

Phase One Environmental Site Assessment Update



**6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario**

Prepared for:
**Neamsby Investments Inc.
c/o The Remington Group**

Prepared By:
GIP Construction Engineering Corp. (GCE)

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Project No: 30291.130

EXECUTIVE SUMMARY

On May 1, 2023, the Aecon Group entered into a sale agreement of a portion of their business with Green Infrastructure Partners Inc. (GIPI). As part of this agreement, Aecon Materials Engineering Corp. (AME – Materials Engineering) was sold to GIPI, and now operates under GIP Construction Engineering Corp. (GCE).

The site is located at 6605 Fifth Line, specifically Part of Lot 9, Concession 6, New Survey (Geographic Township of Trafalgar), in the Town of Milton, Ontario. The site, hereinafter referred to as being the 'Phase One Property' is situated on the east side of Fifth Line, approximately 650 m south of Derry Road.

The location of the Phase One Property is shown on the Phase Property Location Plan (Drawing No. 1 in Appendix A).

The Phase One Property is irregular in shape and consists of approximately 25 hectares (61.8 acres). The UTM Coordinates for the approximate centroid of the Phase One Property is zone 17T 595479 m E and 4820898 m N.

In general, the Phase One Property consists of a property mainly being used for agricultural purposes (to grow cash crops for animal feed). Portions of the southern section and the eastern section of the Phase One Property consists of wooded areas. A water course (a section of the 16 Mile Creek) traverses the wooded area at the eastern end of the Phase One Property. In addition, a gravel driveway and a cellular phone / communications tower (operated by Rogers) is present at the southcentral section of the Phase One Property.

The neighbouring properties consist of an underground main natural gas pipeline (covered by agricultural lands), the Trafalgar Golf & Country Club (a Golf Course) and a non-profit organization (the Radha Saomi Satsang Beas Campus) to the north, wooded areas (with a watercourse) followed by agricultural properties with residential components to the east, wooded areas (with a watercourse), agricultural properties with residential components, Fifth Line and institutional /

commercial properties to the south & an underground main natural gas pipeline (covered by agricultural lands) followed by agricultural and commercial properties to the west.

An industrial / employment development is proposed for the Phase One Property.

A previous Phase One Environmental Site Assessment and a Phase Two Environmental Site Assessment were conducted for the Phase One Property in 2021. A Record of Site Condition (RSC) was subsequently filed with the Ontario Ministry of the Environment, Conservation and Parks (MECP) in 2022.

Based on our review of pertinent records and our site visit, we have determined the following areas of potential environmental concern (APECs) which may affect the environmental condition of the soil, sediment, or groundwater at the Phase One Property, we recommend the following:

APEC 1: The agricultural areas of the Phase One Property – Regulated pesticides (PCA 40) may have been used at the agricultural areas of the Phase One Property.

Contaminants of Concern – Metals, antimony, arsenic, selenium, boron (hot water soluble), chromium (VI), mercury, electrical conductivity, sodium adsorption ratio, organochlorine pesticides, polychlorinated biphenyls, petroleum hydrocarbons (F1 to F4 fractions) and Benzene / Toluene / Ethylbenzene / Xylenes (BTEX).

APEC 2: The northwest and western neighbouring properties to the Phase One Property – Regulated pesticides (PCA 40) may have been used at the agricultural areas of the Phase One Property.

Contaminants of Concern – Metals, antimony, arsenic, selenium, boron (hot water soluble), chromium (VI), mercury, electrical conductivity, sodium adsorption ratio, organochlorine pesticides, polychlorinated biphenyls, petroleum hydrocarbons (F1 to F4 fractions) and Benzene / Toluene / Ethylbenzene / Xylenes (BTEX).

Please note that in order to address the PCAs and APECs noted above, a Phase Two Environmental Site Assessment, which consisted of the analysis of soil samples, was conducted by Aecon Materials Engineering (AME) in 2021. Based on the review of the results, the soil at the Phase One Property was deemed to be suitable for the proposed property use.

The purpose of this Phase One ESA Update is to update the environmental condition of the Phase One Property and to determine if there have been any changes which would be considered to have an adverse environmental effect on the condition of the Phase One Property since the publication of the previous environmental reports.

Based on our current site visit, we have not determined any changes / alterations to the Phase One Property and / or any other property situated within the Phase One Study Area, since the publication of our previous Phase One ESA, Phase Two ESA in 2021 and the filing of a RSC with the MECP in 2022.

Hence, although PCAs and APECs were identified as being at the Phase One Property, our previous chemical testing confirms that the environmental quality of soil at the Phase One Property are within the permissible site condition standards as set forth in the RSC filed for the Phase One Property.

Furthermore, we have not determined any changes / alterations to the Phase One Property since our last visit in 2021. Hence, further environmental investigation through an updated Phase Two ESA is not warranted at this time.

Based on the above, we are of the opinion that the Phase One Property is suitable for the proposed industrial / employment usage.

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1.0 INTRODUCTION

In accordance with your request, **GIP Construction Engineering Corp. (GCE)** has executed a Phase One Environmental Site Assessment Update ('Phase One ESA Update') for a site which is located at 6605 Fifth Line, specifically Part of Lot 9, Concession 6, New Survey (Geographic Township of Trafalgar), in the Town of Milton, Ontario. The site, hereinafter referred to as being the 'Phase One Property' is situated on the east side of Fifth Line, approximately 650 m south of Derry Road.

The location of the Phase One Property is shown on the Phase One Property Location Plan (Drawing No. 1 in Appendix A).

The Phase One Property and the other properties wholly or partially within 250 m from the boundaries of the Phase One Property are collectively referred to as the 'Phase One Study Area' in this report.

Previous environmental reports were conducted for the site by AME – Materials Engineering (Now GCE). The previous reports / RSC are listed below:

- 1) 'Phase One Environmental Site Assessment, Nixgar Property, PCL 6-12, SEC T6; PT LT 9, CON 6, TRAFALGAR NEW SURVEY, PARTS 5, 6, 7, 8 & 9 20R4963, EXCEPT PT 1, PL 20R10337; Town of Milton, Ontario (Reference No. 30291.130),' dated July 23, 2021.
- 2) 'Phase Two Environmental Site Assessment, Nixgar Property, PCL 6-12, SEC T6; PT LT 9, CON 6, TRAFALGAR NEW SURVEY, PARTS 5, 6, 7, 8 & 9 20R4963, EXCEPT PT 1, PL 20R10337; Town of Milton, Ontario (Reference No. 30291.130),' dated September 22, 2021.

In addition, Record of Site Condition Number 233976 was filed in the Environmental Site Registry on August 31, 2021.

The assessment was executed in order to determine the potential for contamination to be present at the Phase One Property which might pose a hazard to humans or the environment, or which may have a significant impact on the value of the property. This was achieved by performing a historical review of the past uses of properties within the Phase One Study Area, using readily available public records from the Provincial and Municipal governments.

In addition, this assessment was executed in order to determine if there have been any changes to the Phase One Property which would be considered to have an adverse environmental impact since the publication of our previous reports in 2021 and the acknowledgement date of the RSC in 2022. This document is to be used in support of the development application process with the applicable municipal governing authorities.

This Phase One Environmental Site Assessment Update (ESA) was prepared by **GCE** for Neamsby Investments Inc. (hereinafter referred to as being the 'client'). The procedures and protocol for this Phase One ESA Update are in accordance with Ontario Regulation 153/04 (as amended) made under the Environmental Protection Act, and the material in it reflects the best judgement of personnel with **GCE**, in light of the information available at the time of report preparation.

Conditions noted in this report are general in nature. This report presents the results of the investigation and the conclusions we have drawn regarding the possible impact of the conditions observed at the time of making the assessment.

1.1 Property Information

The Phase One Property is located on the east side of Fifth Line, approximately 650 m south of Derry Road, in the Town of Milton, Ontario.

The Phase One Property is irregular in shape and consists of approximately 25 hectares (61.8 acres). The UTM Coordinates for the approximate centroid of the Phase One Property is zone 17T 595479 m E and 4820898 m N. There are no buildings on the Phase One Property.

In general, the Phase One Property consists of a property mainly being used for agricultural purposes (to grow cash crops for animal feed). Portions of the southern section and the eastern section of the Phase One Property consists of wooded areas. A water course (a section of the 16 Mile Creek) traverses the wooded area at the east end of the Phase One Property. In addition, a gravel driveway and a cellular phone / communications tower (operated by Rogers) is present at the southcentral section of the Phase One Property.

For the purpose of this report, Fifth Line is considered to be oriented in a north to south direction and Derry Road is considered to be oriented in an east to west direction. The neighbouring properties consist of an underground main natural gas pipeline (covered by agricultural lands), the Trafalgar Golf & Country Club (a Golf Course) and a non-profit organization (the Radha Saomi Satsang Beas Campus) to the north, wooded areas (with a watercourse) followed by agricultural properties with residential components to the east, wooded areas (with a watercourse), agricultural properties with residential components, Fifth Line and institutional / commercial properties to the south & an underground main natural gas pipeline (covered by agricultural lands) followed by agricultural and commercial property lands to the west.

2.0 SCOPE OF INVESTIGATION

The assessment was executed to determine the potential for contamination to be present at the Phase One Property which may be detrimental to humans or the environment, or which may have a significant impact on the value of the Phase One Property. This was achieved by performing a historical review of the past uses of the Phase One Study Area using readily available public records from the Provincial and Municipal governments, aerial photographs, topographic maps, a historical atlas, and title searches.

A visual inspection of the Phase One Property was conducted on Thursday January 2, 2025, to identify any area of potential environmental concern pertaining to the Phase One Property.

An interview was conducted with a person knowledgeable of the Phase One Property.

