Phase Two Environmental Site Assessment

1396 Guelph Line
Burlington, Ontario

Prepared for:

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1.0 EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained by Infinity Development Group (Client), to complete a Phase Two Environmental Site Assessment (Phase Two ESA) of the property located at 1396 Guelph Line in Burlington, Ontario (hereafter referred to as the Site or Phase Two Property). The Phase Two Property is presently developed with a one-storey commercial building (the Site Building).

The Phase Two ESA was conducted at the request of the Client in relation to the future redevelopment of the Phase Two Property from commercial to residential land use. A Record of Site Condition (RSC) submittal to the Ontario Ministry of Environment, Conservation and Parks (MECP) is a mandatory requirement when a land use changes to a more sensitive land use and as such, to support the RSC submission, the Phase Two ESA was conducted in accordance with the Province of Ontario's *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, which was last amended by Ontario Regulation 214/21 on March 18, 2021 (O. Reg. 153/04).

The objectives of this Phase Two ESA were to assess the soil quality in relation to an area of potential environmental concern (APEC) and related potentially contaminating activities (PCA) and contaminants of potential concern (COPCs) identified in a Phase One ESA completed by Pinchin in accordance with O. Reg. 153/04. The identified APEC, PCA and COPCs are summarized in Tables 1 and 2 (all Tables are provided within Section 9.0).

The Phase Two ESA was completed by Pinchin between February 24, 2022 and March 9, 2022 and included the collection of two surface soil samples to a maximum depth of 0.3 metres below ground surface (mbgs) at the Phase Two Property. Select soil samples collected from each of the sampling locations were submitted for laboratory analysis of petroleum hydrocarbons (PHCs) fractions 1 through 4 (F1-F4) including benzene, toluene, ethylbenzene and xylenes (BTEX) and polychlorinated biphenyls (PCBs).

Based on Site-specific information, the applicable regulatory standards for the Phase Two Property were determined to be the *"Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition",* provided in the MECP document entitled, *"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act"* dated April 15, 2011 *(Table 6 Standards)* for coarse-textured soils residential/parkland/institutional property use.

The laboratory results for the submitted soil samples indicated that all reported concentrations for the parameters analyzed met the corresponding *Table 6 Standards*.

It is the opinion of the Qualified Person (QP) who supervised the Phase Two ESA that the applicable *Table 6 Standards* for soil at the Phase Two Property have been met as of the Certification Date of March 9, 2022 and that no further subsurface investigation is required in relation to assessing the environmental quality of soil and groundwater at the Phase Two Property.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

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2.0 INTRODUCTION

A Phase Two ESA is defined as an "assessment of property conducted in accordance with the regulations by or under the supervision of a QP to determine the location and concentration of one or more contaminants in the land or water on, in or under the property". Under O. Reg. 153/04, the purpose of a Phase Two ESA is as follows:

- To determine the location and concentration of contaminants in the land or water on, in or under the Phase Two Property;
- To obtain information about environmental conditions in the land or water on, in or under the Phase Two Property necessary to undertake a Risk Assessment, in accordance with O. Reg. 153/04, with respect to one or more contaminants of concern; and
- To determine if applicable Site Condition Standards and standards specified in a Risk Assessment for contaminants on, in or under the Phase Two Property were met as of the certification date by developing an understanding of the geological and hydrogeological conditions at the Phase Two Property and conducting one or more rounds of field sampling for all contaminants associated with any APEC identified in the Phase Two ESA sampling and analysis plan (SAP) and for any such contaminants identified during subsequent Phase Two ESA activities and analyses of environmental conditions at the Phase Two Property.

This Phase Two ESA was conducted at the request of the Client in relation to the future redevelopment of the Phase Two Property from commercial to residential land use. An RSC submittal to the MECP is a mandatory requirement when a land use changes to a more sensitive land use and as such, to support the RSC submission, the Phase Two ESA was conducted in accordance with O. Reg. 153/04.

The overall objectives of this Phase Two ESA were to assess the soil quality in relation to an APEC and related COPCs identified in a Phase One ESA completed by Pinchin, the findings of which were summarized in the report entitled "*Phase One Environmental Site Assessment*, *1396 Guelph Line, Burlington, Ontario*", completed by Pinchin for the Client and dated March 11, 2022. The property assessed by the Pinchin Phase One ESA is referred to herein as the Phase One Property. The Phase Two ESA was conducted on the whole Phase One Property, at a specific APEC identified during the Phase One ESA, and the Phase One Property and Phase Two Property have the same boundaries.

2.1 Site Description

This Phase Two ESA was completed for the property located at the municipal address of 1396 Guelph Line, Burlington, Ontario. The Phase Two Property is 1.01 acres (0.41 hectares) in size. Guelph Line is located adjacent to the northeast of the Phase One Property, and the intersection of Guelph Line and Palmer Drive is located adjacent to the southeast of the Phase One Property. The adjacent properties to the southwest are residential, and a Hydro Corridor is located adjacent to the northwest of the Phase One Property. A Key Map showing the Phase Two Property location is provided on Figure 1 and a detailed

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plan of the Phase Two Property and surrounding lands is provided on Figure 2 (all Figures are provided within Section 9.0).

The Site Building comprises a commercial building occupied by Geocell Canada, for storage of electrical components.

A summary of the pertinent details of the Phase Two Property is provided in the following table:

Detail	Source / Reference	Information
Legal Description	Service Ontario Parcel Register	Part Lot 16, Concession 2 South of Dundas Street, Part 1 and 2 of Plan 20R-1066 Part 1 of Plan 20R-2609
Municipal Address	https://burlington.maps.arcgis.com/ City of Burlington Municipal Mapping	1396 Guelph Line, Burlington, Ontario, L7P 4X3
Parcel Identification Number (PIN)	Service Ontario Parcel Register	07139-0137(LT)
Current Owner	Chain of Title	2867372 Ontario Inc.
Current Occupant	Site Reconnaissance	Geocell Canada
Occupant Contact Information	Site Reconnaissance	1396 Guelph Line, Burlington, Ontario
Client	Authorization to Proceed Form for Pinchin Proposal	Infinity Development Group
Client Contact Information	Authorization to Proceed Form for Pinchin Proposal	Arjun Anand Infinity Development Group 2275 Upper Middle Road East Oakville, Ontario, L6N 0C3 Phone: 647-502-9954 arjun.anand@infinitydevelopment.ca
Site Area	https://burlington.maps.arcgis.com/ City of Burlington Municipal Mapping	4,094 m^2 (1.011 acres)
Current Zoning	https://burlington.maps.arcgis.com/ City of Burlington Zoning Bylaw Mapping	Residential Medium Density
Centroid UTM Co-ordinates	Google Earth	595817 Easting
		4801607 Northing
		Zone 17T

A survey showing the Phase Two Property is provided in Appendix A (all Appendices are provided in Section 10.0).

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2.2 Property Ownership

The entirety of the Phase Two Property is currently owned by 2867372 Ontario Inc. Pinchin was retained by Mr. Arjun Anand of the Client to conduct the Phase Two ESA of the Site. Contact information for Mr. Anand is provided in the preceding section.

2.3 Current and Proposed Future Uses

The Phase Two Property is presently utilized for commercial purposes and it is Pinchin's understanding that the Client intends to redevelop the Phase Two Property for residential land use.

Given that the future land use is changing to a more sensitive land use, there is a mandatory requirement that an RSC be filed as per Section 168.3.1 of the Province of Ontario's *Environmental Protection Act.*

2.4 Applicable Site Condition Standards

The Phase Two Property is a commercial property located within the City of Burlington and the proposed future land use is residential. It is Pinchin's understanding that potable water for the Phase Two Property and surrounding area is supplied by the municipal distribution system, with Lake Ontario serving as the source of drinking water. Furthermore, the Phase Two Property is not located within an intake protection zone for surface water.

For conservative purposes, Pinchin has assumed that the soil is classified as coarse-textured.

Based on the available information, the depth to bedrock is possibly less than two mbgs over more than two-thirds of the Phase Two Property, classifying the Phase Two Property as a shallow soil property as defined in Section 43.1 of O. Reg. 153/04.

The Phase Two Property does not contain a water body nor is it located within 30 metres of a water body and the use of standards for properties situated within 30 metres of a water body is not required.

Section 41 of O. Reg. 153/04 states that a property is classified as an "environmentally sensitive area" if the pH of the surface soil (less than or equal to 1.5 mbgs) is less than 5 or greater than 9, if the pH of the subsurface soil (greater than 1.5 mbgs) is less than 5 or greater than 11, or if the property is an area of natural significance or is adjacent to or contains land within 30 metres of an area of natural significance. One representative surface soil sample was submitted for pH analysis. In addition, Pinchin was provided a laboratory certificate of analysis from Fisher Environmental Laboratories for two subsurface soil samples, collected concurrently with this Phase Two ESA for the Client. The pH values measured in the submitted soil samples were within the limits for non-sensitive sites. The Phase Two Property is also not an area of natural significance and it is not adjacent to, nor does it contain land within 30 metres of, an area of natural significance. As such, the Phase Two Property is not an environmentally sensitive area.

Based on the above, the appropriate Site Condition Standards for the Phase Two Property are the Table 6 Standards for:

- Coarse-textured soils; and

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- Residential/parkland/institutional property use.

As such, all analytical results have been compared to these *Table 6 Standards*.

3.0 BACKGROUND INFORMATION

3.1 Physical Setting

The Phase Two Property is located in the northwest portion of the City of Burlington at an elevation of approximately 132 metres above mean sea level (mamsl). The topography of the Phase Two Property is generally flat with little relief. The properties surrounding the Phase Two Property are at an equivalent grade with a gradual decrease in elevation towards the southeast. There are no drainage features (e.g., open ditches or swales) present on-Site. Surface water (e.g., storm runoff) is inferred to run overland and drain into the on-Site municipal storm sewer catch basins.

There are no open water bodies or areas of natural significance located on-Site or within the area assessed by the Pinchin Phase One ESA (the Phase One Study Area). A plan showing the Phase One Study Area is presented on Figure 3. The nearest surface water body to the Phase Two Property is Lake Ontario located approximately 4.5 kilometres (km) south of the Phase Two Property at an elevation of approximately 78 mamsl.

A review of the municipal plan for the Halton Region Sourcewater Protection Area indicated that the Phase One Study Area is not located in whole or in part within a well head protection area or other designation identified by the City of Burlington or Halton Region for the protection of groundwater. Based on information provided in Halton Region Sourcewater Protection Area, the Phase One Property and all other properties within the Phase One Study Area are serviced by a municipal drinking water system.

The records review did not identify the presence of wells within the Phase One Property or within the Phase One Study Area that supply water for human consumption or for agricultural purposes.

3.2 Past Investigations

3.2.1 Pinchin Phase One ESA Summary

From February 2022 through March 2022, Pinchin conducted a Phase One ESA in support of the future filing of an RSC for the Phase Two Property. The Phase One ESA consisted of a Site visit, interviews with Site personnel, records review, evaluation of information, and preparation of a written report which was completed under the supervision of a QP. A plan showing the Phase One Study Area is attached as Figure 3.

The Phase One ESA was completed recently (i.e., within one month of the start of the Phase Two ESA) and in accordance with the requirements of O. Reg. 153/04. Therefore, the information provided within the Phase One ESA Report is considered adequate such that it can be relied upon for the purpose of this Phase Two ESA and future filing of an RSC.

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Based on information obtained during the Phase One ESA, one potentially contaminating activity (PCA) and corresponding APEC and COPCs was identified that could potentially affect the environmental condition of the subsurface media on, in or under the Phase Two Property. The COPCs associated with the APEC were determined based on a review of the PCAs and substances associated with the related activities, and on several sources of information, including but not limited to, Pinchin's experience with environmental contamination and hazardous substances, common industry practices for analysis of such contaminants and point sources, literature reviews of COPCs and associated hazardous substances, and evaluations of contaminant mobility and susceptibility for migration in the subsurface.

Table 1 presents the PCA and its associated APEC and COPCs. Identified on-Site and off-Site PCAs are summarized in Table 2 and their locations are shown on Figure 4. The APEC at the Phase Two Property is illustrated on Figure 5.

3.2.2 Use of Previous Analytical Data

No previous soil and groundwater data were available for use in the Phase Two ESA.

4.0 SCOPE OF INVESTIGATION

4.1 Overview of Site Investigation

The scope of work for this Phase Two ESA was prepared to address the APECs identified at the Phase Two Property and consisted of the following:

- Preparation of a health and safety plan and arranged for the completion of underground utility locates prior to the commencement of drilling activities.
- Development of a detailed SAP prior to the advancement of the boreholes and the installation of the monitoring wells. The SAP was outlined in the document entitled "*Sampling and Analysis Plan for Phase Two Environmental Site Assessment, 1396 Guelph Line, Burlington, Ontario*", dated March 7, 2022, which is provided in Appendix B.
- Collection of two surface soil samples to a maximum depth of 0.3 mbgs in the vicinity of the transformer on the Phase Two Property.
- Field screening of soil samples for visual/olfactory evidence of impacts as well as for petroleum-derived vapours in soil headspace using a combustible gas indicator (CGI) calibrated to hexane and VOC-derived vapours in soil headspace using a photoionization detector (PID).
- Submission of a minimum of one "worst case" soil sample for chemical analysis of:
  - PHCs (F1-F4) including BTEX; and
  - PCBs.
- Submission of one duplicate soil sample for chemical analysis of the above-noted parameters for quality assurance/quality control (QA/QC) purposes.

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- Submission of one trip blank for the soil sampling program for the chemical analysis of PHCs (F1) and BTEX for QA/QC purposes.
- Submission of one representative soil sample for the laboratory analysis of pH in order to confirm the appropriate MECP Site Condition Standards.
- Comparison of the soil analytical results to the applicable standards stipulated in the *Table 6 Standards*.
- Preparation of a report (this report) documenting the findings of the Phase Two ESA which meets the reporting requirements listed in *Schedule E* and *Table 1 – Mandatory Requirements for Phase Two Environmental Site Assessment Reports* of O. Reg. 153/04.

4.2 Media Investigated

The scope of work for this Phase Two ESA was prepared to address the APEC and corresponding media at the Phase Two Property as identified through completion of the Phase One ESA.

The media of concern for the Phase Two ESA was soil. The assessment of groundwater quality was not included in the Phase Two ESA because the APEC was related to a PCA located at the ground surface (i.e., pad-mounted transformer (APEC-1) and the results of soil samples collected and analyzed from this APEC showed no evidence of soil impacts and groundwater impacts were considered unlikely. Pinchin did not conduct sediment sampling as part of this Phase Two ESA as there are no surface water bodies and, therefore no sources of sediment, present on-Site.

For assessing the soil at the Phase Two Property for the presence of COPCs, a total of two surface soil samples were collected at the Phase Two Property. Select “worst case” samples collected were submitted for laboratory analysis of the COPCs.

4.3 Phase One Conceptual Site Model

A Phase One Conceptual Site Model (CSM) was completed as part of the Phase One ESA recently completed at the Phase Two Property. The Phase One CSM is incorporated into the Phase Two CSM presented in Section 6.8 of this report.

4.4 Deviations from Sampling and Analysis Plan

No notable constraints and limitations with respect to the SAP were documented during the field activities, and as such Pinchin has conducted the Phase Two ESA in a manner generally consistent with the SAP provided in Appendix B.

4.5 Impediments

Pinchin had full access to the Phase Two Property throughout the completion of the Phase Two ESA.

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5.0 INVESTIGATION METHOD

5.1 General

The Phase Two ESA field work was conducted in accordance with Pinchin's standard operating procedures (SOPs) as provided in the SAP, which have been developed in accordance with the procedures and protocols provided in the MECP document entitled "*Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*", dated December 1996, in the Association of Professional Geoscientists of Ontario document entitled *"Guidance for Environmental Site Assessments under Ontario Regulation 153/04 (as amended)"*, dated April 2011, and in O. Reg. 153/04.

No deviations from Pinchin's SOPs occurred during the Phase Two ESA.

5.2 Excavating

The fieldwork for the Phase Two ESA was conducted at the Phase Two Property on March 9, 2022. Two hand dug test pits were advanced using a stainless-steel hand shovel to a maximum depth of 0.3 mbgs. The soil sample locations were advanced in the immediate vicinity of the pad-mounted transformer in the east portion of the Phase Two Property.

The locations of the soil sampling locations are provided on Figure 6.

Measures taken to minimize the potential for cross-contamination during the soil sampling program included:

- The extraction of soil samples from the interior of the sampling device (where possible), rather than from areas in contact with the sampler walls.
- The cleaning of all non-dedicated drilling and soil sampling equipment (i.e., stainless-steel shovel used for sample collection) before initial use and between sample and sampling locations.
- The use of dedicated and disposable nitrile gloves for all soil sample handling.

5.3 Soil Sampling

Discrete soil samples were collected directly from the excavated soil by Pinchin personnel using a stainless-steel spatula. Dedicated and disposable nitrile gloves were worn during the collection of each soil sample. A portion of each sample was placed in a resealable plastic bag for field screening and a portion was containerized in laboratory-supplied glass sampling jars. Following sample collection, the sample jars were placed into dedicated coolers with ice for storage pending transport to Bureau Veritas Laboratories (BV Labs) in Mississauga, Ontario. Formal chain of custody records were maintained between Pinchin and the staff at BV Labs.

Subsurface soil conditions were logged on-Site by Pinchin personnel at the time of soil sampling.

No odours or staining were observed in the soil samples collected during the soil sampling program.

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5.4 Field Screening Measurements

Soil samples were collected at each of the sampling intervals during the soil sampling activities and analyzed in the field for VOC-derived and petroleum-derived vapour concentrations in soil headspace with an RKI Eagle 2™ equipped with a PID and a CGI operated in methane elimination mode. The soil samples collected for field-screening purposes were placed in resealable plastic bags. The plastic bags were stored in a warm environment for a minimum of five minutes and agitated in order to release organic vapours within the soil pore space prior to analysis with the PID and CGI.

Based on a review of the operator's manual, the RKI Eagle 2™ PID has an accuracy/precision of up to 0.1 parts per million (ppm). The PID was calibrated prior to field use by the equipment supplier, Spectra Scientific Inc. (Spectra) according to Spectra's standard operating procedures.

Based on a review of the operator's manual, the RKI Eagle 2™ CGI has an accuracy/precision of up to +/- 25 ppm, or +/- 5% of the reading (whichever is greater). The CGI was calibrated prior to field use by Spectra according to Spectra's standard operating procedures.

5.5 Groundwater Sampling

Groundwater sampling was not completed as part of this Phase Two ESA.

5.6 Sediment Sampling

Sediment sampling was not completed as part of this Phase Two ESA.

5.7 Analytical Testing

All collected soil samples were delivered to BV Labs for analysis. BV Labs is an independent laboratory accredited by the Canadian Association for Laboratory Accreditation. Formal chain of custody records of the sample submissions were maintained between Pinchin and the staff at BV Labs. BV Labs conducted the laboratory analysis in accordance with the MECP document entitled *"Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act"* dated March 9, 2004 and revised on July 1, 2011 (*Analytical Protocol)*.

