

Phase One Environmental Site Assessment Update



**Part of Lot 10, Concession 6, New Survey
Geographic Township of Trafalgar
Town of Milton, Ontario**

Prepared for:
**Village Securities Limited
c/o The Remington Group**

Prepared By:
GIP Construction Engineering Corp. (GCE)

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Project No: 30291.131

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 the southeast quadrant of Fifth Line and Derry Road in the Town of Milton, Ontario. The site is hereinafter referred to as being the 'Phase One Property' in this report.

Please note that the site is legally described as being Part of Lot 10, Concession 6, New Survey (Geographic Township of Trafalgar), Town of Milton.

The Phase One Property is irregular in shape and consists of approximately 18.6 hectares (45.9 acres). The UTM coordinates for the approximate centroid of the Phase One Property is Zone 17(T) 594916 m E and 4820926 m N.

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

In general, the Phase One Property consists of three (3) sections [the north section, the central section and the south section]. The north and the south sections consist of lands being used for agricultural purposes for the growing of cash crops for animal feed. The central section consists of a wooded area.

The neighbouring properties consists of Derry Road, followed by agricultural properties with commercial / residential components to the north, the Trafalgar Golf & Country Club to the east, agricultural properties with residential components to the south and Fifth Line followed by commercial & agricultural / vacant properties with residential components to the west.

A previous Phase One Environmental Site Assessment and a Phase Two Environmental Site Assessment was conducted for the Phase One Property by AME – Materials Engineering in 2021 &

2022. Subsequently, a Record of Site Condition (RSC) was filed with the Ontario Ministry of the Environment, Conservation and Parks (MECP) in 2022.

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.

A industrial / employment development is proposed for the Phase One Property. In addition, portions of the Phase One Property are to be set aside for natural heritage system lands and roadways / parking lots.

Based on the historical research, review of previous environmental reports, review of the land title research, interview and site reconnaissance, 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 the 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. Based on the above, we are of the opinion that the Phase One Property is suitable for the proposed industrial / employment usage. 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.

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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 the southeast quadrant of Fifth Line and Derry Road in the Town of Milton, Ontario. The site is hereinafter referred to as being the 'Phase One Property' in this report.

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 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 Phase One Property by AME – Materials Engineering (Now GCE). In addition, a Record of Site Condition (RSC) was filed with the Ontario Ministry of the Environment, Conservation and Parks (MECP) for the Phase One Property. The previous reports & RSC are listed below:

- 1) 'Phase One Environmental Site Assessment, Carvalho Property, Part of Lot 10, Concession 6, Trafalgar New Survey, Except Parts 4, 5 & 6, 20R21826, Town of Milton (Reference No. 30291.131),' dated July 9, 2021.
- 2) 'Phase Two Environmental Site Assessment, Carvalho Property, Part Lot 10, Concession 6, Trafalgar New Survey, Except Parts 4, 5 & 6, 20R21826, Town of Milton, Ontario (Reference No. 30291.131),' dated September 17, 2021.
- 3) 'Record of Site Condition (RSC No. 233711),' filed under the Brownfields Site Registry by the MECP on August 26, 2022.

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. In addition, this document is to be used in support of the development application process with the applicable municipal governing authorities.

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.

This Phase One Environmental Site Assessment Update (ESA) was prepared by **GCE** for Village Securities Limited in care of the Remington Group (the 'client'). The procedures and protocol for this ESA are in accordance with the O.Reg. 153/04, as amended, "Phase One Environmental Site Assessment", 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 at the southeast quadrant of Fifth Line and Derry Road in the Town of Milton, Ontario. Please note that the Phase One Property is legally described as being Part of Lot 10, Concession 6 (Geographic Township of Trafalgar), Town of Milton.

The Phase One Property is irregular in shape and consists of approximately 18.6 hectares (45.9 acres). The UTM coordinates for the approximate centroid of the Phase One Property is Zone 17(T) 594916 m E and 4820926 m N.

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

In general, the Phase One Property consists of three (3) sections [the north section, the central section and the south section]. The north and the south sections consist of lands being used for agricultural purposes for the growing of cash crops for animal feed. The central section consists of a wooded area.

The neighbouring properties consists of Derry Road, followed by agricultural properties with commercial / residential components to the north, the Trafalgar Golf & Country Club to the east, agricultural properties with residential components to the south and Fifth Line followed by commercial & agricultural / vacant properties with residential components 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

As part of our previous Phase One Environmental Site Assessment, 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. The Phase One Property is part of Lot 10, Concession 6, New Survey Trafalgar.

The map indicates that the Phase One Property is a portion of a larger agricultural property, which was owned by Benjamin Tuck Senior at that time.

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

An excerpt from the 1877 census map, showing the location of the Phase One Property, is included as Drawing No. 2 in Appendix A.

3.1.3 Fire Insurance Plans

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

3.1.4 Chain of Title

The chain of title indicates that the Phase One Property was a portion of a property patented to Richard Bristol by the Crown, in the year 1820. The property was subsequently transferred amongst private individuals from 1820 to 2015. In the year 2015, the portion of the larger property consisting of the Phase One Property was transferred to Village Securities Limited, the current registered owner.

The Chain of Title search for the Phase One Property are included in Appendix B.

3.1.5 Occupancy Directories

The Phase One Property is situated predominately in an agricultural area of the Town of Milton. Hence, as per our 2021 Phase One ESA, there were no occupancy records for the Phase One Property available.

3.1.6 Previous Environmental Reports / Record of Site Condition

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

1. 'Phase One Environmental Site Assessment, Carvalho Property, Part of Lot 10, Concession 6, Trafalgar New Survey, Except Parts 4, 5 & 6, 20R21826, Town of Milton (Reference No. 30291.131),' dated July 9, 2021.

2. 'Phase Two Environmental Site Assessment, Carvalho Property, Part Lot 10, Concession 6, Trafalgar New Survey, Except Parts 4, 5 & 6, 20R21826, Town of Milton, Ontario (Reference No. 30291.131),' dated September 17, 2021.

In addition, a Record of Site Condition (RSC No. 233711) was filed under the Brownfields Site Registry by the MECP on August 26, 2022.

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.

Based on the review of records, the site visit, interviews and previous reports we identified five (5) potential contaminating activities (PCAs). The PCAs are listed as follows:

PCA 1: Potential Application / Use of Pesticides at the north section of the Phase One Property.