This report is indicative of the conditions at the time of our review of records, interviews, and site visit. Conditions noted in this report are general in nature. This report presents the results of the

investigation and the conclusions we have drawn regarding potential environmental impact at the Phase One Property.

3.0 HISTORICAL RECORDS REVIEW

3.1 General

3.1.1 Study Area Determination

The following considerations were made by the Qualified Person 'QP' regarding the selection of the Phase One Study Area:

- * No property within a search area of 500 m from the boundaries of the Phase One Property has historically been used and/or is currently being used for industrial, automotive, or dry-cleaning purposes.
- * The Phase One Property is situated in an area which is generally considered to be rural.

Based on the relatively low risk of the above stated factors, the Phase One Study Area presented in this report will consist of the Phase One Property and any other property, partially or wholly, within 250m from the boundaries of the Phase One Property (as generally stipulated in O.Reg. 153/04).

3.1.2 First Developed Use

The historical atlas of Halton County (now the Regional Municipality of Halton) was searched. A census map from the year 1877, showing the Phase One Property, was obtained. According to the map, the Phase One Property was owned by Thomas Dent at that time.

The map indicates that the Phase One Property consists of a portion of a larger agricultural property. No structure or orchard was identified as being at the Phase One Property. A roadway was adjacent to the southwestern boundary of the Phase One Property. A water course was located at the central eastern portion of the Phase One Property.

The neighboring properties consisted mainly of agricultural properties with residential components to the north, east, south & west.

The location of the Phase One Property is presented on the Excerpt from the 1877 Historical Census Map of Halton County (Drawing No. 2 in Appendix A).

3.1.3 Fire Insurance Plans

No fire insurance plan was available for the Phase One Property.

3.1.4 Chain of Title

The Phase One Property is a portion of the property assigned Property Identifier Number (PIN) 24937-0060 (LT).

The chain of title indicates that the Phase One Property was generally transferred through private individuals and recently real estate and / or development corporations. The Phase One Property is currently owned by Neamsby Investments Inc. and a portion is leased to Rogers Communication Inc.

A table of past and current uses is presented in Appendix B.

3.1.5 Occupancy Directories

The Phase One Property is located within a predominately agricultural area, with residential components. In general, occupancy records were not maintained for agricultural areas. Hence, there are no occupancy records for the Phase One Property and the surrounding properties.

However, a property used as a golf course, is neighbouring to the north of the Phase One Property. Based on a general internet search, the Trafalgar Golf & Country Club has been situated at the property north of the Phase One Property since the year 1958. Prior to being a golf course, the property was used as a sod farm (Ruthven's Sod Farm).

3.1.6 Previous Environmental Reports / Record of Site Condition

AME – Aecon Materials Engineering (Now GCE) conducted the following previous environmental investigations for the Phase One Property:

- 1) Phase One Environmental Site Assessment, Nixgar Property, PCL 6-12, SEC T6; PT LT 9, CON 6, TRAFALGAR NEW SURVEY, PARTS 5, 6, 7, 8 & 9 20R4963, EXCEPT PT 1, PL 20R10337; Town of Milton, Ontario (Reference No. 30291.130),’ dated July 23, 2021.
- 2) ‘Phase Two Environmental Site Assessment, Nixgar Property, PCL 6-12, SEC T6; PT LT 9, CON 6, TRAFALGAR NEW SURVEY, PARTS 5, 6, 7, 8 & 9 20R4963, EXCEPT PT 1, PL 20R10337; Town of Milton, Ontario (Reference No. 30291.130),’ dated September 22, 2021.

In addition, Record of Site Condition Number 233976 was filed in the Environmental Site Registry on August 31, 2021.

The below sections summarize the above noted documents.

3.1.6.1 2021 Phase One Environmental Site Assessment (AME)

A Phase One Environmental Site Assessment (‘Phase One ESA’) was conducted for the Phase One Property in 2021. The Phase One ESA was titled ‘Phase One Environmental Site Assessment, Nixgar Property, PCL 6-12, SEC T6; PT LT 9, CON 6, TRAFALGAR NEW SURVEY, PARTS 5, 6, 7, 8 & 9 20R4963, EXCEPT PT 1, PL 20R10337; Town of Milton, Ontario (Reference No. 30291.130),’ dated July 23, 2021.

Based on the review of records, the site visit, interviews, and the previous reports, two (2) potential contaminating activities (PCAs) were identified:

PCA 1: Potential Application / Use of Pesticides at the agricultural sections of the Phase One Property.

The agricultural sections of the Phase One Property have been used for agricultural purposes since at least the 1800s. Hence, regulated pesticides may have been applied as part of the agricultural use. Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing and large-scale applications are listed as being PCA 40 in Column A of Table 2 in Schedule D of O.Reg. 153/04 (as amended).

PCA 2: Potential Application / Use of Pesticides at the properties to the north and west of the Phase One Property.

The properties to the north and west of the Phase One Property have been used for agricultural purposes since at least the 1800s. In addition, a property north of the Phase One Property is used as a Golf & Country Club. Hence, regulated pesticides may have been applied to these properties as part of the agricultural / golf course use. These pesticides may have been transported to the Phase One Property through precipitation runoff. Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing and large-scale applications are listed as being PCA 40 in Column A of Table 2 in Schedule D of O.Reg. 153/04 (as amended).

Consequently, based on the two (2) PCAs identified, the following two (2) Areas of Potential Environmental Concern (APEC) were determined at the Phase One Property:

APEC 1: The agricultural areas of the Phase One Property – Regulated pesticides (PCA 40) may have been used at the agricultural areas of the Phase One Property. Contaminants of Concern – Metals, antimony, arsenic, selenium, boron (hot water soluble), chromium (VI), mercury, electrical conductivity, sodium adsorption ratio, organochlorine pesticides, polychlorinated biphenyls, petroleum hydrocarbons (F1 to F4 fractions) and Benzene / Toluene / Ethylbenzene / Xylenes (BTEX).

APEC 2: The northwest and western neighbouring properties to the Phase One Property – Regulated pesticides (PCA 40) may have been used at the agricultural areas of the Phase One Property. Contaminants of Concern – Metals, antimony, arsenic, selenium, boron (hot water soluble), chromium (VI), mercury, electrical conductivity, sodium adsorption ratio,

organochlorine pesticides, polychlorinated biphenyls, petroleum hydrocarbons (F1 to F4 fractions) and Benzene / Toluene / Ethylbenzene / Xylenes (BTEX).

3.1.6.2 2021 Phase Two Environmental Site Assessment (AME)

A Phase Two Environmental Site Assessment ('Phase Two ESA') was conducted for the Phase One Property in 2021. The Phase Two ESA was titled "Phase Two Environmental Site Assessment, Nixgar Property, PCL 6-12, SEC T6; PT LT 9, CON 6, TRAFALGAR NEW SURVEY, PARTS 5, 6, 7, 8 & 9 20R4963, EXCEPT PT 1, PL 20R10337; Town of Milton, Ontario (Reference No. 30291.130),' dated September 22, 2021.

A total of ten (10) test pits were advanced, with two (2) samples retrieved from each test pit, from depths ranging from 0.0 – 0.5 mbgs. The samples were retrieved on August 19, 2021. In addition, two (2) duplicate samples were retrieved from the test pits. The samples were submitted for analysis of General Metals & Inorganics (M&I) – includes Metals, Arsenic / Antimony / Selenium, Cyanide, Chromium VI, Mercury, Boron (Hot Water Soluble), Electrical Conductivity, Sodium Adsorption Ratio and Low to High pH, Petroleum Hydrocarbons (PHCs, F1-F4 fractions), Benzene / Toluene / Ethylbenzene / Xylenes (BTEX) and / or Polychlorinated Biphenyls.

A low pH value was observed for one (1) sample, namely TP10-S2. Hence, additional sampling was conducted to determine the extent of the low pH.

On August 31, 2021, eight (8) test pits were advanced within the vicinity of TP10-S2. Four (4) of the samples were submitted for pH. Based on the review of the results the low pH is not considered to be a concern as per section 48(2) of O. Reg. 153/04 (as amended).

Hence, no further environmental investigation was warranted at that time.

3.1.6.3 2022 Record of Site Condition (MECP)

Based on the outcome of the previous environmental reports, an RSC was submitted to the MECP for the Phase One Property. The submission was accepted by the MECP and RSC Number 233976 was filed under the Environmental Site Registry on August 31, 2021. The filed RSC (RSC

Number 233976) states that the permissible minimum site condition standards for the soil at the Phase One Property are the Full Depth Background Site Condition Standards for Residential / Parkland / Institutional / Industrial / Commercial / Community Property Use.

Through acknowledgement of the RSC, the MECP acknowledged that the soil conditions at the Phase One Property satisfied the permissible site condition standards for the proposed development at that time.

3.2 Environmental Source Information

The following is a summary of the regulatory information searched as part of this Phase One ESA.

