



Soil Engineers Ltd.

GEOTECHNICAL • ENVIRONMENTAL • BUILDING SCIENCE

100 NUGGET AVENUE, TORONTO, ONTARIO M1S 3A7 • TEL: (416)754-8515 • FAX: (416)754-8516

BARRIE

Tel: (705) 721-7863

Fax: (705) 721-7864

MISSISSAUGA

Tel: (905) 542-7605

Fax: (905) 542-2769

BOWMANVILLE

Tel: (905) 623-8333

Fax: (905) 623-4630

NEWMARKET

Tel: (905) 853-0647

Fax: (905) 853-5484

GRAVENHURST

Tel: (705) 684-4242

Fax: (705) 684-8522

PETERBOROUGH

Tel: (705) 748-0576

Fax: (705) 748-0576

HAMILTON

Tel: (905) 777-7956

Fax: (905) 542-2769

A REPORT TO
833697 ONTARIO LIMITED
Frontenac Forest Estates Inc
PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED MIXED-USE DEVELOPMENT

6692 EIGHTH LINE
"over property"
TOWN OF MILTON

Reference No. 1011-S049E

December 3, 2010

DISTRIBUTION

3 Copies - 833697 Ontario Limited
1 Copy - Soil Engineers Ltd. (Mississauga)



EXECUTIVE SUMMARY

Soil Engineers Ltd. was retained to carry out a Phase I Environmental Site Assessment (ESA) at 6692 Eighth Line, in the Town of Milton.

The purpose of the study was to identify any potential environmental liability associated with the subject site. The findings from our research of documents pertaining to the site, an environmental site reconnaissance, and interviews with persons knowledgeable of the site, together with our assessment, are presented in this Report.

Throughout the years, the subject lands were mainly used for agricultural purposes. The neighbouring properties consist mainly of agricultural land uses in all directions.

Our Phase I ESA has revealed that there is low potential for environmental liability attendant to the subject property associated with the past and current activities at the site and on the neighbouring lands. Therefore, no further environmental investigation is recommended.

**TABLE OF CONTENTS**

1.0	INTRODUCTION.....	1
1.1	General	1
1.2	Scope of Work	2
1.3	Site Description.....	2
2.0	RECORDS REVIEW.....	4
2.1	Land Title Search	4
2.2	Area Mapping	5
2.3	Aerial Photography	5
2.4	Ministry of the Environment Records and Databases.....	6
2.5	Other Sources.....	7
2.6	Results of Records Review	8
3.0	ENVIRONMENTAL SITE RECONNAISSANCE.....	9
3.1	Site Inspection.....	9
3.2	Building Inspection	10
3.3	Storage Tanks.....	10
3.4	Hazardous Materials	11
3.5	Substance Containers	13
3.6	Waste Management and Maintenance Practices	14
3.7	Air Quality and Noise	14
3.8	Adjacent Properties	14
3.9	Results of Environmental Site Reconnaissance.....	15
4.0	INTERVIEWS	16
4.1	Technical Standards & Safety Authority	16
4.2	Persons Knowledgeable of the Site.....	16
4.3	Results of Interviews.....	17
5.0	DISCUSSION AND RECOMMENDATIONS.....	18
6.0	QUALIFICATIONS	22



DRAWINGS

Site Location Plan	Drawing No. 1
Property Index Map (Block 24938)	Drawing No. 2
1877 Historical Map	Drawing No. 3
1980 Ontario Base Map	Drawing No. 4
1982 Ontario Base Map	Drawing No. 5
2004 Topographic Map	Drawing No. 6

APPENDICES

Aerial Photograph	Appendix 'A'
MPAC Report.....	Appendix 'B'
Site Photographs.....	Appendix 'C'



1.0 INTRODUCTION

1.1 General

In accordance with our proposal dated November 11, 2010, as approved on the same day by Mr. Ivano Manias of Trinison Management Corp., on behalf of 833697 Ontario Limited, Soil Engineers Ltd. has carried out a Phase I Environmental Site Assessment (ESA), as defined by the Environmental Protection Act, Ontario Regulation 153/04, at 6692 Eighth Line, in the Town of Milton.

The study was conducted in general conformance with the November 2001 CSA Standard Z768-01, partially updated April 2003. A Phase I ESA may be required for the following purposes:

- (a) regulatory request, order or direction;
- (b) liability assessment for a proposed acquisition or potential divestiture of a site;
- (c) due diligence investigation in support of a real estate or financing agreement;
- (d) baseline liability assessment for a tenancy at a site; and
- (e) due diligence investigation in compliance with a corporate environmental stewardship policy.

The purpose of this study was to identify the potential for environmental concern associated with the subject property as a due diligence investigation in support of a real estate or financing agreement.



1.2 **Scope of Work**

This Phase I study consists of the following:

- Review of records to assess past activities that could have had a potential impact on the environmental quality of the subject property.
- Review of findings of our geotechnical investigation.
- A site reconnaissance and building inspection for identification of potential on-site environmental concerns.
- Observation of adjacent properties and their potential impact on the subject property.
- Interviews with persons knowledgeable of the site.
- Preparation of this report containing our findings, relevant research documents and our assessment.

1.3 **Site Description**

The subject property, as shown on the Site Location Plan, Drawing No. 1, is located at Derry Road and Eighth Line in the Town of Milton. The Property Identification Number (PIN) is 0121, as shown on the Property Index Map (Block 24938), Drawing No. 2.

The property was formerly a Part of Lot 10, Concession 8, Township of Trafalgar, County of Halton. It is described in the parcel register as follows: PT LT 10, CON 8 TRAFALGAR NEW SURVEY, AS IN 736351; EXCEPT PT 6 ON 20R16627; MILTON. It has the municipal address of 6692 Eighth Line, Town of Milton.



The property is rectangular in shape and encompasses an approximate area of 40.46 ha (100 ac). At the time of inspection, the site consisted of a cattle farm, a residence and several barns and sheds.

The site is situated in the physiographical region known as the Horseshoe Moraine. The region is comprised of a complexity of till ridges, with interspersed kame moraines, moulded till plains, outwash plains and spillways. Peel Ponding (glacial lake) also invaded the area and eroded parts of the tills which have been filled with lacustrine sands, silt, clay and/or reworked till.

A residential development is being proposed for the subject site. It is anticipated that the new development will be provided with municipal services and roadways meeting urban standards.



2.0 RECORDS REVIEW

2.1 Land Title Search

A land title search was conducted for the subject site at the Halton Region Land Registry Office.

The earliest records show that the site was 100 ac in the east half of Lot 10, in the 8th Concession, patented to W. Thompson by the Crown in 1824. All of the lot was sold to G. Crouse in 1825 who later sold the property to J. Waterson in 1834. The property was then sold to A. Hall in 1852 and remained in the Hall Family until it was sold to the Orr Family in 1922.

A Historical Map drafted in 1877 was located at the Soil Engineers Ltd. reference library. A copy of the map is presented on Drawing No. 3, showing the subject site was part of the estate owned by A. Hall. Given the size and shape of the estate, it appears to have been used as farmland at that time.

Throughout the years, the estate was further subdivided, with ownership of the properties changing several times between private individuals. The latest transaction for the site occurred in 2003, when K. and W. Orr transferred the subject property to J., W., and K. Orr, the current registered owners.



2.2 Area Mapping

Maps of the area were located at the Soil Engineers Ltd. reference library. Ontario Base Maps for the years 1980 and 1982, and a 2004 Topographic Map were available, showing the land features at those dates. Copies of the maps are presented on Drawing Nos. 4, 5 and 6, respectively, and show that the subject site was sparsely developed with a residence and associated barns located north of the residence. A natural gas pipeline is located relatively south of the subject site. Based on the topography of the area, precipitation runoff is expected to flow southeast eventually contributing to Sixteen Mile Creek.

