

LORMEL JOINT VENTURE INC.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

2650 MAYFIELD ROAD, CALEDON, ONTARIO

WSP File No.: 161-01959-00

26 FEBRUARY 2016



2650 MAYFIELD ROAD,
CALEDON, ONTARIO

PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT

Lormel Joint Venture Inc.

Project no: 161-01959-00
Date: 26 February 2016

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26 February 2016

Lormel Joint Venture Inc.
145 Reynolds Street, Suite 400
Oakville, Ontario
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Attention: Mr. Amar Persaud

Subject: Phase One Environmental Site Assessment
2650 Mayfield Road, Caledon, Ontario
WSP File No.: 161-01959-00

Dear Mr. Persaud,

We are pleased to forward our Phase One Environmental Site Assessment (ESA) report for the above-noted property. The scope of this Phase One ESA conforms to the requirements outlined in O. Reg. 153/04 (as amended). The purpose of the Phase One ESA was to identify the presence or absence of potentially contaminating activities on the Phase One Property and within the Phase One study area, and based on this information assess the requirements for additional investigation in the form of a Phase Two Environmental Site Assessment. This Phase One ESA does not include physical sampling or testing, and is based solely on visual observations and a review of available or supplied factual data.

The report provides site information from inspections, records reviews, interviews, and our conclusions for your consideration.

Thank you for the opportunity to be of service on this project. We trust that this report will be satisfactory for your current needs. If you have any questions or require further information, please contact our office at your convenience.

Yours truly,
WSP Canada Inc.



Valeriy Tyshchuk, P.Eng., QP_{ESA}, CESA
Environmental Engineer

EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by Mr. Amar Persaud of Lormel Joint Venture Inc. to conduct a Phase One Environmental Site Assessment (ESA) at 2650 Mayfield Road in the Town of Caledon (hereafter referred to as the Phase One Property or Site). It is our understanding that this Phase One ESA was undertaken to identify the presence or absence of potentially contaminating activities within the Phase One Study Area, and based on this information assess the requirements for additional investigation in the form of a Phase Two Environmental Site Assessment prior to residential redevelopment and that a Record of Site Condition (RSC) may be required. The scope of the investigation includes a records review, site reconnaissance, and interviews with persons knowledgeable of the site.

The objective of the assessment was to determine any real or potential environmental liabilities associated with the Site through the completion of a historical records review, site reconnaissance and interviews. The scope of this Phase One ESA conforms to the requirements outlined in Ontario Regulation (O.Reg.) 153/04 as amended. The purpose of the Phase One ESA was to identify the likelihood of the presence or absence of potentially contaminating activities within the Phase One Study Area, and based on this information assess the requirements for additional investigation in the form of a Phase Two ESA. This Phase One ESA does not include physical sampling or testing, and is based solely on visual observations and a review of available or supplied factual data.

The Site is irregular in shape, with frontage along Mayfield Road to the south, and is approximately 173,000 m² (42.7 acres). The Site is currently vacant and utilized for agricultural purposes. The Site configuration is shown in Drawing 2.

Based on the Phase One ESA, WSP presents the following findings:

- The Phase One Property elevation is approximately 251-261 masl and is naturally undulating, with a general slope to the south-southeast. The inferred shallow groundwater flow direction in the Phase One Study Area is to the east towards Upper Fletcher's Creek, which is located approximately 600 m east of the Phase One Property.
- Surficial geology in the vicinity of the Site is described as "Clay to silt-textured till (derived from glaciolacustrine deposits or shale)". The underlying bedrock within the area generally consists of shale, limestone, dolostone, and siltstone of the Queenston Formation. The depth of bedrock in the vicinity of the Site is anticipated at depths greater than 6 mbgs. The Site is situated within drumlized till plains physiographic region.
- Based on aerial photographs, the southern portion of the site was historically utilized as an orchard. Currently, the Site is used for agricultural purposes. A barn was historically located on the southwestern portion of the site but was demolished in the mid-2000s.
- The Orangeville Brampton Railway runs to the northeast of the Phase One Property in a northwest to southeast direction.
- According to the Ministry of Natural Resources and Forestry, the northeast portion of the Site is a part of the Upper Fletchers Creek Wetland Complex, which is considered a provincially significant wetland and an environmentally sensitive area.

Based on the information obtained as part of the Phase One ESA, it is concluded that potentially contaminating activities (PCAs) were identified on the Phase One Property and within the Phase One Study Area. The potential for these activities to be contributing to three (3) areas of potential environmental concern for the Site are summarized in the table below. PCA numbers shown below are

as per Table 2, Schedule D, of Ontario Regulation 153/04. Those activities that were deemed to be contributing to an area of potential environmental concern for the Site are summarized below:

40. Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Application	Phase One Property – Based on aerial photographs, it appears the southern portion of the Phase One Property was historically an Orchard post 1877 to the 1980s. Currently, the Site is utilized for agricultural purposes. Pesticides are known to having been used in orchards and other agricultural operations throughout the 20 th century. The large-scale application of pesticides is considered to be contributing to APEC 1 .
28. Gasoline and Associated Products Storage in Fixed Tanks	Phase One Property – It is anticipated that there may have been fuel storage in a tank historically on the Phase One Property in the area around the old barn. The potential presence of fuel storage on site is considered to be contributing to APEC 2 .
46. Rail Yards, Tracks and Spurs	Phase One Property – The Orangeville Caledon Railway runs along the eastern portion of the Phase One Property and is considered to be contributing to APEC 3 .

The above-noted PCAs were deemed to be contributing to three (3) APECs in, on, or under the Phase One Property. Based on the APECs identified during this investigation, associated contaminants of potential concern include metals and inorganics, petroleum hydrocarbons, volatile organic compounds, polycyclic aromatic hydrocarbons and organochlorine pesticides.

Based on the findings of the Phase One ESA, a Phase Two ESA would be required in order to investigate the three (3) APECs identified to further assess the existing soil and groundwater conditions on the Phase One Property, prior to filing a Record of Site Condition (RSC), in accordance with O.Reg. 153/04, as amended.

It should be noted that general environmental management and housekeeping practices were reviewed as part of this assessment with respect to their impact on the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

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1 INTRODUCTION

WSP Canada Inc. was retained by Lormel Joint Venture Inc. to conduct a Phase One Environmental Site Assessment (ESA) at 2650 Mayfield Road, Caledon, Ontario (herein referred to as the "Phase One Property" or the 'Site'). The Site is owned by Lormel Joint Venture Inc. and it is understood that this Phase One ESA may be used to support the filing of a Record of Site Condition (RSC) prior to residential redevelopment. The scope of the investigation includes a records review, site reconnaissance, and interviews with persons knowledgeable with the site.

The Site is located on the north side of Mayfield Road in a mixed agricultural, community, commercial and residential area in Caledon, Ontario, approximately 460 m east of the Mayfield Road and McLaughlin Road intersection. A site location map is provided as Drawing 1. The Phase One Property is currently a vacant parcel of land utilized for agricultural purposes with a total area of approximately 173,000 m² (42.7 acres). The Site configuration is shown in Drawing 2.

1.1 PHASE ONE PROPERTY INFORMATION

Property information for the Site is provided in the table below:

Table 1-1 Property Information

CRITERION	PHASE ONE PROPERTY INFORMATION
Current Site Owner	Lormel Joint Venture Inc.
Phase One Representative	Mr. Amar Persaud 145 Reynolds Street, Suite 400 Oakville, Ontario L6J 0A7 Email: apersaud@melroseinvestments.com
Municipal Address	2650 Mayfield Road, Caledon, Ontario
Property Identification Numbers (PINs)	14252-0714 14252-0105
Legal Description	Part 1 on Plan 43R-24171 and Parts 5, 6 and 7 on Plan 43R1276, Part of Lot 18, Concession 1, West of Hurontario Street (Geographic Township of Chinguacousy); Town of Caledon, Regional Municipality of Peel

A topographic plan of the Site was conducted in October 2002 by Tham Shanmugarajah Surveying Ltd., an Ontario Land Surveyor. The topographic plan is included as Appendix A.

2 SCOPE OF INVESTIGATION

The primary purpose of the assessment was to:

- Determine the actual or potential environmental liabilities at the Site;
- Characterise any liabilities of environmental concern;
- Assess environmental risks;
- Provide a basis for subsequent investigation of the property based on the Phase One ESA findings.

As such, the objective of the assignment was:

- To undertake a Phase One ESA for the Site in accordance with O. Reg. 153/04 (as amended)

The scope of the investigation includes:

- Records Review
- Interviews (& Correspondence)
- Site Reconnaissance
- Prepare a Phase One ESA report

3 RECORDS REVIEW

Below is a summary of the records review undertaken by WSP as part of this Phase One ESA.

