

12-1 Halton

SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOTS 1 AND 5, BLOCK 58
REGISTERED PLAN 1
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS

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PART 2 – REPORT SUMMARY

DESCRIPTION OF LAND
PART OF LOTS 1 AND 5, REGISTERED PLAN 1, KNOWN AS MUNICIPAL No.
128 CHISHOLM STREET, TOWN OF OAKVILLE
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
ENCROACHMENTS
AS SHOWN IN PART 1
COMPLIANCE WITH ZONING BY-LAWS
NOT CONFIRMED BY THIS REPORT
ADDITIONAL REMARKS
NOTE THE POSITION OF THE FENCES WITH RESPECT TO THE SOUTH AND WEST PROPERTY LIMITS
NOTE THE POSITION OF THE SIDING ALONG THE NORTHERN FACE OF THE BUILDING WITH RESPECT TO THE PROPERTY LIMIT

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWEST LIMIT OF CHISHOLM STREET AS SHOWN ON A PLAN BY FRED G. CUNNINGHAM INCORPORATED, O.L.S., DATED JANUARY 21, 2000, HAVING A BEARING OF N51°45'10"W.

ELEVATION NOTE

ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM TOWN OF OAKVILLE BENCH MARK OBM#186, HAVING A PUBLISHED ELEVATION OF 86.605 metres.

LEGEND

| DENOTES | SURVEY MONUMENT FOUND |
|---------|-----------------------|
| ■ | WIT |
| □ | SIB |
| • | SSIB |
| • | IB |
| • | CC |
| • | CONC. |
| • | N.S.E.W |
| • | FGC |
| • | OU |
| • | RP |
| • | P1 |
| • | P2 |
| • | P3 |
| • | DECIDUOUS TREE |

NOTE

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
THIS REPORT WAS PREPARED FOR PHA PROJECT MANAGEMENT CONSULTANTS AND ALL OTHER PARTIES TO THE TRANSACTION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON APRIL 1, 2005.

DATE : APRIL 6, 2005

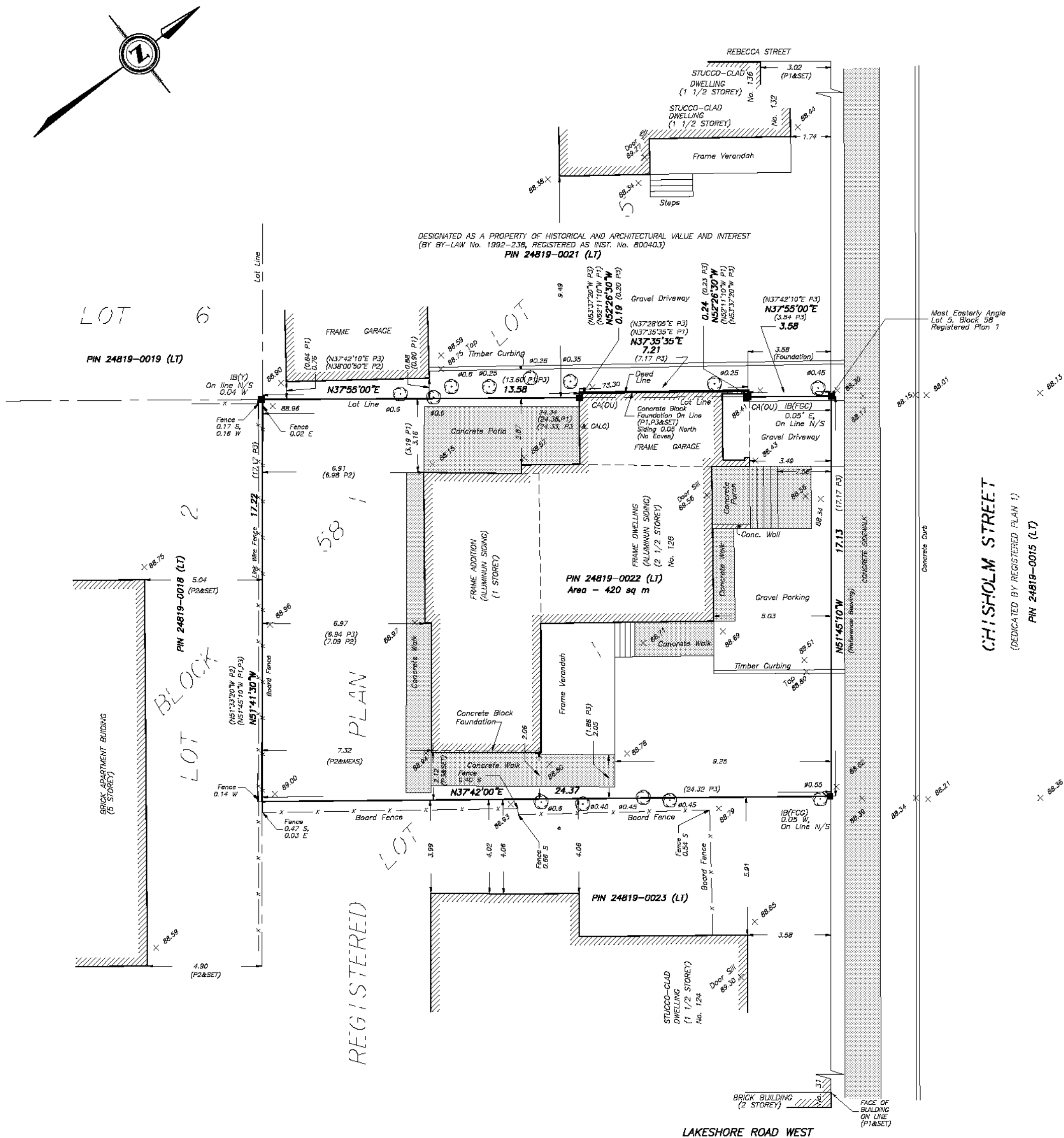
LES RUDNICKI
ONTARIO LAND SURVEYOR

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| DRAWN : F.N./F. P. B. | FILE NAME : A0510091.DWG |
| CHECKED : L. R. | PLOT SCALE : MET. 1=1.5 |
| JOB No. : 051-0091 | PLOTTED : |
| REF. No. : 12-1 Halton | UPDATED : |

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1556469

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ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)



METRIC

DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED
TO FEET BY MULTIPLYING BY 3.2808

Phase One Environmental Site Assessment



128 Chisholm Street, Oakville, Ontario
G2S23182A

PCS Holdings Corporation
1024 Westdale Road
Oakville, Ontario
L6L 5A2

Executive Summary

G2S Consulting Inc. (G2S) was retained by PCS Holdings Corporation (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the property located at 128 Chisholm Street in Oakville, Ontario (hereinafter referred to as the 'Site'). Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA was provided by Pat Silano of PCS Holdings Corporation.

This Phase One ESA incorporates the concept of Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) identified by the Ministry of the Environment, Conservation and Parks (MECP) as outlined in Schedule D of O. Reg. 153/04, as amended.

For the purpose of this report, Site North has been established as parallel to Chisholm Street, with Chisholm Street running north to south. The rectangular shaped Site is located on the west side of Chisholm Street, approximately 30 m south of the intersection with Rebecca Street and covers an approximate plan area of 425 m² (0.1 acres). The Study Area consists of residential and commercial land use, and Sixteen Mile Creek is located approximately 160 m east.

G2S understands the Client requires a Phase One ESA for due diligence purposes related to rezoning of the Site for residential purposes. The Site was most recently used for commercial purposes (office) and is proposed to be used for residential use. Since there is a change in property use planned (commercial to residential), a Record of Site Condition (RSC) is required under O. Reg. 153/04, as amended. This Phase One ESA was completed in accordance with Schedule D. of O. Reg. 153/04, as amended.

This Phase One ESA was conducted to:

- i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii. Determine the need for a Phase Two ESA; and
- iii. Provide a basis for carrying out any Phase Two ESA required.

Based on information collected from the Site visit and records review, the Site was developed with a residential building in the early 1950s. The Site occupants have historically consisted of residential until the Site was converted and used as commercial office space from 1998 to 2022. The Site has been used for residential purposes since 2022.

Historical review of the surrounding properties within a 250 m radius of the Site identified no on-Site PCAs and several off-Site PCAs, as defined in the amended O. Reg. 153/04. The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc.

Based on review and evaluation of the information gathered, no APECs were identified on-Site. In this regard, a Phase Two ESA is not recommended at this time.

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1. Introduction

G2S Consulting Inc. (G2S) was retained by PCS Holdings Corporation (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the property located at 128 Chisholm Street in Oakville, Ontario, hereinafter referred to as the 'Site'. Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA was provided by Pat Silano of PCS Holdings Corporation.

G2S understands the Client requires a Phase One ESA for due diligence purposes related to rezoning of the Site for residential purposes. The Site was most recently used for commercial purposes (office) and is proposed to be used for residential use. Since there is a change in property use planned (commercial to residential), a Record of Site Condition (RSC) is required under O. Reg. 153/04, as amended. This Phase One ESA was completed in accordance with Schedule D. of O. Reg. 153/04, as amended.

1.1 Terms of Reference

This Phase One ESA incorporates the concept of Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) identified by the Ministry of the Environment, Conservation and Parks (MECP) as outlined in Schedule D of O. Reg. 153/04.

The nature of a Phase One ESA by definition is a nonintrusive site examination of "readily accessible features"; therefore, the Phase One ESA does not quantify the chemical or physical quality of the exposed or inaccessible features such as materials beneath buildings or buried on Site. In this regard, the Phase One ESA must be viewed as a mechanism that may assist in reducing, rather than eliminating, the uncertainty of encountering environmental contaminants during future use of the Site.

This Phase One ESA was conducted to:

- i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii. Determine the need for a Phase Two ESA; and
- iii. Provide a basis for carrying out any Phase Two ESA required.

1.2 Phase One ESA Property Information

Table 1: General Site Details

| | |
|--|---|
| Municipal Address: | 128 Chisholm Street, Oakville, Ontario |
| General Site Location: | West side of Chisholm Street, approximately 30 m south of the intersection with Rebecca Street and approximately 160 m west of Sixteen Mile Creek |
| Approximate Plan Area: | Approximate plan area of 425 m ² (0.1 acres) with frontage of approximately 17 m on Chisholm Street and a depth of approximately 25 m. |
| Property Identification Number (PIN): | 24819-0022 (LT) |
| Legal Description: | PT LT 1, BLK 58, PL 1 ; PT LT 5, BLK 58, PL 1 , AS IN 809566 ; OAKVILLE |
| Current Site Owner and Contact Information: | PCS Holdings Corporation Pat Silano 1024 Westdale Road Oakville, Ontario L6L 5A2 csilano@cogeco.ca |
| Current Site Occupant: | Residence |

The Phase One Study Area includes the Site and lands within approximately 250 m of the Site, as shown on Drawing 2 in Appendix A (hereinafter referred to as the 'Study Area').

2. Scope of Investigation

This assessment was performed in accordance with the Phase One ESA protocols and included the following tasks:

1. Records review.
2. Interviews with pertinent Site contacts.
3. A Site reconnaissance to assess current Site and Study Area conditions and the presence of any visual indications or olfactory evidence of potential contamination. A detailed review of regulatory compliance issues was not within the terms of reference for this assignment.
4. An evaluation of the information gathered from the records review, interviews and Site reconnaissance.
5. Preparation of this report discussing the information compiled and the corresponding conclusions and recommendations.

3. Records Review

G2S reviewed reasonably accessible information and records to determine the land use history of the Site and Study Area.

3.1 General

3.1.1 Phase One ESA Study Area Determination

In accordance with O. Reg. 153/04, as amended, the Phase One ESA must include, at a minimum the Site and any other property that is located within 250 m of the Site boundaries. This is referred to as the Phase One ESA Study Area (Study Area) as depicted on Drawing 2 in Appendix A.

3.1.2 First Developed Use Determination

In accordance with the O. Reg. 153/04, as amended, the following definition applies:

“First developed use” means *the earlier of*,

- i. The first use of a phase one property in or after 1875 that resulted in the development of a building or structure on the property, and
- ii. The first potentially contaminating use or activity on the phase one property.

Based on information from the records review, the first developed use of the Site was in the early 1950s for residential purposes.

3.1.3 Chain of Title

A land title search for the Site was conducted online at the Teranet Express website for the Halton Land Registry Office. The Land Registry document indicates that the Site was transferred from Paul Michael Hatton to the current owner, PCS Holdings Corporation, in November 2022. The Site was previously owned by Susan Diane Brown from 1998 to 2005 and by Hazel Ann Lampinen from 1993-1998.

In order to determine past land uses, historical data including land registry information was obtained by P.L.P Titles Ltd. The information obtained from the title search indicated that the Site previously consisted of two separate lots. Site ownership information was provided dating back to 1831.

For ease of reference, the Land Registry documents and chain of title information is included in Appendix B and summarized in Section 6.1 of this report.

3.1.4 Fire Insurance Plans

Fire Insurance Plans (FIPs) for the Site and surrounding properties for the years 1910 and 1967 were available for review at the Oakville Public Library and Toronto Reference Library.

The FIP from 1910 indicates the Site was vacant and undeveloped. The 1967 FIP indicates that the Site was developed similarly to today, with a residential building occupying majority of the Site.

The following Potentially Contaminating Activities (PCAs) were identified:

Table 2: Fire Insurance Plans, Potentially Contaminating Activities

| Address | Direction and Distance from Site | Potentially Contaminating Activity | Description | Years |
|--|----------------------------------|---|--|-----------|
| 49 Lakeshore Road West | ~70 m southwest | PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks | Property occupied by an automotive service station on the north portion of the property. One gasoline UST located west of the building. | 1967 |
| 22 Lakeshore Road West | ~130 m south | PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks | Property occupied by an automotive service station. One gasoline UST located southwest of the building. | 1967 |
| 75 Lakeshore Road West | ~155 m southwest | PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks | Property occupied by an automotive service station on the north portion of the property. One gasoline UST located south of the building. | 1967 |
| 84 Chisholm Street | ~180 m south | PCA #10 – Commercial Autobody Shops | Property occupied by an automotive garage on south side of the property. | 1967 |
| 2 Lakeshore Road West (formally 2-4 Colborne Street) | ~210 m southeast | PCA #27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles | Property occupied by Captain Andrews Shipyard in 1910 and Metro Marine Ltd. in 1967. | 1910-1967 |
| 164 Kerr Street | ~220 m northwest | PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks | Property occupied by Auto Service. UST located in the south-central portion of the Site. | 1967 |

Note: UST - Underground Storage Tank

The listed occupants were deemed to represent PCAs and are summarized in Section 6.2 of this report.

3.1.5 Street Directories

A street directories search was conducted for the Site and Study Area at Oakville Public Library. Might and Halton-Peel Criss Cross Directories for Halton region were reviewed in approximately

five-year increments from 1960-2001, when publication ceased. The table below summarizes the directory information for the Site.

Table 3: Street Directories, Site Occupant

| Address | Occupant/Site Use | Years Occupied |
|---------------------|---|----------------|
| 128 Chisholm Street | Susan Diane Brown, Chartered Accountant | 1995-2001 |

The Site occupants were not deemed to represent a PCA. Land uses for the surrounding properties as described in the reviewed directories, as well as the distance and direction of the surrounding properties to the Site, are included in Appendix C. PCAs identified within the Study Area based on the reviewed directories and are summarized in Section 6.2 of the report.

3.1.6 Waste Management Records

The Site and properties within the Study Area were searched by company name in the Hazardous Waste Information Network (HWIN) and the Hazardous Waste Information System (HWIS) databases from 1986-1993 and every other year from 2002-2021. Properties within the Study Area were also searched for records currently registered with Resource Productivity & Recovery Authority (RPPA) (formerly HWIN), included in Appendix D. The following records were found:

Table 4: HWIN Records

| Address Direction and Distance from Site | Generator Name | Registered Wastes |
|--|---|--|
| 67 Lakeshore Road West ~65 m southwest | Hollanna Investments ON9055314 2016 | 221 – Light fuels |
| 152 Wilson Street ~110 m northwest | Dog Guides Canada ON3010146 2014 – 2020 | 312 – Pathological waste |
| 56 Lakeshore Road West ~130 m southwest | Arbor Memorial (Trillium Funeral Service) ONF023800 1988 – Current | 312 – Pathological waste |
| 64 Lakeshore Road West ~155 m southwest | Kopriva Taylor Community Funeral Home ONF054100 1993 – 2020 | 312 – Pathological waste |
| 149 Kerr Street ~180 m northwest | Colonial Dry Cleaners ON0454000 1986 – 1993 | 241 – Halogenated solvents and residues |
| 150 Water Street ~180 m east | Oakville Power Boat Club Ltd. ON1670500 1993 – Current | 212 – Aliphatic solvents and residues 221 – Light fuels 252 – Waste crankcase oils and lubricants |

| Address Direction and Distance from Site | Generator Name | Registered Wastes |
|--|---|---|
| 150 Water Street ~180 m east | Corporation of the City of Oakville ON7173970 2016 | 146 – Other specified inorganic sludges, slurries or solids 221 – Light fuels |
| 84 Lakeshore Road West ~200 m southwest | The Skin Center ON6881367 2010 – 2012 | 312 – Pathological waste |
| 101 Forsythe Street ~200 m east | The Corporation of the Town of Oakville ON4560234 2018 – 2020 | 145 - Wastes from the use of paints, pigments and coatings 212 - Aliphatic solvents and residues 252 - Waste crankcase oils and lubricants |
| 53 Bond Street ~220 m northeast | Central West Specialized Developmental Services ON2926549 2010 – Current | 112 - Acid solutions, sludges and residues containing heavy metals 122 - Alkaline solutions, sludges and residues containing other metals and non-metals, not containing cyanides 252 - Waste crankcase oils and lubricants 312 - Pathological waste |

The occupant at 149 Kerr Street was deemed to represent a PCA for the Site, summarized in Section 6.2 of the report.

3.1.7 Environmental Reports

No previous environmental reports were provided to G2S for review.

3.2 Environmental Source Information

Table 5: Environmental Source Information

| Document | Source | Pertinent Information |
|--|--------------------------|--|
| The City of Oakville Official Plan: Schedule E-K – Land Use Schedules | City of Oakville website | Site and Study area are generally classified as Growth Area, the north portion of the Study Area is classified as Low Density Residential. |
| Ministry of Natural Resources (MNR) and Forestry, Ontario, Natural Heritage Areas database | MNR online | Western shore of Sixteen Mile Creek (~160 m east of Site) is classified as Natural Heritage System. |
| National Pollutant Release Inventory (NPRI) database | NPRI online | Search for records in the vicinity of the Site was conducted in two-year increments for the years 1994-2017. No records were found for the Site or Study Area. |
| Ontario Inventory of Polychlorinated Biphenyl | MECP | No records for Site or Study Area. |

| Document | Source | Pertinent Information |
|--|----------------|--|
| (PCB) Storage Sites (1991 & 1995) | | |
| Environmental Bill of Rights Registry (EBR) | MECP | No records for Site or Study Area. |
| Inventory of Coal Gasification Plant Waste Sites in Ontario | MECP | No records for Site or Study Area. |
| Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars in Ontario | MECP | No records for Site or Study Area. |
| Freedom of Information (FOI) Request | MECP | Requests generally take several weeks to months to generate a response. Should a response from the government agency change the conclusions or recommendations of this report, an addendum letter will be provided along with the information received. |
| Waste Disposal Site Inventory, June 1991 | MECP | One record was found for 150 Forsythe Street (~85 m northeast): <ul style="list-style-type: none"> A waste disposal site was closed in 1958 and was classified as "A5" for Class A Criteria for municipal/domestic wastes. |
| Brownfields Environmental Site Registry | MECP online | The following properties within the Study Area have Records of Site Conditions (RSCs) filed: <ul style="list-style-type: none"> 110 Chisholm Street (~55 m south) 152 Wilson Street (~110 m northwest) 96 Chisholm Street (~120 m south) 79 Wilson Street (~200 m southwest) |
| Technical Standards and Safety Authority (TSSA) | TSSA via email | No records for Site or Study Area. |

None of the above was deemed to represent a PCA for the Site, with the exception of the former landfill located at 150 Forsythe Street which is summarized in Section 6.2 of this report. The environmental source information is included in Appendix D.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

For ease of reference, aerial photographs are included as Drawings 4 through 9 in Appendix A. The following table summarizes the information.

Table 6: Aerial Photographs

| Year | Site Description | Study Area Description |
|------|--|---|
| 1954 | Due to the scale of the images, Site details are discernible. The Site appears to be within a developed area. One building appears to be located on the east portion of the Site towards Chisholm Street, similar to present. | Commercial buildings are present along Lakeshore Road West and the majority of the Study Area appears to consist of residences. Sixteen Mile Creek is located approximately 160 m east of the Site. |
| 1969 | | |
| 1978 | | |
| 2004 | | A building on the corner of Chisholm Street and Lakeshore Road West has been replaced with a larger L-shaped residential building, and the property at the corner of Rebecca Street and Kerr Street has been redeveloped. |
| 2014 | | A building on the corner of Lakeshore Road West and Forsythe Street has been demolished and replaced with condominium. The Study Area is developed similar to present. |
| 2022 | | |

3.3.2 Ontario Base Maps/Topographic and Other Maps

For ease of reference, selected maps are included as Drawings 10 through 13 in Appendix A. The following table summarizes the information.

Table 7: Topographic and Other Maps

| Item | Year | Site Description | Study Area Description |
|---|--------------|--|--|
| Topographic Map | 1952 | The Site appears to be undeveloped, with no building present. The ground elevation is approximately 85 m. | The Study Area appears partially developed with buildings, majority of which are along Lakeshore Road West. |
| Topographic Map | 1984 | The Site is shaded red, indicating residential or commercial use. No buildings are shown. | The Study Area is shaded red, indicating residential/commercial use. |
| Topographic Map | 1996 | | |
| Ontario Base Map (OBM) | 2004 (NAD83) | The Site is developed with one building. The ground elevation is approximately 85 m. | The Study Area is developed with commercial and residential properties. Sixteen Mile Creek is located approximately 150 m north. |
| Soil Associations of Southern Ontario | 1960 | The Site and Study Area is dominantly sandy loam formed on sand and gravel from the Grey-Brown Podzolic group, slightly acidic and stone free. | |
| Palaeozoic Geology of Southern Ontario, Map 2254, Ontario Division of Mines | 1972 | The Site and Study Area is underlain by red shale of the Queenston Formation. | |

3.3.3 Hydrology and Hydrogeology

Surface water from the Site is expected to infiltrate through unpaved areas on-Site and flow into catch basins along Chisholm Street.

Sixteen Mile Creek is located approximately 160 m east, flowing south towards Lake Ontario located approximately 550 m south. Surface elevations in the area decrease to the east and south. Based on our observations and review, the expected direction of groundwater flow underlying the Site is south towards Lake Ontario.

