

**PROJECT No.: SM 190711-E**

**NOVEMBER 8, 2019**

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
2170 POSTMASTER DRIVE  
OAKVILLE, ONTARIO**

**PREPARED FOR:**

**BRANTHAVEN DEVELOPMENT CORP.**



**BY**

**SOIL-MAT ENGINEERS & CONSULTANTS LTD.  
130 LANCING DRIVE  
HAMILTON, ONTARIO  
L8W 3A1**



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## 1.0 EXECUTIVE SUMMARY

The Phase One Environmental Site Assessment [ESA] conducted for this Site consisted of a historical records review, interviews and a site reconnaissance.

At the time of this Report, the Phase One ESA property was comprised of an irregular shaped parcel of vacant, undeveloped land consisting primarily of grass covered lands with some low lying weeds.

The Phase One ESA research revealed one potentially contaminating activity [PCA] on the Phase One ESA property, including the following:

- The Ontario Inventory of PCB Storage Sites lists a minor storage Site within the same Lot and Concession number as the Site with the owner of the PCB Storage Site being the same as a previous owner of the Site;

The lands in the general vicinity of the Site are comprised primarily of a mixture of residential and commercial lands that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to have an adverse environmental impact on the Site.

The specific PCA associated with the operation of concern listed above is:

PCA Number	PCA Description	Location of the PCA
Other	Former PCB Storage Site	On-Site

Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **MEDIUM** and therefore recommend that additional investigations **ARE** required at this time, pending the results of the Ministry of the Environment database search which will be forwarded to BRANTHAVEN DEVELOPMENT CORP. under a separate cover once they are received in our Office.

To reduce SOIL-MAT ENGINEERS' degree of uncertainty associated with the environmental liability listed above, further assessment activities are recommended.

The environmental liability, and our rationale for further assessment activities, is provided below:

Environmental Liability	Recommendation	Rationale
1. PCA No.: Other: Former PCB Storage Site	Advance four [4] to five [5] shallow boreholes or hand dug test pits throughout the Site.  The contaminants of potential concern [COPCs] should include polychlorinated Biphenyls [PCBs]	Assess the potential adverse impacts to the soil medium as a result of the former PCB Storage Site.



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In addition to the above, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per Ontario Regulation 903 – Water Wells.



## 2.0 INTRODUCTION

BRANTHAVEN DEVELOPMENT CORP. retained SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] to conduct a Phase One ESA for the property located at 2170 Postmaster Drive in the Town of Oakville, Ontario, hereinafter referred to as the 'Site'.

### 2(A) PHASE ONE PROPERTY INFORMATION

The Site is comprised of the following parcel of land:

1. 2170 Postmaster Drive, Oakville, Ontario [the property identification number (PIN) is '24925-2027'. The registered property owner is The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario.

At the time of this Report, the Site was comprised of a vacant parcel of undeveloped land consisting primarily of grass covered lands and some low lying weeds.

The Site was bound to the north and west by existing residential lands, to the east by Postmaster Drive and to the south by Westoak Trails Boulevard.

For descriptive purposes, Postmaster Drive has been designated as having a north-south alignment.

The legal description of the Site is "Block 107, Plan 20M696, Oakville. S/T H764614 Prior to the Earlier of 10 Years from 1998 11 13, or the Date of Complete Assumption of the Subdivision Works & Services on Plan 20M696 by the Corporation of the Town of Oakville and the Regional Municipality of Halton".

The geographic coordinates of the Site using a hand held global positioning unit are [NAD 83] 17T 600940E/ 4810260N.

A general site location drawing and overview of the Phase One ESA study area are included in Appendix 'A' for reference.

### 3.0 SCOPE OF INVESTIGATION

The Phase One ESA follows the protocol outlined in *Ontario Regulation 153/04 [as amended]*, which suggests a four-step approach to Phase One Environmental Site Assessments, including the following;

1. RECORDS REVIEW: including aerial photographs, property use records, title search, previous Phase One ESA reports, regulatory agency documentation, company records, Site specific geotechnical reports and any other relevant material;
2. SITE VISITATION: including a visual reconnaissance of the Site, suspect adjacent properties, and the different land uses within the vicinity of the Site;
3. INTERVIEWS: including persons that may have pertinent information with regard to the Site, including contacts from the Town of Oakville, Ministry of Environment, Conservation and Parks [MOE], and current / previous land owners, etc.;
4. EVALUATIONS: Based on the information gathered, a professional evaluation of the property is presented in a final Phase One ESA Report.

*Ontario Regulation 153/04 [as amended]* lists fifty-nine [59] potentially contaminating activities [PCAs] that require intrusive assessment activities, i.e. a Phase Two ESA, to determine if an adverse environmental impact is present on the Site if a PCA is found to have occurred on the Phase One ESA Site. In some circumstances a Phase Two ESA may be required if a PCA has occurred on a neighbouring or nearby property within the Phase One ESA study area if deemed necessary by the Qualified Person [QP] overseeing the Phase One ESA. However, it is noted that under *Ontario Regulation 153/04 [as amended]* the mandatory Phase Two ESA activities apply only to properties that are subject to a Record of Site Condition. It is our understanding that this Phase One ESA report is not required as a supporting document for the submission of a Record of Site Condition for the Site.

#### 4.0 RECORDS REVIEW

##### 4(a)i PHASE ONE ESA STUDY AREA DETERMINATION

The Phase One ESA Study Area consists of the lands generally in a 250-metre radius from the limits of the Phase One ESA property. These lands are comprised primarily of a mixture of retail commercial and residential lands.

The research undertaken during this Phase One ESA revealed information that suggests there is a PCA on the Site that resulted in an area of potential environmental concern [APEC] on the Site.

Additional information, specific to the nature of the PCA and associated APEC is presented in Section 4.0(b) of this Report.

##### 4(a)ii FIRST DEVELOPED USE DETERMINATION

Based on the available information compiled during the completion of this Report, including City directories, aerial photographs, topographic and fire plans, etc., it does not appear that the Site has been developed in the past.

##### 4(a)iii FIRE INSURANCE PLANS

The Underwriter's Survey Bureau Limited Fire Insurance Plans were reviewed for the purpose of identifying structures, building materials and/ or underground storage tanks that may have been present on/ or near the Site. However, the Plans [to date] do not include the general vicinity of the Site.

##### 4(a)iv CHAIN OF TITLE

A representative of SOIL-MAT ENGINEERS undertook a title search of the Site at the Land Registry Office in Milton, Ontario.

The title search of the Site did not reveal any past owners of the Site that may suggest there is a potential environmental liability on the Site.

The Site was owned by The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario at the time of the title search.

The chain of previous ownership is presented below:

Owner	Occupied
The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario	November 13, 1998 – Present
Imasco Enterprises Inc.	July 9, 1997 – November 13, 1998
Genstar Development Company Eastern Ltd.	March 2, 1992 – July 9, 1997
Genstar Corporation	October 10, 1984 – March 2, 1992
Markborough Properties Ltd.	August 31, 1973 – October 10, 1984
Eastcan Holdings Ltd.	June 6, 1973 – August 31, 1973

Owner [Continued]	Occupied
Chain Gate Developments Limited, 226024 Investments Ltd., 226177 Investments Ltd., Himor Investments Ltd., Villagefield Estates Ltd.	April 22, 1970 – June 6, 1973
Villagefield Estates Ltd.	September 2, 1969 – April 22, 1970
William Roy Tovell & Stanley Lloyd Tovell	January 13, 1947 – September 2, 1969
Wilbert Tovell	November 2, 1918 – January 13, 1947
Anson Buck	June 7, 1881 – November 2, 1918
Philip Buck	June 21, 1808 – June 7, 1881
John Legend	October 7, 1804 – June 21, 1808
Crown	Up to October 7, 1804

#### 4(a)v ENVIRONMENTAL REPORTS

SOIL-MAT ENGINEERS contacted the Town of Oakville to request a copy of previous environmental reports for the Site that may be on file with the Town. However, the results were not available during the completion of this Report, and will be sent under a separate cover as soon as they are received in our Office.

In addition, a search of the MOE's *Brownfields Environmental Site Registry* did not reveal a previous Phase One ESA that may have been undertaken on the Site.

Our e-mail correspondence with the Town is included in Appendix 'C' of this Report for reference.

#### 4(a)vi HISTORICAL SITE USE AND CONDITIONS/PAST LAND USES

The Criss Cross City Directory series were reviewed dating back to 1991 [the earliest available year that the Phase One ESA area is listed] to establish the general historical land use on and in the immediate vicinity of the Site. It should be noted that the Criss Cross City Directories were no longer published after 2001.

A summary of SOIL-MAT ENGINEERS' findings for the Site is provided below:

Site	
Occupant	Years Occupied
No Listing	10 years [1991 – 2001]

The directories do not list any current or past occupant of the Site that should be considered a potential contaminating activity that may result in an area of potential environmental concern on the Site.

Also, a review of the Criss Cross City Directory series did not list any current or past occupant of the adjacent lands that should be considered a potential environmental liability to the Site.

#### 4(b) ENVIRONMENTAL SOURCE INFORMATION

1. National Pollutant Release Inventory: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support a RSC at this time.

2. A review of the Ministry of Environment and Energy's "Ontario Inventory of PCB Storage Sites", October, 1991, indicated the following Sites:

Company	Site Number	Address	Major/Minor Site	Distance to Site
Genstar Development Company	30290A035	Con 1, Lot 26 South of Dundas St	Minor	On Site

With respect to the Genstar Development Company Site listed above, given the company listed is a former owner of the property, as well as being located on the same lot and concession as the Site, even though there are no records of any past development(s) on the Site, there may be an adverse environmental impact to the Site as a result of potential PCB storage nearby.

It is noted that although the inventory is considered a comprehensive document, not all of the storage sites are listed in the inventory.