The north section of the Phase One Property has 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 south section of the Phase One Property.

The south section of the Phase One Property has 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 3: 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. 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 4: Potential Application / Use of Pesticides at the properties to the east of the Phase One Property.

The properties to the east of the Phase One Property has been used as a Golf & Country Club since 1958 and in addition, this property was used for agricultural purposes since at least the 1800s. Hence, regulated pesticides may have been applied as part of the golf course / 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 5: Record of a Spill along Derry Road, approximately 200 m east of Fifth Line

Based on a review of the EcoLog ERIS Report and the MECP Spills Databases, a spill consisting of petroleum products occurred along Derry Road, north of the central section of the northern section of the Phase One Property. The spill occurred when a vehicle overturned into the ditch. The spill was cleaned-up. However, soil contamination was deemed to be possible at that time. Gasoline and Associated Products Storage in Fixed Tanks are listed as being PCA 28 in Column A of Table 2 in Schedule D of O.Reg. 153/04 (as amended).

Based on these five (5) PCA's, it was determined that there were five (5) corresponding Areas of Potential Environmental Concern (APEC's) as summarized below:

APEC1 through APEC 4 – Due to the potential application of regulated pesticides. The north, northwest, east, south & west of the sections of the Phase One Property. The potential contaminants of the concern (PCOCs) are listed as being Metals, Arsenic / Antimony / Selenium, Boron (Hot Water Soluble), Chromium VI, Mercury, Low to High pH, Organochlorine Pesticides (OC Pesticides), Polychlorinated Biphenyls (PCBs), Petroleum Hydrocarbons (PHCs) and Benzene / Toluene / Ethylbenzene / Xylenes (BTEX).

APEC 5 – Due to the historic spill of gasoline / diesel at the property north of the Phase One Property. The northcentral section of the Phase One Property. The potential contaminants of the concern (PCOCs) are listed as being PHCs & 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.

A total of twelve (12) test pits were advanced at the Phase One Property. The test pits were advanced within the areas identified as being APECs in the Phase One ESA. A sample of topsoil and a sample of underlying native material were retrieved from each test pit and submitted for analysis of the PCOCs identified in the Phase One ESA.

The soil sample results were compared to the Table 2 (Full Depth Generic Site Condition Standards for Use in a Potable Ground Water Condition) for Industrial / Commercial / Community Property Uses as per the 'Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act.'

Based on the results of the analysis, the soil samples satisfy the above noted criteria.

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 233711 was filed under the Environmental Site Registry on August 26, 2022. The filed RSC (RSC Number 233711) states that the permissible minimum site condition standards for the soil / groundwater at the Phase One Property are the Full Depth Generic Site Condition Standards, with Potable Ground Water, Coarse Textured Soil, for Residential Property Use.

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

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 for two (2) waste generators being at properties southwest of the Phase One Property. Please note that these properties are down-gradient and at a lower elevation than the Phase One Property. Hence, any potential contamination which would be generated from these businesses, is not expected to be transported to the Phase One Property through precipitation runoff and / or leaching. The presence of these neighbouring waste generators is not considered to be an environmental concern

3.3 Physical Setting Sources

3.3.1 Aerial Photograph

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 & 2021 were reviewed as part of our previous Phase One ESA.

In general, the aerial photographs revealed that the Phase One Property was being used for agricultural purposes at those times. An aerial photograph from the year 2025 was recently reviewed. Based on the review, there have been no significant changes to the Phase One Property since the publication of the previous Phase One ESA.

A copy of the 2025 aerial photograph is presented 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 Soil (Glaciolacustrine Deposits), with minor sand and gravel. Glaciolacustrine deposits are derived from sediments which are deposited into lakes from glaciers. 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 Map 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 (namely the Queenston Formation). An excerpt from the Bedrock Geology Map, showing the location of the Phase One Property, is included as Drawing No. 4 in Appendix A.

A review of a Topographic Map issued by the Region of Halton reveals that the topography of the Phase One Property generally descends from the west to 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 16 Mile Creek Watershed Map issued by Conservation Halton reveals that the Phase One Property is within the 16 Mile Creek Watershed. The 16 Mile Creek originates in the Halton Region and flows southeasterly, eventually discharging into Lake Ontario. The 16 Mile Creek Watershed 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.

Based on a review of the review of the previous investigations, aerial photographs, the site visit and the interviews, there is no evidence that fill material has not been imported and disposed of on-site.

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

Based on a review of the maps, portions of the 16 Mile Creek traverse the Phase One Property. However, based on observations made during the site visits for the original Phase One ESA and this Phase One ESA Update, there was no evidence that flowing water was present. Hence, we consider these to be intermittent channels (i.e. temporarily saturated during the wet seasons) and thus these areas are not considered to be water bodies as per the regulation.

3.3.5 Water Well Records

There are two (2) well records at the Phase One Property. There is a decommissioning report for a well at the northwest corner of the Phase One Property and a record of a domestic well being at the western end of the Phase One Property.

These records are not considered to be an environmental concern pertaining to the Phase One Property. If a water well is located at the Phase One Property and does not remain in-use it must be decommissioned as per Ontario Regulation 903.

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 6, 2025. No cause for environmental concern was noted during our search.

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 12:15 am and 1:15 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

The Phase One Property is located at the southeast quadrant of Fifth Line and Derry Road in the Town of Milton, Ontario. The Phase One Property consists of three (3) sections [the north section,

the central section and the south section]. The north and the south sections consist of lands used for agricultural purposes for the growing of cash crops for animal feed. The central section consists of a wooded area.

5.2.1 Site Photographs:

Photographs depicting our site visit are presented below:



Photograph 1: Looking west at the southern section of the Phase One Property



Photograph 2: Looking north at the eastern section of the Phase One Property



Photograph 3: Looking west at the southern border of the Phase One Property



Photograph 4: Looking west at the southern portion of the Phase One Property



Photograph 5: Looking east at the southern section of the Phase One Property



Photograph 6: Looking east at the northern section of the Phase One Property



Photograph 7: Looking south at the northern section of the Phase One Property

5.2.2 Neighbouring Photographs:

The neighbouring properties consists of Derry Road, followed by agricultural properties with commercial / residential components to the north, the Trafalgar Golf & Country Club to the east, agricultural properties with residential components to the south and Fifth Line followed by commercial & agricultural / vacant properties with residential components to the west.

Photographs depicting the neighbouring properties are presented below:

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Photograph 1: Looking north toward Derry Road and the neighbouring properties to the north of the Phase One Property.