5.8 Residue Management Procedures

No residues were generated as part of the Phase Two ESA.

5.9 Elevation Surveying

Given that groundwater was not a media of concern, an elevation survey was not completed as part of this Phase Two ESA.

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5.10 Quality Assurance and Quality Control Measures

The QA/QC protocols that were followed during borehole drilling and soil sampling so that representative samples were obtained are described in the following subsections.

5.10.1 Sample Containers, Preservation, Labelling, Handling and Custody of Samples

Soil samples were containerized within laboratory-prepared sample containers in accordance with the *Analytical Protocol*.

The following soil sample containers and preservatives were used:

- PHCs F1 and BTEX: 40 millilitre (mL) glass vials with septum-lids, pre-charged with methanol preservative.
- PHCs F2-F4, PCBs and pH: 120 or 250 mL unpreserved clear glass wide-mouth jars with a Teflon™–lined lid.

The soil sampling trip blank for BTEX and PHCs analysis consisted of two 40 mL clear glass vials that were pre-charged with methanol preservative.

Each soil and QA/QC sample was labelled with a unique sample identifier along with the company name, sampling date, Pinchin project number and analysis required.

Each sample was placed in a cooler on ice immediately upon collection and prior to submission to BV Labs for analysis. Formal chain of custody records of the sample submissions were maintained between Pinchin and the staff at BV Labs.

5.10.2 Equipment Cleaning Procedures

Equipment utilized in soil sample collection and handling (i.e., spatulas used to remove soil from the shovel) was cleaned with a solution of Alconox™ detergent and potable water followed by a distilled water rinse prior to initial use and between samples.

5.10.3 Field Quality Control Measures

One field duplicate soil sample was collected by Pinchin during the Phase Two ESA for analysis of the COPCs. The frequency of field duplicate soil sample analysis complied with the requirement that one field duplicate soil sample is analyzed for every ten regular soil samples submitted for analysis of the COPCs. Soil sample “SS2-1” and its corresponding field duplicate “DUP1” were submitted for laboratory analysis of PHCs (F1-F4) including BTEX and PCBs.

One laboratory-prepared trip blank was analyzed for PHCs (F1) and BTEX parameters to comply with the requirement that one trip blank is analyzed for each submission of samples for volatile parameter analysis.

The calibrations of the MiniRae 2000™ PID and RKI Eagle™ CGI used for field screening were checked by the equipment supplier (Spectra) prior to use in the field by Pinchin.

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Spectra completed the calibration checks in accordance with the equipment manufacturers' specifications and/or Spectra's SOPs.

5.10.4 QA/QC Sampling Program Deviations

There were no deviations from the QA/QC sampling program outlined in the SAP.

6.0 REVIEW AND EVALUATION

6.1 Geology

Based on the stratigraphic information obtained from the soil samples recovered during the soil sampling activities completed as part of the Phase Two ESA, the grass-covered ground surface at the sampling locations is underlain by clayey silt with trace sand and gravel.

The overburden/bedrock interface was not encountered during the sampling activities. Based on geological data published by the Ontario Geological Survey, bedrock is expected to consist of shale of the Queenston Formation at an elevation of approximately 130 mamsl. Based on this information, the overburden thickness at the Phase Two Property is expected to be approximately 1.5 to 2.0 metres.

The APEC investigated by the Phase Two ESA related to surface soil potentially impacted with PCBs and PHC parameters. Impacts on groundwater quality, if any, from these contaminants would be expected in the shallow groundwater zone and, as such, the water table groundwater quality (unconfined aquifer) was not assessed during the Phase Two ESA given the absence of soil impacts (see Section 6.4).

6.2 Soil Texture

Given the depth of the Phase Two ESA investigation, for conservative purposes Pinchin's QP has assumed that over one-third of the overburden at the Phase Two Property is coarse-textured as defined by O. Reg. 153/04. Therefore, the soil at the Phase Two Property was interpreted to be coarse-textured for the purpose of determining the MECP Site Condition Standards applicable to the Phase Two Property.

6.3 Soil Field Screening

Soil vapour headspace concentrations were measured in the soil samples collected as part of this Phase Two ESA. Soil vapours were not detected above the instrument's minimum detection limits using both the PID and CGI.

6.4 Soil Quality

A total of two soil samples were collected at the Phase Two Property at the locations shown on Figure 6 in order to assess for the presence of subsurface impacts resulting from the APEC identified in the Pinchin Phase One ESA. The soil samples were submitted for laboratory analysis of the COPCs. The soil sample locations, depths and laboratory analyses are summarized in Table 3.

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The soil sample analytical results were compared to the *Table 6 Standards* and the following subsections provide a discussion of the findings.

6.4.1 PHCs (F1-F4) including BTEX

The soil sample analytical results for PHCs (F1-F4) including BTEX, along with the corresponding *Table 6 Standards*, are presented in Table 3. As indicated in Table 3, all reported concentrations of PHCs F1- F4 in the soil samples submitted for analysis were below the *Table 6 Standards*.

6.4.2 PCBs

The soil sample analytical results for PCBs, along with the corresponding *Table 6 Standards*, are presented in Table 3. As indicated in Table 3, all reported concentrations of PCBs in the soil samples submitted for analysis were below the *Table 6 Standards*.

6.4.3 General Comments on Soil Quality

The soil sample results show no evidence of chemical or biological transformations of chemical parameters in the subsurface.

6.5 Groundwater Quality

Sediment sampling was not completed as part of this Phase Two ESA.

6.6 Sediment Quality

Sediment sampling was not completed as part of this Phase Two ESA.

6.7 Quality Assurance and Quality Control Results

QA/QC comprises technical activities that are used to measure or assess the effect of errors or variability in sampling and analysis. It may also include specification of acceptance criteria for the data and corrective actions to be taken when they are exceeded. QA/QC also includes checks performed to evaluate laboratory analytical quality, checks designed to assess the combined influence of field sampling and laboratory analysis and checks to specifically evaluate the potential for cross contamination during sampling and sample handling.

The QA/QC samples collected and submitted for analysis by Pinchin during the Phase Two ESA consisted of the following:

- A field duplicate soil sample to assess the suitability of field sampling methods and laboratory performance.
- A trip blank sample for PHC soil sampling to assess whether ambient conditions during transport of soil sample containers to the Phase Two Property and back to the analytical laboratory may have biased the soil sample results with respect to volatile constituents.

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In addition to the above, laboratory quality control activities and sample checks employed by BV Labs included:

- Method blanks - where a clean sample is processed simultaneously with and under the same conditions (i.e., using the same reagents and solvents) as the samples being analyzed. These are used to confirm whether the instrument, reagents and solvents used are contaminant free.
- Laboratory duplicates - where two samples obtained from the sample container are analyzed. These are used to evaluate laboratory precision.
- Surrogate spike samples - where a known mass of compound not found in nature (e.g., deuterated compounds such as toluene-d8) but that has similar characteristics to the analyzed compounds is added to a sample at a known concentration. These are used to assess the recovery efficiency.
- Matrix spike samples - where a known mass of target analyte is added to a matrix sample with known concentrations. These are used to evaluate the influence of the matrix on a method's recovery efficiency.
- Use of standard or certified reference materials - a reference material where the content or concentration has been established to a very high level of certainty (usually by a national regulatory agency). These are used to assess accuracy.

The results of the field QA/QC samples are discussed in the following subsections.

6.7.1 Soil Duplicate Results

During soil sampling activities, one soil duplicate sample pair was submitted for laboratory analysis. The field duplicate sample was collected by obtaining suitability sized soil samples from the sampling location and splitting the sample into two equal portions, with one portion collected as the regular sample and the other portion collected as the field duplicate sample.

The quality of the analytical results was evaluated by calculating relative percent differences (RPDs) for the parameters analyzed for the original and field duplicate samples. The RPD for each parameter was calculated using the following equation:

$$\text{RPD} = \frac{(\text{Original Concentration} - \text{Duplicate Concentration}) \text{ X } 100}{(\text{Original Concentration} + \text{Duplicate Concentration})/2}$$

An RPD was not calculated unless the parameter concentration in both the original and duplicate sample had detectable concentrations above the corresponding practical quantitation limit for the parameter, which is equal to five times the lowest laboratory reportable detection limit (RDL).

The calculated RPDs for the original and field duplicate soil samples have been compared to performance standards provided in the *Analytical Protocol.* Pinchin notes that although these

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performance standards only strictly apply to laboratory duplicate samples, they have been considered suitable for comparison to the field duplicate soil sample results as well.

The RPDs could not be calculated given that there were no detectable concentrations of the COPCs in the soil samples analyzed (including the field duplicate). As such, , the level of observed variance in the reported analytical results is considered acceptable for the purpose of meeting the data quality objectives of this Phase Two ESA.

6.7.2 Soil Trip Blank Results

One laboratory-prepared methanol vial accompanied the vials used for BTEX and PHC soil sampling during transportation of the sample containers from BV Labs to the Phase Two Property, during soil sampling on March 9, 2022 at the Phase Two Property, and during transportation of the soil samples from the Phase Two Property to BV Labs. The trip blank sample was submitted to BV Labs for analysis of BTEX and PHCs F1

As indicated in the laboratory Certificate of Analysis, the concentrations of the BTEX and PHCs F1 parameters analyzed in the soil trip blank sample were below the laboratory RDLs. These findings indicate that ambient conditions during the transportation of the sample containers to and from the Phase Two Property and during soil sampling did not positively bias the BTEX and PHCs F1 analytical results for the soil samples collected on March 9, 2022.

6.7.3 Deviations from Analytical Protocol

There were no deviations from the holding times, preservation methods, storage requirements and container types specified in the *Analytical Protocol* during the completion of the Phase Two ESA.

6.7.4 Laboratory Certificates of Analysis

Pinchin has reviewed the laboratory Certificates of Analysis provided by BV Labs for the samples submitted during the Phase Two ESA and confirms the following:

- All laboratory Certificates of Analysis contain a complete record of the sample submission and analysis and meet the requirements of Section 47(3) of O. Reg. 153/04.
- A laboratory Certificate of Analysis has been received for each sample submitted for analysis during the Phase Two ESA.
- All laboratory Certificates of Analysis have been included in full in Appendix C.
- All of the analytical data reported in the Certificates of Analysis have been summarized, in full, in Tables 3 and 7.

6.7.5 Laboratory Comments Regarding Sample Analysis

BV Labs routinely conducts internal QA/QC analyses in order to satisfy regulatory QA/QC requirements. The results of the BV Labs QA/QC analyses for the submitted soil samples are summarized in the laboratory Certificates of Analyses provided in Appendix C.

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The following summarizes comments noted by BV Labs on the laboratory Certificates of Analysis for the submitted soil samples:

- Laboratory Certificate R7037792 – The soil weight in the samples labelled SS2-1 and DUP1 exceeded the protocol specification of approximately 5 grams in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency. No concerns regarding the validity of the data was reported. As such, Pinchin does not consider this to be an issue of significant concern and it has no impact on the overall interpretation of the analytical data.

The results of the QA/QC analyses were reviewed by the project staff at BV Labs and observed to be within the laboratory's internal requirements. Pinchin has also reviewed the laboratory Certificates of Analysis and has confirmed that the results of the analyses are acceptable for the purpose of meeting the data quality objectives of this Phase Two ESA.

6.7.6 QA/QC Sample Summary

The overall evaluation of the QA/QC sample results indicates no issues with respect to field collection methods and laboratory performance, and no apparent bias due to ambient conditions at the Phase Two Property and during transportation of the sample containers/samples to and from the analytical laboratory.

As such, it is the QP's opinion that the soil analytical data obtained during the Phase Two ESA are representative of actual Site conditions and are appropriate for meeting the objective of assessing whether the soil and groundwater at the Phase Two Property meets the applicable MECP Site Condition Standards.

6.8 Phase Two Conceptual Site Model

The Phase Two Property is an irregularly-shaped parcel of land approximately 0.4094 hectares (1.011 acres) in area located southwest of Guelph Line, immediately northwest of the intersection of Guelph Line and Palmer Drive in the City of Burlington. The Phase Two Property is occupied with a commercial building (the Site Building) that occupies the central portion of the Phase One Property. The Phase One Property has been used for residential and commercial purposes since initial development between 1954 and 1961. There is no record of industrial use or of a commercial use (e.g., garage, bulk liquid dispensing facility or dry cleaner) that would require classifying the Phase One Property as an Enhanced Investigation Property.

A Phase One CSM was created during the Pinchin Phase One ESA in order to provide a detailed visualization of the APECs which could occur on, in, under, or affecting the Phase Two Property. The Phase One CSM is summarized in Figures 1 through 5, which illustrate the following features within the Phase One Study Area, where present:

- Existing buildings and structures.

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- Water bodies located in whole or in part within the Phase One Study Area.
- Areas of natural significance located in whole or in part within the Phase One Study Area.
- Drinking water wells located at the Phase One Property.
- Land use of adjacent properties.
- Roads within the Phase One Study Area.
- PCAs within the Phase One Study Area.
- APECs at the Phase One Property.

The following subsections expand on the Phase One CSM with the information collected during the completion of the Phase Two ESA.

6.8.1 Potentially Contaminating Activities

The Phase One ESA identified a total of four PCAs within the Phase One Study Area. These PCAs consisted of one PCA at the Phase Two Property and three PCAs within the Phase One Study Area, outside of the Phase Two Property. The on-Site PCA was interpreted as potentially affecting the environmental condition of the subsurface media on, in or under the Phase Two Property and was considered to result in an APEC. Identified on-Site and off-Site PCAs are summarized in Table 2 and their locations are shown on Figure 4.

6.8.2 Areas of Potential Environmental Concern

Table 1 summarizes the APEC identified at the Phase Two Property, as well as its respective PCA, COPCs and the media that could potentially be impacted. The APEC at the Phase Two Property is illustrated on Figure 5. The Phase Two ESA included an assessment of soil quality within the APEC.

The following table summarizes the soil sampling completed to investigate the APEC:

APEC	Investigation Location
APEC-1	SS1*, SS2*

* Soil sampling only

A summary of the findings for each of the APECs is provided below.

APEC-1

A pad-mounted oil-cooled transformer was located in the east portion of the Phase Two Property at the time of Pinchin's Phase One Site reconnaissance. The transformer represented a PCA that required investigation as part of the Phase Two ESA. The subsurface investigation of APEC-1 completed by Pinchin as part of the Phase Two ESA included surficial soil sampling in the immediate vicinity of the transformer. The surficial soil samples submitted collected within APEC-1 met the *Table 6 Standards*.

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6.8.3 Subsurface Structures and Utilities

Underground utilities at the Phase Two Property provide potable water, natural gas, electrical, telephone, cable and sewer services to the Site Building. These services enter the southeast and northeast elevations of the Site Building through a subsurface conduits. Storm sewer catch basins located in the parking lot in the northwest and southwest portions of the Phase One Property connect to the municipal storm sewer line under the Site Building and exit from the southeast elevation towards Guelph Line. Plans were not available to confirm the depths of these utilities but they are estimated to be located approximately 2 to 3 mbgs. The depth to groundwater at the Phase One Property is estimated to be approximately 3 mbgs, and the utility corridors are expected to be above the water table and would not act as preferential pathways for contaminant distribution. Further, given that no soil impacts were identified at the Phase Two Property, preferential migration of contaminants along utilities is not considered to be a concern.

6.8.4 Physical Setting

Based on the work completed as part of this Phase Two ESA, the following subsections provide a summary of the physical setting of the Phase Two Property.

Stratigraphy

Based on the stratigraphic information obtained from the soil samples recovered during the soil sampling activities completed as part of the Phase Two ESA, the grass-covered ground surface at the sampling locations is underlain by clayey silt with trace sand and gravel. The soil sampling locations are shown on Figure 6.

Depth to Bedrock

The overburden/bedrock interface was not encountered during the sampling activities. Based on geological data published by the Ontario Geological Survey, bedrock is expected to consist of shale of the Queenston Formation at an elevation of approximately 130 mamsl. Based on this information, the overburden thickness at the Phase Two Property is expected to be approximately 1.5 to 2.0 metres.

Depth to Water Table

Groundwater was not a media of concern and therefore groundwater monitoring wells were not installed during this Phase Two ESA. The depth to groundwater is expected to be approximately 3 mbgs.

Applicability of Section 35 of O. Reg 153/04 – Non-Potable Site Condition Standards

Site Condition Standards for potable groundwater use have been applied to the Phase Two Property and non-potable Site Condition Standards as per Section 35 of O. Reg. 153/04 are not applicable.

Applicability of Section 41 of O. Reg 153/04 – Environmentally Sensitive Area

Section 41 of O. Reg. 153/04 states that a property is classified as an “environmentally sensitive area” if the property is within an area of natural significance, the property includes or is adjacent to an area of

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natural significance or part of such an area, the property includes land that is within 30 m of an area of natural significance or part of such an area, the soil at the property has a pH value for surface soil less than 5 or greater than 9 or the soil at the property has a pH value for subsurface soil less than 5 or greater than 11.

The Phase Two Property is not located in or adjacent to, nor does it contain land within 30 m of, an area of natural significance. Furthermore, the pH values measured in the submitted soil samples were within the limits for non-sensitive sites. As such, the Phase Two Property is not an environmentally sensitive area as defined by Section 41 of O. Reg. 153/04.

Applicability of Section 43.1 of O. Reg 153/04 – Shallow Soil Property and Proximity to a Water Body

Based on a review of available information, the depths to bedrock is interpreted to be less than 2.0 mbgs over more than one-third of the Phase Two Property. As such, the Phase Two Property was classified as a shallow soil property as defined by Section 43.1 of O. Reg. 153/04.

As per Section 43.1 of O. Reg. 153/04, the proximity of the Phase Two Property to a water body must be considered when selecting the appropriate Site Condition Standards.

The Phase Two Property does not include all or part of a water body, it is not adjacent to a water body and it does not include land within 30 m of a water body. As such, Site Condition Standards for use within 30 m of a water body were not applied.

Soil Imported to Phase Two Property

No soil was imported to the Phase Two Property during completion of the Phase Two ESA.

Proposed Buildings and Other Structures

Pinchin understands that the future use of the Phase Two Property will be for a residential development that is still in the planning stages and the configuration of the Phase Two Property, including proposed building locations, has yet to be confirmed.

6.8.5 Applicable Site Condition Standards

Based on the information obtained from the Phase One and Two ESAs, the appropriate Site Condition Standards for the Phase Two Property are:

- "Table 6: Full Depth Generic Site Condition Standards for Use in a Potable Ground Water Condition and Shallow Soil", provided in the Ontario Ministry of the Environment, Conservation and Parks (MECP) document entitled, "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" dated April 15, 2011 (*Table 6 Standards*) for:
  - Coarse-textured soils; and
  - Residential/parkland/institutional property use.

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6.8.6 Contaminants Exceeding Applicable Site Condition Standards in Soil

All soil samples collected during the Phase Two ESA met the applicable *Table 6 Standards* for the parameters analyzed.

