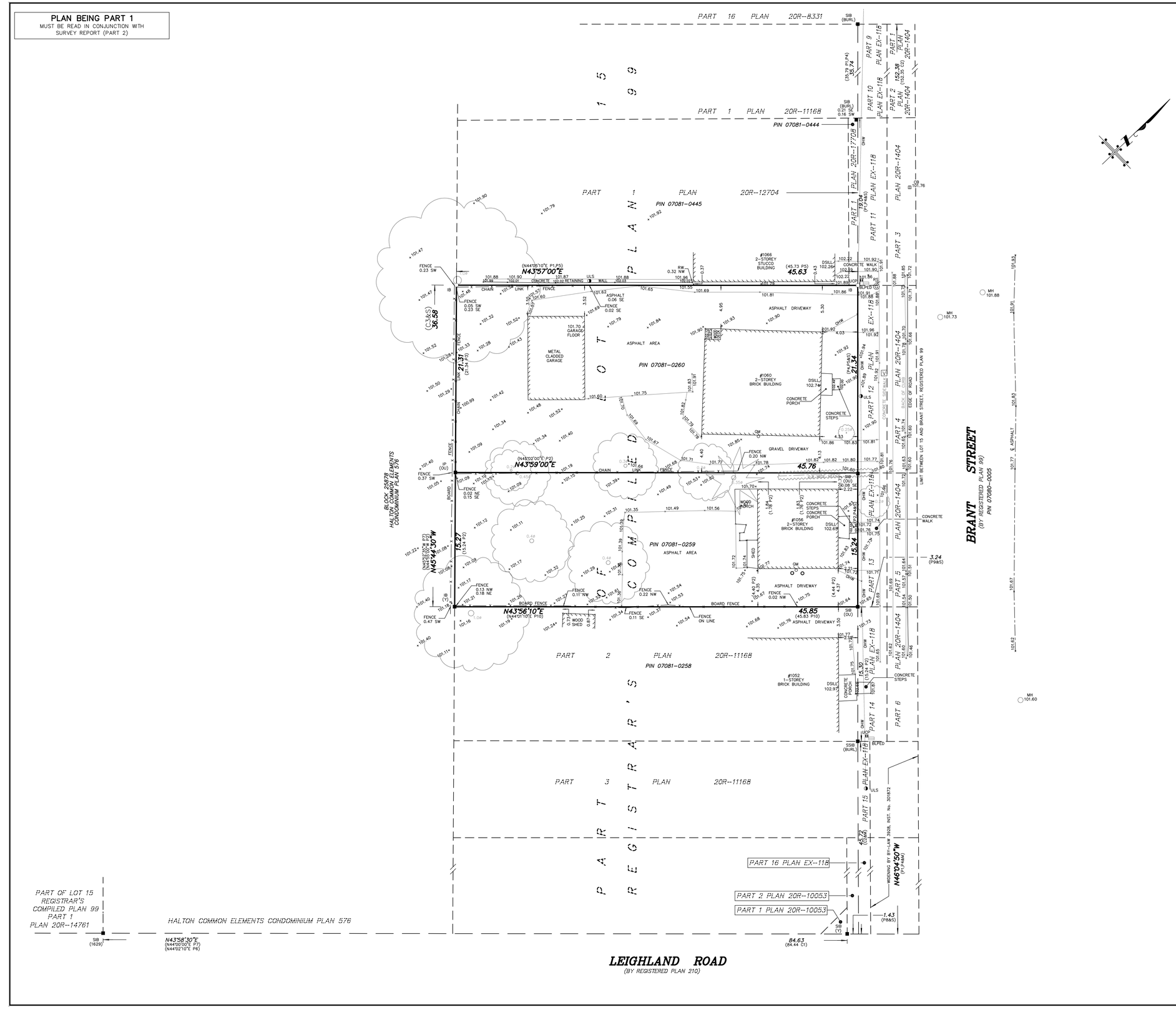
4.5 Field Quality Control

Field quality control samples will be collected to evaluate the accuracy and reproducibility of the field sampling procedures. For groundwater sampling, one (1) field duplicate is to be collected for every ten (10) samples submitted for chemical analysis. For

multiple day sampling events, at least one (1) field duplicate soil and groundwater sample will be submitted for chemical analysis. The field duplicate samples will be assessed by calculating the relative percent difference and comparing to the analytical test group specific acceptance criteria.

Appendix B – Survey Plan

PLAN BEING PART 1
MUST BE READ IN CONJUNCTION WITH SURVEY REPORT (PART 2)



SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC FEATURES

PLAN OF SURVEY OF

PART OF LOT 15
REGISTERED COMPILED PLAN 99
BRANT'S BLOCK

BEING IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

Mackay, Mackay & Peters Limited – ONTARIO LAND SURVEYORS
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KNOWN AS MUNICIPAL No.'s 1056 AND 1060 BRANT STREET

REPORT SUMMARY (PART 2)

(to be read in conjunction with Part 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS – JULY 12, 2019.

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE

ADDITIONAL REMARKS:
REFER TO PART 1 OF SURVEY REPORT FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES.

Note :
Mackay, Mackay & Peters Limited grants 92316199 QUEBEC INC. ("The Client(s)"), their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in transactions involving "The Client(s)".

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Legend :

- □ DENOTES A SURVEY MONUMENT PLANTED
- ■ DENOTES A SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- (OU) DENOTES ORIGIN UNKNOWN
- ℄ DENOTES CENTRE LINE
- P1 DENOTES PLAN 20R-17708
- P2 DENOTES PLAN BY YATES & YATES, DATED OCTOBER 10, 1986 (86Y-624)
- P3 DENOTES PLAN BY SEWELL & SEWELL, DATED JUNE 30, 1965 (65-330)
- P4 DENOTES PLAN 20R-10282
- P5 DENOTES PLAN BY MACKAY, MACKAY & PETERS, DATED MARCH 2, 1998 (97H-443)
- P6 DENOTES PLAN BY YATES & YATES, DATED MAY 2, 1996 (96Y-106)
- P7 DENOTES HALTON COMMON ELEMENTS CONDOMINIUM PLAN No. 576
- P8 DENOTES PLAN 20R-10053
- P9 DENOTES EXPROPRIATION PLAN EX-118
- P10 DENOTES PLAN 20R-11168
- C1 DENOTES CALCULATED FROM P6 & P7
- C2 DENOTES CALCULATED FROM P4 & P8
- C3 DENOTES CALCULATED FROM P2 & P3
- DSILL DENOTES ELEVATION AT DOOR SILL
- V DENOTES HYDRO VAULT
- BLPED DENOTES BELL PEDESTAL
- UCP DENOTES UTILITY CABLE PEDESTAL
- ULS DENOTES UTILITY LIGHT STANDARD
- MH DENOTES MANHOLE
- CB DENOTES CATCH BASIN
- GM DENOTES GAS METER
- G DENOTES GARBAGE CAN
- RS DENOTES ROAD SIGN
- OHW DENOTES OVERHEAD WIRES
- RW DENOTES RETAINING WALL
- DENOTES BOLLARDS
- DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
- DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

BUILDING TIES SHOWN HEREON ARE TO FOUNDATION UNLESS OTHERWISE NOTED.

Benchmark Note :
CITY OF BURLINGTON BENCHMARK No. 1066 — ELEVATION = 93.044 METRES (CGVD-1929 : 1978 READJUSTMENT)
BRASS CAP IS SET IN CONCRETE SIDEWALK ON NORTH SIDE OF DEYNCOURT DRIVE, WEST OF GEORGE STREET.

Bearing Reference :
BEARINGS ARE GRID BEARINGS AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF BRANT STREET, AS SHOWN ON PLAN 20R-17708, HAVING A BEARING OF N46°04'50"W.

Surveyor's Certificate :
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH *THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT* AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21st DAY OF AUGUST, 2019.

AUGUST 21, 2019
DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR: MACKAY, MACKAY & PETERS LIMITED

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2096648

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

CAD FILE: E:\(20) Halton\Registered Plans\RP0099\LOT 15\19-184\19-184.DWG

MACKAY MACKAY & PETERS LIMITED
Established 1906
ONTARIO LAND SURVEYORS
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE: (905) 639-1375
FAX: (905) 333-9544
e-mail: halton@mmplimited.com
Records of Sewell & Sewell and Yates & Yates LTD.

