DS CONSULTANTS LTD.
Geotechnical ◆ Environmental ◆ Materials ◆ Hydrogeology

Project No: 22-012-101 **November 20, 2024**

The Corporation of the Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3
Attention: Paul Barrette & Brian Gregatti

Re: Status of Record of Site Condition
3056 Neyagawa Road, Oakville, Ontario

DS Consultants Ltd. (DS) was retained by NEATT Sixteen Mile Creek Inc. (the Client) to conduct Phase One and Two Environmental Site Assessments (ESAs) in accordance with Ontario Regulation 153/04 (O.Reg. 153/04) in support of the proposed residential redevelopment of the property described as 3056 Neyagawa Road, Oakville, ON.

The Pre-Consultation Comments issued by the Town of Oakville, dated September 25, 2024, indicate that "*In accordance with S.147(17) of the Region's Official Plan states that a property is to be free of contamination prior to any development/change of use taking place*". DS notes that the Phase One ESA identified fifteen (15) potentially contaminating activities and areas of potential environmental concern, which were subsequently investigated through soil and groundwater investigation within the Phase Two ESA, including analysis of 68 soil samples, and five groundwater samples. The results of the Phase Two ESA indicated that all areas of potential environmental concern identified were investigated for all contaminants of potential environmental concern in the soil and groundwater, and that the results met the applicable Ministry of the Environment, Conservation and Parks (MECP) Site Condition Standards. A reliance letter pertaining to the ESA reports has been included in this submission.

Subsequent to completion of the Phase Two ESA, the Qualified Person submitted an application to file a Record of Site Condition with the MECP on September 18, 2024 (Reference Number 1000305972), as appended. It is noted that the RSC process typically requires 2 iterations of submission, review and resolution of MECP comments, and is typically a 4 to 6 month process. It is requested by the applicant at this time that *in lieu* of a filed RSC, a conditional OPA/ZBA/Draft Plan of Subdivision approval be granted by the Region and Town at this time tying the RSC requirement to Draft Site Plan Approval, Site Servicing or occupancy. Additional details pertaining to the ESA investigations can be found within the applicable reports.

Sincerely,

DS Consultants Ltd.

Patrick Fioravanti, B.Sc., P.Geo., QP_{ESA}

Vice President – Environmental Services

Appendix A

BROWNFIELDS
RSC based on Phase One and Two ESAs
Reference Number: 1000305972

Application Summary

General Information and Instructions

Under Part XV.1 of the EPA, a property owner (or a qualified person on their behalf) may submit an RSC for filing on the Environmental Site Registry if the applicable standards are met for soil, ground water and sediment. An initial assessment (referred to as a "phase one environmental site assessment" (Phase one ESA)) is required to determine the likelihood that contaminants have affected the property. A more detailed assessment (referred to as a "phase two environmental assessment" (Phase two ESA)) may be required to determine the concentration of contaminants on the property.

Qualified persons (QPs) conducting or supervising a phase one ESA, conducting or supervising a phase two ESA, and completing the certifications that must be completed by a QP (also referred to as QP_{ESA}) in an RSC must meet the following qualifications:

- the person holds a licence, limited licence or temporary licence under the Professional Engineers Act; or
- the person holds a certificate of registration under the Professional Geoscientists Act and is a practising member, temporary member or limited member of the Association of Professional Geoscientists of Ontario.

The QP has the responsibility to conduct various aspects of the ESAs as well as overall responsibility for ensuring the ESAs meet the requirements of O. Reg. 153/04.

The property owner is responsible for making statements in the RSC such as ensuring they have conducted reasonable inquiries to obtain all information relevant to the RSC, they have disclosed all required information to the qualified person, and they have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person.

For some types of proposed changes of property use, such as from industrial to residential, the filing of an RSC is mandatory. Certification statements set out in an RSC about the environmental condition of a property can only be made by a QP. If a phase two ESA has been conducted for the property, the QP must certify that the property meets the applicable site condition standards prescribed by O. Reg. 153/04 or that the property meets the property-specific standards specified in a risk assessment (RA) that has been accepted by the Director. If the Director accepts an RA, the Ministry may also issue a Certificate of Property Use that requires the owner to take certain risk management actions or refrain from doing certain things at the property.