3. Environmental Compliance Approvals, Permit to Take Water, Certificate of Property Use: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support an RSC at this time.
4. Coal Gasification Plants: No records were found for the Site or properties within the Phase One ESA Study.
5. Records Concerning Environmental Incidents, Orders, Offences, Spills, Discharges of Contaminants or Inspections Maintained by the MOE: The MOE was contacted to gather information with regard to the Site. SOIL-MAT ENGINEERS had not received the pertinent information from the MOE at the time of this Report. However, the results will be sent under a separate cover as soon as they are received in this Office.
- SOIL-MAT ENGINEERS' MOE database search results are attached in Appendix 'D' for reference.
6. Waste Management Records: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support an RSC at this time.
7. Reports Submitted to the MOE: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support an RSC at this time.
8. Retail Fuel Storage Tanks: SOIL-MAT ENGINEERS contacted the Technical Standards and Safety Authority [T.S.S.A.] to undertake a search of the Site and neighbouring properties for the registered presence of any underground storage tanks. The T.S.S.A. does not have records on file of any underground storage tanks located on the Site or neighbouring properties. It is however noted that the T.S.S.A. does not have records of USTs installed prior 1987. In addition, "private use" USTs were not registered with the agency until 1990, and even then many owners of "private use" USTs do not register the tanks with T.S.S.A.

SOIL-MAT ENGINEERS' correspondence with the T.S.S.A. is included in Appendix 'E' for reference.

9. Notices and Instruments Posted to the MOE Registry: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support an RSC at this time.
10. Identification of Areas of Natural Significance [Ministry of Natural Resources and Forestry]: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support an RSC at this time.
11. Landfill Information Maintained by the MOE: A review of the Ministry of Environment and Energy's "Waste Disposal Site Inventory", June 1991, indicates no inactive or active landfill sites within a 2km radius of the Site. It is noted that although the waste disposal site inventory is considered a comprehensive inventory not all of the inactive landfill sites are listed in the inventory.

In addition, no Municipal Coal Gasification Plants or Coal Tar Distillation Plants were in operation in the area.

12. EcoLog ERIS Database Search: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

#### 4(c) PHYSICAL SETTING SOURCES

1. Aerial Photographs: Aerial photographs from 1954, 1960, 1978, 1988, 2004, 2013 and 2018 were available for the Site and surrounding lands and were reviewed by SOIL-MAT ENGINEERS.

A summary of information obtained from the photographs is presented below:

Aerial Photo	Site Description	Description of Adjacent Lands
1954 [1:7,950]	There Site is comprised of fallow agricultural land	The surrounding lands are comprised primarily of fallow agricultural land with sparse residential and sparse forested areas.
1960 [1:7,300]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
1978 [1:5,500]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
1988 [1:7,100]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
2004 [1:6,100]	The Site is no longer utilised as agricultural land, however, the Site remains undeveloped	There is significant residential development in all directions as well as some commercial development to the east of the Site.



Aerial Photo	Site Description	Description of Adjacent Lands
2013 [1:4,900]	There are no significant changes to the Site.	With the exception of some further residential development to the southwest as well as institutional to the distant south-southwest, there are no significant changes to the surrounding lands.
2018 [1:3,550]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.

The review of the noted aerial photographs did not reveal any information that would suggest there is a potential environmental liability on the Site.

The aerial photographs are included in Appendix 'F' for reference.

2. Topography, Hydrology, Geology: Readily available topographic maps for the Site and Phase One ESA study area were reviewed as part of this Phase One ESA and revealed the following information:

Map Year [Scale]	Site Description	Description of Surrounding Lands
1909 [1:63,360]	There are no buildings illustrated on the Site.	The Phase One ESA Study Area is comprised primarily of undeveloped lands.
1938 [1:63,360]	There are no buildings illustrated on the Site.	The Phase One ESA Study Area is comprised primarily of undeveloped lands.
1968 [1:50,000]	There are no buildings illustrated on the Site.	The Phase One ESA Study Area is comprised primarily of undeveloped lands with sparse residential.
1999 [1:50,000]	There are no buildings illustrated on the Site.	The Phase One ESA Study Area is comprised primarily of developed lands with some developed areas to the southeast.

The review of the topographic maps did not reveal any PCAs that may cause an APEC on the Site.

A copy of the topographic maps is included in Appendix 'G' for reference.

In addition, a review of the Ministry of Northern Development and Mine's "Quaternary Geology of the Hamilton Area, Southern Ontario Sheet Map M2509" and the "Paleozoic Geology of the Hamilton Area, Southern Ontario Sheet Map M2336", revealed the Site to be underlain by a clay or silt 'till', in turn, underlain by Upper Ordovician Queenston Formation Shale bedrock.

The project area is relatively flat and level with surface water being directed to the east towards Postmaster Drive as well as towards the southwest corner of the Site to an on-site catch basin.

Regional groundwater flow is expected to the southeast toward Lake Ontario.

3. Fill Materials: The reconnaissance of the Site did not reveal any obvious visual evidence of significant fill material on the Site.

4. Water Bodies and Areas of Natural Significance: Surface water was not encountered on the Phase One ESA property, and with the exception of a tributary to Fourteen Mile Creek approximately 250 metres southwest from the Site, there are no water bodies within the Phase One Study Area. In addition, no areas of natural significance were identified on the Phase One ESA property or within the Phase One ESA Study Area.
5. Well Records: The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected groundwater well or cistern.

In addition, a review of the MOE's water well records revealed did not reveal any potable ground water wells or groundwater monitoring wells within the Phase One ESA Study Area.

#### 4(d) SITE OPERATING RECORDS

1. Title of the Information Sheet or Document: Not Applicable
2. Description of Data, Analysis or Findings as the Information Sheet or Document relates to the Phase One ESA Property: Not Applicable





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## 5.0 INTERVIEWS

At the time of this Phase One ESA Report, the Site was comprised of a vacant undeveloped parcel of land consisting primarily of grass covered lands with some low lying weeds.

In addition, records indicate that the property has remained undeveloped.

**6.0 SITE RECONNAISSANCE****6.0 (A) GENERAL REQUIREMENTS:**

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Date and Time of the Reconnaissance	October 24, 2019 [3:00pm to 4:00pm]
Weather Conditions	The weather conditions did not limit the visual observations of the Site.
Duration of Site Visit	~1 hour
Enhanced Investigation Property	The Site is not an Enhanced Investigation property
Field Representative	Mr. Peter Markesic [qualifications included in the appendix]

**6.0(B) SPECIFIC OBSERVATIONS AT PHASE ONE ESA PROPERTY**

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Description of Structures and Other Improvements	A vacant parcel of undeveloped land that is primarily grass covered with some low-lying weeds.
Description of the Number, Age and Depth of Below-Ground Structures	None observed
Details of all tanks (aboveground and underground)	None observed. In addition, the research did not reveal any evidence of past tanks.
Details of any potable and non-potable water sources	The Site is not serviced with any potable or non-potable water sources; however, the surrounding lands are serviced with a municipal water supply.
Buried Utilities	With the exception of a single catch basin towards the southwest corner of the Site, there are no buried utilities observed on the Site.  In addition, the surrounding lands in the vicinity of the Site are serviced with hydro, natural gas, water/sanitary/storm sewer services, etc. The depth of these service trenches are not anticipated to affect contaminant distribution on the Site.
Existing Buildings: Exit/Entry Points	N/A
Existing Buildings: Cooling / Heating System	N/A
Existing Buildings: Drains, Pits, Sumps, etc.	N/A
Existing Buildings: Details of any unidentified substances	N/A
Existing Buildings: Details of Stains, Corrosion on Floors other than from Water	N/A
Details of Former and Current Wells	None observed
Details of Sewage Works	None observed
Details of Ground Surface Cover	The Site was primarily grass covered with some low-lying weeds
Details of Former or Current Railway Lines	None observed
Details of Stained Soil, Damaged Vegetation or Pavement	None observed

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Details of Stressed Vegetation	None observed
Areas Where Fill and Debris Materials Appear to be Present	None observed.
PCAs	None observed

#### 1. Enhanced Investigation Property

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Details of the Operations at the Site	Not Applicable
Hazardous Materials Used/Stored on the Site	Not Applicable
Products Manufactured on the Site	Not Applicable
By-Products and Wastes at the Site	Not Applicable
Raw Materials, including the Handling and Storage	Not Applicable
Details of Drums, Totes, Bins	Not Applicable
Details of Oil/Water Separators	Not Applicable
Details of Vehicle and Equipment Maintenance Areas	Not Applicable
Details of Known Spills	Not Applicable
Details of Liquid Discharge Points	Not Applicable
Details of Operations at the Site [processing or manufacturing and equipment used]	Not Applicable
Details of Hydraulic Lift Equipment	Not Applicable

#### 6.0 (C) WRITTEN DESCRIPTION OF INVESTIGATION

The information gathered during the completion of this Phase One ESA report revealed that the Site has remained undeveloped. The first readily available visual aid for the Site is a topographic map from 1909 which illustrates the Site as vacant undeveloped land. Other visual aids, including aerial photographs from 1954, 1960, 1978, 1988, 2004, 2013, and 2018 and topographic maps from 1938, 1968, and 1999, confirm the development timeline above. The neighbouring and nearby lands to the Site are comprised of a mixture of residential, institutional, and commercial lands.

With the exception of a documented PCB storage site, near the Site and/or possibly formerly on the Site, the current and historic operations on the Site did not reveal any PCAs on the Phase One ESA Site that are considered a potential environmental liability to the Site.

The lands in the general vicinity of the Site are comprised primarily of residential, and commercial lands that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to have an adverse environmental impact on the Site.



**7.0 REVIEW AND EVALUATION OF INFORMATION**

(i) Current and Past Uses: SOIL-MAT ENGINEERS' Table of Current and Past Uses is not included as this Phase One ESA is required for 'due diligence' purposes and is not intended to support a Record of Site Condition at this time.

(ii) Potential Contaminating Activity: One PCA was identified on the Site, including:

PCA No.: Other – The Ontario Inventory of PCB Storage Sites lists a minor storage Site within the same Lot and Concession number as the Site with the owner of the PCB Storage Site being the same as a previous owner of the Site.

No PCAs were identified in the Phase One ESA Study Area that are considered a potential source for an APEC on the Site.

(iii) Areas of Potential Environmental Concern: SOIL-MAT ENGINEERS' APEC table is presented below:

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1	Throughout the Site.	Other. A PCB Storage Site	On-Site	PCBs	Soil

(iv) Phase One Conceptual Site Model: A Phase One CSM is not included as this Phase One ESA is for 'due diligence' purposes and is not intended to support a Record of Site Condition at this time.