DRAWN BY:	M.S.
PARTY CHIEF:	C.M.
CHECKED BY:	
PROJECT NO.:	19-184

Appendix C – Borehole Logs

Log of Borehole BH/MW4S

Project No. GTR-22029875-B0 Drawing No. 1

Project: Phase Two Environmental Site Assessment Update Sheet No. 1 of 1

Location: 1056 and 1060 Brant Street, Burlington, ON

Please refer to Borehole Location Plan

Date Drilled: March 21, 2025

Drill Type: Geoprobe 7822DT

Datum: Geodetic

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
			101.79	0
		GRANULAR: (~180 mm thick)	~101.6	
		REWORKED NATIVE: silty clay, trace to some sand, trace gravel, brown, moist, trace black organic staining		1
			~100.3	
		SILTY CLAY TILL: trace sand and gravel, brown, moist, hard, trace shale inclusions		2
			~99.1	3
		SANDY SILT TILL: trace clay, some gravel, reddish brown, moist, very dense	~98.0	4
			~97.2	5
		Borehole terminated at 4.57 m depth below ground surface		6
		NOTES: 1. This drawing is to be read with the subject report and project number as presented above. 2. Interpretation assistance by EXP is required before use by others.		7
				8
				9
				10
				11
				12

N Value: 20, 40, 60

Combustible Vapour Reading (ppm): 25, 50, 75

SAMPLES | % RECOV | SAMPLE ID | ANALYSIS

ENV_EXP_HAM BHLOG_BRANT_BHMW4S.GPJ 4/3/25

exp Services Inc.
Hamilton, Ontario
Telephone: 905-573-4000
Facsimile: 905-573-9693

Time	Water Level (m)	Depth to Cave (m)
March 21, 2025	4.10	
March 24, 2023	2.533	
March 25, 2025	2.719	

Appendix D – Analytical Results

TABLE I: SOIL ANALYTICAL RESULTS - Bulk Soil
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street, Burlington, Ontario
GTR-222029875-B0

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition RPI Land Use (fine textured soil)	RDL*	BH/MW1	BH2			BH/MW3	BH/MW4S		
Sample ID			BH1 SS1	BH2 SS2	BH2 SS5	BH2 SS6	BH3 SS2	BH4 SS1	BH4 SS7	BH4 SS77
Lab ID			4839544	4839548	4839549	4839550	4839554	4839558	4839559	4839562
Sampling Date			7-Mar-23	6-Mar-23	6-Mar-23	03/06/2023	03/02/2023	03/02/2023	2-Mar-23	2-Mar-23
Soil Sample Depth (m)			0-0.61	0.76 - 1.37	3.05-3.66	3.81 - 4.42	0.76 - 1.37	0 - 0.61	4.57 - 5.18	Field Duplicate of BH4 SS7
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			23H004172	23H004172	23H004172	23H004172	23H004172	23H004172	23H004172	23H004172
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)										
Benzene	0.17	0.02	-	-	<0.02	-	-	-	<0.02	<0.02
Toluene	6	0.05	-	-	<0.05	-	-	-	<0.05	<0.05
Ethylbenzene	1.6	0.05	-	-	<0.05	-	-	-	<0.05	<0.05
m-Xylene + p-Xylene	NV	0.05	-	-	<0.05	-	-	-	<0.05	<0.05
o-Xylene	NV	0.05	-	-	<0.05	-	-	-	<0.05	<0.05
Xylenes (Total)	25	0.05	-	-	<0.05	-	-	-	<0.05	<0.05
Petroleum Hydrocarbons (PHCs)										
PHC F1 (C6-C10)	65	5	-	-	<5	-	-	-	<5	<5
PHC F1 (C6-C10) - BTEX	65	5	-	-	<5	-	-	-	<5	<5
PHC F2 (C10-C16)	150	7	-	-	<10	-	-	-	<10	<10
PHC F3 (C16-C34)	1300	50	-	-	<50	-	-	-	<50	<50
PHC F4 (C34-C50)	5600	50	-	-	<50	-	-	-	<50	<50
Reached baseline at C50?	NA	NA	-	-	NA	-	-	-	NA	NA
Polycyclic Aromatic Hydrocarbons										
Acenaphthene	29	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Acenaphthylene	0.17	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Anthracene	0.74	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Benzo(a)anthracene	0.63	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Benzo(a)pyrene	0.3	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Benzo(b/j)fluoranthene	0.78	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Benzo(ghi)perylene	7.8	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Benzo(k)fluoranthene	0.78	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Chrysene	7.8	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Dibenz(a,h)anthracene	0.1	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Fluoranthene	0.69	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Fluorene	69	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Indeno(1,2,3-cd)pyrene	0.48	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Naphthalene	0.75	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Phenanthrene	7.8	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Pyrene	78	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
1&2-Methylnaphthalene	3.4	0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	-	-
Metals										
Barium	390	2.0	105	170	-	-	156	92.8	-	-
Beryllium	5	0.5	0.4	0.7	-	-	0.7	0.5	-	-
Boron (Total)	120	5	8	12	-	-	9	8	-	-
Cadmium	1.2	0.5	<0.5	<0.5	-	-	<0.5	<0.5	-	-
Chromium (total)	160	5	14	23	-	-	23	15	-	-
Cobalt	22	0.8	6.5	13.4	-	-	11.7	6.2	-	-
Copper	180	1.0	23.1	39.8	-	-	28.3	21.9	-	-
Lead	120	1	94	11	-	-	12	16	-	-
Molybdenum	6.9	0.5	0.8	0.8	-	-	0.9	0.6	-	-
Nickel	130	1	16	29	-	-	26	14	-	-
Silver	25	0.5	<0.5	<0.5	-	-	<0.5	<0.5	-	-
Thallium	1	0.5	<0.5	<0.5	-	-	<0.5	<0.5	-	-
Uranium	23	0.50	0.95	0.84	-	-	1.34	0.72	-	-
Vanadium	86	2.0	22.2	33.3	-	-	35.4	24.3	-	-
Zinc	340	5	91	59	-	-	52	44	-	-
Hydride-Forming Metals										
Antimony	7.5	0.8	<0.8	<0.8	-	-	<0.8	<0.8	-	-
Arsenic	18	1	6	7	-	-	5	6	-	-
Selenium	2.4	0.8	<0.8	<0.8	-	-	<0.8	<0.8	-	-
Other Regulated Parameters (ORPs)										
Electrical Conductivity (mS/cm)	0.7	0.005	0.309	0.217	-	-	**0.873**	0.643	-	-
Sodium Adsorption Ratio (unitless)	5	N/A	2.45	1.13	-	-	1.99	3.93	-	-
pH (pH Units)	5-9 (surface soil); 5-11 (subsurface soil)		7.56	7.49	-	-	7.55	7.58	7.81	-

All soil concentrations reported in µg/g unless otherwise noted.
RDL = Reporting Detection Limit
* Maximum RDL below MECP (2011) SCS
'<' = Parameter below detection limit, as indicated
'NV'= No value
NA= Not applicable or not analyzed
Bold Concentration exceeds applicable MECP (2011) Table 2 SCS.
Non-detect but detection limit exceeds the MECP (2011) SCS

TABLE II: GROUNDWATER ANALYTICAL RESULTS
Phase Two Environmental Site Assessment Update
1056 and 1060 Brant Street, Burlington, Ontario
GTR-222029875-B0