- The Waste Disposal Site Inventory was searched for any property at or within 250m of the boundaries of the Phase One Property that was an active or closed waste disposal facility. There is no record of any waste disposal site within the search criteria.
- The Municipal Coal Gasification Plant Sites database was searched for any property at or within 250 m from the boundaries of the Phase One Property. There is no record of any coal gasification plant within the search criteria.
- The Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars in Ontario (1991) was searched for any property at or within 250 m from the boundaries of the Phase One Property. There is no record of any industrial site producing and using coal tar and related tars within the search criteria.
- The National Pollutant Release Inventory (NPRI) was searched for any property at or within 250 m from the boundaries of the Phase One Property. There is no record of any property under the NPRI within the search criteria.
- The 2008 and 2013 Ontario Regulation 153/04 Waste Generators Databases were searched for any property at or within 250 m from the boundaries of the Phase One Property. There are records of two (2) properties being registered in the waste generators

databases. Ferraro & Son General Contracting, which is located approximately 140 m west of the Phase One Property, was registered as being a waste generator of 'Oil Skimmings & Sludges' during the years 1996 through 2001. This business is located upgradient to the Phase One Property. Hence, it is possible that potential contamination from this location will be transported to the Phase One Property through precipitation runoff and / or leaching. In addition, the Argyll Dental Clinic, which is located approximately 247.0 m east of the Phase One Property, is registered as being a waste generator of 'Pathological Wastes' during the years 2016, 2018 & 2019. This business is not located directly up-gradient to the Phase One Property. Furthermore, pathological wastes are biological in nature and are not considered to be a cause for environmental concern.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Aerial photographs provide a visual chronology of previous land uses and activities on the Phase One Property and on the adjacent properties over time. Aerial photographs dated 1954, 1978, 2005 & 2019 were reviewed in the previous Phase One ESA.

A summary of the previous aerial photograph review is presented in Table A.

Table A: Previous Aerial Photograph Review Summary

Year	Comments referring to Phase One Property	Comments referring to Neighbouring Properties
1954 & 1978	The majority of the Phase One Property was used for agricultural purposes. A wooded area is situated at the southern section of the Phase One Property.	The neighbouring properties to the north, east, south and west of the Phase One Property were being used mainly for agricultural purposes with residential components.
2005 & 2019	The majority of the Phase One Property was used mainly for agricultural purposes. Wooded areas are present at the east and south sections of the Phase One Property. A gravel roadway and a cell phone / communications tower are present at the southcentral section of the Phase One Property in the 2019 aerial photograph.	The neighbouring properties to the north, east, south and west of the Phase One Property were being used mainly for agricultural purposes with residential components. In addition, a golf course and community property are situated to the north of the Phase One Property

Additionally, a recent aerial photograph from 2025 was reviewed. No significant changes were noted at the Phase One Property and the neighbouring properties.

A copy of the 2025 aerial photograph is included in Appendix C.

3.3.2 Geology, Topography, Hydrology, Source Water Protection &

Natural Features

A review of the Surficial Geology of Southern Ontario Map issued by the Ontario Ministry of Natural Resources reveals that the surficial geology at the location of the Phase One Property mainly consists of Silt and Clay textured, with minor sand and gravel, Glaciolacustrine Deposits and Clay, Silt, Sand & Gravel Modern Alluvial Deposits. Glaciolacustrine deposits are derived from soils / sediments which are deposited into lakes from glaciers. Modern alluvial deposits are derived from soils / sediments which are deposited by modern watercourses. An excerpt from the Surficial Geology of Southern Ontario Map, showing the location of the Phase One Property, is included as Drawing No. 3 in Appendix A.

A review of the Bedrock Geology Sheet of Southern Ontario issued by the Ontario Ministry of Natural Resources reveals that the bedrock geology at the location of the Phase One Property consists of Shale, Limestone, Dolostone and Siltstone. An excerpt from the Bedrock Geology Sheet, showing the location of the Phase One Property, is included as Drawing No. 4 in Appendix A.

A review of a Topographic Map reveals that Phase One Property generally descends from the west to the east. Hence, the operations at the properties located west of the Phase One Property are most likely to affect the environmental condition of the Phase One Property through contaminant transfer by precipitation runoff and leaching. An excerpt of the Topographic Map, showing the location of the Phase One Property, is included as Drawing No. 5 in Appendix A.

A review of the Conservation Halton Watersheds Map reveals that the Phase One Property is located within the watershed designated as being the 16 Mile Creek Watershed. In general, the watercourses within the 16 Mile Creek Watershed flow in a north-westerly to south-easterly direction, towards Lake Ontario. The Conservation Halton Watersheds Map, showing the location of the Phase One Property, is included as Drawing No. 6 in Appendix A.

A review of a Source Water Protection Map issued by the Halton Region indicates that the Phase One Property and properties within 250 m from the boundaries of the Phase One Property, are not located within a source water protection area. An excerpt of the Source Water Protection Map, showing the location of the Phase One Property, is included as Drawing No. 7 in Appendix A.

3.3.3 Fill Material

Fill may be recognized by unusual surface formations or unnatural topography. Fill material from construction or demolition activities often differs in colour, texture, and drainage properties than the native soils, and may include such things as construction debris, municipal solid waste, or industrial waste products such as slag, cinders, or ash.

It was noted that there was fill material noted in the borehole logs in the Geotechnical Report. Based on the review of the borehole logs, it appears that material deemed as being fill represents reworked native soil material, since the soil type of the fill material and the native material is the same and consistent throughout the Phase One Property (reworked native soil material being material that was disturbed due to tilling in association with the agricultural use of the Phase One Property).

3.3.4 Water Bodies and Areas of Natural Significance Interest (ANSI)

Based on the review of the maps, a section of the 16 Mile Creek traverses the eastern end of Phase One Property.

3.3.5 Water Well Records

A search of the MECP water well records database website was conducted on January 13, 2025. The review of the well records indicates that there is no record of any well located at the Phase One Property.

3.4 Site Operating Records

The Phase One Property and the other properties within the Phase One Study Area were mainly used for agricultural purposes with residential components. Hence, it is not expected that records will be available.

A general internet search for the Phase One Property and other properties within 250 m from the boundaries of the Phase One Property was conducted on January 13, 2025. Based on our search there are no site operating records pertaining to the Phase One Property.

4.0 INTERVIEW

Justyn Giannou, a representative with Remington Group Inc. was interviewed about the Phase One Property. The following are the results of the interview:

- The Phase One Property is used to grow cash crops to be used for livestock feed.
- No fill material has been imported to the Phase One Property.
- The interviewee has no knowledge of any spill / leak, illegal dumping, standing orders, etc. which would have an adversely negative affect on the Phase One Property.
- The environmental condition of the Phase One Property has not changed since the publication of our previous reports or the filing of the RSC for the Phase One Property.

Based on the interview, no item of significant environmental concern was determined.

5.0 SITE RECONNAISSANCE

5.1 General

The Phase One Property was inspected by Amos Mensah on January 2, 2025, between 11:15 am and 12:15 pm. The purpose of the site inspection is to perform a general visual review of the Phase One Study Area and to identify any area of potential environmental concern pertaining to the Phase One Property. The Phase One Property was also inspected for any source of hazardous material.

At the time of the site visit, the temperature was approximately 0 Degrees Celsius and the sky was cloudy.

5.2 Site Description

In general, the Phase One Property consists of a property mainly being used for agricultural purposes (to grow cash crops for animal feed). Portions of the southern section and the eastern section of the Phase One Property consists of wooded areas. A water course (a section of the 16 Mile Creek) traverses the wooded area at the east end of the Phase One Property. In addition, a gravel driveway and a cellular phone / communications tower (operated by Rogers) is present at the southcentral section of the Phase One Property.

5.2.1 Site Photographs:

Photographs depicting our site visit are presented below:



Photograph 1: Looking east along the gravel driveway at the western portion of the Phase One Property



Photograph 2: Looking east at the eastern / southern portion of the Phase One Property and the cellular phone / communications tower



Photograph 3: Looking south at the southern portion of the Phase One Property



Photograph 4: Looking east at the eastern portion of the Phase One Property



Photograph 5: Looking east at the eastern portion of the Phase One Property



Photograph 6: Looking east at the southern central portion of the Phase One Property



Photograph 7: Looking east at the northern central portion of the Phase One Property



Photograph 8: Looking north at the western portion of the Phase One Property

5.2.2 Neighbouring Photographs:

The neighbouring properties consist of an underground main natural gas pipeline (covered by agricultural lands), the Trafalgar Golf & Country Club (a Golf Course) and a non-profit organization (the Radha Saomi Satsang Beas Campus) to the north, wooded areas (with a watercourse) followed by agricultural properties with residential components to the east, wooded areas (with a watercourse), agricultural properties with residential components, Fifth Line and institutional / commercial properties to the south & an underground main natural gas pipeline (covered by agricultural lands) followed by agricultural and commercial property lands to the west.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE

6605 Fifth Line
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Photographs depicting the neighbouring properties are presented below:



Photograph 1: Looking north at the neighboring properties north of the Phase One Property



Photograph 2: Looking west at the property east of the Phase One Property



Photograph 3: Looking south from the wooded lot south of the Phase Two Property



Photograph 4: Looking west at the property west of the Phase One Property

5.3 Specific Observations

5.3.1 On-Site Buildings

No building is located at the Phase One Property.

5.3.2 Aboveground and Underground Storage Tanks

No aboveground storage tank (AST) or underground storage tank (UST) was noted at the Phase One Property,

5.3.3 Chemical Storage and Handling

No chemicals / chemical containers were observed at the Phase One Property.

5.3.4 Solid (Non-Hazardous) and Liquid Waste

The Phase One Property is currently vacant. Hence, waste in the form of mixed refuse, recyclables or sewage is not generated at the Phase One Property.

Based on our site visit, no environmentally adverse waste materials were stored on the Phase One Property.

5.3.5 Hazardous Waste/Registerable Waste

The Phase One Property is not listed as being a registered waste generator.

5.3.6 Spills, Releases and Emergency Response

There was no evidence of any odour emitted, spill, stain or stressed vegetation at the Phase One Property during the time of the investigation.

Furthermore, based on our interview and review of the pertinent information, there is no record of any previous spill at the Phase One Property.

5.3.7 Air Emissions

Air emission sources that could potentially affect the environmental quality of the Phase One Property were not observed at the time of the investigation.

5.3.8 Water, Wastewater and Storm Water

Based on our research, there are no wells at the Phase One property in the MECP Water Well database.

There are no structures at the Phase One Property. Furthermore, based on our review of the historical aerial photographs, there is no evidence of a structure being at the Phase One Property.

