

November 4, 2021

Project No.: 5552-21-EE

Tullamore Industrial GP Limited

Attention: Mr. Jordan Holt

**TOWN OF CALEDON
PLANNING
RECEIVED**

April 14, 2023

**Re: Summary of Preliminary Findings of the Phase I Environmental Site Assessment
12542 Airport Road
Caledon, Ontario**

Toronto Inspection Ltd. was authorized by Tullamore Industrial GP Limited to prepare a letter presenting a summary of the Phase I Environmental Site Assessment (Phase I ESA) preliminary findings for the property located at 12542 Airport Road in Caledon, Ontario (hereinafter described as the 'Site'). For the purpose of this report, Airport Road was assumed to orient in an east-west direction. The work was performed as per *Toronto Inspection Ltd.*'s standard terms and agreement. This Phase I ESA was conducted in accordance with the Canadian Standard Association (CSA) Z768-01, reaffirmed 2016.

The Phase I ESA was commissioned for due diligence purposes. It is understood that this Phase I ESA cannot be used to support the filing of a Record of Site Condition (RSC).

OBJECTIVE

The objective of this Phase I ESA was to determine if there is evidence of actual or potential contamination as a result of the current and/or historical activities on Site or surrounding properties that could result in an adverse environmental impact on the Phase One Property.

LIMITING CONDITIONS OF PHASE I ESA

All accessible areas of the Phase One Property were inspected for evidence of potential environmental concerns. However, it should be noted that inspection of the ground surfaces within some areas of the Site were limited due to a cover of vegetation. In addition, the interior inspection of the on-Site buildings, located at the northern portion of the Site, was not possible since the buildings were locked. Inspection of the adjacent properties was conducted from vantage points at the Site and other public accessible areas.

SUMMARY OF THE PHASE I ESA FINDINGS

- The Site is a rectangular-shaped land approximately 34.79 acres (14.0 hectares) in size located on the south side of Airport Road, Caledon (see *Figure 1 attached for the Site Location Map*). Based on a review of available records, the Site has been historically

used for residential and agricultural purposes. No evidence or record of industrial or commercial use was identified at the property.

- Salt Creek and a non-provincially significant wetland are located at the north of the Site, and both are part of the Humber River Watershed. Salt Creek is a tributary of West Humber River, which drains into Lake Ontario over 30 km to the southeast of the Site. The groundwater is inferred to flow towards Salt Creek, which traverses the Site from west to east. Therefore, groundwater in the north portion of the Site is inferred to flow south towards Salt Creek, while the groundwater in the south portion of the Site is inferred to flow north towards Salt Creek.
- According to the Ministry of Environment and Forest (MNR), no ANSI were identified within the Site or the Study Area; however, wetlands and woodland areas were identified at the northern section of the Site. Further information regarding the natural features of the Site was requested from the Toronto and Region Conservation Authority (TRCA) and a response given by a TRCA representative stated the following:

“The entire subject property noted above, is located within TRCA’s Regulated Area of the Humber River Watershed and therefore subject to Ontario Regulation 166/06 (as amended) and the policies within TRCA’s Living City Policies (LCP). As such, a TRCA permit will be required for any site development/alteration within TRCA’s regulated area.

TRCA’s Regulation of the property is being driven by the presence of a valley corridor, erosion hazard (slope), Regulatory Floodplain, watercourse and meander belt allowance, wetland, and significant woodland, located on a portion of the property. TRCA policy does not permit development within natural features and/or hazards and requires a development setback. However, it appears the current development is within the natural hazards, as such TRCA has specific policy under Section 8 for existing development within or adjacent to erosion hazard and floodplain hazard.

At this point in time, it may be premature to complete an Environmental Assessment of the property. The current dwelling appears to be located within the erosion hazard and floodplain. TRCA’s LCP noted above has specific requirement and limitation to development within these natural hazards. Depending on what is proposed and confirmation of location of natural hazards the applicant may only be permitted a replacement with no addition and no intensification of the current dwelling in the same footprint. If within the existing footprint there may not be a need for environmental assessment, TRCA may just require a planting plan for a net ecological gain.