2.3 Aerial Photography

Aerial photographs were found at the Halton Region municipal office and the Town of Milton municipal website. A review of aerial photographs, dated 1979, 1987, 1994 and 2009, indicates that the site and surrounding areas were mainly used for agricultural purposes throughout the years. No major changes to the subject site or surrounding areas are visible in the aerial photographs. A copy of the aerial photograph dated 2009 is presented in Appendix 'A'.



2.4 Ministry of the Environment Records and Databases

Waste Disposal Sites

Active and closed landfill sites located in excess of 1 km from the subject property are considered to have no significant potential for environmental impact on the subject site. Soil Engineers Ltd. reviewed the Ontario Ministry of the Environment (MOE) "Waste Disposal Site Inventory", dated June 1991. There was no record of either an active or closed waste disposal site within 1 km of the subject site.

Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario

Soil Engineers Ltd. reviewed the MOE "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario", dated November 1988, and the "Inventory of Coal Gasification Plant Waste Sites in Ontario", dated April 1987. There were no records of coal gasification plants, coal tar distillation plants, creosote plants, etc., at or within the vicinity of the subject site. All facilities of this nature are located in excess of 1 km from the subject property and are considered to have no significant potential for environmental impact on the subject site.

PCB Waste Storage Sites

The MOE "Ontario Inventory of PCB Storage Sites", dated 2000, was reviewed. The subject site was not registered as a PCB waste storage site.



MOE Waste Generator

The MOE Waste Generator Registration database files, dated 2000, were reviewed. The site was not registered as a waste generator within Regulation 558 of the Environmental Protection Act.

MOE Freedom of Information

Soil Engineers Ltd. sent an inquiry letter to the MOE Freedom of Information Office for documented environmental concerns and citations on the subject property. No response had been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance.

Registered Well Records Database

A review of the Registered Well Record database revealed that there is one well located on the subject site. The well was installed in 1977 to a depth of 40 ft. It is registered for domestic use and has UTM coordinates of 597415E, 4823883N.

2.5 Other Sources

CGI Information Systems and Management Consultants Inc.

During the years which were researched, the site was always used for agricultural purposes. Plans and Fire Insurance Maps were last published by CGI Information Systems and Management Consultants Inc. in the mid-1970s and did not cover agricultural areas. Therefore, no information pertaining to this site was requested.

**Municipal Property Assessment Corporation (MPAC)**

According to the MPAC Residential Detail Report, included in Appendix 'B', the subject property is Property Code 211 – Farm With Residence – With Or Without Secondary Structures; With Farm Outbuildings. The site area is listed as 40.46 ha (100 ac). The water and sanitary services are unspecified. The primary structure is Code 301 – Single Family Detached built in 1875, with 4 bedrooms and 1 bathroom, with a total floor area of 168 m² (1812 ft²). Secondary structures include a Type I Barn, built in 1893, with a total floor area of 401 m² (4320 ft²), a Type Iii Uninsulated Barn, built in 1905, with a total floor area of 68 m² (740 ft²), a Type Iii Uninsulated Barn, built in 1945, with a total floor area of 125 m² (1350 ft²), a Type Iii Uninsulated Barn, built in 1960, with a total floor area of 37 m² (400 ft²), a Type Iii Uninsulated Barn, built in 1863, with a total floor area of 66 m² (720 ft²), a Type Iii Uninsulated Barn, built in 1980, with a total floor area of 44 m² (480 ft²).

2.6 Results of Records Review

The records review indicates that the subject property was used mainly for agricultural purposes. In addition, the review has disclosed the following items that require further consideration:

- Possible use of pesticides as part of the farming activities.
- A natural gas pipeline is located south of the subject site.



3.0 ENVIRONMENTAL SITE RECONNAISSANCE

3.1 Site Inspection

A visual inspection of the readily accessible areas of the subject property was conducted by our representative on November 22, 2010, to determine the general environmental condition of the subject site. Site photographs taken during the inspection are presented in Appendix 'C'.

At the time of inspection, the site consisted mainly of agricultural grazing fields with a residence and several barns and farm equipment along the northeastern portion of the subject site. The site is fenced, and ditches extend along Derry Road and Eighth Line. A stockpile of manure was seen in the east-central portion of the site and several piles of soil were located near the barns in the east portion. Debris, including old farm equipment and used tires, was noticed on the site.

The ground surface is relatively flat with minor undulations, and the grade at the site generally descends towards the southwest. The adjacent properties consist of agricultural land uses in all directions.

There were no visible signs of underground tanks or sumps on the subject property. Also, there were no noticeable nuisance odours, stained soils or stressed vegetation observed in any areas of the site. There was no evidence to suggest that materials of environmental concern are used, stored or disposed of on the site.



3.2 Building Inspection

The house on the property consists of a two-storey structure with a basement. The exterior is finished with wood siding, and the interior walls are plaster. The floors consist mainly of pine wood with vinyl floor covering. Water is supplied by a well, and sewage is disposed by a septic tank and tile bed.

The interior of most of the barns and storage sheds was inspected. Various farming equipment and machinery was stored in the smaller barns and hay was stored in the large barn. Cattle were housed in one of the barns. One of outbuildings was used to park cars and as a workshop.

3.3 Storage Tanks

Underground Storage Tanks

There were no vent or filler pipes visible to indicate the presence of an underground storage tank (UST) on the subject site.

Above-Ground Storage Tanks

Our representative observed several above-ground storage tanks (ASTs) on the subject property. Vent and filler pipes were observed on the east wall of the home, indicating a heating oil tank in the basement. The metal heating oil tank was in good condition. The concrete floor immediately beneath the tank appeared in good condition, with no cracks or stains.



An AST containing diesel fuel was found in the barn situated behind the residence. The AST appeared in good condition, with no leaks or cracks noticed in the tank. No stained ground or nuisance odours were noticed around or beneath the tank.

Several ASTs were noticed outside the home. The tanks were not connected and were empty of fluid. No stained soils or nuisance odours were noticed beneath or around the ASTs that were not connected.

3.4 Hazardous Materials

Asbestos-Containing Materials

Asbestos-containing materials (ACMs) were widely used in building construction until the mid- to late 1970s, primarily for the good insulation and fire retardant properties of asbestos. The health risks associated with asbestos occur when asbestos fibres are released from various materials into the ambient air.

Based on the age of the home, it is possible that ACMs were used in the building construction.

Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) commonly exist in electrical equipment such as transformers, capacitors, and in the ballasts of fluorescent and high-intensity discharge (HID) light fixtures. The use of PCBs in newly manufactured electrical equipment was discontinued in 1979.



Based on our walk-through/visual inspection of the site, there is no evidence to suggest that PCBs are used, stored or disposed of on the subject site. However, it is possible that PCBs may be present in the electrical equipment on the site.

Urea-Formaldehyde Foam Insulation

Urea-formaldehyde foam insulation (UFFI) was commonly used in the mid-1970s for insulation in buildings and was discontinued in 1980.

Based on the age of the home, it is possible that UFFI was used in the building construction.

Ozone-Depleting Substances

Sources of ozone-depleting substances (ODSs) are found in the form of chlorofluorocarbons (CFCs) used in air-conditioning units and refrigeration systems.

Based on our inspection, sources of ODSs are likely limited to minor quantities present in the refrigeration/freezer units and do not pose an environmental risk if the units are properly serviced and maintained. The refrigeration/freezer units appeared to be in good condition and no leakage was noticed.