3.3.4 Fill Materials

No obvious signs of fill material such as berms, stockpiles, and/or significant grade changes were observed.

3.3.5 Water Bodies, Areas of Natural Significance and Groundwater Information

Sixteen Mile Creek is located within the Study Area, approximately 160 m east of the Site. The western shore of Sixteen Mile Creek is classified as a Natural Heritage System. No areas of natural significance, wellhead protection areas, or highly vulnerable aquifers were identified within the Study Area.

Several monitoring well records and no drinking water well records were identified within the Study Area. The Site is within a developed urban setting and potable water is provided from a piped municipal supply that is sourced from Lake Ontario.

3.3.6 Well Records

According to the MECP records, there were several monitoring well records within the Study Area (included in Appendix E). A record from a monitoring well located east of the Site identified soil as brown sandy silt to a depth of 6.1 m below ground surface (bgs). The static water level was not recorded.

3.4 Site Operating Records

Site operating records were requested via a Phase One ESA questionnaire provided by G2S at the time of this Phase One ESA report. The following chart summarizes the records:

Table 8: Site Operating Records

| Site Operating Records | |
|---|----------------------|
| Regulatory Permits and Records | No records available |
| Material Safety Data Sheets | No records available |
| Underground Utility Drawings | No records available |
| Chemical Inventory and Storage | No records available |
| Storage Tanks | No records available |
| Environmental Monitoring Data | No records available |
| Waste Management Records | No records available |
| Process, Production and Maintenance Documents | No records available |
| Spills and Discharges | No records available |
| Emergency Response and Contingency Plans | No records available |
| Environmental Audit Reports | No records available |
| Facility Site Plans | No records available |

4. Interviews

4.1 Site Personnel

An interview regarding the Site was conducted with Site Representative and owner of the Site, Mr. Pat Silano of PCS Holdings Corporation on May 4, 2023. A Phase One Questionnaire completed by Mr. Silano is included in Appendix F.

4.2 Third Party Individuals

Third party individuals were not available for interview at the time of this Phase One ESA.

4.3 Government Officials

The following government officials were contacted as part of this Phase One ESA:

1. Ministry of the Environment, Conservation and Parks (MECP), Freedom of Information and Protection of Privacy Office; and
2. Technical Standards and Safety Authority (TSSA).

5. Site Reconnaissance

Observations of the Site, adjacent and surrounding properties were conducted by walking over the Site. Adjacent and surrounding properties were observed from within the Site or by other public means. Refer to Drawing 3 (Site Plan) in Appendix A. Photographs of the Site and the Study Area are included in Appendix G.

5.1 General Requirements

Table 9: Site Reconnaissance

| | |
|---|--|
| Date: | May 4, 2023 |
| Time: | 9:30 a.m. |
| Weather: | Overcast, ~9° Celsius. |
| Person who conducted the Site visit: | Blake Zazinsky, B.B.R.M., Sam Patrick, B.Sc. |
| Site Contact/Personnel accompanying G2S during Site visit | Pat Silano, Owner |
| Qualified Person supervising the Site visit: | Melissa King, P.Geo. |
| Facility Operating: (Yes/No) | Yes |

5.2 Specific Observations at the Phase One Property

| General Observations: | |
|---|--|
| The Site is developed as a rectangular shaped residential property, approximately 425 m ² (0.1 acres) in size, with approximately 17 meters of frontage on Chisholm Street. The property features a 2 storey, single family residential dwelling with a basement that is approximately 175 m ² in size. A stone driveway is present on the north and south sides of the Site, separated by a small tree and grass lawn east of the residence. The west side of the Site is covered by a grass lawn and small wooden deck. | |
| On-Site Potentially Contaminating Activities | |
| No PCAs were identified on-Site. | |
| Interior Observations | |
| Item | Observations |
| Building Observations | Stone blocks, drywall, laminate wood flooring, concrete. |
| Existing and Former Heating and Cooling Systems | Natural gas and residential HVAC system. The Site owner indicated that the residence has never been heated by an above or below ground storage tank. |
| Description of Below-Ground Structures | None observed. |
| Exit and Entry Points | One on west side of building, one on east side of building. |
| Drains, Pits and Sumps | One drain observed at entrance to basement. |
| Mechanical Equipment | None of significance. |
| Stained Materials | None observed. |
| Noise, Odours, Vibrations | None observed. |
| Storage Tanks and Bulk Containers | None observed. |

| | |
|--|---|
| Unidentified Substances | None observed. |
| Hazardous Materials and Special Attention Items: | It is noted that a Designated Substances Survey (DSS) was not within the requested scope of work for this Phase One ESA. In this regard, the following is provided for information purposes only and does not constitute a DSS. |
| (i) Polychlorinated Biphenyls | Polychlorinated Biphenyls (PCBs) were widely used for cooling and lubricating electrical equipment from the 1930s to the 1970s. The use of PCBs was prohibited in the late 1970s. Due to the age of the building, there is potential for PCBs to be present. |
| (ii) Asbestos Containing Materials | Asbestos is a generic term referring to a group of naturally occurring fibrous mineral silicates. Asbestos was used in many products due to its strength and resistance characteristics. Common uses include boiler and pipe insulation, spray-on fireproofing, floor and ceiling tiles, asbestos-cement products, etc. Legislation banned the use of Asbestos-Containing Materials (ACMs) in the mid to late 1980s. Due to the age of the building, there is potential for ACMs to be present. |
| (iii) Lead | Lead is a heavy metal typically found in pipes, batteries, lead solder, cabling, insecticides, paints, glass and as an additive to gasoline. In 1976, the federal government limited the amount of lead for interior paints to 0.5% by weight or 5,000 ppm. The Surface Coating Materials Regulation (SOR/2005-109) dated April 19, 2005, as amended, pursuant to the 2005 Hazardous Products Act, revised the standard to limit the amount of lead in certain paints to 0.06% (600 ppm). In October 2010, this was revised to 0.009 % (90 ppm). Due to the age of the building, there is potential for lead to be present. |
| (iv) Mercury | Mercury is typically found in a variety of building materials including paints, thermostats and mercury-vapour lamps. There is potential for mercury to be present. |
| v) Ozone Depleting Substances | Ozone-Depleting Substances (ODSs) include any substances containing chlorofluorocarbon ("CFCs"), hydro chlorofluorocarbon ("HCFCs"), halon or any other material capable of destroying ozone in the atmosphere. Federal regulations eliminated the production and import of CFCs by January 1, 1996 and put a freeze on the production and import of HCFC-22 by January 1, 1996. The regulation also requires the complete replacement of HCFC-22 equipment by the year 2020. Due to the age of the building, there is potential for ODSs to be present. |
| (vi) Urea Formaldehyde Foam Insulation | Urea Formaldehyde Foam Insulation (UFFI) was used as an insulation material for existing buildings (commonly houses) from the mid-1970s until its ban in Canada in 1980. Due to the age of the building, there is potential for UFFI to be present. |

| | |
|---|--|
| Site Limitations | Only able to access basement of building, no access to first or second storeys as they were occupied by residents. |
| Exterior Observations | |
| Item | Observations |
| Structure Exteriors | Stucco exterior, asphalt roof shingles. |
| Hazardous Materials | None observed. |
| Storage Tanks and Containers | None observed. |
| Unidentified Substances | None observed. |
| Wells | None observed. |
| Potable Water Supply | Municipal (Lake Ontario). |
| Underground Utility and Service Corridors | Although utility locations have not been identified as part of the Phase One ESA, it is likely that utilities are provided to the building via underground services (gas, sewer, phone, etc.). |
| Sewage Disposal | Municipal sewer. |
| Pits and Lagoons | None observed. |
| Stained Materials | None observed. |
| Stressed Vegetation | None observed. |
| Ground Surface | Stone driveway, grass. |
| Watercourses, Ditches and/or Standing Water | None observed on Site. |
| Roads, Parking Facilities and Rights of Way | Access to the Site is via Chisholm Street. |
| Noises, Odours, Vibrations | None observed. |
| Waste Disposal | Municipal. |
| Storage | None observed. |
| Adjacent Land Uses | |
| North | Residence. |
| South | Residence. |
| East | Chisholm Street followed by residence. |
| West | Residence. |
| Current or Former Railway Lines or Spurs | None observed on Site or in the Study Area. |

5.2.1 Enhanced Investigation Property

An enhanced investigation of the Site is necessary when the Site is being used for one of the following uses as described in clause 32 (1) (b) of Ontario Regulation 153/04, as amended of the Environmental Protection Act (EPA). Clause 32 (1) (b) identifies properties that are being used in whole or in part for:

- i. For industrial use
- ii. As a garage
- iii. As a bulk liquid dispensing facility including gasoline service station
- iv. For the operation of dry-cleaning equipment.

The Site is currently used as a residence and has historically been used for office space and residential use; therefore, an enhanced investigation is not required.

5.3 Written Description of Investigation

The investigation carried out by G2S included inspection and examination of the Site as well as a visual inspection of the Study Area from areas accessible to the public. The investigation included documenting Site and Study Area conditions through notes and photographs and review of reasonably accessible information. The data compiled was reviewed and evaluated for APECs, as presented in this report.

6. Review and Evaluation of Information

6.1 Current and Past Uses

Based on the information gathered from the Site visit, records review and interviews, the following is a summary of the current and past uses of the Site:

Table 10: Summary of Current and Past Site Uses

| YearYear | Name of Owner | Description of Property Use | Property Use | Other Observations |
|---------------------------------------|---|-----------------------------|---------------------------|---|
| All Lot 15 Concession 3 (Entire Site) | | | | |
| Prior to 1831 | Crown | Undeveloped | Agricultural or other use | Based on information from title search, no aerial photos or Fire Insurance Plan (FIP) available. |
| 1831 – 1832 | William Chisholm | | | |
| Part Lot 1 | | | | |
| 1832 – 1842 | Hon. John Forsyth, William Walker, Thomas B. Andereson, John B. Forsyth, & James B. Forsyth | Undeveloped | Agricultural or other use | Obtained from title search, no aerial photos or Fire Insurance Plan (FIP) available. |
| 1842 – 1857 | Estate Of John Boomer | | | |
| 1857 – 1874 | James L. Skirrow | | | |
| 1874 | William F. Romain | | | |
| 1874 – 1878 | William McCravey | | | |
| 1878 – 1879 | John Sharpe | | | |
| 1879 – 1883 | Eliza Sharpe | | | |
| 1883 – 1889 | John Sharpe | | | |
| 1889 – 1919 | David La Barre | | | Obtained from title search. Earliest available map/image is a FIP from 1910 that indicates Site is undeveloped. |
| 1919 – 1920 | James Haygarth | | | |
| 1920 – 1930 | Hannah Van Fleet | | | |
| 1930 – 1940 | Eliza Alice Fisher | | | |

| YearYear | Name of Owner | Description of Property Use | Property Use | Other Observations |
|-------------------------------|--|-----------------------------|---------------------------|---|
| 1940 – 1946 | Samuel A. B. McCleary | | | |
| 1946 – 1950 | Frederick Bull | | | |
| 1950 – 1953 | Frederick S. Bull & Alice Elizabeth Bull | | | |
| 1953 | Piotr Bezpieczny & Leokadia Bezpieczny | | | |
| Lot 5 | | | | |
| 1832 - 1854 | Estate Of John Forsyth & Others | Undeveloped | Agricultural or other use | Based on information from title search, no aerial photos or Fire Insurance Plan (FIP) available. |
| 1854 – 1857 | Thompson Smith & Robert K. Chisholm | | | |
| 1857 – 1884 | William Birdsall | | | |
| 1884 | Elizabeth Candace Griggs | | | |
| 1884 – 1894 | Thomas Freeman | | | |
| 1894 - 1899 | Elizabeth R. G. Freeman | | | |
| 1899 – 1920 | Duncan Brown, Alice Elizabeth Cunningham & Charles James Brown | | | Obtained from title search. Earliest available map/image is a FIP from 1910 that indicates Site is undeveloped. |
| 1920 – 1946 | Estate of Lizzie Adelaide Corless | | | |
| 1946 – 1952 | John W. D. Townsend | | | |
| 1952 – 1953 | Piotr and Leokadia Bezpieczny | | | |
| Part Lots 1 & 5 (Entire Site) | | | | |
| 1953 – 1965 | Kenneth Kersey & Margaret Catherine Kersey | Residential building | Residential use | Fire Insurance Plan (FIP) from 1967 and aerials indicate current residential dwelling on Site. |
| 1965 – 1967 | Milo Sumonjai | | | |
| 1967 – 1969 | Duro Andic | | | |

| YearYear | Name of Owner | Description of Property Use | Property Use | Other Observations |
|----------------|---|---|-----------------|---|
| 1969 – 1981 | Peter Dragicevic, Jovanka Dragicevic, Duro Andic & Ika Andic | | | |
| 1981 – 1990 | Susan Joanne Oliver (Formerly Susan Joanne Palmer) | | | |
| 1990 – 1993 | David Richard Oliver & Susan Joanne Oliver | | | |
| 1993 – 1998 | Hazel Anne Lampinen | | | |
| 1998 – 2005 | Susan Diane Brown | Residential building used as commercial office | Commercial use | Obtained from title search and street directories. |
| 2005 – 2022 | Paul Michael Hatton | | | Obtained from title search and information provided by Site Representative. |
| 2022 – present | PCS Holdings Corporation | Residential building | Residential use | |

6.2 Potentially Contaminating Activities

The following Potentially Contaminating Activities (PCAs) were identified for the Site and/or Study Area. Refer to Drawing 14 in Appendix A.

Table 11: Potentially Contaminating Activities

| Address Direction and Distance from Site | Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended) | Description | Date(s) | Results in an APEC (Yes/No) |
|---|---|---|-----------|---|
| 49 Lakeshore Road West (~70 m southwest) | PCA #10 – Commercial Autobody Shops | City directories list B R Shell Service and Gord's White Rose Service (service stations). 1967 FIP indicates presence of one gasoline UST located south of the building. | 1965-1990 | No – Due to the distance from the Site and down-gradient location with respect to expected groundwater flow direction |
| | PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | | | |
| 150 Forsythe Street (~85 m northeast) | PCA #58 – Waste Disposal and Waste Management | Historically occupied by a landfill for municipal/domestic wastes | Unknown | No – Due to the distance from the Site and trans-gradient location with respect to expected groundwater flow direction |
| 31 Lakeshore Road West (~85 m south) | PCA #37 – Operation of Dry Cleaning Equipment (where chemicals are used) | City directories list Manhattan Dry Cleaners. | 2000 | No – Due to the distance from the Site and down-gradient location with respect to expected groundwater flow direction |
| 22 Lakeshore Road West (~130 m south) | PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | City directories list Jim's Gulf Service and John's B A Service Station. 1967 FIP indicates presence of one gasoline UST located southwest of the building. | 1965-1975 | No – Due to the distance from the Site and down-gradient location with respect to expected groundwater flow direction |

| Address Direction and Distance from Site | Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended) | Description | Date(s) | Results in an APEC (Yes/No) |
|--|--|---|------------------------|---|
| 75 Lakeshore Road West (~155 m southwest) | PCA #10 – Commercial Autobody Shops | City directories list Fuller Motors and McDermott's Garage. 1967 FIP indicates presence of one gasoline UST located east of the building. | 1965-1975 | No – Due to the distance from the Site and down-gradient location with respect to expected groundwater flow direction |
| | PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | | | |
| 96 Forsythe Street (~160 m southeast) | PCA #8 – Chemical Manufacturing, Processing and Bulk Storage | City directories list ATC Chemicals Inc. | 1995-2001 | No – Due to the distance from the Site and down-gradient location with respect to expected groundwater flow direction |
| 84 Chisholm Street (~180 m south) | PCA #10 – Commercial Autobody Shops | City directories list Imperial Oil Ltd., Smith Gerry Furnace Oils and King's Auto Service, 1967 FIP identifies the property occupied by an automotive garage. | 1965-1967 1981-1985 | No – Due to the distance from the Site and down-gradient location with respect to expected groundwater flow direction |
| | PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | | | |
| 149 Kerr Street (~180 m northwest) | PCA #37 – Operation of Dry Cleaning Equipment (where chemicals are used) | City directories list Colonial Cleaners and Betty Brite One Hour Dry Cleaners. HWIN records indicate Halogenated solvents and residues waste. | 1971-2001 | No – Due to the distance from the Site and trans-gradient location with respect to expected groundwater flow direction |
| 153 Kerr Street (~200 m northwest) | PCA #37 – Operation of Dry Cleaning Equipment (where chemicals are used) | City directories list Mitchell's Cleaners. | 1960 | No – Due to the distance from the Site and trans-gradient location with respect to expected groundwater flow direction |

| Address Direction and Distance from Site | Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended) | Description | Date(s) | Results in an APEC (Yes/No) |
|---|---|--|-----------|--|
| 2 Lakeshore Road West (formerly 2-4 Colborne Street) (~210 m southeast) | PCA #27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles | 1910 FIP indicates presence of Captain Andrews Ship Yard and 1967 FIP indicates Metro Marine Ltd. | 1910-1967 | No – Due to the distance from the Site and down-gradient location with respect to expected groundwater flow direction |
| 164 Kerr Street (~220 m northwest) | PCA #10 – Commercial Autobody Shops | City directories list Full Service Stations, Exceptional Auto Repairs Ltd., Fina Oakville Service Centre and Oakville Servicenter. 1967 FIP indicates presence of one gasoline UST located in the south-central portion of the Site. | 1971-1990 | No – Due to the distance from the Site and trans-gradient location with respect to expected groundwater flow direction |
| | PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | | | |
| 166 Kerr Street (~220 m northwest) | PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | City directories list Oakville Servicenter. | 1965 | No – Due to the distance from the Site and trans-gradient location with respect to expected groundwater flow direction |

Notes: APEC – Area of Potential Environmental Concern
FIP – Fire Insurance Plan

UST – Underground Storage Tank
NA – Not applicable

6.3 Areas of Potential Environmental Concern

Based on review and evaluation of the PCAs, no APECS have been identified for the Site.

7. Phase One Conceptual Site Model

Site Description

For the purpose of this report, Site North has been established as parallel to Chisholm Street, with Chisholm Street running north to south. The rectangular shaped Site is located on the west side of Chisholm Street, approximately 30 m south of the intersection with Rebecca Street, and covers an approximate plan area of 425 m² (0.1 acres). The Study Area consists of residential and commercial land use, and Sixteen Mile Creek is located approximately 160 m east. The Site location is illustrated on Drawing 1 in Appendix A and photographs of Site are included in Appendix F.

The Site is currently developed as a two-storey residential building surrounded by grass area and a stone driveway. Based on information collected from the Site visit and records review, the Site was developed with a residential building in early 1950s. The Site occupants have historically consisted of residential until the Site was converted and used as commercial office space from 1998 to 2022. The Site has been used for residential purposes since 2022.

Water Bodies/Areas of Natural Significance

Sixteen Mile Creek is located within the Study Area, approximately 160 m east of the Site. The western shore of Sixteen Mile Creek is classified as a Natural Heritage System. No areas of natural significance, wellhead protection areas, or highly vulnerable aquifers were identified within the Study Area.

Drinking Water Wells

No drinking water well records are located on-Site or within the Study Area.

Geological and Hydrogeological Setting

The Site is located approximately 85 m above sea level. Topographic maps show surface elevation to be decreasing in southern and eastern directions, towards Lake Ontario and Sixteen Mile Creek, respectively. Based on our observations and review, the expected direction of groundwater flow in the immediate area of the Site is south following surface topography towards Lake Ontario, located approximately 550 m south of the Site.

Based on a review of soil and geological mapping for the area, the near surface overburden soils at and in the vicinity of the Site are comprised of sandy loam. The bedrock comprises red shale of the Queenston Formation.

Underground Utilities

Although utility locations have not been identified as part of the Phase One ESA, it is likely that utilities such as gas, hydro, sanitary and storm sewer, and water are provided to the Site via underground services. Based on the shallow depth of most utility lines and the expected depth of groundwater in the area, utilities are unlikely to affect contaminant distribution and transport.

Surrounding Properties

The Phase One ESA Study Area is developed primarily for residential and commercial land use (as shown on Drawing 2 in Appendix A). Residences are located north, west, and south adjacent, and Chisholm Street is located east adjacent, followed by residences.

Potentially Contaminating Activities (PCAs)

Historical review of the surrounding properties within a 250 m radius of the Site identified no on-Site and several off-Site PCAs, as defined in the amended O. Reg. 153/04. PCAs identified during the Phase One ESA are summarized in Section 6.2 of this report.

Areas of Potential Environmental Concern (APECs)

The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the PCAs, no APECS have been identified for the Site. In this regard, a Phase Two ESA is not recommended before an RSC can be filed.

8. Conclusions and Recommendations

This Phase One ESA was conducted to:

- i) develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii) determine the need for a Phase Two ESA; and
- iii) provide a basis for carrying out any Phase Two ESA required.

The assessment was performed in accordance with the Phase One ESA protocols outlined in O.Reg. 153/04, as amended, which came into force on July 1, 2011 and meets the requirements of Schedule D of the Regulation.

Based on information collected from the Site visit and records review, the Site was developed with a residential building in the early 1950s. The Site occupants have historically consisted of residential until the Site was converted and used as commercial office space from 1998 to 2022. The Site has been used for residential purposes since 2022.

Historical review of the surrounding properties within a 250 m radius of the Site identified no on-Site PCAs and several off-Site PCAs, as defined in the amended O. Reg. 153/04. The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc.

Based on review and evaluation of the information gathered, no APECs were identified on-Site. In this regard, a Phase Two ESA is not recommended at this time.

8.1 Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted

It is the opinion of G2S that a Phase Two ESA is not required before an RSC can be submitted for the Site.

8.2 Record of Site Condition Based on Phase One Environmental Site Assessment Alone

It is the opinion of G2S that an RSC can be submitted for the Site based on a Phase One ESA alone.

9. Qualifications of the Assessor

This Phase One ESA was conducted by Blake Zazinsky, B.B.R.M. Mr. Zazinsky is responsible for the successful completion of field work and reporting. Mr. Zazinsky has completed numerous projects on behalf of private and public sector clients for industrial, commercial, and residential sites.

This Phase One ESA was reviewed by Ms. Dana Haslett, B.A. Ms. Haslett has been trained to conduct Phase One and Two ESAs in accordance with the CSA and O. Reg. 153/04, as amended. She is a senior project manager with over 10 years of professional experience specializing in environmental investigations and project management. Her main areas of expertise include Phase One and Phase Two ESAs, project management, site cleanup/remediation, UST and AST removals, and site remediation. She has completed numerous projects on behalf of private and public-sector clients for industrial, commercial, and residential sites.