At this time, further review of the property is warranted as the development envelope/restriction is not clear. As such, I would recommend a Concept Development Application which allows TRCA staff to review a conceptual proposal, conduct a site visit (if required) and provide a preliminary comment letter outlining the relevant policies and technical requirements”.

*Andrea Terella
Planner I, Development Planning and Permits
Development and Engineering Services*

ERIS Report

- According to ERIS report, there were no listings associated to the Site and the remaining records are anticipated not to represent potential environmental concerns to the Site.

Aerial Photograph

- Based on the 1954 aerial photograph, the northern portion of the Site was occupied by a farmhouse associated to barns and sheds. The historical aerial photographs do not show changes in topography; therefore, no visual evidence of fill material was observed on the Site.

MECP Freedom of Information (FOI)

- *Toronto Inspection Ltd.* submitted a request to the MECP FOI and Privacy Office to search their files for records pertaining to the Site. A response from the MECP has not been received at the time this summary was prepared. Upon receipt of a response, *Toronto Inspection Ltd.* will review the information and forward to the client any environmentally information under a separate cover.

Technical Standard and Safety Authority (TSSA)

- Technical Standard & Safety Authority (TSSA) was contacted to check their records for any fuel storage tanks that may have been present at the Site and the surrounding properties. An e-mail correspondence from a TSSA representative, indicated that no fuel storage tank records were identified for the Site or neighbouring properties.

Site Reconnaissance

- A site reconnaissance was conducted by *Toronto Inspection Ltd.* on October 12, 2021. Relevant observation obtained from the site reconnaissance is listed below. *Refer to the site reconnaissance photographs attached for more details.*
- At the time of the site reconnaissance, the Site was accessed through Airport Road, the northern section of the Site was occupied by a farmhouse and four barns (all locked at the time of the site reconnaissance). A circular lagoon was observed approximately 40 m to the southwest of the farmhouse. The former usage of the lagoon is unknown.
- It was observed that a barn, located approximately 30 m southeast of the farmhouse, was partially used as a greenhouse, gardening equipment and various barrels containing compost material were observed in the vicinities of the barn. At the back of a second barn, a debris pile containing scrap material i.e., rusted barrels, concrete blocks, and an unused Aboveground Storage Tank (AST) were observed. The AST was empty at the time of the time of the site reconnaissance and no label was identified on the surface of the tank; therefore, the capacity and age of the AST is unknown.

- Salt Creek was observed crossing the northern portion of the Site, and an old bridge was used to get access to the central and southern portion of the Site. A debris pile containing an old hot water tank, tires, and rusted barrels were observed at a close distance from the on-Site bridge.
- Across Salt Creek, approximately 60 m in a southeast direction from the Creek, two empty Aboveground Storage Tanks (ASTs) were observed. No label was identified on the surface of the tanks; therefore, the capacity and age of the ASTs is unknown.
- The central and southern section of the Site was vacant, and it is likely that these areas of the Site were used for agricultural purposes in the past. No crops were observed on the Site at the time of the site reconnaissance. Two soils samples TP1 and TP2 were collected at the southern section of the Site and submitted to the Laboratory SGS for Organochlorine Pesticides (OCPs) and Metals and Inorganics (M&I) analysis. (See attached Figure 2 for the test pit locations)
- Adjacent and Neighbouring Properties Observations: The Site is located in an area mostly consisting of residential and agricultural developments. Occupants of and / or land use of the adjacent and neighbouring properties at the time of the site reconnaissance include the following:

Adjacent Properties

Table-1: Observations of Areas Adjacent to Site

Address Orientation	Owner / Occupant	Observations
North of Site <i>Across Airport Road</i> 12577 and 12541 Airport Road	- Unknown	The property at 12577 Airport Road was occupied by a residential development and 12541 Airport Road was residential and agricultural.
East of Site 12484 Airport Road	- Unknown	The property adjacent to the east was occupied by residential development. Two empty ASTs were observed on the property. No label was identified on the surface of the tanks; therefore, the capacity and age of the ASTs is unknown.
South of Site <i>0 Torbram Road</i>	- Unknown	The property adjacent to the south consisted of a vacant land No obvious evidence of potential environmental concerns was identified.

