

Phase One Environmental Site Assessment (Final)

8995 Boston Church Road
Ontario L9T 9C7

Prepared for:

BC5L Inc.

PNJ Project No:

25-1242-01



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1 EXECUTIVE SUMMARY

PNJ Engineering Inc. was retained by BC5L Inc. (the Client) to conduct a Phase One ESA for an existing property located at 8995 Boston Church Road, Milton, Ontario (hereafter referred to as Phase One Property or Property).

It is PNJ's understanding that this Phase One ESA is required to assess the current conditions of the site and to identify the potential for any contamination that may require special handling or consideration during the proposed future development of the Property by the Client.

A proposed industrial development consisting of 42,525.34m² of warehousing use divided between three buildings representing a maximum lot coverage of 36.5%, and 595.0 parking spaces including 16.0 barrier free spaces. A shared driveway is proposed to function as a shared lane for loading and unloading areas. Two driveway accesses are proposed with one access on 5 Side Road and one access on Boston Church Road.

At the time of this Environmental Site Assessment (ESA), the Phase One Property had appeared to be undeveloped vacant land.

The Phase One Property is surrounded by vegetation and numerous trees on the south boundary. The north, east and west boundaries are enclosed with metal fencing, except for an unfenced portion located at the southwest corner.

During the Site visit, a mobile home was observed on the property in the southwest corner. At the northeast of the mobile home a piece of agricultural equipment (possibly a type of tillage implements or a planter with multiple rows) was present. Additionally, a drainage trench approximately 2 ft deep, was also observed. Water was not present in the trench, and it was covered with vegetation throughout its length in the property. Moreover, three monitoring wells have been identified on the site, with one observed to be in a damaged condition.

The Phase One Study Area ("surrounding area") covers land uses within a 250 metre (m) radius of the Phase One Property. The Phase One Study Area is undeveloped with residential, and agricultural land uses.

There is one water body in the proximity of the Phase One Property which is Scotch Block Reservoir, located 4.2 km north. The inferred groundwater flow direction is expected to be south.

Historically, The Phase One Property seems to be undeveloped and primarily utilized as an agricultural land through 1877 (established from county map) to 2023 (confirmed by the owner).

It is concluded that one PCAs were identified on the Phase One Property. As a result, one APECs were

identified on the Phase One Property. Therefore, it was determined that a Phase Two ESA is required at this time.

The statements made in this 'Executive Summary' are subject to the same limitations as contained in the report and should be read in conjunction with the entire report.

2 INTRODUCTION

PNJ Engineering Inc. was retained by BC5L Inc. (the Client) to conduct a Phase One ESA for an existing property located at 8995 Boston Church Road, Milton, Ontario (hereafter referred to as Phase One Property or Property).

It is PNJ's understanding that this Phase One ESA is required to assess the current conditions of the site and to identify the potential for any contamination that may require special handling or consideration during the proposed future development of the Property by the Client.

A proposed industrial development consisting of 42,525.34m² of warehousing use divided between three buildings representing a maximum lot coverage of 36.5%, and 595.0 parking spaces including 16.0 barrier free spaces. A shared driveway is proposed to function as a shared lane for loading and unloading areas. Two driveway accesses are proposed with one access on 5 Side Road and one access on Boston Church Road.

The Phase One ESA Report has been prepared in accordance with Schedule D of Ontario Regulation 407/19 (amending Ontario Regulation 153/04) under the EPA. The Phase One ESA includes an assessment of adjacent and neighbouring lands within a 250-metre (m) radius of the Phase One Property (hereafter referred to as the "Phase One Study Area").

2.1 Phase One Property Information

At the time of this Environmental Site Assessment (ESA), the Phase One Property had appeared to be undeveloped vacant land.

The Phase One Property is a rectangular parcel of land located at the intersection of Boston Church Road and 5 Side Road in Milton, Ontario. The Phase One Property indicates approximate dimension of 365 meters along its east and west boundaries. It represents approximately 300 meters on south boundary and 295 meters on north boundary. It is an undeveloped land of approximately 105,000 m² area.

A legal plan of survey for the Phase One Property is presented in Appendix I.

The center of the of the Phase One Property is in UTM Zone 17, with approximate coordinates of Easting 588223 m and Northing 4822458 m.

Municipal Address: 8995 Boston Church Road, Milton, ON

Property Identification Number: 24977-0021 (LT)

Contact Information: Mr. Baljinder Phagura

416 358 1102

phaguratransport@gmail.com

Qualified Person: Sajjad Din, MSc, PGeo, QP_{ESA}

Senior Geoscientist – Qualified Person

647 978 0192

sdin@pnieng.com

3 SCOPE OF WORK

The scope of work for this Phase One ESA consisted of the following activities:

1. Review of historical records related to
 - a. Previous environmental and/or other reports provided by the Client,
 - b. Review of historical county maps,
 - c. Street directories, available and accessible at Toronto Reference Library, previous reports or as obtained from third-party providers,
 - d. Available and accessible Fire Insurance Plans as published in the Catalogue of Canadian Fire Insurance Plans 1875-1975,
 - e. Tittle Search,
 - f. Request of property underwriter reports or plans from third-party providers (OPTA),
 - g. Aerial photographs and imagery available through desktop review of interactive maps, previous reports or as obtained from third-party providers,
 - h. Pertinent environmental records requested from Freedom of Information office,
 - i. Retail fuel storage tanks information inquiry from the Technical Standards and Safety Authority (TSSA)
 - j. Relevant databases maintained by Environmental Risk Information Service (ERIS) at the Site and within 250 metre radio of the Site,
 - l. Available regional geology, topographic and physiographic maps and/or data including areas of natural significance or proximity to water bodies,
 - m. Company records, if made available.
2. Interview(s) with personnel (site representative) having knowledge of site operations,
3. Site visit to evaluate the current uses, corroborate findings from records review, or evidence of past uses of the Site, document activities on neighbouring properties, and potential environmental concerns within the Phase One Study Area,
4. Review and evaluation of all the information gathered from the records review, interviews, and site visit, and,
5. Preparation of this Phase One ESA report.

The Phase One ESA was prepared by Andrea Saltos, B.Sc. (Env) and Devangi Mistry, Adv. Dip. (Civil) under direct supervision of Sajjad Din, MSc, PGeo, a “Qualified Person” (QP_{ESA}) as defined by Ontario Regulation 153/04. The qualifications are summarized in Section 8.0.