This Phase One ESA was prepared under the supervision of, and the report was reviewed by Melissa King, a Professional Geoscientist registered with the Professional Geoscientists of Ontario. Ms. King is a Senior Geoscientist and Head of Environmental Services in G2S's Burlington branch office and is a Qualified Person (QP). She has over 25 years of interdisciplinary professional experience specializing in environmental and hydrogeologic investigations and project management. Her main areas of expertise include Phase One and Phase Two ESAs, site cleanup / remediation planning and supervision, site remediation, Risk Assessment, Records of Site Condition and hydrogeologic investigations. She has completed hundreds of projects for commercial, industrial, and residential clients for a wide variety of project types (industrial complexes, commercial developments, entertainment and institutional buildings, and residential development).

10. References and Supporting Documentation

- a) Ontario Ministry of the Environment, Conservation and Parks (MECP) Ontario Regulation 153/04 (made under the Environmental Protection Act), May 2004, as amended.
- b) Occupational Health and Safety Act - Ministry of Labour (MOL).
- c) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- d) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- e) MECP Water Well Records Interactive Mapping, website.
- f) "Ontario Inventory of PCB Storage Sites", Waste Management Branch, Ontario Ministry of the Environment. June 1991.
- g) "Ontario Inventory of PCB Storage Sites", Waste Management Branch, Ontario Ministry of the Environment. April 1995.
- h) Ontario Base Map (OBM), Scale: 1:10,000, 2004, Ontario Basic Maps ArcIMS Service, Environmental Systems Research Institute Canada, website.
- i) Environmental Registry of Ontario, website.
- j) Hazardous Waste Information Network (HWIN), 1986 – 2005, website.
- k) MECP Brownfields Environmental Site Registry, website.
- l) National Pollutant Release Inventory, Government of Canada, website.
- m) Natural Heritage Information Centre (NHIC) and Land Information Ontario (LIO) Map, Ontario Ministry of Natural Resources (MNR) website.
- n) Historical Atlas, 1878, McGill University digital library, website.
- o) Paleozoic Geology of Southern Ontario, Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.
- p) "Soil Associations of Southern Ontario" Scale 1 inch to 10 miles. Published by the Soil Research Institute, Research Branch, Canada Department of Agriculture. Ottawa, 1960.
- q) Oakville Schedule E-K of the Livable Oakville Plan, Land Use Schedules. Planning and Development Division. Scale 1:25,000. August 2023.
- r) "Oakville Fire Insurance Map 1910" Sheets 6-8, 1951. Scale 50 feet to 1 inch. Reviewed at Oakville Public Library Central Branch.
- s) "Insurance Plan of the Town of Oakville, Ont." March 1967. Scale 100 feet to 1 inch. Reviewed at Toronto Reference Library.

- t) "1954 Aerial Photograph," viewed online at the University of Toronto Niagara Map and Data Library website.
- u) "1969 Aerial Photograph," viewed online at Trent University National Air Photo Library Index.
- v) Ontario. Ministry of Natural Resources. [Regional Municipality of Hamilton-Wentworth and Surrounding Area, 1978] : [4331-Photo 123]. Scale [1:10,000]. 4331. [Place of publication unknown]: [Publisher unknown], 1978.
- w) "2004, 2014, 2022 Aerial Photographs," viewed online through Google Earth.
- x) "Hamilton (East) Ontario Topographic Map" Scale 1:50,000. Map Sheet 030M05, ed. 3, 1952.
- y) "Hamilton Burlington Ontario Topographic Map" Scale 1:50,000. Map Sheet 030M05, ed. 8, 1984.
- z) "Hamilton Burlington Ontario Topographic Map" Scale 1:50,000. Map Sheet 030M05, ed. 9, 1996.

11. Limitations

This Phase One Environmental Site Assessment (ESA) has been prepared for the sole benefit of the Client (PCS Holdings Corporation) and is intended to provide a Phase One ESA for the Site, 128 Chisholm Street in Oakville, Ontario. The Phase One ESA may not be relied upon by any other person or entity without the expressed written consent of the Client and G2S Consulting Inc. (G2S). Any use which a third party makes of this Phase One ESA, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for any loss, damage, expenses, or penalties suffered by any third parties that may arise or result from the use of any information or recommendations contained in this report.

The report is based solely on the scope of services which are specifically referred to in this report. No physical or intrusive testing has been performed, except as specifically referenced in this report. This report is not a certification of compliance with past or present regulations, codes, guidelines and policies.

The findings in this Phase One ESA are limited to the conditions at the Site at the time of this investigation (May 2023) and supplemented by a historical review and data obtained by G2S as described herein as well as information provided by the Site representative as reported herein. Conclusions presented in this Phase One ESA should not be construed as legal advice.

If Site conditions, regulations, codes, guidelines and applicable standards change or if any additional information becomes available at a future date, changes to the findings, conclusions and recommendations in this Phase One ESA may be necessary.

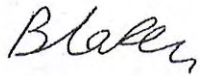
This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the Site and must be viewed as a mechanism to reduce risk rather than eliminate the risk of contamination concerns.

12. Signatures and Closing Remarks

We trust this Phase One ESA is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

G2S Consulting Inc.



Blake Zazinsky, B.B.R.M.
Environmental Technician



Dana Haslett, B.A.
Senior Project Manager



Melissa King, P.Geo., QP_{ESA}
Head of Environmental Services
Senior Geoscientist

13. Appendices

The following are Appendices A to G which must be read in conjunction with this report.

Appendix A: Drawings



Scale: AS SHOWN
 Project No.: G2S23182A
 Date: JUNE 2023
 Drawn by: SP/DH
 File name: G2S23182AP1.dwg

SITE LOCATION PLAN 128 CHISHOLM STREET

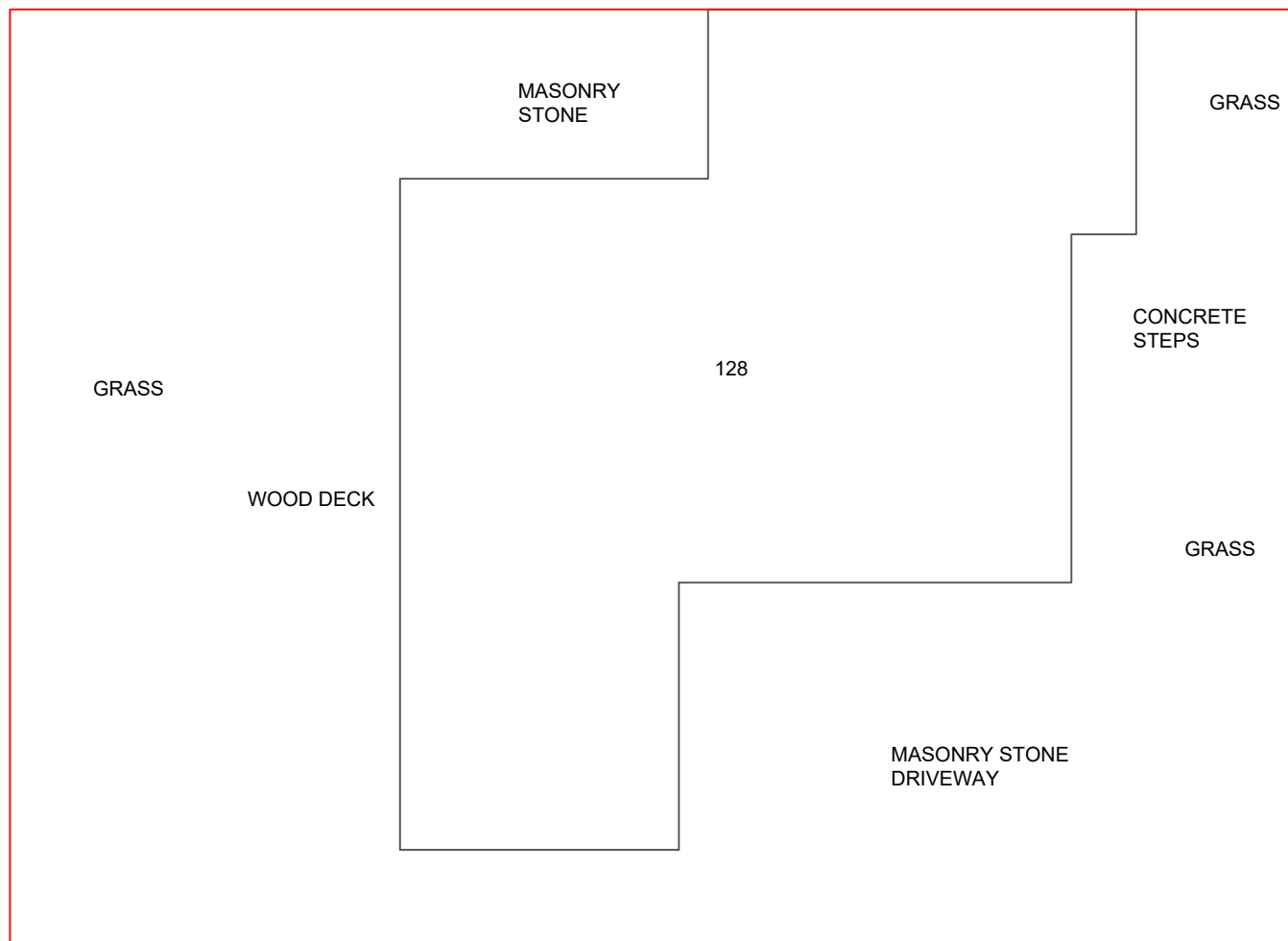
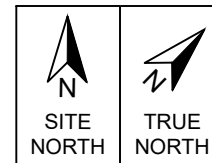
OAKVILLE

ONTARIO



Drawing No.

1

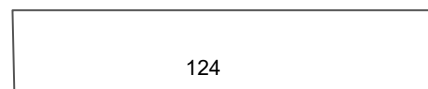
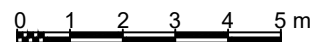


CHISHOLM STREET

LEGEND

 APPROXIMATE SITE BOUNDARY

SCALE



Scale: AS SHOWN
Project No.: G2S23182A
Date: JUNE 2023
Drawn by: SP/DH
File name: G2S23182AP1.dwg

SITE PLAN
128 CHISHOLM STREET

OAKVILLE

ONTARIO



Drawing No.

3



Scale: N.T.S
Project No.: G2S23182A
Date: JUNE 2023
Drawn by: SP/DH
File name: G2S23182AP1.dwg

1954 AERIAL PHOTOGRAPH
128 CHISHOLM STREET

OAKVILLE

ONTARIO



Drawing No.

4



Scale: N.T.S
Project No.: G2S23182A
Date: JUNE 2023
Drawn by: SP/DH
File name: G2S23182AP1.dwg

1969 AERIAL PHOTOGRAPH
128 CHISHOLM STREET

OAKVILLE

ONTARIO



Drawing No.

5



Scale: N.T.S
Project No.: G2S23182A
Date: JUNE 2023
Drawn by: SP/DH
File name: G2S23182AP1.dwg

1978 AERIAL PHOTOGRAPH
128 CHISHOLM STREET

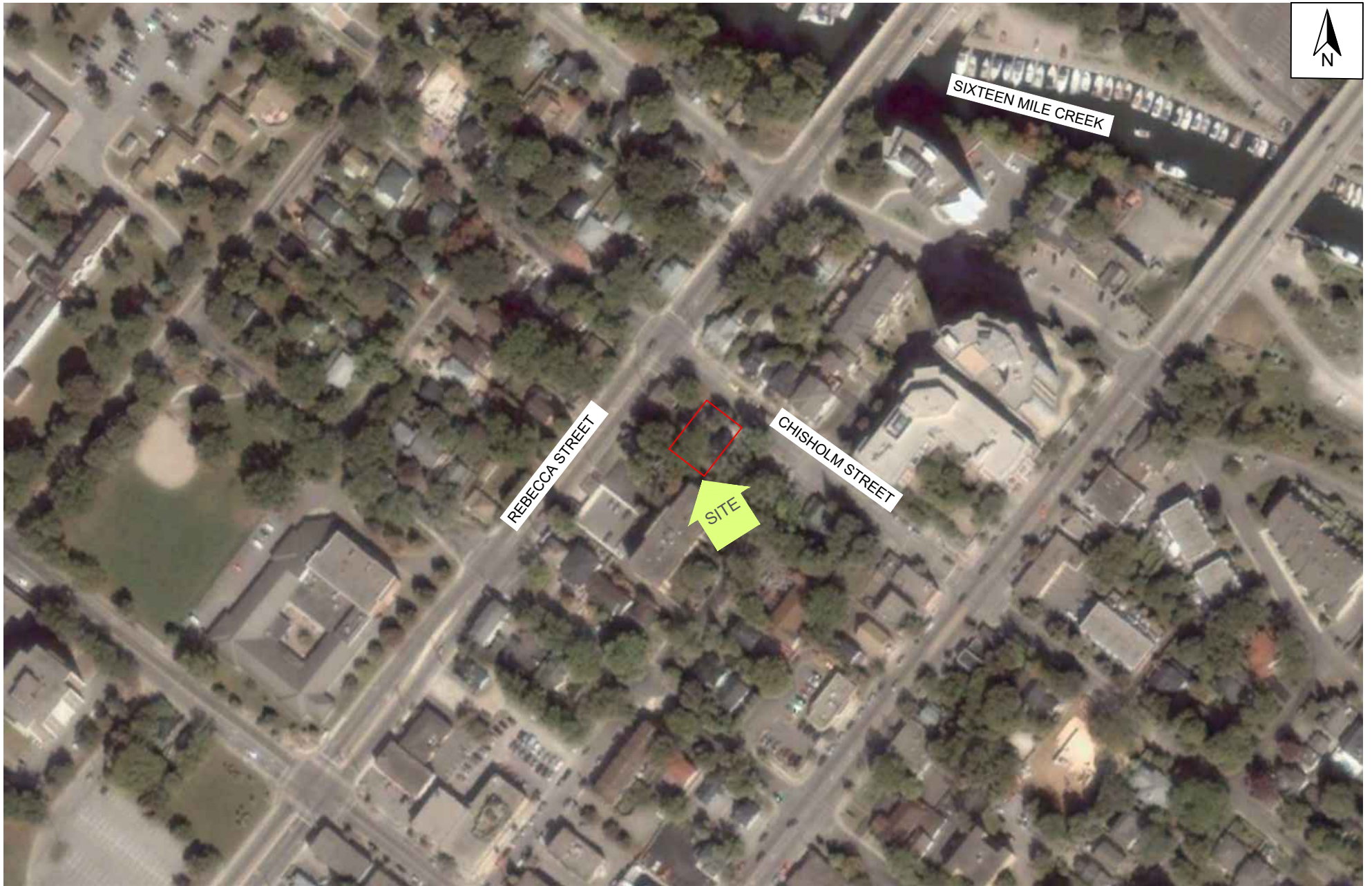
OAKVILLE

ONTARIO



Drawing No.

6



Scale: N.T.S
Project No.: G2S23182A
Date: JUNE 2023
Drawn by: SP/DH
File name: G2S23182AP1.dwg

2004 AERIAL PHOTOGRAPH
128 CHISHOLM STREET

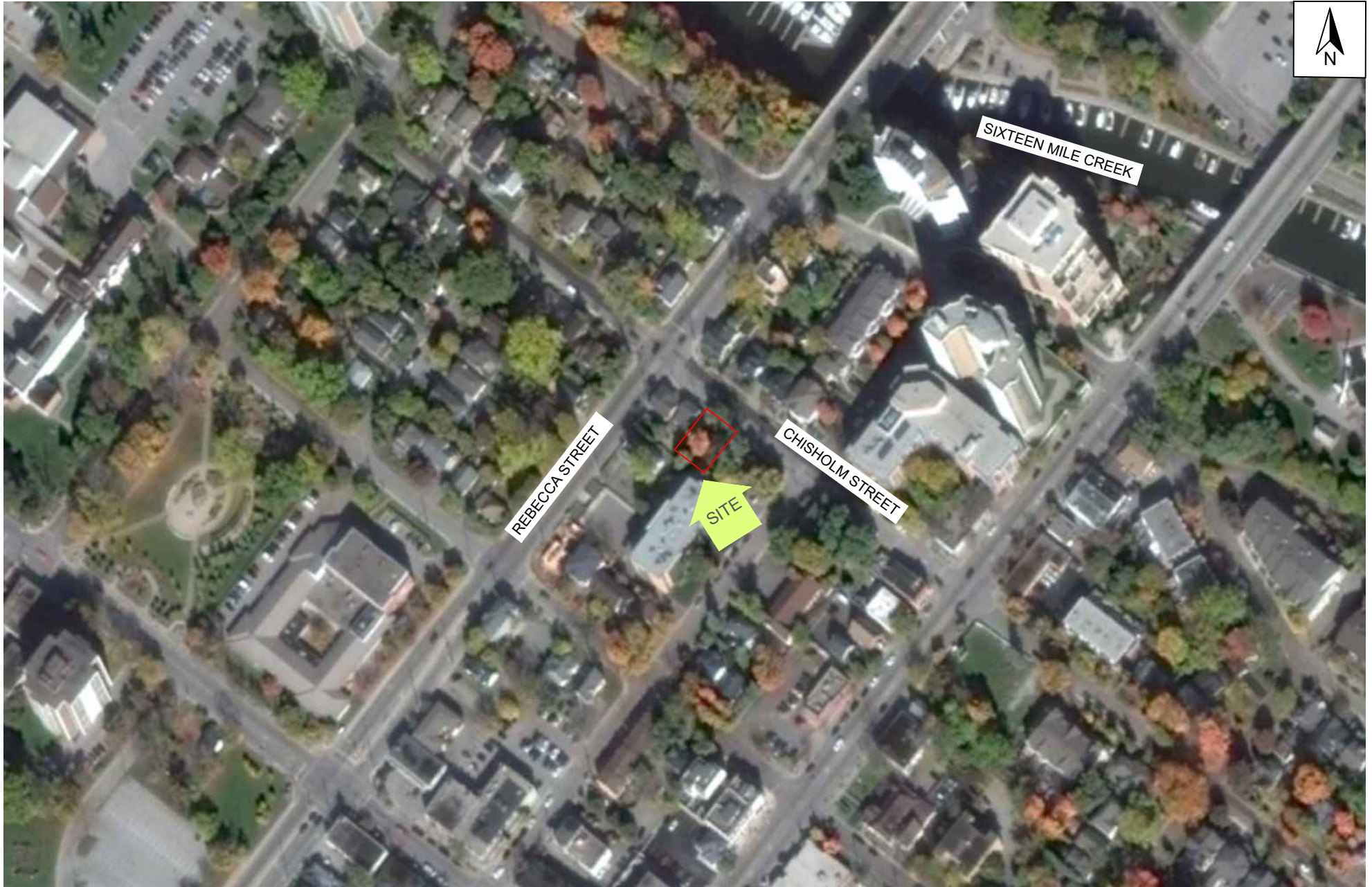
OAKVILLE

ONTARIO



Drawing No.

7



Scale: N.T.S
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Date: JUNE 2023
Drawn by: SP/DH
File name: G2S23182AP1.dwg

2014 AERIAL PHOTOGRAPH
128 CHISHOLM STREET

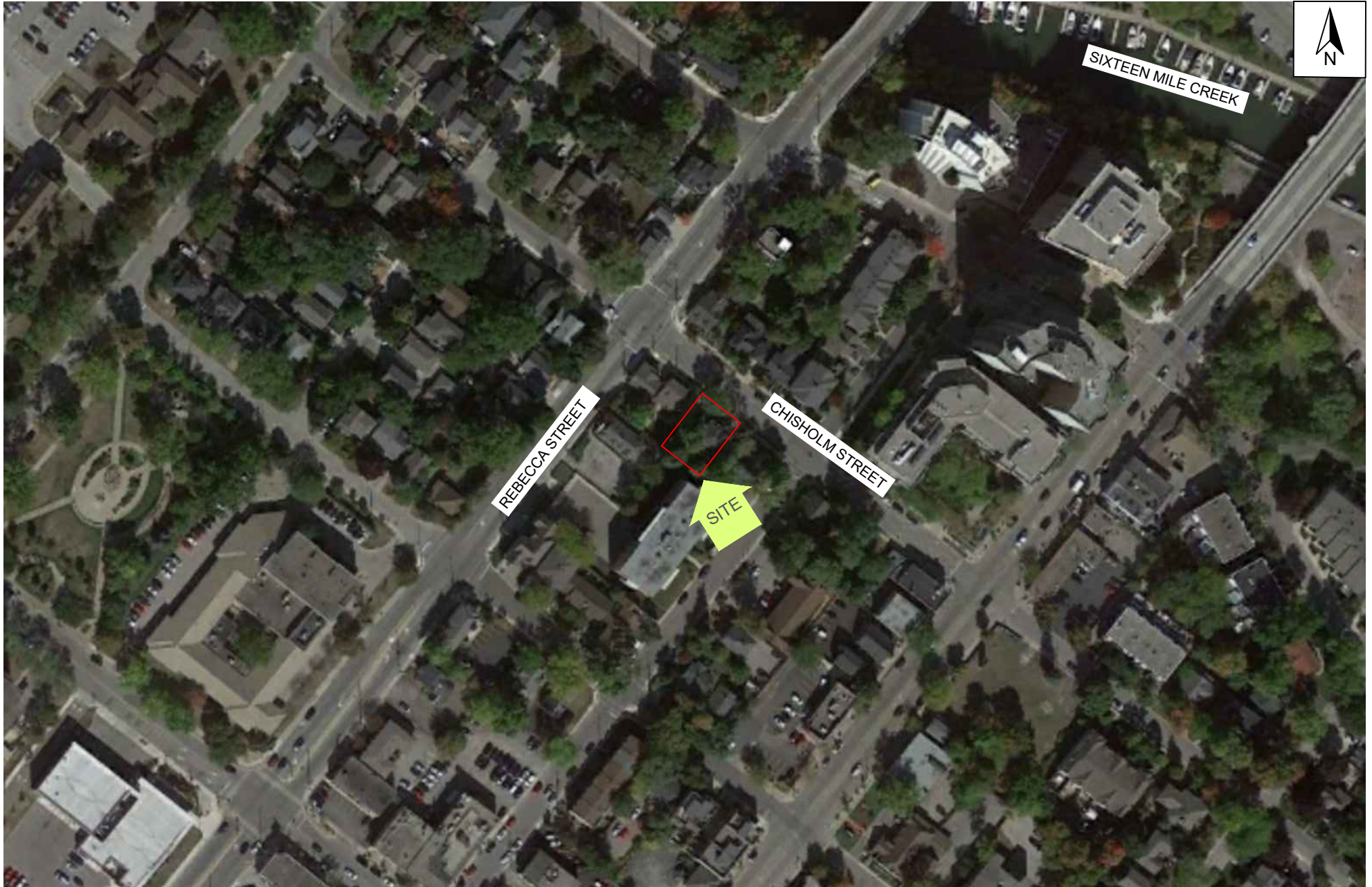
OAKVILLE

ONTARIO



Drawing No.