6.8.7 Meteorological and Climatic Conditions

Given the absence of soil impacts and that groundwater was not a media of concern, it is the QP's opinion that meteorological or climatic conditions have not influenced the distribution or migration of the contaminants at the Phase Two Property.

6.8.8 Soil Vapour Intrusion

No volatile parameters were identified at concentrations exceeding the *Table 6 Standards*. As such, soil vapour intrusion into buildings at the Phase Two Property is not considered a concern.

6.8.9 Contaminant Exposure Assessment

Given that all soil and groundwater samples collected during the Phase Two ESA met the applicable *Table 6 Standards*, Pinchin considered that an evaluation of potential exposure pathways and receptors was unnecessary.

7.0 CONCLUSIONS

Pinchin completed a Phase Two ESA at the Phase Two Property in accordance with the requirements stipulated in O. Reg. 153/04 for the purpose of filing an RSC. The RSC is required by the Client in relation to the future redevelopment of the Phase Two Property from commercial to residential land use.

The Phase Two ESA completed by Pinchin included the collection of two surficial soil samples at the Phase Two Property.

Based on Site-specific information, the applicable regulatory standards for the Phase Two Property were determined to be the *Table 6 Standards* for residential land use and coarse-textured soils. Soil samples were collected from each of the borehole locations and submitted for laboratory analysis of PHCs (F1-F4) including BTEX and PCBs.

The laboratory results for the submitted soil samples indicated that all reported concentrations for the parameters analyzed met the corresponding *Table 6 Standards*. The maximum reported soil concentrations for the parameters analyzed are summarized in Table 4.

It is the opinion of the QP who supervised the Phase Two ESA that the applicable *Table 6 Standards* for soil at the Phase Two Property have been met as of the Certification Date of March 9, 2022 and that no further subsurface investigation is required in relation to assessing the environmental quality of soil and groundwater at the Phase Two Property.

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7.1 Signatures

This Phase Two ESA was undertaken under the supervision of Erik Enders, P.Geo., QP_{ESA} in accordance with the requirements of O. Reg. 153/04 to support the filing of an RSC for the Phase Two Property.

7.2 Terms and Limitations

This Phase Two ESA was performed for Infinity Development Group (Client) in order to investigate potential environmental impacts at 1396 Guelph Line in Burlington, Ontario (Site). The term recognized environmental condition means the presence or likely presence of any hazardous substance on a property under conditions that indicate an existing release, past release, or a material threat of a release of a hazardous substance into structures on the property or into the ground, groundwater, or surface water of the property. This Phase Two ESA does not quantify the extent of the current and/or recognized environmental condition or the cost of any remediation.

Conclusions derived are specific to the immediate area of study and cannot be extrapolated extensively away from sample locations. Samples have been analyzed for a limited number of contaminants that are expected to be present at the Site, and the absence of information relating to a specific contaminant does not indicate that it is not present.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions on a property. Performance of this Phase Two ESA to the standards established by Pinchin is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions on the Site, and recognizes reasonable limits on time and cost.

This Phase Two ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.

This report was prepared for the exclusive use of the Client, subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory

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compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

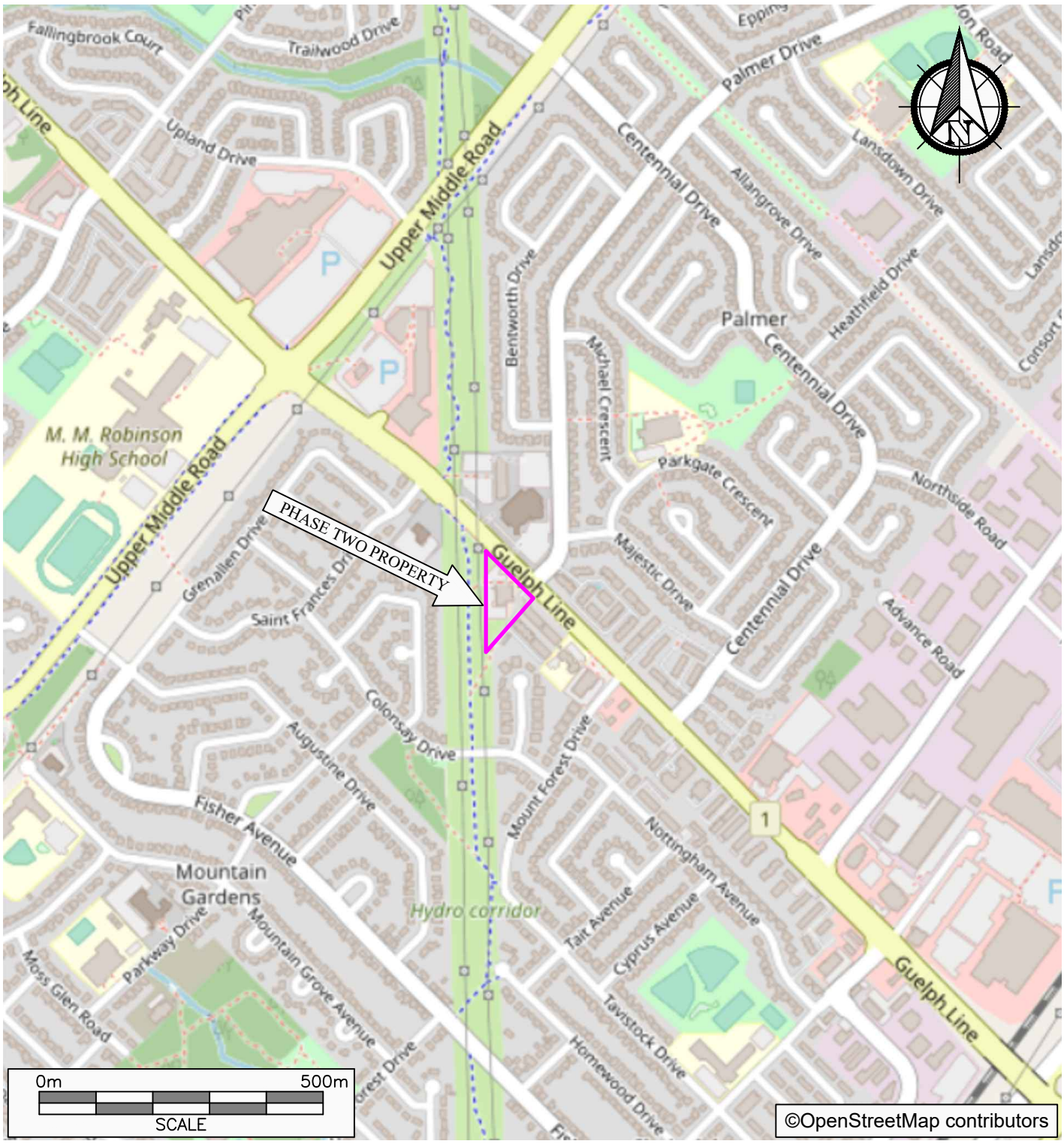
8.0 REFERENCES

The following documents provided information used in this report:

- Association of Professional Geoscientists of Ontario. Guidance for Environmental Site Assessments under Ontario Regulation 153/04 (as amended). April 2011.
- Ontario Ministry of the Environment. Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario. December 1996.
- Ontario Ministry of the Environment. Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act. March 9, 2004 amended July 1, 2011.
- Ontario Ministry of the Environment. Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April 15, 2011.
- Pinchin Ltd. Phase One Environmental Site Assessment, 1396 Guelph Line, Burlington, Ontario. Prepared for Infinity Development Group, March 11, 2022.
- Province of Ontario. Environmental Protection Act, R.S.O 1990, Chapter E.19.
- Province of Ontario. R.R.O. 1990, Regulation 347, General – Waste Management, as amended by Ontario Regulation 234/11.
- Province of Ontario. Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act. Last amended by Ontario Regulation Ontario Regulation 214/21 on March 18, 2021 (O. Reg. 153/04).

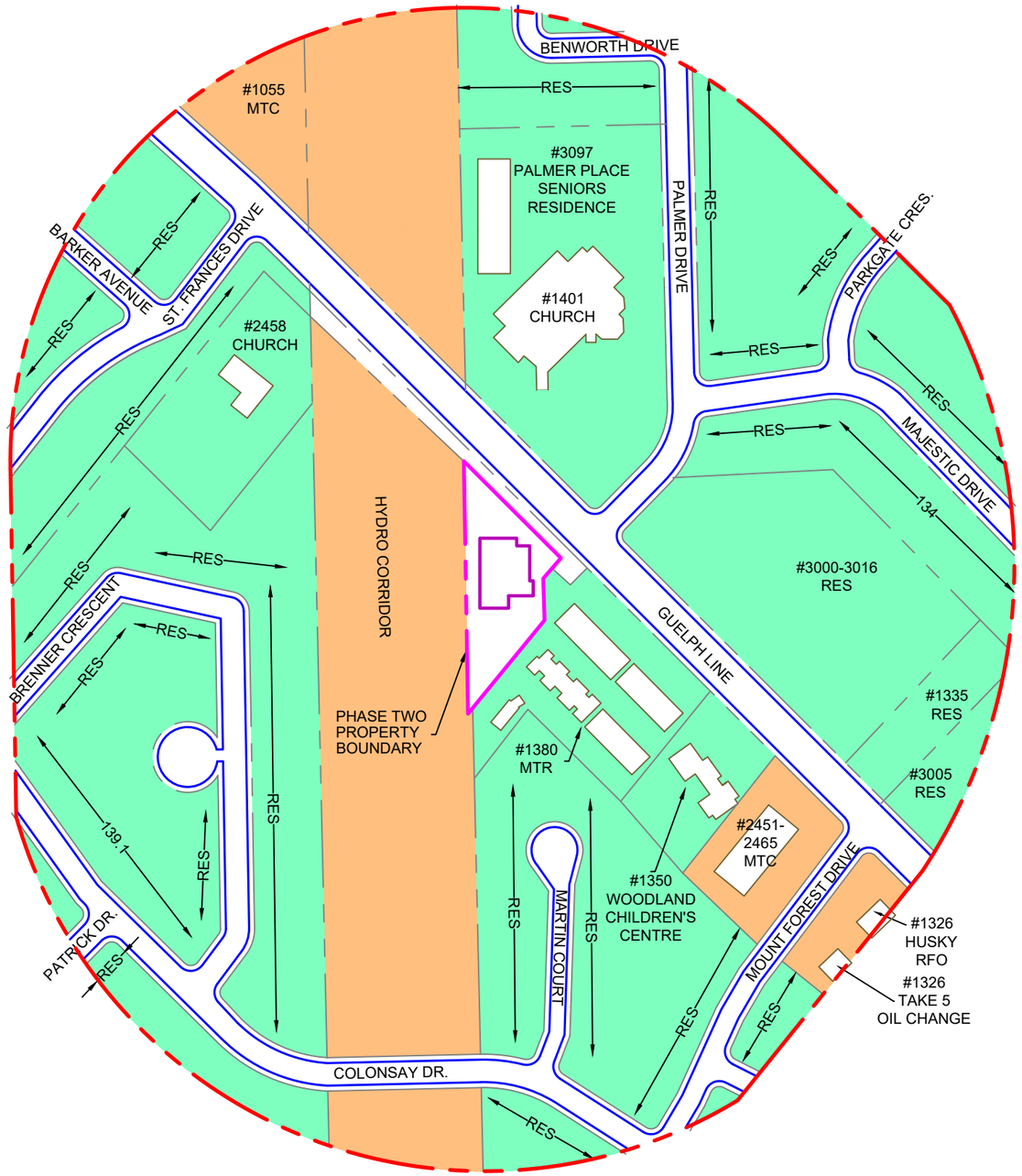
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9.0 FIGURES AND TABLES



PINCHIN

PROJECT NAME: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT		
CLIENT NAME: INFINITY DEVELOPMENT GROUP		
PROJECT LOCATION: 1396 GUELPH LINE, BURLINGTON, ONTARIO		
FIGURE NAME: KEY MAP		FIGURE NO.: 1
SCALE: AS SHOWN	PROJECT NO.: 303828	DATE: MARCH 2022



0m 150m
APPROXIMATE SCALE

INFERRED GROUNDWATER FLOW DIRECTION

LEGEND

RES	RESIDENTIAL
MTR	MULTI-TENANT RESIDENTIAL
MTC	MULTI-TENANT COMMERCIAL
RFO	RETAIL FUEL OUTLET

PHASE ONE STUDY AREA BOUNDARY

SITE BUILDING

RESIDENTIAL USE / PARKLAND USE / INSTITUTIONAL USE

INDUSTRIAL USE / COMMERCIAL USE / COMMUNITY USE

PINCHIN

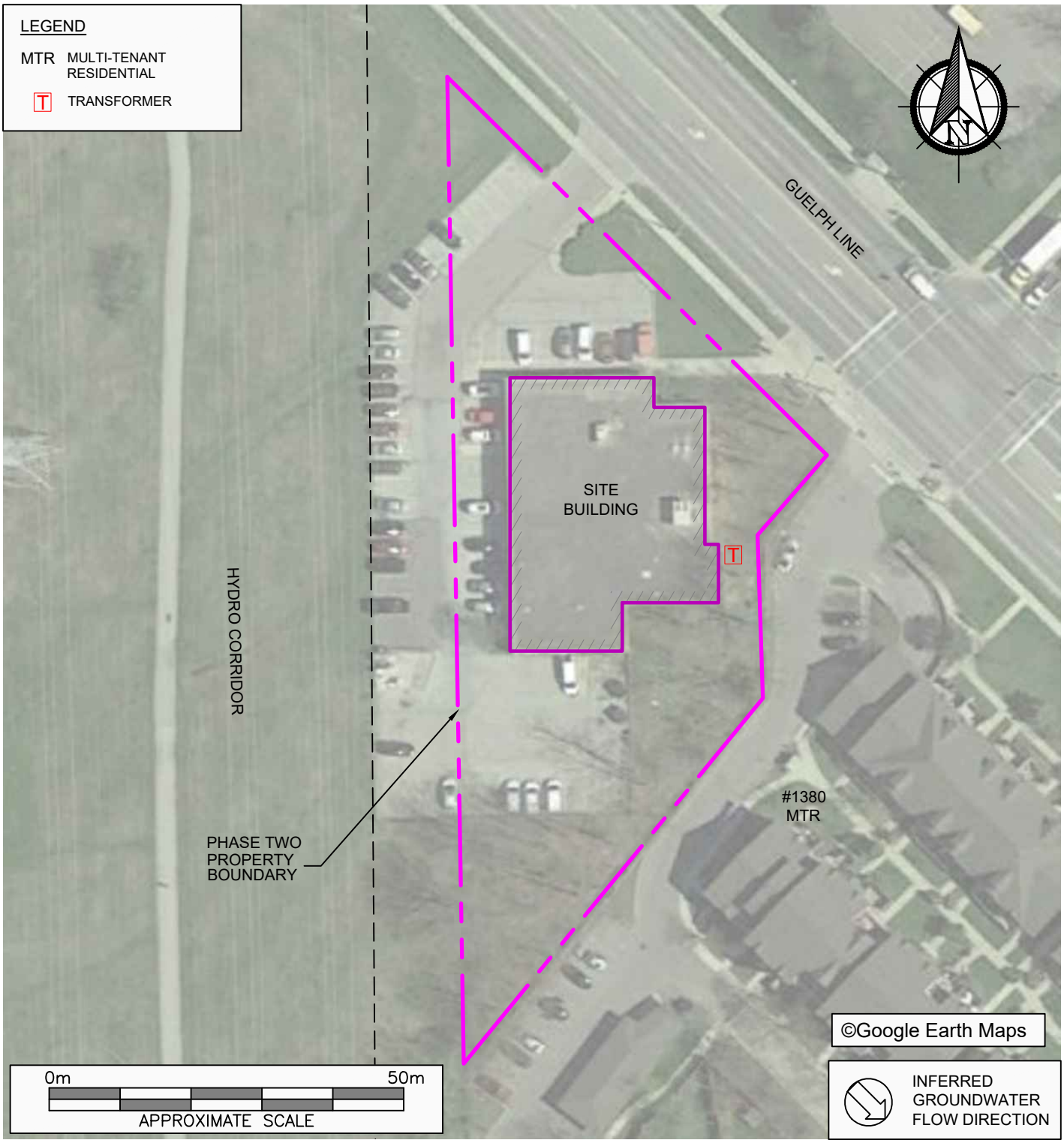
PROJECT NAME
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME
INFINITY DEVELOPMENT GROUP

PROJECT LOCATION
1396 GUELPH LINE
BURLINGTON, ONTARIO

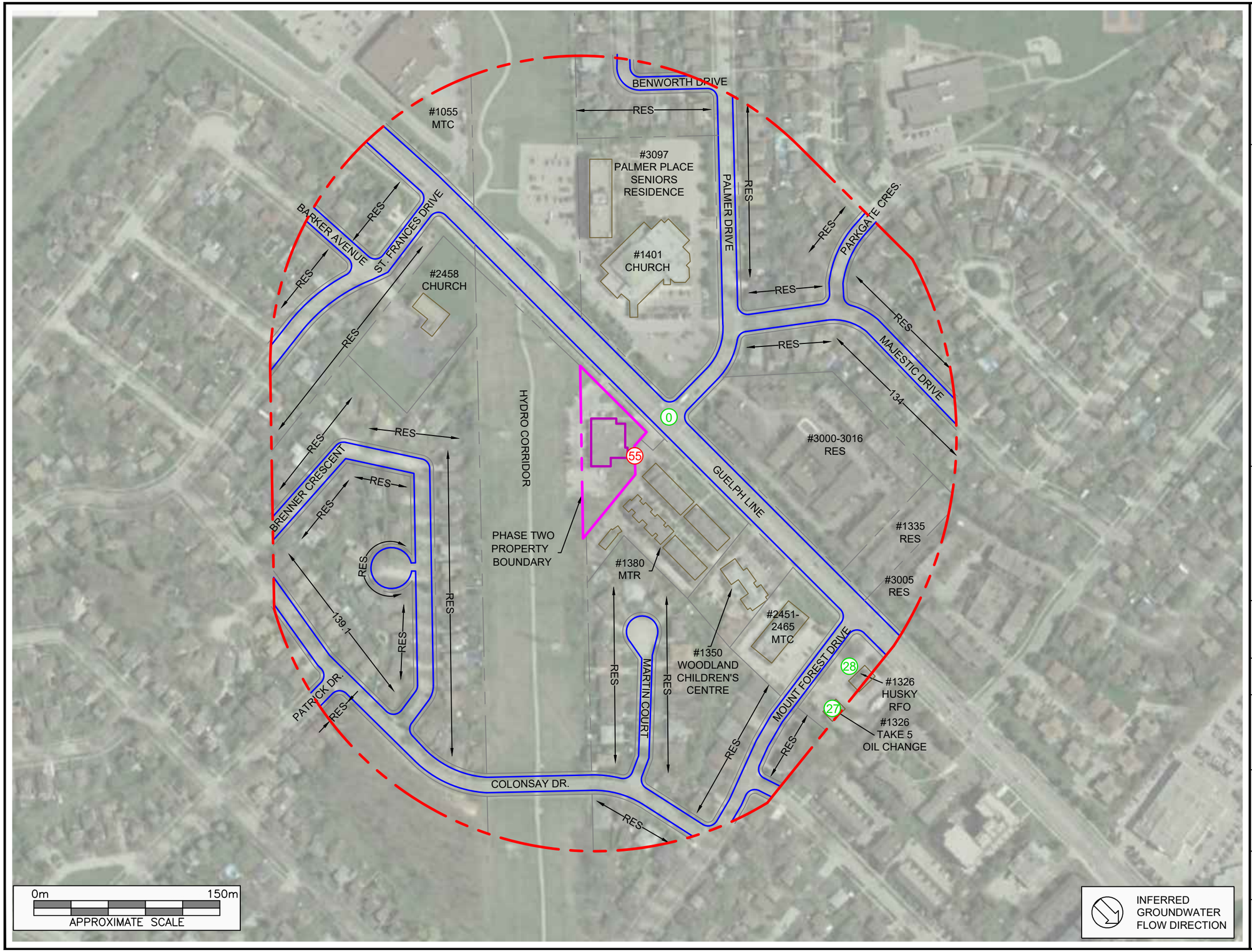
FIGURE NAME
PHASE ONE STUDY AREA

SCALE	PROJECT NO.
AS SHOWN	303828
DATE	FIGURE NO.
MARCH 2022	3



PINCHIN

PROJECT NAME: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME: INFINITY DEVELOPMENT GROUP			
PROJECT LOCATION: IN1396 GUELPH LINE, BURLINGTON, ONTARIO			
FIGURE NAME: PHASE TWO PROPERTY			FIGURE NO.: 2
SCALE: AS SHOWN	PROJECT NO.: 303828	DATE: MARCH 2022	