4 RECORDS REVIEW

4.1 General Records

4.1.1 Phase One ESA Study Area Determination

The qualified person (QP), overseeing this Phase One ESA determined that the conventional distance of 250 m from the Site boundaries was adequate for defining the Phase One Study Area for all records reviewed. The limits of the Phase One Study Area are depicted on Appendix A, Figure 1.

4.1.2 First Development Use Determination

Source	Date/Period	Findings
Street Directories:	1987-1997	The Phase One Property and the Study Area was not listed.
Fire Insurance Plans:		No record was found.
Aerial Images:	1954, 2004-2023	The Phase One Property shows no visible signs of construction, infrastructure development, or major land modifications. It appears to be primarily utilized for agricultural purposes.
County Map:	1877	The Phase One Property was an undeveloped land, and the owner was James Murray from 1852.
Interview:	2022-2025	The Phase One Property was utilized as Farmland.

4.1.3 Fire Insurance Plans

The fire insurance plans (FIP) were published in the Catalogue of Canadian Fire Insurance Plans 1875-1975 and were requested from Verisk Intelligence through Environmental Risk Information Service (ERIS). No FIPs were found for the subject Property. A copy of the request is provided in Appendix D.

4.1.4 City Directories

Suburban Metro Toronto Criss-Cross Directories were reviewed at the Toronto Reference Library from 1987 to 1997. The Phase One Property and the surrounding study area were not listed in any of the reviewed directories.

4.1.5 Land Title Search

A Parcel registry for the Phase One Property (8995 Boston Church Rd, Milton, ON). Pertinent information is summarized as follows:

Address: 8995 Boston Church Road, Milton, ON L9T 9C7

PIN: 24977-0021 (LT)

Year	Name of Owner
1956-2022	United Suburban Gas Co.
2022	2661297 Ontario Inc.
2022 - Present	BC5L Inc.

A copy of the record is provided in Appendix E.

4.1.6 *Environmental Reports*

No previous environmental reports have been provided during this Investigation.

4.2 Environmental Source Information

4.2.1 *Environmental Risk Information Service (ERIS)*

The Environmental Risk Information Service report includes a search of federal, provincial, and private databases within a 250 m radius from the centre of the subject site. Databases include but not limited to National Pollutant Release Inventory information maintained by Environment Canada, Polychlorinated Biphenyl (PCB) information maintained by the Ministry of Environment, environmental compliance approvals, permits to take water, risk management plans, certificates of property use or similar instruments related to the environmental condition of the Phase One Property and surrounding properties, the inventory of coal gasification plants that is maintained by the Ministry, records concerning environmental incidents, orders, offences, spills, discharges of contaminants or inspections maintained by the Ministry, waste management records, including current and historical waste storage locations and waste generator and waste receiver information maintained pursuant to Ontario Regulation 347, notices and instruments, including records of site condition, posted in the Registry and landfill information maintained by the Ministry. The complete ERIS report is presented in Appendix H.

Relevant database listings for the Phase One Property and the Phase One Study Area are summarized below:

Address	Findings
8995 Boston Church Road Phase One Property	EHS listed in 2018 for Standard Express Report, 2023 For Custom Report and Standard Report for Fire Insur. Maps and/or Site Plans.
6715 Third Line 18.4m west	Mattamy (Brownridge) Limited GEN listed in 2002, 2003, 2004 for light fuels.
8813 Fifth Line 241.0 west southwest	Town of Halton Hills GEN listed for light fuels waste.

All the additional records for the vicinity were related to Water Well Information System (WWIS) for monitoring wells, test holes, domestic water supply and abandoned-supply records. Further information is available in section 4.3.5 Well Records.

The unplotted listings are not anticipated to pose an environmental concern onto the subject site, include:

- AAGR listed for pit.
- CA and ECA listed for Municipal and Private Sewage Works, Municipal & Private water, Industrial Sewage Works.
- GEN for oil skimming & sludges, other specified organics, petroleum distillates, waste oils & lubricants, light fuels, Waste oils/sludges (petroleum based), Other specified organic sludges, slurries or solids, Waste crankcase oils and lubricants, slurries or solids, concrete pipe, brick and block manufacturing, light fuels, sand & gravel pits at Permacon Group, 5th side road southwest half lot 6, concession 3, Milton.
- SCT Ace Sign Company at Third Line N, Milton.
- SPL at TCG Material Ltd Part of lot 6, Conc 3. Storage Tank.

4.2.2 *Freedom of Information*

On June 16, 2025, a decision letter in response to the request for information regarding environmental issues was received under the Freedom of Information Act to the MECP and no responsive documents were found. A copy of the No Records – Decision Letter is attached in Appendix C.

4.2.3 *Technical Standards & Safety Authority*

Technical Standards Safety Authority (TSSA) was contacted to inquire about presence of fuel storage tanks at the Site. No historical records for tanks were identified for the Phase One Property. A copy of the request is attached in Appendix C.

4.3 Physical Setting Sources

4.3.1 *Aerial Photographs*

The following aerial photographs were used to identify the land use changes at the Site and the Phase One Study Area. The photographs (presented in Appendix F) provided sufficient chronology for the changes that occurred at the Site and surrounding properties. Information obtained from the aerials photographs is summarized below:

The sources of aerial photographs reviewed during this Phase One ESA are listed below:

- 1954 from University of Toronto – Air Photos of Southern Ontario
- 1946, 1960, 1974, 1980, 1990 – National Air Photo Library
- 2004, 2009, 2014, 2019, 2023 from Google Earth.

Year	Site	Surrounding Properties
1946	The property shows no visible signs of construction, infrastructure development, or major land modifications. It appears to be primarily utilized for agricultural purposes.	The surroundings of the Property seem to be undeveloped, used for agricultural purposes with a few residential properties. To the southeast of the Property seems to be covered with natural vegetation.
1954	Similar to previous year.	The surroundings of the Property seem to be undeveloped, used for agricultural purposes with a few residential properties.
1960	Similar to previous year.	Similar to previous years, to the northeast, a residential property seems to be developed.
1974	Similar to previous year.	A racetrack-like structure along with residential structure appears in southwest side of the Phase One Property. New residential dwellings appear to the northeast and north side of the Property. A truck yard appears to be developed in the further south.
1980 - 2014	Similar to previous year.	Similar to previous year with additional residential developments in the surrounding.
2019	Similar to previous year.	Residential buildings with racetrack -like structure seem to be demolished.
2023	A rectangular strip of land appears to be excavated along the west side of the Phase One Property.	Similar to previous year.