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition All Types of Land Use (fine textured soil)	RDL*	BH/MW4S				TRIP BLANK	TRIP BLANK
Sample ID			MW4S	MW4SS	MW4S	MW4SS		
Lab ID			4851809	4851813	6609387	6609388	4851815	6609389
Sampling Date			14-Mar-23	14-Mar-23	25-Mar-25	25-Mar-25	14-Mar-23	25-Mar-25
Screen length (m)			2.28 -5.33	Field Duplicate of MW4S	2.28 -5.33	Field Duplicate of MW4S	-	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			23H005540	23H005540	25H261542	25H261542	23H005540	25H261542
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)								
Benzene	5	0.02	<0.20	<0.20	-	-	<0.20	-
Toluene	24	0.02	<0.20	<0.20	-	-	<0.20	-
Ethylbenzene	2.4	0.02	<0.10	<0.10	-	-	<0.10	-
o-Xylene	NV	0.02	<0.20	<0.20	-	-	<0.20	-
m-Xylene + p-Xylene	NV	0.04	<0.10	<0.10	-	-	<0.10	-
Xylenes (Total)	300	0.04	<0.20	<0.20	-	-	<0.20	-
Petroleum Hydrocarbons (PHCs)								
PHC F1 (C6-C10)	750	10	<25	<25	-	-	<25	-
PHC F1 (C6-C10) - BTEX	750	10	<25	<25	-	-	<25	-
PHC F2 (C10-C16)	150	10	<100	<100	-	-	-	-
PHC F3 (C16-C34)	500	50	<100	<100	-	-	-	-
PHC F4 (C34-C50)	500	50	<100	<100	-	-	-	-
Reached baseline at C50?	NV	-	-	-	-	-	-	-
Polycyclic Aromatic Hydrocarbons								
1&2-Methylnaphthalene	3.2	0.071	-	-	<0.20	<0.20	-	<0.20
Acenaphthene	4.1	0.050	-	-	<0.20	<0.20	-	<0.20
Acenaphthylene	1	0.050	-	-	<0.20	<0.20	-	<0.20
Anthracene	2.4	0.050	-	-	<0.10	<0.10	-	<0.10
Benzo(a)anthracene	1	0.050	-	-	<0.20	<0.20	-	<0.20
Benzo(a)pyrene	0.01	0.0090	-	-	<0.20	<0.20	-	<0.20
Benzo(b/j)fluoranthene	0.1	0.050	-	-	<0.10	<0.10	-	<0.10
Benzo(ghi)perylene	0.2	0.050	-	-	<0.20	<0.20	-	<0.20
Benzo(k)fluoranthene	0.1	0.050	-	-	<0.10	<0.10	-	<0.10
Chrysene	0.1	0.050	-	-	<0.10	<0.10	-	<0.10
Dibenz(a,h)anthracene	0.2	0.050	-	-	<0.20	<0.20	-	<0.20
Fluoranthene	0.41	0.050	-	-	<0.01	<0.01	-	<0.01
Fluorene	120	0.050	-	-	<0.20	<0.20	-	<0.20
Indeno(1,2,3-cd)pyrene	0.2	0.050	-	-	<0.20	<0.20	-	<0.20
Naphthalene	11	0.050	-	-	<0.20	<0.20	-	<0.20
Phenanthrene	1	0.050	-	-	<0.10	<0.10	-	<0.10
Pyrene	4.1	0.050	-	-	<0.20	<0.20	-	<0.20
Metals								
Barium	1000		-	-	88.4	89.4	-	-
Beryllium	4		-	-	<0.50	<0.50	-	-
Boron (Total)	5000		-	-	3500	3640	-	-
Cadmium	2.7		-	-	<0.20	<0.20	-	-
Chromium (total)	50		-	-	<2.0	<2.0	-	-
Cobalt	3.8		-	-	0.54	<0.50	-	-
Copper	87		-	-	<1.0	<1.0	-	-
Lead	10		-	-	<0.50	<0.50	-	-
Molybdenum	70		-	-	13.5	10.9	-	-
Nickel	100		-	-	1.6	1.9	-	-
Silver	1.5		-	-	<0.20	<0.20	-	-
Sodium	490000		-	-	-	-	-	-
Thallium	2		-	-	<0.30	<0.30	-	-
Uranium	20		-	-	1.03	1.08	-	-
Vanadium	6.2		-	-	0.92	0.52	-	-
Zinc	1100		-	-	<5.0	<5.0	-	-
Hydride-Forming Metals								
Antimony	6		-	-	<1.0	<1.0	-	-
Arsenic	25		-	-	1.6	<1.0	-	-
Selenium	10		-	-	4.2	<1.0	-	-
Other Regulated Parameters (ORPs)								
Chromium VI	25		-	-	<2.000	<2.000	-	-
Mercury	1		-	-	<0.026	<0.026	-	-

All groundwater concentrations reported in µg/L.
RDL = Reporting Detection Limit
* Maximum RDL below MECP (2011) SCS
'<' = Parameter below detection limit, as indicated
'NV'= No value
NA= Not applicable or not analyzed
Bold Concentration exceeds MECP (2011) Table 1 SCS.
Non-detect but detection limit exceeds the MECP (2011) SCS

Appendix E – Laboratory Certificates of Analysis

AGAT Laboratories

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

CLIENT NAME: EXP SERVICES INC
1266 SOUTH SERVICE ROAD, SUITE C1-1
STONEY CREEK , ON L8E 5R9
(905) 573-4000

ATTENTION TO: Nolan McGahey

PROJECT: Phase Two ESA (GTR-22029875-B0)

AGAT WORK ORDER: 25H261542

TRACE ORGANICS REVIEWED BY: Oksana Gushyla, Trace Organics Lab Supervisor

WATER ANALYSIS REVIEWED BY: Yris Verastegui, Inorganic Team Lead

DATE REPORTED: Mar 31, 2025

PAGES (INCLUDING COVER): 9

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. Measurement Uncertainty is not taken into consideration when stating conformity with a specified requirement.

AGAT Laboratories

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 25H261542

PROJECT: Phase Two ESA (GTR-22029875-B0)

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey

SAMPLING SITE:Brant Street, Burlington

SAMPLED BY:SG

O. Reg. 153(511) - PAHs (Water)

DATE RECEIVED: 2025-03-25

DATE REPORTED: 2025-03-31

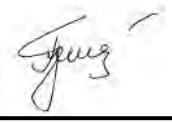
		SAMPLE DESCRIPTION:		BH/MW4S	BH/MW4SS	TRIP BLANK
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2025-03-25 09:00	2025-03-25 09:10	2025-03-25 09:15
Parameter	**Unit**	**G / S**	**RDL**	**6609387**	**6609388**	**6609389**
Naphthalene	µg/L		0.20	<0.20	<0.20	<0.20
Acenaphthylene	µg/L		0.20	<0.20	<0.20	<0.20
Acenaphthene	µg/L		0.20	<0.20	<0.20	<0.20
Fluorene	µg/L		0.20	<0.20	<0.20	<0.20
Phenanthrene	µg/L		0.10	<0.10	<0.10	<0.10
Anthracene	µg/L		0.10	<0.10	<0.10	<0.10
Fluoranthene	µg/L		0.20	<0.20	<0.20	<0.20
Pyrene	µg/L		0.20	<0.20	<0.20	<0.20
Benzo(a)anthracene	µg/L		0.20	<0.20	<0.20	<0.20
Chrysene	µg/L		0.10	<0.10	<0.10	<0.10
Benzo(b)fluoranthene	µg/L		0.10	<0.10	<0.10	<0.10
Benzo(k)fluoranthene	µg/L		0.10	<0.10	<0.10	<0.10
Benzo(a)pyrene	µg/L		0.01	<0.01	<0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L		0.20	<0.20	<0.20	<0.20
Dibenz(a,h)anthracene	µg/L		0.20	<0.20	<0.20	<0.20
Benzo(g,h,i)perylene	µg/L		0.20	<0.20	<0.20	<0.20
2-and 1-methyl Napthalene	µg/L		0.20	<0.20	<0.20	<0.20
Sediment				1	1	1
Surrogate	**Unit**	**Acceptable Limits**				
Naphthalene-d8	%	50-140		92	97	104
Acridine-d9	%	50-140		79	85	92
Terphenyl-d14	%	50-140		98	100	100

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

6609387-6609389 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amount
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&(j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25H261542

PROJECT: Phase Two ESA (GTR-22029875-B0)

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey

SAMPLING SITE:Brant Street, Burlington

SAMPLED BY:SG

Mercury Analysis in Water (Dissolved)

DATE RECEIVED: 2025-03-25

DATE REPORTED: 2025-03-31

		SAMPLE DESCRIPTION:		BH/MW4S	BH/MW4SS
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2025-03-25 09:00	2025-03-25 09:10
Parameter	**Unit**	**G / S**	**RDL**	**6609387**	**6609388**
Dissolved Mercury	ug/L		0.026	<0.026	<0.026

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

Analysis performed at AGAT Halifax (unless marked by *)

Certified By: Iris Verástegui

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Certificate of Analysis

AGAT WORK ORDER: 25H261542

PROJECT: Phase Two ESA (GTR-22029875-B0)

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey

SAMPLING SITE:Brant Street, Burlington

SAMPLED BY:SG

O. Reg. 153(511) - All Metals (Water) [EXCLUDING Hg]

DATE RECEIVED: 2025-03-25 **DATE REPORTED: 2025-03-31**

		SAMPLE DESCRIPTION:		BH/MW4S	BH/MW4SS
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2025-03-25 09:00	2025-03-25 09:10
Parameter	Unit	G / S	RDL	6609387	6609388
Dissolved Antimony	µg/L		1.0	<1.0	<1.0
Dissolved Arsenic	µg/L		1.0	1.6	<1.0
Dissolved Barium	µg/L		2.0	88.4	89.4
Dissolved Beryllium	µg/L		0.50	<0.50	<0.50
Dissolved Boron	µg/L		10.0	3500	3640
Dissolved Cadmium	µg/L		0.20	<0.20	<0.20
Dissolved Chromium	µg/L		2.0	<2.0	<2.0
Dissolved Cobalt	µg/L		0.50	0.54	<0.50
Dissolved Copper	µg/L		1.0	<1.0	<1.0
Dissolved Lead	µg/L		0.50	<0.50	<0.50
Dissolved Molybdenum	µg/L		0.50	13.5	10.9
Dissolved Nickel	µg/L		1.0	1.6	1.9
Dissolved Selenium	µg/L		1.0	4.2	<1.0
Dissolved Silver	µg/L		0.20	<0.20	<0.20
Dissolved Thallium	µg/L		0.30	<0.30	<0.30
Dissolved Uranium	µg/L		0.50	1.03	1.08
Dissolved Vanadium	µg/L		0.40	0.92	0.52
Dissolved Zinc	µg/L		5.0	<5.0	<5.0
Chromium VI	µg/L		2.000	<2.000	<2.000