LEGEND

RES	RESIDENTIAL
MTR	MULTI-TENANT RESIDENTIAL
MTC	MULTI-TENANT COMMERCIAL
RFO	RETAIL FUEL OUTLET
	PHASE ONE STUDY AREA BOUNDARY
	SITE BUILDING
PCA	POTENTIALLY CONTAMINATING ACTIVITIES
#	PCA NUMBER CONTRIBUTES TO AN APEC
#	PCA NUMBER DOES NOT CONTRIBUTE TO AN APEC

PINCHIN

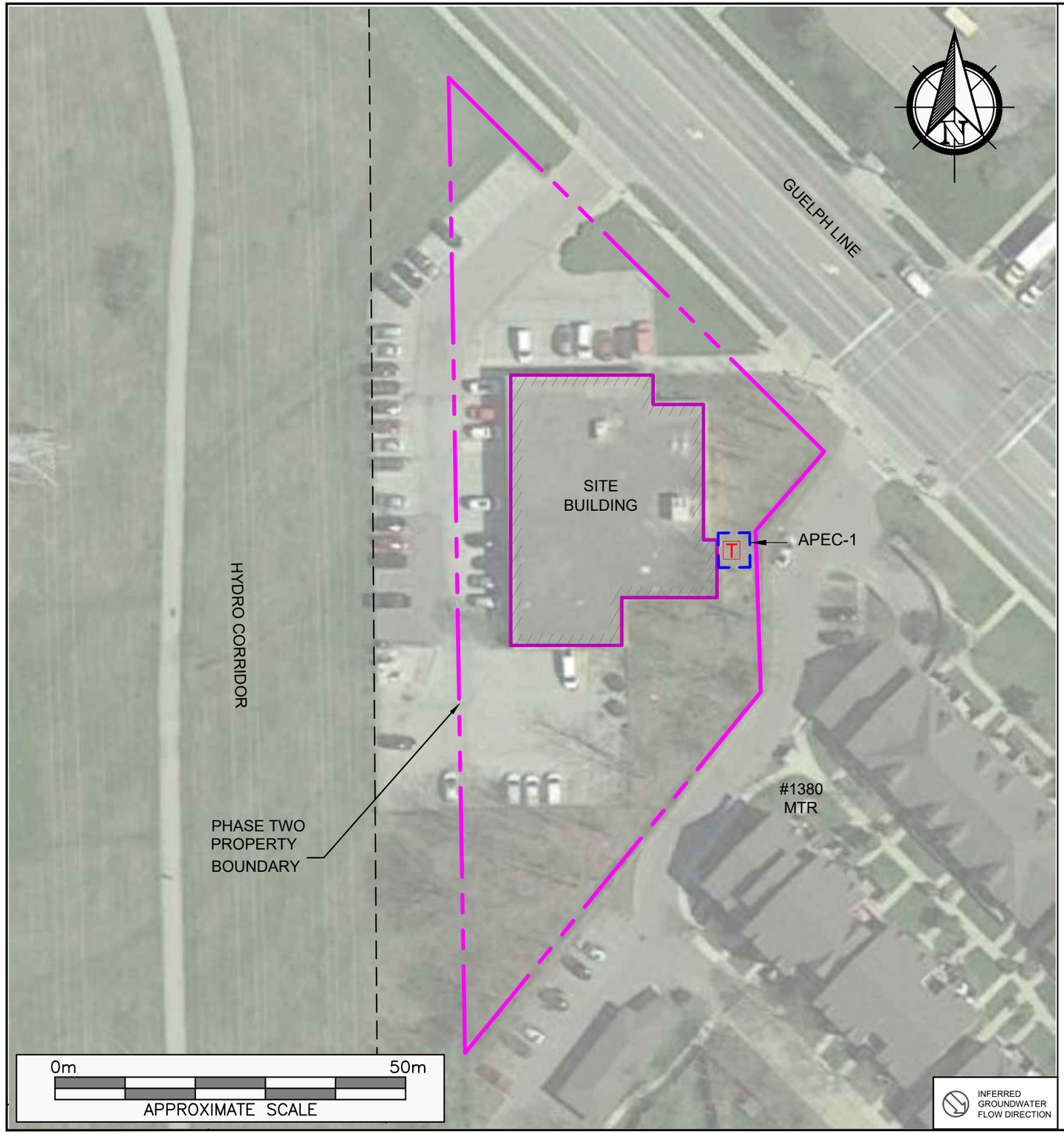
PROJECT NAME
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME
INFINITY DEVELOPMENT GROUP

PROJECT LOCATION
1396 GUELPH LINE
BURLINGTON, ONTARIO

FIGURE NAME
POTENTIALLY CONTAMINATING ACTIVITIES

SCALE	PROJECT NO.
AS SHOWN	303828
DATE	FIGURE NO.
MARCH 2022	4



Area of Potential Environmental Concern[1]	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity[2]	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern[3]	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC-1 (Oil-cooled transformer located east of the Site Building)	East portion of the Phase One Property.	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	PHCs BTEX PCBs	Soil

N

LEGEND

- SITE BUILDING
- SITE BOUNDARY
- APEC — AREA OF POTENTIAL ENVIRONMENTAL CONCERN
- APEC
- MTR — MULTI-TENANT RESIDENTIAL
- T — TRANSFORMER

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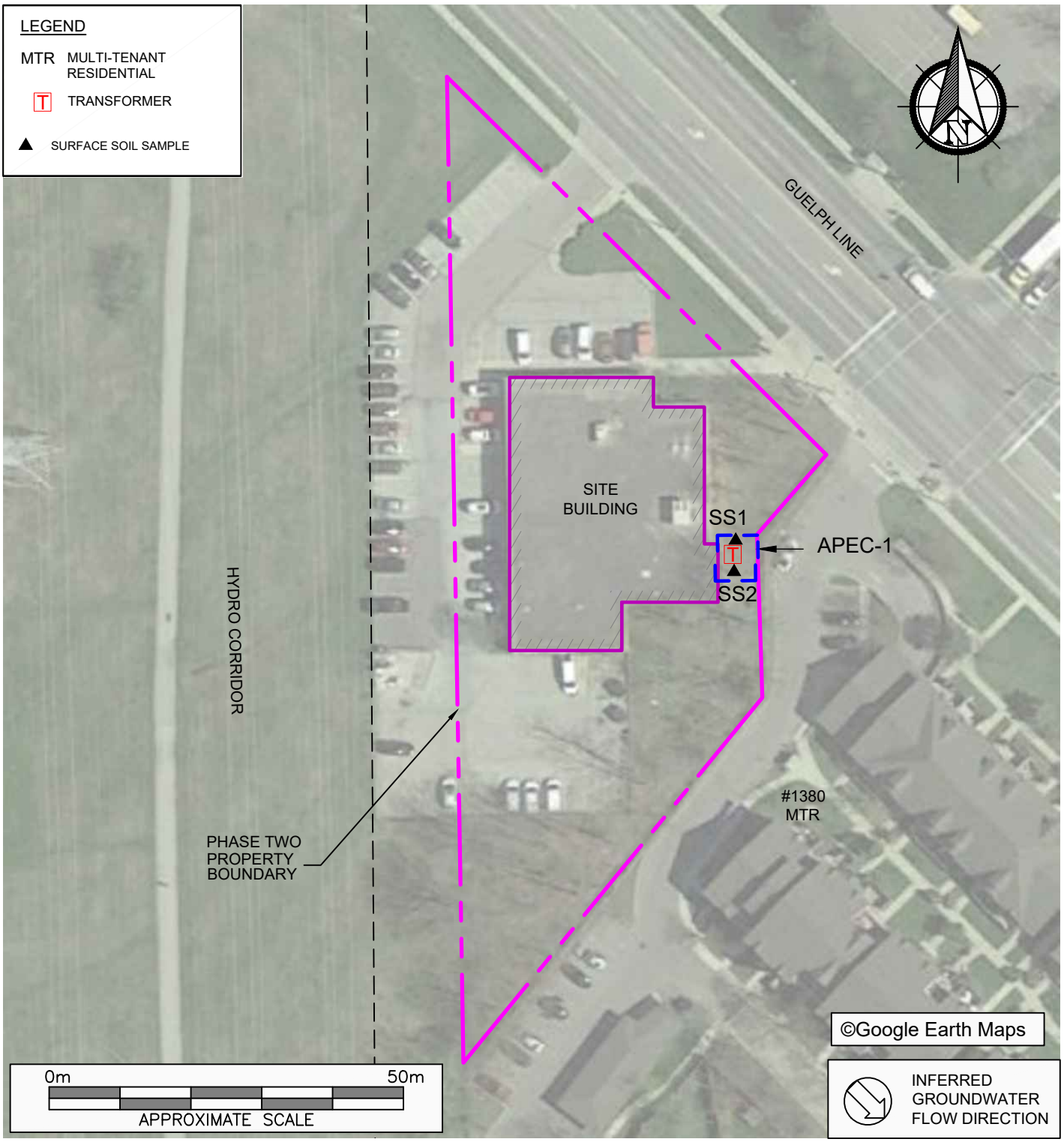
PROJECT NAME:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
INFINITY DEVELOPMENT GROUP

PROJECT LOCATION:
1396 GUELPH LINE
BURLINGTON, ONTARIO

FIGURE NAME:
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

PROJECT NUMBER:	SCALE:
303828	AS SHOWN
DRAWN BY:	REVIEWED BY:
SIN	MS
DATE:	FIGURE NUMBER:
MARCH 2022	5



PINCHIN

PROJECT NAME: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME: INFINITY DEVELOPMENT GROUP			
PROJECT LOCATION: IN1396 GUELPH LINE, BURLINGTON, ONTARIO			
FIGURE NAME: SOIL SAMPLING LOCATION PLAN			FIGURE NO.: 6
SCALE: AS SHOWN	PROJECT NO.: 303828	DATE: MARCH 2022	

Table 1 - Table of Areas of Potential Environmental Concern

Area of Potential Environmental Concern[1]	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity[2]	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern[3]	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC-1 (Oil-cooled transformer located east of the Site Building)	East portion of the Phase One Property.	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	PHCs BTEX PCBs	Soil

Notes:

1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,
(a) identification of past or present uses on, in or under the phase one property, and
(b) identification of potentially contaminating activity.

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:

List of Method Groups:

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

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

Table 2 - Table of Potentially Contaminating Activities

PCA Designation	Location of Potentially Contaminating Activity	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Distance from Phase One Property (metres)	Location Relative to Inferred Groundwater Flow Direction[1]	Contributing to an APEC at the Site (Yes/No)	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
PCA-55	East portion of the Phase One Property	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-0	Intersection of Guelph Line and Palmer Drive, located east-adjacent to the Phase One Property	Other - Spill	Off-Site	10	Transgradient/ Downgradient	No	Not Applicable
PCA-28	1326 Guelph Line	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	220	Downgradient	No	Not Applicable
PCA-27	1326 Guelph Line	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site	220	Downgradient	No	Not Applicable

Notes:

APEC – Area of Potential Environmental Concern

PCA – Potentially Contaminating Activity

1 – Location of PCA relative to the Phase One Property in relation to the inferred groundwater flow direction in the Phase One Study Area

TABLE 3

SOIL BULK ANALYTICAL RESULTS

Infinity Development Group

1396 Guelph Line, Burlington, Ontario

Sample Location	MECP Table 6 SCS (R/P/I-C)	SS1	SS2	SS2
Sample Designation		SS1-1	SS2-1	DUP1
Sample Collection Date (dd/mm/yyyy)		09/03/2022	09/03/2022	09/03/2022
Laboratory Certificate No.		C261639	C261639	C261639
Date of Laboratory Analysis (dd/mm/yyyy-dd/mm/yyyy)		10/03/2022	10/03/2022	10/03/2022
Laboratory Sample No.		SAS480	SAS481	SAS482
Sample Depth (mbgs)		0 - 0.3	0 - 0.3	0 - 0.3
Miscellaneous Parameters				
pH (pH Units)	NV	7.41	-	-
Sieve #200 <0.075 mm (%)	NV	-	-	-
Sieve #200 >0.075 mm (%)	NV	-	-	-
Soil Texture	NV	-	-	-
Petroleum Hydrocarbons (PHCs)				
PHCs F1 (C_6 - C_{10})	55	<10	<10	<10
PHCs F2 (>C_{10} - C_{16})	98	<10	<10	<10
PHCs F3 (>C_{16} - C_{34})	300	<10	<10	<10
PHCs F4 (>C_{34} - C_{50})	2800	<50	<50	<50
Volatile Organic Compounds				
Acetone	16	-	-	-
Benzene	0.21	<0.020	<0.020	<0.020
Bromodichloromethane	1.5	-	-	-
Bromoform	0.27	-	-	-
Bromomethane	0.05	-	-	-
Carbon Tetrachloride	0.05	-	-	-
Chlorobenzene	2.4	-	-	-
Chloroform	0.05	-	-	-
Dibromochloromethane	2.3	-	-	-
1,2-Dichlorobenzene	1.2	-	-	-
1,3-Dichlorobenzene	4.8	-	-	-
1,4-Dichlorobenzene	0.083	-	-	-
Dichlorodifluoromethane	16	-	-	-
1,1-Dichloroethane	0.47	-	-	-
1,2-Dichloroethane	0.05	-	-	-
1,1-Dichloroethylene	0.05	-	-	-
cis-1,2-Dichloroethylene	1.9	-	-	-
trans-1,2-Dichloroethylene	0.084	-	-	-
1,2-Dichloropropane	0.05	-	-	-
1,3-Dichloropropene (Total)	0.05	-	-	-
Ethylbenzene	1.1	<0.020	<0.020	<0.020
Ethylene Dibromide	0.05	-	-	-
Hexane	2.8	-	-	-
Methyl Ethyl Ketone	16	-	-	-
Methyl Isobutyl Ketone	1.7	-	-	-
Methyl t-Butyl Ether (MTBE)	0.75	-	-	-
Methylene Chloride	0.1	-	-	-
Styrene	0.7	-	-	-
1,1,1,2-Tetrachloroethane	0.058	-	-	-
1,1,2,2-Tetrachloroethane	0.05	-	-	-
Tetrachloroethylene	0.28	-	-	-
Toluene	2.3	<0.020	<0.020	<0.020
1,1,1-Trichloroethane	0.38	-	-	-
1,1,2-Trichloroethane	0.05	-	-	-
Trichloroethylene	0.061	-	-	-
Trichlorofluoromethane	4	-	-	-
Vinyl Chloride	0.02	-	-	-
Xylenes (Total)	3.1	<0.040	<0.040	<0.040
Polycyclic Aromatic Hydrocarbons				
Acenaphthene	7.9	-	-	-
Acenaphthylene	0.15	-	-	-
Anthracene	0.67	-	-	-
Benzo(a)anthracene	0.5	-	-	-
Benzo(a)pyrene	0.3	-	-	-
Benzo(b)fluoranthene	0.78	-	-	-
Benzo(ghi)perylene	6.6	-	-	-
Benzo(k)fluoranthene	0.78	-	-	-
Chrysene	7	-	-	-

TABLE 3
SOIL BULK ANALYTICAL RESULTS
Infinity Development Group
1396 Guelph Line, Burlington, Ontario

Sample Location	MECP Table 6 SCS (R/P/I-C)	SS1	SS2	SS2
Sample Designation		SS1-1	SS2-1	DUP1
Sample Collection Date (dd/mm/yyyy)		09/03/2022	09/03/2022	09/03/2022
Laboratory Certificate No.		C261639	C261639	C261639
Date of Laboratory Analysis (dd/mm/yyyy-dd/mm/yyyy)		10/03/2022	10/03/2022	10/03/2022
Laboratory Sample No.		SAS480	SAS481	SAS482
Sample Depth (mbgs)		0 - 0.3	0 - 0.3	0 - 0.3
Dibenzo(a,h)anthracene	0.1	-	-	-
Fluoranthene	0.69	-	-	-
Fluorene	62	-	-	-
Indeno(1,2,3-cd)pyrene	0.38	-	-	-
1- & 2-Methylnaphthalene	0.99	-	-	-
Naphthalene	0.6	-	-	-
Phenanthrene	6.2	-	-	-
Pyrene	78	-	-	-
Metals				
Antimony	7.5	-	-	-
Arsenic	18	-	-	-
Barium	390	-	-	-
Beryllium	4	-	-	-
Boron (Total)	120	-	-	-
Boron (Hot Water Soluble)	1.5	-	-	-
Cadmium	1.2	-	-	-
Chromium (Total)	160	-	-	-
Chromium (Hexavalent)	8	-	-	-
Cobalt	22	-	-	-
Copper	140	-	-	-
Lead	120	-	-	-
Mercury	0.27	-	-	-
Molybdenum	6.9	-	-	-
Nickel	100	-	-	-
Selenium	2.4	-	-	-
Silver	20	-	-	-
Thallium	1	-	-	-
Uranium	23	-	-	-
Vanadium	86	-	-	-
Zinc	340	-	-	-
Inorganics				
Cyanide (Free)	0.051	-	-	-
Electrical Conductivity (mS/cm)	0.7	-	-	-
Sodium Adsorption Ratio (No Units)	5	-	-	-
Organochlorine Pesticides				
Aldrin	0.05	-	-	-
Chlordane	0.05	-	-	-
DDD	3.3	-	-	-
DDE	0.26	-	-	-
DDT	1.4	-	-	-
Dieldrin	0.05	-	-	-
Endosulfan	0.04	-	-	-
Endrin	0.04	-	-	-
Heptachlor	0.15	-	-	-
Heptachlor Epoxide	0.05	-	-	-
Hexachlorobenzene	0.52	-	-	-
Hexachlorobutadiene	0.012	-	-	-
Hexachlorocyclohexane (Gamma-)	0.056	-	-	-
Hexachloroethane	0.089	-	-	-
Methoxychlor	0.13	-	-	-
Acid/Base/Neutral Compounds				
1,1'-Biphenyl	0.31	-	-	-
Bis(2-chloroethyl)ether	0.5	-	-	-
Bis(2-chloroisopropyl)ether	0.67	-	-	-
Bis(2-ethylhexyl)phthalate	5	-	-	-
p-Chloroaniline	0.5	-	-	-
3,3'-Dichlorobenzidine	1	-	-	-
Diethyl Phthalate	0.5	-	-	-
Dimethylphthalate	0.5	-	-	-
2,4-Dimethylphenol	38	-	-	-