## 8.0 CONCLUSIONS

The Phase One Environmental Site Assessment [ESA] conducted for this Site consisted of a historical records review, interviews and a site reconnaissance.

At the time of this Report, the Phase One ESA property was comprised of an irregular shaped parcel of vacant, undeveloped land consisting primarily of grass covered lands with some low lying weeds.

The Phase One ESA research revealed one potentially contaminating activity [PCA] on the Phase One ESA property, including the following:

- The Ontario Inventory of PCB Storage Sites lists a minor storage Site within the same Lot and Concession number as the Site with the owner of the PCB Storage Site being the same as a previous owner of the Site;

The lands in the general vicinity of the Site are comprised primarily of a mixture of residential and commercial lands that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to have an adverse environmental impact on the Site.

The specific PCA associated with the operation of concern listed above is:

PCA Number	PCA Description	Location of the PCA
Other	Former PCB Storage Site	On-Site

Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **MEDIUM** and therefore recommend that additional investigations **ARE** required at this time, pending the results of the Ministry of the Environment database search which will be forwarded to BRANTHAVEN DEVELOPMENT CORP. under a separate cover once they are received in our Office.

To reduce SOIL-MAT ENGINEERS' degree of uncertainty associated with the environmental liability listed above, further assessment activities are recommended.

The environmental liability, and our rationale for further assessment activities, is provided below:

Environmental Liability	Recommendation	Rationale
2. PCA No.: Other: Former PCB Storage Site	Advance four [4] to five [5] shallow boreholes or hand dug test pits throughout the Site.  The contaminants of potential concern [COPCs] should include polychlorinated Biphenyls [PCBs]	Assess the potential adverse impacts to the soil medium as a result of the former PCB Storage Site.



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In addition to the above, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per Ontario Regulation 903 – Water Wells.

## 9.0 REPORT LIMITATIONS

Achieving the objectives that are stated in this report has required SOIL-MAT ENGINEERS to derive conclusions based upon the best and most recent information currently available to SOIL-MAT ENGINEERS. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. SOIL-MAT ENGINEERS has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made as to the accuracy of this information. To the best of SOIL-MAT ENGINEERS' knowledge, the information gathered from outside sources contained in this report on which SOIL-MAT ENGINEERS has formulated its opinions and conclusions, are both true and correct. SOIL-MAT ENGINEERS assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of SOIL-MAT ENGINEERS' findings. Furthermore, the reader should note

that the Site reconnaissance described in this report was an environmental assessment of the Site, not a regulatory compliance or an environmental audit of the Site.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of the BRANTHAVEN DEVELOPMENT CORP. The material in it reflects SOIL-MAT ENGINEERS' best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.





We trust that this Phase One Environmental Site Assessment is satisfactory for your purposes. Please feel free to contact the undersigned if you have any questions.

Sincerely,  
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Handwritten signature of Peter Markesic in blue ink.

Peter Markesic, B.Sc.  
Project Manager

Handwritten signature of Ian Shaw in blue ink.

Ian Shaw, P.Eng., QP<sub>esa</sub>  
Review Engineer

Handwritten signature of Keith Gleadall in blue ink.

for: Keith Gleadall, B.A., EA Dipl.  
Environmental Manager



Distribution: BRANTHAVEN DEVELOPMENT CORP. [2]

Enclosures: Appendix 'A' Site Plan Drawings  
Appendix 'B' Ecolog ERIS Report  
Appendix 'C' Aerial Photographs  
Appendix 'D' Topographic Maps  
Appendix 'E' Table of Current and Past Uses  
Appendix 'F' Phase One CSM  
Appendix 'G' Qualifications of Assessors