Address Orientation	Owner / Occupant	Observations
West of Site 12620 Airport Road	- Unknown	The property at 12620 Airport Road was occupied by a residential development. No obvious evidence of potential environmental concerns was identified.

Neighbouring Properties

The Study Area is composed by a rural residential area. No evident issues of potential environmental concern were observed in the Study Area at the time of the site reconnaissance.

EVALUATION OF FINDINGS

Based on the information obtained through a records review, visual observations made during the site reconnaissance, and the interviews, the Phase I ESA has revealed the following potential environmental concerns which may impact the subsurface soil and/or groundwater at the Site (*The potential environmental concern locations are shown on Figure 2 attached*).

Table 2: Table of Potential Environmental Concerns

Location	Potential Environmental Concerns	Source Documents	Potential to Impact Site
12542 Airport Road <i>Northern portion of Site</i>	<ul style="list-style-type: none"> A circular lagoon was observed approximately 40 m southwest of the farmhouse. The former usage of the lagoon is unknown. Debris piles were observed in two different locations on the Site. One of the piles contained rusted material including an empty AST. Two additional ASTs were observed approximately 60 m in a southeast direction from Salt Creek. 	Site Reconnaissance	Yes
12484 Airport Road Adjacent to the east of Site	<ul style="list-style-type: none"> Two empty ASTs were observed on the property. 	Site Reconnaissance	Yes

SGS Soil Samples Results

- Two soils samples TP1 and TP2 were collected at the southern section of the Site and submitted to the Laboratory SGS for OCPs analysis. Based on the SGS chemical results, no exceedances for OCPs and M&I are present above the applicable regulatory limits (*See the chemical results attached*).

CONCLUSIONS

In summary, based on the records review, interview and site reconnaissance the preliminary findings of this Phase I ESA revealed the following potential environmental concerns:

Northern section of the Site

- A circular lagoon was observed approximately 40 m southwest of the farmhouse. The former use of the lagoon is unknown.
- Debris piles were observed in two different locations on the Site. One of the piles contained rusted material including an empty AST.
- Two additional ASTs were observed approximately 60 m southeast of Salt Creek.

Off-Site

- 12484 Airport Road (Adjacent east of Site) - Two empty ASTs were observed on the property.

It is *Toronto Inspection Ltd.*'s opinion that based on a review of the available information that a Phase II ESA is recommended for the Site.

GENERAL STATEMENT OF LIMITATION

This Phase One Environmental Site Assessment was conducted in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to this property. It is based on documents and oral information supplied to *Toronto Inspection Ltd.* There is no warranty expressed or implied or representations by *Toronto Inspection Ltd.* that this investigation uncovered all potential environmental risks or liabilities associated with the subject site.

This report was prepared by *Toronto Inspection Ltd.* for the account of Tullamore Industrial GP Limited. The material in this report reflects *Toronto Inspection Ltd.*'s judgement in light of the information available to them at the time of preparation. Any use which a Third Party makes of this report, or any reliance on decisions to be made based on it, is the responsibility of these Third Parties. *Toronto Inspection Ltd.* accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

Toronto Inspection Ltd. did not provide any service to investigate or detect the presence of moisture, mould or other biological contaminants in or around any structure, or any service that was designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. Mould is ubiquitous to the environment with mould amplification occurring when building materials are impacted by moisture. Site conditions are outside of *Toronto Inspection Ltd.*'s control, and mould amplification will likely occur, or continue to occur, in the presence of moisture. As such, *Toronto Inspection Ltd.* cannot and shall not be held responsible for the occurrence or recurrence of mould amplification.