Hence, it is not expected that there are any septic / wastewater systems present at the Phase One Property.

5.3.9 Polychlorinated Biphenyl (PCB)-Containing Equipment

PCBs were often used in heating and cooling systems, thermostats and fluorescent lights prior to 1980s.

There are no structures at the Phase One Property. Hence, these items are not situated at the Phase One Property.

5.3.10 Lead

Lead was often used in interior and exterior paints, plumbing, weather stripping and plumbing solder prior to the 1970s.

There is no structure, nor is there any debris at the Phase One Property that would contain Lead containing materials.

5.3.11 Urea Formaldehyde Foam Insulation (UFFI)

UFFI was used as insulation in Canada until 1980. UFFI, being a spray foam, was often used in areas where it was impracticable to use conventional insulations. UFFI was banned in Canada because it releases formaldehyde gas into the atmosphere, which can become detrimental to human health.

There is no structure, nor is there any debris at the Phase One Property that would contain UFFI containing materials.

5.3.12 Ozone-Depleting Substances (ODSs)

ODSs were often used in refrigerator units and were banned from use in 1998.

There is no structure, nor is there any equipment / debris at the Phase One Property that would contain ODSs.

5.3.13 Radon

Based on the overburden and bedrock materials underlying the Phase One Study Area, it is unlikely that radon gas emissions would be a concern on the property.

5.3.14 Pesticides and Herbicides

Based on our review of records and our site visit, portions of the Phase One Property have historically been used and are currently being used for agricultural purposes. Please note that regulated pesticides have not been in use since the 1970s. Hence, we are of the opinion that regulated pesticides have not been applied to the Phase One Property since our previous investigations in 2021 / 2022. Furthermore, the results of the topsoil / underlying native soils samples retrieved as part of our previous Phase Two ESA, revealed that the presence of Organochlorine Pesticides was

within the proposed property use standards. Hence, we do not consider pesticides / herbicides to be an environmental concern.

5.3.15 Odour / Noise

The air at the Phase One Property is devoid of any odour that would suggest the presence of any environmentally significant contamination at the Phase One Study Area.

There is no source of noise, other than the ambient noise from the light traffic on Fifth Line. Hence, we do not consider there to be an issue with noise at the Phase One Property.

5.3.16 Building Heating Systems

There is no structure at the Phase One Property. Hence, there is no building heating system.

5.3.17 Unidentified Substances

No unidentified substance / substance container was observed at the Phase One Property.

5.3.18 Demolished Buildings

There is no evidence of any demolished buildings at the Phase One Property.

5.3.19 Utilities

Based on our site visit, there is no evidence of underground Utilities being at the Phase One Property.

5.4 Enhanced Investigation Property

The Phase One Property is not considered an enhanced investigation property as it has never been used for automotive purposes (including garages, gas stations, etc.), for industrial purposes, or for the operation of dry-cleaning equipment.

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Uses

The Phase One Property is located on the east side of Fifth Line, approximately 650 m south of Derry Road, in the Town of Milton, Ontario.

The Phase One Property is irregular in shape and consists of approximately 25 hectares (61.8 acres). The UTM Coordinates for the approximate centroid of the Phase One Property is zone 17T 595479 m E and 4820898 m N.

In general, the Phase One Property consists of a property mainly being used for agricultural purposes (to grow cash crops for animal feed). Portions of the southern section and the eastern section of the Phase One Property consists of wooded areas. A water course (a section of the 16 Mile Creek) traverses the wooded area at the east end of the Phase One Property. In addition, a gravel driveway and a cellular phone / communications tower (operated by Rogers) is present at the southcentral section of the Phase One Property.

The neighbouring properties consist of an underground main natural gas pipeline (covered by agricultural lands), the Trafalgar Golf & Country Club (a Golf Course) and a non-profit organization (the Radha Saomi Satsang Beas Campus) to the north, wooded areas (with a watercourse) followed by agricultural properties with residential components to the east, wooded areas (with a watercourse), agricultural properties with residential components, Fifth Line and institutional / commercial properties to the south & an underground main natural gas pipeline (covered by agricultural lands) followed by agricultural and commercial property lands to the west.

It is our understanding that an industrial / employment development is proposed for the Phase One Property.

6.2 Potentially Contaminating Activities

Please note that we are mandated under the requirements of Ontario Regulation 153/04 (as amended) to disclose all potentially contaminating activities (PCAs) noted during the records

review process for a Phase One ESA. Hence, we have listed the same PCAs as identified in our original Phase One ESA.

However, these activities would have occurred prior to our original Phase One ESA, Phase Two ESA (conducted in 2021) and prior to the filing of the RSC (filed in 2022). Since, the Phase One Property was deemed to be suitable for the proposed property use as based on the previous investigations, which included the testing of the soil at the Phase One Property, and no significant changes have been made to the Phase One Property or other properties within the Phase One Study Area since our previous investigations which would warrant cause for environmental concern, we do not consider the following PCAs to be a concern pertaining to the condition of the Phase One Property. The PCAs are summarized / listed for reference purposes only.

PCA 1: Potential Application / Use of Pesticides at the agricultural sections of the Phase One Property.

The agricultural sections of the Phase One Property have been used for agricultural purposes since at least the 1800s. Hence, regulated pesticides may have been applied as part of the agricultural use. Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing and large-scale applications are listed as being PCA 40 in Column A of Table 2 in Schedule D of O.Reg. 153/04 (as amended).

PCA 2: Potential Application / Use of Pesticides at the properties to the north and west of the Phase One Property.

The properties to the north and west of the Phase One Property have been used for agricultural purposes since at least the 1800s. In addition, a property north of the Phase One Property is used as a Golf & Country Club. Hence, regulated pesticides may have been applied to these properties as part of the agricultural / golf course use. These pesticides may have been transported to the Phase One Property through precipitation runoff. Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing and large-scale applications are listed as being PCA 40 in Column A of Table 2 in Schedule D of O.Reg. 153/04 (as amended).

6.3 Areas of Potential Environmental Concern

We are also mandated to disclose all areas of potential environmental concern (APEC) associated with the Phase One Property that may have occurred as a direct result of the above noted PCAs. However, sufficient soil analysis was conducted at the Phase One Property in association with our previous Phase Two ESA, to discount these APECs as being environmental concerns pertaining to the Phase One Property at this time.

For reference purposes only, the identified APECs are presented in Table B below.

Table B: APECs

Area of Potential Environmental Concern	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Concern (COCs)	Media Potentially Impacted (Ground water, soil and / or sediment)
APEC 1	The agricultural sections of the Phase One Property	PCA No. 40: Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing and large-scale applications	On-site	Metals, antimony, arsenic, selenium, boron (hot water soluble), chromium (VI), mercury, high or low pH, organochlorine pesticides, polychlorinated biphenyls, petroleum hydrocarbons (F1 to F4 fractions) and benzene/toluene/ethylbenzene/xylenes	Soil
APEC 2	The northern and western sections of the Phase One Property	PCA No. 40: Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing and large-scale applications	Off-site	Metals, antimony, arsenic, selenium, boron (hot water soluble), chromium (VI), mercury, high or low pH, organochlorine pesticides, polychlorinated biphenyls, petroleum hydrocarbons (F1 to F4 fractions) and benzene/toluene/ethylbenzene/xylenes	Soil

6.4 Conceptual Site Model

With respect to the Phase One ESA Update Conceptual Site Model (Phase One CSM), the following key site features are outlined (as required by O. Reg. 153/04):

- Any existing building or structure;
- Water bodies and areas of natural significance located in Phase One Study Area;

- Wells on Phase One Property;
- Roads (including names) within Phase One Property;
- Property uses adjacent to the Phase One Property;
- Location of identified potentially contaminating activities (“PCAs”) in the Phase One Study Area (including any storage tanks); and,
- Location of identified areas of potential environmental concern (“APECs”) on the Phase One Property.

The following describes the Phase One CSM for the Site based on the information obtained and reviewed, as part of the Phase One ESA Update of the Site.

- The majority of the Phase One Property is used for agricultural purposes. Portions of the southern section and the eastern section of the Phase One Property consists of wooded areas. In addition, a cellular phone / communications tower (operated by Rogers) is present at the central section of the Phase One Property.
- There are no structures at the Phase One Property
- The Phase One Property is located within the 16 Mile Creek watershed. A section of the 16 Mile Creek traverses the wooded area at the eastern end of the Phase One Property.
- Based on the well records, there is no record of any well being at the Phase One Property.
- No property within the vicinity of the Phase One Property is used for automotive / industrial / gas station / dry-cleaning purposes.

- Based on a review of the available geological data, the native subsoil at the Phase One Study Area predominately consists of silt and clay.
- Based on a review of the aerial photographs, the site visit and the interview, fill material has not been deposited at the Phase One Property. However, a previous geotechnical report indicated that fill material was present at the Phase One Property. Upon further research, we have determined that the fill material noted in the geotechnical report is not fill, rather it represents reworked native material (likely reworked through tilling of the agricultural fields at the Phase One Property).
- The inferred bedrock depth elevation in the Phase One Study Area is expected to be in excess of 2.0 mbgs (Open file map number 196, Bedrock Topography of Markham Area, 1:50,000, Ministry of Northern Development and Mines, 1992). In addition, as per the review of the previous geotechnical investigation, bedrock was not encountered at depths less than 2.0 mbgs. As per Ontario Geological Survey, the bedrock in the Study Area generally consists of shale, limestone, dolostone and siltstone.
- It is anticipated that groundwater will flow in an easterly direction, generally following the topography of the Phase One Study Area.