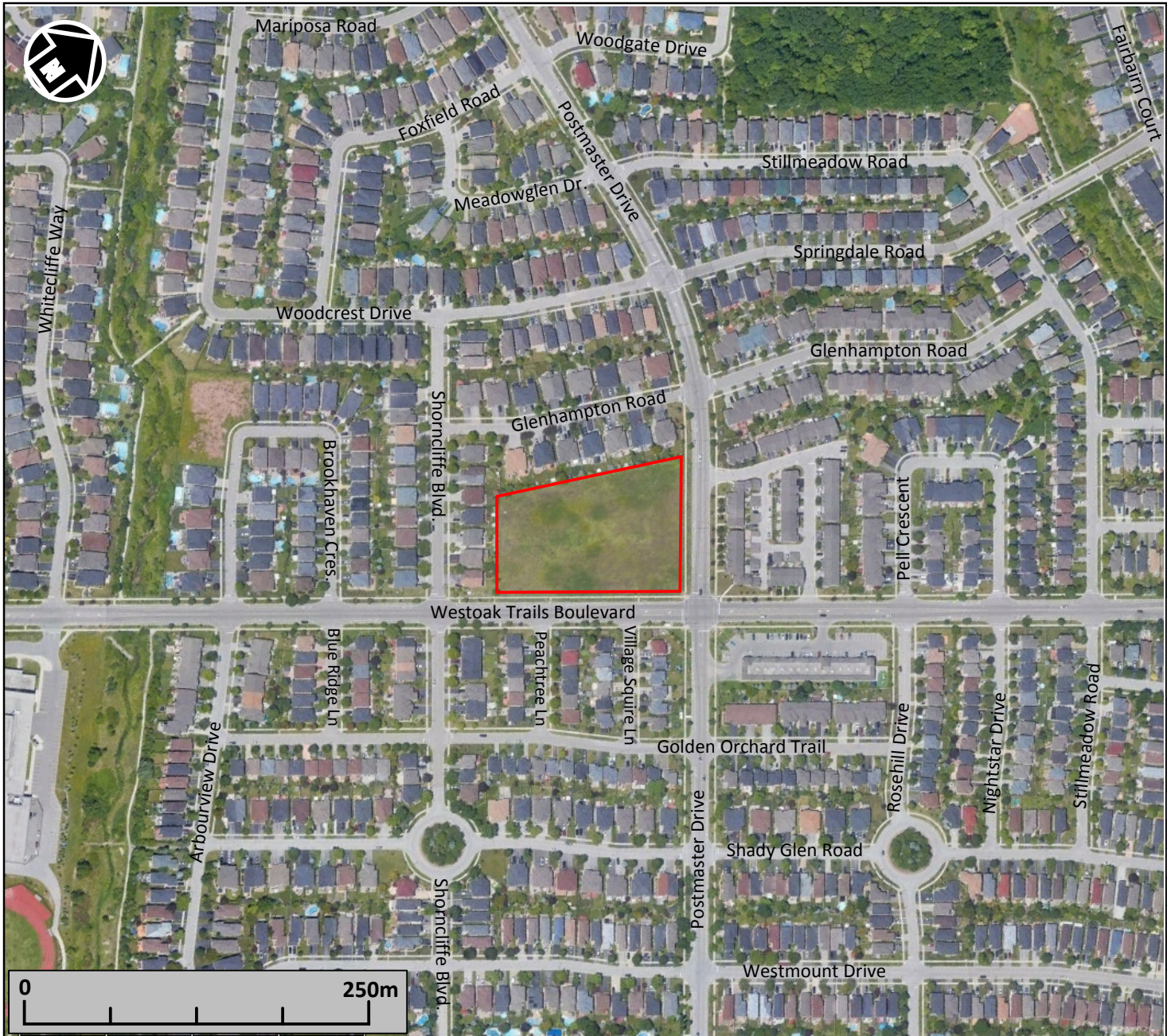


**Appendix 'A'**

1. Drawing No.: 1.: Site Plan;
2. Drawing No.: 2: Study Area View;
3. Drawing No.: 3: Site Location;

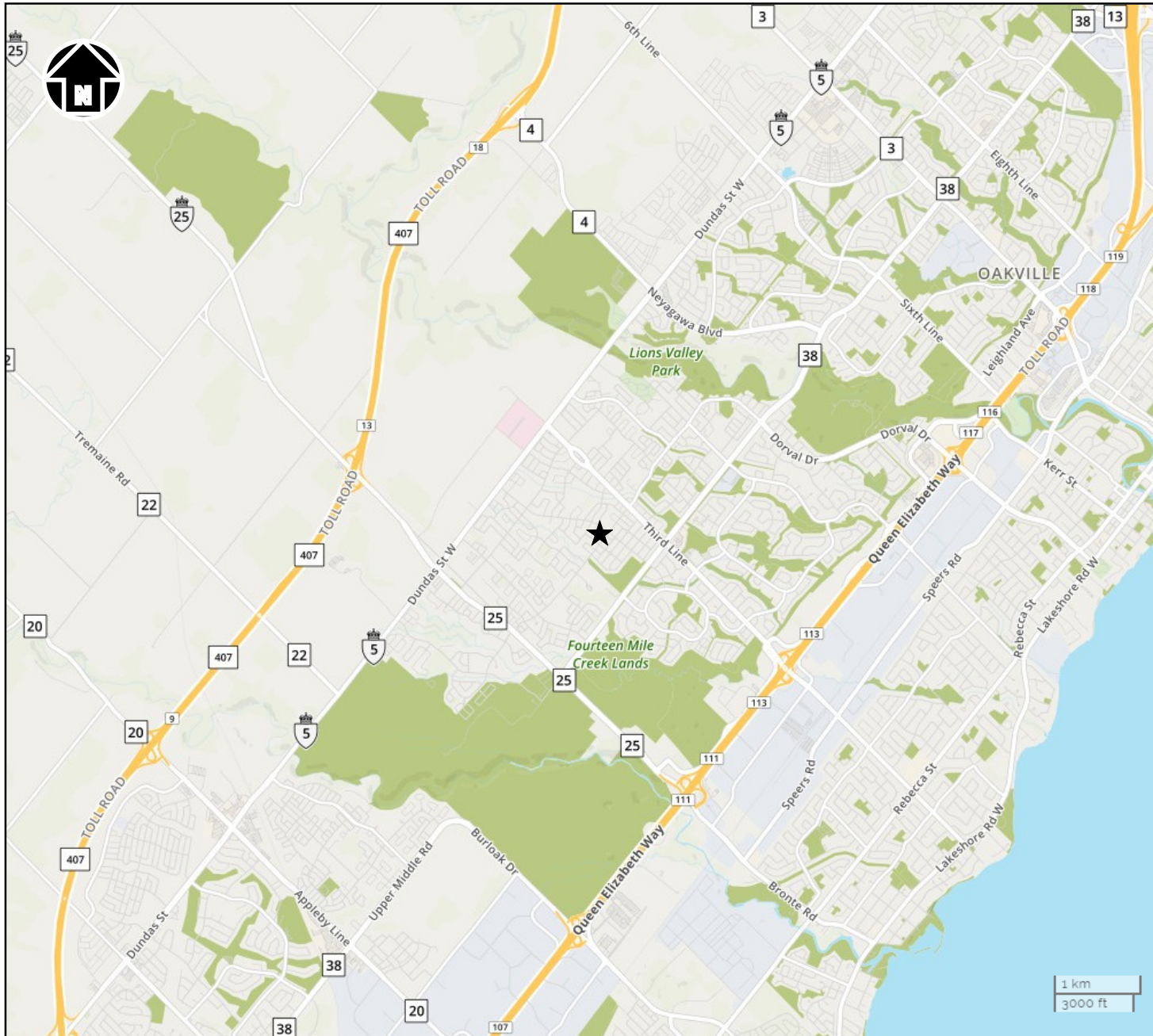


<b>LEGEND</b>	
	= Site Boundary
<b>NOTES:</b>	
1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 190711-E	
<h1>Soil-Mat</h1> <p>Engineers &amp; Consultants Ltd.</p>	
<b>CLIENT</b>	
BRANTHAVEN DEVELOPMENT CORP.	
<b>PROJECT TITLE</b>	
Phase One Environmental Site Assessment 2170 Postmaster Drive Oakville, Ontario	
<b>DRAWING TITLE</b>	
Site Plan Drawing	
<b>PROJECT No.</b>	SM 190711-E
<b>DATE</b>	October 2019
<b>CHECKED</b>	KG
<b>DRAWN</b>	PM
<b>FILE NAME</b>	190711 Site Plan.vsd
<b>DRAWING No. 1</b>	



<b>LEGEND</b>	
	= Site Boundary
<b>NOTES:</b>	
1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 190711-E	
2. Base map provided by: © 2019 Google	
<h1>Soil-Mat</h1> <p>Engineers &amp; Consultants Ltd.</p>	
<b>CLIENT</b>	
BRANTHAVEN DEVELOPMENT CORP.	
<b>PROJECT TITLE</b>	
Phase One Environmental Site Assessment 2170 Postmaster Drive Oakville, Ontario	
<b>DRAWING TITLE</b>	
Study Area View	
<b>PROJECT No.</b>	SM 190711-E
<b>DATE</b>	October 2019
<b>CHECKED</b>	KG
<b>DRAWN</b>	PM
<b>FILE NAME</b>	190711 Site Plan 2.vsd
<b>DRAWING No. 2</b>	





**LEGEND**

★ = Site Location

**NOTES:**

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 190711-E
2. Base map provided by: © 2019 Mapquest

**Soil-Mat**  
Engineers & Consultants Ltd.

**CLIENT**

**BRANTHAVEN  
DEVELOPMENT CORP.**

**PROJECT TITLE**

Phase One Environmental Site Assessment  
2170 Postmaster Drive  
Oakville, Ontario

**DRAWING TITLE**

**Site Location Plan**

**PROJECT No.** SM 190711-E

**DATE** October 2019

**CHECKED** IS

**DRAWN** PM

**FILE NAME**  
190711 Site Location.vsd

**DRAWING No. 3**



## **Appendix 'B'**

### 1. Title Search Documents





# ServiceOntario

PRINTED ON 24 OCT, 2019 AT 12:55:55  
FOR PETER



## 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



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

**PROPERTY DESCRIPTION:** BLOCK 107, PLAN 20M696, OAKVILLE. S/T H764614 PRIOR TO THE EARLIER OF 10 YRS FROM 1998 11 13, OR THE DATE OF COMPLETE ASSUMPTION OF THE SUBDIVISION WORKS & SERVICES ON PLAN 20M696 BY THE CORPORATION OF THE TOWN OF OAKVILLE AND THE REGIONAL MUNICIPALITY OF HALTON.

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**  
FEE SIMPLE  
ABSOLUTE

**RECENTLY:**  
SUBDIVISION FROM 24925-1911

**PIN CREATION DATE:**  
1998/08/14

**OWNERS' NAMES**  
THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE  
DIOCESE OF HAMILTON IN ONTARIO

**CAPACITY SHARE**  
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN**</b>  <b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/08/14**</b>  <b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/08/13 **</b>  <b>NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY</b></p>						
H504487	1992/03/02	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	GENSTAR DEVELOPMENT COMPANY EASTERN LTD.	
H687504	1997/07/09	APL CH NAME OWNER		*** DELETED AGAINST THIS PROPERTY *** GENSTAR DEVELOPMENT COMPANY EASTERN LTD.	IMASCO ENTERPRISES INC.	
20M696	1998/06/18	PLAN SUBDIVISION				C
H746232	1998/07/21	NO SUB AGREEMENT		IMASCO ENTERPRISES INC.	THE REGIONAL MUNICIPALITY OF HALTON	C
H749855	1998/08/13	NOTICE AGREEMENT		IMASCO ENTERPRISES INC.	THE CORPORATION OF THE TOWN OF OAKVILLE	C
H752690	1998/08/28	APL ANNEX REST COV		IMASCO ENTERPRISES INC.		C
<p>REMARKS: FOR 10 YRS FROM 98 08 28 OR UNTIL COMPLETE ASSUMPTION OF THE SUBDIVISION WORKS &amp; SERVICES BY THE CORPORATION OF THE TOWN OF OAKVILLE &amp; THE REGIONAL MUNICIPALITY OF HALTON</p>						
H764614	1998/11/13	TRANSFER	\$576,000	IMASCO ENTERPRISES INC.	THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF HAMILTON IN ONTARIO	C
HR1349710	2016/04/14	NOTICE	\$2	GENSTAR TITLECO LIMITED		C
HR1353160	2016/04/28	CAUTION-LAND	\$2	THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF HAMILTON IN ONTARIO	GENSTAR DEVELOPMENT PARTNERSHIP, BY ITS MANAGING PARTNER, GENSTAR DEVELOPMENT COMPANY	C
<p>REMARKS: DELETE 60 DAYS AFTER 2016/04/28</p>						

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.



## **Appendix 'C'**

1. Town of Oakville Correspondence



## Peter Markesic

---

**From:** Kirk Biggar <kirk.biggar@oakville.ca>  
**Sent:** October-30-19 1:34 PM  
**To:** ServiceOakville; Peter Markesic  
**Subject:** RE: Information on a property in Oakville

Hi Peter,

The town does not keep these types of records on file.

Sincerely,

Kirk

**Kirk Biggar, MCIP, RPP**  
**Senior Planner, Policy Planning**  
**Planning Services**

Town of Oakville | 905-845-6601, ext.3968 | f: 905-338-4414 | [www.oakville.ca](http://www.oakville.ca)

[Complete our Community Development customer service survey](#)

[Canada's Best Place to Live \(MoneySense 2018\)](#)

Please consider the environment before printing this email.  
<http://www.oakville.ca/privacy.html>

---

**From:** ServiceOakville <ServiceOakville@oakville.ca>  
**Sent:** October 30, 2019 12:47 PM  
**To:** 'Peter Markesic' <pmarkesic@soil-mat.ca>  
**Cc:** Kirk Biggar <kirk.biggar@oakville.ca>  
**Subject:** RE: Information on a property in Oakville

Dear Peter,

Thank you for your email.

We have forwarded your email to the Planning department and they will be able to assist you with your inquiry.

Thank you again for contacting ServiceOakville.

Sincerely,

Kristin

ServiceOakville | Town of Oakville | 905-845-6601 | [www.oakville.ca](http://www.oakville.ca)  
Report a problem using [ServiceOakville online](#):



[Parking](#)



[Roads](#)



[Litter](#)



[More](#)

## Canada's Best Place to Live (MoneySense 2018)

Please consider the environment before printing this email.  
<http://www.oakville.ca/privacy.html>

---

**From:** Peter Markesic [<mailto:pmarkesic@soil-mat.ca>]

**Sent:** Wednesday, October 30, 2019 10:14 AM

**To:** ServiceOakville <[ServiceOakville@oakville.ca](mailto:ServiceOakville@oakville.ca)>

**Subject:** Information on a property in Oakville

Hi,

I am looking for some information on a property in the Town of Oakville.

The property has an address of 2170 Postmaster Drive [it is a vacant parcel of land on the northwest corner of Postmaster Drive and Westoak Trails Boulevard] and I am looking to see if the Planning Department has any Phase One Environmental Site Assessments on file with the Town in regards to these property.

Regards,

Peter Markesic, B.Sc.

Environmental Technician

**SOIL-MAT ENGINEERS & CONSULTANTS LTD.**

M: 905.719.9702 TF: 800.243.1922 [www.soil-mat.com](http://www.soil-mat.com)

**HAMILTON:** 130 Lancing Drive L8W 3A1 T: 905.318.7440 F: 905.318.7455

**MILTON:** 20 – 348 Bronte Street South L9T 5B6 T: 905.875.3228 F: 905.875.4426

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## **Appendix 'D'**

### 1. MOE Database Search Request



# Soil-Mat Engineers & Consultants Ltd.

Geotechnical/Construction Testing/Environmental Engineers

130 Lancing Drive, Hamilton, Ontario L8W 3A1

Tel: (905) 318-7440 Inwats: 1-800-243-1922

Fax: (905) 318-7455

e-mail: info@soil-mat.on.ca

---

## Fax Cover Page

<b>To:</b>	Lydia	<b>From:</b>	Peter Markesic
<b>Company:</b>	MOECC	<b>Date:</b>	October 30, 2019
<b>Phone:</b>	(416)314-4075	<b>Pages:</b>	3 (inclusive)
<b>Fax:</b>	(416)314-4285	<b>Our Ref. #:</b>	190711-E

### Comments:

Please undertake a search as per the attached request form.

Please feel free to contact me in our Office if you have any questions.