The records review provides Phase One Property information regarding the physical setting, history of development, and land use in connection with the Site and adjacent properties. WSP was able to use publicly available databases for the records review in accordance with O.Reg 153/04 as amended. Information sources are summarized in the following table:

Table 3-1 Summary of General Records Review

SOURCE	RECORDS REVIEW RESULT
i. Phase One Study Area Determination	The Phase One ESA study area for this undertaking included properties wholly, or partly, within 250 m of the Site boundary. Properties wholly beyond 250 m of the Site boundary were not added to the study area as there are no major industrial developments within relative close proximity to the Phase One Study Area.
ii. First Developed Use Determination	Based on a review of the 1877 Peel County Atlas, aerial photographs and records reviewed, it is anticipated that the Site has been in agricultural use since as early as the 1870s. The 1967 and 1974 aerial photographs depict the southern portion of the Phase One Property as being occupied by orchards.
iii. Fire Insurance Plans (FIPs)	No FIPs were available for review for the Site and the Phase One Study Area.
iv. City Directories	City directories between 1980 and 2001 were reviewed at approximately 5-year intervals as part of this assessment. The Phase One Property and properties within the Phase One Study Area were not listed in the city directories.
v. Environmental Reports	No previous environmental reports were provided to WSP at the time of this investigation.

3.1

ENVIRONMENTAL SOURCE INFORMATION

Table 3-2 Summary of Environmental Records

SOURCE	RECORDS REVIEW RESULT
i. National Pollutant Release Inventory (NPRI)	NPRI online database did not report any records between 1993 and 2014 for the Phase One Study Area.
ii. PCB Inventories	The 1999 and 2003 MOECC PCB databases were reviewed and the Phase One Property or properties within the Phase One Study Area were not listed.
iii. Ministry of the Environment Compliance Approval (ECA), Permits To Take Water (PTTW) and Certificates of Property Use (CPU)	The Ministry of the Environment and Climate Change online search engine did not find any records for the Site and Phase One Study Area. The records search are from December 1999 onwards.
iv. Inventory of Coal Gasification Plants	No records of Coal Gasification Plants or Coal Tar Sites were found within the Phase One Study Area.
v. Records of Environmental Incidents,	A Freedom of Information (FOI) request was submitted to the MOECC, requesting information pertaining to Environmental Incidents, Orders,

SOURCE	RECORDS REVIEW RESULT
Orders, Offences, Spills, Discharges of Contaminants or Inspections	Offences, Spills, Discharges of Contaminants, or Inspections for the Phase One Property. A response has not yet been received from the MOECC regarding the FOI request and notification will be provided if any records are identified by the MOE file search. A copy of the MOECC FOI request form can be found in Appendix B.
vi. Ontario Regulation 347 Waste Generators/Receivers Summary Records	A search of the waste generator database for the years 1994, 1999, 2001, 2003, 2005, 2006, 2007, 2008, 2010, 2011, 2012, 2013 and 2014, produced no records for the Phase One Property. The Phase One Property and properties within the Phase One Study Area were not listed in this database.
vii. Ministry of the Environment Waste Disposal Inventory	A search of the MOECC online database did not produce any records pertaining to the Phase One Property or Phase One Study Area with regards to large or small scale, open or closed landfill sites.
viii. Records of Fuel Storage	An information request was submitted to the TSSA pertaining to underground and aboveground fuel storage for the Site. According to Ruchi Chohan at the TSSA, there are no records of fuel storage for the Site or adjacent properties.
ix. Environmental Registry	No Environmental Registrations were recorded on the Phase One Property or within the Phase One Study Area in the MOECC Brownfield Redevelopment search engine.
x. Water Well Information System	<p>As part of this assessment, well records maintained by the Ministry of the Environment and Climate Change (MOECC) were reviewed. A search of these records indicates thirteen (13) water well records within 250 m of the Phase One Property.</p> <p>Well ID # 7220336 was drilled in April 2014 to a depth of 54.9 m. The stratigraphy at this location is described as brown sand and gravel.</p> <p>Well ID # 7248959 was decommissioned in September 2015. No details regarding information about the well were available.</p> <p>Well ID # 4910186 was drilled in March 2006 to a depth of 24 m. The stratigraphy at this location is described as brown gravel to a depth of 1.0 m, underlain by sandy clay to a depth of 6.9 m, underlain by gravel to a depth of 7.2 m, underlain by clay and sand to a depth of 7.6 m, underlain by clay and gravel to a depth of 9.8 m, underlain by red/green shale.</p> <p>Well ID # 4901615 was drilled in October 1962 to a depth of 30.8 m. The stratigraphy at this location is described as brown topsoil to a depth of 0.6 m, underlain by brown clay to a depth of 4.6 m, underlain by red shale. Water was encountered at 30.5 m.</p> <p>Well ID # 7224621 was decommissioned in February 2014. No details regarding information about the well were available.</p> <p>Well ID # 4901603 was drilled in August 1962 to a depth of 10.4 m. The stratigraphy at this location is described as brown topsoil to a depth of 3.1 m, underlain by reddish clay to a depth of 6.7 m, underlain by red shale. Water was encountered at 10.4 m.</p> <p>Well ID # 7044485 was drilled in May 2007 to a depth of 7.6 m. No details regarding information about the well were available.</p> <p>Well ID # 7044486 was drilled in May 2007 to a depth of 7 m. No details regarding information about the well were available.</p> <p>Well ID # 4908022 was drilled in June 1993 to a depth of 30.2 m. The stratigraphy at this location is described as brown clay and sand to a depth of 4.3 m, underlain by shale. Water was encountered at 17.7 m.</p> <p>Well ID # 7041323 was drilled in December 2006 to a depth of 18.2 m. The stratigraphy at this location is described as brown topsoil to a depth of 0.61 m, underlain by brown clay to a depth of 6.1 m, underlain by red shale. Water was encountered at 17.7 m.</p>

SOURCE	RECORDS REVIEW RESULT
	<p>Well ID # 4901619 was drilled in November 1963 to a depth of 30.5 m. The description of the stratigraphy at 13.1 m and is described as red clay and sand to a depth of 17.3 m, underlain by shale. Water was encountered at 29.0 m.</p> <p>Well ID # 7181653 was decommissioned in April 2012. No details regarding information about the well were available.</p> <p>Well ID # 4904557 was drilled in June 1974 to a depth of 25.3 m. The stratigraphy at this location is described as brown soil to a depth of 0.3 m, underlain by brown clay to a depth of 6.7 m, underlain by blue clay to a depth of 12.2 m, underlain by red clay and sand to a depth of 17.7 m, underlain by shale. Water was encountered at 22.9 m.</p>
xi. Areas of Natural Significance (life science or earth science)	<p>The Biodiversity Explorer published by the MNRF lists areas of natural significance including provincial parks, conservation reserves, areas of natural and scientific interest (ANSI), wetlands environmentally significant areas, habitats of a threatened or endangered species, and wilderness areas. A review of this database listed the northwest portion of the Site as the Upper Fletcher's Creek Wetland Complex, a provincially significant wetland.</p>

3.2 PHYSICAL SETTING SOURCES

Table 3-3 Summary of Physical Setting Sources

SOURCE	RECORDS REVIEW RESULT
i. Aerial Photographs – National Air Photo Library and Google Earth Satellite Images	<p>Aerial photographs for the years 1967, 1974, 1980 and 1991 were obtained from the National Archives Collection. The County Atlas of Peel was utilized to obtain a more historical image from 1877. Google Earth was utilized to obtain satellite images from 2004 and 2015. Significant information depicted from these photographs and maps, where possible, are summarized below and copies of the documents are provided in Appendix C:</p> <p>Peel County Atlas – 1877</p> <ul style="list-style-type: none"> • The Phase One Property was owned by William Faulkner and appeared to be utilized for agricultural purposes. A seasonal tributary of Upper Fletcher's Creek traverses the northwestern portion of the Site in a southwest to northeast direction. • Mayfield Road was not developed at this time. • Properties within the Phase One Study Area appear to be developed for agricultural purposes. <p>1967</p> <ul style="list-style-type: none"> • The Phase One Property appears to be vacant of any structures. The southern and eastern portions of the Site are occupied by orchards. A seasonal tributary of Upper Fletcher's Creek traverses the eastern portion of the site and runs in a north to south direction. The northeastern portion of the property is not visible in this aerial photograph. • Adjacent properties appear to be developed for residential and agricultural purposes. • The Orangeville Brampton Railway runs to the east of the Phase One Property in a north to south direction. • Mayfield Road is present at this time.