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

6609387-6609388 Metals analysis completed on a filtered sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: Iris Verástegui

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 25H261542

PROJECT: Phase Two ESA (GTR-22029875-B0)

ATTENTION TO: Nolan McGahey

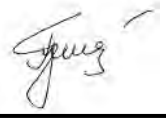
SAMPLING SITE:Brant Street, Burlington

SAMPLED BY:SG

Trace Organics Analysis

RPT Date: Mar 31, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	6608455		110	110	0.5%	< 0.20	119%	50%	140%	119%	50%	140%	112%	50%	140%
Acenaphthylene	6608455		<0.20	<0.20	NA	< 0.20	117%	50%	140%	108%	50%	140%	99%	50%	140%
Acenaphthene	6608455		31.2	30.1	3.6%	< 0.20	110%	50%	140%	112%	50%	140%	96%	50%	140%
Fluorene	6608455		10.9	10.1	7.4%	< 0.20	110%	50%	140%	117%	50%	140%	99%	50%	140%
Phenanthrene	6608455		15.4	14.2	8.2%	< 0.10	108%	50%	140%	115%	50%	140%	97%	50%	140%
Anthracene	6608455		2.22	2.00	10.5%	< 0.10	95%	50%	140%	78%	50%	140%	60%	50%	140%
Fluoranthene	6608455		0.67	0.56	NA	< 0.20	99%	50%	140%	113%	50%	140%	95%	50%	140%
Pyrene	6608455		0.78	0.67	NA	< 0.20	96%	50%	140%	110%	50%	140%	93%	50%	140%
Benzo(a)anthracene	6608455		<0.20	<0.20	NA	< 0.20	99%	50%	140%	82%	50%	140%	86%	50%	140%
Chrysene	6608455		<0.10	<0.10	NA	< 0.10	108%	50%	140%	109%	50%	140%	103%	50%	140%
Benzo(b)fluoranthene	6608455		<0.10	<0.10	NA	< 0.10	77%	50%	140%	94%	50%	140%	111%	50%	140%
Benzo(k)fluoranthene	6608455		<0.10	<0.10	NA	< 0.10	114%	50%	140%	112%	50%	140%	116%	50%	140%
Benzo(a)pyrene	6608455		<0.01	<0.01	NA	< 0.01	83%	50%	140%	86%	50%	140%	74%	50%	140%
Indeno(1,2,3-cd)pyrene	6608455		<0.20	<0.20	NA	< 0.20	79%	50%	140%	78%	50%	140%	107%	50%	140%
Dibenz(a,h)anthracene	6608455		<0.20	<0.20	NA	< 0.20	78%	50%	140%	79%	50%	140%	78%	50%	140%
Benzo(g,h,i)perylene	6608455		<0.20	<0.20	NA	< 0.20	91%	50%	140%	94%	50%	140%	91%	50%	140%

Certified By:



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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 25H261542

PROJECT: Phase Two ESA (GTR-22029875-B0)

ATTENTION TO: Nolan McGahey

SAMPLING SITE:Brant Street, Burlington

SAMPLED BY:SG

Water Analysis

RPT Date: Mar 31, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - All Metals (Water) [EXCLUDING Hg]															
Dissolved Antimony	6609387	6609387	<1.0	<1.0	NA	< 1.0	101%	70%	130%	97%	80%	120%	97%	70%	130%
Dissolved Arsenic	6609387	6609387	1.6	<1.0	NA	< 1.0	100%	70%	130%	98%	80%	120%	97%	70%	130%
Dissolved Barium	6609387	6609387	88.4	89.9	1.7%	< 2.0	98%	70%	130%	94%	80%	120%	90%	70%	130%
Dissolved Beryllium	6609387	6609387	<0.50	<0.50	NA	< 0.50	105%	70%	130%	100%	80%	120%	90%	70%	130%
Dissolved Boron	6609387	6609387	3500	3610	3.1%	< 10.0	106%	70%	130%	99%	80%	120%	102%	70%	130%
Dissolved Cadmium	6609387	6609387	<0.20	<0.20	NA	< 0.20	101%	70%	130%	99%	80%	120%	94%	70%	130%
Dissolved Chromium	6609387	6609387	<2.0	<2.0	NA	< 2.0	105%	70%	130%	98%	80%	120%	106%	70%	130%
Dissolved Cobalt	6609387	6609387	0.54	0.56	NA	< 0.50	108%	70%	130%	101%	80%	120%	108%	70%	130%
Dissolved Copper	6609387	6609387	<1.0	<1.0	NA	< 1.0	103%	70%	130%	97%	80%	120%	104%	70%	130%
Dissolved Lead	6609387	6609387	<0.50	<0.50	NA	< 0.50	98%	70%	130%	98%	80%	120%	90%	70%	130%
Dissolved Molybdenum	6609387	6609387	13.5	14.6	7.8%	< 0.50	101%	70%	130%	102%	80%	120%	101%	70%	130%
Dissolved Nickel	6609387	6609387	1.6	2.0	NA	< 1.0	107%	70%	130%	94%	80%	120%	101%	70%	130%
Dissolved Selenium	6609387	6609387	4.2	4.3	NA	< 1.0	101%	70%	130%	98%	80%	120%	100%	70%	130%
Dissolved Silver	6609387	6609387	<0.20	<0.20	NA	< 0.20	98%	70%	130%	94%	80%	120%	87%	70%	130%
Dissolved Thallium	6609387	6609387	<0.30	<0.30	NA	< 0.30	104%	70%	130%	102%	80%	120%	92%	70%	130%
Dissolved Uranium	6609387	6609387	1.03	1.10	NA	< 0.50	99%	70%	130%	101%	80%	120%	98%	70%	130%
Dissolved Vanadium	6609387	6609387	0.92	<0.40	NA	< 0.40	106%	70%	130%	98%	80%	120%	102%	70%	130%
Dissolved Zinc	6609387	6609387	<5.0	<5.0	NA	< 5.0	109%	70%	130%	101%	80%	120%	103%	70%	130%
Chromium VI	6606551		<2.000	<2.000	NA	< 2	102%	70%	130%	98%	80%	120%	96%	70%	130%

Comments: NA signifies Not Applicable.
Duplicate NA: results are under 5X the RDL and will not be calculated.

Mercury Analysis in Water (Dissolved)

Dissolved Mercury	6601030		<0.026	<0.026	NA	< 0.026	97%	80%	120%	99%	80%	120%	98%	70%	130%

Comments: If RPD value is NA, the results of the duplicates are less than 5x the RDL and the RPD will not be calculated.

Certified By: Iris Verástegui

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http://www.agatlabs.com

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 25H261542

PROJECT: Phase Two ESA (GTR-22029875-B0)

ATTENTION TO: Nolan McGahey

SAMPLING SITE:Brant Street, Burlington

SAMPLED BY:SG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluorene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Chrysene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
2-and 1-methyl Napthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Sediment			N/A

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 25H261542

PROJECT: Phase Two ESA (GTR-22029875-B0)

ATTENTION TO: Nolan McGahey

SAMPLING SITE:Brant Street, Burlington

SAMPLED BY:SG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Dissolved Mercury	MET-121-6100 & MET-121-6107	SM 3112 B	CV/AA
Dissolved Antimony	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Arsenic	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Barium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Beryllium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Boron	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cadmium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Chromium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cobalt	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Copper	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Lead	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Molybdenum	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Nickel	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Selenium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Silver	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Thallium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Uranium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Vanadium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Zinc	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Chromium VI	INOR-93-6073	modified from SM 3500-CR B	LACHAT FIA

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AGAT Laboratories

Have feedback? Scan here for a quick survey!