Lead-Based Paints

Lead was commonly used in paints as a drying agent and for pigmentation. The use of lead in new house paint was discontinued in 1978.



Painted surfaces were observed throughout the building. Based on the age of the building, it is possible that lead-based paints may have been used; however, no deteriorating paint surfaces were observed at accessible locations within the building.

Mercury

Mercury is generally a component of thermometers, thermostats and fluorescent lighting tubes. Our walk-through/visual inspection of the site indicated that these items were in use. Provided that these items are intact, they remain safe in their present form.

Silica

Silica is a natural material found in rocks and masonry units. Our walk-through/visual inspection indicated that these materials were used in the construction of the buildings. As long as these materials remain in their solid form and do not show signs of deterioration (or dusting), they remain safe.

3.5 Substance Containers

At the time of our inspection, our representative observed some containers such as used oil containers, gasoline jerry cans and paint cans in the barn located behind the home. Some of the containers were empty at the time of inspection. No stained ground or nuisance odours were noticed around or beneath the containers.



3.6 Waste Management and Maintenance Practices

Solid waste, in the form of general mixed refuse and recyclables, is disposed in a container bin which is maintained and collected by the Region of Halton.

3.7 Air Quality and Noise

During our inspection, there were no offensive odours or detectable sources of air emissions that may impact the ambient air quality at the subject site. No unexpected noise levels greater than the ambient were noted on the subject property.

3.8 Adjacent Properties

The neighbouring properties consist mainly of agricultural land uses in all directions. A natural gas pipeline is located generally to the south of the subject site.

No unexpected noise or odour levels were noted emanating from these properties during our inspection. No properties in the immediate vicinity are used for automotive-related or industrial land purposes.



3.9 Results of Environmental Site Reconnaissance

Our site reconnaissance has revealed the following items warranting further consideration:

- Possible use of pesticides as part of the farming activities.
- A natural gas pipeline is located south of the subject site.
- Based on the age of the structures, it is possible that hazardous materials may be present in the materials used for construction.
- Debris, including old farm equipment and used tires, was noticed on the site.
- A well and a septic system were noticed on the site.
- Soil stockpiles are located near the barn in the eastern portion of the site.



4.0 INTERVIEWS

4.1 Technical Standards & Safety Authority

The use of USTs containing petroleum products in Ontario is regulated by the Ministry of Consumer and Commercial Relations (MCCR) under various legislative instruments, including the Gasoline Handling Act and Energy Act. The Technical Standards & Safety Authority (TSSA) is responsible for keeping records of all USTs and ASTs containing petroleum products that are required by law to be registered with the MCCR. Customer Services of the TSSA was contacted regarding possible registration, size and age of USTs on the subject property. They informed us that no UST was registered for the subject site.

4.2 Persons Knowledgeable of the Site

Mr. Orr, one of the current owners of the subject site, accompanied our representative during our site visit. He informed us that he has lived in the home since 1918. He informed us that there has not been any dumping on the subject property. The site is used to farm cattle; he built many of the sheds located outside of the home. He informed us that the AST in the basement was recently replaced and he has never noticed any leaks from the current or previous tank. He informed us that there are 3 wells located on the site, and that two of the wells are not in use. A cistern, as well as a septic tank and tile bed are located outside of the home. Mr. Orr informed us that the soil stockpiled near the barn was generated from the grading of the areas around the barns to direct rainwater away from the barns and prevent ponding where the cattle tread. The stockpiled soil consists of on-site material.



Mr. Paul Sherriff, Superintendent, of Transmission Pipelines East informed us that there are a total of 3 pipelines located south of the subject property. They were installed at various dates and are of steel construction, 26, 34 and 48 inches in size, and operate at 550 to 890 psi. He also informed us that there has never been any leaks associated with the pipelines.

4.3 Results of Interviews

Based on the information gathered from the TSSA, Mr. Orr and Mr. Sherriff, there is a low potential for environmental concern associated with the subject site.



5.0 DISCUSSION AND RECOMMENDATIONS

Soil Engineers was retained by 833697 Ontario Limited to carry out a Phase I ESA at 6692 Eighth Line, in the Town of Milton, as part of the due diligence in support of a real estate transaction. The subject lands were mainly used for agricultural purposes. At the time of inspection, the subject site consisted of grazing land with a residence and several sheds and a barn located on the property. The neighbouring properties consist mainly of agricultural land in all directions.

Based on our records review and site reconnaissance, the Phase I ESA has revealed there to be low potential for environmental concern associated with the subject site.

Our assessment of the items noted for consideration is presented in the following discussions:

Pesticides

Our research indicates that the agricultural land on the subject site was not used as an orchard. Chlorinated pesticides were more than likely used as part of the farm activity. These pesticides, if applied correctly, would have dissipated over the course of a year. A residential subdivision is proposed for the subject site. As part of the development process, the topsoil will generally be stripped away and stockpiled. This stockpile will then be reused as required. The majority of the pesticides, if present, will reside in that topsoil layer. If and when the topsoil is reused within the development, it will be used for landscaping purposes and widely dispersed, which will further allow the chlorinated pesticides to dissipate.



In this situation, Soil Engineers Ltd. is of the opinion that the chlorinated pesticides will, if they have not already, dissipate with time, assuming they will not be reapplied. Therefore, verification analysis for the presence or absence of residual chemicals resulting from long-term use of pesticides is not warranted.

Debris

As no materials of concern were noted during our walk-through, the debris items are considered more of a nuisance than a hazard. It is recommended that during construction, any deleterious debris found on the surface or buried on site must be removed and disposed of properly.

Natural Gas Pipeline

Natural gas pipelines transport natural gas at high pressure. It is possible that the pipeline may have leaked or had a spill during its use. However, based on a review of the topographic map as confirmed by our visual/walkthrough of the site, the pipeline is at a lower elevation than the subject site, and therefore there is a low potential for environmental concern associated with the pipeline. In addition, these pipelines and their associated equipment are generally maintained by government-regulated utility companies, agencies of licensed government contractors that specialize in their upkeep.

Soil Stockpiles

Soil stockpiles were noticed on the subject site. The owner of the property informed us that the soils were excavated in order to drain rainwater from the areas near the barn where the cattle tread. Since the soil originates from the site, there is a low potential for environmental concern associated with the soil stockpiles.



Water Wells and Septic Systems

Domestic wells and sewage disposal systems (such as septic tanks) that are found and not in use must be properly decommissioned.

Designated Substances

It should be noted that suspected hazardous materials may be contained within the on-site buildings. In accordance with the Occupational Health & Safety Act, "Before beginning a project, the owner shall determine whether any designated substances are present at the project site and shall prepare a list of all designated substances that are present at the site".

ACMs

The management of ACMs is governed by Ontario Regulation 278, "Asbestos on Construction Projects and in Buildings and Repair Operations", and Ontario Regulation 837, "Asbestos", under the Occupational Health and Safety Act. The regulations require that an owner of a building known to contain friable ACMs establish a maintenance program for asbestos in the building. These programs include:

- Preparation and maintenance of a record of location of friable ACMs;
- Notification to the building tenants of the location of such materials;
- Notification to any workers in the building(s) who may disturb or handle the materials that contain asbestos;
- Establishment of a training program for those employees of the owner who are likely to handle the materials; and
- Periodic inspection of the materials to determine their condition.



Where it is apparent that friable ACMs are physically damaged or deteriorating, the regulations require the building owner to take remedial action. An inventory of ACMs is also required prior to construction work in or on the building structure.