SOURCE	RECORDS REVIEW RESULT
	<p>1974</p> <ul style="list-style-type: none"> The Phase One Property appears similar to the 1967 aerial photograph. The northwestern portion of the Site appears to be covered with dense forest. Adjacent properties appear to be developed for residential and agricultural purposes. The Orangeville Brampton Railway runs to the east of the Phase One Property in a north to south direction. <p>1980</p> <ul style="list-style-type: none"> A barn is located on the southwestern portion of the site. The orchards are no longer as predominant on the Phase One Property. Two seasonal tributaries of Upper Fletcher's Creek traverse the eastern portion of the Phase One Property. The Phase One Study area appears to have similar configuration as the 1974 aerial photograph. <p>1991</p> <ul style="list-style-type: none"> The Phase One Property and properties within the Phase One Study Area appears similar to the 1980 aerial photograph. <p>2004</p> <ul style="list-style-type: none"> The Phase One Property and properties within the Phase One Study Area appears similar to the 1980 and 1991 aerial photographs. <p>2015</p> <ul style="list-style-type: none"> The barn is no longer located on the Phase One Property. The west adjacent property appears to be occupied by a church. Residential subdivisions are developed to the south and east of the Phase One Property.
	<p>ii. Topography, Hydrology, Geology-The Atlas of Canada (Toporama website), OGS Earth website by Ontario Ministry of Northern Development, Mines and Forestry</p> <p>The Phase One Property and vicinity are characterized by typically flat topography. The topographic contours presented on Drawing 2 indicate that the Site elevation is approximately 255-261 metres above sea level (masl) and sloping down to the southeast towards Upper Fletcher's Creek, located approximately 600 m east of the Site. As a result the inferred groundwater flow direction is easterly. The Site is situated within drumlized till plains physiographic region (OGS, 2015). Surficial geology in the vicinity of the Site is described as "Clay to silt-textured till (derived from glaciolacustrine deposits or shale)" (OGS, 2015). The underlying bedrock within the area generally consists of shale, limestone, dolostone, and siltstone of the Queenston formation (OGS, 2015). The bedrock in the vicinity of the Site is anticipated at depths greater than 6 mbgs, based on MOECC well records.</p>
	<p>iii. Fill Materials</p> <p>Fill material was observed on the Site in the area of the old barn during the Phase One Site Reconnaissance.</p>
	<p>iv. Water Bodies and Areas of Natural Significance</p> <p>Upper Fletcher's Creek is located approximately 600 m east of the Phase One Property and runs in a northwest to southeast direction. Two seasonal creeks traverse the western and eastern portions of the Site and run in a north to south direction. According to the Ministry of Natural Resources online mapping software, the northeast portion of the Phase One Property is considered a Provincially Significant Wetland (Upper Fletchers Creek Complex).</p>
	<p>v. Well Records</p> <p>There were no well records found for the Site. The MOECC records identified thirteen (13) records of wells within the Phase One Study Area.</p>

SOURCE	RECORDS REVIEW RESULT
	The wells are shown on Drawing 2. No potable wells were observed on the Site during the Site Reconnaissance.

3.3 SITE OPERATING RECORDS

To be classified as an enhanced investigation property, the Phase One Property must be used or have been used in whole or in part for any of the following uses:

- any industrial use,
- as a garage,
- as a bulk liquid dispensing facility, including a gasoline outlet, or,
- for the operation of dry cleaning equipment

The Phase One Property is not nor has ever been an enhanced investigation property; therefore, site operating records were not required at the time of the Phase One ESA.

4

INTERVIEWS

Table 4-1 Details of Interview with Mr. Bill Hewson

REQUIRED INFORMATION		SPECIFICS
i.	Date, place, and method of the interviews and the name of person being interviewed	Date: 23 February 2016
		Place: 2650 Mayfield Road
		Interview Method: Face-to-Face
		Interviewee: Bill Hewson, Farmer
ii.	Reason why the person was identified as an interview subject	Mr. Hewson is the current farmer at 2650 Mayfield Road and is knowledgeable about the current and past agricultural operations at the Site.
iii.	Relevant information concerning potentially contaminating activity and areas of potential environmental concern noted by the interviewer.	Mr. Hewson indicated that the Site is currently used to grow small cash crops such as soybeans and that Round-Up is used as a fertilizer due to its low carry-over. Mr. Hewson indicated that the barn was demolished approximately 8 years and there has not been any fuel storage on Site in the past 10 years. He was not aware if there was fuel storage on Site prior to this.
iv.	Reliability	Very reliable as Mr. Hewson has worked on the whole Site for 7 years and part of the Site for 10 years and only provided information he knew for certain.

5

SITE RECONNAISSANCE

Table 5-1 Site Reconnaissance Investigation Notes

REQUIRED INFORMATION		SPECIFICS
i.	date and time of the investigation	February 23, 2016 from 11:00 to 13:00
ii.	weather conditions	The temperature was approximately 5°C and weather conditions were slightly overcast.
iii.	whether the facility was operating at the time of the investigation, where the phase one property is an enhanced investigation property that is currently being used for one of the uses described in clause 32 (1) (b) of the regulation	N/A
iv.	The name and qualifications of the person conducting the investigation	<p>A Site reconnaissance was conducted by Ms. Shawna Perry. The Site reconnaissance also included a visual inspection of adjacent properties and surrounding properties located wholly or partly within the Phase One Study Area. The visual inspection was conducted from the Site boundary and publicly accessible areas to identify any potentially contaminating activities, water bodies and areas of natural significance.</p> <p>Select photographs taken during the Site reconnaissance are provided in Appendix D.</p>

5.1

SPECIFIC OBSERVATIONS AT THE PHASE ONE PROPERTY

The following table summarizes the specific site reconnaissance observations.

IDENTIFIABLE FEATURES		SPECIFIC OBSERVATIONS
General		
i.	Subject Site Structures and Improvements including Below-Ground Structures	The Site is currently vacant of any structures.
i.	Underground Storage Tanks (UST)	No USTs were observed on the Site.
ii.	Above Ground Storage Tanks (AST)	No ASTs were observed on the Site.
iii.	Potable and Non-potable Water Sources	As the Phase One Property is currently vacant, it is not anticipated to be serviced for water. No potable water wells were observed on the Site.
Underground Utilities and Corridors		
Underground Utilities and Corridors		As the Site is currently a vacant parcel of land, it is not anticipated that utilities and corridors exist on the Phase One Property.
Features and Structures of On-Site Buildings		

IDENTIFIABLE FEATURES		SPECIFIC OBSERVATIONS
i.	Entry and Exit Points	The Phase One Property is vacant of any structures and therefore there are no entry and exit points.
ii.	Heating & Cooling Systems	The Phase One Property is vacant of any structures and therefore has no heating or cooling systems in place at this time.
iii.	Drains, Pits, Sumps	No evidence of drains, pits and sumps were observed on the Phase One Property during the site reconnaissance.
iv.	Unidentified Substances	No evidence of unidentified substances that could have an effect on the environmental conditions at the Site was observed.
i.	Wells	No water wells were observed on the Site.
ii.	Sewage Works	The Site is currently a vacant parcel of land and it is not expected to be serviced for waste.
iii.	Ground Surface	The ground surface of the site was primarily covered by topsoil.
iv.	Railway Lines and Spurs	There was no indication of any former or current rail lines or spurs on the Phase One Property or within the Phase One Study Area during the site reconnaissance.
i.	Stained Soil, Vegetation or Pavement	No areas of stained soil, pavement, or vegetation were observed on the Site.
ii.	Stressed Vegetation	No evidence of stressed vegetation was observed on the Site.
iii.	Areas where fill and debris materials appear to have been placed or graded	No fill material was observed on the Phase One Property during the site reconnaissance. Reworked material containing brick and asphalt was observed in the area of the old barn, located on the southwest portion of the Site.
iv.	Potentially contaminating activity	No potentially contaminating activities were observed during the site reconnaissance.
v.	Details of unidentified substances found at the property	None observed.
Enhanced Investigation Property		<p>To be classified as an enhanced investigation property, the Phase One Property must be used or have been used in whole or in part for any of the following uses:</p> <ul style="list-style-type: none"> • any industrial use, • as a garage, • as a bulk liquid dispensing facility, including a gasoline outlet • for the operation of dry cleaning equipment <p>As none of these criteria were found to apply to the phase one property, the phase one property is not an enhanced investigation property.</p>
i.	PCB Materials and Equipment	The Phase One Property is currently vacant of structures and no potentially PCB containing equipment was observed.
ii.	Lead Containing Materials (LCMs)	The Phase One Property is currently vacant of structures and no LCMs were observed.
iii.	Asbestos Containing Materials (ACMs)	As the Phase One Property is vacant of structures, no ACMs were observed on the Phase One Property at the time of the site visit.
iv.	Urea Formaldehyde Foam Insulation (UFFI)	Potential not observed.
v.	Ozone Depleting Substances (ODSs)	Potential not observed.
vi.	Herbicides and Pesticides	At the time of the Site reconnaissance, there was no evidence of unacceptable use of herbicides and pesticides.
vii.	Pits and Lagoons	No pits or lagoons were observed during the Site reconnaissance.