The filing of an RSC in the Environmental Site Registry can reduce potential liability under certain environmental orders for persons including current and future property owners. This limited protection from orders is only in respect of a contaminant that was discharged into the natural environment before the certification date and was on, in or under the property as of that date. The longer the time period between the certification date and the filing date, the more uncertainty there is about the environmental condition of the property.

Additional information and guidance

For general information on RSCs, visit the ministry's webpage on environmental permissions or brownfields redevelopment.

For additional information on how to go through the RSC form, view the Step-By-Step Record of Site Condition (RSC) Application Guidance Material.

Disclaimer

Accept the following to continue:

By choosing to submit a record of site condition for filing to the Ministry of the Environment, Conservation and Parks, I verify that I am a qualified person as defined in section 5 of O. Reg. 153/04. I acknowledge that the information I submit to this website will be available for viewing, searching and downloading by the public once the record of site condition is filed to the Environmental Site Registry. I further acknowledge that it is an offence under subsection 184 (2) of the Environmental Protection Act to submit false or misleading information to the Ministry of the Environment, Conservation and Parks.

Accept Statement: I agree

Submitting Owner Information

Legal / Business Name
NEATT (16 MILE CREEK) INC.

Applicant/Organization Type

CRA Business No.
*****3600

Contact Person

Last Name
Kernaghan

First Name
Evan

Job Title
Senior Development Manager

Telephone No.
(647) 206-2534

Cell No.

Fax No.

Email Address
evan.kernaghan@neattcommunities.com

Business Mailing Address	Postal/Zip Code	Province/State
530 Kipling Avenue (AV) Toronto	M8Z 5E3	ONTARIO

Physical Civic Address	Postal/Zip Code	Province/State
530 Kipling Avenue (AV) Toronto	M8Z 5E3	ONTARIO

Qualified Person Information

Qualified Person Information

Qualified Person Last Name	Qualified Person First Name
Fioravanti	Patrick

Business Name	Telephone No.
DS Consultants Ltd.	(647) 234-5131

Email Address	Fax No.
rfioravanti@dsconsultants.ca	

Mailing Address
16-6221 Highway 7 Vaughan ON L4H 0L1

Postal/ZIP Code	Province/State
L4H 0L1	ONTARIO

Qualified Person Professional Qualifications

Professional Geoscientists Membership Type	P. Geo. Membership Number
Practising member	2773

Is this information complete and accurate?	Yes

RSC Information

RSC Type Selection

All questions in this section are mandatory.
Based on the answer to the previous question, the next question will be generated.

Is the property used, or has it ever been used, in whole or in part for an industrial use or as a garage; a bulk liquid dispensing facility, including a gasoline outlet; or for the operation of dry cleaning equipment?	No
During the phase one environmental site assessment of the property, was a potentially contaminating activity identified on, in or under the property?	Yes

Has a record of site condition been filed in the Registry under section 168.4 of the Act with respect to the property? No

Based on your answers, valid RSC Type Options are:

- Record of site condition based on a phase one ESA and a phase two ESA
- Record of site condition based on a phase one ESA, a phase two ESA and a risk assessment

To continue with the current RSC Type selection, please select "Save and Continue";
To change the RSC Type, please click .

Other Owners

Are there any additional owners,including beneficial owners,of the RSC property? No

Submitting Owner's Agent Information

Is the submitting owner(s) represented by an agent? No

Receiver Information

Is submitting owner(s) a receiver for the property? No

Property Information

Site Name
Neatt Neyagawa V1

RSC Property Address

Primary	Address	Property Identifier No.(s)	Assessment Roll Number(s)
Y	3056 Neyagawa Boulevard, Oakville/OAKVILLE, ON, L6M 4L6	24928-0267 (LT)	2401010030106500000

UTM Coordinates

Zone *	Easting *	Northing *
17	601342	4813182

Site Selector

Area of RSC property

Total area of RSC property, in hectares	3.76

Municipality Information

Lower or Single Tier Municipality	TOWN OF OAKVILLE
Upper Tier Municipality	REGIONAL MUNICIPALITY OF HALTON

District Office

MECP District Office and Address
Halton-Peel Suite 300, 4145 North Service Road, Burlington ON

Additional Site Information

Is the property administered by the Ministry of Natural Resources under the Public Lands Act?	No