PCBs

If PCB-containing ballasts were used in the building(s) and remain in use, they should not pose significant environmental risk if properly managed/disposed of in accordance with regulatory guidelines when they are individually taken out of service. However, if all PCB-containing ballasts are removed from service at one time, they should be placed in proper PCB containers in accordance with Ontario Regulation 362, "Waste Management – PCBs".

Please note that a municipality or local or regional government may request a Record of Site Condition (RSC) as part of the approval process. If the RSC is filed prior to July 1, 2011, then the transition rules provided by O. Reg. 511/09 allow this report to be valid. However, if the RSC is filed on or after July 1, 2011, further work will be required in order for this report to meet the requirements of O. Reg. 511/09.

Also, effective July 1, 2011, O. Reg. 511/09 has provisions that govern the fill requirements once an RSC has been filed. As the requirements may be economically onerous, we recommend that all site works proceed prior to the filing of any RSC.



6.0 QUALIFICATIONS

Soil Engineers Ltd., formerly known as Soil-Eng Limited (founded in 1976), offers to its clients a range of specialized engineering services. Our company is staffed with both engineers and scientists who draw upon their combined experience to provide a team approach to problem solving. Specifically, our environmental division employs more than 10 people who are trained to understand the Ontario Ministry of the Environment regulations. We play an integral role in the development of industrial, commercial, institutional and residential subdivisions, complexes, structures, and their related infrastructures, by providing our clients with the needed expertise for their projects.

The review of records, the site visit and the interviews for this assessment were conducted by Mr. Randy Furtado. He has a Bachelor's Degree from York University. He has been trained to conduct Phase I ESAs in accordance with the CSA Standard.

Mr. Ian Chiu is the Vice-President of Soil Engineers Ltd. He has a Bachelor's Degree in Applied Science (Civil) from the University of Toronto and is licensed to practice in Ontario (PEO Licence No. 8113706). He has 25 years of experience on various building and engineering projects in Ontario. He supervises the Environmental Services Section and has a comprehensive understanding of its projects, and is responsible for over 500 Phase I and Phase II reports with over 250 Records of Site Condition acknowledged by the MOE.

One must understand that the mandate of Soil Engineers Ltd. is to obtain readily available past and present information pertinent to the subject site for a Phase I environmental assessment only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment.

It should be noted that the information supplied in this report may not be sufficient to obtain approval for disposal of excess soil or materials generated during construction, and chemical testing of soil samples will be necessary to obtain such approval.

This report was prepared by Soil Engineers Ltd. for the account of 833697 Ontario Limited and for review by their designated agents and financial institutions and government agencies and can be used for development approval purposes by the Town of Milton and their peer reviewer who may rely on the results of the report. The material in it reflects the judgement of Randy Furtado, B.E.S., and Ian Chiu, P.Eng., in light of the information available to it at the time of preparation. Any use which a Third Party makes of this report, or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

SOIL ENGINEERS LTD.



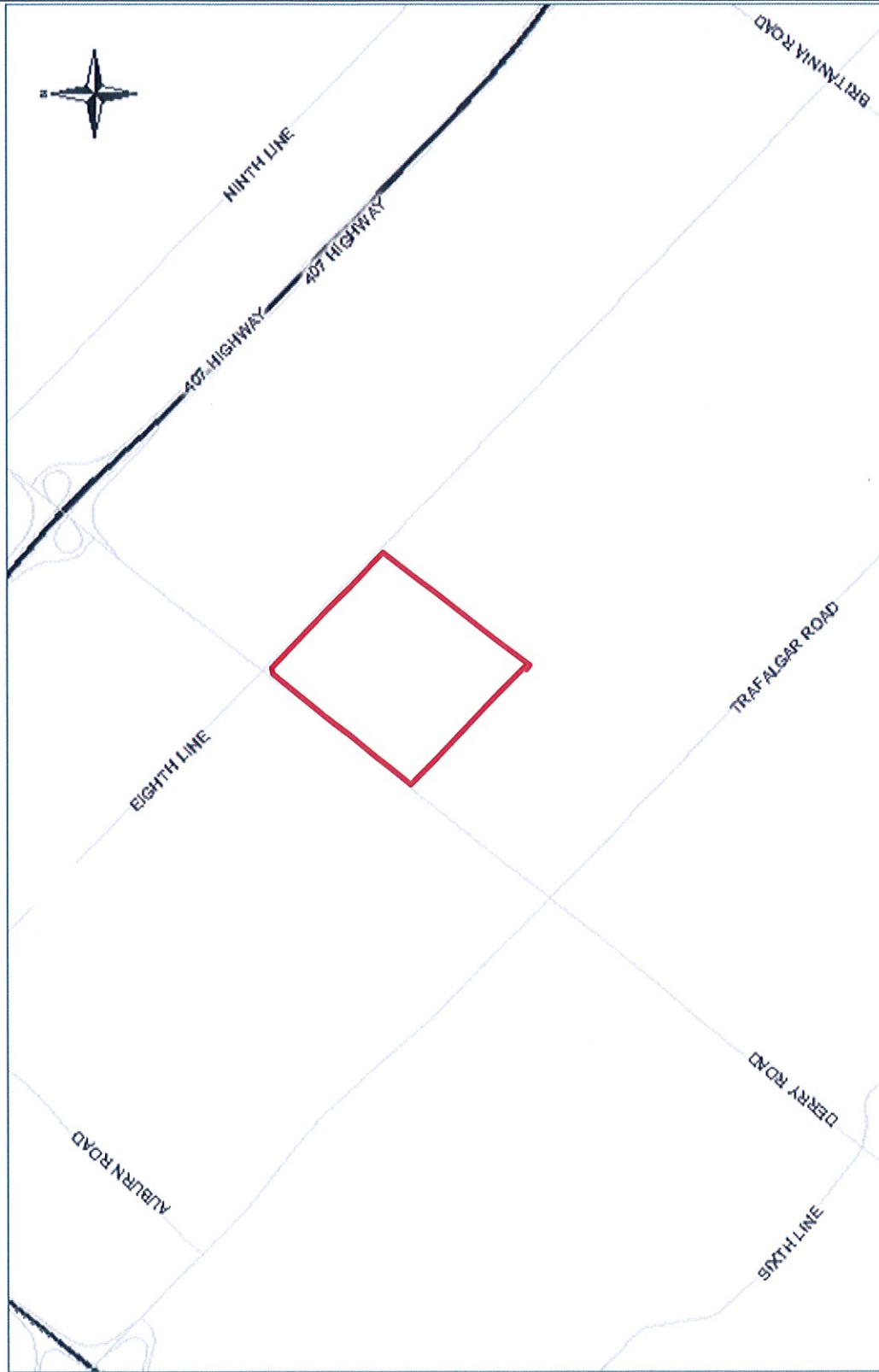
Randy Furtado, B.E.S.



Ian Chiu, P.Eng.

RF/IC:cy





 Approximate Location of Subject Site

 **Soil Engineers Ltd.**

Title

Site Location Plan

Project

Existing Agricultural
Property
Southwest of Derry Road
and Eighth Line
Town of Milton

Reference No.