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
viii. Air Emissions	There were no sources of air emissions requiring an ECA observed on-Site.

5.2 OBSERVATIONS WITHIN PHASE ONE STUDY AREA

As part of the Site reconnaissance a visual inspection of adjacent properties and properties located within the Phase One Study Area was conducted from the boundary of the Site and from publicly accessible areas to identify any potentially contaminating activities. At the time of the Site reconnaissance, land use within the Phase One Study Area was primarily agricultural, residential and community, consisting of the following:

Table 5-2 Phase One Study Area Reconnaissance Observations

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
Adjacent Land Uses	<p>Adjacent land uses at the time of the site reconnaissance are illustrated on Drawing 2 and were noted as follows:</p> <p>North: Agricultural, wetland complex</p> <p>South: Residential subdivision and commercial plaza</p> <p>East: Orangeville Brampton Railway and residential subdivision</p> <p>West: Immanuel Christian Reformed Church and Peel Adventist Elementary (Community) and agricultural lands</p>
Water Bodies	The nearest surface water body is Upper Fletcher's Creek, which is located approximately 600 m east of the Phase One Property and runs in a southwest to northeast direction. Two temporary tributaries traverse the eastern and western portions of the Site and run in a northwest to southeast direction.
Areas of Natural Significance	According to the Ministry of Natural Resources on-line mapping software, the northern portion of the Site is classified as a Provincially Significant Wetland (Upper Fletchers Creek Wetland Complex).

5.3 WRITTEN DESCRIPTION OF THE INVESTIGATION

The written description of the investigation and reconnaissance are documented throughout Section 5.0 with areas of environmental concern identified and discussed in Section 6.0 below.

6

REVIEW AND EVALUATION OF INFORMATION

6.1 CURRENT AND PAST USES

The following table summarizes the current and historic property use of the Site as inferred from records obtained during the Phase One ESA records review:

Table 6-1 Current and Past Land Use

YEAR	NAME OF OWNER	DESCRIPTION OF PROPERTY USE	PROPERTY USE	OTHER OBSERVATIONS FROM AERIAL PHOTOGRAPHS, FIRE INSURANCE PLANS, ETC.
1877-1990	Various Private Individuals	Agricultural, orchard	Agriculture or other use	Based on aerial photographs, it appears the Site was utilized for agricultural purposes including an orchard along the south portion.
1990-Present	Lormel Joint Venture Inc.	Agricultural	Agriculture or other use	Based on aerial photographs and the Site visit, the Site was utilized for agricultural purposes.

6.2 POTENTIALLY CONTAMINATION ACTIVITY

Potentially contaminating activities (PCAs) on the Site or within the Phase One Study Area are summarized in the table below. All PCAs including the number and location (if known) of USTs are illustrated on the Phase One Conceptual Site Model provided as Drawing 2.

Refer to O. Reg. 153/04, Schedule D, Table 2 for a complete list of potentially contaminating activities.

The table below summarizes the PCAs which were identified within the Phase One Study Area:

Table 6-2 Summary of PCAs

40. Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Application	Phase One Property – Based on aerial photographs, it appears the southern portion of the Phase One Property was historically an Orchard post 1877 to the 1980s. Currently, the Site is utilized for agricultural purposes. Pesticides are known to having been used in orchards and other agricultural operations throughout the 20 th century. The large-scale application of pesticides is considered to be contributing to APEC 1 .
28. Gasoline and Associated Products Storage in Fixed Tanks	Phase One Property – It is anticipated that there may have been fuel storage in a tank historically on the Phase One Property in the area around the old barn. The potential presence of fuel storage on site is considered to be contributing to APEC 2 .
46. Rail Yards, Tracks and Spurs	Phase One Property – The Orangeville Caledon Railway runs along the eastern portion of the Phase One Property and is considered to be contributing to APEC 3 .

6.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

The table of areas of potential environmental concern (APECs) presented in the form as approved by the Director is provided below. The table was prepared in accordance with clause 16(2)(a), Schedule D, O.Reg 153/04.

Table 6-3 Summary of Areas of Potential Environmental Concern

AREA OF POTENTIAL ENVIRONMENTAL CONCERN	LOCATION OF POTENTIAL ENVIRONMENTAL CONCERN ON PHASE ONE PROPERTY	POTENTIALLY CONTAMINATING ACTIVITY	LOCATION OF PCA (ON-SITE OR OFF-SITE)	CONTAMINANTS OF POTENTIAL CONCERN	MEDIA POTENTIALLY IMPACTED (GROUND WATER, SOIL AND/OR SEDIMENT)
APEC-1	Entire Phase One Property	40. Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Application	On-Site	metals Sb Cr (VI) Hg Se VOCs PAHs OCPs	Soil & Groundwater
APEC-2	Southwestern portion of Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHC BTEX metals Cr (VI) Hg Se	Soil & Groundwater
APEC-3	Eastern portion of Phase One Property	46. Rail Yards, Tracks and Spurs	Off-Site	metals Cr (VI) Hg Se PHCs PAHs	Soil & Groundwater

Notes:

OCPs – Organochlorine Pesticides

PAHs – Polycyclic Aromatic Hydrocarbons

PHCs – Petroleum Hydrocarbons

BTEX – Benzene, Toluene, Ethylbenzene, Xylene

VOCs – Volatile Organic Compounds

Hg – Mercury

Sb – Antimony

Se – Selenium

6.4 PHASE ONE CONCEPTUAL SITE MODEL

As part of the Phase One ESA, a Conceptual Site Model was developed for the property at 2650 Mayfield Road, Caledon, Ontario.

6.4.1 DRAWINGS

A Phase One Conceptual Site Model figure for the Site is presented as Drawing 2. The drawing presents the following information for the Phase One Property and Phase One Study Area:

- Any existing buildings and structures,
- Water bodies located in whole, or in part, on the Phase One Study Area,
- Areas of natural significance located in whole, or in part, on the Phase One Study Area,
- Water wells at the Phase One Property or within the Phase One Study Area
- Roads, including names, within the Phase One Study Area,
- Uses of properties adjacent to the Phase One Property,
- Areas where any potentially contaminating activities have occurred, including location of any tanks,
- Areas of potential environmental concern, as identified in Section 6.3.

6.4.2 POTENTIALLY CONTAMINATING ACTIVITY

All potentially contaminating activities identified within the Phase One Study Area and on the Site are shown on Figure 2 and are discussed in Section 6.2. The table below summarises the PCAs within the Phase One Study Area which are believed to contribute to an area of potential environmental concern.

Table 6-4 Summary of PCAs Contributing to an APEC

40. Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Application	Phase One Property – Based on aerial photographs, it appears the southern portion of the Phase One Property was historically an Orchard post 1877 to the 1980s. Currently, the Site is utilized for agricultural purposes. Pesticides are known to having been used in orchards and other agricultural operations throughout the 20 th century. The large-scale application of pesticides is considered to be contributing to APEC 1 .
28. Gasoline and Associated Products Storage in Fixed Tanks	Phase One Property – It is anticipated that there may have been fuel storage in a tank historically on the Phase One Property in the area around the old barn. The potential presence of fuel storage on site is considered to be contributing to APEC 2 .
46. Rail Yards, Tracks and Spurs	Phase One Property – The Orangeville Caledon Railway runs along the eastern portion of the Phase One Property and is considered to be contributing to APEC 3 .

6.4.3 POTENTIAL ENVIRONMENTAL CONCERN AND POTENTIAL CONTAMINANTS OF CONCERN

The Table of Areas of Potential Environmental Concern included in Section 6.3, provides a summary of the APECs on the Phase One Property, identifying the location of the PCAs contributing to the on-Site APECs and indicates the associated potential contaminants of concern. Drawing 2 is a site plan showing the location of the APECs on the Phase One Property.

6.4.4 IMPACT OF UNDERGROUND UTILITIES

Underground utilities have the potential to affect contaminant distribution and transport. There are currently no underground utilities located on the Site, and, therefore, are not expected to impact potential contaminant distribution.