TABLE 3

SOIL BULK ANALYTICAL RESULTS

Infinity Development Group

1396 Guelph Line, Burlington, Ontario

Sample Location	MECP Table 6 SCS (R/P/I-C)	SS1	SS2	SS2
Sample Designation		SS1-1	SS2-1	DUP1
Sample Collection Date (dd/mm/yyyy)		09/03/2022	09/03/2022	09/03/2022
Laboratory Certificate No.		C261639	C261639	C261639
Date of Laboratory Analysis (dd/mm/yyyy-dd/mm/yyyy)		10/03/2022	10/03/2022	10/03/2022
Laboratory Sample No.		SAS480	SAS481	SAS482
Sample Depth (mbgs)		0 - 0.3	0 - 0.3	0 - 0.3
2,4-Dinitrophenol	2	-	-	-
2,4- & 2,6-Dinitrotoluene	0.5	-	-	-
Phenol	9.4	-	-	-
1,2,4-Trichlorobenzene	0.36	-	-	-
Chlorophenols				
2-Chlorophenol	1.6	-	-	-
2,4-Dichlorophenol	0.19	-	-	-
Pentachlorophenol	0.1	-	-	-
2,4,5-Trichlorophenol	4.4	-	-	-
2,4,6-Trichlorophenol	2.1	-	-	-
Polychlorinated Biphenyls (PCBs)				
PCBs (Total)	0.35	<0.010	<0.010	<0.010
Miscellaneous Parameters				
1,4-Dioxane	1.8	-	-	-
Dioxin/Furan (TEQ)	0.000013	-	-	-
Methyl Mercury	0.0084	-	-	-

Notes:

MECP Table 6 SCS (R/P/I-C):
Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 6: Generic Site Condition Standards for Shallow Soils in a Potable Ground Water Condition, for Residential/Parkland/Institutional Property Use and Coarse-Textured Soils

BOLD	Exceeds SCS
BOLD	Reportable Detection Limit Exceeds SCS
Units	All units in micrograms per gram, unless otherwise noted
mbgs	metres below ground surface
mS/cm	milliSiemens per centimetre
NA	Not Applicable
NV	No Value
TEQ	Toxic Equivalency Quotient

TABLE 4
MAXIMUM CONCENTRATIONS IN SOIL
Infinity Development Group
1396 Guelph Line, Burlington, Ontario

Parameter	Maximum Concentration	MECP Table 6 SCS (R/P/I-C)	Sample Designation	Sample Location	Sample Depth (mbgs)
Petroleum Hydrocarbons (PHCs)					
PHCs F1 (C_6 - C_{10})	<10	55	SS1-1, SS2-1, DUP1	SS1, SS2	0 - 0.3
PHCs F2 (>C_{10} - C_{16})	<10	98	SS1-1, SS2-1, DUP1	SS1, SS2	0 - 0.3
PHCs F3 (>C_{16} - C_{34})	<10	300	SS1-1, SS2-1, DUP1	SS1, SS2	0 - 0.3
PHCs F4 (>C_{34} - C_{50})	<50	2800	SS1-1, SS2-1, DUP1	SS1, SS2	0 - 0.3
Volatile Organic Compounds					
Acetone	-	16	-	-	-
Benzene	<0.02	0.21	SS1-1, SS2-1, DUP1	SS1, SS2	0 - 0.3
Bromodichloromethane	-	1.5	-	-	-
Bromoform	-	0.27	-	-	-
Bromomethane	-	0.05	-	-	-
Carbon Tetrachloride	-	0.05	-	-	-
Chlorobenzene	-	2.4	-	-	-
Chloroform	-	0.05	-	-	-
Dibromochloromethane	-	2.3	-	-	-
1,2-Dichlorobenzene	-	1.2	-	-	-
1,3-Dichlorobenzene	-	4.8	-	-	-
1,4-Dichlorobenzene	-	0.083	-	-	-
Dichlorodifluoromethane	-	16	-	-	-
1,1-Dichloroethane	-	0.47	-	-	-
1,2-Dichloroethane	-	0.05	-	-	-
1,1-Dichloroethylene	-	0.05	-	-	-
cis-1,2-Dichloroethylene	-	1.9	-	-	-
trans-1,2-Dichloroethylene	-	0.084	-	-	-
1,2-Dichloropropane	-	0.05	-	-	-
1,3-Dichloropropene (Total)	-	0.05	-	-	-
Ethylbenzene	<0.02	1.1	SS1-1, SS2-1, DUP1	SS1, SS2	0 - 0.3
Ethylene Dibromide	-	0.05	-	-	-
Hexane	-	2.8	-	-	-
Methyl Ethyl Ketone	-	16	-	-	-
Methyl Isobutyl Ketone	-	1.7	-	-	-
Methyl t-Butyl Ether (MTBE)	-	0.75	-	-	-
Methylene Chloride	-	0.1	-	-	-
Styrene	-	0.7	-	-	-
1,1,1,2-Tetrachloroethane	-	0.058	-	-	-
1,1,2,2-Tetrachloroethane	-	0.05	-	-	-
Tetrachloroethylene	-	0.28	-	-	-
Toluene	<0.02	2.3	SS1-1, SS2-1, DUP1	SS1, SS2	0 - 0.3
1,1,1-Trichloroethane	-	0.38	-	-	-
1,1,2-Trichloroethane	-	0.05	-	-	-
Trichloroethylene	-	0.061	-	-	-
Trichlorofluoromethane	-	4	-	-	-
Vinyl Chloride	-	0.02	-	-	-
Xylenes (Total)	<0.04	3.1	SS1-1, SS2-1, DUP1	SS1, SS2	0 - 0.3
Polycyclic Aromatic Hydrocarbons					
Acenaphthene	-	7.9	-	-	-
Acenaphthylene	-	0.15	-	-	-
Anthracene	-	0.67	-	-	-
Benzo(a)anthracene	-	0.5	-	-	-
Benzo(a)pyrene	-	0.3	-	-	-
Benzo(b)fluoranthene	-	0.78	-	-	-
Benzo(ghi)perylene	-	6.6	-	-	-
Benzo(k)fluoranthene	-	0.78	-	-	-
Chrysene	-	7	-	-	-
Dibenzo(a,h)anthracene	-	0.1	-	-	-
Fluoranthene	-	0.69	-	-	-
Fluorene	-	62	-	-	-
Indeno(1,2,3-cd)pyrene	-	0.38	-	-	-
1- & 2-Methylnaphthalene	-	0.99	-	-	-
Naphthalene	-	0.6	-	-	-
Phenanthrene	-	6.2	-	-	-
Pyrene	-	78	-	-	-
Metals					
Antimony	-	7.5	-	-	-
Arsenic	-	18	-	-	-
Barium	-	390	-	-	-
Beryllium	-	4	-	-	-
Boron (Total)	-	120	-	-	-
Boron (Hot Water Soluble)	-	1.5	-	-	-
Cadmium	-	1.2	-	-	-
Chromium (Total)	-	160	-	-	-
Chromium (Hexavalent)	-	8	-	-	-
Cobalt	-	22	-	-	-
Copper	-	140	-	-	-
Lead	-	120	-	-	-
Mercury	-	0.27	-	-	-
Molybdenum	-	6.9	-	-	-
Nickel	-	100	-	-	-
Selenium	-	2.4	-	-	-
Silver	-	20	-	-	-
Thallium	-	1	-	-	-
Uranium	-	23	-	-	-
Vanadium	-	86	-	-	-
Zinc	-	340	-	-	-
Inorganics					
Cyanide (Free)	-	0.051	-	-	-
Electrical Conductivity (mS/cm)	-	0.7	-	-	-
Sodium Adsorption Ratio (No Units)	-	5	-	-	-
Organochlorine Pesticides					
Aldrin	-	0.05	-	-	-
Chlordane	-	0.05	-	-	-
DDD	-	3.3	-	-	-
DDE	-	0.26	-	-	-
DDT	-	1.4	-	-	-
Dieldrin	-	0.05	-	-	-
Endosulfan	-	0.04	-	-	-
Endrin	-	0.04	-	-	-
Heptachlor	-	0.15	-	-	-
Heptachlor Epoxide	-	0.05	-	-	-
Hexachlorobenzene	-	0.52	-	-	-
Hexachlorobutadiene	-	0.012	-	-	-
Hexachlorocyclohexane (Gamma-)	-	0.056	-	-	-
Hexachloroethane	-	0.089	-	-	-
Methoxychlor	-	0.13	-	-	-
Acid/Base/Neutral Compounds					
1,1'-Biphenyl	-	0.31	-	-	-
Bis(2-chloroethyl)ether	-	0.5	-	-	-
Bis(2-chloroisopropyl)ether	-	0.67	-	-	-
Bis(2-ethylhexyl)phthalate	-	5	-	-	-
p-Chloroaniline	-	0.5	-	-	-
3,3'-Dichlorobenzidine	-	1	-	-	-
Diethyl Phthalate	-	0.5	-	-	-
Dimethylphthalate	-	0.5	-	-	-
2,4-Dimethylphenol	-	38	-	-	-
2,4-Dinitrophenol	-	2	-	-	-
2,4- & 2,6-Dinitrotoluene	-	0.5	-	-	-
Phenol	-	9.4	-	-	-
1,2,4-Trichlorobenzene	-	0.36	-	-	-
Chlorophenols					
2-Chlorophenol	-	1.6	-	-	-
2,4-Dichlorophenol	-	0.19	-	-	-
Pentachlorophenol	-	0.1	-	-	-
2,4,5-Trichlorophenol	-	4.4	-	-	-
2,4,6-Trichlorophenol	-	2.1	-	-	-
Polychlorinated Biphenyls (PCBs)					
PCBs (Total)	<0.01	0.35	SS1-1, SS2-1, DUP1	SS1, SS2	0 - 0.3
Miscellaneous Parameters					
1,4-Dioxane	-	1.8	-	-	-
Dioxin/Furan (TEQ)	-	0.000013	-	-	-
Methyl Mercury	-	0.0084	-	-	-


Notes:

Units	All units in micrograms per gram, unless otherwise noted
mbgs	metres below ground surface
mS/cm	milliSiemens per centimetre

10.0 APPENDICES

APPENDIX A

Legal Survey



TOPOGRAPHIC SURVEY OF
PART OF LOT 16
CONCESSION 2 SOUTH OF DUNDAS STREET
GEOGRAPHIC TOWNSHIP NELSON
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

2 1 0 5 METRES

ASHENHURST NOUWENS & ASSOCIATES INC.

COPYRIGHT 2021 ©

METRIC NOTE
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY.
SUBJECT TO EASEMENT AS IN INSTRUMENT No.221516 AND TOGETHER WITH 345237

THIS SURVEY WAS PREPARED FOR INFINITY DEVELOPMENT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BENCHMARK
CITY OF BURLINGTON BENCHMARK No.397

BRASS PLAQUE ON THE EASTERLY FACE OF POSTAL STATION "B" ON THE WEST SIDE GUELPH LINE OPPOSITE PLAMER DRIVE. PLAQUE IS LOCATED .25M SOUTH WESTERLY FROM THE SOUTHEAST CORNER AND 0.45 M ABOVE GRADE.

ELEVATION= 131.500M (DATUM CGVD 1928:1978)

NOTE

NOTE THE LOCATION OF THE FENCES ALONG THE WEST AND SOUTH LIMITS OF THE PROPERTY AS SHOWN ON THE SURVEY

NOTE THE LOCATION OF THE ASPHALT DRIVEWAYS & PARKING AREA

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH WEST LIMIT OF GUELPH LINE AS SHOWN ON PLAN 20R-10788 HAVING A BEARING OF N45°01'00"W

LEGEND

■	DENOTES	FOUND
□	DENOTES	PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
RIB	DENOTES	ROUND IRON BAR
M	DENOTES	MEASURED
OU	DENOTES	ORIGIN UNKNOWN
WIT	DENOTES	WITNESS
P1	DENOTES	PLAN 20R-10788
P2	DENOTES	PLAN 20R-10776
P3	DENOTES	PLAN 20R-10519
P4	DENOTES	PLAN 20R-10505
P5	DENOTES	PLAN 20R-2609
P6	DENOTES	PLAN 20R-1066
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
CT	DENOTES	CONIFEROUS TREE
DT	DENOTES	DECIDUOUS TREE
FF	DENOTES	FIRST FLOOR ELEVATION
GF	DENOTES	GARAGE FLOOR ELEVATION
MF	DENOTES	METAL FENCE
MH	DENOTES	MANHOLE
OH	DENOTES	OVERHEAD UTILITY
TNFH	DENOTES	TOP NUT OF FIRE HYDRANT
WV	DENOTES	WATER VALVE
CB	DENOTES	CATCH BASIN
UP	DENOTES	UTILITY POLE
TL	DENOTES	TRAFFIC LIGHT
646	DENOTES	R. G. SEWELL O.L.S.
Y	DENOTES	YATES z& YATES O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 30TH DAY OF NOVEMBER, 2021

DEC 20 2021
DATE

HARRY KALANTZAKOS
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2180257

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

ASHENHURST NOUWENS & ASSOCIATES INC.
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1
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SINCE 1956

DRAWN BY	CALC'D BY	CHK'D BY	FILE No.
W.S.	W.S.	H.K.	21--230 TOPO

APPENDIX B

Sampling and Analysis Plan

Sampling and Analysis Plan for Phase Two Environmental Site Assessment

1396 Guelph Line
Burlington, Ontario

Prepared for:

Infinity Development Group
2275 Upper Middle Road East
Oakville, Ontario, L6H 0C3

March 7, 2022

Pinchin File: 303828

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Issued To:	**Infinity Development Group**
Issued On:	**March 7, 2022**
Pinchin File:	**303828**
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Table 1 - Table of Areas of Potential Environmental Concern
Table 2 - Phase Two ESA Scope of Work Summary

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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) has prepared this Sampling and Analysis Plan (SAP) for the Phase Two Environmental Site Assessment (ESA) to be performed at the property located at 1396 Guelph Line in Burlington, Ontario (hereafter referred to as the Site or Phase Two Property). The Phase Two Property is presently developed with a one-storey commercial building (the Site Building). A Key Map showing the Phase Two Property location is provided on Figure 1 (all Figures are located in Appendix I).

The Phase Two ESA will be conducted at the request of Infinity Development Group (Client) in relation to the future redevelopment of the Phase Two Property from commercial to residential land use. A Record of Site Condition (RSC) submittal to the Ontario Ministry of the Environment, Conservation and Parks (MECP) is a mandatory requirement when a land use changes to a more sensitive land use and as such, to support the RSC submission, the Phase Two ESA will be conducted in accordance with the Province of Ontario's *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, which was last amended by Ontario Regulation 214/21 on March 18, 2021 (O. Reg. 153/04).

This SAP provides the scope of work and procedures for completing the field investigation for the Phase Two ESA. The Phase Two ESA will be performed in accordance with the scope of work, and terms and conditions described in the proposal entitled *"Proposal for Phase One and Two Environmental Site Assessments and Record of Site Condition Filing, 1396 Guelph Line, Burlington, Ontario"*, prepared for the Client, dated December 22, 2021.

2.0 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

The objectives of the Phase Two ESA will be to assess soil quality at the Phase Two Property in relation to an area of potential environmental concern (APEC) and related potentially contaminating activity (PCAs) and contaminants of potential concern (COPCs) identified in a Phase One ESA completed by Pinchin in accordance with O. Reg. 153/04, the findings of which are provided in the report entitled "*Phase One Environmental Site Assessment Report, 1396 Guelph Line, Burlington, Ontario",* prepared for the Client. The PCA and corresponding APEC and COPCs are summarized in Table 1 (all Tables are located in Appendix II) and shown on Figures 2 to 4.

3.0 SCOPE OF WORK

The information obtained from the Phase One ESA, in particular the Phase One Conceptual Site Model, was used to determine the environmental media requiring investigation during the Phase Two ESA (i.e., soil and groundwater), the locations and depths for sample collection, and the parameters to be analyzed for the samples submitted from each APEC. The Phase Two ESA scope of work will include the advancement of two hand dug test pits. The proposed soil sampling locations are provided on Figure 4.

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Table 2 in Appendix II provides a detailed summary of the proposed Phase Two ESA scope of work, including:

- Hand dug test pits to be completed within the APEC and the COPCs to be analyzed for samples collected in the APEC.
- Media to be sampled at each sampling location, the sampling system (see Section 7.0), the soil sampling depth intervals and the sampling frequency.

Note that the soil sampling depth intervals (i.e., test pit depths) and sampling frequency are based on Pinchin's current knowledge of subsurface conditions and may be revised based on the actual subsurface conditions encountered.

Additional scope of work items include the following:

- Submission of one surface soil sample (0 to 1.5 mbgs) for pH analysis.

4.0 DATA QUALITY OBJECTIVES

The data quality objectives (DQOs) for the Phase Two ESA will be to obtain unbiased analytical data that are representative of actual soil and groundwater conditions at the Phase Two Property. This will be accomplished by implementing a quality assurance/quality control (QA/QC) program, as described in Section 5.0, and by completing the field work in accordance with Pinchin's standard operating procedures (SOPs), as described in Section 6.0. Pinchin's SOPs are based in part on the MECP's *"Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario"*, dated December 1996 and the Association of Professional Geoscientists of Ontario document entitled *"Guidance for Environmental Site Assessments under Ontario Regulation 153/04 (as amended)"*, dated April 2011.

The DQOs are intended to minimize uncertainty in the analytical data set such that the data are considered reliable enough to not affect the conclusions and recommendations of the Phase Two ESA and to meet the overall objective of the Phase Two ESA, which is to assess the environmental quality of the Phase Two Property in relation to the identified APEC.