5835 Coopers Avenue
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webearth.agatlabs.com

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Laboratory Use Only

Work Order #: 25H261542

Cooler Quantity: SM

Arrival Temperatures: 2.1 | 2.3 | 2.6

Depot Temperatures: 2.3 | 2.5 | 2.7

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: LOOSE ICE

Report Information:

Company: EXP Services Inc

Contact: Nolan McGahey / Accounts Payable

Address: 1266 South Service Rd
Stoney Creek, ON

Phone: Fax:

Reports to be sent to:

1. Email: nolan.mcgahey@exp.com
2. Email: scott.grant-hose@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04 — Table 2 (Indicate One) — ☐ Ind/Com ☑ Res/Park ☐ Agriculture — Soil Texture (Check One) ☐ Coarse ☐ Fine

☐ Regulation 406 — Table (Indicate One) — ☐ Ind/Com ☐ Res/Park ☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm — Region

☐ Prov. Water Quality Objectives (PWQO)

☐ Other (Indicate One)

Is this submission for a **Record of Site Condition (RSC)**? ☐ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Turnaround Time (TAT) Required:

Regular TAT ☑ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT

*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CSR

Project Information:

Project: Phase Two ESA (GTR-22024875-B0)

Site Location: Brant Street, Burlington

Sampled By: SG

AGAT Quote #: PO: GTR-22024875-B0

Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☑ No ☐

Company:

Contact:

Address:

Email: AP@exp.com

Legal Sample ☐

Sample Matrix Legend

GW	Ground Water	SD	Sediment
O	Oil	SW	Surface Water
P	Paint	R	Rock/Shale
S	Soil		

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors ☐	O. Reg 406: Regulation 406 Characterization Package	O. Reg 406: pH, Metals, BTEX, F1-F4	O. Reg 406: EC, SAR	O. Reg 406: Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ BaP ☐ PCBs	O. Reg 558: TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ BaP ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	Other Metals (ICP-MS metals + CrVI + Hg)						Potentially Hazardous or High Concentration (Y/N)
1. BH/MW45	25/03/25	900 AM/PM	6	GW		✓					✓									✓						
2. BH/MW45S	↓	910 AM/PM	6	↓		✓					✓									✓						
3. Trip Blank	↓	915 AM/PM	2	↓							✓															
4.		AM/PM																								
5.		AM/PM																								
6.		AM/PM																								
7.		AM/PM																								
8.		AM/PM																								
9.		AM/PM																								
10.		AM/PM																								
11.		AM/PM																								

Samples Relinquished By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time
SCRANT HOSE / SGHH	25/03/25	12:45 PM	DMC	Mar 25/25	12:45 PM
DMC BH	Mar 25/25	3PM	Thomas Tan	25/3/25	3:45 PM

Page 1 of 1

№: T-167726

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT

Any and all products and/or services provided by AGAT Labs are pursuant to the terms and conditions as set forth at www.agatlabs.com/termsandconditions unless otherwise agreed in a current written contractual document.

Appendix F – Phase Two Conceptual Site Model

Phase Two Conceptual Site Model – 1056 and 1060 Brant Street, Burlington, ON

This section presents a Phase Two Conceptual Site Model (P2CSM), as it relates to the Site designated as the two (2) adjacent properties with the municipal addressed 1056 and 1060 Brant Street, Burlington, Ontario, providing a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern/potential contaminating activities, the presence and distribution of potential contaminants of concern, contaminant fate and transport, and potential exposure pathways. These components are discussed in the following sections. The Phase Two CSM was completed in accordance with Ontario Regulation (O. Reg.) 153/04 as defined by the Ministry of the Environment, Conservation, and Parks (MECP).

1 Introduction

For the purposes of this report the alignment of Brant Street is assumed to be in a north-south direction, with the Site being located on the west side of Brant Street.

The Site is a rectangular shaped parcel of land that is located on the west side of Brant Street. The Site measures approximately 0.16 hectares (0.41 acres). At the time of this Phase One ESA, the Site was vacant with two (2) former building footprints. Based on the records review, this Site buildings were developed circa 1954 and were demolished in 2024. The Site properties have the municipal addresses 1056 and 1060 Brant Street and occupy the southern and northern portions of the Site respectively. A concrete pad associated with a parking garage was observed to the west of the Site building at 1060 Brant Street. No other building or permanent structures were observed at the time of the Site visit.

The Phase Two Property is bound by Brant Street to the east, followed by a commercial property to the north and residential properties to the west and south.

Refer to Table 1 for the Site identification information.

Table 1: Site Identification Information

Municipal Address	1056 and 1060 Brant Street, Burlington, ON
Current Land Use	Residential Use
Proposed Land Use	Residential Use
Legal Description	1056 Brant Street - Pt Lt 15, Rcp Pl99, As In 648614 Except Pt 13 Pe118; Burlington 1060 Brant Street - Pt Lt 15, Rcp Pl99, As In 803184; Burlington
Property Identification Number (PIN)	1056 Brant Steet – 07081-0259(LT) 1060 Brant Street – 07081-0260(LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 595675.92 m E 4799190.99 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	Global Positioning System (GPS)

Site Area	0.16 hectares (0.41 acres)
Property Owner	2735841 Ontario Inc.
Any Other Person Who Engaged the QPESA	Mr. Sam Mandelbaum 2235 Sheppard Ave E., Suite 1700 North York, ON M2J 5B5

1.1 Previous Investigations

The following reports were available for review at the time of this Phase Two ESA:

- *"Phase One Environmental Site Assessment – 1056-1060 Brant St, Burlington, Ontario"*, dated April 6, 2023, by EXP. The pertinent findings are summarized below:
  - The Site measures approximately 0.16 hectares (0.41 acres). At the time of this Phase One ESA, the Site was developed with two (2) apartment buildings. Based on the records review, this Site building was developed circa 1954. The Site building have the municipal address 1056 and 1060 Brant Street and occupy the southern and northern portions of the Site respectively.
  - A former heating oil AST was observed in the basement of 1056 Brant Street.
  - De-icing salt was applied to paved areas during winter months for vehicular and pedestrian safety.
  - A Phase Two ESA was recommended to assess soil and groundwater quality at the Site.

- *"Phase Two Environmental Site Assessment – 1056-1060 Brant St, Burlington, Ontario"*, dated May 4, 2023, by EXP. The pertinent findings are summarized below:
  - Five (5) boreholes were advanced by Altech between March 2nd and March 8th, 2023, to a maximum depth ranging between 3.66 to 11.28 metres below ground surface (m bgs) as part of the geotechnical and hydrogeological investigations. It is noted only four (4) boreholes were utilized for environmental purposes.
  - The general stratigraphy at the Site as observed in the borehole logs consisted of asphalt (overlying sandy gravel fill) or surficial topsoil in all boreholes, underlain by fill materials extending to approximately 1.5 to 4.5 m bgs. materials. The fill generally comprised of silty clay with some sand and trace gravel. At borehole location BH-2, trace brick and concrete fragments were encountered. A glacial deposit of silty clay till was encountered in all boreholes except at Borehole BH2, extended to depths of approximately 2.2 to 9.8 m bgs. A sandy silt till deposit was encountered below the fill in Borehole BH-2 and below the silty clay till in boreholes BH3 and BH4. Red shale bedrock of the Queenston Formation was encountered in all boreholes, except BH-5, underlying the till deposit at depths ranging from 6.1 to 7.1 m bgs.
  - The monitoring well network advanced as part of this Phase Two ESA consisted of four (4) newly installed monitoring wells (BH/MW1, BH/MW3, BH/MW4S and BH/MW4D). Based on the groundwater contour map delineated for the Site, on-Site groundwater appears to be to the southwest.
  - Soil samples were submitted for the analysis of Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Metals and Inorganics, Polycyclic Aromatic Hydrocarbons (PAHs) and Other Regulated Parameters (ORPs).
  - All parameters analyzed were either not detected at laboratory RDLs, or detected below the applicable Table 2 SCS, with the exception of BH3 SS2, which exceeded Table 2 SCS for Electrical Conductivity (EC). It is the QP's opinion that the elevated concentration of EC is associated with de-icing activities in the winter months for the safety of the public and vehicular traffic. As such, it is not considered to be in excess of the Table 2 SCS for the purposes of filing an RSC (if required) based on the exemption outlined in Section 49.1 of O.Reg. 153/04, and EC is not considered as COCs for the Site.
  - Groundwater samples were submitted for the analysis of PHCs including BTEX.
  - All parameters analyzed were not detected at laboratory RDLs. Laboratory RDLs below the Table 2 SCS.

- Trace brick fragments and concrete fragments were encountered at Borehole BH2 in the fill material which ranged in depth from 0.15 to 4.57 m bgs. Based on the redevelopment plan on the Site, the multi-storey building will have two (2) levels of underground parking. Therefore, this fill material will be removed as part of the Site development plans.
-

The measured groundwater elevation and analytical results in the previous 2023 Phase Two ESA will be incorporated into this Phase Two ESA Update.

1.2 Potentially Contaminating Activities

A Phase One ESA, in accordance with O.Reg.153/04, has been conducted by EXP in April 2025 for the Phase One Property. Several potentially contaminating activities (PCAs) were identified on-Site and within 250 m from the Phase One Property Site boundaries. All PCAs that were identified within 250 m property are shown on Figure 2. Each PCA was further evaluated to determine if the activity may be contributing to an area of potential environmental concern (APEC) at the Phase One Property.