4.3.2 Topographic, Hydrology, Geology

PNJ Engineering Inc. completed a review of Topographic map from The Atlas of Canada (Appendix G). Findings from the review included:

- The contour on the property indicates that the elevation of the site is at 220 m above mean sea level.
- A small drainage trench is crossing from the center of the Phase One Property.

Regional information such as quaternary geology and bedrock type was obtained from a desktop review of information available at the Ontario Ministry of Energy, Northern Development and Mines website, OGS Earth application which provides geoscience data accumulated from Mines and Minerals Division.

Surficial Geology	Clay to silt-textured till (derived from glaciolacustrine deposits or shale) silt and clay, minor sand and gravel Interbedded silt and clay and gritty, pebbly flow till and rainout deposits
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Physiographic	Bevelled Till Plains
Bedrock Geology	Shale, limestone, dolostone, siltstone Queenston Formation

4.3.3 Fill Material

There is no evidence to suggest that any additional earthworks or excavation activities have taken place that would alter the natural grade. Therefore, fill material is not expected on-Site.

4.3.4 Water Bodies, Areas of Natural Significance & Groundwater Information

Water Bodies

A small drainage trench is crossing the centre of the Phase One Property. The closest water body is Scotch Block Reservoir, located 4.2 km north. The inferred groundwater flow direction is expected to be south.

Areas of Natural Significance

Based on the Conservation Halton Regulation Mapping, the drainage trench and area around it in the Phase One Property lies in regulated areas. The image below represents the regulated area.

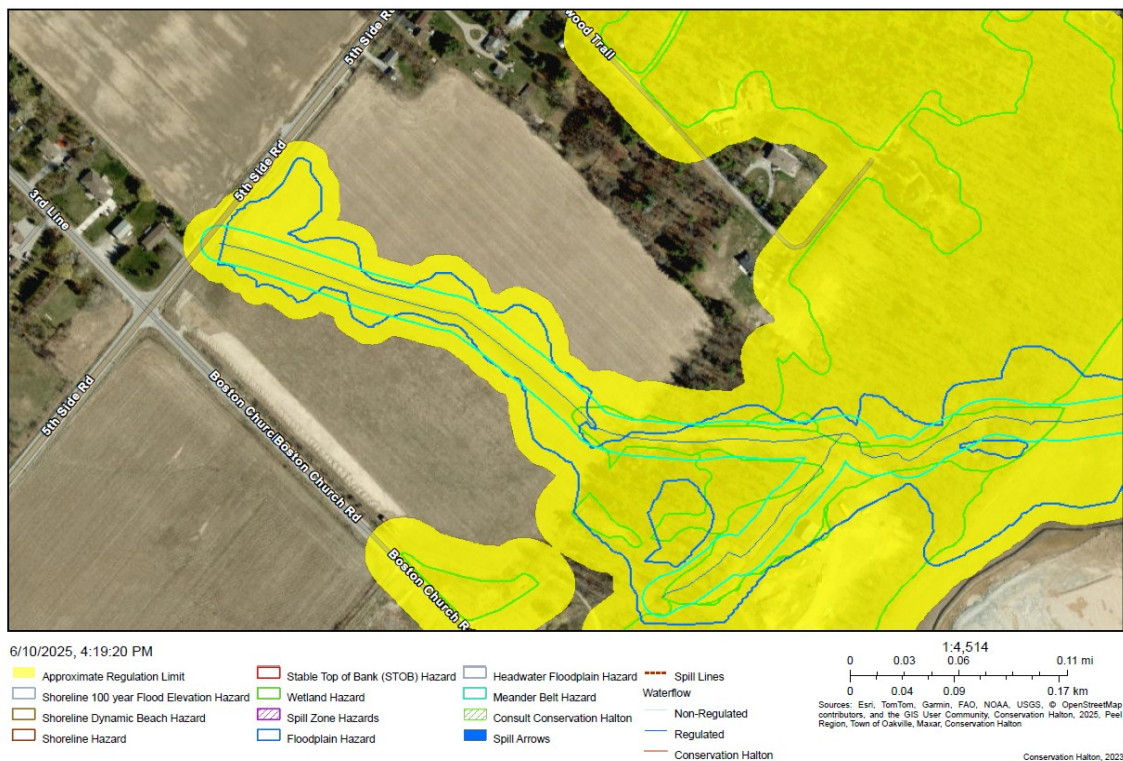


Image 1. Conservation Halton Regulation Mapping

4.3.5 Well Records

Well Records were reviewed from the WWIS data in the ERIS report. Twenty-one (21) well records were identified in the Study Area. The following table summarizes the records with relevant information.

Well ID	Use/Final Status	Coordinates	Year	Stratigraphy	Water Table
2800890	Domestic Water Supply	43.552052945975 -79.9075296481244	1967	1-20 ft – Brown Clay 20-43 ft – Clay, medium sand 43-67 ft – Clay, gravel 67- 69 ft – Shale	68.0 ft
2800881	Domestic Water Supply	43.5522347716971 -79.9077120635488	1956	0-20 ft Clay 20-52 ft Gravel, Clay 52-75 ft Shale	-
2803429	Domestic Water Supply	43.5477205841633 -79.9055034599859	1970	0-12 ft Topsoil 12-58 ft medium sand 58-60 medium sand	60.0 ft
2802746	Domestic Water Supply	43.5476305583699 -79.9055050890955	1967	0-25 ft clay 25-50 ft medium sand 50-70 ft medium sand 70-92 ft quicksand	97.0 ft
2804212	Domestic Water Supply	43.5474522840562 -79.9056940006142	1973	0-11 ft Clay 11-18 ft Clay 18-20ft Quicksand 20-36 ft Clay 36-38 ft Quicksand 38-65 ft Clay 65-73 ft Sand 73-91 ft Caly	18.0 ft
2807167	Domestic Water Supply	43.5506650781129 -79.9111757790536	1988	0-1 ft Topsoil 1-10 ft Clay 10-33 ft Caly, Gravel 33-62 ft Caly, Sand 62-95 ft Shale, Rock	70.0 ft
2804275	Domestic Water Supply	43.5464726571078 -79.9068258191779	1972	0-18 ft Clay, Stones 18-38 ft Sand, Caly 38-40 ft, Gravel	39.0 ft
2803948	Domestic Water Supply	43.5463867726888 -79.9072606299032	1972	0-18 ft Clay, Silt 18-78 ft Caly 78-85 ft Quicksand 85-99 ft Clay, Gravel 99-108 ft Clay, Gravel	78.0 ft
2800887	Domestic Water Supply	43.5507061100966 -79.9041619409079	1965	0-9 ft Caly 9-74 ft Caly, Medium sand 74-100 ft Shale	-
2806040	Domestic Water Supply	43.5526802934195 -79.906280304421	1981	0-1 ft Topsoil 1-36 ft Caly, Sand 36-37 ft Gravel	37.0 ft
2804360	Domestic Water Supply	43.5529998826447 -79.9067449705589	1973	0-19 ft Sand 19-28 ft Clay 28-54 ft Caly, Gravel 54-59 ft Caly, Gravel 59- 65 ft Shale	64.0 ft
2800889	Domestic Water Supply	43.5468465044233 -79.9054326246838	1966	0-30 ft Previously Dug 30-90 ft Caly, Medium sand 90-95 ft Fine Sand 95-103 Medium sand	103.0 ft
2800809	Domestic	43.546179128888 -79.9062617006928	1963	0-2 ft Topsoil 2-88 ft Clay 88-94 ft Medium Sand	96.0 ft