Previously filed RSC. (Link to Registry)

Previously filed transition notice numbers. (Link to Registry)

Are there one or more properties at or below the ground surface that are above or below the RSC property? No

Environmental Site Assessment Information

Phase One Environmental Site Assessment Report Information

Enter the date the last work was done on the records review, interviews and site reconnaissance components of the phase one ESA report

2024-04-12

ESA Report Table

Report Type	Title of Report	Date of Report	Author of Report	Name of Consulting Company
Phase One ESA	Phase One Environmental Site Assessment, 3056 Neyagawa Boulevard, Oakville, Ontario	2024-04-18	Patrick M. Fioravanti, B.Sc., P.Geo.	DS Consultants Ltd.

List of reports will automatically be sorted from oldest to most recent.

Other Reports and Documents

List the reports and other documents, other than the report used as your phase one ESA report, relied on in conducting the phase one ESA.

ESA Report Table

Report Type	Title of Report	Date of Report	Author of Report	Name of Consulting Company
Other Documents	Phase One Environmental Site Assessment, 3056 Neyagawa Boulevard, Oakville, Ontario	2021-09-03	Charna Kozole, P.Eng.	AEL Environment

List of reports will automatically be sorted from oldest to most recent.

Phase Two Environmental Site Assessment Report Information

Enter the date the last work was done on the planning and conducting the site investigation and reviewing and evaluating the information components of the phase two ESA

2024-04-26

ESA Report Table

Report Type	Title of Report	Date of Report	Author of Report	Name of Consulting Company
Phase Two ESA	Phase Two Environmental Site Assessment, 3056 Neyagawa	2024-04-29	Patrick M. Fioravanti, B.Sc.,	DS Consultants Ltd.

Report Type	Title of Report	Date of Report	Author of Report	Name of Consulting Company
	Boulevard, Oakville, Ontario		P.Geo.	

List of reports will automatically be sorted from oldest to most recent.

Other Reports and Documents

List the reports and other documents, other than the report used as your phase two ESA report, relied on in conducting the phase two ESA.

ESA Report Table

Report Type	Title of Report	Date of Report	Author of Report	Name of Consulting Company
Other Documents	Preliminary Geotechnical Investigation, 3056 Neyagawa Boulevard, Oakville, Ontario	2022-01-20	Houshang Shad, P.Eng.	Shad & Associates Inc.
Other Documents	Preliminary Geotechnical Investigation, 3056 Neyagawa Boulevard, Oakville, Ontario	2023-08-17	Shabbir Bandukwala, P.Eng.	DS Consultants Ltd.
Other Documents	Preliminary Hydrogeological Investigation, 3056 Neyagawa Boulevard, Oakville, Ontario	2023-09-08	Martin Gedeon, P.Geo.	DS Consultants Ltd.

List of reports will automatically be sorted from oldest to most recent.

Certification Date (yyyy/mm/dd) 2023-06-30

Selecting the Applicable Site Condition Standards

Is property: No

- (i) Within an area of natural significance? Or does property:
- (ii) Include or is adjacent to an area of natural significance or part of such an area? Or
- (ii) Include land that is within 30 m of an area of natural significance or part of such an area

Soil at the property has: No

- (i) a pH value for surface soil less than 5 or greater than 9 or
- (ii) a pH value for subsurface soil less than 5 or greater than 11?

Given the characteristics of the property and the certifications required by the QP, is it appropriate to apply section 41 to the property? No

What is the intended use of the property? Residential

Is the property a shallow soil property? No

Does the property include or is the property adjacent to a water body or does it include land that is within 30 metres of a water body?	No
What is the assessment/restoration approach?	Full Depth Generic
What is the ground water condition for the property?	Potable
What is the texture of the soil?	Coarse
Applicable Site Condition Standards	TABLE 2

☑ I certify that

As of **2023-06-30**, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable full depth generic site condition standards prescribed by section 36 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Table 2, Maximum Contaminant Concentrations Compared to Standards Specified in a Risk Assessment.

Qualified Person	Date
PATRICK FIORAVANTI	2024-09-18 at 8:40 AM

CPU Information

Has a Certificate of property use (CPU) been issued under section 168.6 of the Act for the record of site condition property?	No

Environmental Condition

What is the current use of the property?	Residential

Table of Current and Past Uses of the Property

Please upload here or in Supporting Documents Table of Current and Past Uses of the Phase One Property as identified during the Phase One Environmental Site Assessment in a form approved by the Director.