Photograph 2: Looking east along Derry Road with the neighbouring properties to the north of the Phase One Property.



Photograph 3: Looking east at the property to the east of the Phase One Property



Photograph 2: Looking southeast at the properties south of the Phase One Property



Photograph 4: Looking north toward the residential properties adjacent to the west of the central section of the Phase One Property



Photograph 6: Looking west toward 5th Line and the neighboring properties to the west.

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

Waste in the form of mixed refuse, recyclables or sewage is not generated, since the Phase One Property is vacant.

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

There are monitoring wells situated at the Phase One Property.

Please note that based on the MECP Well Records, there is a record of one (1) domestic well being at the Phase One Property. However, no domestic well was noted at the specified location during our site visit.

Any well noted at the Phase One Property that does not remain in-use is required to be decommissioned as per the stipulations of O.Reg. 903.

5.3.9 Polychlorinated Biphenyl (PCB)-Containing Equipment

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

These items are not present 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 Derry Road and / or 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 at the southeast quadrant of Fifth Line and Derry Road, in the Town of Milton, Ontario.

The Phase One Property is irregular in shape and consists of approximately 18.6 hectares (45.9 acres). The UTM Coordinates for the approximate centroid of the Phase One Property is zone 17T 594916 m E and 4820926 m N.

In general, the Phase One Property consists of three (3) sections [the north, central and south section]. The north and south sections of the Phase One Property consist of lands being used for agricultural purposes. The central section of the Phase One Property consists of a wooded area. There is a waterlogged area located at the northeastern corner of the Phase One Property and an intermittent water channel traversing the north and central sections of the Phase One Property.

The neighbouring properties consist of Derry Road, followed by agricultural properties with residential / commercial components to the north, the Trafalgar Golf & Country Club to the east, agricultural properties with residential components to the south and Fifth Line followed by agricultural properties with residential components to the west.

It is our understanding that a 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 / 2022) 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 north section of the Phase One Property.

The north section of the Phase One Property has 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 south section of the Phase One Property.

The south section of the Phase One Property has 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 3: 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. 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 4: Potential Application / Use of Pesticides at the properties to the east of the Phase One Property.

The properties to the east of the Phase One Property has been used as a Golf & Country Club since 1958 and in addition, this property was used for agricultural purposes since at least the 1800s. Hence, regulated pesticides may have been applied as part of the golf course / 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 5: Record of a Spill along Derry Road, approximately 200 m east of Fifth Line

Based on a review of the EcoLog ERIS Report and the MECP Spills Databases, a spill consisting of petroleum products occurred along Derry Road, north of the central section of the northern section of the Phase One Property. The spill occurred when a vehicle

overturned into the ditch. The spill was cleaned-up. However, soil contamination was deemed to be possible at that time. Gasoline and Associated Products Storage in Fixed Tanks are listed as being PCA 28 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.

Hence, we are of the opinion that no further verification of the environmental quality of the Phase One Property is warranted at this time, and that the Phase One Property continues to be suitable for the proposed use.

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

Table A: 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 north section 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 south section 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

Table A: APECs Continued...

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 3	The north, northwest and western boundaries 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
APEC 4	The eastern boundaries 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
APEC 5	The north central boundary of the Phase One Property	PCA No. 28: Gasoline and Associated Products Storage in Fixed Tanks	Off-site	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 Phase One Property.

- The north and south sections of the Phase One Property are used for agricultural purposes. The central section of the Phase One Property consists of a wooded area.
- There are no structures at the Phase One Property
- The Phase One Property is located within the 16 Mile Creek watershed. There is a wetland area located at the northeastern corner of the Phase One Property and an intermittent water channel traversing the north and central sections of the Phase One Property.
- Based on the well records, there are two (2) wells 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 a southeasterly direction, generally following the topography of the Phase One Study Area.

There were no material deviations to the Phase One ESA 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 condition of the soil at the Phase One Property, we recommend the following:

APEC1 through APEC 4 – Due to the potential application of regulated pesticides. The north, northwest, east, south & west of the sections of the Phase One Property. The potential contaminants of the concern (PCOCs) are listed as being Metals, Arsenic / Antimony / Selenium, Boron (Hot Water Soluble), Chromium VI, Mercury, Low to High pH, Organochlorine Pesticides (OC Pesticides), Polychlorinated Biphenyls (PCBs), Petroleum Hydrocarbons (PHCs) and Benzene / Toluene / Ethylbenzene / Xylenes (BTEX).

APEC 5 – Due to the historic spill of gasoline / diesel at the property north of the Phase One Property. The northcentral section of the Phase One Property. The potential contaminants of the concern (PCOCs) are listed as being PHCs & 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 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 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.

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.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE

Part of Lot 10, Concession 6, New Survey
(Geographic Township of Trafalgar)
Town of Milton, Ontario

30

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.

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



Amos Mensah, B.Eng.,
Environmental Technologist



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



APPENDIX A:

Drawings (Drawing Nos. 1 – 8)

Phase One Environmental Site Assessment

Part of Lot 10, Concession 6, New Survey

Geographic Township of Trafalgar

Town of Milton, Ontario



LEGEND



Phase Property



Phase One Study Area

GCE

Construction Engineering

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

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

Phase One Property Location Plan

Part of Lot 10, Concession 6, New Survey
Geographic Township of Trafalgar
Town of Milton, Ontario

Project Nos.:

30291.131

Scale:

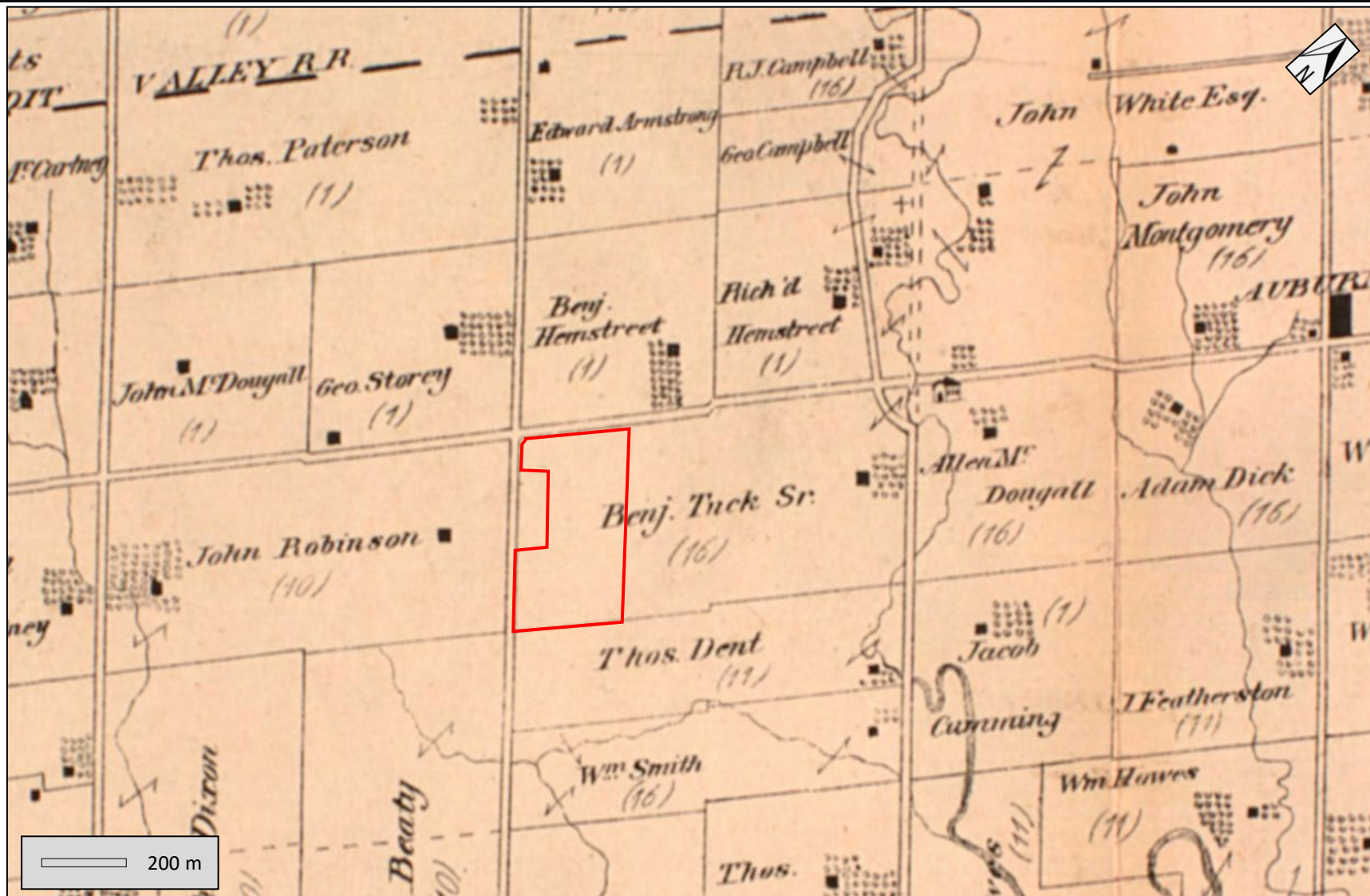
Refer to Plan

Date:

January 2, 2025

Appendix A

Drawing No. 1



LEGEND

Phase One Property Location

GCE

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10 Perdue Court Unit 2 & 3,
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Excerpt from the 1877 Historical Census Map of Halton County

Part of Lot 10, Concession 6, New Survey
Geographic Township of Trafalgar
Town of Milton, Ontario

Project Nos.:	30291.131
Scale:	Refer to Plan
Date:	January 2, 2025
Appendix A	Drawing No. 2



LEGEND



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

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

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Excerpt from the Surficial Geology of Southern Ontario Map

Part of Lot 10, Concession 6, New Survey
Geographic Township of Trafalgar
Town of Milton, Ontario

Project Nos.:

30291.131

Scale:

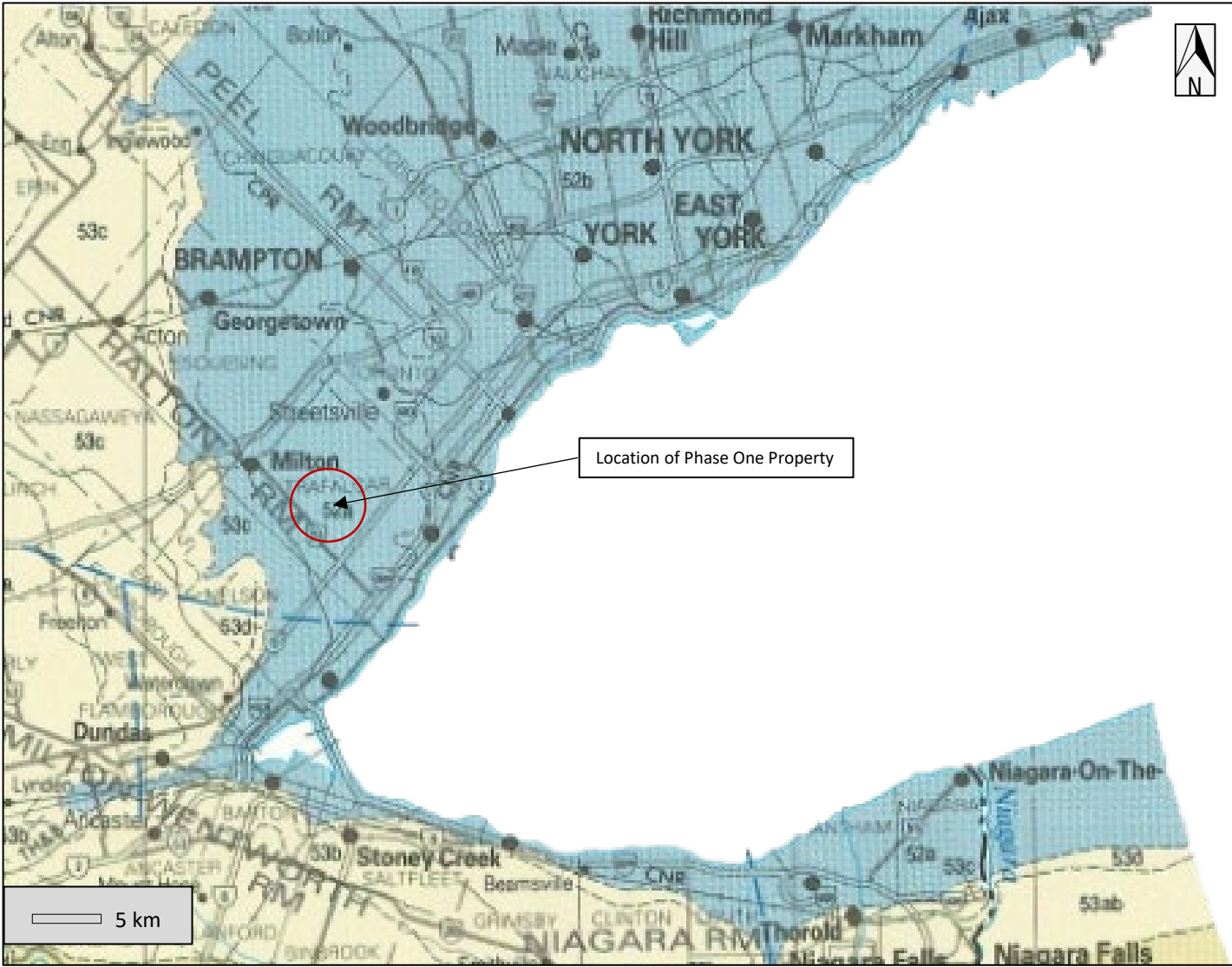
Refer to Plan

Date:



January 2, 2025

Appendix A

Drawing No. 3



LEGEND

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

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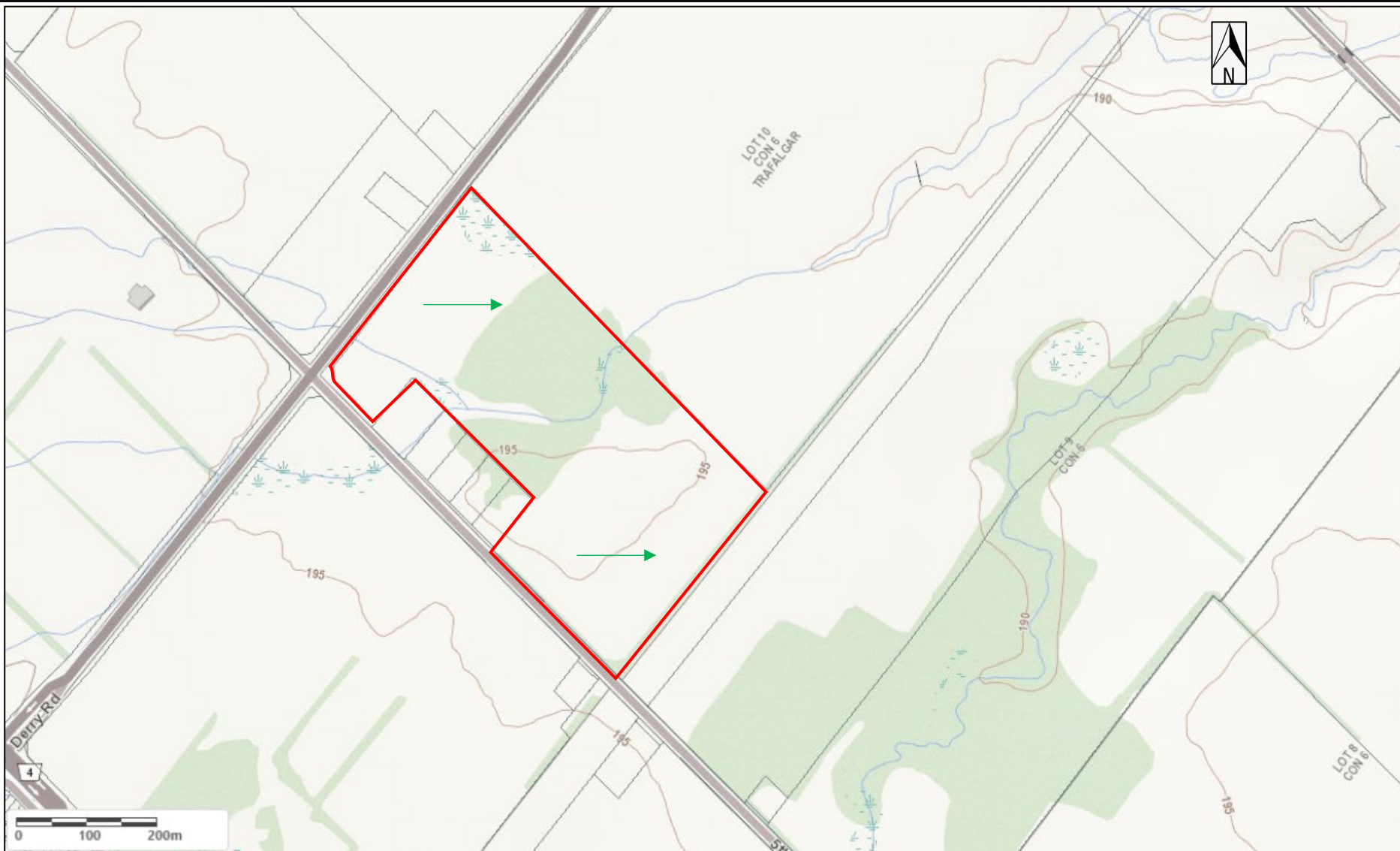
10 Perdue Court Unit 2 & 3,
Caledon, Ontario L7C 3M6

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

Excerpt from the Bedrock Geology Map

Part of Lot 10, Concession 6, New Survey
Geographic Township of Trafalgar
Town of Milton, Ontario

Project Nos.:	30291.131
Scale:	Refer to Plan
Date:	January 2, 2025
Appendix A	Drawing No. 4



LEGEND



Phase One Property



Topographic Gradient

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Excerpt from Topographic Map

Part of Lot 10, Concession 6, New Survey
Geographic Township of Trafalgar
Town of Milton, Ontario

Project Nos.:

30291.131

Scale:

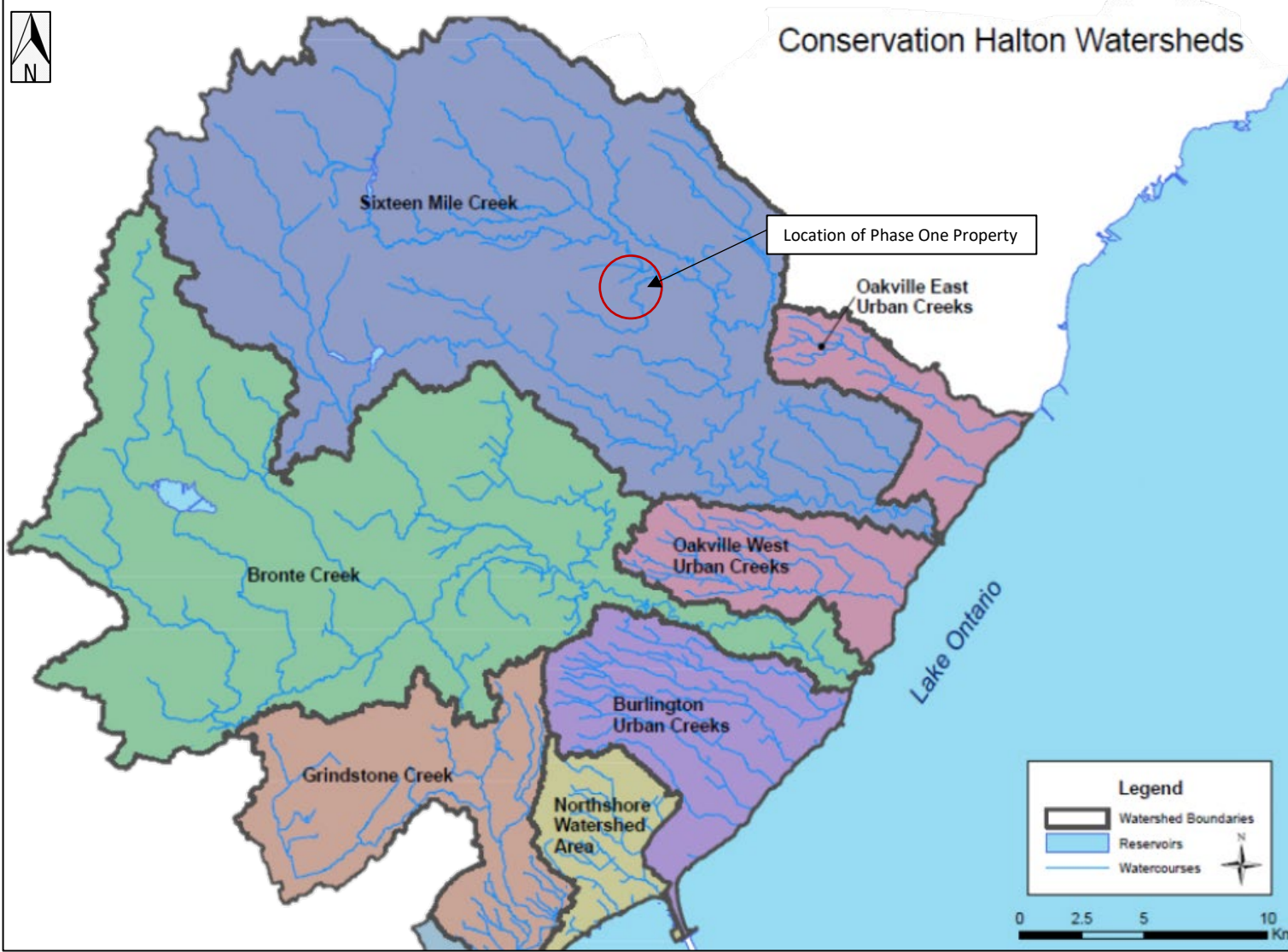
Refer to Plan

Date:

January 2, 2025

Appendix A

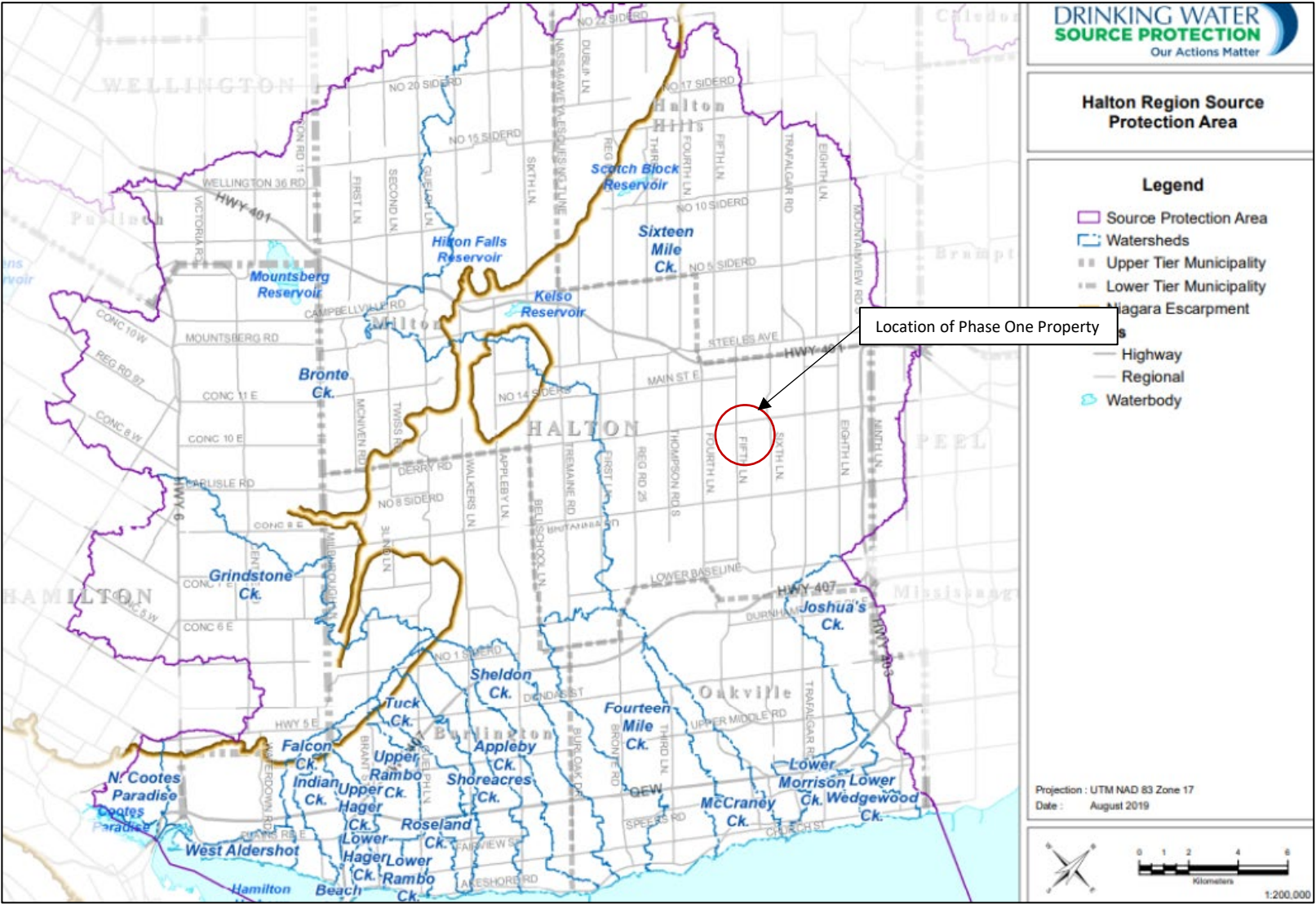
Drawing No. 5



Conservation Halton Watershed Map

Part of Lot 10, Concession 6, New Survey
Geographic Township of Trafalgar
Town of Milton, Ontario

Project Nos.:	30291.131
Scale:	Refer to Plan
Date:	January 2, 2025
Appendix A	Drawing No. 6



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Excerpt from Source Water Protection Map

Part of Lot 10, Concession 6, New Survey
Geographic Township of Trafalgar
Town of Milton, Ontario

Project Nos.:

30291.131

Scale:

Refer to Plan

Date:

January 2, 2025

Appendix A

Drawing No. 7

Phase Property

Phase One Study Area

Intermittent Watercourse

'Waterlogged' Area

Location of Well Record

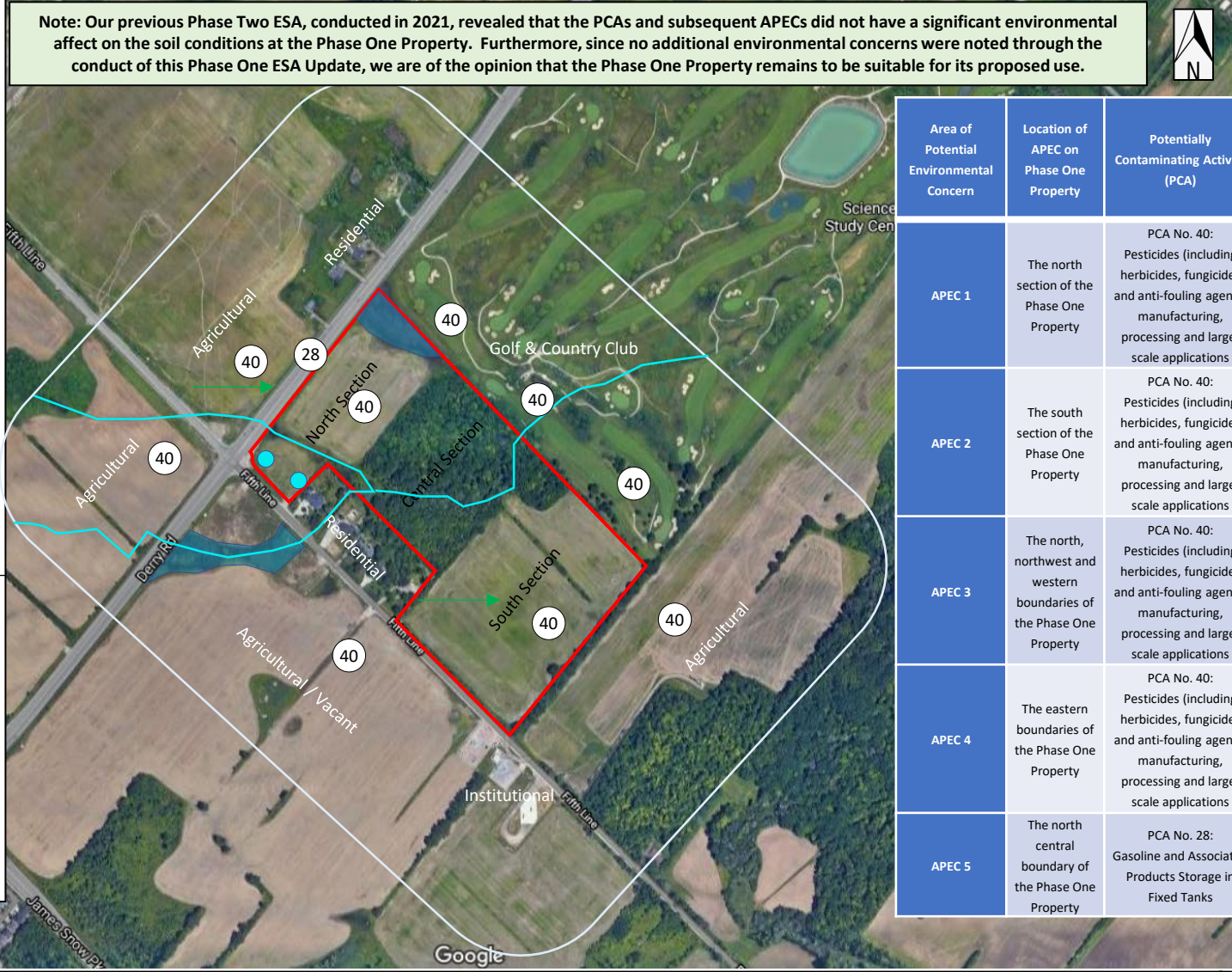
Topographic Gradient

28

Gasoline and Associated Products Storage in Fixed Tank

40

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



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 north section 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 south section 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 3	The north, northwest and western boundaries 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
APEC 4	The eastern boundaries 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
APEC 5	The north central boundary of the Phase One Property	PCA No. 28: Gasoline and Associated Products Storage in Fixed Tanks	Off-site	Petroleum Hydrocarbons (F1 to F4 fractions) and benzene/toluene/ethylbenzene/xylenes	Soil

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Phase One Conceptual Site Model Plan

Part of Lot 10, Concession 6, New Survey
Geographic Township of Trafalgar
Town of Milton, Ontario

Project Nos.:	30291.131
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

Part of Lot 10, Concession 6, New Survey

Geographic Township of Trafalgar

Town of Milton, Ontario

Table of Current and Past Uses of the RSC Property – Part of Lot 10, Concession 6, Trafalgar (New Survey) – PINs 24937-0139 (LT) & 24937-0140 (LT)