The QP determined that select PCAs may contribute to an APEC for the property, while several PCAs were determined to not contribute to an APEC at the Phase One Property/Site due to various factors including, but not limited to, relative distance to the Phase One Property/Site, orientation to the Phase One Property/Site; degree and nature of PCA operations, potentially impacted media, etc. The PCAs are listed on Table 2 below:

Table 2: Potentially Contaminating Activities:

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
Site					
1A	1056 Brant Street	On-Site	PCA#28-Gasoline and Associated Products Storage in Fixed Tanks	At the time of the Site visit, a steel AST for heating oil storage was observed in the basement of 1056 Brant Street.	Yes, due to the PCA occurring on-Site.
1B	1056 and 1060 Brant Street	On-Site – asphalt paved areas	PCA" Other"- Application of De-icing salt	Since development circa 1954, the Site has had paved areas. For de-icing purposes, road salt would have been applied during the winter months.	Yes, due to the PCA occurring on-Site.
Surrounding Properties					
2	Brant Street and Plaints Road	210 m south	PCA"Other"- Spills with possible environmental impacts	Based on the reviewed ERIS report, several spills were recorded at this intersection in 1997, 2001, and 2012. According to the record, environmental impact was a "possible" outcome of this spill and 2001 and 2012 and "not anticipated" in 1997.	No, based on the separation distance from the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
3	1446 Plains Rd E	240 m south	PCA#28-Gasoline and Associated Products Storage in Fixed Tanks PCA#52- Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed city directories, the property was occupied by service stations from 1960-2021 and an automotive repair garage in 1985.	No, based on the separation distance from the Site.
4	1400 Plains Rd E	250 m southwest	PCA#52- Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed city directories, this property was occupied by auto service repair shops from 1980-2021.	No, based on the separation distance from the Site.
5	1035 Brant Street	80 m southeast	PCA#31- Ink Manufacturing, Processing and Bulk Storage	Based on the reviewed city directories, the property was occupied by CDN Printing from 2005-2021.	No, based on the separation distance from the Site and the inferred down-gradient location relative to the direction of groundwater flow.
6	1401 Plains Road East	135 m southwest	PCA#52- Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed city directories, the property was occupied by Holland Chevrolet Geo Oldmobile Ltd from 1970-2005.	No, based on the separation distance from the Site.
7	1435 Plains Road East	150 m south	PCA#28-Gasoline and Associated Products Storage in Fixed Tanks PCA#52- Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed city directories, the property occupied by service stations from 1957 to 1990 and automotive service garage in 1965.	No, based on the separation distance from the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
8	2011 Plains Road East	145 m southeast	PCA#28-Gasoline and Associated Products Storage in Fixed Tanks	Based on the reviewed city directories, the property was occupied by various gasoline service stations from 1960-1985.	No, based on the separation distance from the Site.
9	2016 Plains Road East	230 m southeast	PCA#52- Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed city directories, the property was occupied by Burlington Hyundai from 2005 -2021.	No, based on the separation distance from the Site.
10	2043 Leighland Road	185 m east	PCA#28 – Gasoline and Associated Products in Fixed Tanks	Based on the reviewed ERIS report, the property was listed for a leaking fuel oil tank.	No, based on the separation distance from the Site.
11	1020 Brant Street	150 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed city directories, the property was occupied by Holland Chevrolet Geo in 2005.	No, based on the separation distance from the Site.

It should be noted that Geotechnical Investigation and 2023 Phase One and Two ESA encountered the fill material extended to approximately 1.5 to 4.5 m bgs within entire Site. Based on the visual observation of the soil samples from Geotechnical Investigation, the composition of soil type in the fill material layer is similar to the native material within the Site. Therefore, the fill material was classified as reworked native based on environmental perspective, so it is not considered as PCA. However, soil samples from reworked native was analyzed to determine the general environmental quality of the reworked native, and the analytical results met the Table 2 SCS.

1.3 Areas of Potential Environmental Concern

Based on the evaluation of the PCAs located within the Phase One Study Area, areas of potential environmental concern (APECs) were identified, as presented in Figure 4, and summarized in Table 3 below.

Table 3: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)[1]	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Presence of an AST for heating oil storage at 1056 Brant Street	Southern portion of the Site – location of the boiler room at 1056 Brant Street	PCA#28-Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAH) and Metals	Soil and Groundwater
APEC 1B: Application of De-icing salt on the on-Site paved areas	Asphalt-paved areas of the Site	PCA" Other"- Application of De-icing salt	On-Site	Electrical Conductivity (EC) and Sodium adsorption ratio (SAR)	Soil

1.4 Subsurface Structures and Utilities

The Site utilities and services were identified at the Site based on information provided in environmental records, relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below and noted on Figure 3, where available. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Natural Gas	Enbridge Gas	Underground	Unknown
Sanitary Sewer	City of Burlington	Underground	Unknown
Storm Sewer	City of Burlington	Underground	Unknown
Water	City of Burlington	Underground	Unknown
Electricity	Burlington Hydro Inc.	Overhead/Underground	Unknown
Telecommunications	Bell	Underground	Unknown

2 Physical Site Description

2.1 Stratigraphy from Ground Surface to Deepest Aquifer

The Site is expected to consist of Halton Till, predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor from the Pleistocene era. The bedrock in the general area of the Site is part of a group belonging to the Queenston Formation consisting of shale, limestone, dolostone, and siltstone.

According to the topographic map from Natural Resources of Canada (Toporama), the elevation of the Site is approximately 103 m above sea level and the Site and surrounding areas gently slope to the south.

A review of the topographic map indicated that the Site and surrounding areas slope to the south. Rambo Creek is located approximately 175 m west and flows south towards Lake Ontario. Lake Ontario is located 2.57 km south of the Site. Based on the information available at this time, the direction of groundwater flow in the area of the Site is inferred to be to the south.

Based on the review of available resources from the Ontario Ministry of Natural Resources and Forestry website on March 6th, 2025, no areas of natural significance were identified at the Site or within 30 m of the Site.

2.1.1 Surface Material

Granular base with 180 mm thickness was encountered at the surface of the borehole.

2.1.2 Fill Material (Reworked Native)

Fill material was encountered below the granular in the borehole extending to approximately 1.52 m bgs. The fill generally comprised of silty clay with trace to some sand and trace gravel, was brown in colour and in moist condition. Trace black organic staining was encountered in the fill. Based on the visual observation of the soil samples from Geotechnical Investigation, the composition of soil type in the fill material layer is similar to the native material within the Site. Therefore, the fill material was classified as reworked native.

2.1.3 Native Material

A glacial deposit of silty clay till was encountered in the borehole below the granular fill and extended to depths of approximately 3.81 m bgs. The silty clay till included trace sand, gravel, and shale fragments; was generally brown in colour.

A sandy silt till deposit was encountered below the silty clay till. The sandy silt till deposit contained trace clay and some gravel. The sandy silt till was reddish brown in colour.

2.2 Approximate Depth to Bedrock

As part of the 2023 Phase Two ESA completed by EXP, red shale bedrock of the Queenston Formation was encountered in all boreholes, except BH-5, underlying the till deposit at depths ranging from 6.1 to 7.1 m bgs. The bedrock was confirmed by coring at BH1 as part of the concurrent geotechnical and hydrogeological investigations.

2.3 Approximate Depth to Water Table

A minimum of three (3) monitoring wells, screened within the sample geological formation, are required to estimate groundwater flow direction. Groundwater water levels were measured at the Site on March 21st, 2023, and March 25th, 2025. Based on the groundwater contour map delineated for the Site, on-Site groundwater appears to be to the southwest. Refer to Table 3 for the Site hydrogeology characteristics based on groundwater monitoring observations.

Table 3: Site Hydrogeology Characteristics

Location	Observation
Depth to Groundwater	2.36 to 3.11 m bgs
Groundwater Elevation	98.052 to 99.452 m asl
Horizontal Hydraulic Gradient	0.006 m/m (between BH/MW1 and BH/MW4D) 0.042 m/m (between BH/MW3 and BH/MW4D)

2.4 Considerations with Respect to Section 35, 41 or 43.1 of Regulation

The Site Sensitivity classification with respect to the conditions set out under Section 35, Section 41 and 43.1 of O.Reg.153/04 were evaluated to determine if the Site is sensitive, as presented below in Table 4.