There were no material deviations to the Phase One ESA Update requirements set out in O. Reg. 153/04 (as amended) that in the opinion of the Qualified Person ("QP") would cause uncertainty or absence of information that would affect the validity of the findings of this assessment.

A Phase One Conceptual Site Model Plan is included as Drawing No. 8 in Appendix A.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Based on our review of pertinent records and our site visit, we have determined the following areas of potential environmental concern (APECs) which may affect the environmental quality of the soil at the Phase One Property, we recommend the following:

APEC 1: We recommend that shallow test pits be advanced within the APEC 1 area (the agricultural sections of the Phase One Property) in order to assess the environmental condition of the topsoil and underlying reworked native material for potential impact from the application of regulated pesticides at the northern section of the Phase One Property.

APEC 2: We recommend that shallow test pits be advanced within the APEC 2 area (the northern and western sections of the Phase One Property) in order to assess the environmental condition of the topsoil and underlying reworked native material for potential impact from the application of regulated pesticides at properties to the north and west of the Phase One Property.

Please note that in order to address the PCAs and APECs noted above, a Phase Two Environmental Site Assessment, which consisted of the analysis of soil samples, was conducted by AME in 2021. Based on the review of the results, the soil at the Phase One Property was deemed to be suitable for the proposed property use.

Based on our current site visit, we have not determined any changes / alterations to the Phase One Property and / or any other property situated within the Phase One Study Area, since the publication of our previous Phase One ESA and Phase Two ESA in 2021 and the filing of a RSC with the MECP in 2022.

Hence, although PCAs and APECs were identified as being at the Phase One Property, our previous chemical testing confirms that the environmental quality of the soil at the Phase One Property is within the permissible site condition standards as set forth in the RSC filed for the Phase One Property.

Furthermore, we have not determined any changes / alterations to the Phase One Property since our last visit in 2021. Hence, further environmental investigation through an updated Phase Two ESA is not warranted at this time.

Note: Any well that was installed or found during construction, and does not remain in-use, must be decommissioned accordingly as per O. Reg. 903.

8.0 QUALIFICATIONS OF ASSESSORS

The review and evaluation of the historical information for this assessment was carried out by Mr. Amos Mensah, B.Eng., Mr. Anthony Upper, B.Sc., G.I.T. and Mr. Sebastian Nicholas, M.S., P.Eng. The site visit was conducted by Mr. Mensah on January 4, 2025. This assessment was carried out under the supervision of Mr. Sebastian Nicholas. The findings of the investigation are complete and accurate and are included in the report.

Sebastian Nicholas is a Senior Engineer with GCE. Sebastian has completed numerous environmental due diligence assessments, Phase One and Two Environmental Site Assessments. Sebastian has over twenty (20) years of experience working with public and private sector organizations. Sebastian obtained a Master of Science (M.S.) degree in Earth Sciences at South Dakota School of Mines and Technology and is a Registered Professional Engineer with the Association of Professional Engineers of Ontario. He is also registered with the Ministry of the Environment as a Qualified Person (QP) with respect to the completion of Records of Site Condition based on Phase One & Two Environmental Site Assessments, as per the amended Ontario Regulation 153/04.

Anthony Upper is a Project Manager with GCE. Anthony has completed numerous environmental projects including Phase One and Two Environmental Site Assessments and remediation projects. Anthony has over ten (10) years of experience working in private sector organizations. Anthony obtained a Bachelor of Sciences (B.Sc.) in Earth Sciences and Physical Geography at Brock University and a Diploma of Environmental Protection Technology at Centennial College.

Amos Mensah is an Environmental Technologist with GCE. Amos has worked on various projects related to Environmental Site Assessments (Phase One and Phase Two) for over three (3) years. Amos has obtained Bachelor of Civil Engineering (B.Eng.) from Toronto Metropolitan University (TMU).

GCE is a specialty firm involved in environmental, geotechnical and materials testing. The Caledon office of GCE provides a full range of environmental services.

10.0 REFERENCES

Miles & Co., Illustrated Historical Atlas of the Halton County, 1877

Northern Development and Mines, Surficial Geology of Southern Ontario, October 10, 2012

Ontario Geological Survey, Bedrock geology of Ontario, southern sheet; Ontario Geological Survey, Map 2544, scale 1: 1 000 000, 1991

Regional Municipality of Halton, 2014 Topographic Map, Queens Printer for Ontario 2020

Conservation Halton, Conservation Halton Watersheds Map and Source Water Protection Map, 2017

Regional Municipality of Halton, Natural Features Map, Queens Printer for Ontario 2017

University of Toronto Archives, 1954 Aerial Photograph

Regional Municipality of Halton, 1934, 1961, 1969, 1979, 1988, 1995, 2005, 2016 & 2019 Aerial Photographs, Queens Printer for Ontario 2019

Ministry of the Environment, Ontario Regulation 153/04 Record of Site Condition as amended by Ontario Regulation 511/09, 29 December 2009.

Ministry of Environment, Ontario Regulation 490/09, Occupational Health and Safety Act, Designated Substances, 1 July 2010.

Ministry of Environment, Ontario Regulation 278/05, Asbestos on Construction Projects and in Buildings and Repair operations, Occupational Health and Safety Act, 2005.

Ministry of Environment, Ontario Regulation 903/1990, Ontario Water Resources Act, 1990.

Ministry of the Environment, Waste Disposal Sites Inventory, June 1991

Ministry of the Environment, Hazardous Wastes Inventory Site, 2017

Government of Canada, National Pollutant Release Inventory, 2017

Government of Canada, National Inventory of PCBs In-use and PCB Waste Storage Sites in Ontario, 2017

11.0 CLOSURE

We trust that we have detailed our findings clearly and that we have satisfactorily addressed the scope of work you require at this time. In the event you wish us to review our findings with you, or require our services further in this regard, please do not hesitate to contact our office.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE

6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario

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The General Considerations and Limitations pertaining to the entirety of this report are included in Appendix D.

Yours truly,

GIP Construction Engineering Corp. (GCE)



Anthony Upper, B.Sc., G.I.T.
Project Manager



Sebastian Nicholas, P.Eng., M.S.
Senior Engineer



Amos Mensah, B.Eng.,
Environmental Technologist

APPENDIX A:

Drawings (Drawing Nos. 1 – 8)

Phase One Environmental Site Assessment

6605 Fifth Line

Part of Lot 9, Concession 6, New Survey

(Geographic Township of Trafalgar)

Town of Milton, Ontario



Phase Property

Phase One Study Area

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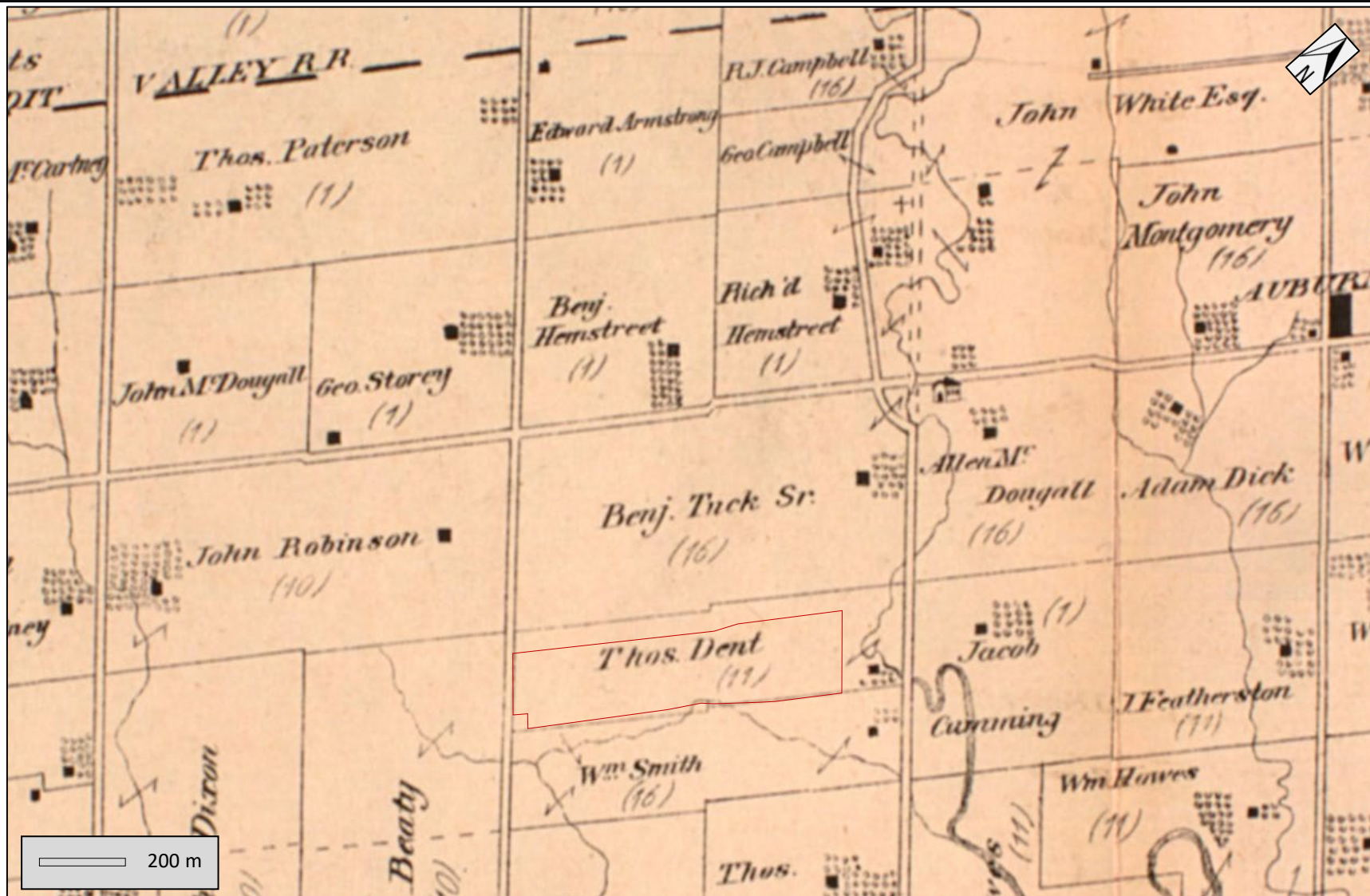
10 Perdue Court Unit 2 & 3,
Caledon, Ontario L7C 3M6