8



Scale: N.T.S
Project No.: G2S23182A
Date: JUNE 2023
Drawn by: SP/DH
File name: G2S23182AP1.dwg

2022 AERIAL PHOTOGRAPH
128 CHISHOLM STREET

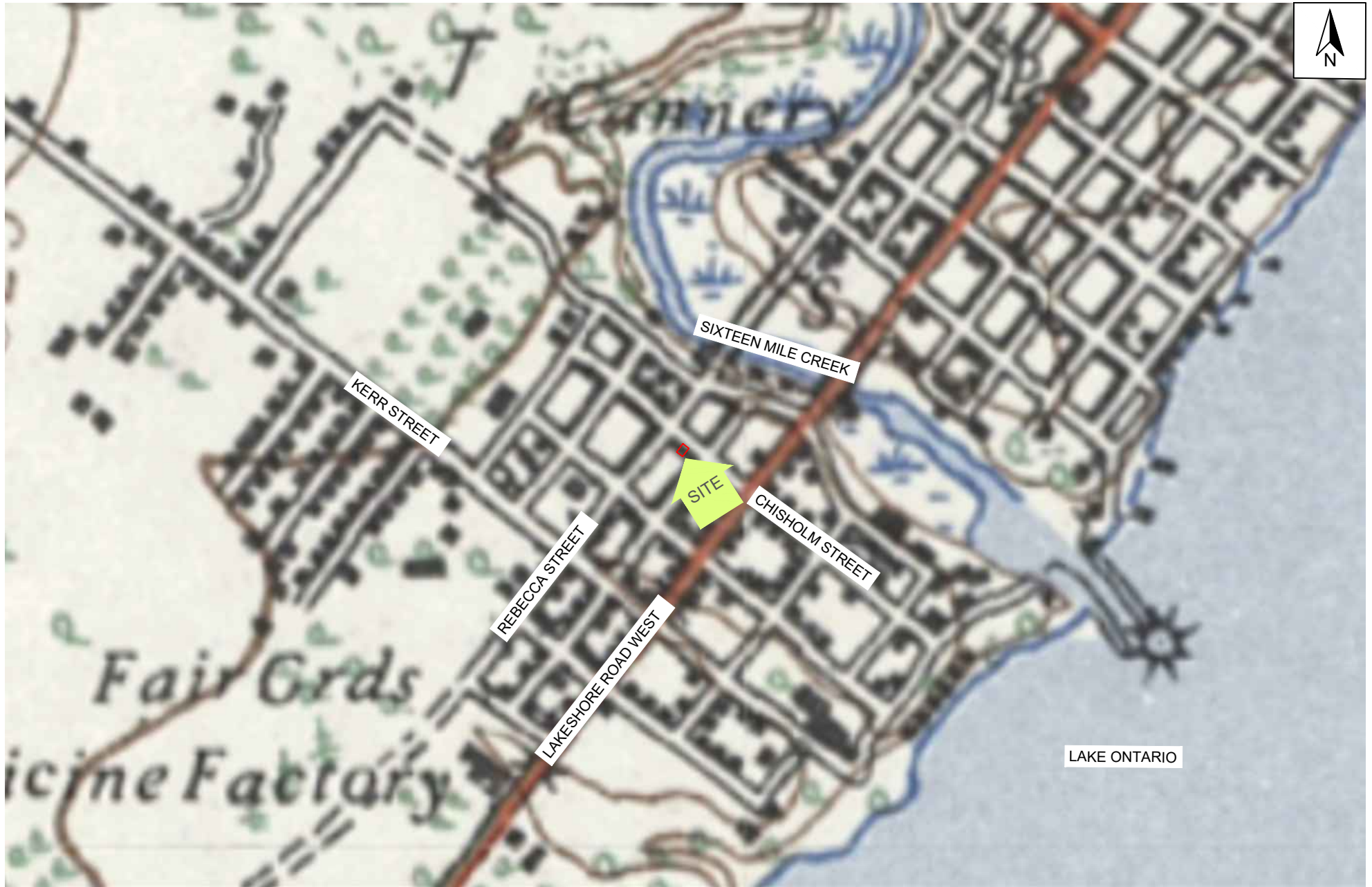
OAKVILLE

ONTARIO



Drawing No.

9



Scale: N.T.S
Project No.: G2S23182A
Date: JUNE 2023
Drawn by: SP/DH
File name: G2S23182AP1.dwg

1952 TOPOGRAPHIC MAP
128 CHISHOLM STREET

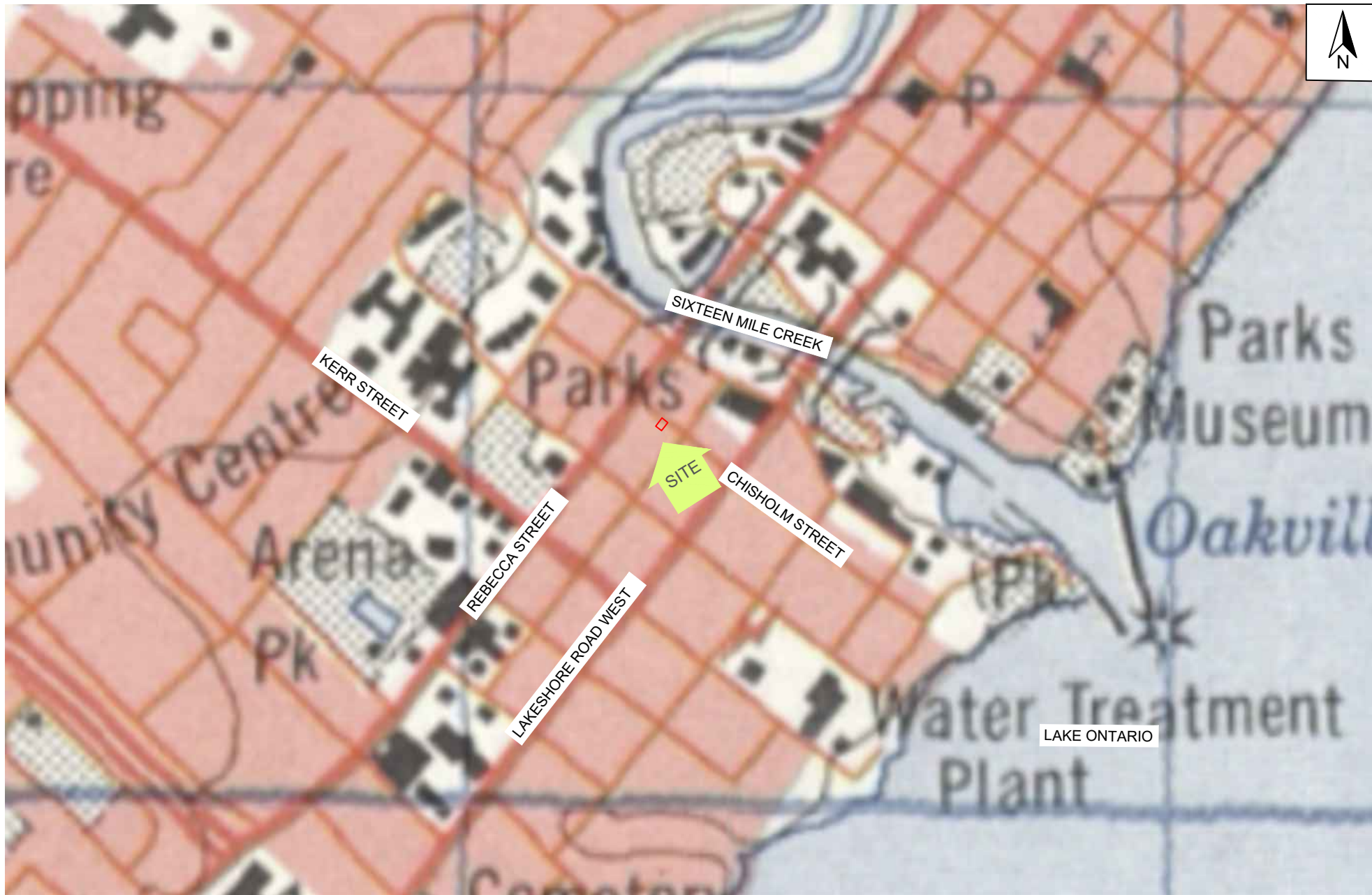
OAKVILLE

ONTARIO



Drawing No.

10



Scale: N.T.S
 Project No.: G2S23182A
 Date: JUNE 2023
 Drawn by: SP/DH
 File name: G2S23182AP1.dwg

1984 TOPOGRAPHIC MAP
 128 CHISHOLM STREET

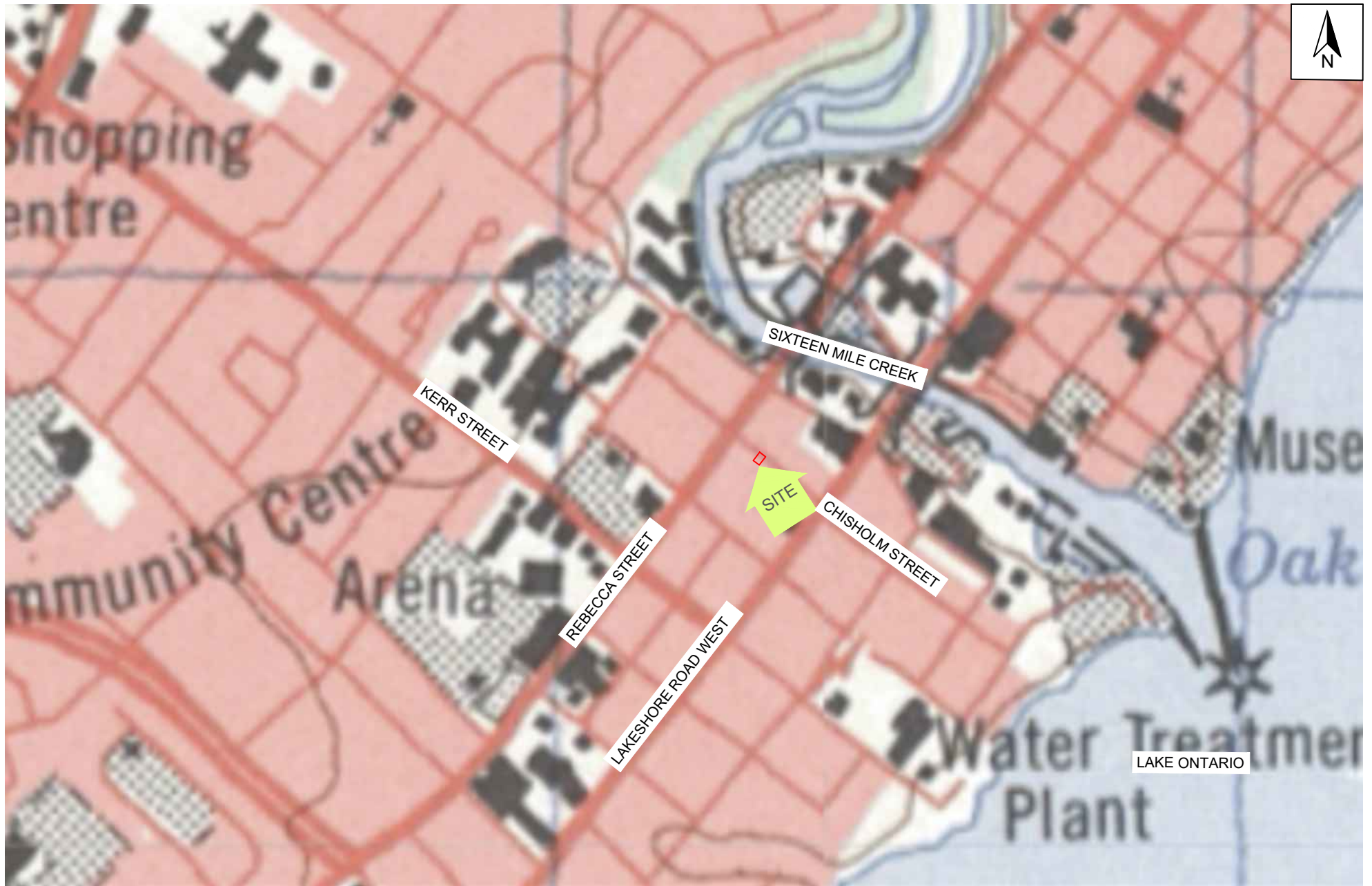
OAKVILLE

ONTARIO



Drawing No.

11



Scale: N.T.S
 Project No.: G2S23182A
 Date: JUNE 2023
 Drawn by: SP/DH
 File name: G2S23182AP1.dwg

1996 TOPOGRAPHIC MAP
 128 CHISHOLM STREET

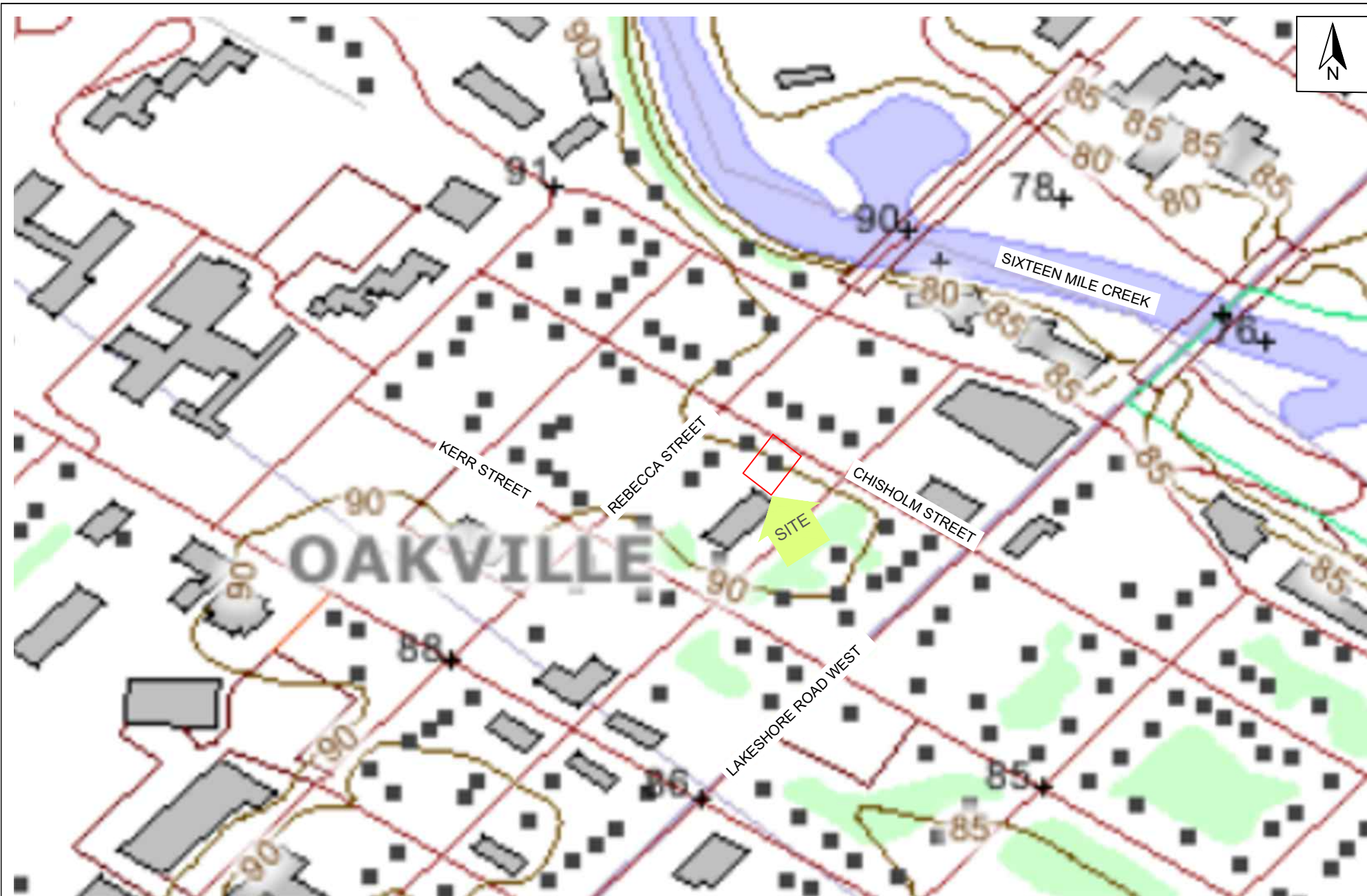
OAKVILLE

ONTARIO



Drawing No.

12



Scale: N.T.S
Project No.: G2S23182A
Date: JUNE 2023
Drawn by: SP/DH
File name: G2S23182AP1.dwg

ONTARIO BASE MAPPING
128 CHISHOLM STREET

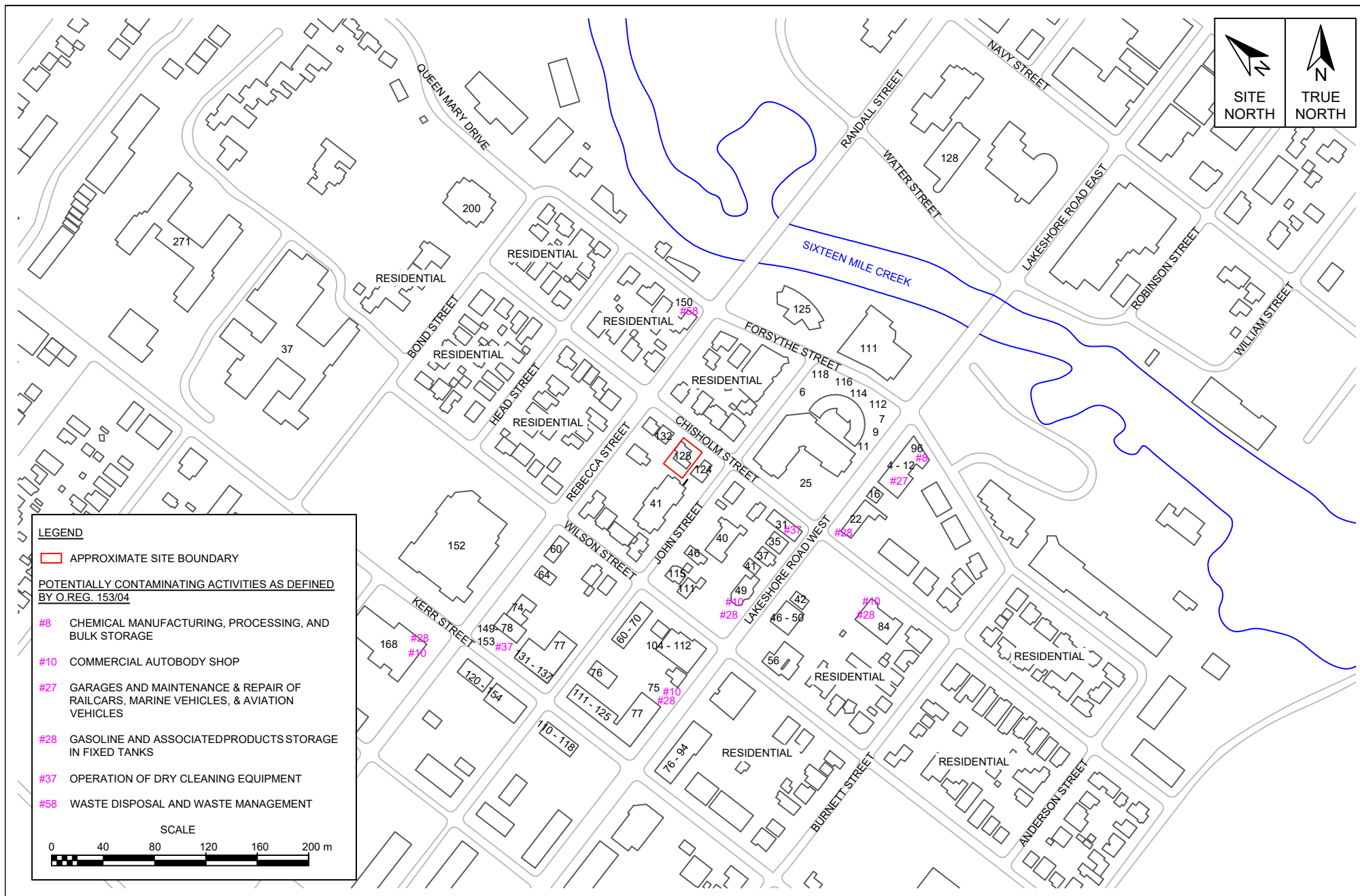
OAKVILLE

ONTARIO



Drawing No.

13



Scale: AS SHOWN

Project No.: G2S23182A

Date: JUNE 2023

Drawn by: SP/DH

File name: G2S23182AP1.dwg

POTENTIALLY CONTAMINATING ACTIVITIES 128 CHISHOLM STREET

OAKVILLE

ONTARIO



Drawing No.