1011-S049E

Date

November 24, 2010

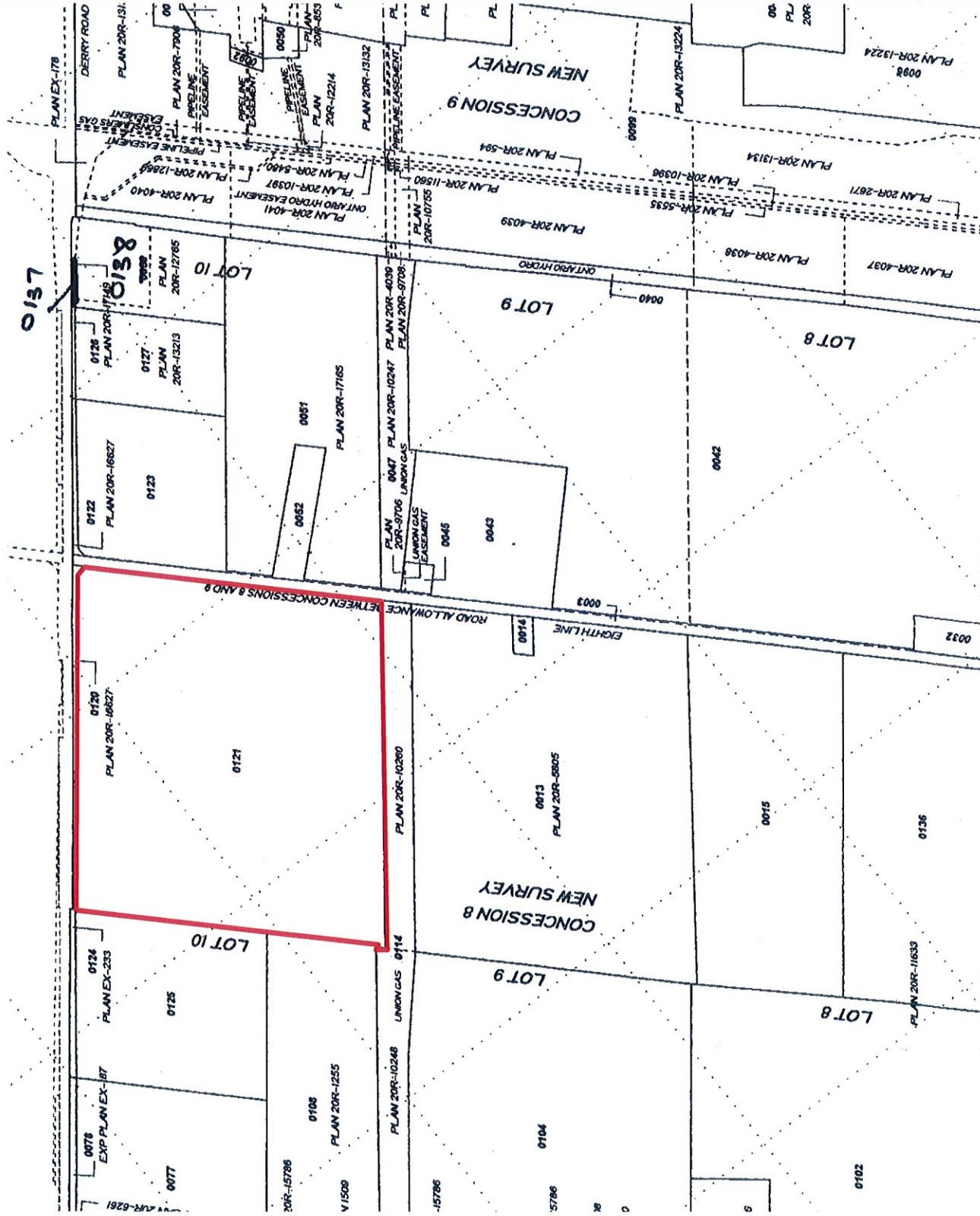
Scale

1:25000

Drawing No.

1

	 Soil Engineers Ltd.	Title Property Index Map (Block 24938)	Project Existing Agricultural Property Southwest of Derry Road and Eighth Line Town of Milton	Reference No. 1011-S049E	Date November 24, 2010	Scale NTS	Drawing No. 2
---	--	---	--	------------------------------------	----------------------------------	---------------------	-------------------------



Approximate Location of Subject Site





Soil Engineers Ltd.

Title

1877 Historical Map

Project

Existing Agricultural Property
Southwest of Derry Road
and Eighth Line
Town of Milton

Reference No.

1011-S049E

Date

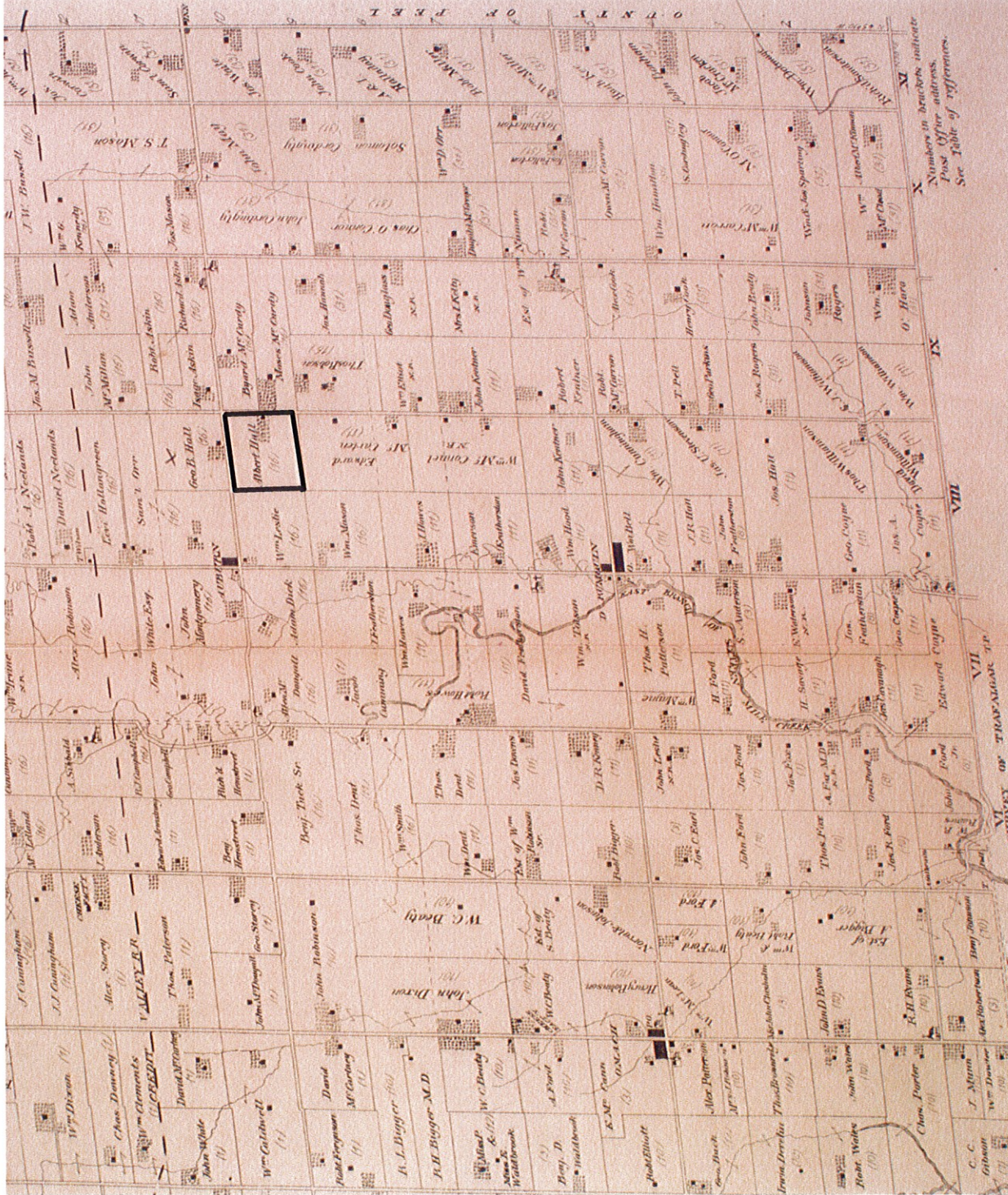
November 24, 2010

Scale

NTS

Drawing No.