Table of current and past uses of the Phase One property View and Download Template

Attached File	Uploader	Upload Date
Current_Past_USe_V1.PDF	Patrick Fioravanti	2024-09-18 08:45:20.0

Areas of Potential Environmental Concern (APEC) (Mandatory for Phase 2 and Phase 2 with RA) View Form

Please upload here or in Supporting Documents section, the Area(s) of potential Environmental Concern Table as approved by the Director prepared during Phase One ESA.

Table of Area(s) of potential environmental concern View and Download Template

Attached File	Uploader	Upload Date
APEC_Table_V1.PDF	Patrick Fioravanti	2024-09-18 08:47:00.0

Remedial Action and Mitigation Details

Soils Remediation

For any soil originating at and remaining on the RSC property that has been remediated identify the remediation process(es) used and the estimated amount of soil remediated by each process.

Soil Remediation Process	Estimated Quantity of Soil Remediated (as measured in or equivalent to in-ground volume, in cubic metres)

Description of any action taken to reduce the concentration of contaminants (including soil removed) on, in or under the RSC property

Soil Removed and Not Returned

Estimated quantity of soil, if any, removed from and not returned to the RSC property (as measured in or equivalent to in-ground volume, in cubic metres)

Excess Soil Brought to the Property

Estimated quantity of soil, if any, brought to and deposited at the RSC property (as measured in or equivalent to in-ground volume, in cubic metres)

Ground Water Remediation

Prior to Certification Date

Identify and describe any ground water control or treatment measures required for the RSC property prior to the certification date.

After Certification Date

Identify and describe any ground water control or treatment measures that are required for the RSC property after the certification date.

Ground Water Removed

Estimated volume of ground water, in litres, if any, removed from and not returned to the RSC property

Sediment Remediation

Sediment Removed

Estimated quantity of sediment, if any, removed from and not returned to the RSC property (as measured in or equivalent to in-ground volume, in cubic metres)

Other Activities Including Risk Management Measures

Other than activities described above, identify any constructed works that, prior to or after the certification date, were required to control or otherwise mitigate the release or movement of known existing contaminants at the RSC property

Constructed works prior to the certification date

Constructed works after the certification date

Monitoring and Maintenance

Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the RSC property, after the certification date

Ground water monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works or known existing contaminants, if any, on the RSC property, after the certification date

Remediated or Removed Soil, Sediment or Ground Water Near RSC Property Boundary

Was any soil, sediment or ground water that is or was located within 3 metres of the RSC property boundary remediated or removed (for the purpose of remediation)?	No

Contaminant Concentrations

General Information Related to Media Investigated

1.1 Is soil present on, in or under the property that is sufficient to investigate, sample and analyze in a manner which will meet the requirements and objectives of a phase two environmental site assessment?	Yes
2. Has ground water sampling been conducted at the property?	Yes

☑ I certify that

Ground water sampling has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

Qualified Person	Date
PATRICK FIORAVANTI	2024-09-18 at 8:48 AM

3. Has sediment sampling been conducted at the property? No

Contaminant Concentrations

Enter the maximum concentration of each contaminant measured for each media investigated, as of the certification date of the RSC, in Table 1 below.

Applicable Site Condition Standards: TABLE 2

Table 1 - Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards Soil

Contaminant Name	Unit of Measure	Type of Measurement	Measured Concentration	Applicable Standard
Benzene, Toluene, Ethybenzene, Xylene (BTEX)				
Benzene	µg/g	Minimum Detectable	0.02	0.21
Ethylbenzene	µg/g	Minimum Detectable	0.005	1.1
Toluene	µg/g	Minimum Detectable	0.005	2.3
Xylene Mixture	µg/g	Minimum Detectable	0.005	3.1
Metals				
Barium	µg/g	Measured	140	390
Beryllium	µg/g	Measured	1.1	4
Boron (total)	µg/g	Measured	12	120
Cadmium	µg/g	Measured	0.28	1.2
Chromium Total	µg/g	Measured	28	160
Cobalt	µg/g	Measured	17	22
Copper	µg/g	Measured	35	140
Lead	µg/g	Measured	19	120
Molybdenum	µg/g	Measured	0.7	6.9
Nickel	µg/g	Measured	37	100
Silver	µg/g	Measured	0.09	20
Thallium	µg/g	Measured	0.17	1