14

Appendix B: Site Ownership



PRINTED ON 08 MAY, 2023 AT 15:10: 42
FOR G2S CONSULTING



PROPERTY INDEX MAP
HALTON(No. 20)

LEGEND

| | |
|----------------------------------|-------|
| FREEHOLD PROPERTY | |
| LEASEHOLD PROPERTY | |
| LIMITED INTEREST PROPERTY | |
| CONDOMINIUM PROPERTY | |
| RETIRED PIN (MAP UPDATE PENDING) | |
| PROPERTY NUMBER | 0449 |
| BLOCK NUMBER | 08050 |
| GEOGRAPHIC FABRIC | |
| EASEMENT | |

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



LAND
REGISTRY
OFFICE #20

24819-0022 (LT)

PAGE 1 OF 2
PREPARED FOR G2S CONSULTING
ON 2023/04/26 AT 12:03:01

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 1, BLK 58, PL 1 ; PT LT 5, BLK 58, PL 1 , AS IN 809566 ; OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1995/12/20

OWNERS' NAMES

PCS HOLDINGS CORPORATION

CAPACITY

SHARE

ROWN

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|---|------|-----------------|--------|--------------|------------|---------------|
| <div><div>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1995/12/20 ON THIS PIN**</div><div>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1995/12/20**</div><div>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/12/19 **</div><div>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div><div>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</div><div>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</div><div>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div><div>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div><div>** CONVENTION.</div><div>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div><div>**DATE OF CONVERSION TO LAND TITLES: 1995/12/20 **</div><div>8095661993/08/20TRANSFER*** COMPLETELY DELETED ***</div><div>8095671993/08/20CHARGE*** COMPLETELY DELETED ***</div><div>H7509721998/08/20TRANSFER*** COMPLETELY DELETED *** LAMPINEN, HAZEL ANNE</div><div>H8206221999/11/10CHARGE*** COMPLETELY DELETED *** BROWN, SUSAN DIANE</div><div>H8278411999/12/20DISCH OF CHARGE*** COMPLETELY DELETED *** MONTREAL TRUST COMPANY OF CANADA</div><div>REMARKS: RE: 809567</div></div> | | | | | | |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #20

24819-0022 (LT)

PAGE 2 OF 2
PREPARED FOR G2S CONSULTING
ON 2023/04/26 AT 12:03:01

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|-----------|------------|-----------------|-------------|---|--------------------------|---------------|
| HR347679 | 2005/01/04 | TRANSFER | | *** COMPLETELY DELETED *** BROWN, SUSAN DIANE | HATTON, PAUL MICHAEL | |
| HR347680 | 2005/01/04 | CHARGE | | *** COMPLETELY DELETED *** HATTON, PAUL MICHAEL | MAPLE TRUST COMPANY | |
| HR362065 | 2005/03/09 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA | | |
| HR1527238 | 2018/02/27 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION | | |
| HR1931387 | 2022/11/01 | TRANSFER | \$1,650,000 | HATTON, PAUL MICHAEL | PCS HOLDINGS CORPORATION | C |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

128 Chisholm St., Oakville

Parcel Register 24819-0022 L.R.O. #20

Part Lots 1 & 5 Block 58 Plan 1 – County of Halton

Originally Part Lot 15 Con 3 South of Dundas Street, Township of Trafalgar

| | | | | |
|---------------|----------|----------------------------|--|--|
| | PATENT | 1831 MAR 25 | CROWN | CHISHOLM, WILLIAM ALL LOT 15 CON 3 S.D.S. |
| | | | | |
| 833 <u>F</u> | MORTGAGE | 1832 FEB 15 | CHISHOLM, WILLIAM | FORSYTH, JOHN & OTHERS ALL LOT 15 CON 3 S.D.S. |
| | | | | |
| 492 <u>N</u> | GRANT | 1842 JUN 2 | FORYSYTH, HON. JOHN WALKER, WILLIAM ANDERESON, THOMAS B. FORSYTH, JOHN B. & FORSYTH, JAMES B. | BOOMER, JOHN Lot 1 Block 58 |
| | | | | |
| 1 | PLAN | 1850 JAN 12 | THE TOWN OF OAKVILLE | TOWNSHIP OF TRAFALGAR GORE DISCTRICT UPPER CANADA - 1837 |
| | | | | |
| 368 <u>A</u> | WILL | 1856 NOV 24 1857 FEB 13 | ESTATE OF JOHN BOOMER | BOOMER, JOHN Lot 1 Block 58 |
| | | | | |
| 423 <u>A</u> | GRANT | 1857 FEB 13 | ESTATE OF JOHN BOOMER | SKIRROW, JAMES L. Lot 1 Block 58 |
| | | | | |
| 842 <u>C</u> | GRANT | 1874 NOV 2 | SKIRROW, JAMES L. | ROMAIN, WILLIAM FRANCIS Lot 1 Block 58 |
| | | | | |
| 843 <u>C</u> | GRANT | 1874 NOV 2 | ROMAIN, WILLIAM F. | McCRAVEY, WILLIAM Lot 1 Block 58 |
| | | | | |
| 1209 <u>D</u> | GRANT | 1878 DEC 9 | McCRAVEY, WILLIAM | SHARPE, JOHN Lot 1 Block 58 |

128 Chisholm St., Oakville

Parcel Register 24819-0022 L.R.O. #20

Part Lots 1 & 5 Block 58 Plan 1 – County of Halton

Originally Part Lot 15 Con 3 South of Dundas Street, Township of Trafalgar

| | | | | |
|----------------------|--------------------------------|--------------------|-----------------------------------|--|
| 1281<u>D</u> | GRANT | 1879 MAY 20 | SHARPE, JOHN | SHARPE, ELIZA, WIFE OF GEORGE SHARPE Lot 1 Block 58 |
| 1592<u>E</u> | GRANT | 1883 MAR 3 | SHARPE, ELIZA, WIDOW | SHARPE, JOHN Lot 1 Block 58 |
| 2232<u>F</u> | GRANT | 1889 NOV 8 | SHARPE, JOHN | LA BARRE, DAVID Lot 1 Block 58 |
| 7017<u>N</u> | GRANT | 1919 AUG 9 | LA BARRE, DAVID | HAYGARTH, JAMES Part Lot 1 Block 58 |
| 7645<u>N</u> | GRANT | 1920 NOV 4 | HAYGARTH, JAMES | McCLEARY, ELIZABETH, WIFE OF ALEXANDER McCLEARY Part Lot 1 Block 58 |
| 10470<u>P</u> | POWER OF SALE GRANT | 1930 NOV 25 | VAN FLEET, HANNAH | McCLEARY, EVELYN Part Lot 1 Block 58 |
| 12501<u>Q</u> | POWER OF SALE GRANT | 1940 JUN 18 | FISHER, ELIZA ALICE, WIDOW | McCLEARY, SAMUEL A. B. Part Lot 1 Block 58 |
| 14588<u>S</u> | GRANT | 1946 OCT 23 | McCLEARY, SAMUEL A. B. | BULL, FREDERICK S. Part Lot 1 Block 58 |
| 16947<u>T</u> | GRANT | 1950 MAR 9 | BULL, FREDERICK | BULL, FREDERICK S. BULL, ALICE ELIZABETH Part Lot 1 Block 58 |

128 Chisholm St., Oakville

Parcel Register 24819-0022 L.R.O. #20

Part Lots 1 & 5 Block 58 Plan 1 – County of Halton

Originally Part Lot 15 Con 3 South of Dundas Street, Township of Trafalgar

| | | | | |
|---------------|-----------------|--------------------|--|---|
| | | | | |
| 19997V | GRANT | 1953 JUL 30 | BULL, FREDERICK S. BULL, ALICE ELIZABETH | KERSEY, KENNETH KERSEY, MARGARET CATHERINE Part Lot 1 Block 58 |
| | | | | |
| 19998V | GRANT | 1953 JUL 30 | BEZPIECZNY, PIOTR BEZPIECZNY, LEOKADIA | KERSEY, KENNETH KERSEY, MARGARET CATHERINE Part Lot 5 Block 58 |
| | | | | |
| 191171 | GRANT | 1965 SEP 30 | KERSEY, KENNETH KERSEY, MARGARET CATHERINE | ANDIC, DURO SUMONJAI, MILO Part Lots 1 & 5 Block 58 |
| | | | | |
| 225049 | GRANT | 1967 JAN 9 | SUMONJAI, MILO | ANDIC, DURO Part Lots 1 & 5 Block 58 |
| | | | | |
| 277064 | GRANT | 1969 AUG 11 | ANDIC, DURO | DRAGICEVIC, PETER DRAGICEVIC, JOVANKA ANDIC, DURO ANDIC IKA Part Lots 1 & 5 Block 58 |
| | | | | |
| 544734 | GRANT | 1981 JUL 31 | DRAGICEVIC, PETER DRAGICEVIC, JOVANKA ANDIC, DURO & IKA | PALMER, SUSAN J. Part Lots 1 & 5 Block 58 |
| | | | | |
| 748759 | TRANSFER | 1990 JUL 31 | OLIVER, SUSAN JOANNE FORMERLY PALMER, SUSAN JOANNE | OLIVER, SUSAN JOANNE OLIVER, DAVID RICHARD Part Lots 1 & 5 Block 58 |

128 Chisholm St., Oakville

Parcel Register 24819-0022 L.R.O. #20

Part Lots 1 & 5 Block 58 Plan 1 – County of Halton

Originally Part Lot 15 Con 3 South of Dundas Street, Township of Trafalgar

| | | | | |
|---|----------|-------------|---|--|
| 809566 | TRANSFER | 1993 AUG 20 | OLIVER, DAVID RICHARD OLIVER, SUSAN JOANNE | LAMPINEN, HAZEL ANNE Part Lots 1 & 5 Block 58 |
| Automated 1995/12/20 - Now Parcel Register 24819-0022 | | | | |
| H750972 | TRANSFER | 1998 AUG 20 | LAMPINEN, HAZEL ANNE | BROWN, SUSAN DIANE |
| HR347679 | TRANSFER | 2005 JAN 04 | BROWN, SUSAN DIANE | HATTON, PAUL MICHAEL |
| HR1931387 | TRANSFER | 2022 NOV 01 | HATTON, PAUL MICHAEL | PCS HOLDINGS CORPORATION |
| E. & O. E. - Completed by P.L.P. Titles Ltd. - Information has been obtained from the Title Abstracts – Please Note that the Title Abstract pages have been microfilmed – are difficult to read – dates, names & registration numbers may not be interpreted correctly – documents have Not been printed or reviewed to determine the accuracy of the lands to the subject property – This Search is done by following the names back in the title – For 100% Accuracy the deeds should be acquired and plotted - | | | | |

128 Chisholm St., Oakville

Parcel Register 24819-0022 L.R.O. #20

Part Lots 1 & 5 Block 58 Plan 1 – County of Halton

Originally Part Lot 15 Con 3 South of Dundas Street, Township of Trafalgar

| | | | | |
|---------------|------------------------------|-------------|--|---|
| | PATENT | 1831 MAR 25 | CROWN | CHISHOLM, WILLIAM ALL LOT 15 CON 3 S.D.S. |
| | | | | |
| 833 <u>F</u> | MORTGAGE | 1832 FEB 15 | CHISHOLM, WILLIAM | FORSYTH, JOHN & OTHERS ALL LOT 15 CON 3 S.D.S. |
| | | | | |
| 754 <u>B</u> | ASS'T MORTGAGE & GRANT | 1854 OCT 9 | ESTATE OF JOHN FORSYTH & OTHERS | SMITH, THOMPSON CHISHOLM, ROBERT K. ALL – RESIDUE OF MORTGAGE 833F – EXCEPT LANDS SOLD |
| | | | | |
| 1 | PLAN | 1850 JAN 12 | THE TOWN OF OAKVILLE | TOWNSHIP OF TRAFALGAR GORE DISTRICT UPPER CANADA - 1837 |
| | | | | |
| 450 <u>A</u> | GRANT | 1857 MAY 18 | SMITH, THOMPSON CHISHOLM, ROBERT K. | BIRDSALL, WILLIAM LOT 5 BLOCK 58 |
| | | | | |
| 1696 <u>E</u> | GRANT | 1884 APR 9 | BIRDSALL, WILLIAM | GRIGGS, ELIZABETH CANDACE, WIFE OF ALEXANDER GRIGGS LOT 5 BLOCK 58 |
| | | | | |
| 1706 <u>E</u> | GRANT | 1884 MAY 12 | GRIGGS, ELIZABETH CANDACE, WIDOW | FREEMAN, THOMAS LOT 5 BLOCK 58 |
| | | | | |
| 2717 <u>G</u> | GRANT | 1894 FEB 28 | FREEMAN, THOMAS | FREEMAN, ELIZABETH R. G., H/W LOT 5 BLOCK 58 |
| | | | | |

128 Chisholm St., Oakville

Parcel Register 24819-0022 L.R.O. #20

Part Lots 1 & 5 Block 58 Plan 1 – County of Halton

Originally Part Lot 15 Con 3 South of Dundas Street, Township of Trafalgar

| | | | | |
|----------------|-------|-------------|--|--|
| 3043 <u>H</u> | GRANT | 1899 FEB 1 | FREEMAN, ELIZABETH R. G., WIFE OF THOMAS FREEMAN | BROWN, ELIZABETH, WIFE OF DUNCAN BROWN LOT 5 BLOCK 58 |
| | | | | |
| 7344 <u>N</u> | GRANT | 1920 MAY 4 | BROWN, DUNCAN, WIDOWER CUNNINGHAM, ALICE ELIZABETH, WIFE OF WILLIAM CUNNINGHAM BROWN, CHARLES JAMES | CORLESS, LIZZIE ADELAIDE, WIFE OF HENRY CORLESS LOT 5 BLOCK 58 |
| | | | | |
| 14191 <u>R</u> | GRANT | 1946 MAR 20 | ESTATE OF LIZZIE ADELAIDE CORLESS | TOWNSEND, JOHN W. D. LOT 5 BLOCK 58 |
| | | | | |
| 18675 <u>U</u> | GRANT | 1952 APR 28 | TOWNSEND, JOHN W. D. | BEZPIECZNY, PIOTR BEZPIECZNY, LEOKADIA LOT 5 BLOCK 58 |
| | | | | |
| 19997 <u>V</u> | GRANT | 1953 JUL 30 | BULL, FREDERICK S. BULL, ALICE ELIZABETH | KERSEY, KENNETH KERSEY, MARGARET CATHERINE Part Lot 1 Block 58 |
| | | | | |
| 19998 <u>V</u> | GRANT | 1953 JUL 30 | BEZPIECZNY, PIOTR BEZPIECZNY, LEOKADIA | KERSEY, KENNETH KERSEY, MARGARET CATHERINE Part Lot 5 Block 58 |
| | | | | |
| 191171 | GRANT | 1965 SEP 30 | KERSEY, KENNETH KERSEY, MARGARET CATHERINE | ANDIC, DURO SUMONJAI, MILO Part Lots 1 & 5 Block 58 |
| | | | | |
| 225049 | GRANT | 1967 JAN 9 | SUMONJAI, MILO | ANDIC, DURO - Part Lots 1 & 5 Block 58 |
| | | | | |

128 Chisholm St., Oakville

Parcel Register 24819-0022 L.R.O. #20

Part Lots 1 & 5 Block 58 Plan 1 – County of Halton

Originally Part Lot 15 Con 3 South of Dundas Street, Township of Trafalgar

| | | | | |
|---|----------|-------------|---|---|
| 277064 | GRANT | 1969 AUG 11 | ANDIC, DURO | DRAGICEVIC, PETER DRAGICEVIC, JOVANKA ANDIC, DURO ANDIC IKA - Part Lots 1 & 5 Block 58 |
| 544734 | GRANT | 1981 JUL 31 | DRAGICEVIC, PETER DRAGICEVIC, JOVANKA ANDIC, DURO & IKA | PALMER, SUSAN J. Part Lots 1 & 5 Block 58 |
| 748759 | TRANSFER | 1990 JUL 31 | OLIVER, SUSAN JOANNE FORMERLY PALMER, SUSAN JOANNE | OLIVER, SUSAN JOANNE OLIVER, DAVID RICHARD Part Lots 1 & 5 Block 58 |
| 809566 | TRANSFER | 1993 AUG 20 | OLIVER, DAVID RICHARD OLIVER, SUSAN JOANNE | LAMPINEN, HAZEL ANNE Part Lots 1 & 5 Block 58 |
| Automated 1995/12/20 - Now Parcel Register 24819-0022 | | | | |
| H750972 | TRANSFER | 1998 AUG 20 | LAMPINEN, HAZEL ANNE | BROWN, SUSAN DIANE |
| HR347679 | TRANSFER | 2005 JAN 04 | BROWN, SUSAN DIANE | HATTON, PAUL MICHAEL |
| HR1931387 | TRANSFER | 2022 NOV 01 | HATTON, PAUL MICHAEL | PCS HOLDINGS CORPORATION |
| E. & O. E. - Completed by P.L.P. Titles Ltd. - Information has been obtained from the Title Abstracts – Please Note that the Title Abstract pages have been microfilmed – are difficult to read – dates, names & registration numbers may not be interpreted correctly – documents have Not been printed or reviewed to determine the accuracy of the lands to the subject property – This Search is done by following the names back in the title – For 100% Accuracy the deeds should be acquired and plotted - | | | | |

Appendix C: Street Directories

Street Directories
Potentially Contaminating Activities

| Address | Potentially Contaminating Activity | Site Occupant | Years Occupied |
|--|--|-----------------------------------|-----------------|
| 49 Lakeshore Road West (~70 m southwest) | PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | B R Shell Service | 1971, 1981-1990 |
| | | Gord's White Rose Service | 1965 |
| 31 Lakeshore Road West (~85 m south) | PCA #37 – Operation of Dry Cleaning Equipment (where chemicals are used) | Manhattan Dry Cleaners | 2000 |
| 22 Lakeshore Road West (~130 m south) | PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | Jim's Gulf Service | 1975 |
| | | John's B A Service Station | 1965 |
| 75 Lakeshore Road West (~155 m southwest) | PCA #10 – Commercial Autobody Shops | Fuller Motors | 1975 |
| | | McDermott's Garage | 1965-1971 |
| 96 Forsythe Street (~160 m southeast) | PCA #8 – Chemical Manufacturing, Processing and Bulk Storage | ATC Chemicals Inc. | 1995-2001 |
| 84 Chisholm Street (~180 m south) | PCA #10 – Commercial Autobody Shops PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | Imperial Oil Ltd. | 1985 |
| | | Smith Gerry Furnace Oils | 1981 |
| | | King's Auto Service | 1965 |
| 149 Kerr Street (~180 m northwest) | PCA #37 – Operation of Dry Cleaning Equipment (where chemicals are used) | Colonial Cleaners | 1975-2001 |
| | | Betty Brite One Hour Dry Cleaners | 1971 |
| 153 Kerr Street (~200 m northwest) | PCA #37 – Operation of Dry Cleaning Equipment (where chemicals are used) | Mitchell's Cleaners | 1960 |
| 164 Kerr Street (~220 m northwest) | PCA #10 – Commercial Autobody Shops PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | Full Service Stations | 1990 |
| | | Exceptional Auto Repairs Ltd. | 1985 |
| | | Fina Oakville Service Centre | 1981 |
| | | Oakville Servicenter | 1971-1975 |
| 166 Kerr Street (~220 m northwest) | PCA #28 – Gasoline And Associated Products Storage in Fixed Tanks | Oakville Servicenter | 1965 |

Street Directories
Industrial, Commercial, and/or Institutional Property Use

| Site | | |
|---------------------|--|----------------|
| Address | Property Use | Years Occupied |
| 128 Chisholm Street | PHA Project Management Inc | 2005-2022 |
| | Susan Diane Brown Chartered Accountant | 1995-2001 |

| East | | |
|---|------------------------------------|-----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| 149 Forsythe Street (~120 m) | Hancock Don Landscape Architecture | 1990 |
| 150 Water Street (~180 m) | Oakville Power Boat Club | 1985-2001, 2023 |

| Southeast | | |
|---|--|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| 121 Chisholm Street (~20 m) | Keenan Margaret Design Studio | 1995 |
| | Contrasts Of Oakville | 1990 |
| 13 John Street (~55 m) | North 44 Marketing Service Inc. | 2001 |
| 11 John Street (~60 m) | Burwell Information Services | 2001 |
| 6 John Street (~85 m) | Mosiac Business Centre | 2023 |
| | Clearstream Commercial Real Estate Ltd. | 2023 |
| | Accurel Management | 2001 |
| | Trans-Capital Resources Ltd. | 1995-2001 |
| 118 Forsythe Street (~100 m) | Red Carpet Salon | 2023 |
| | Allan James Hair Design | 2000-2001 |
| | Softsearch Trading Corporation | 1990 |
| | Ditelco Distributed Intelligence Corporation | 1990 |
| | Forest Valley Development & Trading Ltd. | 1981 |
| 114 Forsythe Street (~115 m) | GPS Consulting Group Inc. | 2000-2001 |
| | Bryla Financial Services | 2000 |
| | Stagecraft Productions | 1990 |

| Southeast | | |
|---|-----------------------------|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| | River Milk Store | 1981 |
| 111 Forsythe Street (~130 m) | Sharkey's Dockside Café | 2000-2001 |
| | Riverside Restaurant | 1990 |
| | Riverside Lodge Motor Hotel | 1965-1981 |

| South | | |
|---|---|-----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| 25 Lakeshore Road West (~40 m) | The Kensington Lifestyle Retirement Communities | 2000-2001, 2023 |
| | Fiscal Agents | 2000-2001, 2023 |
| | Bestview Retirement Living Centre | 1990 |
| | Bestview Holdings Ltd. | 1985 |
| | Trafalgar Inn | 1981 |
| | Royal Oak Hotel | 1965-1975 |
| 100 Chisholm Street (~40 m) | Doody Lou Inc. | 1985 |
| 110 Chisholm Street (~60 m) | D W Draper Associates Ltd. | 2001 |
| | Barker D R & Associates | 2000-2001 |
| | Doody Lou Inc. | 1990 |
| | Oakville Multicultural Council | 1985 |
| 11 Lakeshore Road West (~115 m) | Waters Edge Fitness | 2023 |
| | The Gym Nautilus Sports Medical | 1985-2001 |
| 9 Lakeshore Road West (~125 m) | Arthur Murray Dance Studio | 1990-2001 |
| | Stuve A Studios Ltd. | 1985 |
| 22 Lakeshore Road West (~130 m) | Sweetie Nails & Spa | 2023 |
| | Lakeshear Barbershop | 2023 |
| | La Dolce Vita | 2023 |
| | Cigar & Sweet | 2000-2001 |
| | Oakville Audiology | 2000-2001 |
| | Dental Clinic | 2000-2001 |
| | Hearing Aid Centre | 1995-2001 |
| | Denture Clinic | 1995-2001 |
| | Financial Concept Group | 1995 |
| | Convenience 22 | 1995 |
| | Gary Carr MPP Constituency Office | 1995 |

| South | | |
|---|---|-----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| | Liberty Mutual Insurance Companies | 1990 |
| | Oakville Keyboard Centre | 1990 |
| | Window Coverings Outlet | 1985 |
| | Parkdale Kitchens & Interiors Of Oakville | 1985 |
| | New Generation Hair Styling Centre | 1985 |
| | Jim's Gulf Service | 1975 |
| | John's B A Service Station | 1965 |
| 16 Lakeshore Road West (~135 m) | Spiritual Psychic | 2023 |
| | Chat Café | 2000-2001 |
| | Our Bistro | 1995 |
| | Louis Char-Broiled Hamburgers | 1971-1985 |
| | E & G Centre | 1965 |
| 12 Lakeshore Road West (~135 m) | Oakville Divers | 1995-2001, 2023 |
| | Scrimshaw & Co Ltd. | 1990 |
| | Betty's Bakery Shop | 1975 |
| 10 Lakeshore Road West (~140 m) | PARAND Design Kitchens | 2023 |
| | Computer Devices Inc. | 2001 |
| | Life Source Water Systems Ltd. | 2000 |
| | T V Facts Oakville-Burlington | 1985 |
| | No 10 The Lakeshore | 1985 |
| | Salinis Restaurant | 1981 |
| | Taurus Steak House | 1965-1975 |
| | CHWO Radio Station | 1965 |
| 8 Lakeshore Road West (~145 m) | Wheels of Oakville | 2023 |
| | Village Bookshoppe Book Exchange | 2000-2001 |
| | Dorland-Haight Galleries Inc. | 2000 |
| | Crate Things Inc. | 1990 |
| | Radio Essentials Ltd. | 1965 |
| | Elaine's Beauty Lounge | 1965 |
| 6 Lakeshore Road West (~150 m) | Thistle & Heather | 2023 |
| | Anastasia Gallery | 2001 |
| | Winners Sports | 1990-1995 |
| | Avis Car & Truck Rental Service | 1965 |
| | Slacer's Car & Truck Rental Service | 1965 |
| 4 Lakeshore Road West (~155 m) | Subway | 2023 |
| | Blonde Muse Co. | 2023 |
| | Studio 4A | 2000-2001 |