Sincerely,

Peter Markesic  
Environmental Technician

## Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only		
Name, Title, Company Name and Mailing Address of Requester  Peter Markesic, B.Sc. Environmental Technician <b>Soil-Mat Engineers &amp; Consultants Ltd.</b> 130 Lancing Drive Hamilton, Ontario L8W 3A1 Email Address: pmarkesic@soilmat.ca			FOI Request No.	FOI Co-ordinator Review date	
			Date Request Received	Fee Paid ACCT-CHQ-VISA-MC- CASH	
			Response Due Date		
Telephone/Fax Nos. Tel : (905) 318-7440 Fax : (905) 318-7455	Your Project/Reference No. <b>SM 190711-E</b>	Signature of Requester	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/>		
Request Parameters					
Municipal Address / Lot, Concession, Geographic Township ( <b>Municipal address essential for cities, towns or regions</b> ) <i>2170 Postmaster Drive, Oakville, Ontario</i>					
Present Property Owner(s) and Date(s) of Ownership <b>The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario</b>					
Previous Property Owner(s) and Date(s) of Ownership					
Present/Previous Tenant(s), (if applicable)					
Search Parameters				Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.					
Environmental concerns (General correspondence, occurrence reports, abatement)				1990-Present	
Orders				1990-Present	
Spills				1990-Present	
Investigations/prosecutions ▶ Owner/tenant information must be provided				1990-Present	
Waste Generator number/classes				1990-Present	
Certificates of Approval ▶ Proponent information must be provided					
1985 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, hydrogeological reports, etc.					
				<b>SD</b>	<b>Specify Year(s) Requested</b>
air - emissions					
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)					
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations					
waste water - industrial discharge					
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites					
waste systems - haulers: sewage, non-hazardous & hazardous waste					
- mobile waste processing units					
- PCB destruction					
pesticides - licenses					

## **Appendix 'E'**

### 1. T.S.S.A Correspondence

## Peter Markesic

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** October-30-19 12:53 PM  
**To:** Peter Markesic  
**Subject:** RE: Underground Fuel Tanks

### No Records Found

Thank you for your request for confirmation of public information.

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

For a further search in our archives please complete our release of public information form found at [https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?\\_mid\\_=392](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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,



### Connie Hill | Public Information Agent

Facilities  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)



---

**From:** Peter Markesic <pmarkesic@soil-mat.ca>  
**Sent:** October 30, 2019 11:09 AM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Underground Fuel Tanks

Hi,

I'm looking for any records of underground fuel storage tanks located at the following addresses in the Town of Oakville, Ontario:

2690 Westoak Trails Boulevard  
2170 Postmaster Drive  
2189 Postmaster Drive

Regards,

Peter Markesic, B.Sc.  
Environmental Project Manager

**SOIL-MAT ENGINEERS & CONSULTANTS LTD.**

M: 905.719.9702 TF: 800.243.1922 [www.soil-mat.ca](http://www.soil-mat.ca)

**HAMILTON:** 130 Lancing Drive L8W 3A1 T: 905.318.7440 F: 905.318.7455

**MILTON:** PO Box 40012 Derry Heights PO L9T 7W4 T: 800.243.1922

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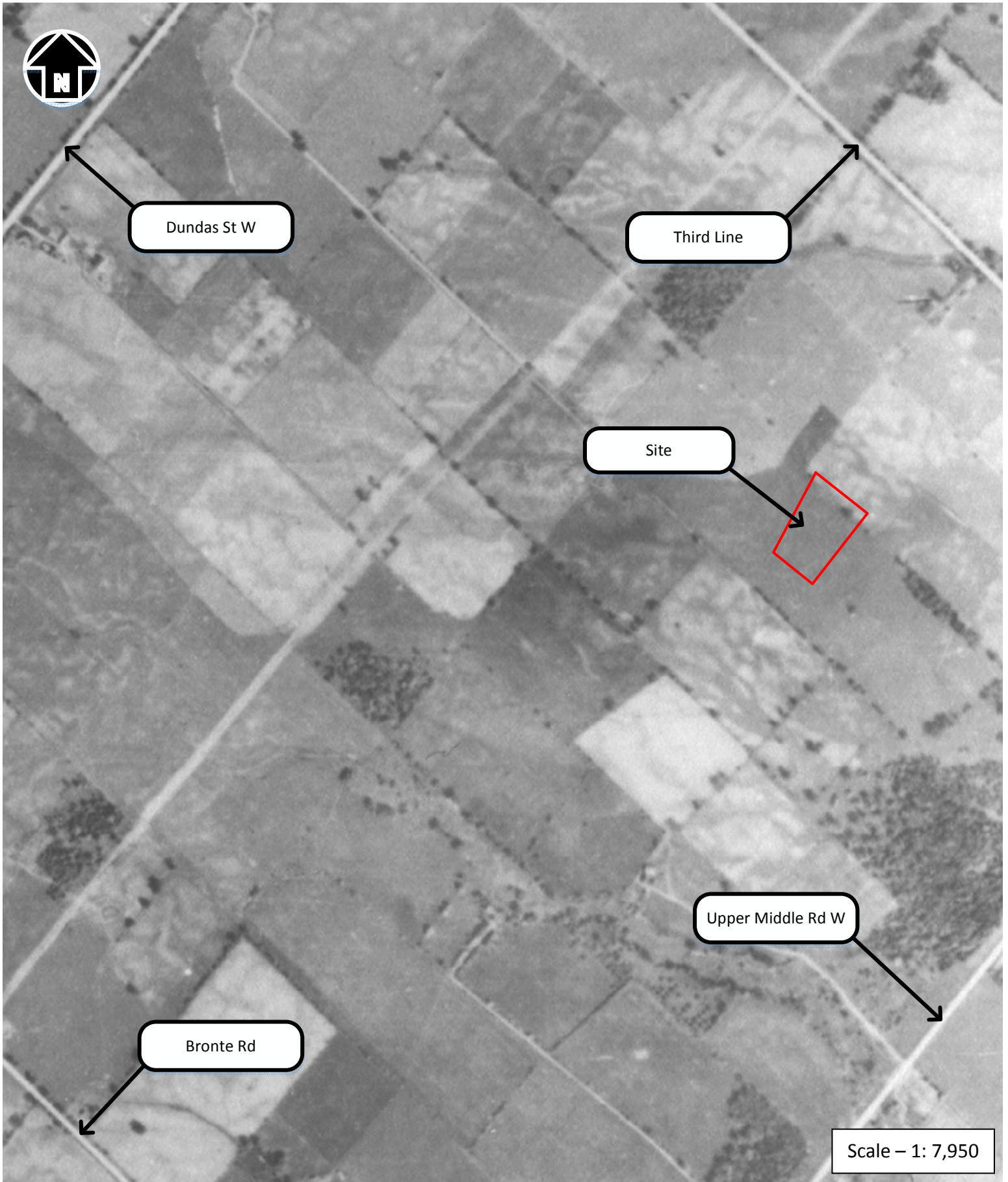
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### **Appendix 'F'**

1. 1954 Aerial Photograph;
2. 1960 Aerial Photograph;
3. 1978 Aerial Photograph;
4. 1988 Aerial Photograph;
5. 2004 Aerial Photograph;
6. 2013 Aerial Photograph, and;
7. 2018 Aerial Photograph.