3



Approximate Location of Subject Site



Source: Historical Map of Halton County

©



Title

1980 Ontario Base Map

Project
Existing Agricultural
Property
Southwest of Derry Road
and Eighth Line
Town of Milton

Reference No.

1011-S049E

Date _____

Novel

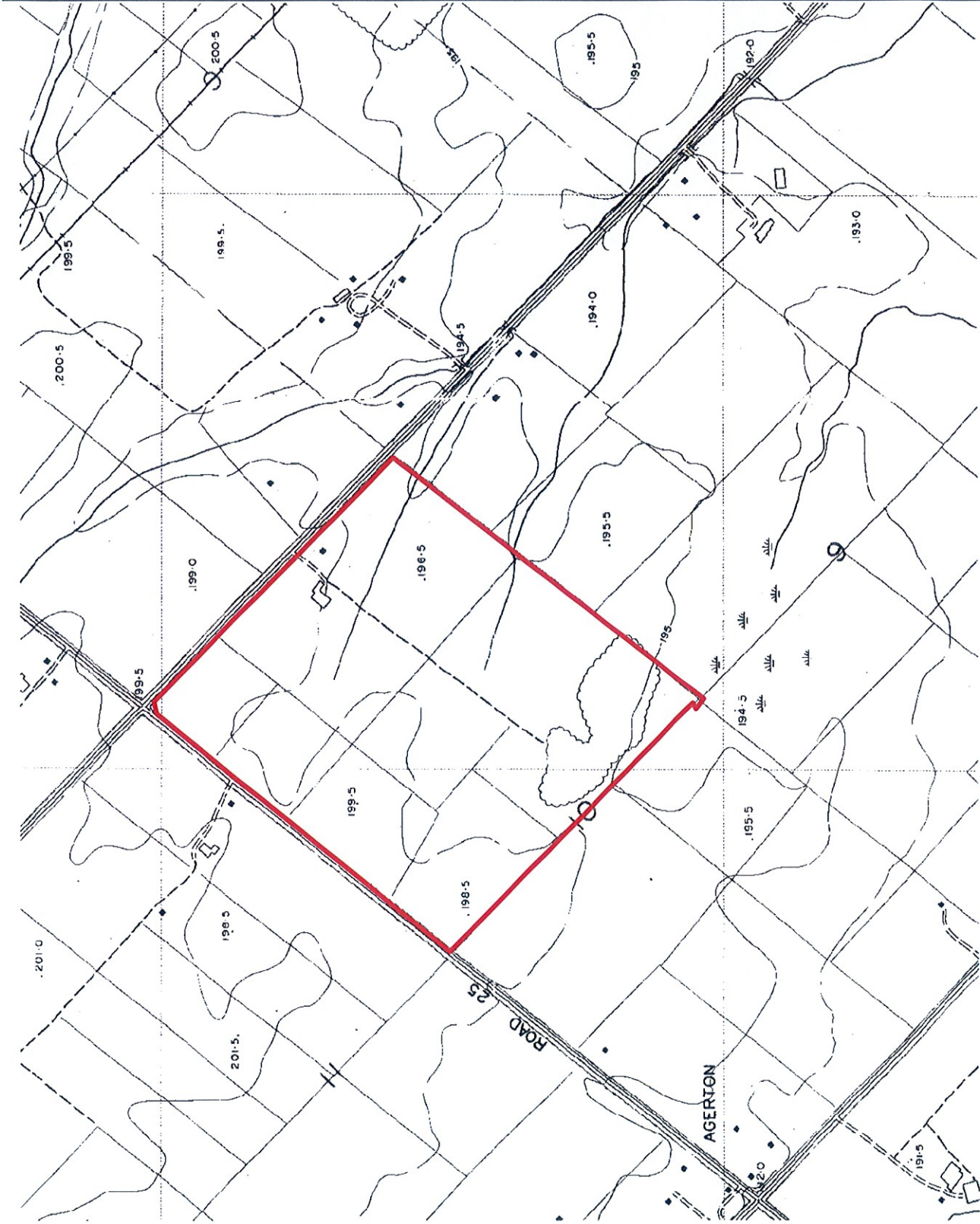
Scale

1:50000

Draw



Approximate Location of Subject Site



 Approximate Location of Subject Site

Source: Department of Energy, Mines and Resources
 © 1983 Queen's Printer for Ontario



Title	1982 Ontario Base Map
Project	Existing Agricultural Property Southwest of Derry Road and Eighth Line Town of Milton
Reference No.	1011-S049E
Date	November 24, 2010
Scale	1:10000
Drawing No.	5



Title

2004 Topographic Map

Project

Existing Agricultural
Property
Southwest of Derry Road
and Eighth Line
Town of Milton

Reference No.