6.4.5 GEOLOGICAL AND HYDROGEOLOGICAL INFORMATION

Surficial geology in the vicinity of the Site is described as “Clay to silt-textured till (derived from glaciolacustrine deposits or shale)”. The underlying bedrock within the area generally consists of shale, limestone, dolostone, and siltstone of the Queenston Formation. The depth of bedrock in the vicinity of the Site is anticipated at depths great than 6 mbgs.

The Phase One Property and vicinity are characterized by typically undulating topography. The Site elevation is approximately 251-261 masl and sloping slightly to the south-southeast towards Upper Fletcher's Creek, located approximately 600 m east of the Site. As a result the inferred groundwater flow direction is easterly.

6.4.6 UNCERTAINTY AND ABSENCE OF INFORMATION

During the records review, WSP relied on information obtained from municipal, provincial, and independent sources as referenced in this report. Although the information was assessed for consistency, verification of the accuracy or the completeness of this third party information was not completed.

WSP made all reasonable inquiries to obtain reasonably accessible information for this assessment as required by O. Reg. 153/04 Schedule D Table 1: Mandatory Requirements for Phase One Environmental Site Assessment Reports. All responses to information requests were received prior to completion on this report, except for the MOECC FOI. If the MOECC records are obtained that are environmentally significant in terms of this ESA, an addendum will be forwarded to the Client. The evaluation provided in this report reflects our best judgement in light of the information available at the time of the report preparation.

7

CONCLUSIONS

A Phase One ESA was conducted for the property located at 2650 Mayfield Road, Caledon, Ontario. The Site is currently a vacant field that is utilized for agricultural purposes and is owned by Lormel Joint Venture Inc. It is understood that this Phase One ESA was requested to potentially support the filing of a Record of Site Condition (RSC) prior to residential development.

The objective of the assessment was to determine any real or potential environmental liabilities associated with the Site through the completion of a historical records review, site reconnaissance and interviews. The results of the Phase One ESA are documented in this report and reflect site conditions observed at the time of the site reconnaissance.

Based on the information obtained as part of the Phase One ESA, it is concluded that potentially contaminating activities (PCAs) were identified on the Phase One Property and within the Phase One Study Area, including potential historical use of pesticides, potential historical presence of fuel oil storage and existing presence of a railway line along the northeastern side of the Phase One Property. The above-noted PCAs were deemed to be contributing to three (3) APECs in, on, or under the Phase One Property. Based on the APECs identified during this investigation, associated potential contaminants of potential concern include metals and inorganics, petroleum hydrocarbons, volatile organic compounds, polycyclic aromatic hydrocarbons and organochlorine pesticides.

It should be noted that general environmental management and housekeeping practices were reviewed as part of this assessment with respect to their impact on the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

7.1 WHETHER PHASE TWO ENVIRONMENTAL SITE ASSESSMENT REQUIRED BEFORE RECORD OF SITE CONDITION SUBMITTED

Based on the information gathered with interviews and records review it was determined that there are potentially contaminating activities associated with the current and historical use of the Phase One Property and adjacent properties. A Phase Two ESA would be required to evaluate the environmental quality of the soil and groundwater on the Phase One Property prior to filing a RSC in accordance with O.Reg. 153/04, as amended.

7.2 RECORD OF SITE CONDITION BASED ON PHASE ONE ENVIRONMENTAL SITE ASSESSMENT ALONE

Based on the results of this Phase One Environmental Site Assessment, a Record of Site Condition cannot be filed based on the Phase One ESA alone.

7.3 QUALIFIER

This assignment is limited to a data assessment, site inspection, and preliminary analysis of potential areas of contamination. During this assessment, WSP has relied on information obtained from sources as referenced in this report. Verification of the accuracy or completeness of this third-party information was not completed.

Site characterization was limited to the direct observation of visible and accessible locations. Subsurface investigations, sampling, and laboratory analyses were not completed as part of this assessment.

This Phase One Environmental Site Assessment is prepared for Lormel Joint Venture Inc. solely for their exclusive use in the evaluation of the property at Part of 2650 Mayfield Road, Caledon, Ontario. It is understood that site conditions, environmental or otherwise, are not static and that this report documents site conditions at the time of the assessment.

The conclusions provided in this report reflect our best judgment in light of the information available at the time of report preparation. Any use, which a third party makes of this report, or any reliance on or any decisions to be made based on it, is the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by any third party because of decisions made or actions based on this report. If site conditions are observed to be different from those reported, please contact us.

7.4 QUALIFICATIONS OF THE ASSESSORS

This report was prepared by Mrs. Shawna-Marie Perry, B.Sc., who is currently an Environmental Project Officer in the Toronto, Ontario office of WSP Canada Inc. She has experience in conducting Phase One and Two Environmental Site Assessments on numerous residential, commercial, and industrial properties.

This report was reviewed by Mr. Valeriy Tyshchuk, P.Eng. who currently holds a position of Environmental Engineer with WSP Canada Inc. He is a licenced Professional Engineering (P.Eng.) with the Professional Engineers of Ontario (PEO) and a Certified Environmental Site Assessor (CESA) with the Accredited Environmental Site Assessors of Canada (AESAC). Mr. Tyshchuk has worked on numerous projects where his involvement included management and supervision of Phase One and Phase Two Environmental Site Assessments, soil and groundwater remediation, Record of Site Conditions as well as Soil Management projects. Additional technical duties include development of work scope and budgets, data analysis, technical report writing and review. Mr. Tyshchuk is also experienced in geotechnical engineering and possesses extensive field experience that includes drilling, soil and groundwater sampling, in-situ analysis as well as material inspection and testing.

7.5 SIGNATURES

WSP carried out this Phase One ESA and confirms the findings and conclusions presented in this report.

Report prepared by
WSP Canada Inc.