5.0 QUALITY ASSURANCE/QUALITY CONTROL PROGRAM

5.1 Non-Dedicated Sampling and Monitoring Equipment Cleaning

Based on the proposed scope of work, the following non-dedicated sampling and monitoring equipment will be used during completion of the Phase Two ESA:

- Spatula for soil sampling.
- Stainless steel shovel.

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All of the above-listed equipment will be cleaned prior to initial use and between samples or sampling locations, as appropriate, following the equipment cleaning procedures described in SOP-EDR009. Any non-dedicated sampling or monitoring equipment not listed above that is used during the Phase Two ESA will also be cleaned in accordance with SOP-EDR009.

5.2 Trip Blanks

A trip blank is a set of VOC sample vials filled by the analytical laboratory with VOC-free distilled water and shipped with the soil sample containers. Trip blanks will be stored with the sample containers provided by the analytical laboratory during travel to the Phase Two Property, while on the Phase Two Property, and during travel from the Phase Two Property back to the analytical laboratory. The sample containers comprising a trip blank will not be opened in the field.

One trip blank will accompany each submission to the laboratory. Each trip blank will be submitted for analysis of BTEX. Based on the scope of work and anticipated field work schedule for the Phase Two ESA, it is estimated that analysis of one trip blank will be required. Additional trip blanks will be submitted if there are additional laboratory submissions.

5.3 Field Duplicate Samples

Field duplicate soil samples will be collected for laboratory analysis in accordance with SOP-EDR025 at a frequency of one sample for every ten samples submitted for laboratory analysis, with a minimum of one sample per media sampled per COPC.

5.4 Calibration Checks on Field Instruments

5.4.1 Field Screening Instruments

The photoionization detector (PID) and combustible gas indicator (CGI) used for the field screening of soil samples will be calibrated in accordance with the procedures described in SOP-EDR003. Calibration checks will also be made at the frequency specified in SOP-EDR003.

Records of the calibration and calibration checks of the PID and CGI, including any calibration sheets provided by the equipment supplier, will be retained in Pinchin's project file.

5.4.2 Water Quality Measurement Instruments

The Phase Two ESA scope of work will not include groundwater sampling and the calibration of water quality measurement instruments is not required.

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6.0 STANDARD OPERATING PROCEDURES

The proposed field investigation for the Phase Two ESA will require the following SOPs to be followed:

- Soil sampling (SOP-EDR013 and SOP-EDR019).
- Field screening (SOP-EDR003).
- QA/QC sampling (SOP-EDR025).
- Non-dedicated field equipment decontamination (SOP-EDR009).

The above-referenced SOPs can be provided upon request. Each SOP includes a section describing the specific requirements for Phase Two ESAs completed to support the filing of an RSC in accordance with O. Reg. 153/04.

Any deviations from the SOPs will be summarized in the Phase Two ESA report.

7.0 SAMPLING SYSTEM

The soil sampling locations in the APEC will be selected following a judgemental sampling system. Test pit locations will be placed at locations where the potential for COPCs to be present is considered the highest (i.e., “worst case”), as per the following:

- Test pits will be completed adjacent to the existing electrical transformer (APEC #1).

In addition, the field screening results for soil samples collected from each test pit will be used to select “worst case” samples for laboratory analysis.

The sampling system that will be used for the APEC is summarized in Table 2.

8.0 PHYSICAL IMPEDIMENTS

Pinchin does not anticipate any physical impediments that will limit access to the Phase Two Property during completion of the Phase Two ESA, with the exception of underground cabling feeding the transformer which will be avoided for health and safety concerns.

It is the QP’s opinion that the impediments to full access to the Phase Two Property will not affect the investigation of the APEC for COPCs and will have no impact on the overall findings and conclusions of the Phase Two ESA.

9.0 TERMS AND LIMITATIONS

This Sampling and Analysis Plan (SAP) has been prepared to summarize the general scope of work and field procedures to be followed for the Phase Two ESA that will be performed for Infinity Development Group (Client) in order to investigate potential environmental impacts at 1396 Guelph Line in Burlington,

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Ontario (Site). The term recognized environmental condition means the presence or likely presence of any hazardous substance on a property under conditions that indicate an existing release, past release, or a material threat of a release of a hazardous substance into structures on the property or into the ground, groundwater, or surface water of the property. The Phase Two ESA will not quantify the extent of the current and/or recognized environmental condition or the cost of any remediation.

Conclusions derived from the Phase Two ESA will be specific to the immediate area of study and cannot be extrapolated extensively away from sample locations. Samples will be analyzed for a limited number of contaminants that are expected to be present at the Site, and the absence of information relating to a specific contaminant does not indicate that it is not present.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions on a property. Performance of the Phase Two ESA to the standards established by Pinchin is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions on the Site, and recognizes reasonable limits on time and cost.

The Phase Two ESA will be performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.

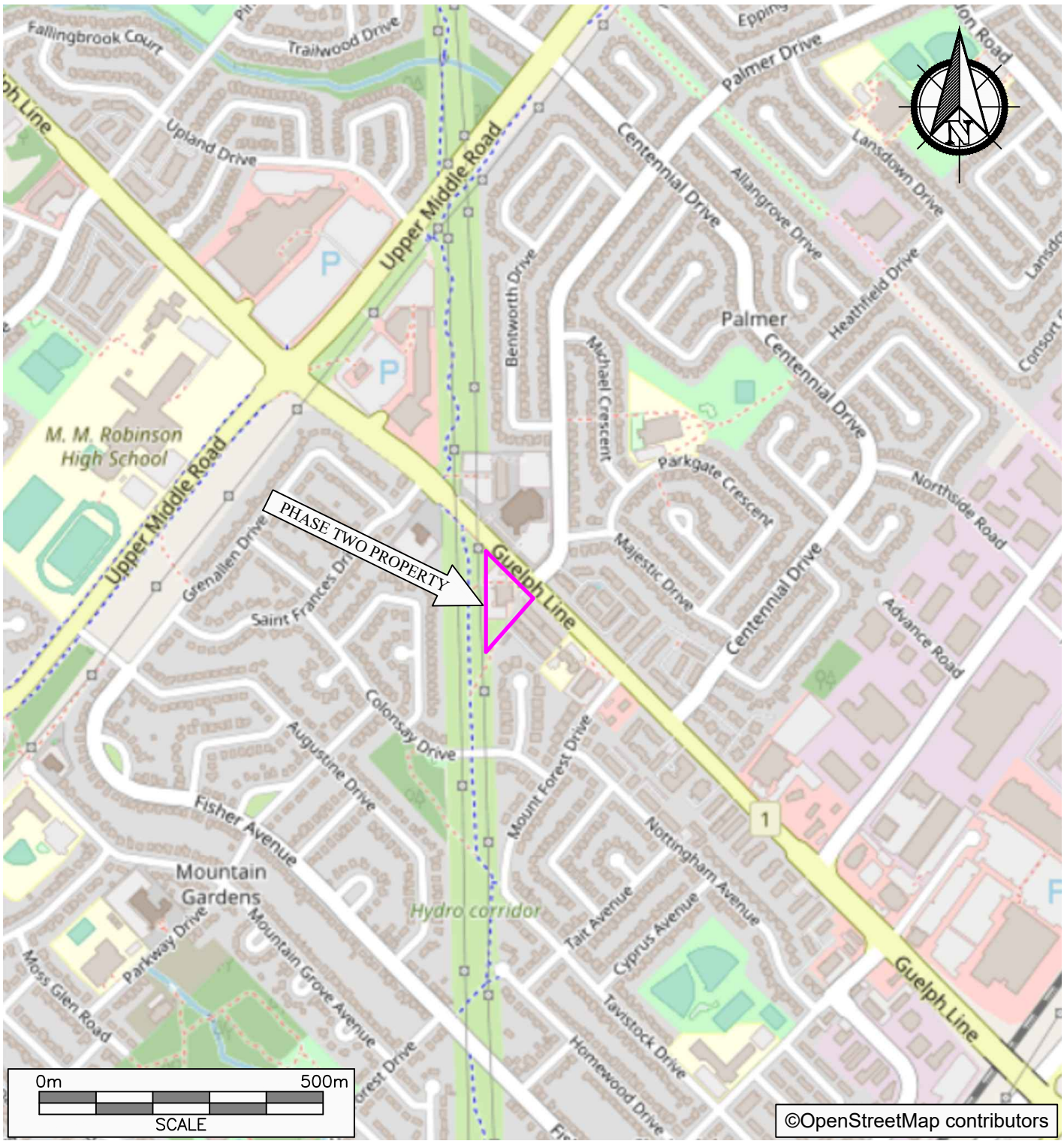
This SAP was prepared for the exclusive use of the Client, subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this SAP, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this SAP, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this SAP should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this SAP, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

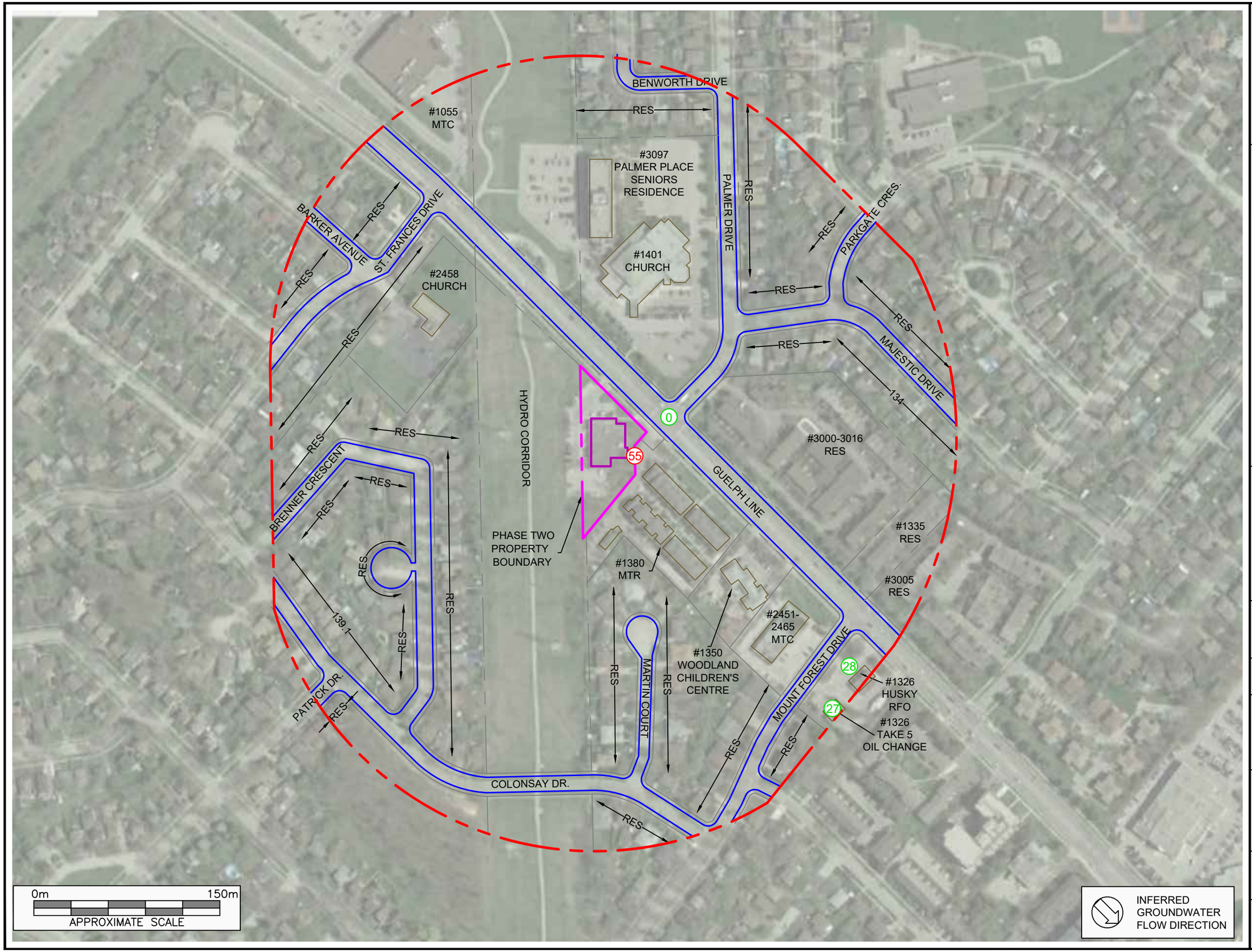
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APPENDIX I
Figures



PINCHIN

PROJECT NAME: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT		
CLIENT NAME: INFINITY DEVELOPMENT GROUP		
PROJECT LOCATION: 1396 GUELPH LINE, BURLINGTON, ONTARIO		
FIGURE NAME: KEY MAP		FIGURE NO.: 1
SCALE: AS SHOWN	PROJECT NO.: 303828	DATE: MARCH 2022



LEGEND

RES	RESIDENTIAL
MTR	MULTI-TENANT RESIDENTIAL
MTC	MULTI-TENANT COMMERCIAL
RFO	RETAIL FUEL OUTLET
	PHASE ONE STUDY AREA BOUNDARY
	SITE BUILDING
PCA	POTENTIALLY CONTAMINATING ACTIVITIES
#	PCA NUMBER CONTRIBUTES TO AN APEC
#	PCA NUMBER DOES NOT CONTRIBUTE TO AN APEC

PINCHIN

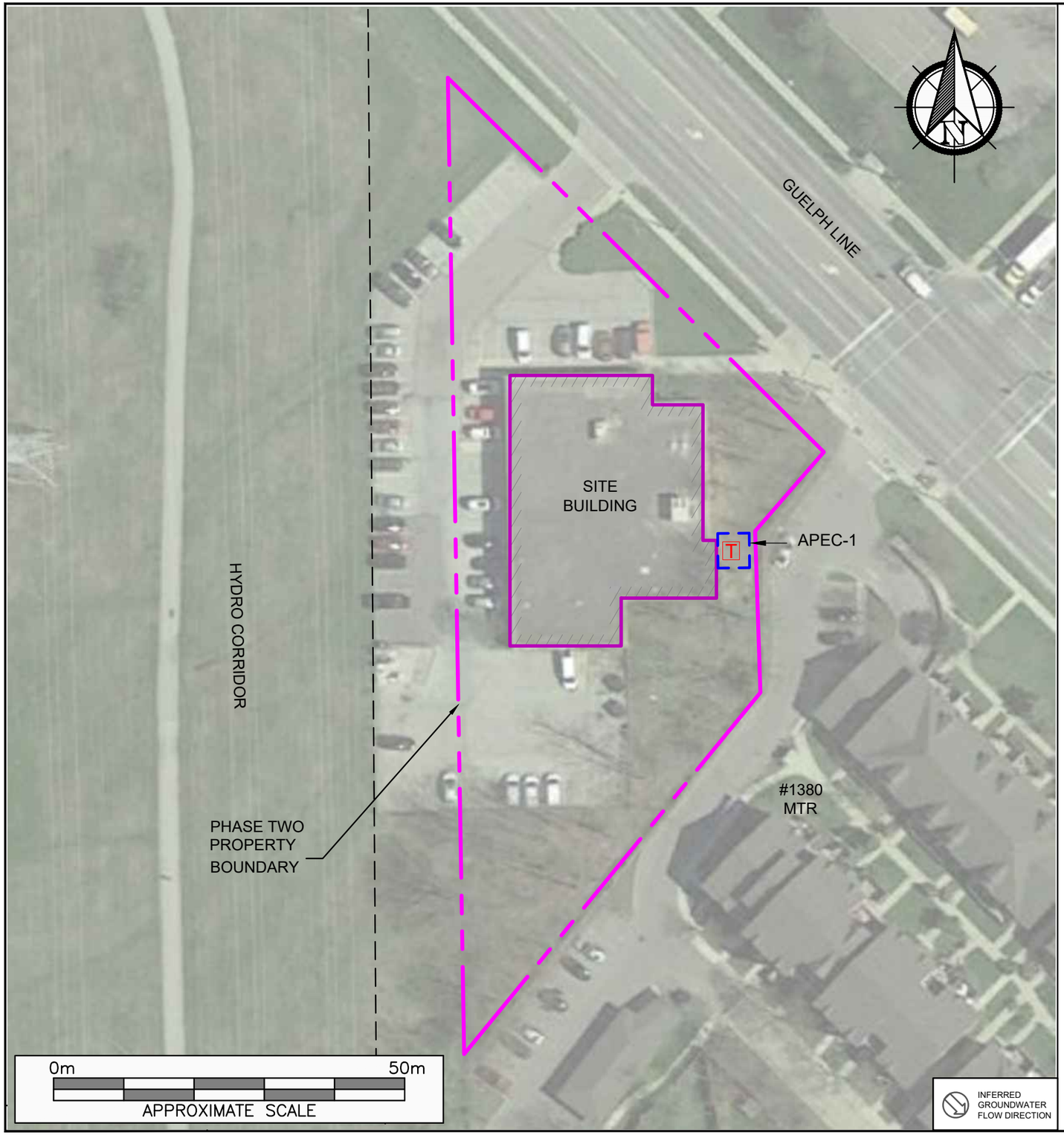
PROJECT NAME
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME
INFINITY DEVELOPMENT GROUP

PROJECT LOCATION
1396 GUELPH LINE
BURLINGTON, ONTARIO

FIGURE NAME
POTENTIALLY CONTAMINATING ACTIVITIES

SCALE	PROJECT NO.
AS SHOWN	303828
DATE	FIGURE NO.
MARCH 2022	2



Area of Potential Environmental Concern[1]	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity[2]	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern[3]	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC-1 (Oil-cooled transformer located east of the Site Building)	East portion of the Phase One Property.	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	PHCs BTEX PCBs	Soil

N

LEGEND

- SITE BUILDING
- SITE BOUNDARY
- APEC — AREA OF POTENTIAL ENVIRONMENTAL CONCERN
- APEC
- MTR — MULTI-TENANT RESIDENTIAL
- TRANSFORMER