Contaminant Name	Unit of Measure	Type of Measurement	Measured Concentration	Applicable Standard
Uranium	µg/g	Measured	0.75	23
Vanadium	µg/g	Measured	35	86
Zinc	µg/g	Measured	82	340
Metals, Hydride-Forming (As, Se and Sb)				
Antimony	µg/g	Minimum Detectable	0.8	7.5
Arsenic	µg/g	Measured	6.8	18
Selenium	µg/g	Minimum Detectable	0.7	2.4
Other Regulated Parameters				
Boron (Hot Water Soluble)*	µg/g	Minimum Detectable	0.5	1.5
Chromium VI	µg/g	Minimum Detectable	0.2	8
Cyanide (CN-)	µg/g	Minimum Detectable	0.05	0.051
Electrical Conductivity (mS/cm)	mS/cm	Measured	0.27	0.7
Mercury	µg/g	Minimum Detectable	0.05	0.27
Sodium Adsorption Ratio	unitless	Measured	0.5	5
Petroleum Hydrocarbons (PHCs)				
Petroleum Hydrocarbons F1****	µg/g	Minimum Detectable	10	55
Petroleum Hydrocarbons F2	µg/g	Minimum Detectable	10	98
Petroleum Hydrocarbons F3	µg/g	Minimum Detectable	50	300
Petroleum Hydrocarbons F4	µg/g	Minimum Detectable	50	2800
Polycyclic Aromatic Hydrocarbons (PAHs)				
Acenaphthene	µg/g	Minimum Detectable	0.05	7.9
Acenaphthylene	µg/g	Minimum Detectable	0.05	0.15
Anthracene	µg/g	Minimum Detectable	0.05	0.67
Benz[a]anthracene	µg/g	Minimum Detectable	0.05	0.5
Benzo[a]pyrene	µg/g	Minimum Detectable	0.05	0.3
Benzo[b]fluoranthene	µg/g	Minimum	0.05	0.78

Contaminant Name	Unit of Measure	Type of Measurement	Measured Concentration	Applicable Standard
		Detectable		
Benzo[ghi]perylene	µg/g	Minimum Detectable	0.1	6.6
Benzo[k]fluoranthene	µg/g	Minimum Detectable	0.05	0.78
Chrysene	µg/g	Minimum Detectable	0.05	7
Dibenz[a h]anthracene	µg/g	Minimum Detectable	0.06	0.1
Fluoranthene	µg/g	Minimum Detectable	0.05	0.69
Fluorene	µg/g	Minimum Detectable	0.1	62
Indeno[1 2 3-cd]pyrene	µg/g	Minimum Detectable	0.05	0.38
Methylnaphthalene, 2-(1-) ***	µg/g	Minimum Detectable	0.05	0.99
Naphthalene	µg/g	Minimum Detectable	0.05	0.6
Phenanthrene	µg/g	Minimum Detectable	0.05	6.2
Pyrene	µg/g	Minimum Detectable	0.05	78
Trihalomethanes (THMs)				
Bromodichloromethane	µg/g	Minimum Detectable	0.05	1.5
Bromoform	µg/g	Minimum Detectable	0.05	0.27
Chloroform	µg/g	Minimum Detectable	0.05	0.05
Dibromochloromethane	µg/g	Minimum Detectable	0.05	2.3
Volatile Organic Compounds I (VOCs)				
Acetone	µg/g	Minimum Detectable	0.5	16
Carbon Tetrachloride	µg/g	Minimum Detectable	0.05	0.05
Chlorobenzene	µg/g	Minimum Detectable	0.05	2.4
Dichlorobenzene, 1,2-	µg/g	Minimum Detectable	0.05	1.2
Dichlorobenzene, 1,3-	µg/g	Minimum Detectable	0.05	4.8