	Water Supply			94-96 ft Gravel	
7145012	Domestic Water Supply	43.550549870086 -79.9123155447324	2009	0-0.67 m Topsoil 0.67-7 m Clay 7-23.16 m sand, Gravel 23.16-24.69 Shale	-
2800886	Domestic Water Supply	43.5534434943669 -79.9069969359035	1963	0-43 ft Clay 43-45 ft Gravel	45.0 ft
2803464	Domestic Water Supply	43.5508476151897 -79.9123795161668	1970	0-1 ft Topsoil 1-15 ft Clay 15-29 ft Clay, Silt 29-34 ft Medium Sand 34-35 ft Clay 35-37 ft Gravel	29.0 ft
2807856	Domestic Water Supply	43.5511696475928 -79.9121570781727	1991	0-2 ft Loose, Topsoil 2-15 ft Dense, Clay 15-58 ft Clay dense gravel 58-73 ft Shale layered limestone	64.0 ft
2800884	Domestic Water Supply	43.5525165862317 -79.9051690590533	1961	0-20 ft Clay 20-30 ft Medium Sand 30-68 ft Caly 68-70 ft Shale	71.0 ft
2806039	Domestic Water Supply	43.5529444477498 -79.9056565189534	1981	0-1 ft Topsoil 1-35 ft Clay, Sand 35-50 ft Clay, Hard, Packed 50-82 ft Rock	71.0 ft
7142844	Domestic Water Supply	43.5507436341399 -79.9128072481327	2010	0-1 ft Soft, Topsoil 1-10 ft Clay, Sand, Hard 10-32 ft Clay, Sand, Soft 32-40 ft Clay, Gravel, hard 40-55 ft Gravel, Sand, Cemented 55-79 ft Shale, Gravel 79- 80 ft Sahle, Hard	69.0 ft
2803247	Not Used Unfinished	43.5521223607909 -79.9044333969999	1969	0-1 ft Topsoil 1-10 ft Clay 10-12 ft Medium Sand 12-21 ft Medium Sand 21-35 ft Silt, Clay	21.0 ft

4.4 Site Operating Records

In accordance with Clause 32. (1) (b) of O. Reg. 153/04 (as amended), an enhanced investigation property is defined as any property that is currently used or has even been used for industrial purposes, garage, bulk liquid dispensing facility, including a gasoline outlet and operation of dry-cleaning equipment. The Phase One Property has not been used for any of the previous mentioned purposes; therefore, it is not considered as an enhanced investigation property.

5 INTERVIEWS

An interview questionnaire was sent to Mr. Baljinder on June 04, 2025. The information gathered from this interviewee are as follow. The interview questionnaire is presented in Appendix J.

- Mr. Baljinder Phagura has been familiar with the Property for the past 3 years.
- The legal description of the property is PT LT CON 4 ESQUESING RP243284 S/T 53610.
- The approximate size of the property is 29.726 acres.
- The current owner of the property is BC5L Inc., for three years since 2022.
- The property has been used as farmland historically.
- Water services have been available since 2011; however, it is not connected.

6 SITE RECONNAISSANCE

6.1 General Requirements

Written Description of Investigation

A two-hour site visit was conducted on June 09, 2025, at approximately 9:10 AM by Devangi Mistry, Adv. Dip, of PNJ Engineering Inc. The weather conditions were cloudy with a temperature of 19°C. The owner of the property/client was not present at the Site during the site visit.

The Site visit included a walkthrough of the site, and visible observations of neighbouring properties from the Site and publicly accessible areas. A drive-by of the Phase One Study Area was also completed, to document properties that may represent potential environmental concerns onto the subject Site. Photographs taken during the Phase One Property inspection are provided in Appendix B.

General Property Description

The Phase One Property is a rectangular parcel of land located at the intersection of Boston Church Road and 5 Side Road in Milton, Ontario. The Phase One Property indicates approximate dimension of 365 meters along its east and west boundaries. It represents approximately 300 meters on south boundary and 295 meters on north boundary. It is an undeveloped land of approximately 105,000 m² area.

The Phase One Property is surrounded by vegetation and numerous trees on the south boundary. The north, east and west boundaries are enclosed with metal fencing, except for an unfenced portion located at the southwest corner. The access point / driveway of the property is unfinished pavement (only granular material) approximately 2 meters long, extending from Boston Church Road. There is scattered vegetation across the land's surface. The property features a mildly sloping terrain with gradual elevation changes across most of the site. A steeper slope is present along the eastern side, indicating a slightly higher elevation in that area.

During the site visit, a mobile home was observed on the property in the southwest corner of the property. At the northeast of the mobile home a piece of agricultural equipment (possibly a type of tillage implements or a planter with multiple rows) was present. Additionally, a drainage trench approximately 2 ft deep, was also observed. Although water was not present in the trench and it was covered with vegetation throughout its length in the property. Moreover, three monitoring wells have been identified on the site, with one observed to be in a damaged condition.