Table 4: Site Sensitivity

Sensitivity	Classification	Does Sensitivity Apply to Site?
Section 35 applies if	(i) The full depth generic site condition standards in a non-potable groundwater condition	No
	(ii) The stratified site condition standards in a non-potable groundwater condition	No
	(iii) The property, and all other properties located, in whole or in part, within 250 metres of the boundaries of the property, are supplied by a municipal drinking water system	No
	(iv) The record of site condition does not specify agricultural or other use as the type of property use	No
	(v) The property is located in an area designated in the municipal official plan as a well-head protection area or other designation identified by the municipality for the protection of groundwater	No
	(vi) The property or one of the properties in the Phase One Study Area has a well, used or intended for use as a source of water for human consumption or agriculture.	No
	(vii) A person authorized by the owner of a property has given the clerk of the municipality a written notice of intention to apply the standards in preparing a record of site condition for the property; A. the upper tier municipality (Halton Region) has given written notice that it does object to the application of the standards	Yes
Section 41 applies if	(i) property is within an area of natural significance	No
	(ii) property includes or is adjacent to an area of natural significance or part of such an area	No
	(iii) property includes land that is within 30 m of an area of natural significance or part of such an area	No
	(iv) soil at property has a pH value for surface soil less than 5 or greater than 9	No
	(v) soil at property has a pH value for sub-surface soil less than 5 or greater than 11	No
	(vi) a qualified person is of the opinion that, given the characteristics of the property and the certifications the qualified person would be required to make in a record of site condition in relation to the property as specified in Schedule A, it is appropriate to apply this section to the property	No

Sensitivity	Classification	Does Sensitivity Apply to Site?
Section 43.1 applies if	(i) property is a shallow soil property	No
	(ii) property includes all or part of a water body or is adjacent to a water body or includes land that is within 30 m of a water body	No

2.5 Areas on, in or under the Phase Two Property where Excess Soil is Finally Placed

No soil has been brought to the Site during the Phase Two ESA.

2.6 Land Use

It is understood that the Site is intended to be re-developed for residential land use. The proposed development plan is provided as Figure 3A.

3 Appropriate Standards Selection for Identification of Areas of Contamination

For assessment purposes, EXP selected the O.Reg. 153/04 Table 2: Full Depth Background SCS in a Potable Groundwater Condition for Residential/Parkland/Institutional Land Use with fine textured soil. The criteria were considered applicable for determining contaminants of concern (COCs), based on the rationale presented below in Table 5.

Table 5: Site specific Condition

Description	Site Specific Condition
Section 35 Site Sensitivity	Not Applicable
Section 41 Site Sensitivity	Not Applicable • The soil at the Site has pH values between 5 and 9 for surficial soil; and, between 5 and 11 for subsurface soil. • The Site is not located within a Significant Area, and/or located adjacent to an area of natural significance/an environmentally sensitive area.
Section 43.1 Site Sensitivity	Not Applicable • The Site is not considered a shallow soil property, based on the recovered soil cores, which indicated that more than two-thirds of the Site has an overburden thickness in excess of 2 m.
Ground Water	Potable • The Site and surrounding properties within 250 m of the Site are supplied by the municipal drinking water system however, the upper tier municipality (Region of Halton) has indicated the Site is located within a highly vulnerable aquifer.
Land Use	Residential • The proposed future use of the Site is for residential use.
Soil Texture	Fine textured

Description	Site Specific Condition
	• The predominant texture of soils at the Site is considered to be fine textured, based on soil characteristics identified in the borehole logs and 75-micron sieve completed by EXP as part of the 2023 Geotechnical Investigation.

3.1 Areas Where a Contaminant is Present

A chemical constituent was selected as a COC if it was detected in soil or groundwater samples obtained from the Site at a concentration in excess of the applicable Table 2 SCS. Soil conditions at the Site were evaluated through reliable data from previous investigations in addition to the Phase Two ESA Update completed by EXP.

3.2 Soil Impacts

Soil samples were submitted for the analysis of Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Polycyclic Aromatic Hydrocarbons (PAHs), Metals and Inorganics and selected Other Regulated Parameters (ORPs) (electrical conductivity [EC] and sodium absorption ratio [SAR], hexavalent chromium [CrVI], and mercury [Hg]). All soil samples were either non-detect or detected below their applicable MECP (2011) Table 2 SCS with the following exceptions:

- Electrical Conductivity in sample BH3 SS2.

The laboratory RDLs were below the Table 2 SCS.

Soil analytical results are presented on plan view in Figures 7 through 10.

3.2.1 Deicing Salt Related Parameters in Soil

The identified impacts of EC in soil is likely to be attributable to the application of de-icing salts at the driveways and parking lots on-Site and/or salting of the adjacent municipal roadway (i.e. Brant Street) during winter months for the purpose of snow and ice removal. As such, it is the QP_{ESA}'s opinion that the applicable Table 3 SCS for EC and SAR at the Site were exceeded solely because salt was used on the road for the purpose of keeping the road safe for traffic under conditions of snow or ice or both, and therefore is not considered as exceeding the Table 3 SCS per the exemption set out in Section 49.1 (1) of O. Reg. 153/04.

3.3 Groundwater Impacts

Groundwater samples were submitted for the analysis of PHCs including BTEX.

All groundwater parameters analyzed met Table 2 SCS and/or were non-detected at the laboratory RDLs. The laboratory RDLs were below the Table 2 SCS

Groundwater analytical results are presented on plan view in Figures 11 through 14.

3.4 Sediment COC

No sediment or surface water is present at the site

3.5 Contaminants Associated with Area of Impact

As all soil and groundwater parameters analyzed met the Table 2 SCS and/or were non-detected at the RDLs, this item is not applicable.

3.6 Medium Associated with Area of Impact

As all soil and groundwater parameters analyzed met the Table 2 SCS and/or were non-detected at the RDLs, this item is not applicable. No sediment was present at the Site.

3.7 Description of What is Known about Area of Impacts

As all soil and groundwater parameters analyzed met the Table 2 SCS and/or were non-detected at the laboratory RDLs, this item is not applicable.

3.8 Distribution of Contaminant Impacts

As all soil and groundwater parameters analyzed met the Table 2 SCS and/or were non-detected at the laboratory RDLs, this item is not applicable.

3.9 Reasons for Discharge of Contaminant Impacts

As all soil and groundwater parameters analyzed met the Table 2 SCS and/or were non-detected at the laboratory RDLs, this item is not applicable.

3.10 Migration of Contaminants from APECs, Identification of Preferential Pathways, if Any

As all soil and groundwater parameters analyzed met the Table 2 SCS and/or were non-detected at the laboratory RDLs, this item is not applicable.

3.11 Influence of Climatic or Meteorological Conditions

As all soil and groundwater parameters analyzed met the Table 2 SCS and/or were non-detected at the laboratory RDLs, this item is not applicable.

3.12 Soil Vapour Migration

As all soil and groundwater parameters analyzed met the Table 2 SCS and/or were non-detected at the RDLs, this item is not applicable.

4 Exposure Pathways

4.1 Human Health Receptors and Exposure Pathways

The Site is proposed for future residential use. Therefore, the potential on-Site human receptors consist of property residents (all ages), construction workers, long-term (indoor) workers, short-term (outdoor) workers, and property visitors/trespassers. Given the commercial / residential nature of the adjacent properties in the Study region, the off-Site human receptors are identified to be the same as those identified to occur on-Site.

Given that no COCs were identified on the Site for the purposes of filing a RSC (if required) in either soil or groundwater, there are no potential exposure pathways for construction workers, long-term (indoor) workers, short-term (outdoor) workers, property residents, and property visitors for both on-Site and Off-Site human receptors.

4.2 Ecological Receptors and Exposure Pathways

The Site is proposed to be developed for residential land use, capable of supporting typical terrestrial ecological receptors. Relevant terrestrial receptors include, terrestrial vegetation, such as trees, grasses and weeds; soil invertebrates, such as earthworms, millipedes and beetles; terrestrial birds, such as pigeons, sparrows and robins; and, terrestrial mammals, such as moles, voles and mice.

Furthermore, it is noted that the MECP evaluates exposure to aquatic receptors at properties within 5 km of a surface water body. Given that Rambo Creek is located approximately 175 m west, and Lake Ontario is located approximately 2.57 m South of the Site, aquatic receptors are also considered to be present off-Site.

Given that no soil impacts or groundwater impacts are present at the Site no exposure source media remains and thus the potential on-Site exposure pathways are all considered incomplete. All on-Site ecological receptors have no complete exposure pathways and are thus considered not to be at risk from exposure to on-Site media. In addition, off-Site aquatic receptors do not have complete exposure pathways to on-Site media and are thus considered not to be at risk from exposure to on-Site media.

5 Uncertainty in the Phase Two Investigation

Quality Control/Quality Assurance measures were implemented during sample collection, storage and transport to provide accurate data representative of conditions in the surficial fill and upper overburden soils. The QA/QC measures included decontamination procedures to minimize the potential for sample cross contamination, the execution of standard operating procedures to collect representative and unbiased samples, the collection of quality control samples to evaluate sample precision and accuracy, and the implementation of measures to preserve sample integrity.

Soil samples were collected into pre-cleaned laboratory-supplied jars provided with analytical test group specific preservatives, as required. Recommended analytical test group specific sample volumes were collected as specified by the contractual laboratory.

Measures were followed to preserve sample integrity between collection and receipt by the laboratory. Immediately upon collection, all samples were placed in insulated coolers pre-chilled with ice for storage and transport to the contractual laboratory. Samples were received by the contractual laboratory within specific analytical test group holding time requirements.