Reviewed by



Shawna-Marie Perry, B.Sc.
Project Officer, Environment



Valeriy Tyschchuk, P.Eng., QP_{ESA}, CESA
Environmental Engineer

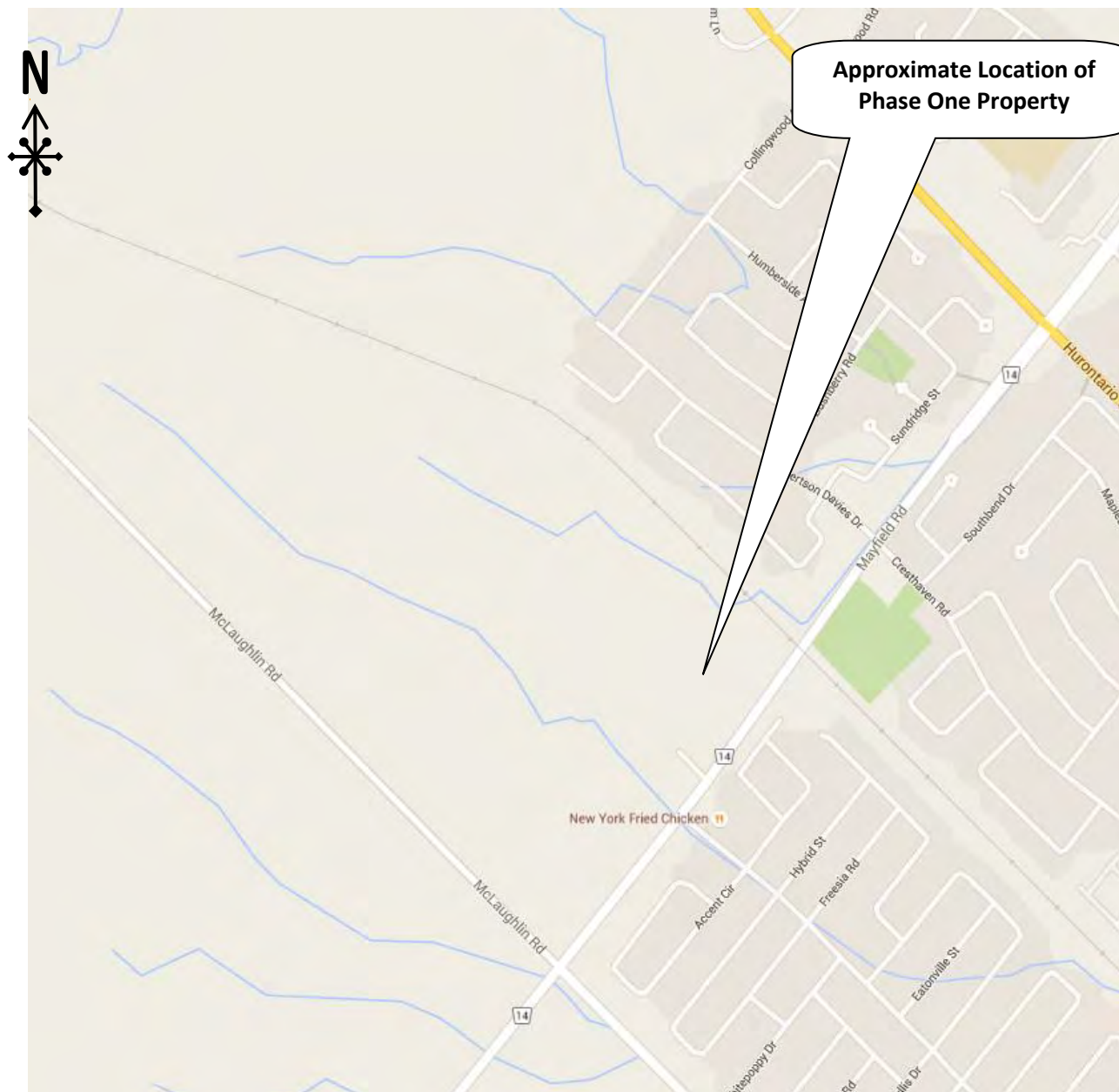


8

REFERENCES

1. Topographic Maps - Ontario Base Map Series
2. The Canadian County Atlas 1878
3. Library and Archives Canada
4. Catalogue of Canadian Fire Insurance Plans 1875-1975
5. Dangerous Goods Accident Information System
6. Google Earth
7. Government of Ontario Environmental Registry
8. Metropolitan Toronto City Directories
9. Ministry of Natural Resources Biodiversity Explorer
10. MOECC Certificates of Approval Database
11. MOECC Environmental Monitoring and Reporting Branch Well Records
12. MOECC Hazardous Waste Information System 1994, 1999, 2001, 2003 and 2005 - 2014
13. MOECC PCB Database 1999, 2003
14. National Pollutant Release Inventory (NPRI)
15. Niagara Escarpment Plan Maps
16. Oak Ridges Moraine Conservation Plan Land Use Designation Map
17. Occupational Health and Safety Act
18. O.Reg. 153/04 (as amended)
19. Technical Standards and Safety Authority
20. Waste Disposal Site Inventory

Drawings



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51 Constellation Court
Toronto, ON M9W 1K4

T: 416-798-0065 F: 416-798-0518

SITE LOCATION PLAN

Scale:
1:11,500

Date:
February 2016

Project:
161-01959-00

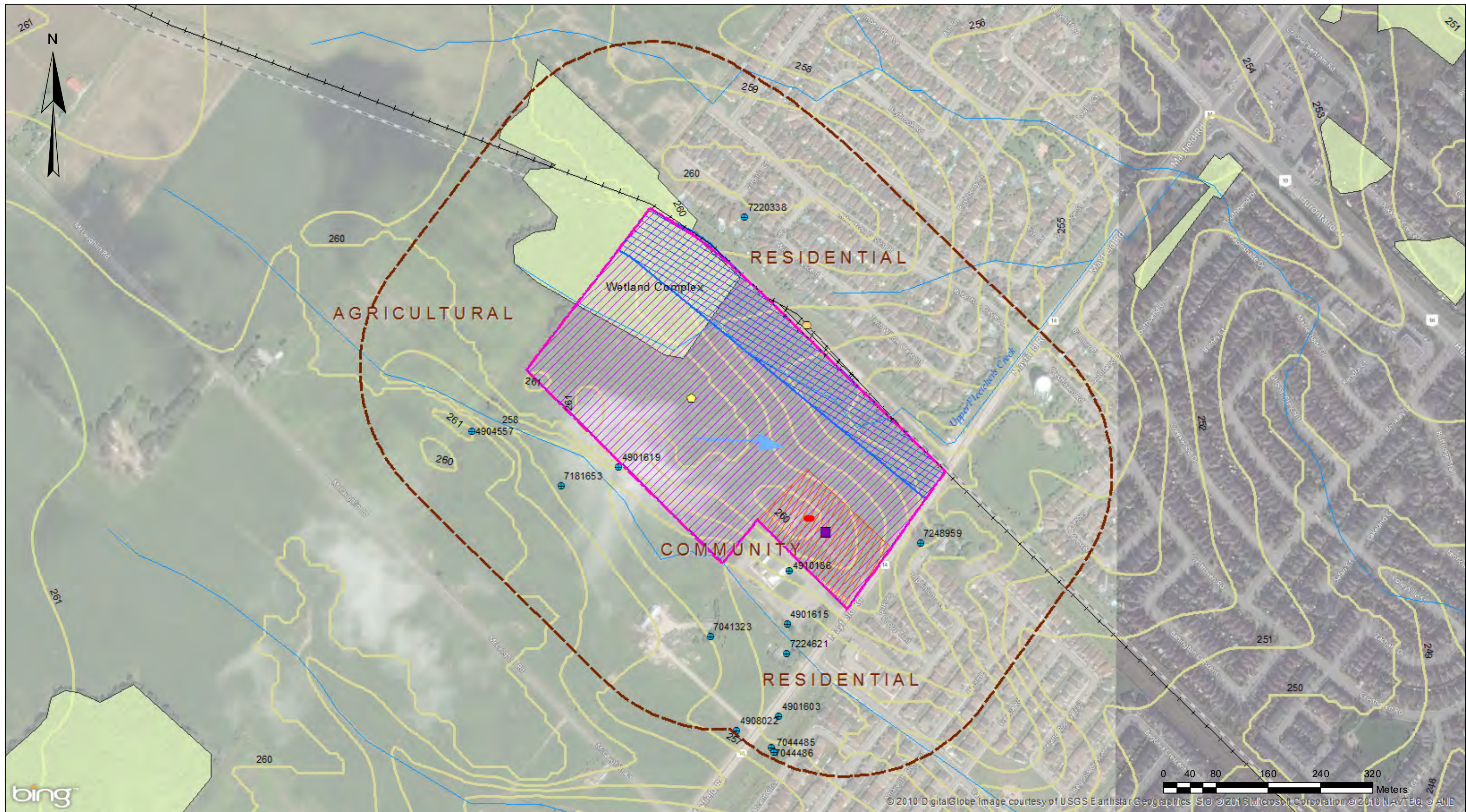
**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
2650 MAYFIELD ROAD, CALEDON,
ONTARIO**

Prepared For: Lormel Joint Venture Inc.

Prepared By:
SP

Reviewed By:
VT

Drawing No.
1



LEGEND:

- 250m Study Area
- Phase One Property
- MOECC Waterwell
- PCA28 Fuel in Storage Tank
- PCA30 Import of Fill of Unknown Quality
- PCA40 Pesticides
- PCA46 Rail Track, Yard and Spurs
- Streams, Tributaries & Creeks
- Canadian Pacific Railway
- APEC1
- APEC2
- APEC3
- Vegetation
- Inferred Groundwater Flow Direction
- 1m contours