(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 1820	The Crown	No observations noted for this period	Agricultural or other use	No observations noted for this period
1820 to 1826	Richard Bristol	No observations noted for this period	Agricultural or other use	No observations noted for this period
1826 to 1826	Elijah McKerney	No observations noted for this period	Agricultural or other use	No observations noted for this period
1826 to 1826	John Cowan	No observations noted for this period	Agricultural or other use	No observations noted for this period.
1826 to 1826	David Bates	No observations noted for this period	Agricultural or other use	No observations noted for this period
1826 to 1861	George Alton - Estate	No observations noted for this period	Agricultural or other use	No observations noted for this period
1861 to 1892	Benjamin Tuck - Estate	A review of an 1877 Historical Map reveals that the RSC Property was used for agricultural purposes at that time. There were no structures or orchards situated at the RSC Property.	Agricultural or other use	A Historical Map from the year 1877 revealed that the RSC Property was owned by Benjamin Tuck at that time. The RSC Property was a portion of a larger agricultural estate. There were no structures or orchards situated at the RSC Property.
1892 to 1895	Jacob Lawrence Tuck	No observations noted for this period	Agricultural or other use	No observations noted for this period
1895 to 1912	Hiram Edward Tuck	No observations noted for this period	Agricultural or other use	No observations noted for this period
1912 to 1913	John Black, James Black & John E. Black	No observations noted for this period	Agricultural or other use	No observations noted for this period
1913 to 1913	John Jamieson	No observations noted for this period	Agricultural or other use	No observations noted for this period
1913 to 1914	Thomas J. Cook	No observations noted for this period	Agricultural or other use	No observations noted for this period
1914 to 1919	John W. Cantelon	No observations noted for this period	Agricultural or other use	No observations noted for this period
1919 to 1937	James Price	No observations noted for this period	Agricultural or other use	No observations noted for this period
1937 to 1943	Alfred Gordon Price	No observations noted for this period	Agricultural or other use	No observations noted for this period
1943 to 1949	Harry Lawrence Price	No observations noted for this period	Agricultural or other use	No observations noted for this period

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
1949 to 1976	Clarence Audrey Peacock & Gertrude Estella Peacock	The northern and southern sections of the RSC Property were used for agricultural purposes for the cultivation of crops (i.e. corn / soybeans / etc.). The central section of the RSC Property was a vacant / wooded area.	Agricultural or other use	Based on a review of the 1954 Aerial Photograph, the northern and southern sections of the RSC Property were used for agricultural purposes and the central section of the RSC Property was a vegetated / wooded area. The neighbouring properties generally consisted of agricultural properties with residential components.
1976 to 1980	Clarence A. Peacock	The northern and southern sections of the RSC Property were used for agricultural purposes for the cultivation of crops (i.e. corn / soybeans / etc.). The central section of the RSC Property was a vacant / wooded area.	Agricultural or other use	Based on a review of the 1978 Aerial Photograph, the northern and southern sections of the RSC Property were used for agricultural purposes and the central section of the RSC Property was a vegetated / wooded area. The neighbouring properties to the north, south & west of the RSC Property were being used for agricultural purposes with residential components. The neighbouring property to the east of the RSC Property is being used as a Golf Course.
1980 to 1980	Tony Mestriner	No observations noted for this period	Agricultural or other use	No observations noted for this period
1980 to 1985	Frank Garito & Pasquale Finelli	No observations noted for this period	Agricultural or other use	No observations noted for this period
1985 to 1985	Sylvia Sabino	No observations noted for this period	Agricultural or other use	No observations noted for this period
1985 to 1986	Confirmed Investments Inc. (Frank Garito & Pasquale Finelli defaulted in Mtg 614389)	No observations noted for this period	Agricultural or other use	No observations noted for this period
1986 to 1987	Rocco Litrenta	No observations noted for this period	Agricultural or other use	No observations noted for this period
1987 to 1992	Myung Ja Park	No observations noted for this period	Agricultural or other use	No observations noted for this period
1992 to 1993	Myung Ja Park & Jemmifer Chun	No observations noted for this period	Agricultural or other use	No observations noted for this period
1993 to 2001	John Francisco Carvahlo	No observations noted for this period	Agricultural or other use	No observations noted for this period
2001 to 2004	John Francisco Carvalho – Estate	No observations noted for this period	Agricultural or other use	No observations noted for this period

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
2014 to 2015	Helga Carvalho, Lennie Carvalho, Ariete Carvalho	The northern and southern sections of the RSC Property were used for agricultural purposes for the cultivation of crops (i.e. corn / soybeans / etc.). The central section of the RSC Property was a vacant / wooded area.	Agricultural or other use	Based on a review of the 2005 & 2011 Aerial Photographs, the northern and southern sections of the RSC Property were used for agricultural purposes and the central section of the RSC Property was a vegetated / wooded area. The neighbouring properties to the north and south of the Phase One Property were being used for agricultural purposes with residential components. The property to the east of the Phase One Property is being used as a Golf Course. The properties to the west of the Phase One Property are being used for commercial and mainly agricultural / vacant purposes.
2015 to Present	Village Securities Limited (Ruland Realty Inc. is a beneficial owner)	The northern and southern sections of the RSC Property were used for agricultural purposes for the cultivation of crops (i.e. corn) The central section of the RSC Property was a vacant / wooded area.	Agricultural or other use	Based on our 2021 site visit, the northern and southern sections of the RSC Property were used for agricultural purposes for the cultivation of corn and the central section of the RSC Property was a vegetated / wooded area. The neighbouring properties to the north and south of the Phase One Property were being used for agricultural purposes with residential components. The property to the east of the Phase One Property is being used as a Golf Course. The properties to the west of the Phase One Property are being used for commercial and mainly agricultural / vacant purposes.

APPENDIX C:

Aerial Photographs

Phase One Environmental Site Assessment

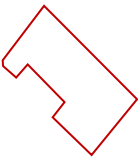
Part of Lot 10, Concession 6, New Survey

Geographic Township of Trafalgar

Town of Milton, Ontario



LEGEND



Phase One 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

Part of Lot 10, Concession 6, New Survey
Geographic Township of Trafalgar
Town Of Milton, Ontario

Project Nos.:

30291.131

Scale:

Refer to Plan

Date:

January 2, 2025

Appendix C

Drawing No. 1

APPENDIX D:

General Considerations and Limitations

Phase One Environmental Site Assessment

Part of Lot 10, 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.