| South | | |
|---|--|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| | The Country's Best Yogurt | 1990-2001 |
| | Mc Nally Enterprises | 1990 |
| | Albert's Carpet Place | 1985 |
| | Oakville Carpet Ltd. | 1981 |
| | Alexanian & Sons Ltd. | 1971 |
| | Nelson Carpet & Draperies | 1965 |
| | Marsh Goulding & Wheeler Chartered Accountants | 1965, 1985 |
| 2 Lakeshore Road West (~160 m) | Metro Marine Ltd. | 1965 |
| 96 Forsythe Street (~160 m) | WORLD17 Group | 2023 |
| | ATC Chemicals Inc. | 1995-2001 |
| | Gateway Freight Systems | 1995 |
| | Rubicon Publishing | 1990 |
| | Marsh Goulding & Wheeler Chartered Accountants | 1971-1975 |
| 90 Forsythe Street (~175 m) | Ohio Signatures | 2001 |
| | Dunlop, Wardell, Matsui & Aitken Architects & Consulting Engineers | 1965-1971 |
| 86 Forsythe Street (~180 m) | Ogilvie Boss Ltd. | 1975 |
| 99 Forsythe Street (~190 m) | Town of Oakville | 2001 |
| 95 Forsythe Street (~200 m) | Hunter East Developments | 1995 |
| | The Club | 1981 |

| Southwest | | |
|---|---------------------------------|-----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| 37 Lakeshore Road West (~65 m) | Turner Chapel Antiques | 2023 |
| | Independent Anglican Church | 2001 |
| | The Little Wedding Chapel | 2000-2001 |
| | Associated Ministerial Services | 2000-2001 |
| | African Episcopal Church | 1965-1975 |
| 41 Lakeshore Road West (~65 m) | Storia Auctioneers & Appraisers | 2023 |
| | Lakeshore Waldorf Kindergarten | 2000-2001 |
| | Albert Powell Group Homes | 1995 |
| 49 Lakeshore Road West | Tim Hortons | 2000-2001, 2023 |

| Southwest | | |
|---|--|-----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| (~70 m) | U Haul Co Ltd | 1975 |
| | B R Shell Service | 1971, 1981-1990 |
| | Gord's White Rose Service | 1965 |
| 106 Chisholm Street (~75 m) | Westside Distributing | 1985 |
| 35 Lakeshore Road West (~80 m) | Flower Deco | 2023 |
| | Oakville's Paper Boutique | 2001 |
| | Get Smart | 2000 |
| | For Peanuts Only | 1990 |
| | Notes The Place for Music | 1985-2001 |
| | Zion Chinese Food Take-Out | 1985 |
| | B B Q Villa | 1981 |
| | Hair Place 21 | 1981 |
| | Collins Frank L & Associates Ltd. | 1975 |
| | Continental Coiffure | 1975 |
| | Makos Michael & Co Ltd. | 1965 |
| 31 Lakeshore Road West (~85 m) | Tradition de France | 2023 |
| | Manhattan Dry Cleaners | 2000 |
| | Oyster Bay Marine Suppliers Ltd. | 1985 |
| | Info-Trust Office Services Co. | 1981 |
| | Bailey Business Machines | 1975 |
| | Oakville Office Equipment & Interiors Ltd. | 1965 |
| 32 Lakeshore Road West (~115 m) | Continental Coiffure | 1971 |
| | Putman Cecil E QC | 1965-1971 |
| 34 Lakeshore Road West (~120 m) | Brander's Pool Service Ltd. | 1985-2001 |
| | Makos Michael & Co Ltd. | 1975 |
| | Gray's Marie Beauty Salon | 1965 |
| | Terentiak Wm M Ltd. | 1965 |
| 28 Lakeshore Road West (~120 m) | Pee-Wee's Pizzeria | 1971-1981 |
| 30 Lakeshore Road West (~120 m) | Oakville Yacht Outfitters Ltd. | 1981-2001 |
| | Bailey Typewriters | 1965 |
| 46 Lakeshore Road West (~125 m) | ANNA CAKES | 2023 |
| | Jones Edward Investments | 2000-2001 |
| | Lillicos World Of Pianos | 1981-1990 |
| | Casa Joseph Coiffure | 1971 |
| | Hayward Jack Sales Ltd. | 1965 |

| Southwest | | |
|---|---|-----------------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| 48 Lakeshore Road West (~125 m) | Havana Castle Cigars | 2023 |
| | Casket Royal | 2000 |
| | Oakville Music School | 1995 |
| | Fighting Griffin Fitness & Martial Arts | 1985-1990 |
| | Faris Superette | 1965-1981 |
| 50 Lakeshore Road West (~125 m) | Pasquale's Trattoria | 2023 |
| | Road Aware Driving School | 2023 |
| | Mini Chinese Restaurant | 2000-2001 |
| | A Canadian Auto Workers Local | 1990, 2000-2001 |
| | Coal Burn Restaurant | 1965-1995 |
| | Ontario Dept of Public Welfare Field Staff Office | 1965 |
| | Girl Guides of Canada | 1965 |
| 56 Lakeshore Road West (~130 m) | Kopriva Rudy Funeral Director | 1985-1990 |
| | Oakville Funeral Home | 1981, 1995-2001, 2023 |
| | Church of the Nazarene | 1965 |
| 36 Lakeshore Road West (~130 m) | F-Hole Strings | 2000-2001 |
| | Lakeshore Mens Hairstyling | 1981 |
| | Trident Marine Equipment Ltd. | 1975 |
| | Langley's Ltd. | 1965 |
| 86 Wilson Street (~135 m) | Accutrax Research Group | 2001 |
| | Vanderburg Insurance | 2000-2001 |
| | Reynolds Mari H Insurance Agency | 2000-2001 |
| | Queensbury Surety Inc | 2000-2001 |
| | Queensbury Strategies Inc | 2000-2001 |
| | Crawford Adjusters Canada | 2000-2001 |
| | Community Midwives of Halton | 2000-2001 |
| | Broadcast Monitoring Services Ltd | 2000-2001 |
| | Production Digest | 1995-2001 |
| | Rhonda Lazerte Ministries Door of Hope | 1995 |
| | Mystery Shoppers Canada Inc | 1995 |
| | Canadian Information And Image Management Society | 1995 |
| | Canadian Friends of the International Christian Embassy | 1995 |
| | Tall Tree Lumber Corp. | 1985 |
| | Coatings Magazine | 1985 |

| Southwest | | |
|---|--|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| | Shopping News (Oakville) | 1981-1985 |
| 91 Chisholm Street (~155 m) | Lakehead Developments | 1990 |
| 86 Chisholm Street (~170 m) | U A P Inc. | 1990 |
| | Bartman Auto Supplies | 1975-1985 |
| | Monza Motors | 1971 |
| | Bartman & Brittle Auto Supplies | 1965 |
| | Gibson Willoughby Ltd | 1971-1975 |
| | Peacock Beauty Bar | 1965 |
| 84 Chisholm Street (~180 m) | United Way of Oakville | 1990-1995 |
| | St John Ambulance | 1990 |
| | Oakville Association For The Mentally Retarded | 1985 |
| | Imperial Oil Ltd. | 1985 |
| | Smith Gerry Furnace Oils | 1981 |
| | Esso Home Comfort | 1975 |
| | King's Auto Service | 1965 |
| 79 Wilson Street (~200 m) | Coulter Building Consultants | 2001 |
| | Johnson Schock Associates | 2000-2001 |
| | Mindfarers Inc. | 1995 |
| 82 Wilson Street (~210 m) | Nuba Contracting & Excavating | 2000-2001 |
| | Cochren Homes | 2000-2001 |
| | Creative Marketing Resources | 1995 |
| 63 Chisholm Street (~250 m) | Carr Harris Products Ltd. | 1995 |

| West | | |
|---|---|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| 41 John Street (South adjacent) | Yellow Data Clarity | 2001 |
| | At Home At Work Computers | 2000-2001 |
| 40 John Street (~35 m) | St Anthony's Roman Catholic Church | 2023 |
| | St Stanislaus-St Casimir's Polish Parishes Credit Union | 2000-2001 |
| | Polish Catholic Mission | 2000-2001 |

| West | | |
|---|---|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| | German Bethal Church Pentecost Assemblies of Canada | 1981-1990 |
| 46 John Street (~50 m) | Green Gables Framing & Art Studio | 2000-2001 |
| 124 Wilson Street (~90 m) | Power Plant Supply Co | 1981-2001 |
| 112 Wilson Street (~105 m) | Morison Insurance Brokers Inc. | 2023 |
| | Northern Computer Systems Inc. | 2000 |
| | Map Appeal Inc. | 1995 |
| | Aitken Nick Design Studio Ltd. | 1995 |
| 108 Wilson Street (~115 m) | Moore Muscle Therapy and Rehabilitation Inc. | 2000-2001 |
| 63 Lakeshore Road West (~115 m) | Pet Homes | 2023 |
| 61 Lakeshore Road West (~115 m) | Eye Capital | 2023 |
| | Oakville Big Sisters | 2001 |
| | David's Coiffure | 1981-1985 |
| | Stone & McGowan | 1971-1975 |
| | Stone E W Real Estate | 1965-1975 |
| | Stone & Ash Ltd. | 1965 |
| 102 Wilson Street (~125 m) | Total Real Estate Services | 2023 |
| 67 Lakeshore Road West (~140 m) | 67 Lakeshore West | 2023 |
| | Re Max | 1995-2001 |
| | A-M Phytobioderme Distribution | 1990 |
| 65 Lakeshore Road West (~145 m) | Matthew Jonathan Salon | 2023 |
| 60 Lakeshore Road West (~150 m) | Avestel Credit Union Ltd. | 2000-2001 |
| | Helvetia Software Enterprises Ltd. | 1985 |
| | Canadian Cancer Society | 1985 |
| | Cuna Of Ontario Credit Union Ltd. | 1981-1990 |
| | Oakville Monument Works | 1971 |
| 64 Lakeshore Road West (~155 m) | Kopriva Taylor Community Funeral Home | 1995-2023 |
| | K R I Holdings Ltd. | 1995-2001 |
| 77 Lakeshore Road West (~155 m) | The Golden Pearl Tattoo Parlor | 2023 |
| | Urban Barbershop | 2023 |
| | Ruso Development Inc. | 2023 |
| | Splendour & Harmony | 2023 |

| West | | |
|---|--|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| | Floral Fashion Boutique | 2023 |
| | Café Mix Up | 2023 |
| | Handstyle Fine Hardware | 2023 |
| | Moving Violations Plus | 2001 |
| | Cheap Sports | 2000-2001 |
| | Styles International | 2000-2001 |
| | The Couples Boutique | 2000 |
| | Academy Music Shack | 2000 |
| | Ultimate Destinations Inc. | 1995-2001 |
| | Oakville Natural Health Clinic | 1995 |
| | Maple Leaf Bbq Chicken | 1995 |
| | Pollack Advertising | 1995 |
| | Oakville Sailboard & Ski | 1990-2001 |
| | Computer Report Systems | 1990-2001 |
| | Shemins Skin Care Clinic | 1990 |
| | Nutri System Weight Loss Centre | 1990 |
| 75 Lakeshore Road West (~155 m) | Fuller Motors | 1975 |
| | McDermott's Garage | 1965-1971 |
| 125 Kerr Street (~175 m) | Justino's Wood Oven Pizza | 2023 |
| | Tokyo Bay Japanese Restaurant | 2000-2001 |
| | Romana Pizzeria | 1975-1995 |
| 121 Kerr Street (~175 m) | Block H&R (Canada) Ltd. | 1981 |
| | Lou & Liz Shoppe | 1971 |
| 119 Kerr Street (~175 m) | Country Road of Canada | 2023 |
| | Doggie Dip and Clip | 1995-2000 |
| | Furniture Resales | 1981-1985 |
| | Associate Acceptance Co. | 1971-1975 |
| 117 Kerr Street (~180 m) | Eye Care Boutique | 2023 |
| | Truly Scrumptious | 1990 |
| | Donna's Hair Boutique | 1985 |
| | Hair Designers | 1981 |
| | Linda's Coiffure | 1975 |
| 115 Kerr Street (~180 m) | Lucy's Dressmaking & Alterations | 1995-2001 |
| | Cactus Records | 1990-2001 |
| | Dons Dental Equipment Repair & Service | 1990 |
| | Thrifty Photo Labs | 1981 |
| 111 Kerr Street | Wet Coffee | 2023 |

| West | | |
|---|--|-----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| (~180 m) | Hustler Snowboards & Skateboards | 1995-2001 |
| | Off The Wall Skateboards | 1990 |
| | Hi-Note Musical Instruments | 1975-1985 |
| 74 Lakeshore Road West (~180 m) | Oakville Monument Works | 1965-2001 |
| 78 Lakeshore Road West (~190 m) | Sam McDadi Real Estate Inc. | 2023 |
| 80 Lakeshore Road West (~195 m) | Chiropractic Wellness Group | 2023 |
| 82 Lakeshore Road West (~200 m) | Francesco Salon | 2023 |
| | Dairy Freez | 1981-2001 |
| | Austin's Drive In | 1965 |
| 84 Lakeshore Road West (~200 m) | Dermal Studio | 2023 |
| 86 Lakeshore Road West (~205 m) | DG Glam Aesthetics | 2023 |
| 88 Lakeshore Road West (~210 m) | Art Printing Studio | 2023 |
| 90 Lakeshore Road West (~215 m) | Vanessa Ferro Design | 2023 |
| 92 Lakeshore Road West (~215 m) | Venus Medical Spa | 2023 |
| 118 Kerr Street (~215 m) | Shaughnessy Construction | 2023 |
| | Oakville Jewellers | 1981-2001 |
| 116 Kerr Street (~215 m) | Kerr Street Chiropractic | 2000-2001 |
| | Gentleman's Choice Custom Tailor | 1990-1995 |
| 112 Kerr Street (~215 m) | Recordings | 2000-2001, 2023 |
| | Records on Wheels Oakville | 1981-1995 |
| 110 Kerr Street (~220 m) | Moneysworth & Best Quality Shoe Repair | 1990-2001 |
| | Kerpel Shoe Service | 1985 |
| 108 Kerr Street (~220 m) | Jagerhaus Restaurant | 1995-2001 |
| | Café Hamburg | 1971-1990 |
| | All Make Appliance & Lawnmower Service | 1965 |
| 94 Lakeshore Road West (~220 m) | Beloved Hair Studio | 2023 |
| 106 Kerr Street (~225 m) | Interiors by Christenne | 1971 |
| 101 Lakeshore Road West | Lakeshore Men's Hairstyling | 1975 |

| West | | |
|---|---------------------------|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| (~230 m) | Lakeshore Barber Shop | 1965-1971 |
| 104 Kerr Street (~240 m) | Artistic Hair Fashions | 1965 |
| 104 Lakeshore Road West (~240 m) | Brewers' Retail Stores | 1971-1990 |
| 79 Kerr Street (~250 m) | McDonald Neil J Architect | 1990-1995 |
| | Cypryk Aloiz J Painting | 1975-1985 |

| Northwest | | |
|---|---|-----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| 27 Rebecca Street (~95 m) | Money Concepts | 2000-2001 |
| 34 Rebecca Street (~95 m) | SPG Engineering Group Ltd. | 1995-2001 |
| 60 Rebecca Street (~100 m) | The Art of Health | 2023 |
| | Rouge River Capital | 2023 |
| | Tufford Medical Aesthetics | 2023 |
| | Cregoe Mealing & Clarke United | 2001 |
| | Vince-Tomenson-Dickerson Insurance Brokers Ltd. | 2001 |
| | Vince-Jones-Deslauriers Insurance Brokers Ltd. | 2000 |
| | Vince Syd A Insurance & Realty Ltd. | 1975-1995 |
| 152 Wilson Street (~110 m) | Lions Foundation of Canada Dog Guides | 1995-2001, 2023 |
| | Westwood Public School | 1975-1981 |
| 64 Rebecca Street (~120 m) | The Silver Thimble Needlepoint | 1981-2001 |
| | Keith H Limited Realtor | 1975 |
| 74 Rebecca Street (~145 m) | Necessities Nail & Body Care Ltd. | 2000-2001 |
| | New Generation Hair Styling Centre | 1990-1995 |
| 76 John Street (~145 m) | Perio Health Specialists | 2023 |
| | Oakville Hyperbaric Centre | 1990 |
| | Gifts To Britain | 1990 |
| | Oakville Custom Furniture | 1981 |
| 77 John Street (~150 m) | Oakville Massage & Wellness Clinic | 2023 |
| | IDS Canada | 2023 |
| 145 Kerr Street | Dr. Jawad Tawil Dentistry | 2023 |

| Northwest | | |
|--|---|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| (~165 m) | | |
| 143 Kerr Street (~165 m) | Top Tier Company | 2023 |
| | Hi-Tech Video Games | 2001 |
| | Ontario Wallpaper Discount Centre | 1985 |
| | Vitos Wholesale Retail Meat | 1975 |
| | Mac's Milk Co. | 1971 |
| | Corbett Bud Sporting Goods | 1960 |
| 137 Kerr Street (~170 m) | The Moonshine Café | 2023 |
| | European Billiards Café | 2000-2001 |
| | New Upper Oakville Café | 1995 |
| | Oakville Amusements | 1985 |
| | Arnolds Soda Fountain | 1981 |
| | Gibson Willoughby Ltd. | 1971-1975 |
| | Peacock Beauty Bar | 1960 |
| 135 Kerr Street (~170 m) | Maro's Bistro | 2023 |
| | Hidden Jungle The | 2000-2001 |
| | A B C Convenience | 1990-1995 |
| 133 Kerr Street (~170 m) | Tell Tale Heart Tattoo | 2023 |
| 131 Kerr Street (~170 m) | My Back Shed | 2023 |
| | Narenj | 2023 |
| | Hi Note Music Academy | 1990-2001 |
| | Albert's Carpet Place | 1990-2001 |
| | Dominion Furniture Stores | 1965-1985 |
| 149 Kerr Street (~180 m) | Colonial Cleaners | 1975-2001 |
| | Betty Brite One Hour Dry Cleaners | 1971 |
| | Royal Bank of Canada | 1960 |
| 147 Kerr Street (~180 m) | Canadian Bank of Commerce | 1960 |
| 141 Kerr Street (~180 m) | Firman Ed Men's and Boy's Wear Ltd. | 1960 |
| 187 Kerr Street (~200 m) | Stephen's Shoe Repair | 1960 |
| 175 Kerr Street (~200 m) | Oakville Pet Supplies | 1960 |
| 171-173 Kerr Street (~200 m) | Orwin & Gray's House of Comfort Furniture | 1960 |
| 163 Kerr Street | B & M Snack Bar | 1960 |

| Northwest | | |
|--|--|-----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| (~200 m) | | |
| 157 Kerr Street (~200 m) | Dorothea's Ladies & Children's Ready-to-Wear | 1960 |
| 155 Kerr Street (~200 m) | Vogue Beauty Salon | 1960 |
| | Bell Telephone Co of Canada | 1960 |
| 153 Kerr Street (~200 m) | Mitchell's Cleaners | 1960 |
| 151 Kerr Street (~200 m) | Pollock's Shoe Store | 1960 |
| 150 Kerr Street (~210 m) | Stoddart Drugs Ltd. | 1960 |
| 148 Kerr Street (~210 m) | DZIGN SQUARE | 2023 |
| | Oakville Community Centre for Peace, Ecology & Human Rights | 1995-2001 |
| 146 Kerr Street (~210 m) | Sandwich Society | 2023 |
| | Comic Connection | 1995-2001 |
| | Brass King | 1990 |
| | Dirty Harry's | 1985 |
| | Streight's Jewellers | 1960 |
| 144 Kerr Street (~210 m) | Azores Market | 1971-1975 |
| | Barbara's Beauty Lounge | 1960 |
| | Mawer Sales Ltd. | 1960 |
| | McCausland's Book Store | 1960 |
| 142 Kerr Street (~210 m) | Kerr Street Hardware | 1960 |
| 140 Kerr Street (~210 m) | Johny's Barber Shop | 2023 |
| | Déjà vu Tattoo | 1995-2001 |
| | Labels For Less | 1990 |
| | Bargain Used Furniture & Collectables | 1985 |
| | Jeannot of Paris Hairdresser | 1965-1975 |
| | Merriam R Grant Dental | 1960 |
| | Murray's Scotch Bakery & Tea Room | 1960 |
| | Wooland Hodges Shoes | 1960 |
| | Flower Basket The Florist | 1960 |
| 138 Kerr Street (~210 m) | Greystone Restaurant | 1960 |
| | Warr G O Physician | 1960 |
| | Cartwright David Physician | 1960 |
| 136 Kerr Street | Oakville Blueprinting | 1990-2001, 2023 |

| Northwest | | |
|--|---|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| (~210 m) | Argyle Mattress Mfg Co Ltd. | 1985 |
| 134 Kerr Street (~210 m) | Grand Deli & Grocery | 2023 |
| | Waters Edge Engineering Ltd. | 1995-2001 |
| | The Wicker Shoppe | 1990 |
| | Waltrich Textile Ltd. | 1990 |
| | Sewing Machine Store | 1985 |
| 132 Kerr Street (~210 m) | Waltrich Shirts Inc. | 1985 |
| 128 Kerr Street (~210 m) | Kerr Wellness Spa | 2023 |
| | Claude's Vacuum Shoppe | 1990-2001 |
| | Chriari Inc. | 1985 |
| 124 Kerr Street (~210 m) | Lord of War Games & Hobbies | 2023 |
| | McDonald Neil J Architect | 2000-2001 |
| | Serengeti International Canada | 1990-1995 |
| | Oakville Computer | 1985 |
| 154 Kerr Street (~215 m) | The Onyx Salon Collective | 2023 |
| | Iode Opportunity Shop | 1995-2001 |
| | Textile Bargain House | 1971-1981 |
| | Fabric & Drapery Mill Outlet | 1971, 1985 |
| 120 Kerr Street (~215 m) | Rumi Galleries | 2023 |
| | Jerry's Convenience | 2000-2001 |
| | Argyle Mattress Mfg Co Ltd. | 1995 |
| | Sewing Machine Store | 1990 |
| | Oakville Ceramic Tiles Kitchen-Cupboards-Vanity | 1985 |
| 164 Kerr Street (~220 m) | Full Service Stations | 1990 |
| | Exceptional Auto Repairs Ltd. | 1985 |
| | Fina Oakville Service Centre | 1981 |
| | Oakville Servicercenter | 1971-1975 |
| | Budget Rent-a-Car | 1971 |
| 166 Kerr Street (~220 m) | Speedy Auto Glass Ltd. | 1971-1975 |
| | Oakville Servicercenter | 1965 |
| 168 Kerr Street (~220 m) | Oakville Fire Station 3 | 2023 |
| 170 Kerr Street (~225 m) | Air Cadets (Oakville) 540 Squadron | 2000-2001 |
| | Park Royal Realty Ltd. | 1990-1995 |
| 176 Kerr Street | Bank of Montreal | 1960 |

| Northwest | | |
|--|--|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| (~230 m) | | |
| 172 Kerr Street (~235 m) | Sewing Machine Co. | 1960 |
| 174 Kerr Street (~235 m) | Anderson's Radio, TV & Appliances Singer | 1960 |
| 190 Kerr Street (~250 m) | Waywell Associates Ltd. | 2000-2001 |
| | Kerr (190) Inc. | 2000-2001 |
| | Mower & Appliance Repair | 1960 |

| North | | |
|--|---|----------------|
| Address (Approximate Distance from Site) | Property Use | Years Occupied |
| 37 Bond Street (~230 m) | Mind Forward Brain Injury Services | 2023 |
| 53 Bond Street (~230 m) | Central West Specialized Developmental Services | 2023 |
| | Halton Support Services | 2001 |
| | Halton Autism Resource Team | 2001 |
| | Seneca Senior Day Program | 2000-2001 |
| | Halton Hard to Serve | 2000 |
| | Children's Assessment & Treatment Centre | 2000-2001 |
| | Oakville Big Sister | 2000 |
| | Thistleoaks Child Care Centre | 1995-2001 |
| | Community Living Oakville | 1995-2001 |
| | Northern Workshop Products | 1985 |
| | Oaklands Regional Centre | 1981-2001 |

Appendix D:
Environmental Source Information



Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (*) are mandatory.