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PINCHIN

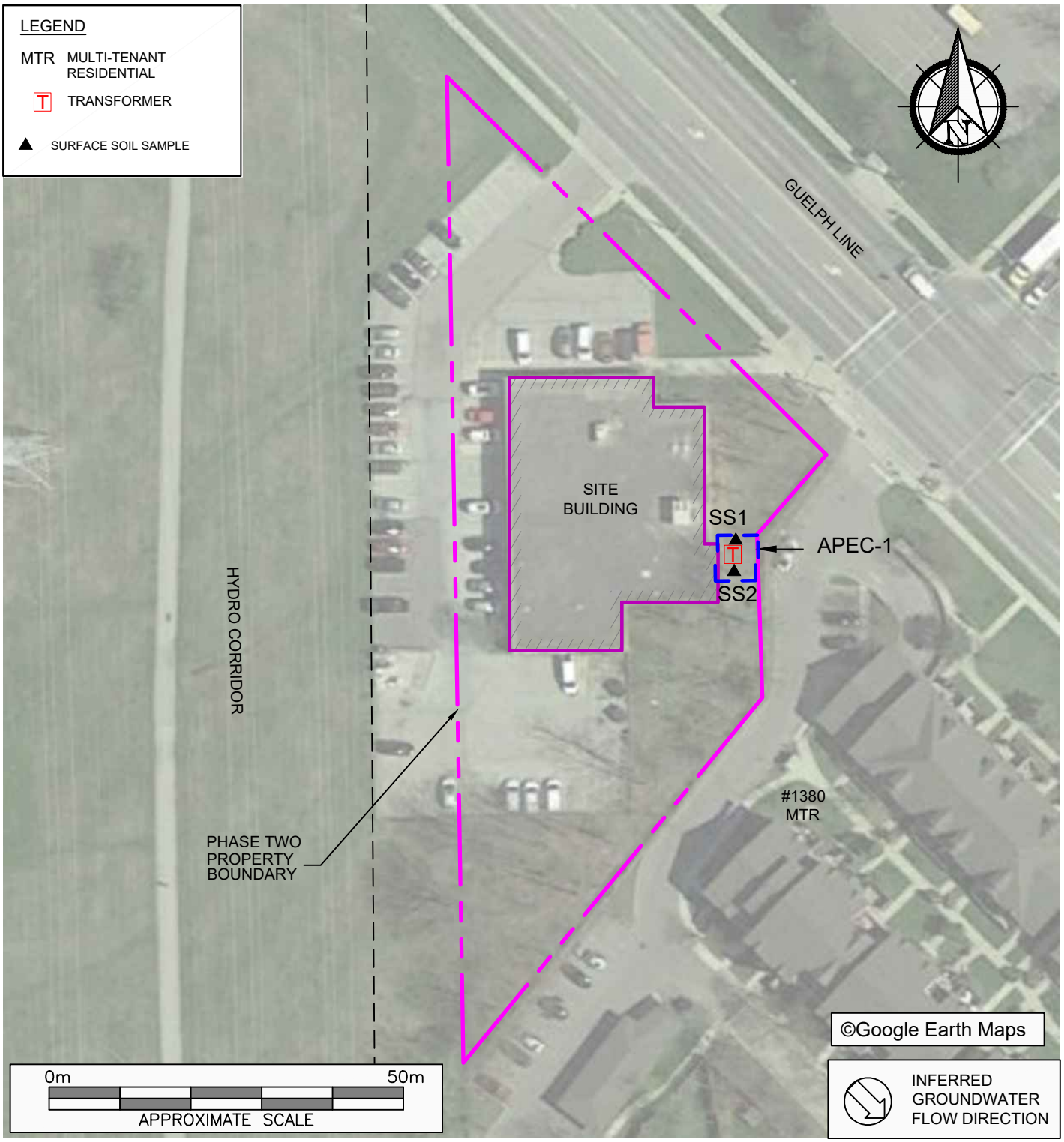
PROJECT NAME:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
INFINITY DEVELOPMENT GROUP

PROJECT LOCATION:
1396 GUELPH LINE
BURLINGTON, ONTARIO

FIGURE NAME:
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

PROJECT NUMBER:	SCALE:
303828	AS SHOWN
DRAWN BY:	REVIEWED BY:
SIN	MS
DATE:	FIGURE NUMBER:
MARCH 2022	3



PINCHIN

PROJECT NAME: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME: INFINITY DEVELOPMENT GROUP			
PROJECT LOCATION: IN1396 GUELPH LINE, BURLINGTON, ONTARIO			
FIGURE NAME: PROPOSED SOIL SAMPLING LOCATION PLAN			FIGURE NO. 4
SCALE: AS SHOWN	PROJECT NO.: 303828	DATE: MARCH 2022	

APPENDIX II

Tables

Table 1 - Table of Areas of Potential Environmental Concern

Area of Potential Environmental Concern[1]	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity[2]	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern[3]	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC-1 (Oil-cooled transformer located east of the Site Building)	East portion of the Phase One Property.	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	PHCs BTEX PCBs	Soil

Notes:

1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,
(a) identification of past or present uses on, in or under the phase one property, and
(b) identification of potentially contaminating activity.

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:

List of Method Groups:

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

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

Table 2 - Phase Two Scope of Work Summary

Sampling Location	APEC	Media Sampled	COPCs																			Number of Samples Submitted for Analysis	Soil Sampling Depth Interval (mbgs)	Screen Interval (mbgs)	Sampling Frequency	Sampling System	Rationale/Notes
			PHCs	BTEX	VOCs	PAHs	PCBs	Metals	Hydrides (As, Sb, Se)	Boron (HWS)	Chromium VI	Mercury	Methyl Mercury	ABNs	Dioxins/Furans	OCPs	Sodium	Chloride	Cyanide	EC	SAR						
SS1	1	Soil	●	●			●															1	0 - 0.3	NA	Continuous	Judgemental	Assess soil quality in relation to on-Site transformer.
SS2	1	Soil	●	●			●															1	0 - 0.3	NA	Continuous	Judgemental	

PHCs Petroleum Hydrocarbons (Fraction 1 to Fraction 4)
BTEX Benzene, Toluene, Ethylbenzene and Xylenes
VOCs Volatile Organic Compounds
PAHs Polycyclic Aromatic Hydrocarbons
PCBs Polychlorinated Biphenyls
As, Sb, Se Arsenic, Antimony, Selenium
Boron (HWS) Hot Water Soluble Boron
Chromium VI Hexavalent Chromium
ABNs Acid/Base/Neutral Compounds
OCPs Organochlorine Pesticides
EC Electrical Conductivity
SAR Sodium Adsorption Ratio

APEC Area of Potential Environmental Concern
COPCs Contaminants of Potential Concern
m Metres
mbgs Metres Below Ground Surface
NA Not Applicable
PCA Potentially Contaminating Activity
SOP Standard Operating Procedure

APPENDIX C

Laboratory Certificates of Analysis

Your Project #: 303828
Your C.O.C. #: 856868-03-01

Attention: Erik Enders

Pinchin Ltd
Unit 6
875 Main St W
Hamilton, ON
CANADA L8S 4R9

Report Date: 2022/03/10
Report #: R7037792
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C261639
Received: 2022/03/09, 10:32

Sample Matrix: Soil
Samples Received: 4

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Petroleum Hydro. CCME F1 & BTEX in Soil (1)	4	N/A	2022/03/09	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (2)	3	2022/03/09	2022/03/10	CAM SOP-00316	CCME CWS m
Moisture	3	N/A	2022/03/09	CAM SOP-00445	Carter 2nd ed 51.2 m
Polychlorinated Biphenyl in Soil	3	2022/03/09	2022/03/10	CAM SOP-00309	EPA 8082A m
pH CaCl2 EXTRACT	1	2022/03/10	2022/03/10	CAM SOP-00413	EPA 9045 D m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) No lab extraction date is given for F1BTEX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated.
(2) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following “Alberta Environment’s Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003”. Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Your Project #: 303828
Your C.O.C. #: 856868-03-01

Attention: Erik Enders

Pinchin Ltd
Unit 6
875 Main St W
Hamilton, ON
CANADA L8S 4R9

Report Date: 2022/03/10
Report #: R7037792
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C261639
Received: 2022/03/09, 10:32

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Antonella Brasil, Senior Project Manager
Email: Antonella.Brasil@bureauveritas.com
Phone# (905)817-5817
==========
This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports.
For Service Group specific validation please refer to the Validation Signature Page.

Bureau Veritas Job #: C261639
Report Date: 2022/03/10

Pinchin Ltd
Client Project #: 303828
Sampler Initials: KD

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		SAS480		SAS481	SAS482	SAS482		
Sampling Date		2022/03/09 08:55		2022/03/09 09:05	2022/03/09 09:15	2022/03/09 09:15		
COC Number		856868-03-01		856868-03-01	856868-03-01	856868-03-01		
	UNITS	SS1-1	QC Batch	SS2-1	DUP1	DUP1 Lab-Dup	RDL	QC Batch
Inorganics								
Moisture	%	23	7873246	16	16	15	1.0	7873246
Available (CaCl2) pH	pH	7.41	7874715					

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvlabs.com

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		SAS480			SAS480			SAS481		
Sampling Date		2022/03/09 08:55			2022/03/09 08:55			2022/03/09 09:05		
COC Number		856868-03-01			856868-03-01			856868-03-01		
	UNITS	SS1-1	RDL	QC Batch	SS1-1 Lab-Dup	RDL	QC Batch	SS2-1	RDL	QC Batch
BTEX & F1 Hydrocarbons										
Benzene	ug/g	<0.020	0.020	7873792	<0.020	0.020	7873792	<0.020	0.020	7873792
Toluene	ug/g	<0.020	0.020	7873792	<0.020	0.020	7873792	<0.020	0.020	7873792
Ethylbenzene	ug/g	<0.020	0.020	7873792	<0.020	0.020	7873792	<0.020	0.020	7873792
o-Xylene	ug/g	<0.020	0.020	7873792	<0.020	0.020	7873792	<0.020	0.020	7873792
p+m-Xylene	ug/g	<0.040	0.040	7873792	<0.040	0.040	7873792	<0.040	0.040	7873792
Total Xylenes	ug/g	<0.040	0.040	7873792	<0.040	0.040	7873792	<0.040	0.040	7873792
F1 (C6-C10)	ug/g	<10	10	7873792	<10	10	7873792	<10	10	7873792
F1 (C6-C10) - BTEX	ug/g	<10	10	7873792	<10	10	7873792	<10	10	7873792
F2-F4 Hydrocarbons										
F2 (C10-C16 Hydrocarbons)	ug/g	<10	10	7873149				<10	10	7873149
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	7873149				<50	50	7873149
F4 (C34-C50 Hydrocarbons)	ug/g	<50	50	7873149				<50	50	7873149
Reached Baseline at C50	ug/g	Yes		7873149				Yes		7873149
Surrogate Recovery (%)										
1,4-Difluorobenzene	%	99		7873792	99		7873792	99		7873792
4-Bromofluorobenzene	%	100		7873792	100		7873792	101		7873792
D10-o-Xylene	%	120		7873792	123		7873792	109		7873792
D4-1,2-Dichloroethane	%	104		7873792	102		7873792	103		7873792
o-Terphenyl	%	103		7873149				99		7873149

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		SAS481			SAS482			SAS483		
Sampling Date		2022/03/09 09:05			2022/03/09 09:15			2022/03/09		
COC Number		856868-03-01			856868-03-01			856868-03-01		
	UNITS	SS2-1 Lab-Dup	RDL	QC Batch	DUP1	RDL	QC Batch	TRIP BLANK	RDL	QC Batch
BTEX & F1 Hydrocarbons										
Benzene	ug/g				<0.020	0.020	7873792	<0.020	0.020	7873792
Toluene	ug/g				<0.020	0.020	7873792	<0.020	0.020	7873792
Ethylbenzene	ug/g				<0.020	0.020	7873792	<0.020	0.020	7873792
o-Xylene	ug/g				<0.020	0.020	7873792	<0.020	0.020	7873792
p+m-Xylene	ug/g				<0.040	0.040	7873792	<0.040	0.040	7873792
Total Xylenes	ug/g				<0.040	0.040	7873792	<0.040	0.040	7873792
F1 (C6-C10)	ug/g				<10	10	7873792	<10	10	7873792
F1 (C6-C10) - BTEX	ug/g				<10	10	7873792	<10	10	7873792
F2-F4 Hydrocarbons										
F2 (C10-C16 Hydrocarbons)	ug/g	<10	10	7873149	<10	10	7873149			
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	7873149	<50	50	7873149			
F4 (C34-C50 Hydrocarbons)	ug/g	<50	50	7873149	<50	50	7873149			
Reached Baseline at C50	ug/g	Yes		7873149	Yes		7873149			
Surrogate Recovery (%)										
1,4-Difluorobenzene	%				100		7873792	105		7873792
4-Bromofluorobenzene	%				98		7873792	100		7873792
D10-o-Xylene	%				103		7873792	106		7873792
D4-1,2-Dichloroethane	%				106		7873792	106		7873792
o-Terphenyl	%	99		7873149	107		7873149			

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

POLYCHLORINATED BIPHENYLS BY GC-ECD (SOIL)

Bureau Veritas ID		SAS480	SAS481	SAS482		
Sampling Date		2022/03/09 08:55	2022/03/09 09:05	2022/03/09 09:15		
COC Number		856868-03-01	856868-03-01	856868-03-01		
	UNITS	SS1-1	SS2-1	DUP1	RDL	QC Batch
PCBs						
Aroclor 1242	ug/g	<0.010	<0.010	<0.010	0.010	7874097
Aroclor 1248	ug/g	<0.010	<0.010	<0.010	0.010	7874097
Aroclor 1254	ug/g	<0.010	<0.010	<0.010	0.010	7874097
Aroclor 1260	ug/g	<0.010	<0.010	<0.010	0.010	7874097
Total PCB	ug/g	<0.010	<0.010	<0.010	0.010	7874097
Surrogate Recovery (%)						
Decachlorobiphenyl	%	109	107	106		7874097

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvlabs.com

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GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	1.0°C

Cooler custody seal was pesent and intact .

Sample SAS481 [SS2-1] : F1/BTEX Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency.

Sample SAS482 [DUP1] : F1/BTEX Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency.

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
7873149	ABS	Matrix Spike [SAS481-02]	o-Terphenyl	2022/03/10		96	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2022/03/10		102	%	60 - 130
			F3 (C16-C34 Hydrocarbons)	2022/03/10		106	%	60 - 130
			F4 (C34-C50 Hydrocarbons)	2022/03/10		107	%	60 - 130
7873149	ABS	Spiked Blank	o-Terphenyl	2022/03/10		108	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2022/03/10		108	%	80 - 120
			F3 (C16-C34 Hydrocarbons)	2022/03/10		114	%	80 - 120
			F4 (C34-C50 Hydrocarbons)	2022/03/10		115	%	80 - 120
7873149	ABS	Method Blank	o-Terphenyl	2022/03/10		109	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2022/03/10	<10		ug/g	
			F3 (C16-C34 Hydrocarbons)	2022/03/10	<50		ug/g	
			F4 (C34-C50 Hydrocarbons)	2022/03/10	<50		ug/g	
7873149	ABS	RPD [SAS481-02]	F2 (C10-C16 Hydrocarbons)	2022/03/10	NC		%	30
			F3 (C16-C34 Hydrocarbons)	2022/03/10	NC		%	30
			F4 (C34-C50 Hydrocarbons)	2022/03/10	NC		%	30
7873246	MYG	RPD [SAS482-02]	Moisture	2022/03/09	1.9		%	20
7873792	GRU	Matrix Spike [SAS480-04]	1,4-Difluorobenzene	2022/03/09		96	%	60 - 140
			4-Bromofluorobenzene	2022/03/09		108	%	60 - 140
			D10-o-Xylene	2022/03/09		106	%	60 - 140
			D4-1,2-Dichloroethane	2022/03/09		98	%	60 - 140
			Benzene	2022/03/09		96	%	50 - 140
			Toluene	2022/03/09		105	%	50 - 140
			Ethylbenzene	2022/03/09		128	%	50 - 140
			o-Xylene	2022/03/09		119	%	50 - 140
			p+m-Xylene	2022/03/09		123	%	50 - 140
			F1 (C6-C10)	2022/03/09		80	%	60 - 140
7873792	GRU	Spiked Blank	1,4-Difluorobenzene	2022/03/10		97	%	60 - 140
			4-Bromofluorobenzene	2022/03/10		108	%	60 - 140
			D10-o-Xylene	2022/03/10		107	%	60 - 140
			D4-1,2-Dichloroethane	2022/03/10		101	%	60 - 140
			Benzene	2022/03/10		102	%	50 - 140
			Toluene	2022/03/10		95	%	50 - 140
			Ethylbenzene	2022/03/10		113	%	50 - 140
			o-Xylene	2022/03/10		106	%	50 - 140
			p+m-Xylene	2022/03/10		109	%	50 - 140
			F1 (C6-C10)	2022/03/10		92	%	80 - 120
7873792	GRU	Method Blank	1,4-Difluorobenzene	2022/03/09		100	%	60 - 140
			4-Bromofluorobenzene	2022/03/09		102	%	60 - 140
			D10-o-Xylene	2022/03/09		118	%	60 - 140
			D4-1,2-Dichloroethane	2022/03/09		104	%	60 - 140
			Benzene	2022/03/09	<0.020		ug/g	
			Toluene	2022/03/09	<0.020		ug/g	
			Ethylbenzene	2022/03/09	<0.020		ug/g	
			o-Xylene	2022/03/09	<0.020		ug/g	
			p+m-Xylene	2022/03/09	<0.040		ug/g	
			Total Xylenes	2022/03/09	<0.040		ug/g	
			F1 (C6-C10)	2022/03/09	<10		ug/g	
			F1 (C6-C10) - BTEX	2022/03/09	<10		ug/g	
7873792	GRU	RPD [SAS480-04]	Benzene	2022/03/09	NC		%	50
			Toluene	2022/03/09	NC		%	50
			Ethylbenzene	2022/03/09	NC		%	50
			o-Xylene	2022/03/09	NC		%	50

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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			p+m-Xylene	2022/03/09	NC		%	50
			Total Xylenes	2022/03/09	NC		%	50
			F1 (C6-C10)	2022/03/09	NC		%	30
			F1 (C6-C10) - BTEX	2022/03/09	NC		%	30
7874097	SVS	Matrix Spike	Decachlorobiphenyl	2022/03/10		126	%	60 - 130
			Aroclor 1260	2022/03/10		108	%	30 - 130
			Total PCB	2022/03/10		108	%	30 - 130
7874097	SVS	Spiked Blank	Decachlorobiphenyl	2022/03/10		102	%	60 - 130
			Aroclor 1260	2022/03/10		98	%	30 - 130
			Total PCB	2022/03/10		98	%	30 - 130
7874097	SVS	Method Blank	Decachlorobiphenyl	2022/03/10		101	%	60 - 130
			Aroclor 1242	2022/03/10	<0.010		ug/g	
			Aroclor 1248	2022/03/10	<0.010		ug/g	
			Aroclor 1254	2022/03/10	<0.010		ug/g	
			Aroclor 1260	2022/03/10	<0.010		ug/g	
			Total PCB	2022/03/10	<0.010		ug/g	
7874097	SVS	RPD	Aroclor 1242	2022/03/10	NC		%	50
			Aroclor 1248	2022/03/10	NC		%	50
			Aroclor 1254	2022/03/10	NC		%	50
			Aroclor 1260	2022/03/10	NC		%	50
			Total PCB	2022/03/10	NC		%	50
7874715	TAK	Spiked Blank	Available (CaCl2) pH	2022/03/10		100	%	97 - 103
7874715	TAK	RPD	Available (CaCl2) pH	2022/03/10	0.53		%	N/A

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

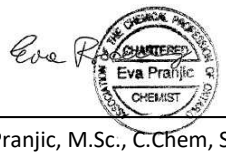
NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

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VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:



Ewa Pranjic, M.Sc., C.Chem, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

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RUSH!!