1011-S049E

Date

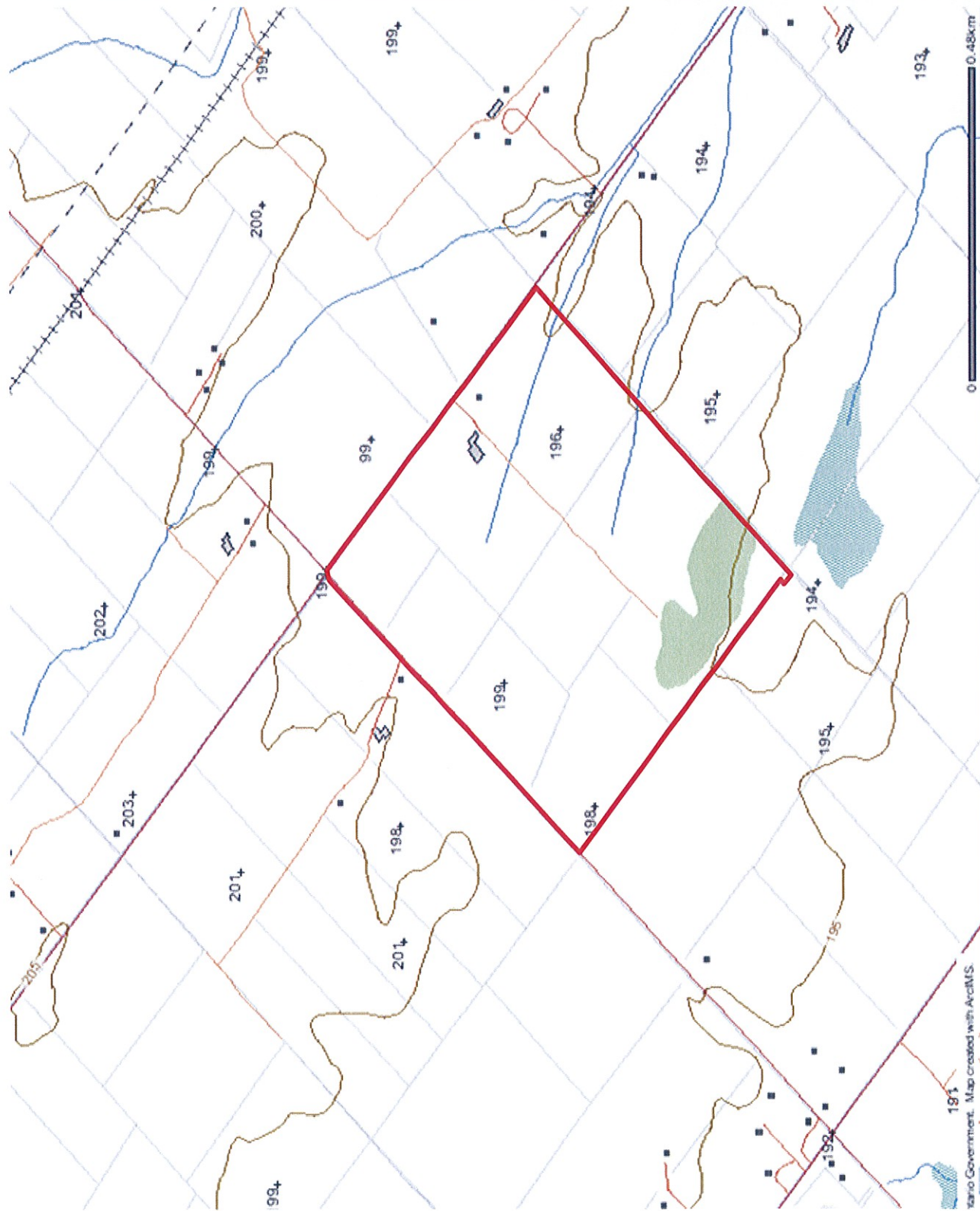
November 24, 2010

Scale

See Map

Drawing No.

6



Approximate Location of Subject Site





Soil Engineers Ltd.

GEOTECHNICAL • ENVIRONMENTAL • BUILDING SCIENCE

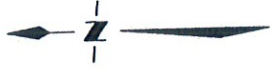
100 NUGGET AVENUE, TORONTO, ONTARIO M1S 3A7 • TEL: (416)754-8515 • FAX: (416)754-8516

BARRIE	MISSISSAUGA	BOWMANVILLE	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
Tel: (705) 721-7863	Tel: (905) 542-7605	Tel: (905) 623-8333	Tel: (905) 853-0647	Tel: (705) 684-4242	Tel: (705) 748-0576	Tel: (905) 777-7956
Fax: (705) 721-7864	Fax: (905) 542-2769	Fax: (905) 623-4630	Fax: (905) 853-5484	Fax: (705) 684-8522	Fax: (905) 623-4630	Fax: (905) 542-2769

APPENDIX 'A'

AERIAL PHOTOGRAPH

REFERENCE NO. 1011-S049E



Title
2009 Aerial Photograph

Project
Existing Agricultural
Property
Southwest of Derry Road
and Eighth Line
Town of Milton

Reference No.

1011-S049E

Date

November 24, 2010

Scale

1:10000

Appendix 'A'

Page 1 of 1



 Approximate Location of Subject Site



Soil Engineers Ltd.

GEOTECHNICAL • ENVIRONMENTAL • BUILDING SCIENCE

100 NUGGET AVENUE, TORONTO, ONTARIO M1S 3A7 • TEL: (416) 754-8515 • FAX: (416) 754-8516

BARRIE Tel: (705) 721-7863 Fax: (705) 721-7864	MISSISSAUGA Tel: (905) 542-7605 Fax: (905) 542-2769	BOWMANVILLE Tel: (905) 623-8333 Fax: (905) 623-4630	NEWMARKET Tel: (905) 853-0647 Fax: (905) 853-5484	GRAVENHURST Tel: (705) 684-4242 Fax: (705) 684-8522	PETERBOROUGH Tel: (705) 748-0576 Fax: (905) 623-4630	HAMILTON Tel: (905) 777-7956 Fax: (905) 542-2769
---	--	--	--	--	---	---

APPENDIX 'B'

MPAC REPORT

REFERENCE NO. 1011-S049E



Residential Detail Report

Generated on 11/23/2010

Property Address	6692 EIGHTH LINE
Roll Number	2409090090031000000
Legal Description	CON 8 NS PT LOT 10
Property Code & Description	211 - Farm With Residence - With Or Without Secondary Structures; With Farm Outbuildings
Structure Code & Description	301 - Single Family Detached
Year Built	1875
First Floor Area	906
Second Floor Area	906
Third Floor Area	0
Total Floor Area (Above Grade)	1812
Number of Full Stories	1
Number of Bedrooms	4
Number of Full Baths	1
Number of Half Baths	0
Services Hydro	N - No Hydro Available
Services Water	A - Unspecified Service
Services Sanitary	A - Unspecified Service
Structure Code & Description	201 - Type I Barn
Year Built	1893
First Floor Area	4320
Second Floor Area	0
Third Floor Area	0
Total Floor Area (Above Grade)	4320
Number of Full Stories	2
Number of Bedrooms	0

Number of Full Baths	0
Number of Half Baths	0
Structure Code & Description	203 - Type Iii Uninsulated Barn
Year Built	1905
First Floor Area	740
Second Floor Area	0
Third Floor Area	0
Total Floor Area (Above Grade)	740
Number of Full Stories	1
Number of Bedrooms	0
Number of Full Baths	0
Number of Half Baths	0
Structure Code & Description	203 - Type Iii Uninsulated Barn
Year Built	1945
First Floor Area	1350
Second Floor Area	0
Third Floor Area	0
Total Floor Area (Above Grade)	1350
Number of Full Stories	1
Number of Bedrooms	0
Number of Full Baths	0
Number of Half Baths	0
Structure Code & Description	203 - Type Iii Uninsulated Barn
Year Built	1960
First Floor Area	400
Second Floor Area	0
Third Floor Area	0

Total Floor Area (Above Grade)	400
Number of Full Stories	1
Number of Bedrooms	0
Number of Full Baths	0
Number of Half Baths	0
Structure Code & Description	203 - Type Iii Uninsulated Barn
Year Built	1863
First Floor Area	720
Second Floor Area	0
Third Floor Area	0
Total Floor Area (Above Grade)	720
Number of Full Stories	1
Number of Bedrooms	0
Number of Full Baths	0
Number of Half Baths	0
Structure Code & Description	203 - Type Iii Uninsulated Barn
Year Built	1980
First Floor Area	480
Second Floor Area	0
Third Floor Area	0
Total Floor Area (Above Grade)	480
Number of Full Stories	1
Number of Bedrooms	0
Number of Full Baths	0
Number of Half Baths	0
Frontage	-
Depth	-

Site Area	100 A
Last Valid Sale Date	-
Last Valid Sale Amount	-



Soil Engineers Ltd.

GEOTECHNICAL • ENVIRONMENTAL • BUILDING SCIENCE

100 NUGGET AVENUE, TORONTO, ONTARIO M1S 3A7 • TEL: (416)754-8515 • FAX: (416)754-8516

BARRIE	MISSISSAUGA	BOWMANVILLE	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
Tel: (705) 721-7863	Tel: (905) 542-7605	Tel: (905) 623-8333	Tel: (905) 853-0647	Tel: (705) 684-4242	Tel: (705) 748-0576	Tel: (905) 777-7956
Fax: (705) 721-7864	Fax: (905) 542-2769	Fax: (905) 623-4630	Fax: (905) 853-5484	Fax: (705) 684-8522	Fax: (905) 623-4630	Fax: (905) 542-2769

APPENDIX 'C'

SITE PHOTOGRAPHS


REFERENCE NO. 1011-S049E



Looking north from the subject site



Looking south from the subject site


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'C'
	Site Photographs	Existing Agricultural Property Southwest corner of Derry Road and Eighth Line Town of Milton	1011-S049E	November 24, 2010	Page 1 of 8