Are you: *

- ☒ Submitting a new FOI Request for Property Information
- ☐ Paying a deposit or final fee for an existing FOI Request for Property Information

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

To (yyyy/mm/dd) *

1955/01/01

2023/05/18

Type of Record(s) *

- ☒ All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations
- ☒ Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:

<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>.

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at:
<https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>
- RSC records filed after July 2011 are available at:
https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en

☐ Other Specific Document(s)

Type of Approval/Registration *

- ☐ Drinking Water Licenses
- ☐ Pesticide Licenses

- ☐ Permits to Take Water
- ☐ Noise Vibrations Approvals/Registrations
- ☒ Air Emissions Approvals/Registrations
- ☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents
- ☒ Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains
- ☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents
- ☒ Sewage – Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary
- ☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents
- ☒ Waste Water - Industrial discharge
- ☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents
- ☐ Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites
- ☐ Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems)
- ☐ Waste Generator Registration - number/class

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

Section 2 – Requester Information

Last Name *

Zazinsky

First Name *

Blake

Middle Initial

Business/Organization Name (if applicable or indicate “N/A”) *

G2S Consulting

Project/Reference Number (if applicable)

G2S23182

Are you submitting this request on behalf of a client? *

☐ Yes ☒ No

Mailing Address

Unit Number

12

Street Number *

4361

Street Name *

Harvester

| | | | |
|---|--------------------------|------------|---------------|
| PO Box | City/Town * | Province * | Postal Code * |
| | Burlington | ON | L7L 5M4 |
| Telephone Number * | Email Address * | | |
| 657-981-1564 | blakez@g2sconsulting.com | | |
| Is there an alternate contact (e.g. office admin)? * | | | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |

Section 3 – Current Property Address Information

Is the property a:

☐ Park ☐ Lake ☐ First Nation Band ☐ Wind Farm ☐ Federal Land ☐ Island ☐ Unsurveyed Land

Are you requesting information about multiple addresses? *

☐ Yes ☒ No

Property Address

| | | |
|---------------------------------|---------------|---------------------|
| Unit Number | Street Number | Street Name |
| | 128 | Chisholm Street |
| Full Lot Number | Concession | Geographic Township |
| | | |
| City/Town/Village * | | |
| Oakville | | |
| Closest Intersection | | |
| Chisholm Street and John Street | | |

Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? *

☐ Yes ☒ No

Section 5 – Owner Information

Please provide all present and previous property owner and/or tenant names for the search years requested.

Current Property Owner/Tenant

128 Chisholm Street
Oakville

| | |
|--------------------------|--------------------------------|
| Owner Name | Date of Ownership (yyyy/mm/dd) |
| PCS Holdings Corporation | 2022/11/01 |
| Tenant Name | |

Section 6 – Supporting Documents

Please upload any documents (e.g. Maps) that are relevant to your FOI request.

The total size of all attachments must not be more than 8 MB.



(<https://rpra.ca/>)

< [Back to Hazardous Waste Homepage](#)

Generator Number: ON2926549

Generator Registration Report

| | | | |
|---------------------|---|----------------|---|
| Facility Name | ON2926549-53 Bond Street | Submitted Date | Nov 14, 2022 |
| Legal Business Name | Central West Specialized Developmental Services | Company Name | Central West Specialized developmental Services |

Facility Address

Location

Municipality  Halton, Regional Municipality of

Address 53 Bond Street
Oakville, Ontario
L6K1L8 Canada

Latitude 51.253775

Longitude -85.3232139

Description

Mailing Address

Address 53 Bond Street
Oakville, Ontario
L6K1L8 Canada

Facility Contact

Primary Contact

Name Hewaida Michael
Job Title Finance Manager

Alternate Contact

Name Kelly Kocken
Job Title Director of Finance & Operations

Email **ap@cwsds.ca**Email **kkocken@cwsds.ca**Primary Phone Number
905-844-7864Primary Phone Number
905-844-7864Phone Extension
212Phone Extension
235

Secondary Phone Number

Secondary Phone Number

Phone Extension

Phone Extension

Additional informationNAICS Code **623210**Industry **Residential developmental handicap facilities**NAICS Code (Optional)
NAICS Code (Optional)Industry
Industry

Is your facility a waste transfer facility with an Ontario Environmental Compliance Approval to operate a waste transfer or transfer/processing facility?

No

Is your facility a Municipal Hazardous or Special Waste depot operated or exclusively for a municipality or the Crown?

No

Is your facility a contaminated facility and all waste results from activities carried on at the facility for the purpose of remediating contaminated soil or other contaminated materials located on, in, or under the site?

No**Waste Streams**

Active Waste Streams

| Waste Number | Waste Class | Primary Characterization | Physical State | Specific Gravity | Hazardous Waste Number | Submitted Date |
|--------------|---------------------|--------------------------|----------------|------------------|------------------------|----------------|
| 312 P | Pathological Wastes | P - Pathological | Solid | | N/A | Nov 12, 2022 |

1 entries
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Page 1 of 1
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5 entries per page

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Generator Number: ONF023800

Generator Registration Report

| | | | |
|---------------------|---|----------------|-----------------------------|
| Facility Name | ONF023800-56 LAKESHORE ROAD WEST | Submitted Date | Nov 14, 2022 |
| Legal Business Name | Arbor Memorial | Company Name | OAKVIEW FUNERAL HOME |

Facility Address

Location

Municipality **Halton, Regional Municipality of**



Address **56 LAKESHORE ROAD
WEST
OAKVILLE, Ontario
L6K1C7 Canada**

Latitude **51.253775**

Longitude **-85.3232139**

Description

Mailing Address

Address **OAKVIEW FUNERAL
HOME, 56 LAKESHORE
ROAD WEST
OAKVILLE, Ontario
L6K1C7 Canada**

Facility Contact

Primary Contact

Name **Steve Reynolds**

Alternate Contact

Name **Steven Reynolds**

| | | | |
|------------------------|-----------------------------|------------------------|---------------------------|
| Job Title | Managing Funeral Director | Job Title | Managing Funeral Director |
| Email | sreynolds@arbormemorial.com | Email | oakview@arbormemorial.com |
| Primary Phone Number | 905-842-2252 | Primary Phone Number | 905-842-2252 |
| Phone Extension | | Phone Extension | |
| Secondary Phone Number | | Secondary Phone Number | |
| Phone Extension | | Phone Extension | |

Additional information

| | | | |
|-----------------------|--------|----------|---------------|
| NAICS Code | 812210 | Industry | Funeral homes |
| NAICS Code (Optional) | | Industry | |
| NAICS Code (Optional) | | Industry | |

Is your facility a waste transfer facility with an Ontario Environmental Compliance Approval to operate a waste transfer or transfer/processing facility? **No**

Is your facility a Municipal Hazardous or Special Waste depot operated or exclusively for a municipality or the Crown? **No**

Is your facility a contaminated facility and all waste results from activities carried on at the facility for the purpose of remediating contaminated soil or other contaminated materials located on, in, or under the site? **No**

Waste Streams

Active Waste Streams

| Waste Number | Waste Class | Primary Characterization | Physical State | Specific Gravity | Hazardous Waste Number | Submitted Date |
|--------------|---------------------|--------------------------|----------------|------------------|------------------------|----------------|
| 312 P | Pathological Wastes | P - Pathological | Solid | | N/A | Nov 12, 2022 |
| 312 P | Pathological Wastes | P - Pathological | Liquid | 1.03 | N/A | Nov 12, 2022 |

2 entries
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Page 1 of 1
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5 entries per page

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Generator Number: ON001055610

Generator Registration Report

| | | | |
|---------------------|---------------------------------|----------------|---------------------------------|
| Facility Name | Oakville Power Boat Club | Submitted Date | Mar 21, 2023 |
| Legal Business Name | Oakville Power Boat Club | Company Name | Oakville Power Boat Club |

Facility Address

Location

Municipality **Oakville, Town of**

Address **150 Water Street
Oakville, Ontario
L6J7R4 Canada**

Latitude **43.4444914**Longitude **-79.6738832**

Description

Mailing Address

Address **150 Water Street
Oakville, Ontario
L6J 7R4 Canada**

Facility Contact

Primary Contact

Name **John Happy**
Job Title **Manager**

Alternate Contact

Name **John Happy**
Job Title **Mananager**

Email **johnhappy@gmail.com****Primary** **9057414966**
Phone
Number**Phone**
Extension**Secondary**
Phone
Number**Phone**
Extension**Email** **johnhappy@gmail.com****Primary** **9057414966**
Phone
Number**Phone**
Extension**Secondary**
Phone
Number**Phone**
Extension

Additional information

NAICS Code **713930**
NAICS Code
(Optional)
NAICS Code
(Optional)**Industry** **Marinas**
Industry

Industry

Is your facility a waste transfer facility with an Ontario Environmental Compliance Approval to operate a waste transfer or transfer/processing facility?

No

Is your facility a Municipal Hazardous or Special Waste depot operated or exclusively for a municipality or the Crown?

No

Is your facility a contaminated facility and all waste results from activities carried on at the facility for the purpose of remediating contaminated soil or other contaminated materials located on, in, or under the site?

No

Waste Streams

Active Waste Streams

| Waste Number | Waste Class | Primary Characterization | Physical State | Specific Gravity | Hazardous Waste Number | Submitted Date |
|---|-------------------------|---------------------------------|-----------------------|-------------------------|-------------------------------|-----------------------|
| 252 L | Waste Oils & Lubricants | L - Liquid Industrial Waste | Liquid | 0.88 | N/A | Mar 21, 2023 |
| 212 L | Aliphatic Solvents | L - Liquid Industrial Waste | Liquid | 1.12 | N/A | Mar 21, 2023 |
| <div> 2 entries <div> << < </div> Page 1 of 1 <div> > >> </div> 5 entries per page </div> | | | | | | |

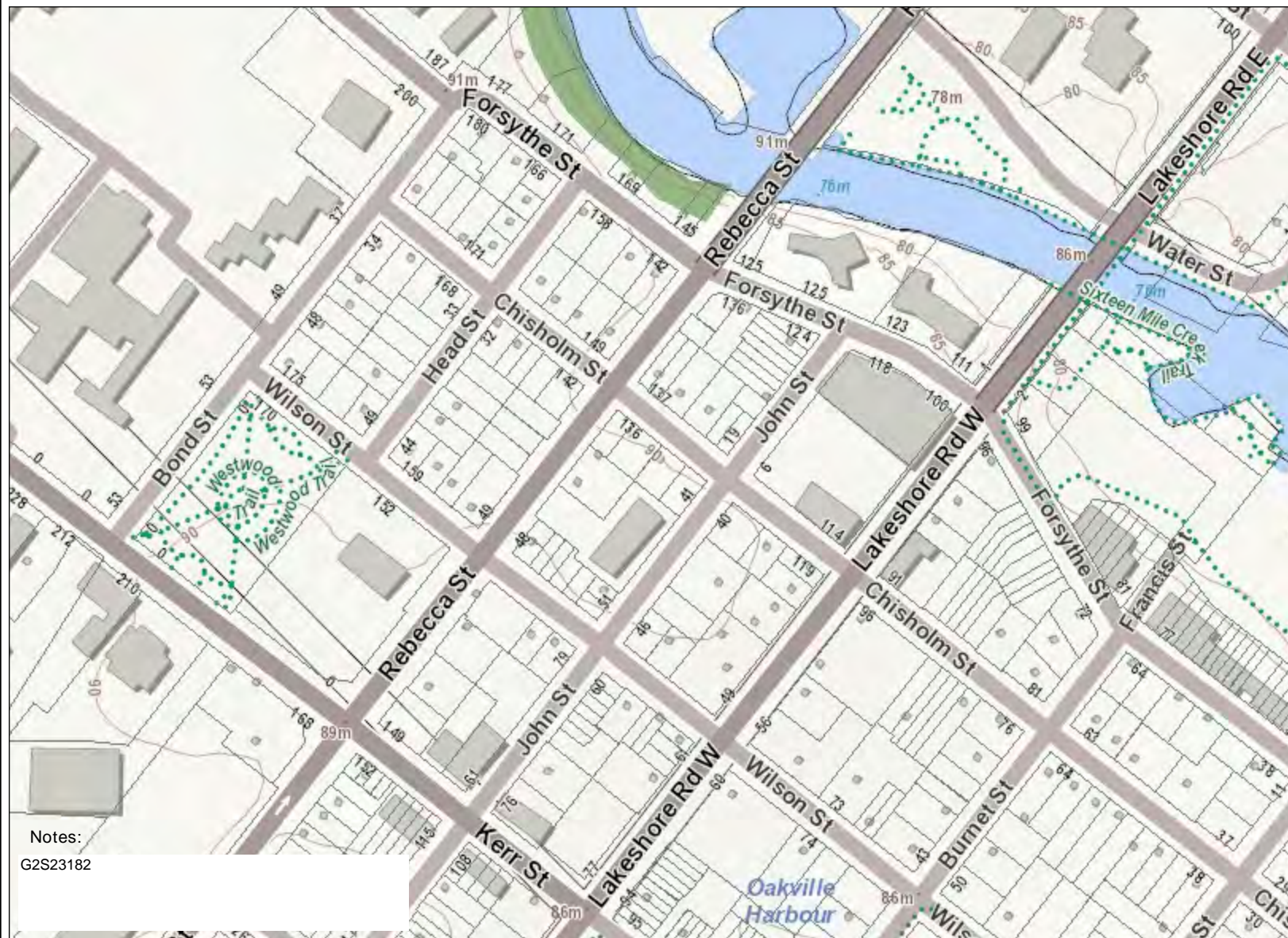
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Notes:

G2S23182

0.2 0 0.08 0.2 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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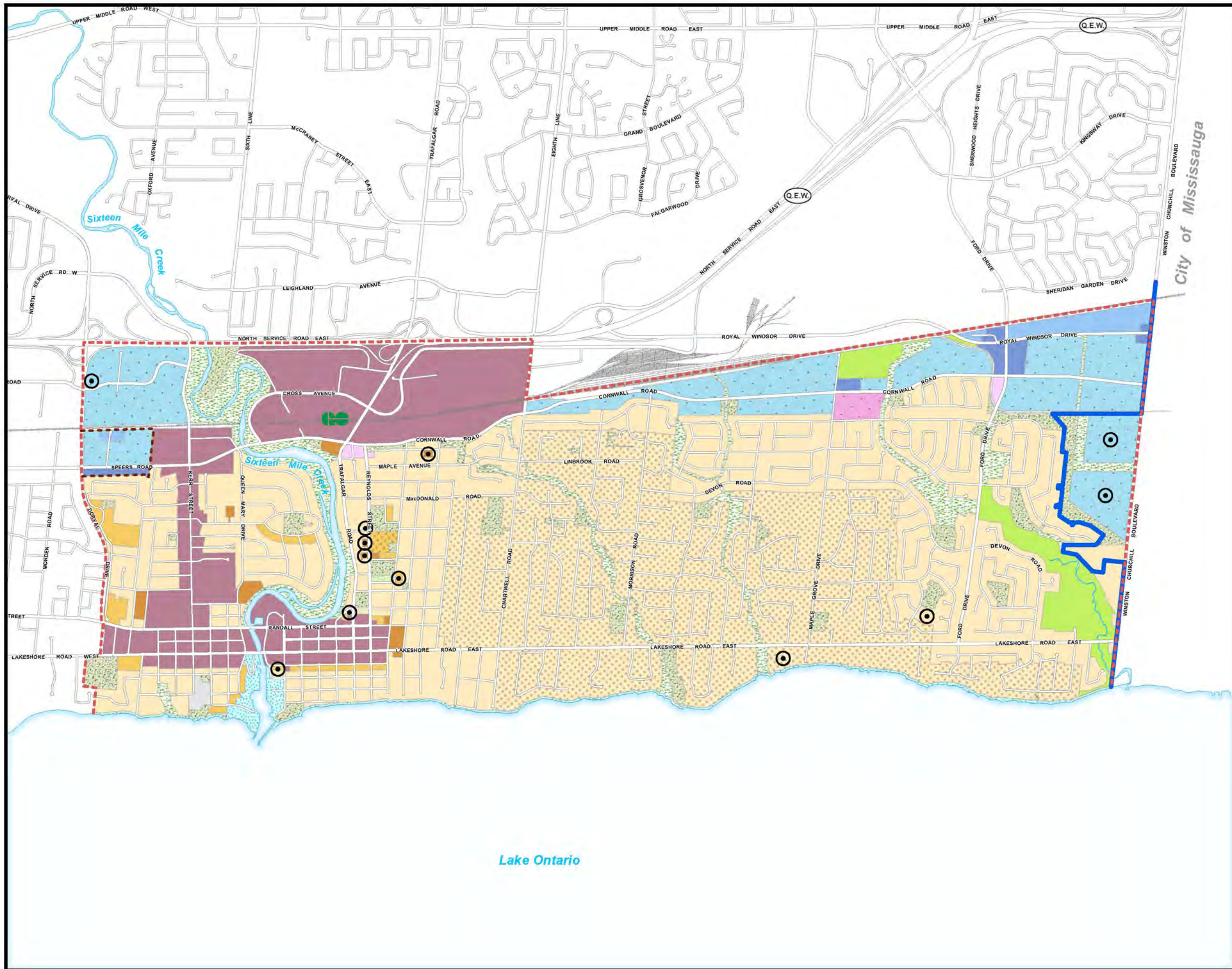


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Legend

- Assessment Parcel
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System





SCHEDULE G SOUTH EAST LAND USE



- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- WATERFRONT OPEN SPACE
- UTILITY
- GROWTH AREA*
- SPECIAL POLICY AREA
- SPECIAL POLICY AREA - SPEERS ROAD CORRIDOR
- RAILWAY

* Refer to Part E, Growth Area Policies
⊙ Refer to Part E, Exceptions



1:25,000

August 31, 2021

RE: Oakville TSSA Search

Public Information Services <publicinformationservices@tssa.org>

Thu 5/18/2023 2:08 PM

To: Blake Zazinsky <blakez@g2sconsulting.com>

Please refrain from sending documents to head office. The Public Information (PI) team works remotely, mailing in applications will lengthen the overall processing time.

NO RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are no records in our current database of any fuel storage tanks at the subject address(es).

-
This is not a confirmation that there are no records in the archives. For a further search in our archives, please submit an application for release of public information (PI Form) through TSSA's new Service Prepayment Portal. The associated fee must be paid via credit card (Visa or MasterCard) through a secure site.

Please follow the steps below to access the new application(s) and Service Prepayment Portal:

1. Click [Release of Public Information - TSSA](#) - TSSA and click "need a copy of a document";
2. Select the appropriate application, download it and complete it in full; and
3. Proceed to page 3 of the application and click the link TSSA Service Prepayment Portal under payment options (the link will take you the secure site to pay for the release via credit card).

Accessing the Service Prepayment Portal:

1. Select new or existing customer (*if you are an existing customer, you will need your account # & postal code to access your account);
2. Select the program area: AD (Amusement Devices), BPV (Boilers and Pressure Vessels), ED (Elevating Devices), FS (Fuels Services), OE (Operating Engineers) or SKI (Ski Lifts) and click continue;
3. Enter the application form number (obtained from bottom left corner of application form) and click continue;
 - a. When selecting the application form number from the drop-down menu, please make sure you select the application that begins with "PI" (i.e. PI-FS, PI-BPV etc.);
4. Complete the primary contact information section;
5. Complete the fees section;
6. Upload your completed application; and
7. Upload supporting documents (if required) and click continue.

Once all steps have been successfully completed, you will receive your receipt via email.

Questions? Please contact TSSA's Public Information Release team at publicinformationservices@tssa.org.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind Regards,



Nicola Carty | Public Information Agent

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3221 | E-Mail: ncarty@tssa.org

www.tssa.org

**Winner of 2022 5-Star Safety Cultures Award**

From: Blake Zazinsky

<blakez@g2sconsulting.com>

Sent: Thursday, May 18, 2023 12:04 PM**To:** Public Information Services <publicinformationservices@tssa.org>**Subject:** Oakville TSSA Search

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

Can I please have the following addresses in **Oakville** searched for TSSA records?

- 124, 128, 132 Chisholm Street
- 34 Rebecca Street
- 41, 47, 51 John Street
- 127, 131, 133 Wilson Street

Thank you,

Blake Zazinsky, B.B.R.M.