Tel: (905) 840 5914
Fax: (905) 840 7859


Phase One Property Location Plan

6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario

Project Nos.:	30291.130
Scale:	Refer to Plan
Date:	January 2, 2025
Appendix A	Drawing No. 1



LEGEND



Phase One Property Location

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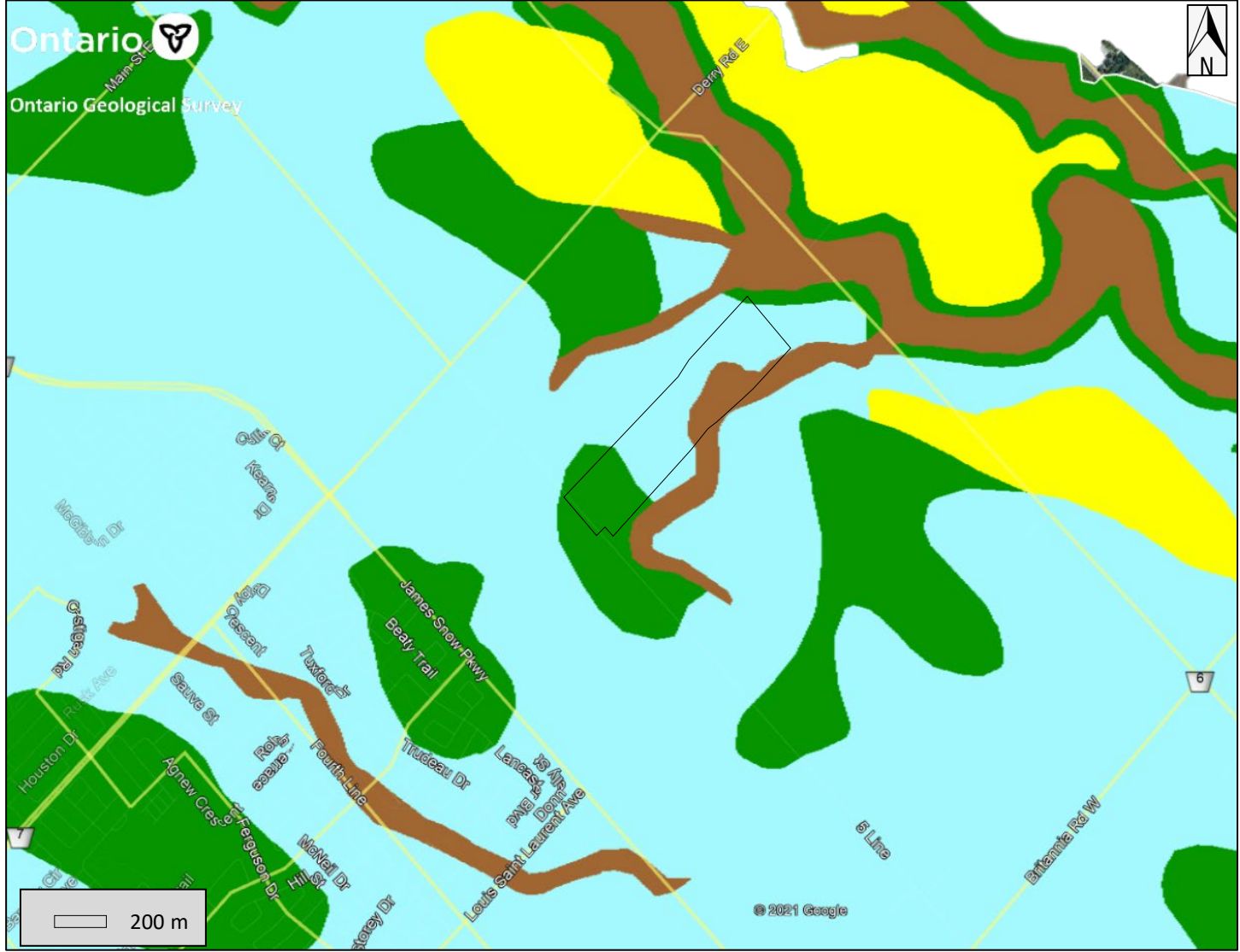
10 Perdue Court Unit 2 & 3,
Caledon, Ontario L7C 3M6

Tel: (905) 840 5914
Fax: (905) 840 7859

Excerpt from the 1877 Historical Census Map of Halton County

6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario

Project Nos.:	30291.130
Scale:	Refer to Plan
Date:	January 2, 2025
Appendix A	Drawing No. 2



Phase One Property Location

Glaciolacustrine Till – Clay to Silt Textured

Glaciolacustrine Till – Silt and Clay Textured, with minor Sand and Gravel

Modern Alluvial Deposits – Clay, Silt, Sand & Gravel

Glaciolacustrine Till – Sand and Gravel Textured, with minor Silt and Clay

LEGEND

GCE

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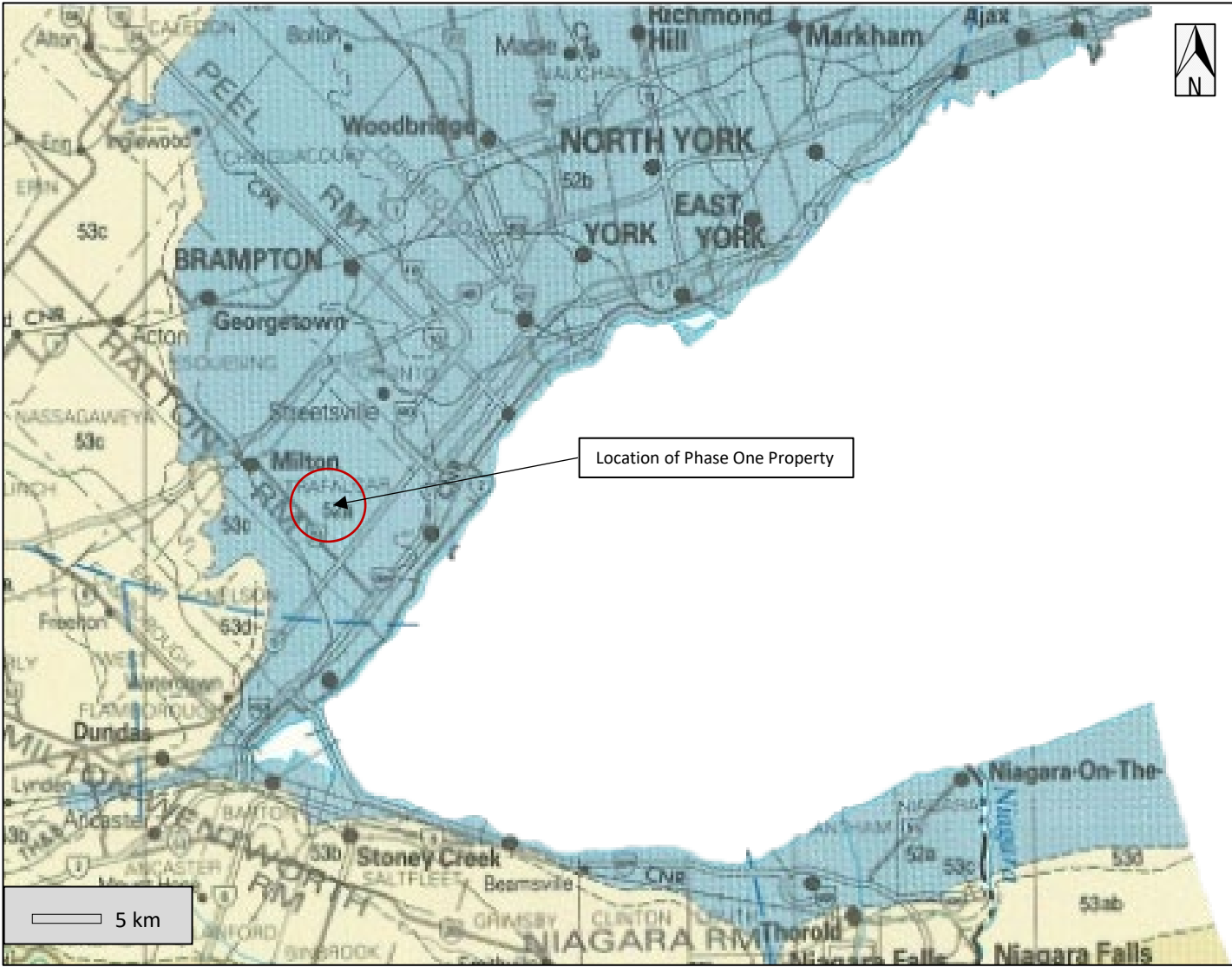
10 Perdue Court Unit 2 & 3,
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Excerpt from the Surficial Geology of Southern Ontario Map

6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario

Project Nos.:	30291.130
Scale:	Refer to Plan
Date:	January 2, 2025
Appendix A	Drawing No. 3