Looking east from the subject site



Looking west from the subject site


	Title	Project	Reference No.	Date	Appendix 'C'
	Site Photographs	Existing Agricultural Property Southwest corner of Derry Road and Eighth Line Town of Milton	1011-S049E	November 24, 2010	Page 2 of 8



View of vent and fill pipes located on the eastern wall of the home

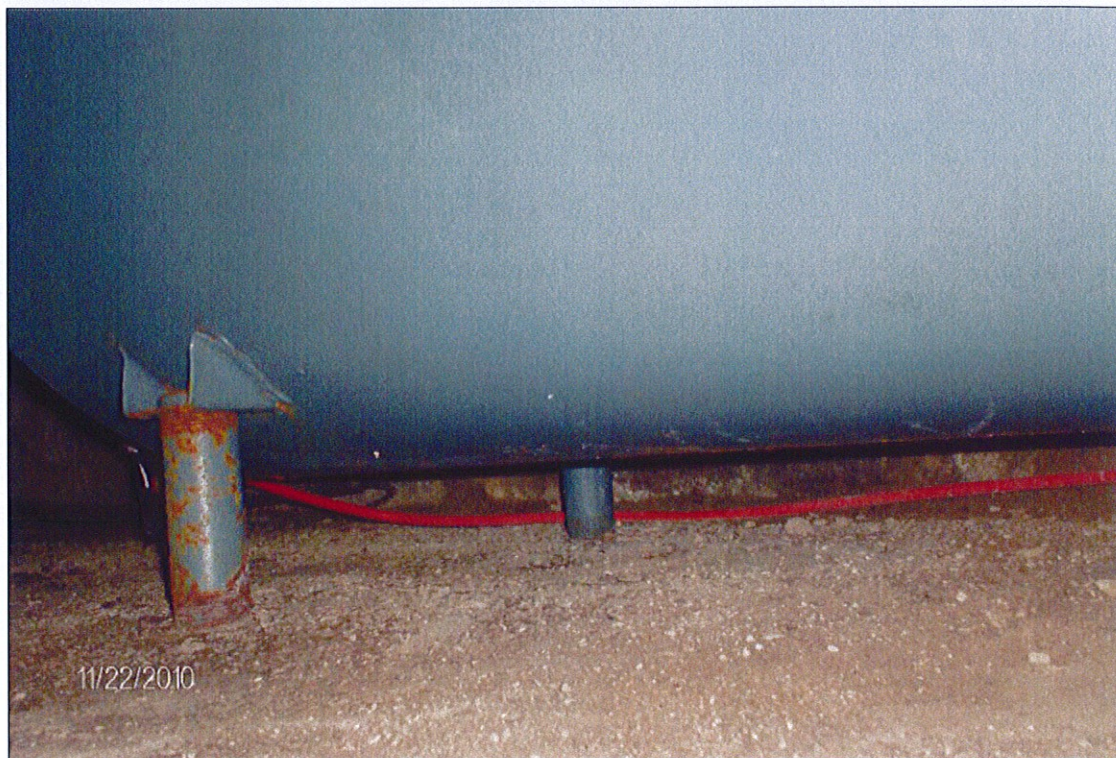


View of debris and sheds located on the subject site


	Title	Project	Reference No.	Date	Appendix 'C'
	Site Photographs	Existing Agricultural Property Southwest corner of Derry Road and Eighth Line Town of Milton	1011-S049E	November 24, 2010	Page 3 of 8



View of AST located in the basement of the home on the subject site



View beneath the AST located in the basement


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'C'
	Site Photographs	Existing Agricultural Property Southwest corner of Derry Road and Eighth Line Town of Milton	1011-S049E	November 24, 2010	Page 4 of 8

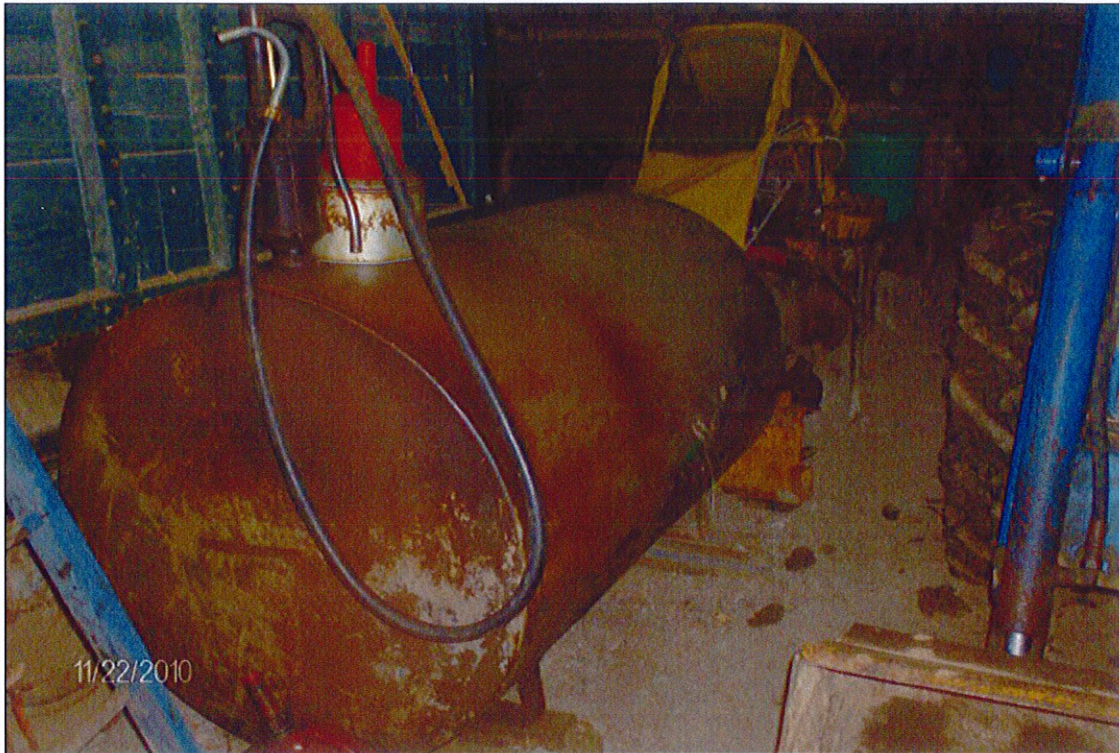


View of electric hot water heater located in the basement of the home



View of barns and sheds located on the subject site


	Title	Project	Reference No.	Date	Appendix 'C'
	Site Photographs	Existing Agricultural Property Southwest corner of Derry Road and Eighth Line Town of Milton	1011-S049E	November 24, 2010	Page 5 of 8



View of diesel-containing AST located in a barn on the subject site



View of interior of a barn located on the subject site


	Title	Project	Reference No.	Date	Appendix 'C'
	Site Photographs	Existing Agricultural Property Southwest corner of Derry Road and Eighth Line Town of Milton	1011-S049E	November 24, 2010	Page 6 of 8



View of water well in use at the subject site



View of natural gas pipeline easement located south of the subject site


	Title Site Photographs	Project Existing Agricultural Property Southwest corner of Derry Road and Eighth Line Town of Milton	Reference No. 1011-S049E	Date November 24, 2010	Appendix 'C' Page 7 of 8
---	---------------------------	---	-----------------------------	---------------------------	-----------------------------



View of unused AST on the subject site



View of sheds and debris located on the subject site

	Title	Project	Reference No.	Date	Appendix 'C'
	Site Photographs	Existing Agricultural Property Southwest corner of Derry Road and Eighth Line Town of Milton	1011-S049E	November 24, 2010	Page 8 of 8