Environmental Technician

G2S Consulting Inc.



4361 Harvester Road, Unit 12

Burlington, Ontario

L7L 5M4

Tel: 905-331-3735

Fax: 905-642-5999

Cell: 647-981-1564

blakez@g2sconsulting.com

www.g2sconsulting.com

Appendix E: Well Records

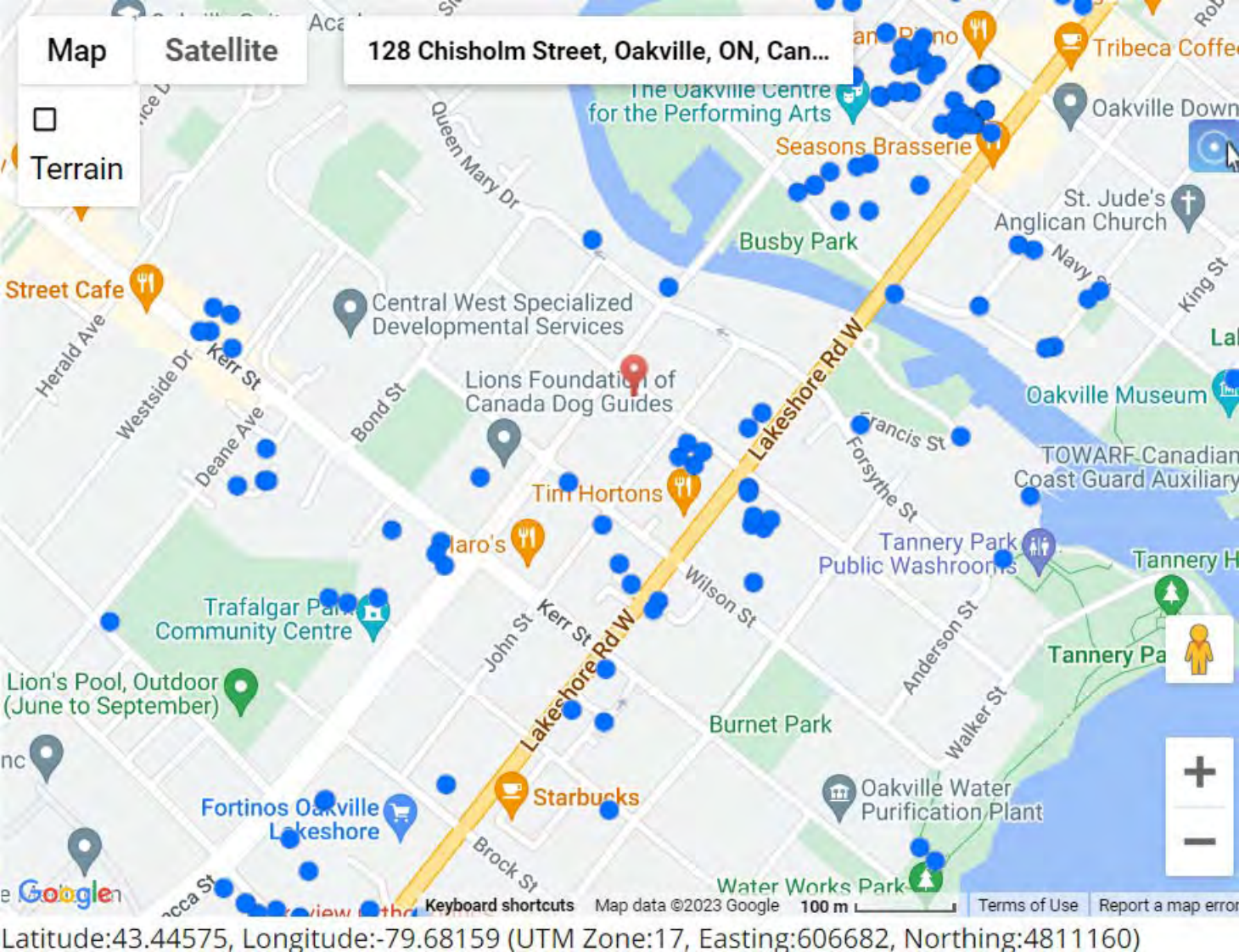
Map

Satellite

128 Chisholm Street, Oakville, ON, Can...



Terrain



Latitude:43.44575, Longitude:-79.68159 (UTM Zone:17, Easting:606682, Northing:4811160)

Notice of Collection of Personal Information

Personal information contained on this form is collected pursuant to sections 35-50 and 75(2) of the *Ontario Water Resources Act* and section 16.3 of the Wells Regulation. This information will be used for the purpose of maintaining a public record of wells in Ontario. This form and the information contained on the form will be stored in the Ministry's well record database and made publicly available. Questions about this collection should be directed to the Water Well Customer Service Representative at the Wells Help Desk, 125 Resources Road, Toronto Ontario M9P 3V6, at 1-888-396-9355 or wellshelpdesk@ontario.ca.

Fields marked with an asterisk (*) are mandatory.

Well Tag Number *

A 324790

Type *

☒ Construction ☐ Abandonment

Measurement recorded in: *

☒ Metric ☐ Imperial

1. Well Owner's Information

Last Name and First Name, or Organization is mandatory. *

Last Name | First Name

Organization | Email Address

2735778 Ontario Ltd.

Current Address

Unit Number | Street Number * | Street Name * | City/Town/Village

Country | Province | Postal Code | Telephone Number

Canada | Ontario

2. Well Location

Address of Well Location

Unit Number | Street Number * | Street Name * | Township

110 | Chishom Street

Trafalgar

Lot | Concession | County/District/Municipality

15 | 3S | HALTON

City/Town | Province | Postal Code

Oakville | Ontario | L6K 3H9

UTM Coordinates | Zone * | Easting * | Northing * | Municipal Plan and Sublot Number

NAD 83 | 17 | 607342 | 4810718 | [Test UTM in Map](#)

Other

3. Overburden and Bedrock Material *

Well Depth * | 6.1 | (m)

| General Colour | Most Common Material | Other Materials | General Description | Depth From | Depth To |
|----------------|----------------------|-----------------|---------------------|------------|----------|
|----------------|----------------------|-----------------|---------------------|------------|----------|

| | | | | | |
|-------|------|------|--|-----|-----|
| | | | | (m) | (m) |
| Brown | Silt | Sand | | 0 | 6.1 |

4. Annular Space *

| Depth From (m) | Depth To (m) | Type of Sealant Used (Material and Type) | Volume Placed (cubic metres) |
|-------------------|-----------------|--|---------------------------------|
| 0 | 0.3 | Concrete | 0.003 |
| 0.3 | 2.74 | Bentonite | 0.02 |
| 2.74 | 6.1 | Sand | 0.03 |

5. Method of Construction *

- ☐ Cable Tool ☐ Rotary (Conventional) ☐ Rotary (Reverse) ☐ Boring ☐ Air percussion ☐ Diamond
☐ Jetting ☐ Driving ☐ Digging ☐ Rotary (Air) ☒ Augering ☐ Direct Push
☐ Other (specify) _____

6. Well Use *

- ☐ Public ☐ Industrial ☐ Cooling & Air Conditioning
☐ Domestic ☐ Commercial ☐ Not Used
☐ Livestock ☐ Municipal ☒ Monitoring
☐ Irrigation ☐ Test Hole ☐ Dewatering
☐ Other (specify) _____

7. Status of Well *

- ☐ Water Supply ☐ Replacement Well ☐ Test Hole
☐ Recharge Well ☐ Dewatering Well ☒ Observation and/or Monitoring Hole
☐ Alteration (Construction) ☐ Abandoned, Insufficient Supply ☐ Abandoned, Poor Water Quality
☐ Abandoned, other (specify) _____
☐ Other (specify) _____

8. Construction Record - Casing * (use negative number(s) to indicate depth above ground surface)

| Inside Diameter (cm) | Open Hole or Material (Galvanized, Fibreglass, Concrete, Plastic, Steel) | Wall Thickness | Depth From (m) | Depth To (m) |
|-------------------------|---|----------------|-------------------|-----------------|
| 5 | Plastic | 0.65 | 0 | 3.05 |

9. Construction Record - Screen

| Outside Diameter (cm) | Material (Plastic, Galvanized, Steel) | Slot Number | Depth From (m) | Depth To (m) |
|--------------------------|--|-------------|-------------------|-----------------|
| 6.3 | Plastic | 10 | 3.05 | 6.1 |

10. Water Details

Water found at Depth (m) ☐ Gas Kind of water ☐ Fresh ☐ Untested ☐ Other

11. Hole Diameter

| Depth From (m) | Depth To (m) | Diameter (cm) |
|-------------------|-----------------|------------------|
| 0 | 6.1 | 11.43 |

12. Results of Well Yield Testing

☐ Pumping Discontinued

Explain _____

If flowing give rate

☐ Flowing _____ (L/min)

Draw down

| Time (min) | Static Level | 1 | 2 | 3 | 4 | 5 | 10 | 15 | 20 | 25 | 30 | 40 | 50 | 60 |
|-----------------|--------------|---|---|---|---|---|----|----|----|----|----|----|----|----|
| Water Level (m) | | | | | | | | | | | | | | |

Recovery

| Time (min) | 1 | 2 | 3 | 4 | 5 | 10 | 15 | 20 | 25 | 30 | 40 | 50 | 60 |
|-----------------|---|---|---|---|---|----|----|----|----|----|----|----|----|
| Water Level (m) | | | | | | | | | | | | | |

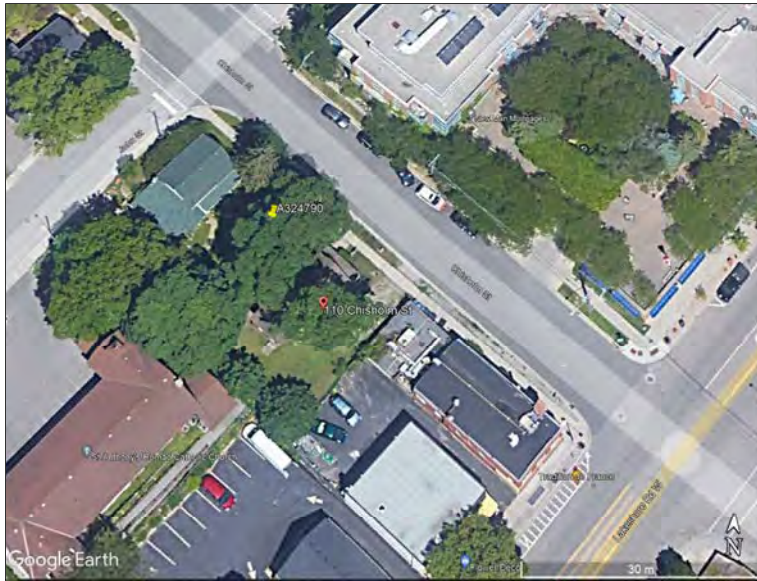
After test of well yield, water was

☐ Clear and sand free ☐ Other (specify)

| | | | | |
|-------------------------------|----------------------------------|----------------------------------|---|---|
| Pump intake set at (m) | Pumping rate (L/min) | Duration of pumping hrs + min | Final water level end of pumping (m) | Disinfected? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Recommended pump depth (m) | Recommended pump rate (L/min) | Well production (L/min) | | |

13. Map of Well Location *

Map 1. Please Click the map area below to import an image file to use as the map. ☐ Make map area bigger



14. Information

| | | |
|---|-------------------------------------|------------------------------------|
| Well owner's information package delivered <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Date Package Delivered (yyyy/mm/dd) | Date Work Completed (yyyy/mm/dd) * |
| | | 2022/02/28 |
| Comments Flushmount | | |

15. Well Contractor and Well Technician Information

| | | | |
|------------------------------------|---------------|------------------------------------|------------------------------------|
| Business Name of Well Contractor * | | Well Contractor's License Number * | |
| SL Sonic Soil Limited | | 7732 | |
| Business Address | | | |
| Unit Number | Street Number | Street Name * | |
| | 441 | Carlingview Drive | |
| City/Town/Village * | | Province | Postal Code * |
| Etobicoke | | Ontario | M9W 5G8 |
| Business Telephone Number | | Business Email Address | |
| 905-660-0501 | | sonic@sonicsoil.com | |
| Last Name of Well Technician * | | First Name of Well Technician * | Well Technician's License Number * |
| Osborne | | Tim | 4078 |

16. Declaration *

☒ I hereby confirm that I am the person who constructed the well and I hereby confirm that the information on the form is correct and accurate.

| | | |
|---|------------|-----------------------------|
| Last Name | First Name | Email Address |
| Archibald | Alan | sonic@sonicsoil.com |
| Signature | | Date Submitted (yyyy/mm/dd) |
| Alan Archibald <small>Digitally signed by Alan Archibald DN: C=CA, O=SL Sonic Soil Limited, CN=Alan Archibald, E=sonic@sonicsoil.com Reason: Sonicsoil#1 Location: P Date: 2022-03-22 07:28:21 Font: PhantomPDF Version: 9.4.1</small> | | 2022/03/22 |

17. Ministry Use Only

Audit Number
COFU DEJW

Appendix F:
Phase One Questionnaire

PHASE ONE ESA QUESTIONNAIRE

| | |
|---|----------------------------------|
| Site Address: 128 CHISHOLM STREET, OAKVILLE | |
| Project #: | |
| Owner: PCS HOLDINGS CORPORATION | Occupant: MR. & MRS. S. REYNOLDS |
| Interviewee: PAT SILANO | Relation to Site: OWNER |
| Property and Building Description and Size: SINGLE FAMILY RESIDENTIAL DWELLING - 2 STOREY, 1,900 SF. | |

1. Has the property or an adjacent property(s) currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

2. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

3. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

4. Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

5. Has the property or any of the adjacent properties been used for the any of the following industries/activities/storage/related activities, either currently or historically (please mark where applicable):

| AREA OF CONCERN | YES | NO | COMMENT |
|---|-----|-------------------------------------|---------|
| Chemicals | | <input checked="" type="checkbox"/> | |
| Electrical Equipment | | <input checked="" type="checkbox"/> | |
| Metal Smelting and/or Processing | | <input checked="" type="checkbox"/> | |
| Mining | | <input checked="" type="checkbox"/> | |
| Milling | | <input checked="" type="checkbox"/> | |
| Petroleum and Natural Gas Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station) | | <input checked="" type="checkbox"/> | |
| Transportation | | <input checked="" type="checkbox"/> | |
| Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling | | <input checked="" type="checkbox"/> | |
| Wood, Pulp and Paper Products | | <input checked="" type="checkbox"/> | |
| Appliance Equipment and/or Engine Repair/Reconditioning/Salvage | | <input checked="" type="checkbox"/> | |
| Ash Deposit from boilers and/or other Thermal Facilities | | <input checked="" type="checkbox"/> | |
| Asphalt Tar Manufacturing | | <input checked="" type="checkbox"/> | |
| Coal Gasification | | <input checked="" type="checkbox"/> | |
| Medical/Chemical/Radiological and/or Biological Labs | | <input checked="" type="checkbox"/> | |
| Rifle and/or Pistol Firing Ranges | | <input checked="" type="checkbox"/> | |
| Road Salt Storage Facilities | | <input checked="" type="checkbox"/> | |
| Dry Cleaning Facilities | | <input checked="" type="checkbox"/> | |
| Commercial Printing Facilities and/or Photo Developing Laboratory | | <input checked="" type="checkbox"/> | |
| Site which have been or are likely to have been contaminated by substances migrating from other properties. | | <input checked="" type="checkbox"/> | |

6. Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown <input type="radio"/> | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

7. Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/> | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

8. Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/> | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

9. Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/> | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

10. Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

| Interviewee | | | Observed During Site Visit | |
|-------------|-------------------------------------|---------|----------------------------|-------------------------------------|
| Yes | <input checked="" type="radio"/> No | Unknown | Yes | <input checked="" type="radio"/> No |

NOTES:

11. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

| Interviewee | | | Observed During Site Visit | |
|-------------|-------------------------------------|---------|----------------------------|-------------------------------------|
| Yes | <input checked="" type="radio"/> No | Unknown | Yes | <input checked="" type="radio"/> No |

NOTES:

12. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

| Interviewee | | | Observed During Site Visit | |
|-------------|-------------------------------------|---------|----------------------------|-------------------------------------|
| Yes | <input checked="" type="radio"/> No | Unknown | Yes | <input checked="" type="radio"/> No |

NOTES:

13. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

| Interviewee | | | Observed During Site Visit | |
|-------------|-------------------------------------|---------|----------------------------|-------------------------------------|
| Yes | <input checked="" type="radio"/> No | Unknown | Yes | <input checked="" type="radio"/> No |

NOTES:

14. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

15. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

16. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

17. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

18. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

19. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

20. Is there, or has there been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

| Interviewee | Observed During Site Visit |
|---|---|
| Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

21. Are there currently any site operating records available for the property? (please provide documents if obtainable):

| SITE OPERATING RECORD | YES | NO | N/A |
|---|-----|-------------------------------------|-----|
| Regulatory Permits and Records | | <input checked="" type="checkbox"/> | |
| Material Safety Data Sheets | | <input checked="" type="checkbox"/> | |
| Underground Utility Drawings | | <input checked="" type="checkbox"/> | |
| Chemical Inventory and Storage | | <input checked="" type="checkbox"/> | |
| Storage Tanks | | <input checked="" type="checkbox"/> | |
| Environmental Monitoring Data | | <input checked="" type="checkbox"/> | |
| Waste Management Records | | <input checked="" type="checkbox"/> | |
| Process, Production and Maintenance Documents | | <input checked="" type="checkbox"/> | |
| Spills and Discharges | | <input checked="" type="checkbox"/> | |
| Emergency Response and Contingency Plans | | <input checked="" type="checkbox"/> | |
| Environmental Audit Reports | | <input checked="" type="checkbox"/> | |
| Facility Site Plans | | <input checked="" type="checkbox"/> | |

Phase One ESA Questionnaire

Date: May 4/23

Signature of Assessor: Blake






Name of Assessor: Blake Zazinsky







Signature of Interviewee: [Signature]

Name of Interviewee: PAUL SILANO

Appendix G: Site Photographs



| Picture and Description | |
|---|--|
|  |  |
| Photo #1: 128 Chisholm front of building, facing west. | Photo #2: Addition built onto south of building, facing west. |
|  |  |
| Photo #3: Hydro meter on southern exterior wall. | Photo #4: Gas metre on southern exterior wall. |
|  |  |
| Photo #5: Carrier air conditioning unit on western exterior wall. | Photo #6: Generac Power Systems emergency generator on western exterior wall. |

| Picture and Description | |
|---|--|
|  |  |
| Photo #7: Exhaust pipes on western outside wall. | Photo #8: Western exterior wall of building. |
|  |  |
| Photo #9: North side of building, facing east. | Photo #10: Drain at bottom of basement stairs. |
|  |  |
| Photo #11: Corridor to furnace room, facing west. | Photo #12: Laundry area, south side of basement. |

| Picture and Description | |
|---|--|
|  |  |
| Photo #13: Electrical panel in electrical closet, east wall of basement. | Photo #14: Generac Power Systems generator panel, beside electrical panel. |
|  |  |
| Photo #15: Water heater and natural gas furnace, west side of basement. | Photo #16: Electrical cables running throughout basement. |
|  |  |
| Photo #17: Storage area, southwest corner of basement. | Photo #18: Other side of storage area, southwest corner of basement. |

**Ministry of the Environment,
Conservation and Parks**

*Environmental Permissions
Branch*

*135 St. Clair Avenue West, 1st
Floor*

Toronto, ON M4V 1P5

Phone: 416-314-8001

Fax: 416-314-8452

**Ministère de l'Environnement, de
la Protection de la nature et des
Parcs**

*Direction des permissions
environnementales*

*135, avenue St. Clair Ouest Rez-
de-chaussée*

Toronto ON, M4V 1P5

Tél: 416-314-8001

Télééc: 416-314-8452

01/15/2024

Pat Silano
PCS HOLDINGS CORPORATION
1024 Westdale RD
Oakville, ON, L6L 5A2

Dear Pat Silano:

Record of Site Condition Number B-402-5244371494 has been filed in the Environmental Site Registry for: **128 CHISHOLM Street, Oakville, Ontario**

Pursuant to paragraph 3 of subsection 168.4(3.1) of the Environmental Protection Act, this is a written acknowledgment that Record of Site Condition (RSC) number **B-402-5244371494** has been filed in the Environmental Site Registry on January 14, 2024.

An electronic copy of this RSC can be viewed and downloaded from the [Environmental Site Registry](#).

If you have any questions or require additional information, please contact Bruno Madre Deus, Brownfields Filing and Review, at (437) 221-7978 or bruno.madredeus@ontario.ca.

Regards,



Bruno Madre Deus
Director
Subsection 168.4(3), Environmental Protection Act

cc: Melissa King, G2S Consulting Inc.

District Manager, Halton-Peel District Office, Ministry of the Environment, Conservation and Parks (MECP)

District Engineer, Halton-Peel District Office, Ministry of the Environment, Conservation and

Parks (MECP)

File No.: 24-137

June 14, 2023

TO: The Corporation of the Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3
Attention: Ryan Veenendaal, Source Protection Coordinator

TO: The Regional Municipality of Halton
1151 Bronte Road
Oakville, ON L6M 3L1
Attention: Natalie Spina

Re: **Reliance Letter for 128 Chisholm Street, Oakville, Ontario (the "Property")**

G2S Consulting Inc. (the "Consultant") has prepared the following report on behalf of PCS Holdings Corporation (the "Client"):

- "Phase One Environmental Site Assessment, 128 Chisholm Street, Oakville, Ontario," G2S Project Number G2S23182A, dated June 5, 2023. (the "Report")

We confirm the Report including the representations, assumptions, findings, opinions and recommendations contained in the Report, can be relied on by The Corporation of the Town of Oakville (the "Town"), The Regional Municipality of Halton (the "Region") and their peer reviewers as if the Report was prepared for the use and benefit of the Town and the Region notwithstanding any statement to the contrary contained in the Report and excluding any limitation on liability agreed to by the Client. The Consultant further agrees that in the case of any inconsistency between this Reliance Letter and any limitations within the Report provided to the Town, the provisions in this Reliance Letter shall prevail.

We acknowledge and agree that the Town and the Region will utilize the Report for the purposes of assessing the environmental risk of the Property. We confirm that the Report was prepared and completed by or under the supervision of a Qualified Person as defined under Ontario Regulation 153/04 (as amended), and in accordance with environmental laws and regulations applicable at the time of the investigation.

The Consultant has and will maintain Professional Liability insurance coverage of no less than \$2,000,000 and attached to this letter is proof of the insurance.

Yours truly,



Melissa King, P.Geo., QP_{ESA}
Head of Environmental Services
melissak@g2sconsulting.com