In accordance with clause 32. (1) (b) of O. Reg. 153/04 (as amended), an enhanced investigation Property is defined as any Property that is currently used or has even been used for industrial purposes,

garage, bulk liquid dispensing facility, including a gasoline outlet and operation of dry-cleaning equipment. The Phase One Property has not been used for any of the previous mentioned purposes; therefore, it is not considered as an enhanced investigation property.

Specific Observations at Phase One Property

1. Investigation of Structures

i. a general description of structures and other improvements, including the number and age of buildings,

The Phase One Property does not have any permanent building structure; however, a mobile home was observed during the site visit.

ii. a general description of the number, age, and depth of below-ground structures,

The Phase One Property does not have any building / structure.

iii. details of all tanks, above and below ground, at the phase one property, including the material and method of construction of the tank, tank age, tank contents and tank volume, whether in use or not, and

No underground tanks were observed on the Property during the Site visit. However, one Performance Rheem metal water heating tank was observed in mobile home.

iv. any potable and non-potable water sources.

No source of water was noticed.

2. Underground Utilities and Service Corridors

Utilities include:

Enbridge connection from Boston Church Road and 5th Side Road.

3. Interior of any structures and building at the phase one property

i. Exit and entry points,

Entrance to Phase One Property is via Boston Church Rd on the west side of the Property.

ii. details of existing and former heating systems, including type and fuel source,

None noticed.

iii. details of cooling systems, including type and fuel source, if any,

None. However, the mobile home has two attached air conditioning units.

iv. details of any drains, pits, and sumps, including their current use, if any, and former use,

One drainage trench is observed passing from the middle of the property.

v. details of any unidentified substances, and,

No unidentified substances were observed on the Site.

vi. details, including locations, of stains or corrosion on floors other than from water, where

located near a drain, pit, sump, crack, or other potential discharge location.

No stains or corrosion were observed.

4. Exterior portions of the phase one property

i. details, including locations, of current and former wells, including all wells described or defined in or under the Ontario Water Resources Act and the Oil, Gas and Salt Resources Act,

Three monitoring wells were observed on-Site. The following are the well tags and the location on the property:

- A381039 – northwest,
- A381025 – northeast,
- A381033 – southwest, in a damaged condition.

ii. details of sewage work, including their location,

None.

iii. details of ground surface, including type of ground cover, such as grass, gravel, soil or pavement, and

The Phase One Property is covered with natural vegetation across the Property. However, the access point is unfinished pavement (only granular material) and mix of a muddy surface.

iv. details of current or former railway lines or spurs and their locations.

No current or former railway lines or spurs were observed on or near the Site

5. Provide the documentation, referred to in subsection 13 (2) of the following,

i. areas of stained soil, vegetation, or pavement,

No areas of stained soil, vegetation or pavement were identified.

ii. stressed vegetation,

No stressed vegetation was identified.

iii. areas where fill and debris materials appear to have been placed or graded,

No areas were identified with debris material on site.

iv. potentially contaminating activity, and

No potentially contaminating activities were identified during the site reconnaissance.

v. details of any unidentified substances found at the property.

No additional substances were found at the Property.

6.1.1 *Enhanced Investigation Property*

As per O. Reg. 153/04, a Phase One ESA will require the completion of an “Enhanced Property Investigation” should records indicate that a site has historically had any of the following land uses

associated with it:

- Any industrial use;
- Operation of dry-cleaning equipment;
- Garage works; or
- Dispensing of bulk liquid (including gasoline, i.e. gas station).

Therefore, the Phase One Property is not considered as an Enhanced Investigation Property.

6.2 Written Description of Investigation

The site reconnaissance included a walkthrough the areas around the Phase One Property, as well as drive by within the Study Area. Surrounding land uses included residential and agricultural areas. The following table summarize findings at the Phase One Property and Study Area.

Orientation	Land Uses
Phase One Property	Agricultural / Undeveloped land
North	Residential and Undeveloped / Agricultural land
East	Residential and Undeveloped / Agricultural land
South	Undeveloped land
West	Agricultural land

7 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1877	James Murray	Undeveloped/Agricultural land	Undeveloped/Agricultural land	The Phase One Property was an undeveloped land, and the owner was James Murray from 1852
1946- 2022	United Suburban Gas Co.	Undeveloped/Agricultural land	Undeveloped/Agricultural land	Aerial 1946 - 2004: The property shows no visible signs of construction, infrastructure development, or major land modifications. It appears to be primarily utilized for agricultural purposes.
2022	2661297 Ontario Inc.	Undeveloped/Agricultural land	Undeveloped/Agricultural land	Aerial 2004 - 2019: No changes appear on the Phase One Property.
2022 - Present	BC5L Inc.	Agricultural land	Agricultural land	Aerial 2023: A rectangular strip of land appears to be excavated along the west side of the Phase One Property.

7.2 Potentially Contaminating Activities (PCAs)

Potentially Contaminating Activities under the Environmental Protection Act are defined in in Schedule D (Table 2) of O. Reg. 153/04. The PCAs identified within the Phase One Property and Study Area are illustrated on Figure 2 and summarized in the tables below.

7.2.1 Phase One Property

According to historical records, site reconnaissance, and interviews, one potentially contaminating activity have been identified within the Phase One Property.

Address	Source	Findings	Potential Contaminating Activity (PCA)	Environmental Concern
8995 Boston Church Road, Milton, ON Phase One Property	Historical Aerial Images	The property shows no visible signs of construction, infrastructure development, or major land modifications. It appears to be primarily utilized for agricultural purposes.	PCA # 40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Yes. Historical aerial imagery consistently shows the Property has been, and remains, engaged in general agricultural activity, suggesting ongoing use of pesticides and herbicides.

7.2.2 Phase One Study Area

According to historical records, site reconnaissance, and interviews, no potentially contaminating activities have been identified within the Phase One Study Area.

7.3 Areas of Actual or Potential Environmental Concern

7.3.1 Identified Areas of Potential Environmental Concern

Address	APEC ID	Location of APEC on Phase One Property	Rationale	Source
8995 Boston Church Road, Milton, ON Phase One Property	APEC-1	Entire Phase One Property	Historical aerial imagery consistently shows the Property has been, and remains, engaged in general agricultural activity, suggesting ongoing use of pesticides and herbicides.	Historical Aerial Images

7.3.2 Contaminants of Potential Concern

Address	APEC ID	Potential Contaminating Activity (PCA)	Location of APEC on Phase One Property	CoPC	Media
8995 Boston Church Road, Milton, ON Phase One Property	APEC-1	PCA # 40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Entire Phase One Property	Metals, As, Sb, Se, CN, Cr (VI), Hg, B(HWS), OC Pesticides	Soil

7.3.3 Information Gaps in Phase One Investigation

No information was found to be missing during this investigation.