Contaminant Name	Unit of Measure	Type of Measurement	Measured Concentration	Applicable Standard
Dichlorobenzene, 1,4-	µg/g	Minimum Detectable	0.05	0.083
Dichlorodifluoromethane	µg/g	Minimum Detectable	0.05	16
Dichloroethane, 1,1-	µg/g	Minimum Detectable	0.05	0.47
Dichloroethane, 1,2-	µg/g	Minimum Detectable	0.05	0.05
Dichloroethylene, 1,1-	µg/g	Minimum Detectable	0.05	0.05
Dichloroethylene, 1,2-cis-	µg/g	Minimum Detectable	0.05	1.9
Dichloroethylene, 1,2-trans-	µg/g	Minimum Detectable	0.05	0.084
Dichloropropane, 1,2-	µg/g	Minimum Detectable	0.05	0.05
Dichloropropene,1,3-	µg/g	Minimum Detectable	0.05	0.05
Ethylene dibromide	µg/g	Minimum Detectable	0.05	0.05
Hexane (n)	µg/g	Minimum Detectable	0.05	2.8
Methyl Ethyl Ketone	µg/g	Minimum Detectable	0.5	16
Methyl Isobutyl Ketone	µg/g	Minimum Detectable	0.5	1.7
Methyl tert-Butyl Ether (MTBE)	µg/g	Minimum Detectable	0.05	0.75
Methylene Chloride	µg/g	Minimum Detectable	0.05	0.1
Styrene	µg/g	Minimum Detectable	0.05	0.7
Tetrachloroethane, 1,1,1,2-	µg/g	Minimum Detectable	0.05	0.058
Tetrachloroethane, 1,1,2,2-	µg/g	Minimum Detectable	0.05	0.05
Tetrachloroethylene	µg/g	Minimum Detectable	0.05	0.28
Trichloroethane, 1,1,1-	µg/g	Minimum Detectable	0.05	0.38
Trichloroethane, 1,1,2-	µg/g	Minimum Detectable	0.05	0.05
Trichloroethylene	µg/g	Minimum	0.05	0.061

Contaminant Name	Unit of Measure	Type of Measurement	Measured Concentration	Applicable Standard
		Detectable		
Trichlorofluoromethane	µg/g	Minimum Detectable	0.05	4
Vinyl Chloride	µg/g	Minimum Detectable	0.02	0.02
Volatile Organic Compounds III (VOCs)				
Bromomethane	µg/g	Minimum Detectable	0.05	0.05

Table 1 - Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards Potable Ground Water

Contaminant Name	Unit of Measure	Type of Measurement	Measured Concentration	Applicable Standard
Benzene, Toluene, Ethybenzene, Xylene (BTEX)				
Benzene	µg/L	Minimum Detectable	0.17	5
Ethylbenzene	µg/L	Minimum Detectable	0.2	2.4
Toluene	µg/L	Measured	0.21	24
Xylene Mixture	µg/L	Minimum Detectable	0.2	300
Metals				
Barium	µg/L	Measured	230	1000
Beryllium	µg/L	Minimum Detectable	0.4	4
Boron (total)	µg/L	Measured	350	5000
Cadmium	µg/L	Minimum Detectable	0.09	2.7
Chromium Total	µg/L	Minimum Detectable	5	50
Cobalt	µg/L	Minimum Detectable	0.5	3.8
Copper	µg/L	Measured	1.4	87
Lead	µg/L	Minimum Detectable	0.5	10
Molybdenum	µg/L	Measured	12	70
Nickel	µg/L	Measured	1.9	100
Silver	µg/L	Minimum Detectable	0.09	1.5
Thallium	µg/L	Minimum Detectable	0.05	2
Uranium	µg/L	Measured	5.6	20
Vanadium	µg/L	Measured	0.71	6.2