LEGEND

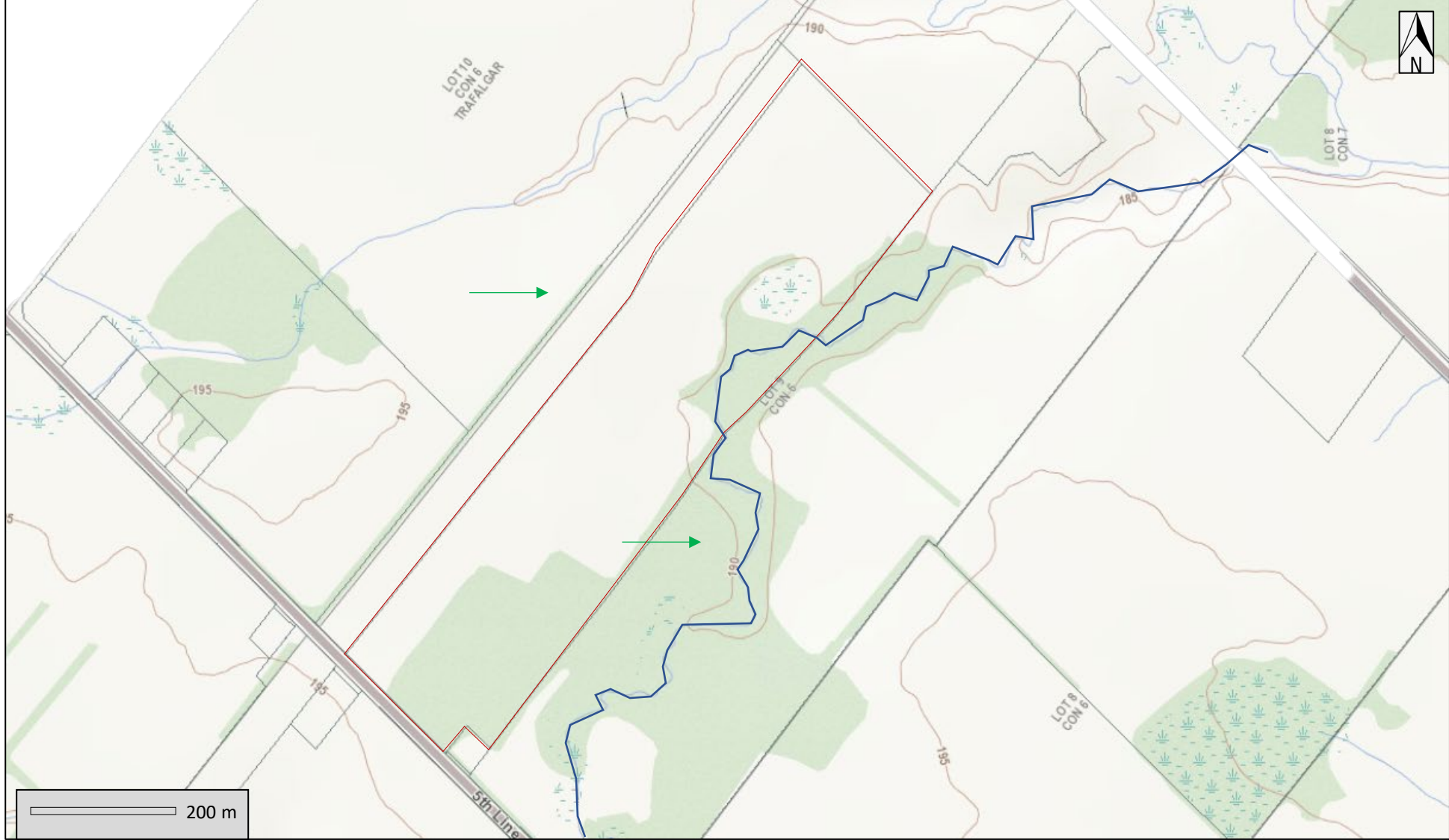
- Shale, Limestone, Dolostone & Siltstone
- Sandstone, Dolostone, Shale & Siltstone

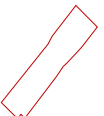
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Excerpt from the Bedrock Geology Map


6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario

Project Nos.:	30291.130
Scale:	Refer to Plan
Date:	January 2, 2025
Appendix A	Drawing No. 4





Phase One Property



Topographic Gradient

LEGEND

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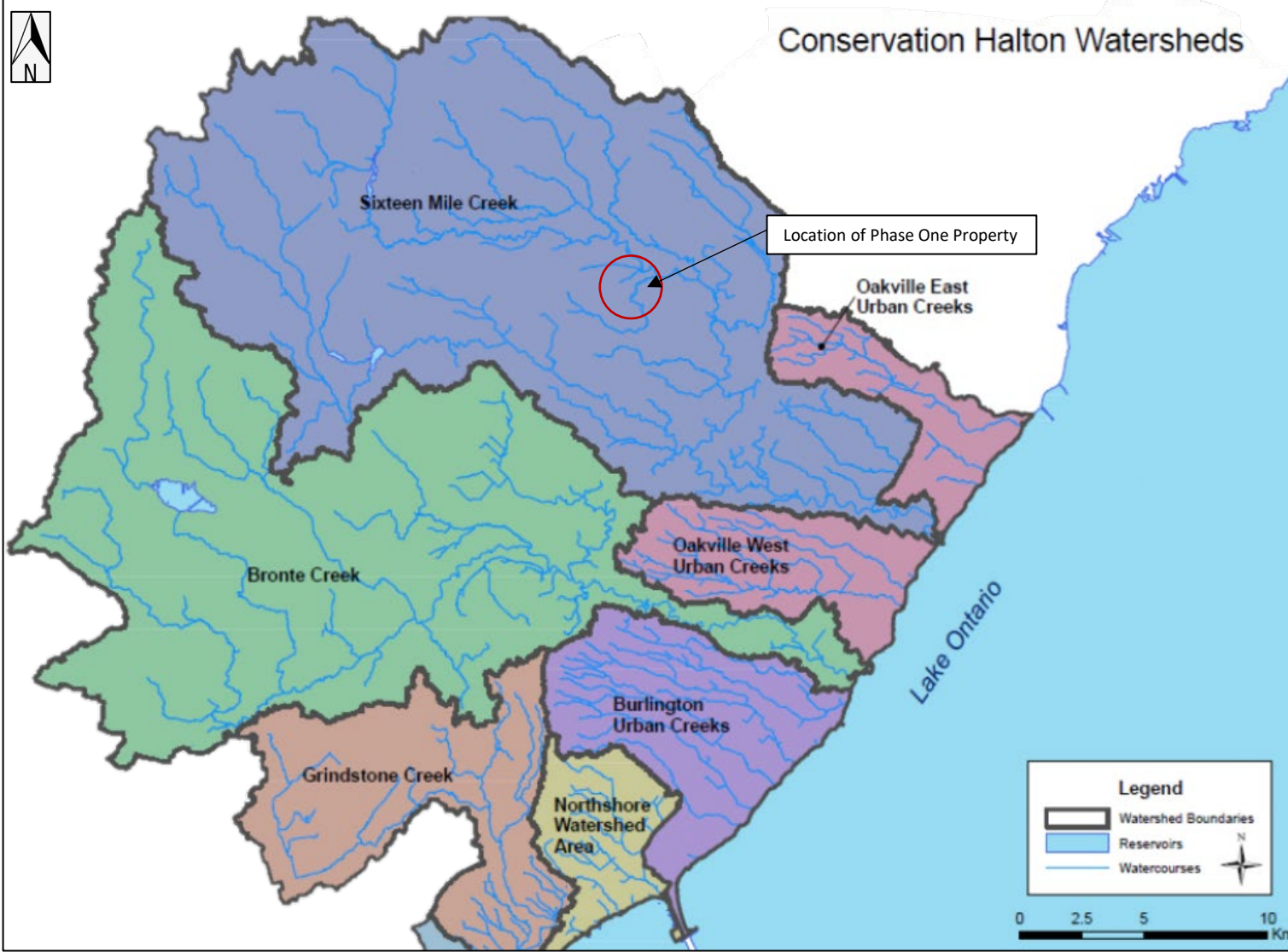
10 Perdue Court Unit 2 & 3,
Caledon, Ontario L7C 3M6

Tel: (905) 840 5914
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Excerpt from Topographic Map

6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
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Town of Milton, Ontario

Project Nos.:	30291.130
Scale:	Refer to Plan
Date:	January 2, 2025
Appendix A	Drawing No. 5