7.4 Phase One Conceptual Site Model

Site Description

The Phase One Property is a rectangular parcel of land located at the intersection of Boston Church Road and 5 Side Road in Milton, Ontario. The Phase One Property indicates approximate dimension of 365 meters along its east and west boundaries. It represents approximately 300 meters on south boundary and 295 meters on north boundary. It is an undeveloped / Agricultural land of approximately

105000 m² area.

The Phase One Property is surrounded by vegetation and numerous trees; and it is covered with fence on its north and west sides. However, some portion on southeast side and south side is not fence covered. The access point / driveway of the property is unfinished pavement (only granular material) approximately 2 meters long, extending from Boston Church Road. There is scattered vegetation across the land's surface. The property features a mildly sloping terrain with gradual elevation changes across most of the site. A steeper slope is present along the eastern side, indicating a slightly higher elevation in that area.

During the site visit, a mobile home is observed on the property in the southwest corner including plowing attachments outside the mobile home. Additionally, a drainage trench approximately 2 ft deep, was also observed. Although water was not present in the trench and it was covered with vegetation throughout its length in the property. Moreover, three monitoring wells have been identified on the site, with one observed to be in a damaged condition

In accordance with clause 32. (1) (b) of O. Reg. 153/04 (as amended), an enhanced investigation property is defined as any property that is currently used or has even been used for industrial purposes, garage, bulk liquid dispensing facility, including a gasoline outlet and operation of dry-cleaning equipment. The Phase One Property has not been used for any of the previous mentioned purposes; therefore, it is not considered as an enhanced investigation property.

Water Bodies

A drainage trench was observed crossing the centre of the Phase One Property. The closest water body is Scotch Block Reservoir, located 4.2 km north. The inferred groundwater flow direction is expected to be south.

Areas of Natural Significance

Based on the Conservation Halton Regulation Mapping, a considerable portion of The Phase One Property lies in the regulated areas. Representation of the regulated areas is in the image below.

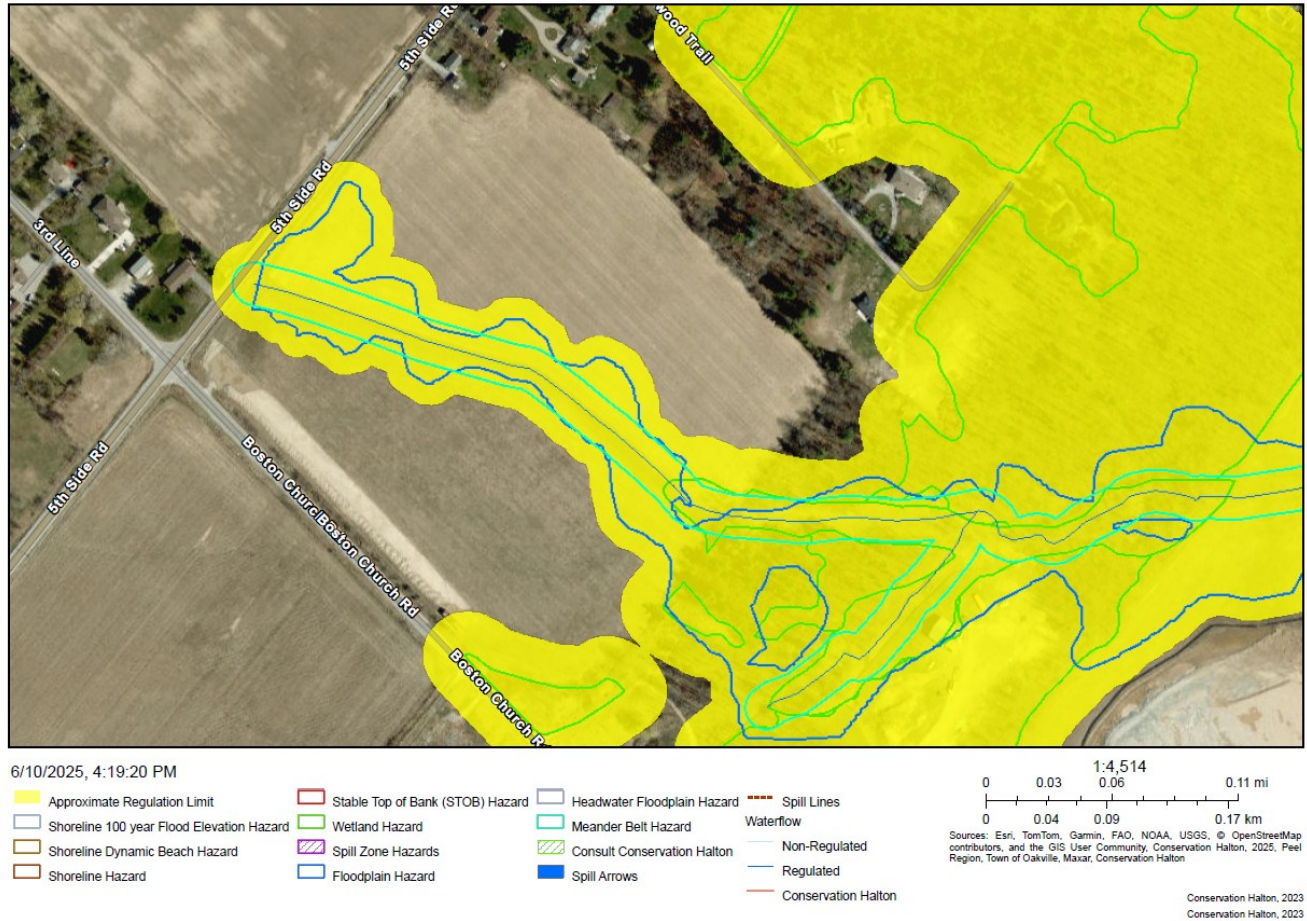


Image 1. Conservation Halton Regulation Mapping

Drinking Water Wells

Well Records were reviewed from the WWIS data in the ERIS report. Twenty (20) well records were identified in the Study Area. The following table summarizes the drinking water wells within the Study Area.