Contaminant Name	Unit of Measure	Type of Measurement	Measured Concentration	Applicable Standard
Zinc	µg/L	Measured	9	1100
Metals, Hydride-Forming (As, Se and Sb)				
Antimony	µg/L	Measured	0.57	6
Arsenic	µg/L	Measured	2.3	25
Selenium	µg/L	Minimum Detectable	2	10
Other Regulated Parameters				
Chloride	µg/L	Measured	790000	790000
Chromium VI	µg/L	Minimum Detectable	0.5	25
Cyanide (CN-)	µg/L	Minimum Detectable	1	66
Mercury	µg/L	Minimum Detectable	0.1	0.29
Petroleum Hydrocarbons (PHCs)				
Petroleum Hydrocarbons F1****	µg/L	Minimum Detectable	25	750
Petroleum Hydrocarbons F2	µg/L	Minimum Detectable	100	150
Petroleum Hydrocarbons F3	µg/L	Minimum Detectable	200	500
Petroleum Hydrocarbons F4	µg/L	Minimum Detectable	200	500
Polycyclic Aromatic Hydrocarbons (PAHs)				
Acenaphthene	µg/L	Minimum Detectable	0.05	4.1
Acenaphthylene	µg/L	Minimum Detectable	0.05	1
Anthracene	µg/L	Minimum Detectable	0.05	2.4
Benz[a]anthracene	µg/L	Minimum Detectable	0.05	1
Benzo[a]pyrene	µg/L	Minimum Detectable	0.009	0.01
Benzo[b]fluoranthene	µg/L	Minimum Detectable	0.05	0.1
Benzo[ghi]perylene	µg/L	Minimum Detectable	0.05	0.2
Benzo[k]fluoranthene	µg/L	Minimum Detectable	0.05	0.1
Chrysene	µg/L	Minimum Detectable	0.05	0.1

Contaminant Name	Unit of Measure	Type of Measurement	Measured Concentration	Applicable Standard
Dibenz[a h]anthracene	µg/L	Minimum Detectable	0.05	0.2
Fluoranthene	µg/L	Minimum Detectable	0.05	0.41
Fluorene	µg/L	Minimum Detectable	0.05	120
Indeno[1 2 3-cd]pyrene	µg/L	Minimum Detectable	0.05	0.2
Methylnaphthalene, 2-(1-) ***	µg/L	Minimum Detectable	0.071	3.2
Naphthalene	µg/L	Measured	0.07	11
Phenanthrene	µg/L	Minimum Detectable	0.03	1
Pyrene	µg/L	Minimum Detectable	0.05	4.1
Sodium (Na)				
Sodium	µg/L	Measured	440000	490000
Trihalomethanes (THMs)				
Bromodichloromethane	µg/L	Minimum Detectable	0.5	16
Bromoform	µg/L	Minimum Detectable	1	25
Chloroform	µg/L	Measured	1.3	2.4
Dibromochloromethane	µg/L	Minimum Detectable	0.5	25
Volatile Organic Compounds I (VOCs)				
Acetone	µg/L	Minimum Detectable	10	2700
Carbon Tetrachloride	µg/L	Minimum Detectable	0.2	0.79
Chlorobenzene	µg/L	Minimum Detectable	0.2	30
Dichlorobenzene, 1,2-	µg/L	Minimum Detectable	0.5	3
Dichlorobenzene, 1,3-	µg/L	Minimum Detectable	0.5	59
Dichlorobenzene, 1,4-	µg/L	Minimum Detectable	0.5	1
Dichlorodifluoromethane	µg/L	Minimum Detectable	0.5	590
Dichloroethane, 1,1-	µg/L	Minimum Detectable	0.2	5
Dichloroethane, 1,2-	µg/L	Minimum	0.5	1.6

Contaminant Name	Unit of Measure	Type of Measurement	Measured Concentration	Applicable Standard
		Detectable		
Dichloroethylene, 1,1-	µg/L	Minimum Detectable	0.2	1.6
Dichloroethylene, 1,2-cis-	µg/L	Minimum Detectable	0.5	1.6
Dichloroethylene, 1,2-trans-	µg/L	Minimum Detectable	0.5	1.6
Dichloropropane, 1,2-	µg/L	Minimum Detectable	0.2	5
Dichloropropene,1,3-	µg/L	Minimum Detectable	0.5	0.5
Ethylene dibromide	µg/L	Minimum Detectable	0.2	0.2
Hexane (n)	µg/L	Minimum Detectable	1	51
Methyl Ethyl Ketone	µg/L	Minimum Detectable	10	1800
Methyl Isobutyl Ketone	µg/L	Minimum Detectable	5	640
Methyl tert-Butyl Ether (MTBE)	µg/L	Minimum Detectable	0.5	15
Methylene Chloride	µg/L	Minimum Detectable	2	50
Styrene	µg/L	Minimum Detectable	0.5	5.4
Tetrachloroethane, 1,1,1,2-	µg/L	Minimum Detectable	0.5	1.1
Tetrachloroethane, 1,1,2,2-	µg/L	Minimum Detectable	0.5	1
Tetrachloroethylene	µg/L	Minimum Detectable	0.2	1.6
Trichloroethane, 1,1,1-	µg/L	Minimum Detectable	0.2	200
Trichloroethane, 1,1,2-	µg/L	Minimum Detectable	0.5	4.7
Trichloroethylene	µg/L	Minimum Detectable	0.2	1.6
Trichlorofluoromethane	µg/L	Minimum Detectable	0.5	150
Vinyl Chloride	µg/L	Minimum Detectable	0.2	0.5
Volatile Organic Compounds III (VOCs)				
Bromomethane	µg/L	Minimum	0.5	0.89