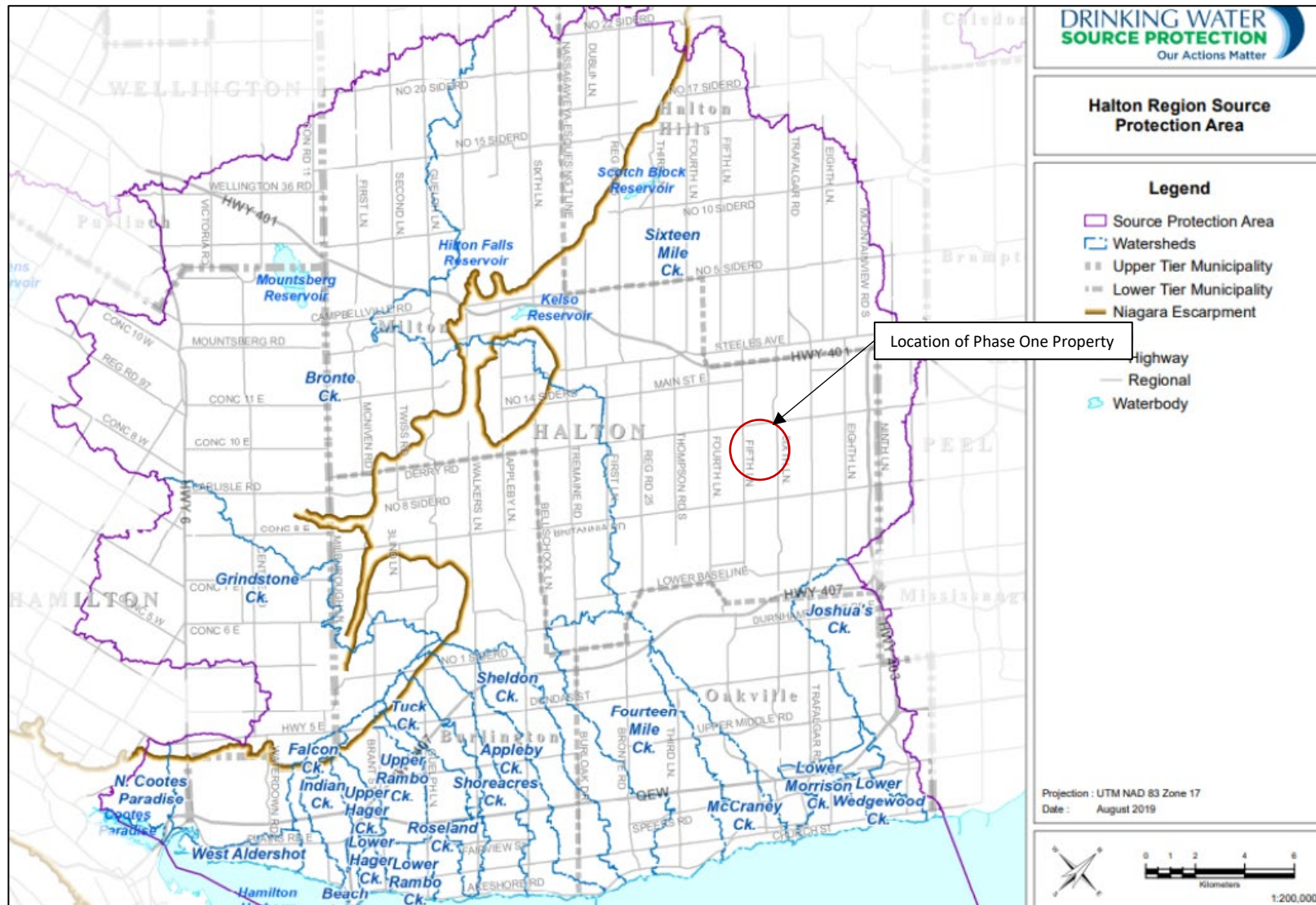


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Conservation Halton Watershed Map

6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario

Project Nos.:	30291.130
Scale:	Refer to Plan
Date:	January 2, 2025
Appendix A	Drawing No. 6



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Excerpt from Source Water Protection Map

6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario

Project Nos.:

30291.130

Scale:

Refer to Plan

Date:

January 2, 2025

Appendix A

Drawing No. 7

Phase Property

Phase One Study Area

Watercourse

Location of Well Record

Topographic Gradient

Cell Phone / Communications Tower (Rogers)

Main Natural Gas Pipeline

PCAs

40

Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing and large-scale applications

400 m

Note: Our previous Phase Two ESA, conducted in 2021, revealed that the PCAs and subsequent APECs did not have a significant environmental affect on the soil conditions at the Phase One Property. Furthermore, since no additional environmental concerns were noted through the conduct of this Phase One ESA Update, we are of the opinion that the Phase One Property remains to be suitable for its proposed use.

The map shows an aerial view of the Phase One property, outlined in red. The Phase One Study Area is outlined in light blue. A yellow line represents the Main Natural Gas Pipeline. A green arrow indicates the Topographic Gradient. A black circle with a dot represents the Location of Well Record. A black circle represents the Cell Phone / Communications Tower (Rogers). A blue line represents the Watercourse. The map includes labels for Derry Rd W, 5th Line, 6th Line, Trafalgar Golf & Country Club, and Royal Ontario Golf Club. A scale bar indicates 400 m.

Area of Potential Environmental Concern	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Concern (COCs)	Media Potentially Impacted (Ground water, soil and / or sediment)
APEC 1	The agricultural sections of the Phase One Property	PCA No. 40: Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing and large-scale applications	On-site	Metals, antimony, arsenic, selenium, boron (hot water soluble), chromium (VI), mercury, high or low pH, organochlorine pesticides, polychlorinated biphenyls, petroleum hydrocarbons (F1 to F4 fractions) and benzene/toluene/ethylbenzene/xlenes	Soil
APEC 2	The northern and western sections of the Phase One Property	PCA No. 40: Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing and large-scale applications	Off-site	Metals, antimony, arsenic, selenium, boron (hot water soluble), chromium (VI), mercury, high or low pH, organochlorine pesticides, polychlorinated biphenyls, petroleum hydrocarbons (F1 to F4 fractions) and benzene/toluene/ethylbenzene/xlenes	Soil

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Phase One Conceptual Site Model Plan

6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario

Project Nos.:

30291.130

Scale:

Refer to Plan

Date:

January 2, 2025

Appendix A

Drawing No. 8

APPENDIX B:

Current and Past Uses of the Phase One Property

Phase One Environmental Site Assessment

6605 Fifth Line

Part of Lot 9, Concession 6, New Survey

(Geographic Township of Trafalgar)

Town of Milton, Ontario

Table of Current and Past Uses of the Phase One Property
(Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Prior to 1829	The Crown	No observations noted for this period	Agricultural or other use	No observations noted for this period
1829 to 1839	Canada Company	No observations noted for this period	Agricultural or other use	No observations noted for this period
1839 to 1846	Phileson Dent	No observations noted for this period	Agricultural or other use	No observations noted for this period
1846 to 1876	Thomas Dent	No observation noted for this period	Agricultural or other use	No observations noted for this period.
1876 to 1918	Robert B. Dent	No observations noted for this period	Agricultural or other use	Based on a review of the 1877 Historical Census Map, the Phase One Property and neighbouring properties were used mainly for agricultural purposes. There was no structure or orchard situated at the Phase One Property.
1918 to 1957	Robert Orr	No observations noted for this period	Agricultural or other use	Based on a review of the 1954 aerial photograph, the Phase One Property was mainly used for agricultural purposes
1957 to 1969	Maria Orr	Agricultural	Agricultural or other use	No observations noted for this period
1969 to 1974	Walter and Charlie Davidson	Agricultural	Agricultural or other use	No observations noted for this period
1974 to 1974	Valdemoss Holdings Limited	Agricultural	Agricultural or other use	No observations noted for this period
1974 to 1974	Thomas Millman Holden & John Peter Hamilton Ford	Agricultural	Agricultural or other use	No observation noted for this period
1974 to 1981	Ontario Housing Corporation	Agricultural	Agricultural or other use	Based on a review of the 1978 aerial photograph, the Phase One Property was mainly used for agricultural purposes.
1981 to 1988	Kyu-Hyuk Cho, Sung Woo Lee & Yong-Jip Song	Agricultural	Agricultural or other use	No observations noted for this period

Table of Current and Past Uses of the Phase One Property (Continued)
(Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
1988 to 1998	Nixgar Investments Inc.	Agricultural	Agricultural or other use	No observations noted for this period
1998 to Present	Nearnsby Investments Inc.	Agricultural	Agricultural or other use	Based on the review of the 2005 & 2021 aerial photographs and the site visit, the Phase One Property is used mainly for agricultural purposes. Rogers Communications Inc. has been listed as a leasee of the Phase One Property since 2014.

APPENDIX C:

Aerial Photographs

Phase One Environmental Site Assessment

6605 Fifth Line

Part of Lot 9, Concession 6, New Survey

(Geographic Township of Trafalgar)

Town of Milton, Ontario



LEGEND

Phase Property

GCE

Construction Engineering
10 Perdue Court Unit 2 & 3,
Caledon, Ontario L7C 3M6

Tel: (905) 840 5914
Fax: (905) 840 7859

2025 Aerial Photograph

6605 Fifth Line
Part of Lot 9, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario

Project Nos.:	30291.130
Scale:	Refer to Plan
Date:	January 2, 2025
Appendix C	Drawing No. 1

APPENDIX D:

General Considerations and Limitations

Phase One Environmental Site Assessment

6605 Fifth Line

Part of Lot 9, Concession 6, New Survey

(Geographic Township of Trafalgar)

Town of Milton, Ontario

GENERAL CONSIDERATIONS AND LIMITATIONS

The information presented in this report is based on the historical data obtained from readily available public records, information provided by others and direct visual observation made by personnel with GCE as identified herein. This assessment did not include such tasks as intrusive investigations, sample gathering or laboratory testing. Recommendations contained within our report reflect our informed opinion based on the information obtained during our investigation. The findings cannot be extended to portions of the site that were not reviewed or that were concealed or unavailable for direct observation at the time of our visit.

This report describes the conditions present on the property, and is intended to reduce, but not necessarily eliminate, uncertainty regarding the potential for significant environmental conditions to exist on the property.

The conclusions and recommendations detailed in this report are based upon the information available at the time of preparation of the report. No investigative method eliminates the possibility of obtaining imprecise or incomplete information. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of our conclusions and recommendations.

GCE does not certify or warrant the environmental status of the property.

This report was prepared by GCE for the exclusive use of the client and may not be used in whole or in part by any third party unless the client, in writing, requests that information be provided to a third party or unless disclosure by **GCE** is required by law. Any use by a third party, of reports or documents authored by **GCE**, or any reliance by a third party, or decisions made by a third party, on the findings described in reports or documents authored by **GCE**, is the sole responsibility of such third parties. **GCE** accepts no responsibility for damages suffered by any third party as a result of decisions made or work carried out based on reports or documents authored by **GCE**.

Please note that the passage of time affects the information provided in this report. Environmental conditions of a site can change. Opinions relating to the site conditions are based upon information that existed at the time that the conclusions were formulated.