Well ID	Use/Final Status	Coordinates	Year	Stratigraphy	Water Table
2800890	Domestic Water Supply	43.552052945975 -79.9075296481244	1967	1-20 ft – Clay 20-43 ft – Clay, medium sand 43-67 ft – Clay, gravel 67- 69 ft – Shale	68.0 ft
2800881	Domestic Water Supply	43.5522347716971 -79.9077120635488	1956	0-20 ft Clay 20-52 ft Gravel, Clay 52-75 ft Shale	-
2803429	Domestic Water Supply	43.5477205841633 -79.9055034599859	1970	0-12 ft Topsoil 12-58 ft medium sand 58-60 medium sand	60.0 ft
2802746	Domestic Water Supply	43.5476305583699 -79.9055050890955	1967	0-25 ft clay 25-50 ft medium sand 50-70 ft medium sand	97.0 ft

				70-92 ft quicksand	
2804212	Domestic Water Supply	43.5474522840562 -79.9056940006142	1973	0-11 ft Clay 11-18 ft Clay 18-20ft Quicksand 20-36 ft Clay 36-38 ft Quicksand 38-65 ft Clay 65-73 ft Sand 73-91 ft Caly	18.0 ft
2807167	Domestic Water Supply	43.5506650781129 -79.9111757790536	1988	0-2 ft Topsoil 1-10 ft Clay 10-33 ft Caly, Gravel 33-62 ft Caly, Sand 62-95 ft Shale, Rock	70.0 ft
2804275	Domestic Water Supply	43.5464726571078 -79.9068258191779	1972	0-18 ft Clay, Stones 18-38 ft Sand, Caly 38-40 ft, Gravel	39.0 ft
2803948	Domestic Water Supply	43.5463867726888 -79.9072606299032	1972	0-18 ft Clay, Silt 18-78 ft Caly 78-85 ft Quicksand 85-99 ft Clay, Gravel 99-108 ft Clay, Gravel	78.0 ft
2800887	Domestic Water Supply	43.5507061100966 -79.9041619409079	1965	0-9 ft Caly 9-74 ft Caly, Medium sand 74-100 ft Shale	-
2806040	Domestic Water Supply	43.5526802934195 -79.906280304421	1981	0-3 ft Topsoil 1-36 ft Caly, Sand 36-37 ft Gravel	37.0 ft
2804360	Domestic Water Supply	43.5529998826447 -79.9067449705589	1973	0-19 ft Sand 19-28 ft Clay 28-54 ft Caly, Gravel 54-59 ft Caly, Gravel 59- 65 ft Shale	64.0 ft
2800889	Domestic Water Supply	43.5468465044233 -79.9054326246838	1966	0-30 ft Previously Dug 30-90 ft Caly, Medium sand 90-95 ft Fine Sand 95-103 Medium sand	103.0 ft
2800809	Domestic Water Supply	43.546179128888 -79.9062617006928	1963	0-4 ft Topsoil 2-88 ft Clay 88-94 ft Medium Sand 94-96 ft Gravel	96.0 ft
7145012	Domestic Water Supply	43.550549870086 -79.9123155447324	2009	0-0.67 m Topsoil 0.67-7 m Clay 7-23.16 m sand, Gravel 23.16-24.69 Shale	-
2800886	Domestic Water Supply	43.5534434943669 -79.9069969359035	1963	0-43 ft Clay 43-45 ft Gravel	45.0 ft
2803464	Domestic Water Supply	43.5508476151897 -79.9123795161668	1970	0-2 ft Topsoil 1-15 ft Clay 15-29 ft Clay, Silt 29-34 ft Medium Sand 34-35 ft Clay 35-37 ft Gravel	29.0 ft
2807856	Domestic Water Supply	43.5511696475928 -79.9121570781727	1991	0-2 ft Loose, Topsoil 2-15 ft Dense, Clay 15-58 ft Clay dense gravel 58-73 ft Shale layered limestone	64.0 ft
2800884	Domestic Water Supply	43.5525165862317 -79.9051690590533	1961	0-20 ft Clay 20-30 ft Medium Sand 30-68 ft Caly 68-70 ft Shale	71.0 ft
2806039	Domestic	43.5529444477498 -79.9056565189534	1981	0-1 ft Topsoil 1-35 ft Clay, Sand 35-50 ft Clay, Hard, Packed	71.0 ft

	Water Supply			50-82 ft Rock	
7142844	Domestic Water Supply	43.5507436341399 -79.9128072481327	2010	0-1 ft Soft, Topsoil 1-10 ft Clay, Sand, Hard 10-32 ft Clay, Sand, Soft 32-40 ft Clay, Gravel, hard 40-55 ft Gravel, Sand, Cemented 55-79 ft Shale, Gravel 79- 80 ft Sahle, Hard	69.0 ft

Neighboring Land Use

Orientation	Land Uses
Phase One Property	Agricultural / Undeveloped land
North	Residential and Undeveloped / Agricultural land
East	Residential and Undeveloped / Agricultural land
South	Undeveloped land
West	Agricultural land

Areas Of Potential Environmental Concerns

Address	APEC ID	Potential Contaminating Activity (PCA)	Location of APEC on Phase One Property	CoPC	Media
8995 Boston Church Road, Milton, ON Phase One Property	APEC-1	PCA # 40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	The property shows no visible signs of construction, infrastructure development, or major land modifications. It appears to be primarily utilized for agricultural purposes.	Metals, As, Sb, Se, CN, Cr (VI), Hg, B(HWS), OC Pesticides	Soil

Description Of Assessment

PCAs with known or potential environmental concerns to affect the Phase One Property includes:

Address	Source	Findings	Potential Contaminating Activity (PCA)	Environmental Concern
8995 Boston Church Road, Milton, ON Phase One Property	Historical Aerial Images	The property shows no visible signs of construction, infrastructure development, or major land modifications. It appears to be primarily utilized for agricultural purposes.	PCA # 40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Yes. Historical aerial imagery consistently shows the Property has been, and remains, engaged in general agricultural activity, suggesting ongoing use of pesticides and herbicides.

No PCAs were identified within the Phase One Study Area.

PNJ Engineering Inc. completed a review of Topographic map from The Atlas of Canada (Appendix G). Findings from the review included:

- The contour on the property indicates that the elevation of the site is at 220 m above mean sea level.
- A small drainage trench is crossing from the center of the Phase One Property.