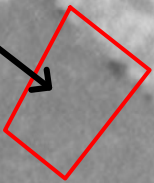
# Aerial Photo – 1954



Dundas St W

Third Line

Site



Bronte Rd

Upper Middle Rd W

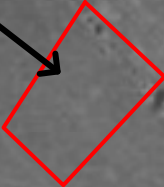
Scale – 1: 7,950

# Aerial Photo – 1960



Third Line

Site



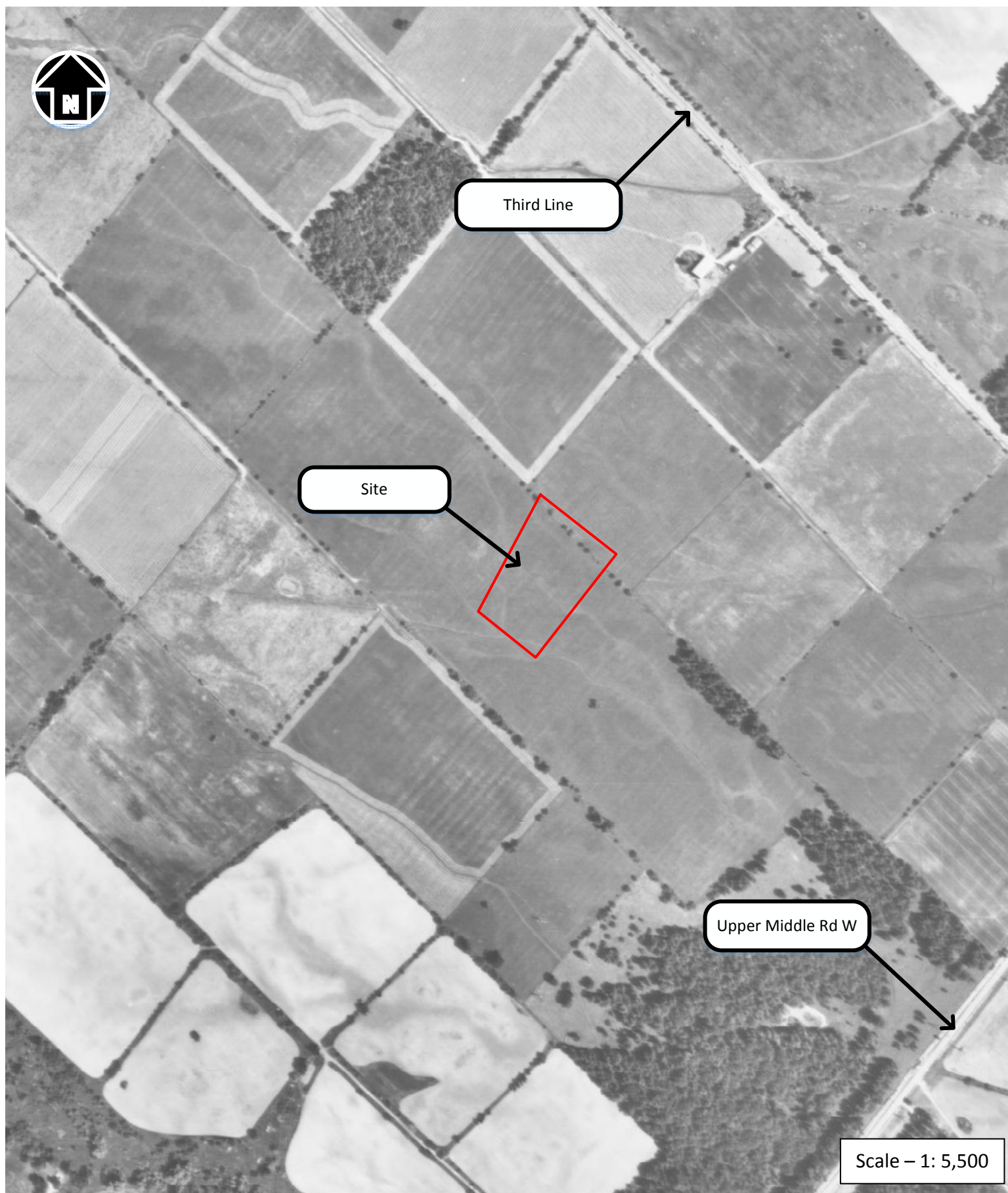
Upper Middle Rd W

Scale – 1: 7,300





# Aerial Photo – 1978



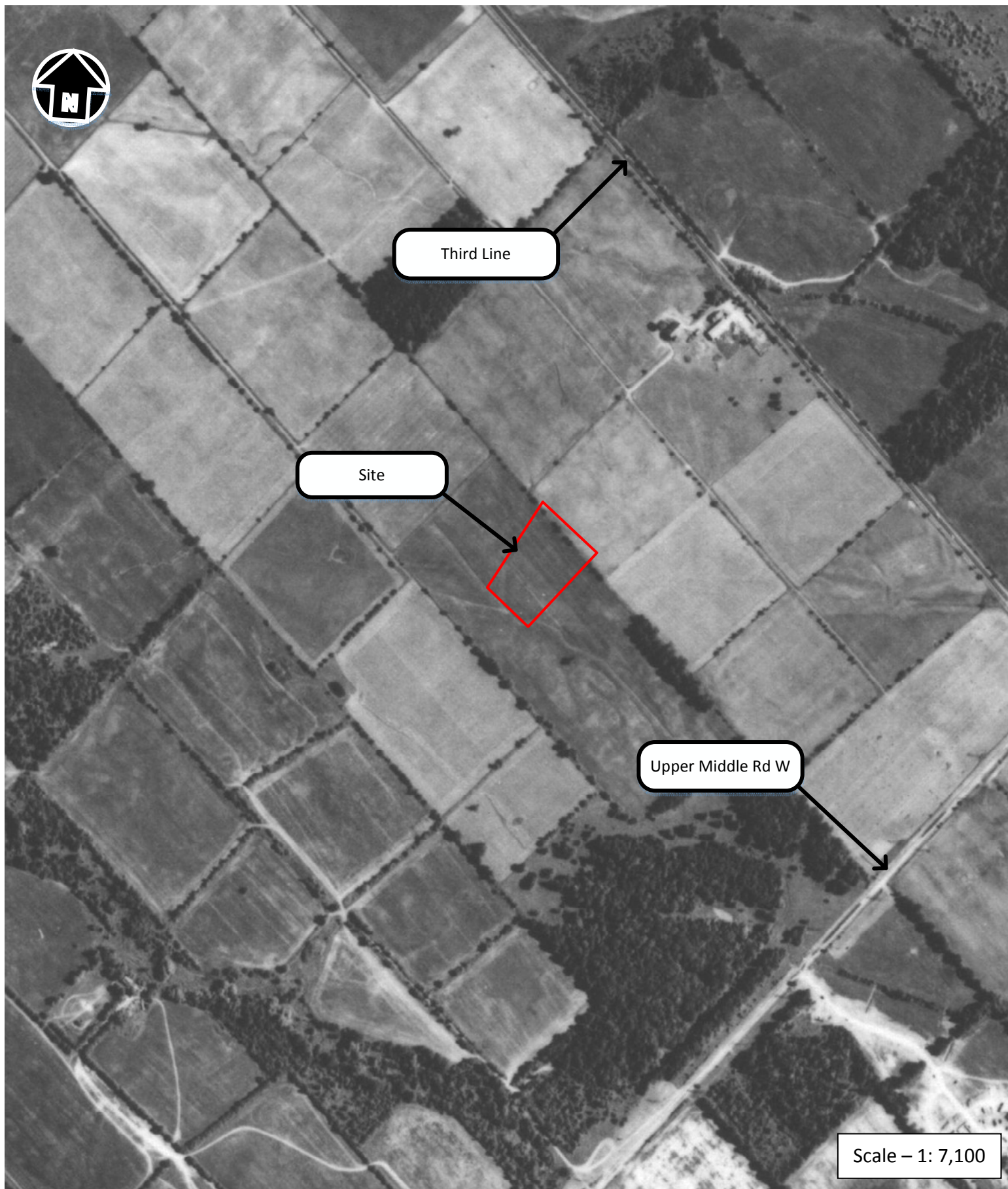
Third Line

Site

Upper Middle Rd W

Scale – 1: 5,500

# Aerial Photo – 1988



Third Line

Site

Upper Middle Rd W

Scale – 1: 7,100



# Aerial Photo – 2004



Third Line

Site



Postmaster Drive

Upper Middle Rd W

Westoak Trails Blvd

Scale – 1: 6,100





# Aerial Photo – 2013



Third Line

Site

Postmaster Drive

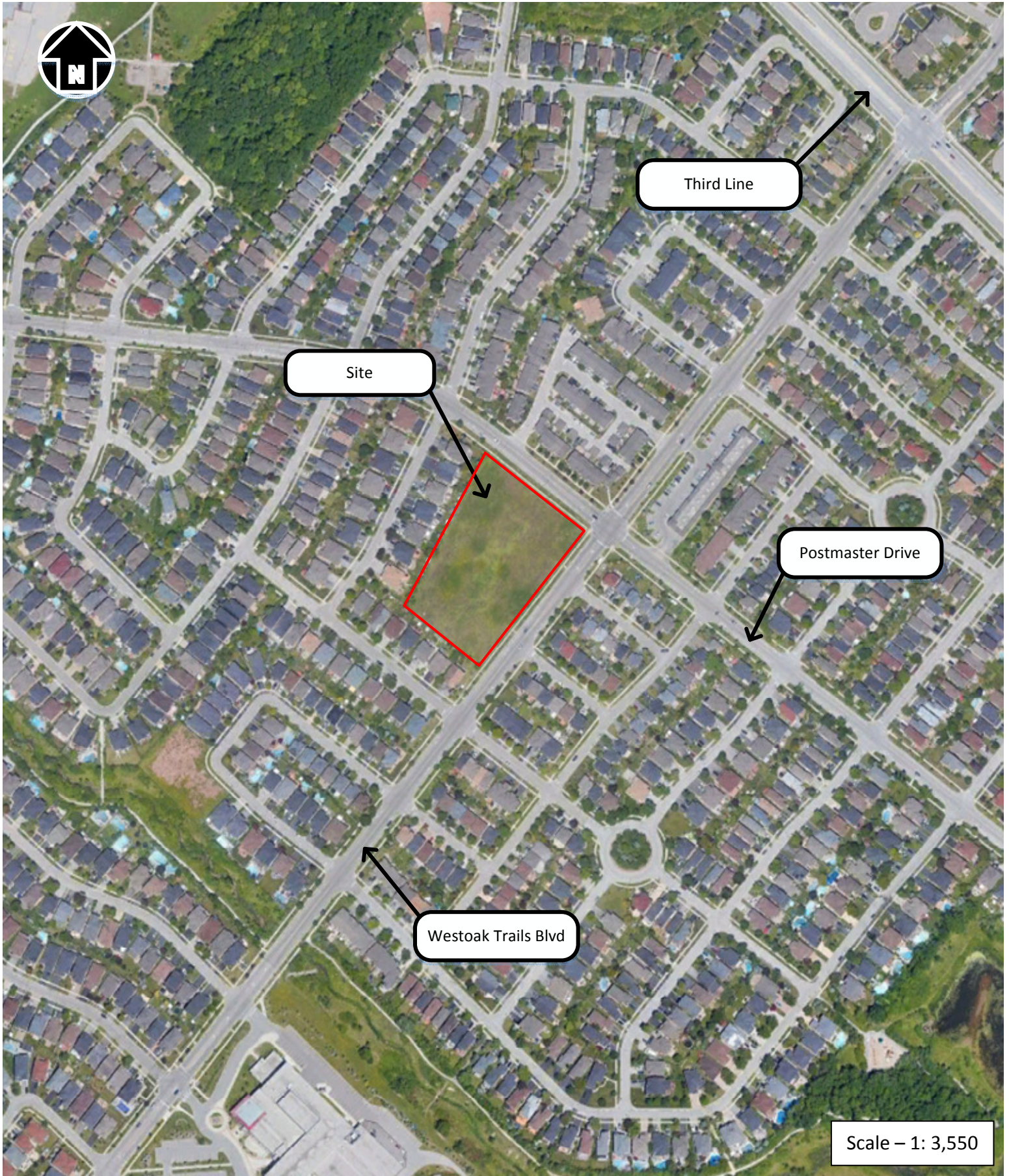
Westoak Trails Blvd

Upper Middle Rd W

Scale – 1: 4,900



# Aerial Photo – 2018



Third Line

Site

Postmaster Drive

Westoak Trails Blvd

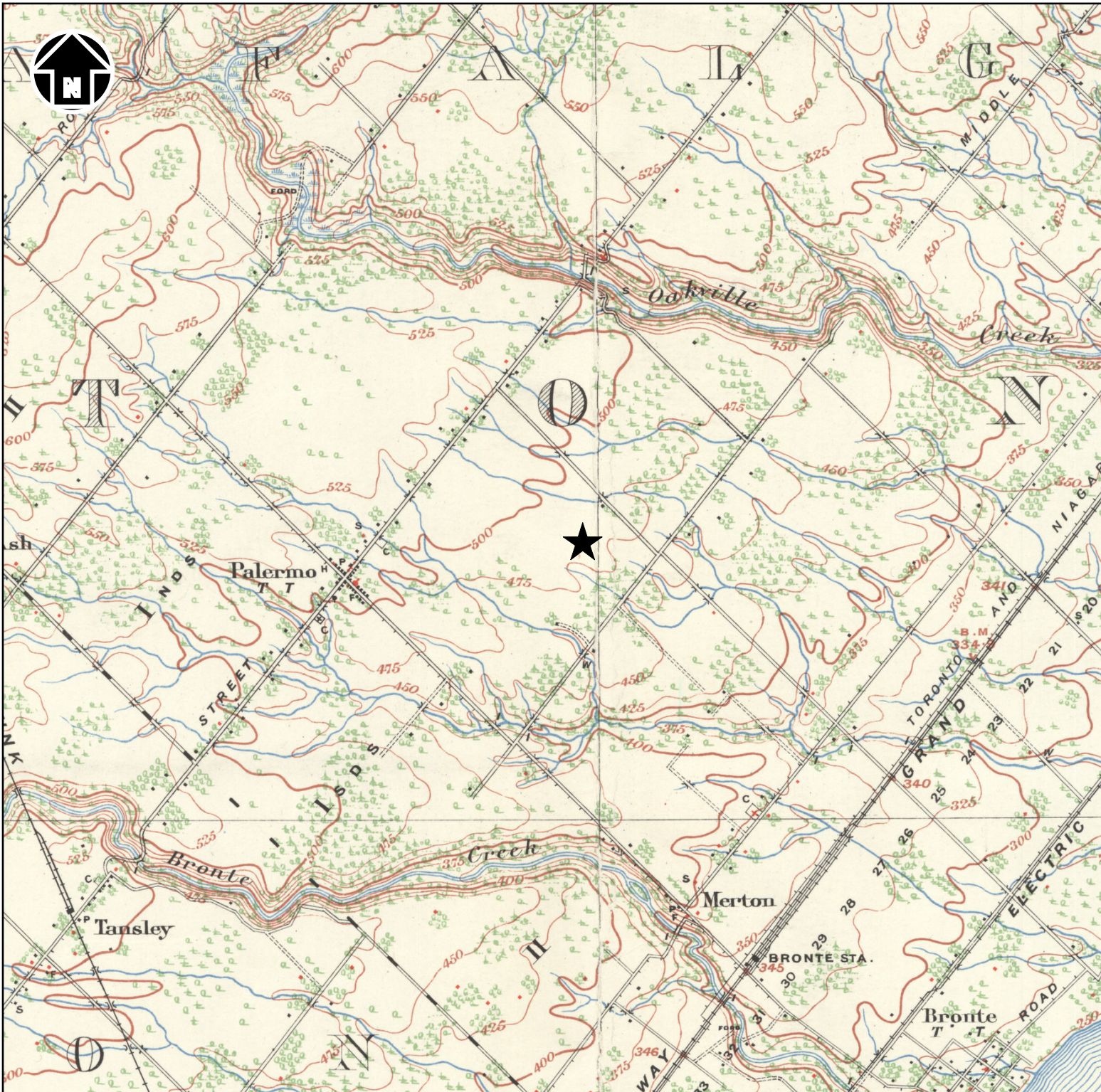
Scale – 1: 3,550



**Appendix 'G'**

1. 1909 Topographic Map;
2. 1938 Topographic Map;
3. 1968 Topographic Map, and;
4. 1999 Topographic Map.





**LEGEND**

★ = Site Location