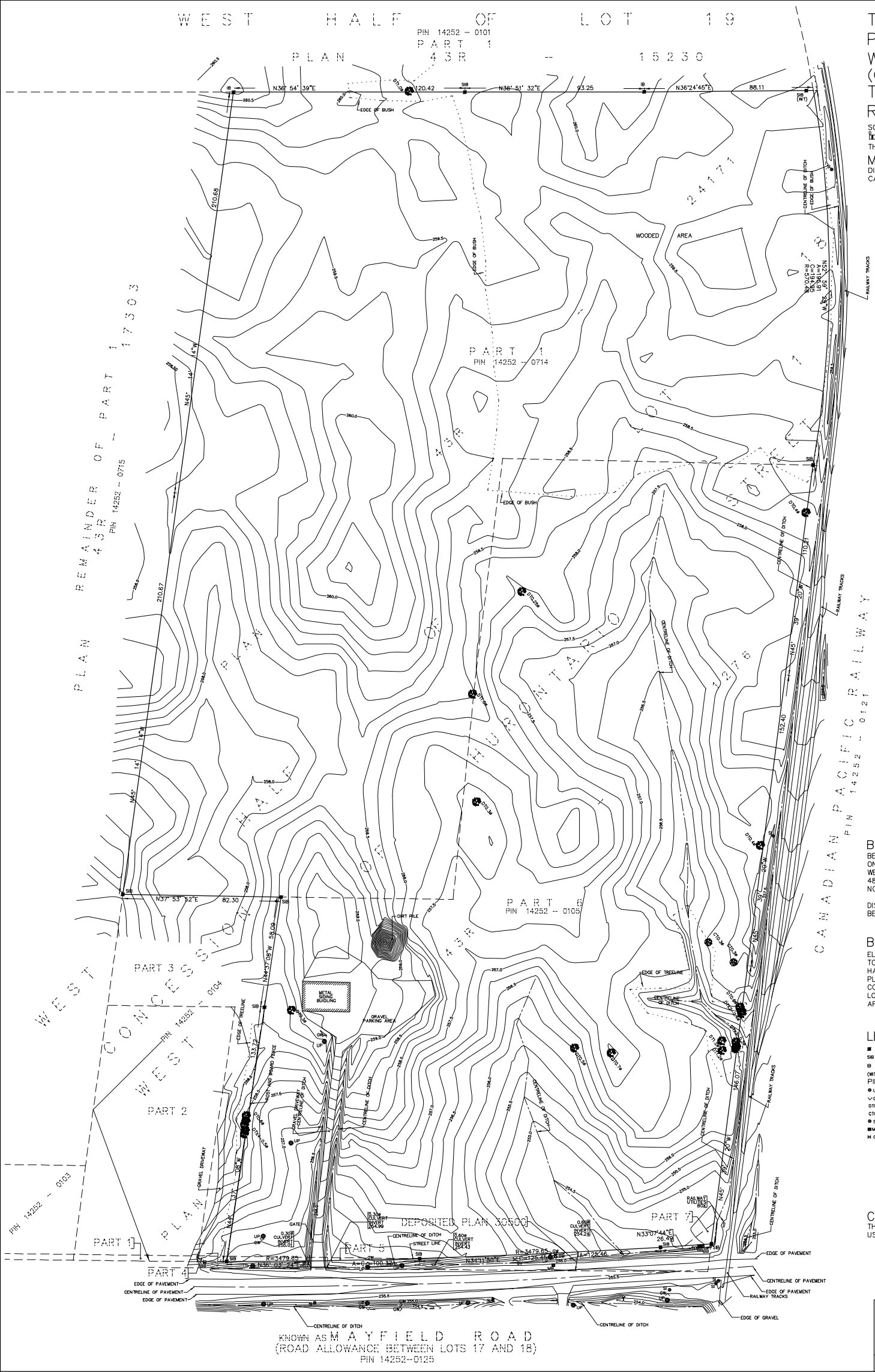
Note: This drawing should be read in conjunction with the accompanying report.

Source: Golden Horseshoe GIS Database 2002

Client: Lormel Joint Venture Inc.		Project No.: 161-01959-00	Drawing No.: 2
Drawn: RA	Approved: RO	Title: PHASE ONE CONCEPTUAL SITE MODEL	
Date: May 2016	Scale: As Shown	Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 2650 MAYFIELD ROAD, BRAMPTON, ONTARIO	
Original Size: Tabloid	Rev: 0		

Appendix A

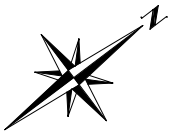
TOPOGRAPHIC PLAN



TOPOGRAPHIC PLAN OF
PART OF LOT 18, CONCESSION 1,
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:1000
THAM SHANMUGARAJAH SURVEYING LTD., O.L.S. ©

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048




BEARING AND DISTANCE NOTE
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM THE
ONTARIO COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 81°
WEST LONGITUDE USING CONTROL STATION 010840166, NORTHING
4841481.248, EASTING 593517.977 AND CONTROL STATION 042900087,
NORTHING 4842586.285, EASTING 595046.17.

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCE AND CAN
BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.999704.

BENCHMARK NOTE
ELEVATIONS SHOWN HERE ARE GEODETIC AND ARE REFERRED
TO THE REGIONAL MUNICIPALITY OF PEEL BENCHMARK No. 59
HAVING AN ELEVATION OF 256.190 METRES, DESCRIBED AS A
PLAQUE, LOCATED ON THE NORTH FACE AT THE NORTHEAST
CORNER OF GARAGE OF A RED BRICK AND STONE BUNGALOW
LOCATED ON THE SOUTH SIDE OF SEVENTEENTH SIDE ROAD
APPROXIMATELY 0.80 km SOUTHWEST OF No. 10 HIGHWAY.

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - SB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - (WT) DENOTES WITNESS
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - DENOTES UTILITY POLE WOOD
 - ✓ CW DENOTES GUY WIRE
 - DT0.009 DENOTES DECIDUOUS TREE AND DIAMETRE
 - CT0.009 DENOTES CONIFEROUS TREE AND DIAMETRE
 - SI DENOTES SIGN
 - MB DENOTES MAIL BOX
 - H CV DENOTES GAS VALVE

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
USED FOR MORTGAGE OR TRANSACTION PURPOSES.



THAM SHANMUGARAJAH SURVEYING LTD.
ONTARIO LAND SURVEYORS
4101 WESTON ROAD, UNIT 1
TORONTO, ONTARIO, M9L 1W6
PHONE: 416-749-5995 FAX: 416-749-9156

DRAWN BY: M.D.	CHECKED BY: TH.S.	CAD NUMBER: 02-039TP	JOB NUMBER: 02-039
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DATE: OCTOBER 11, 2002

Appendix B

MOECC FOI REQUEST

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 completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester Shawna Perry WSP Canada 51 Constellation Court Toronto, Ontario M9W 1K4 Email address: shawna.perry@wspgroup.com			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 416 798-0065 Fax 416 798-0518			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH <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"/> EMR <input type="checkbox"/> SWA	
Your Project/Reference No. 161-04426-00	Signature/Print /Name of Requester			
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) Part of Lot 17, Concession 2 West of Hurontario Street (Geographic Township of Chinguacousy) City of Brampton, Regional Municipality of Peel				
Present Property Owner(s) and Date(s) of Ownership Choice Properties PRC Brampton Nominee Inc.				
Previous Property Owner(s) and Date(s) of Ownership N/A				
Present/Previous Tenant(s), (if applicable) N/A				
Search Parameters <i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>			Specify Year(s) Requested	
Environmental concerns (General correspondence, occurrence reports, abatement)			all years	
Orders			all years	
Spills			all years	
Investigations/prosecutions ➤ Owner AND tenant information must be provided			all years	
Waste Generator number/classes			all years	
Certificates of Approval ➤ Proponent information must be provided 1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions	x	all years		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)	x	all years		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations	x	all years		
waste water - industrial discharges	x	all years		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites	x	all years		
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste	x	all years		
pesticides - licenses	x	all years		

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Appendix C

AERIAL PHOTOGRAPHS



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Toronto, ON M9W 1K4

T: 416-798-0065 F: 416-798-0518

PEEL COUNTY ATLAS: 1877

Scale:
NTS

Date:
February 2016

Project:
161-01959-00

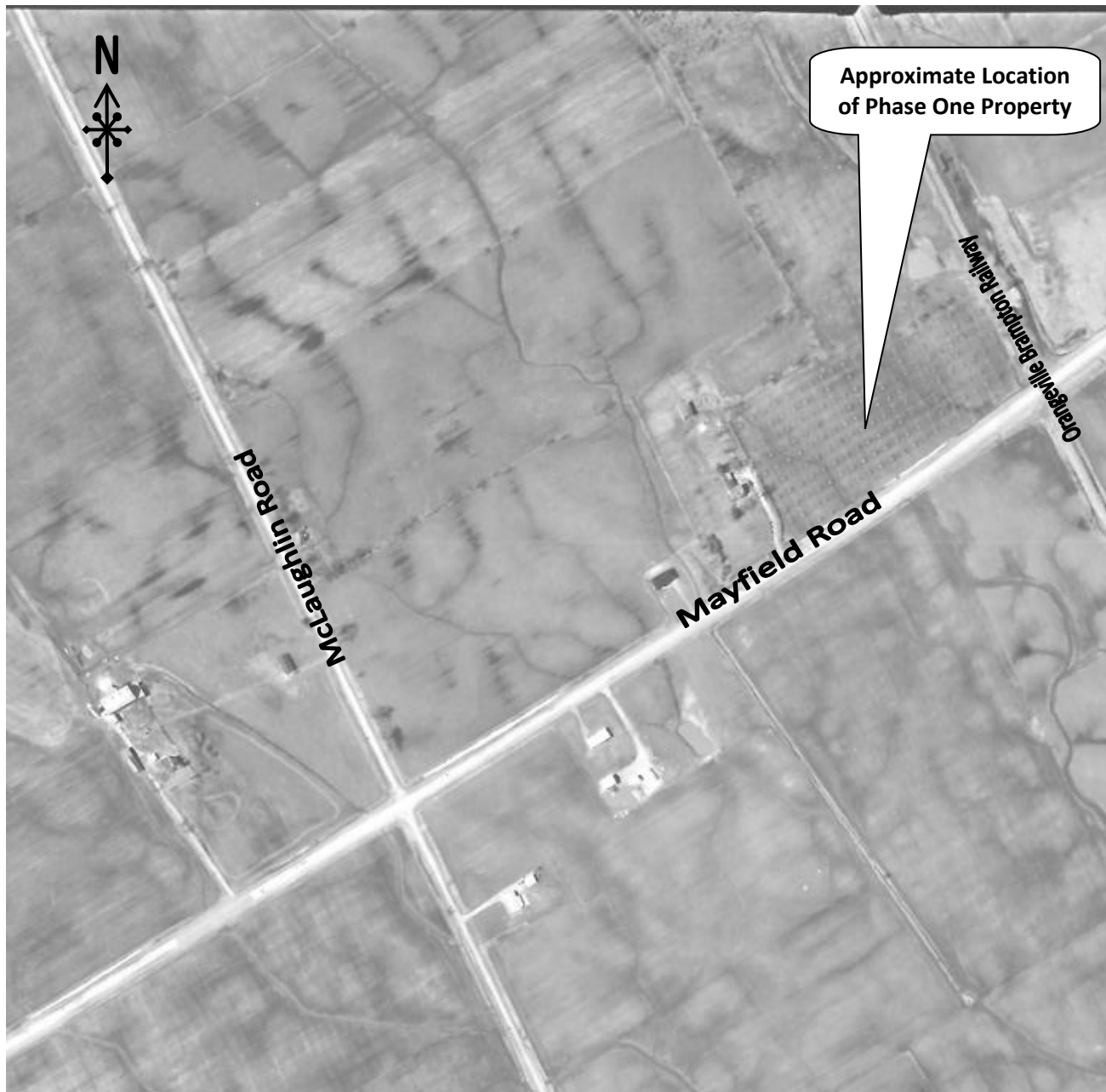
**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT
2650 MAYFIELD ROAD, CALEDON,
ONTARIO**