Contaminant Name	Unit of Measure	Type of Measurement	Measured Concentration	Applicable Standard
		Detectable		

Laboratory Name(s)

Identify the names of the laboratories that were used to analyze samples collected at the property — SGS Canada Inc.

Supporting Documents

Submitting owner type — Firm, corporation or partnership

Certificate of Status or equivalent for the owner

Attached File	Uploader	Upload Date
Cert_Status_V1.PDF	Patrick Fioravanti	2024-09-18 11:03:22.0

Date Certificate of Status Issued — 2024-09-18

Lawyer's letter consisting of a legal description of the property

Attached File	Uploader	Upload Date
Lawyer_Letter_V1.PDF	Patrick Fioravanti	2024-09-18 09:16:24.0

Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired

Attached File	Uploader	Upload Date
Transfer_Docs_V1.PDF	Patrick Fioravanti	2024-09-18 09:17:05.0

A current plan of survey

Attached File	Uploader	Upload Date
RSC_Survey_V1.PDF	Patrick Fioravanti	2024-09-18 09:18:22.0

Phase Two conceptual site model

Attached File	Uploader	Upload Date
Ph2_CSM_V1.PDF	Patrick Fioravanti	2024-09-18 09:19:35.0

QP Certifications and Agreement

Each field marked by an asterisk (*) must be completed.

QP Certifications

The Qualified Person (QP) must review and confirm all the certification statements before signing and submitting the RSC for filing. The QP is responsible for the contents of the RSC, for the accuracy of information in the RSC, for making the certifications in the RSC and for signing the RSC. The QP cannot assign these responsibilities to another person.

As the qualified person, I certify that

- A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates as required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
- A phase two environmental site assessment of the RSC property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
- The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.
- As of **2023-06-30**, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.
- As of **2023-06-30**, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Table 1, Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards.
- I am a qualified person and have the qualifications required by section 5 of the regulation.
- I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.
- I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
- The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.
- I do not hold and have not held and my employer, if any, does not hold and has not held a direct or indirect interest in the RSC property or any property which includes the RSC property and was the subject of a phase one or two environmental site assessment or risk assessment upon which this record of site condition is based.

- To the best of my knowledge, the certifications and statements in this part of the RSC are true as of **2023-06-30**.
- By signing this RSC, I make no express or implied warranties or guarantees.

QP Agreement

☑ By checking this box, and entering my membership/licence number in this submission, I, a qualified person as defined in section 5 of O. Reg. 153/04, am:
a) signing this record of site condition as a qualified person; and
b) making all certifications required as a qualified person for this record of site condition, including those set out immediately above under "QP Certifications".

Last Name
Fioravanti

First Name
Patrick

Company Name
DS Consultants Ltd.

Title
Vice President - Environmental Services

Date (yyyy/mm/dd)
2024/09/18

Owner Certification

Each field marked by an asterisk (*) must be completed.

Person Certifying Information

To be completed by the Property Owner

As an owner that is a corporation

- I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
- I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
- I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
- To my knowledge, the statements made in this part of the RSC are true as of **2024-09-18**
- I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to

persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

a) signing this RSC as an owner;
b) making all certifications required of the owner of the RSC property for this RSC; and
c) confirming that I have the authority to bind, and hereby do bind NEATT (16 MILE CREEK) INC.

Owner/Agent agreement

☑ By checking the box, I agree to the above certification statements.

Last Name
Vernooy

First Name
Michael

Company Name
NEATT (16 MILE CREEK) INC.

Title
Senior Development Manager

Date (yyyy/mm/dd)
2024/09/18