**NOTES:**

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 190711-E
2. Topographic Map of Ontario, Hamilton Sheet 33.
3. Base map provided by "Department of Militia and Defense, 1909".

**Soil-Mat**  
Engineers & Consultants Ltd.

**CLIENT**

**BRANTHAVEN  
DEVELOPMENT CORP.**

**PROJECT TITLE**

Phase One Environmental Site Assessment  
2170 Postmaster Drive  
Oakville, Ontario

**DRAWING TITLE**

Topographic Map 1909

**PROJECT No.** SM 190711-E

**SCALE** 1: 63,360

**DATE** October 2019

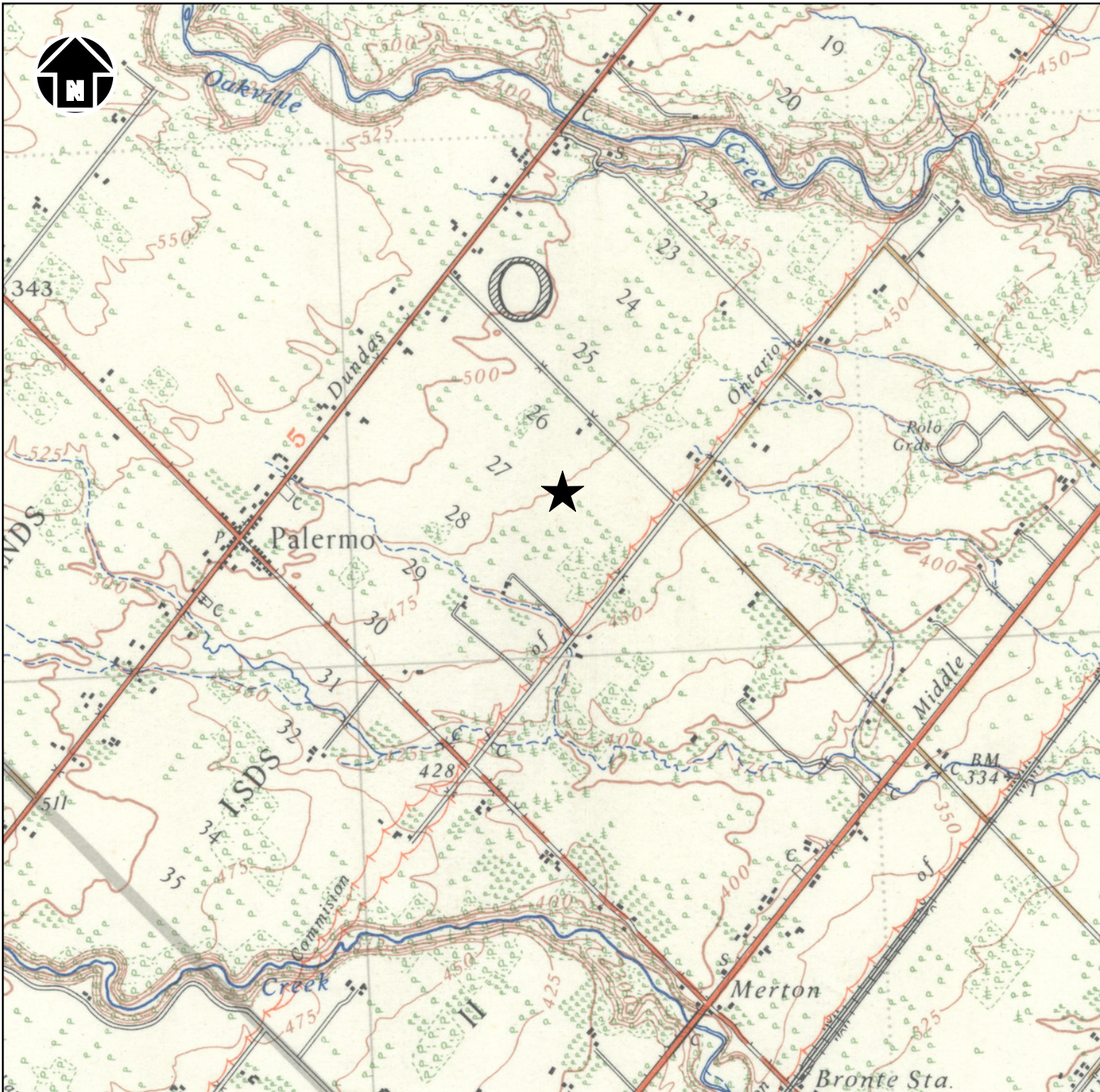
**CHECKED** IS

**DRAWN** PM

**FILE NAME**  
190711 Topo 1909.vsd

**DRAWING No. 4A**





**LEGEND**

★ = Site Location

**NOTES:**

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 190711-E
2. Topographic Map of Ontario, Hamilton Sheet 30 M/5.
3. Base map provided by the "Geographical Section, General Staff; Department of National Defence, 1938".

**Soil-Mat**  
Engineers & Consultants Ltd.

**CLIENT**

**BRANTHAVEN  
DEVELOPMENT CORP.**

**PROJECT TITLE**

Phase One Environmental Site Assessment  
2170 Postmaster Drive  
Oakville, Ontario