Prepared For: Lormel Joint Venture Inc.

Prepared By:
SP

Reviewed By:
VT

Drawing No.
C-1



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T: 416-798-0065 F: 416-798-0518

AERIAL PHOTOGRAPH: 1967

Scale:
1:5,800

Date:
February 2016

Project:
161-01959-00

**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT
2650 MAYFIELD ROAD, CALEDON,
ONTARIO**

Prepared For: Lormel Joint Venture Inc.

Prepared By:
SP

Reviewed By:
VT

Drawing No.
C-2



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T: 416-798-0065 F: 416-798-0518

AERIAL PHOTOGRAPH: 1974

Scale:
1:6,100

Date:
February 2016

Project:
161-01959-00

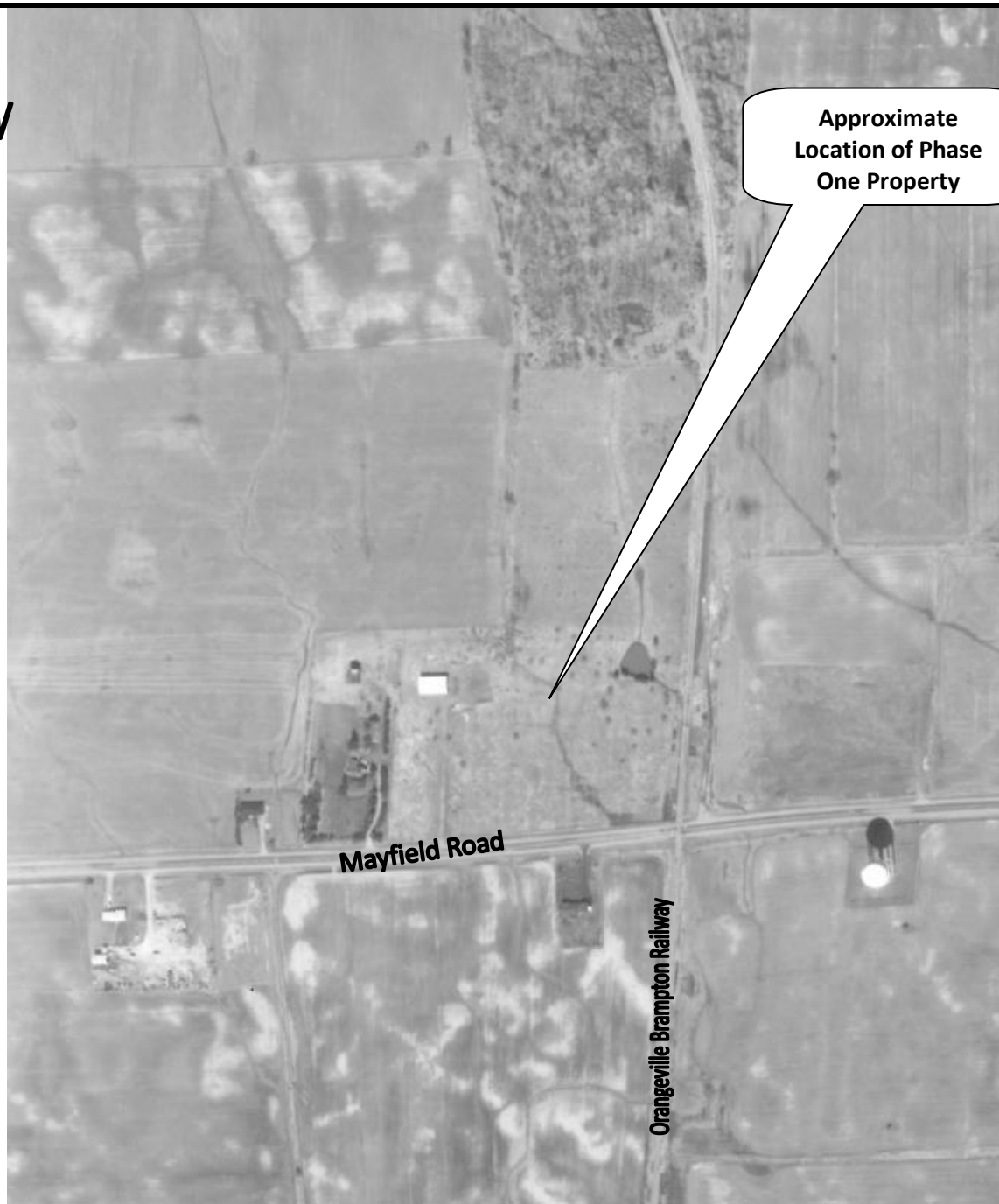
**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
2650 MAYFIELD ROAD, CALEDON,
ONTARIO**

Prepared For: Lormel Joint Venture Inc.

Prepared By:
SP

Reviewed By:
VT

Drawing No.
C-3



Approximate
Location of Phase
One Property

Mayfield Road

Orangeville Brampton Railway

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51 Constellation Court
Toronto, ON M9W 1K4

T: 416-798-0065 F: 416-798-0518

AERIAL PHOTOGRAPH: 1980

Scale:
1:5,700

Date:
February 2016

Project:
161-01959-00

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
2650 MAYFIELD ROAD, CALEDON,
ONTARIO**

Prepared For: Lormel Joint Venture Inc.

Prepared By:
SP

Reviewed By:
VT

Drawing No.
C-4



Approximate
Location of Phase
One Property

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51 Constellation Court
Toronto, ON M9W 1K4

T: 416-798-0065 F: 416-798-0518

AERIAL PHOTOGRAPH: 1991

Scale:
1:8,900

Date:
February 2016

Project:
161-01959-00

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
2650 MAYFIELD ROAD, CALEDON,
ONTARIO**

Prepared For: Lormel Joint Venture Inc.

Prepared By:
SP

Reviewed By:
VT

Drawing No.
C-5



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T: 416-798-0065 F: 416-798-0518

AERIAL PHOTOGRAPH: 2004

Scale:
1:8,900

Date:
February 2016

Project:
161-01959-00

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
2650 MAYFIELD ROAD, CALEDON,
ONTARIO**

Prepared For: Lormel Joint Venture Inc.

Prepared By:
SP

Reviewed By:
VT

Drawing No.
C-6



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T: 416-798-0065 F: 416-798-0518

SATELLITE IMAGE: 2015

Scale:
1:10,400

Date:
February 2016

Project:
161-01959-00

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
2650 MAYFIELD ROAD, CALEDON,
ONTARIO**

Prepared For: Lormel Joint Venture Inc.

Prepared By:
SP

Reviewed By:
VT

Drawing No.
C-7

Appendix D

SITE PHOTOGRAPHS



1. View of the Phase One Property, facing south.



2. View of the Phase One Property, facing east.



3. View of the Phase One Property and the Orangeville Brampton Rail, facing east.



4. View of the residential subdivision to the south of the Phase One Property, facing south.



5. View of the Church on the west adjacent property, facing southwest.



6. View of the Provincially Significant Wetland on the northeast portion of the Site, facing north.