Regional information such as quaternary geology and bedrock type was obtained from a desktop review of information available at the Ontario Ministry of Energy, Northern Development and Mines website, OGS Earth application which provides geoscience data accumulated from Mines and Minerals Division.

<i>Surficial Geology</i>	Clay to silt-textured till (derived from glaciolacustrine deposits or shale) silt and clay, minor sand and gravel Interbedded silt and clay and gritty, pebbly flow till and rainout deposits
<i>Physiographic</i>	Bevelled Till Plains
<i>Bedrock Geology</i>	Shale, limestone, dolostone, siltstone Queenston Formation

Fill Material

There is no evidence to suggest that any additional earthworks or excavation activities have taken place that would alter the natural grade. Therefore, fill material is not expected on-Site.

It is not expected that any uncertainty or absence of information would affect the validity of the Conceptual Site Model (CSM).

8 CONCLUSION

8.1 Weather a Phase Two Environmental Site Assessment is required.

The scope of this Phase One ESA conforms to the general requirements outlined in O. Reg. 153/04 and 407/19. The objectives of the Phase One ESA were to identify the likelihood of the presence or absence of PCAs and their associated APECs and COPC.

Based on the findings of the Phase One ESA, one PCA was identified on the Phase One Property. As a result, one APEC was identified on the Phase One Property, and a Phase Two ESA is required.

8.2 Phase One Environmental Site Assessment Alone

It is concluded that one PCA was identified on the Phase One Property. As a result, one APEC was identified on the Phase One Property, and a Phase Two ESA is required.

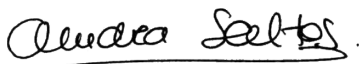
8.3 Signatures and Certification

The report was prepared by Andrea Saltos, BSc., C.E.T and Devangi Mistry, Adv. Dip. Andrea is an Environmental Engineering Technologist with PNJ Engineering Inc. Over the past 4 years she has been an active participant in conducting ESA work, report writing, quotation preparations, including field work for soil and groundwater sampling. She has completed a Bachelor of Science degree in Ecuador and an Environmental Engineering Advanced Diploma at Centennial College. Andrea is a Certified Engineering Technologist with OACETT.

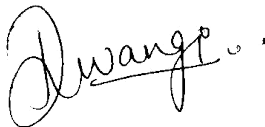
Devangi is a recent Civil Engineering graduate with a strong focus on Environmental Engineering; she earned an Advanced Diploma in Civil Engineering Technology with Honours from Humber Polytechnic.

The report was reviewed by Sajjad Din, MSc, PGeo, QP_{ESA}, who is a Geoscientist active in the fields of academia, remediation, research, environmental compliance and permitting, and environmental consulting since 1994. He has been involved in work across Ontario, South Asia, and the Southeastern United States. He has completed hundreds of environmental site assessments, remediation projects and filed 19 Record of Site Conditions over the past 8 years some of which include conveyances to municipalities and complicated Brownfield projects. He has been keenly following the excess soil developments since 2020 and is currently working with several private developers in educating, understanding, and implementing O. Reg. 406/19. Furthermore, Sajjad is a Professor of Environmental Technology at Centennial College.

Prepared by:



Andrea Saltos BSc., C.E.T.
Environmental Technician



Devangi Mistry, Adv. Dip.
Junior Environmental Technician

Reviewed by:



Sajjad Din, MSc, PGeo, QP_{ESA}
Senior Geoscientist – Qualified Person
PNJ Engineering Inc.



Abid Sahi., M.A.Sc., P.Geo., P.Eng., QP_{ESA}
Principal Reviewer
PNJ Engineering Inc.

9 REFERENCES

- O. Reg. 153/04, Phase One Environmental Site Assessment
- City Directories
- Environmental Risk Information Service (ERIS) report
- Aerial Photographs/Images
- Company Records, as applicable
- Ontario Geological Survey
- Google Earth
- The Canadian County Atlas Digital Project

10 STANDARD LIMITATIONS AND SIGNATURES

This Phase One ESA has been prepared for the exclusive use of the Client. Any use of the report by any other party without the written consent of PNJ Engineering Inc. is the sole responsibility of such party. PNJ Engineering Inc. accepts no responsibility for damages that may be incurred or suffered by any third party as a result of decisions made or actions taken based on the report. No other warranties are either expressed or implied with respect to the professional services provided under the terms of the contract or quotation and represented in this ESA report.

The Client understands that as defined in the Standard, a Phase One ESA is a systematic process, as prescribed by the standard, by which an assessor seeks to determine whether a particular property is or may be subject to actual or potential contamination. A Phase One ESA does not involve the investigative procedures of sampling, analyzing, and measuring unless agreed upon between the Client and the assessor. A Phase One ESA is intended to reduce, but not necessarily eliminate uncertainty regarding the potential for contamination of a property.

The Client should only rely on the ESA report for the point in time at which PNJ Engineering Inc. observations and research were conducted in order to complete the records review, interviews, and site visit. The intent of the ESA is to identify to the extent possible within acceptable time and cost constraints the environmental liabilities that may be associated with the subject site due to operations of historical and current occupants, as well as potential environmental concerns from adjacent and surrounding properties.

PNJ Engineering Inc. made every attempt to determine environmental concerns that may be associated with historical or current operations, however, due to changes through the years there may be instances where the concerns identified during records review may not be visible (or determined) at the time of site visit or by interviewing current occupants. The nature of the ESA dictates that the findings and conclusions stated in the report may not be entirely definitive and may include qualitative statements based on limitations and observations identified during the records review, interviews, and site visit.

The findings and conclusions of the ESA report is based on information provided by others, observations, and field work by PNJ Engineering Inc. While every effort will be made to ensure accuracy of the documents and information received, PNJ Engineering Inc. makes no guarantee of the accuracy or the completeness of the third-party information available at the time of completing this ESA report.

The maximum liability to PNJ Engineering Inc. is limited to the amount of fees paid, and provided that notice of claim is made within 2 years from the date when the reports are provided to the Client. The Client understands that irrespective of the findings of the ESA report, there is a possibility that unexpected

environmental conditions may be encountered at the property during preparation and/or upon issuance of the ESA report. In this case, PNJ Engineering Inc. should be notified in order to determine if appropriate revisions or modifications are required to the report content and its conclusions.

Abid Sahi
asahi@pnjeng.com
647.703.7960