To the fullest extent permitted by law, the client's maximum aggregate recovery against *Toronto Inspection Ltd.*, its directors, employees, sub-contractors, and representatives, for any and all claims by

Tullamore Industrial GP Limited, for all causes including, but not limited to, claims of breach of contract, breach of warranty and/or negligence, shall be limited to the amount of professional insurance maintained.

Yours sincerely,
TORONTO INSPECTION LTD.



Itala Abreu, BSc, EPt
Environmental Scientist



Sajjad Din, PGeo, CET, QP_{ESA}
Senior Geoscientist
Certified Engineering Technologist

- Attachments:
- Figure 1: Site Location Map
 - Figure 2: Test Pit Location Plan
 - Figure 3: Potential Environmental Concerns
 - Site Reconnaissance Photographs
 - Soil Sample Results



Toronto Inspection Ltd

Figure No. 1 : Site Location Map

Figure No. 2 : Potential Environmental Concerns

Figure No. 3 : Test Pit Location Plan



SITE



LEGEND:

--- Approximate Site Boundary

Source: Town of Caledon Interactive Map



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 Unit 16
 Markham, Ontario
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 Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:		Site Layout Map	
LOCATION:		12542 Airport Road, Caledon, Ontario	
PROJECT NO.	DATE :	FIGURE NO :	
5552-21-EE	November 2021	1	



LEGEND:

Source: Town of Caledon Interactive Map

- - - Approximate Site Boundary
- + Test Pit Location



Toronto Inspection INC.
 GEO-ENVIRONMENTAL CONSULTANTS

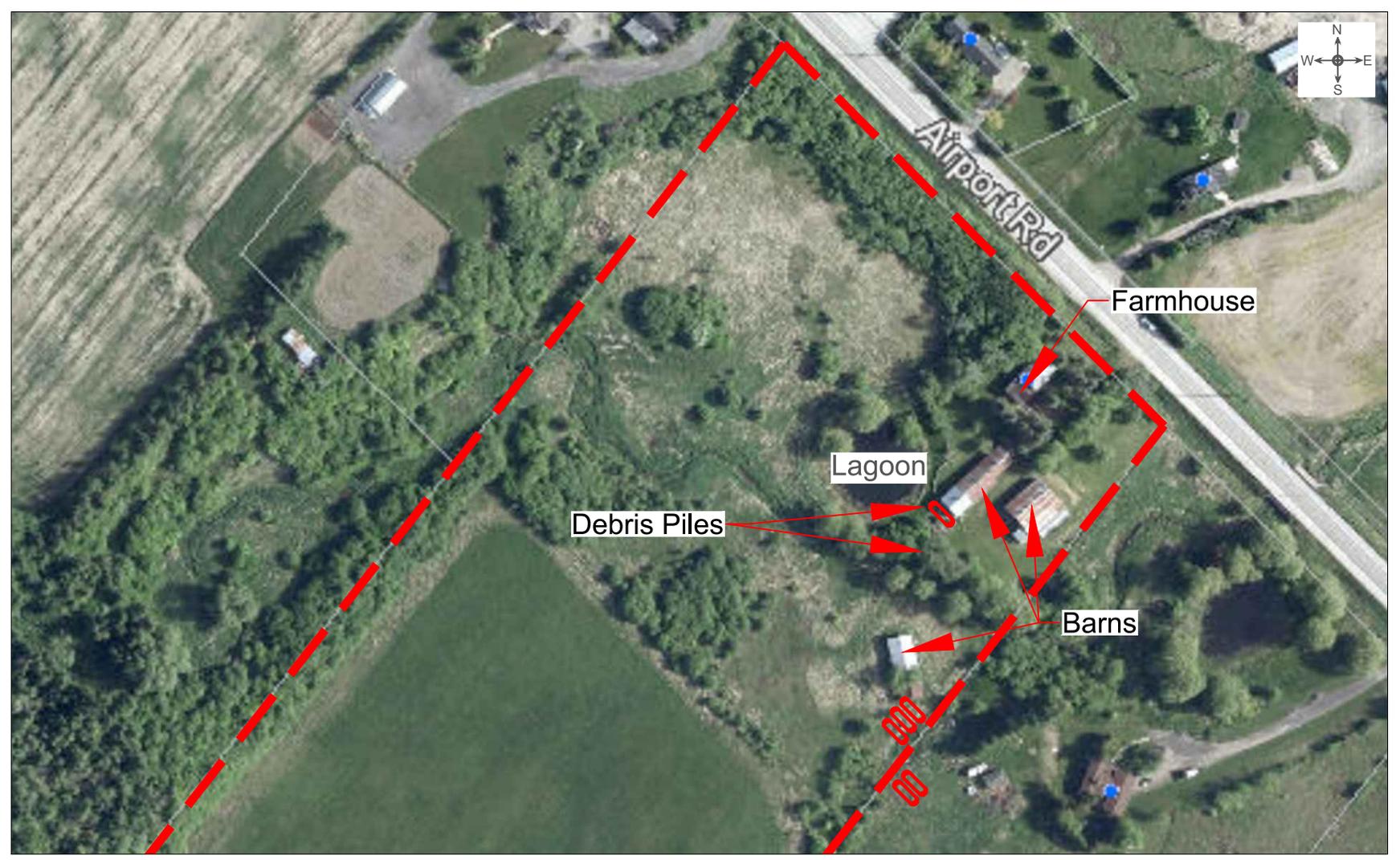
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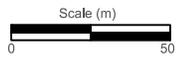
TITLE: Test Pit Locations	
LOCATION: 12542 Airport Road, Caledon, Ontario	
PROJECT NO. 5552-21-EE	DATE: November 2021
FIGURE NO: 2	