Documentation procedures were followed to confirm sample identification and tracked sample movement. Each sample was assigned a unique identification ID number, which was recorded along with the date, time of sampling and requested analyses on labels affixed to the sampling containers, and in a field notebook. Chain of Custody protocols were followed to track sample handling and movement until receipt by the contractual laboratory.

Field QA/QC samples were collected during soil and groundwater sampling. Duplicate samples were collected to evaluate sampling precision.

Details of the field duplicates samples collected during activities and the laboratory quality assurance program are provided in Section 6.8 of the Phase Two ESA Report.

The contractual laboratory selected to perform the chemical analyses was AGAT Laboratories, of Mississauga, ON. AGAT is an accredited laboratory under the Standards Council of Canada/Canadian Association of Laboratory Accreditation (Accreditation No. 1003200), in accordance with ISO/IEC 17025:2017 – "General Requirements for the Competence of Testing and Calibration Laboratories". Certificates of Analysis were received from AGAT reporting the results of all the chemical analyses performed on the submitted soil and groundwater samples. Copies of the Certificates of Analysis are provided in Appendix E. Review of the Certificates of Analysis, prepared by AGAT, indicates that they were in compliance with the requirements set out under subsection 47(3) of O. Reg. 153/04.

The investigation undertaken by EXP, and any conclusions or recommendations resulting from the work, reflect EXP's judgment based on the conditions observed at the time of EXP's inspections and on information available at the time of preparation of the work. EXP has confirmed neither the completeness nor the accuracy of the records that were provided by others; as such, the historical records review is identified as a potential source of uncertainty during the investigation. The CSM is developed using

multiple lines of evidence, searches and source information to make every reasonable attempt to ensure that findings of environmental significance are captured.

Any uncertainty or absence of information in the records review, interviews, and site reconnaissance components of the Phase One investigation, or any uncertainty or absence of information within the Phase Two or subsequent investigations, are not anticipated to materially affect the validity of the Phase Two CSM.

Appendix G – Notification of Non-Potable Site Condition Standards

March 23, 2023

Kelsey Proks
EXP Services Inc.
1266 South Service Road, Suite C1-1
Stoney Creek, ON L8E 5R9

Legislative & Planning Services
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1

Dear Kelsey Proks,

RE: **Notification of Intent to Use Non-Potable Groundwater Site Condition Standards**
Subject Property: 1060 BRANT ST, 1056 BRANT ST BURLINGTON, ON

Halton Region staff have prepared this letter in response to your request, received by Halton Region Planning Services on 3/22/2023, to apply MECP Non-Potable Soil, Ground Water and Sediment Standards at the subject property, pursuant to Ontario Regulation153/04 under Part XV.1 of the Environmental Protection Act.

The key features considered for this request are as follows:

1. Wellhead Protection Area:	NO
2. Highly Vulnerable Aquifer	YES
3. Rural Area:	NO
4. Water Well Records Within 250 metres:	NO
5. Environmentally Sensitive Areas Within 30 metres:	NO

Region of Halton records indicate that the property is located within the municipality of Burlington. It is not within a wellhead protection area and is located within a highly vulnerable aquifer, as identified in the Region's Source Water Protection Planning under the Clean Water Act, 2006. The property is not located within 30m of environmentally sensitive areas (see definition in O. Reg. 153/04). There are no potable well records (Count: 0) that are located within 250m of the property.

Based on this information, Halton Region objects to the intention to apply non-potable water use criteria for the assessment of the subject property.

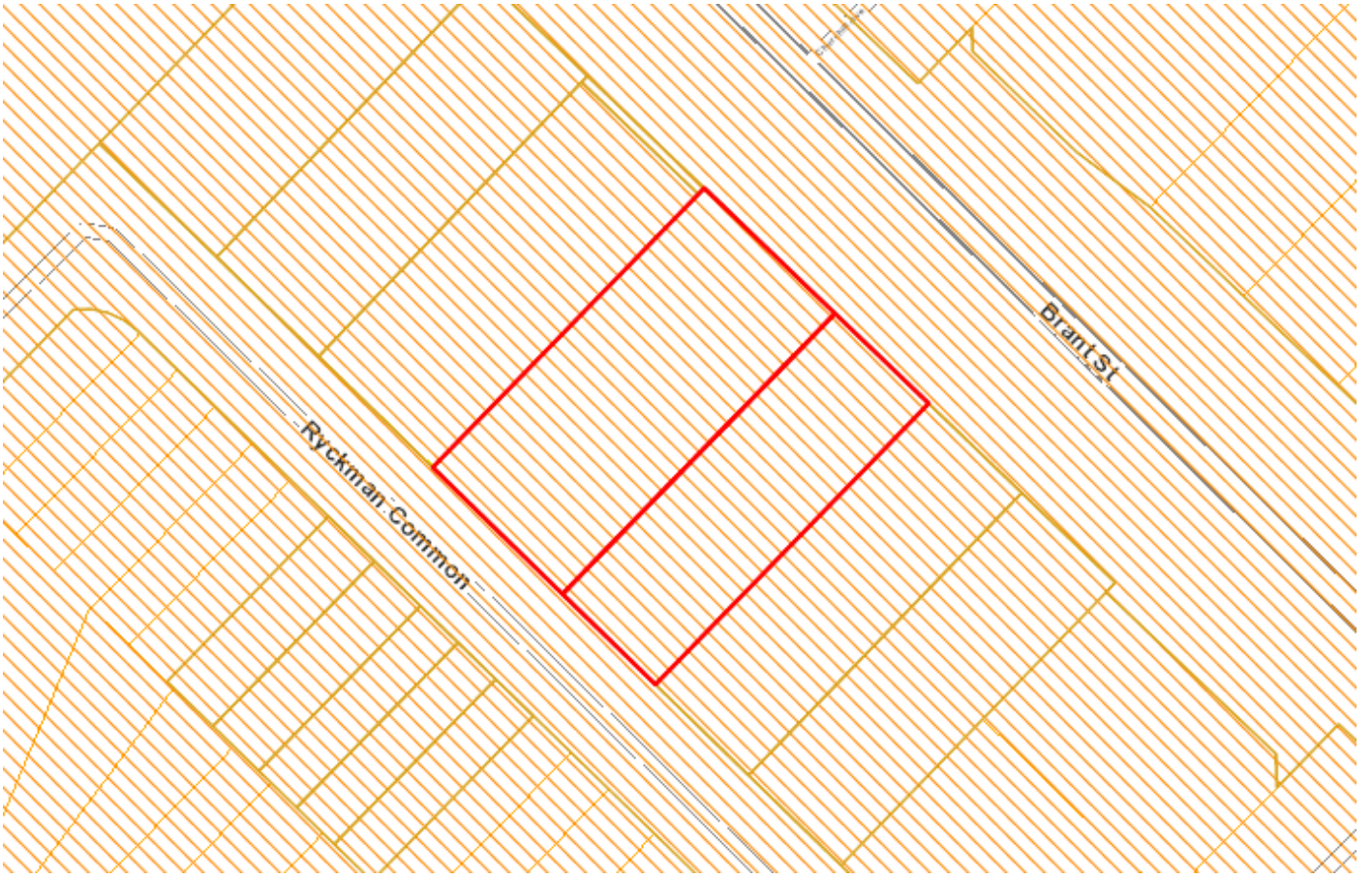
If you have any questions regarding this information, please contact the undersigned at ext. 7109.

Sincerely,

Ryan Veenendaal, P.Geo.

Source Protection Coordinator – Planning Services - Legislative & Planning Services

c. Tim Edwards, District Engineer, Ministry of the Environment, Halton-Peel District Office (tim.edwards@ontario.ca)
Nicole Mathews, Manager, Environmental Health, Halton Region (Nicole.Mathews@halton.ca)
Jeff McIsaac, City of Burlington (Jeff.McIsaac@burlington.ca)



Printed from the Halton Contaminated Sites Viewer

0 0.02 Miles

Legend

- Subject Property
- Property Parcels
- Water Well Records
- NHS Key (Lines)
- NHS Key Shoreline Lake Ontario
- Regulated Water Courses
- MNR Water Polygon
- MNR Wetlands Identified
- MNR Provincial Wetlands
- MNR Regional Wetlands
- MNR Ansi
- NHS Key Features
- Well head Protection Area(Q)
- WHPA-A-100
- WHPA-B-2y
- WHPA-C-5y
- WHPA-D-25y
- WHPA-E
- Highly Vulnerable Aquifers
- PW Well Head Protection Areas(Q)
- Well Head Protection Zones

NOTE: Not all items in the legend may be seen in the view printed

Potable Water Supply Well IDs:

c. Tim Edwards, District Engineer, Ministry of the Environment, Halton-Peel District Office (tim.edwards@ontario.ca)
Nicole Mathews, Manager, Environmental Health, Halton Region (Nicole.Mathews@halton.ca)
Jeff McIsaac, City of Burlington (Jeff.McIsaac@burlington.ca)