Bureau Veritas Laboratories
5740 Campobello Road, Mississauga, Ontario Canada L5N 2L8 Tel:(905) 817-5700 Toll-free:800-563-6266 Fax:(905) 817-5777 www.bvna.com

09-Mar-22 10:32
Antonella Brasil
C261639

Page 1 of 1

INVOICE TO:		REPORT TO:		PROJECT INFORMATION:	
Company Name:	#982 Pinchin Ltd	Company Name:		Quotation #:	A70927
Attention:	Accounts Payable	Attention:	Scott Mather Erik Enders, Maria Strybos	P.O. #:	
Address:	1 Hines Road Suite 200 Kanata ON K2K 3C7	Address:		Project:	297756.007 303828
Tel:	(613) 592-3387 Fax: (613) 592-5897	Tel:	Fax: mstrybos@pinchin.com	Project Name:	
Email:	ap@pinchin.com	Email:	smather@pinchin.com eenders@pinchin.com	Site #:	
				Sampled By:	JL

Bottle Order #: 856868

COC #: C#856868-03-01

Project Manager: Antonella Brasil

ENV-1409

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY

Regulation 153 (2011)
- [ ] Table 1 [x] Res/Park [x] Medium/Fine
- [ ] Table 2 [ ] Ind/Comm [ ] Coarse
- [x] Table 3 [ ] Agri/Other [x] For RSC
- [ ] Table ___

Other Regulations
- [ ] CCME [ ] Sanitary Sewer Bylaw
- [ ] Reg 558 [ ] Storm Sewer Bylaw
- [ ] MISA Municipality ___
- [ ] PWQO [ ] Reg 406 Table ___
- [ ] Other ___

Special Instructions

Include Criteria on Certificate of Analysis (Y/N)? ___

Turnaround Time (TAT) Required:
Please provide advance notice for rush projects

Regular (Standard) TAT:
(will be applied if Rush TAT is not specified):
Standard TAT = 5-7 Working days for most tests.
Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.

Job Specific Rush TAT (if applies to entire submission)
Date Required: ___ Time Required: 1 day [x]
Rush Confirmation Number: ___ *(call lab for #)*

	Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	Field Filtered (please circle): Metals / Hg / Cr VI	ANALYSIS REQUESTED (PLEASE BE SPECIFIC): PHCs + BTEX	PCBs	pH	PHCs, F1 BTEX	# of Bottles	Comments
1		SS1-1	22/03/09	9:55	S		✓	✓	✓		5	
2		SS2-1	22/03/09	9:05	S		✓	✓			4	
3		Dup 1	22/03/09	9:15	S		✓	✓			4	
4		Trip Blank	22/03/09	—	S					✓	2	
5												
6												
7												
8												
9												
10												

* RELINQUISHED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# jars used and not submitted
Kirsten Dalziel	22/03/09	10:30		22/03/09	1032	

Laboratory Use Only

Time Sensitive	Temperature (°C) on Recei	Custody Seal	Yes	No
	01013	Present		
		Intact	✓	

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVLABS.COM/TERMS-AND-CONDITIONS.

* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.

** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVLABS.COM/RESOURCES/CHAIN-OF-CUSTODY-FORMS.

SAMPLES MUST BE KEPT COOL (< 10° C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

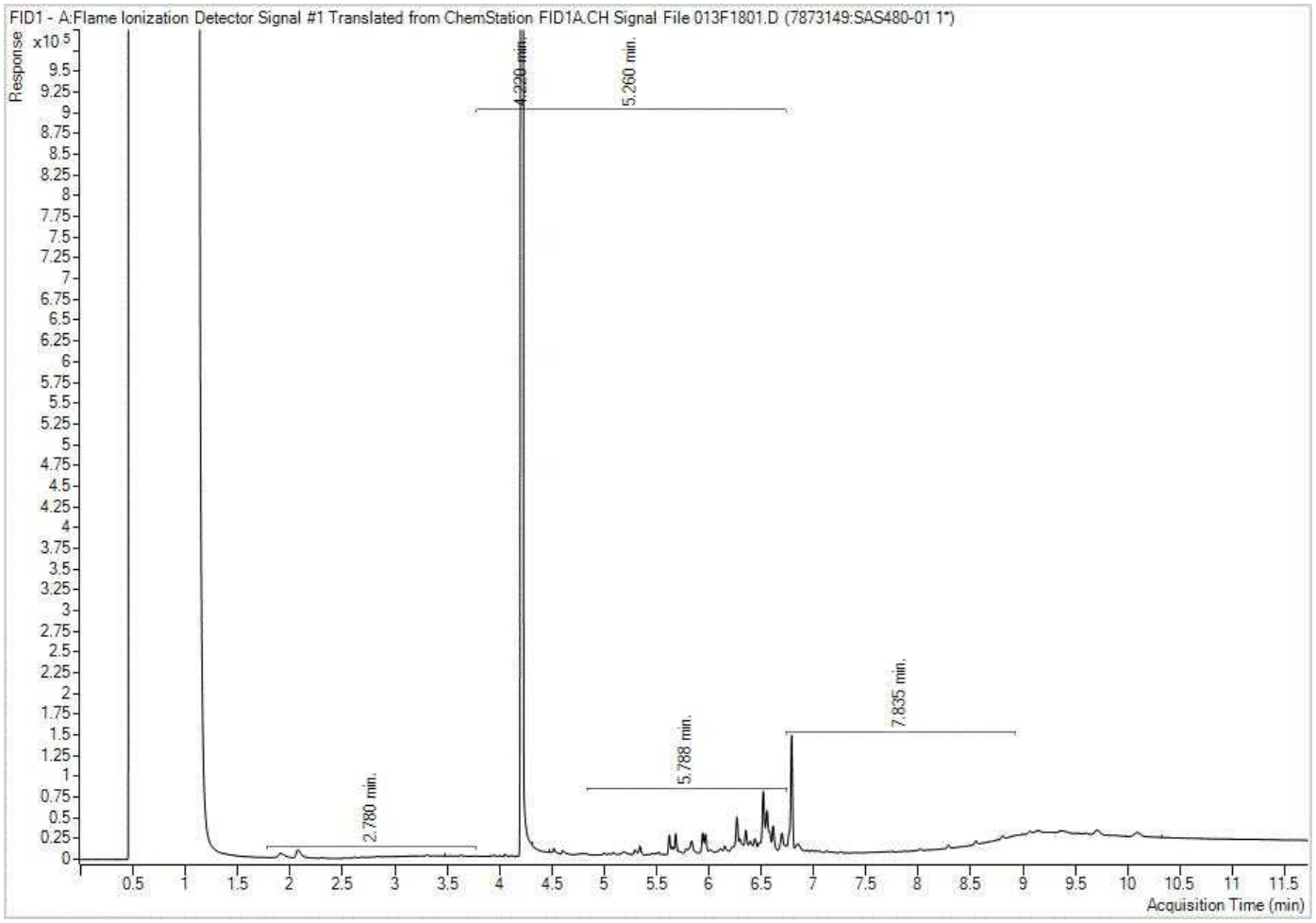
White: Bureau Veritas Yellow: Client

Bureau Veritas Canada (2019) Inc.

Bureau Veritas Job #: C261639
Report Date: 2022/03/10
Bureau Veritas Sample: SAS480

Pinchin Ltd
Client Project #: 303828
Client ID: SS1-1

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

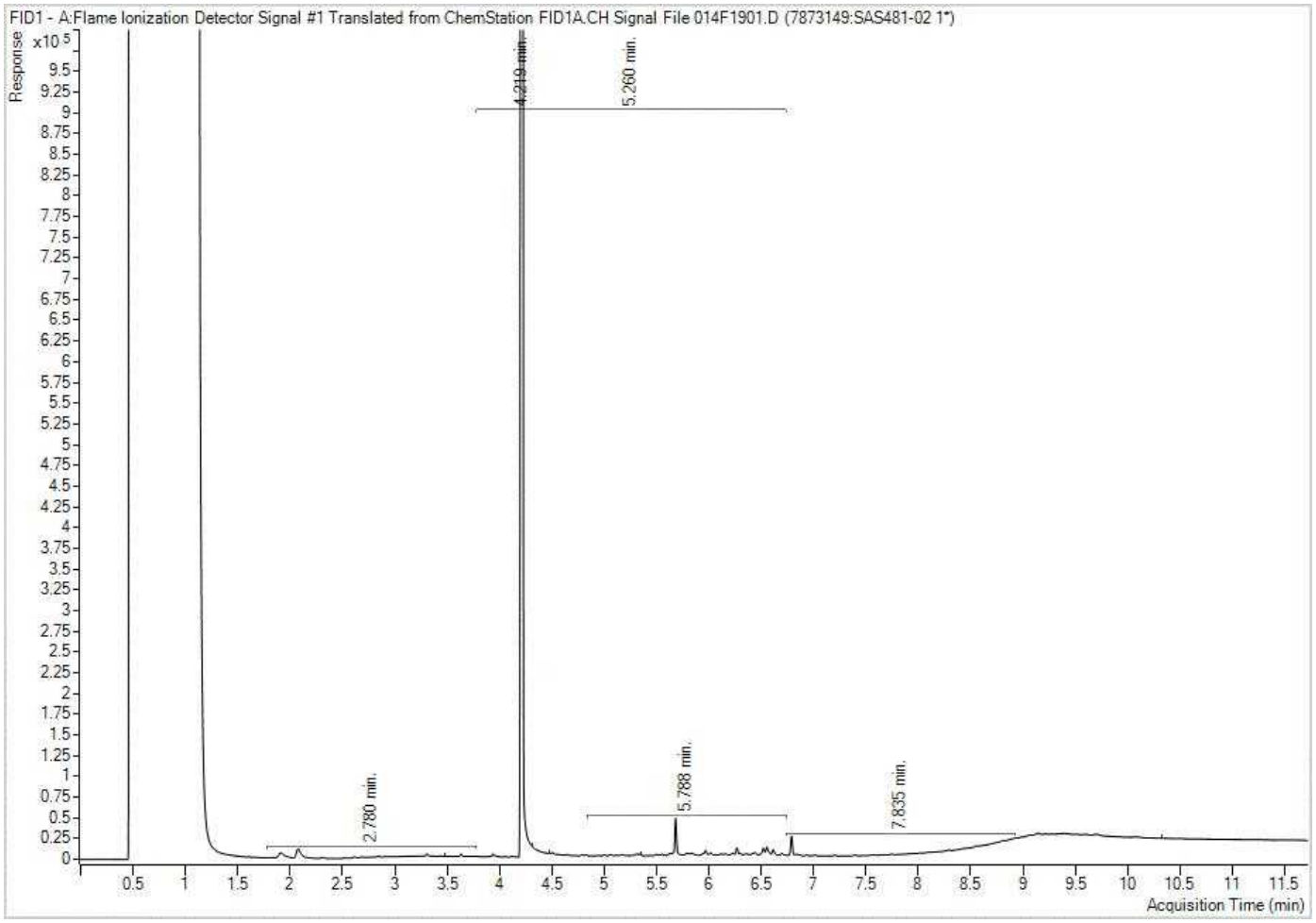


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C261639
Report Date: 2022/03/10
Bureau Veritas Sample: SAS481

Pinchin Ltd
Client Project #: 303828
Client ID: SS2-1

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

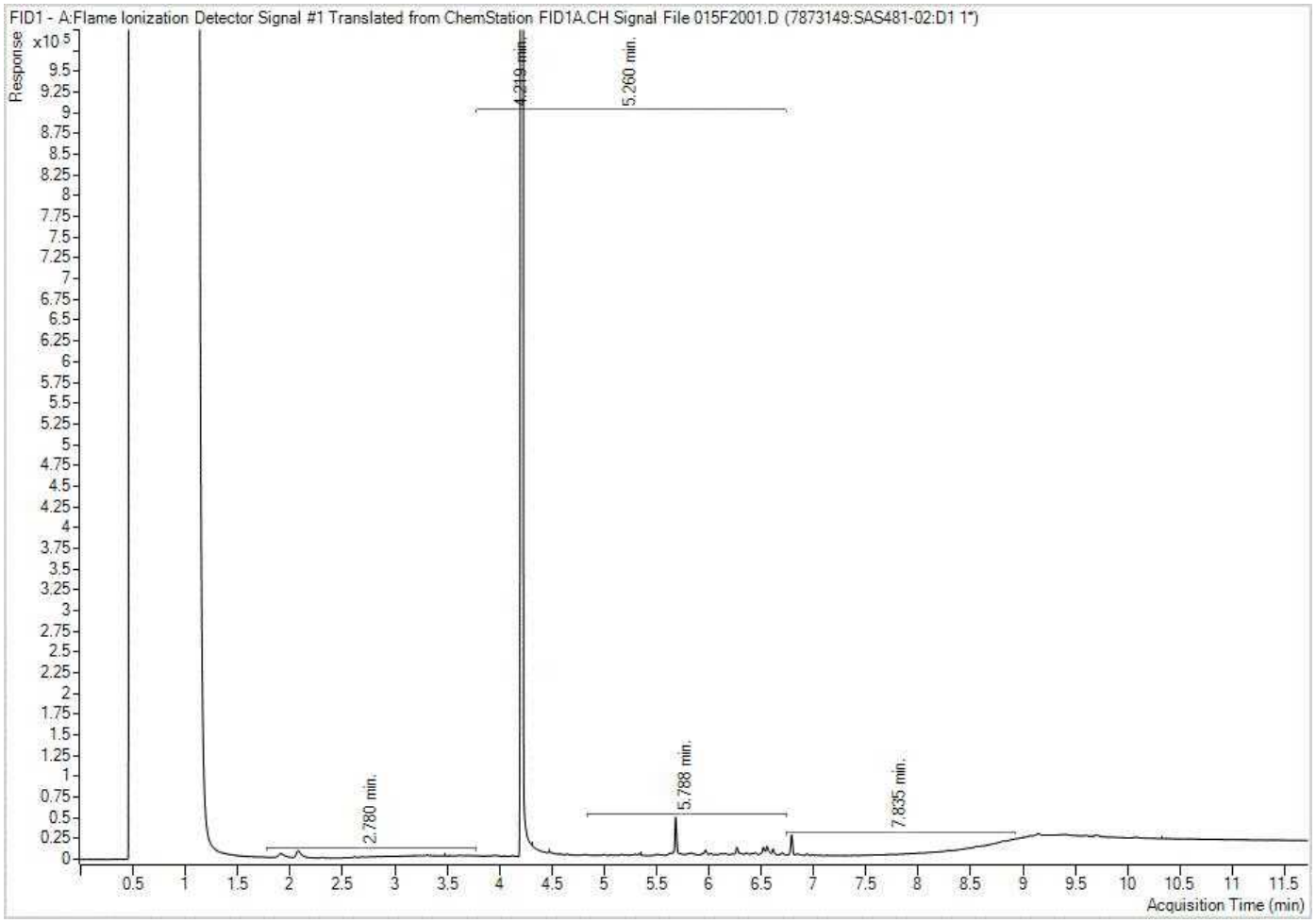


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C261639
Report Date: 2022/03/10
Bureau Veritas Sample: SAS481 Lab-Dup

Pinchin Ltd
Client Project #: 303828
Client ID: SS2-1

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

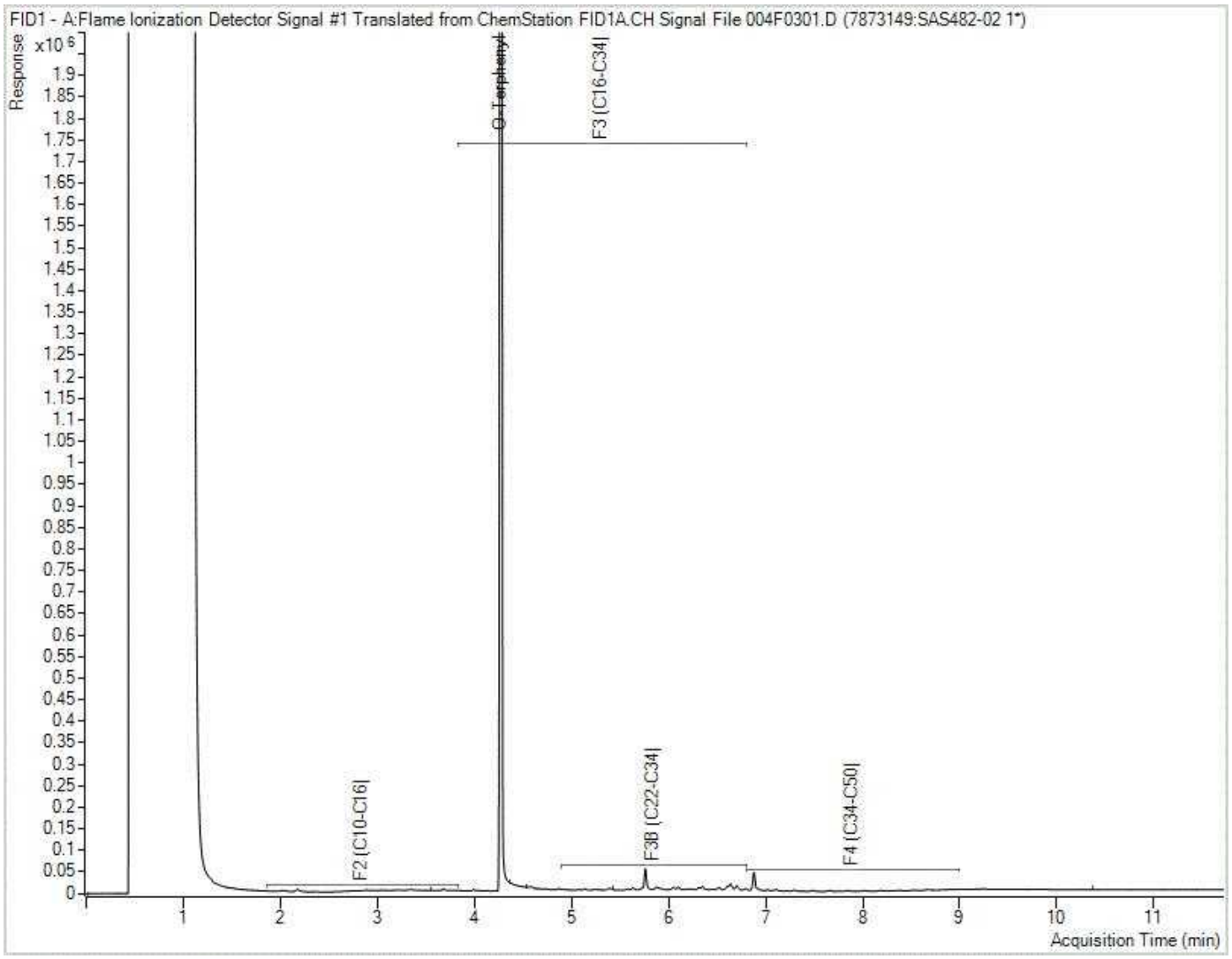


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C261639
Report Date: 2022/03/10
Bureau Veritas Sample: SAS482

Pinchin Ltd
Client Project #: 303828
Client ID: DUP1

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.