**DRAWING TITLE**

Topographic Map 1938

**PROJECT No.** SM 190711-E

**SCALE** 1: 63,360

**DATE** October 2019

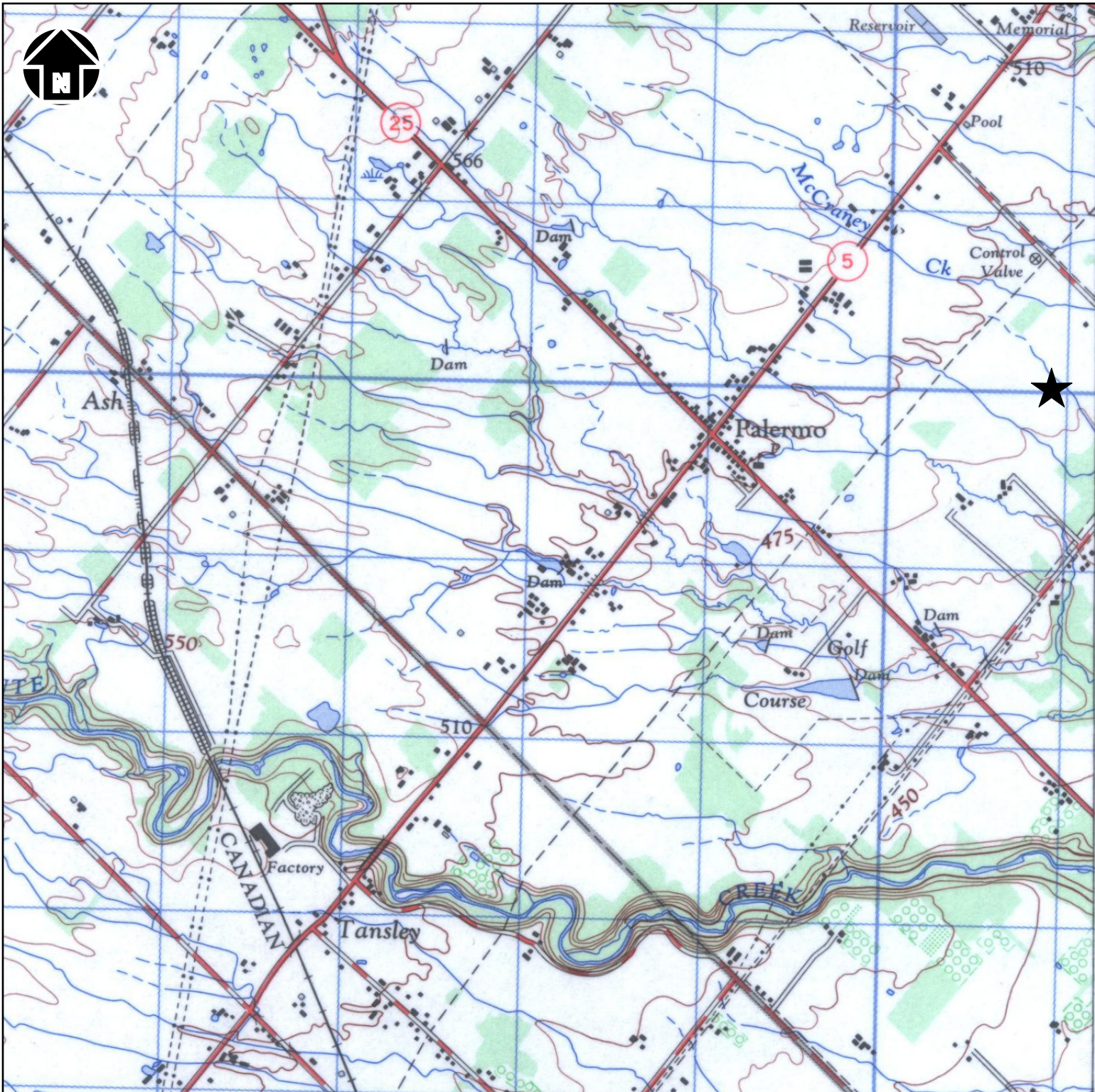
**CHECKED** KG

**DRAWN** PM

**FILE NAME**  
190711 Topo 1938.vsd

**DRAWING No. 4B**





**LEGEND**

★ = Site Location

**NOTES:**

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 190711-E
2. Topographic Map of Ontario, Hamilton Sheet 30 M/5 W, Edition 5.
3. Base map provided by the "Mapping and Charting Establishment, Department of National Defence, 1968".

**Soil-Mat**  
Engineers & Consultants Ltd.

**CLIENT**

**BRANTHAVEN  
DEVELOPMENT CORP.**

**PROJECT TITLE**

Phase One Environmental Site Assessment  
2170 Postmaster Drive  
Oakville, Ontario

**DRAWING TITLE**

Topographic Map 1968

**PROJECT No.** SM 190711-E

**SCALE** 1: 50,000

**DATE** October 2019

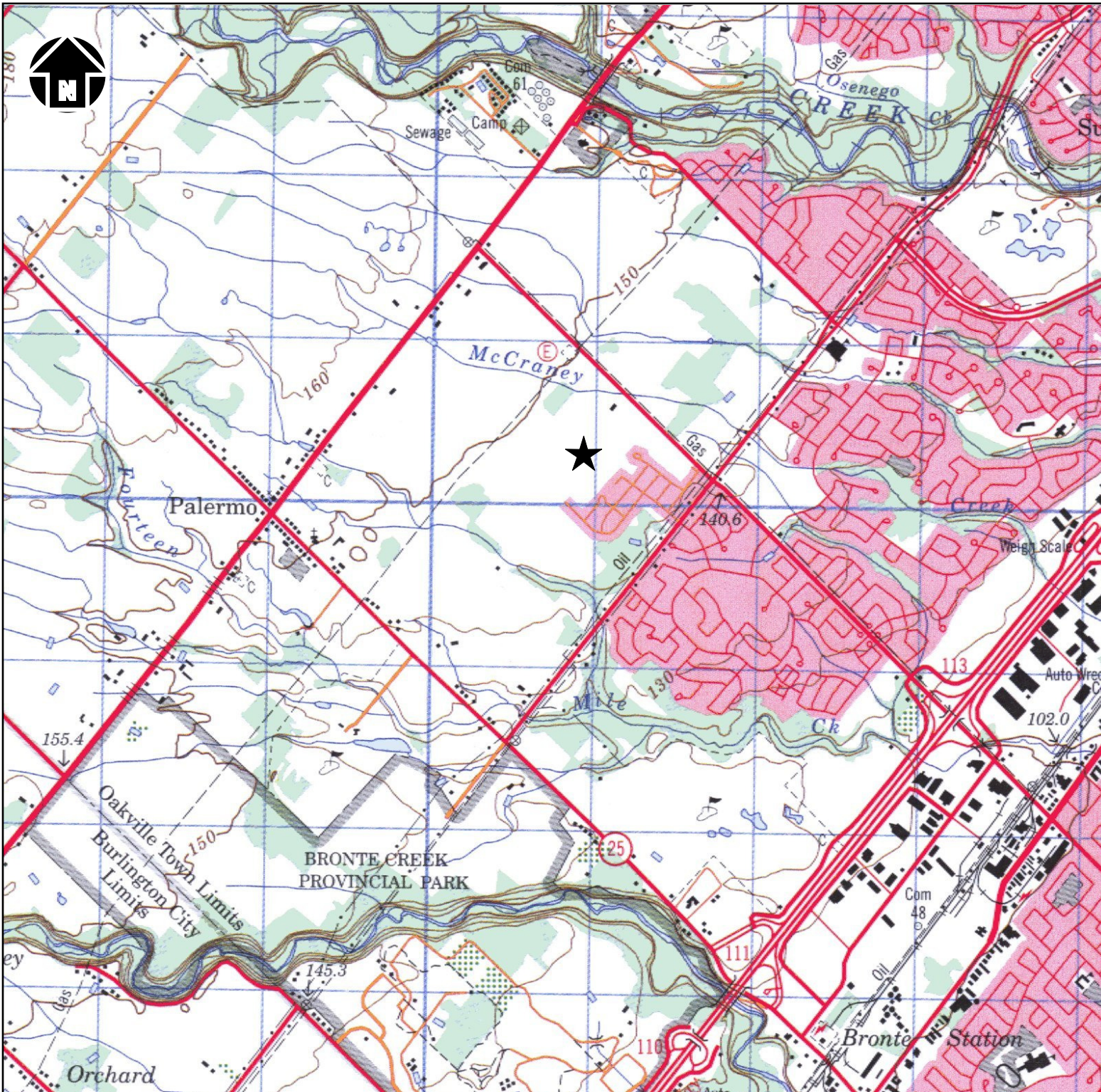
**CHECKED** KG

**DRAWN** PM

**FILE NAME**  
190711 Topo 1968.vsd

**DRAWING No. 4C**





**LEGEND**

★ = Site Location

**NOTES:**

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 190711-E
2. Topographic Map of Ontario, Hamilton - Burlington Sheet 30 M/5, Edition 10.
3. Base map provided by "©1999, Her Majesty The Queen in Right of Canada".

**Soil-Mat**  
Engineers & Consultants Ltd.

**CLIENT**

**BRANTHAVEN  
DEVELOPMENT CORP.**

**PROJECT TITLE**

Phase One Environmental Site Assessment  
2170 Postmaster Drive  
Oakville, Ontario

**DRAWING TITLE**

Topographic Map 1999

**PROJECT No.** SM 190711-E

**SCALE** 1: 50,000

**DATE** October 2019

**CHECKED** KG

**DRAWN** PM

**FILE NAME**  
190711 Topo 1999.vsd

**DRAWING No. 4D**

## **Appendix 'H'**

### 1. Qualifications of Assessor





## **COMPANY BACKGROUND**

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] is a Canadian Consulting Engineering firm owned by its senior staff. Over the past thirty years the principals of SOIL-MAT ENGINEERS have undertaken geotechnical investigations in all areas of Hamilton and surrounding area and are familiar with the distinct geology of the area and therefore well-versed with the various soil, bedrock and groundwater conditions. SOIL-MAT ENGINEERS has a staff of over twenty-five engineers and technical staff who specialize in geotechnical assignments, environmental assessments, hydrogeological investigations and construction quality control/assurance projects. The company commenced operation on June 15, 1992 and has undertaken over 5,000 projects since its inception. The firm and all professional staff are in good standing with Professional Engineers Ontario. The company has maintained a current Certificate of Authorisation since it was granted on April 28, 1992. The firm's office and laboratory facilities are located at 130 Lancing Drive in Hamilton, Ontario.

## **REPORT AUTHORS**

### **Peter Markesic, B.Sc.**

Environmental Project Manager

Mr. Markesic has over ten years of experience in conducting Phase I ESA research and Phase II ESA fieldwork, including soil and groundwater sampling. Mr. Markesic has also been a key project member on a number of Phase III Environmental Site Assessment projects, including the decommissioning of underground fuel storage tanks and both in-situ and ex-situ remediation projects.

### **Ian Shaw, P. Eng.**

[Director/ Senior Professional]

Mr. Shaw has over fourteen years of experience in the geotechnical and geo-environmental fields. Mr. Shaw has supervised the geotechnical investigations for the replacement/rehabilitation of bridge/culvert structures located within the Haldimand County, numerous residential and industrial subdivision projects, slope stability assignments associated with Hamilton Conservation Authority and Conservation Halton requirements, and several high rise developments in Hamilton, Burlington, Oakville, Brantford, St. Catharines, and Niagara Falls. Mr. Shaw has also been involved in numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects. Some of Mr. Shaw's projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes and numerous 'dig and dump' remediation projects.



**Keith Gleadall, B.A., EA Dipl.**

Vice-President [Senior Professional]

Mr. Gleadall has over fourteen years of experience in conducting Phase I, II and III Environmental Site Assessments and has successfully completed the requirements of the Associated Environmental Site Assessors of Canada and a Post Graduate Diploma in Environmental Site Assessment from Niagara College. Mr. Gleadall is responsible for undertaking numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects, together with Phase I, II and III Environmental Site Assessments. Projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes, the decommissioning of a former dry cleaning facility and numerous 'dig and dump' remediation projects.