LEGEND:

- Approximate Site Boundary
- @ Aboveground Storage Tank Location

Source: Town of Caledon Interactive Map



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TITLE: Potential Environmental Concern		
LOCATION: 12542 Airport Road, Caledon, Ontario		
PROJECT NO. 5552-21-EE	DATE: October 2021	FIGURE NO: 3

Site Reconnaissance Photographs

Phase I Environmental Site Assessment - Site Photographs
12542 Airport Road, Toronto, Ontario



P1 - Circular lagoon located approximately 40 m from the farmhouse



P2 - A debris pile located on the site containing scrap metal including an empty AST



P3 - An old on-site bridge crossing Salt Creek



P4 - A debris pile located on the Site at a close distance from the on-site bridge



P5 - Two ASTs located on-site and approximately 60 m in a southeast direction from Salt Creek



P6 - Two ASTs located at 12484 Airport Road, adjacent property to the east of Site

Soil Samples Results



FINAL REPORT

CA40120-OCT21 R1

5552

Prepared for

Toronto Inspection Ltd.

First Page

CLIENT DETAILS		LABORATORY DETAILS	
Client	Toronto Inspection Ltd.	Project Specialist	Maarit Wolfe, Hon.B.Sc
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2, Canada	Laboratory	SGS Canada Inc.
Contact	Itala	Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	905-940-8509	Telephone	705-652-2000
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Email	lab@torontoinpection.com	Email	Maarit.Wolfe@sgs.com
Project	5552	SGS Reference	CA40120-OCT21
Order Number		Received	10/13/2021
Samples	Soil (2)	Approved	10/15/2021
		Report Number	CA40120-OCT21 R1
		Date Reported	10/15/2021

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.

The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b+j)fluoranthene. Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used.

Temperature of Sample upon Receipt: 4 degrees C

Cooling Agent Present: Yes

Custody Seal Present: Yes

Chain of Custody Number: 020511

SIGNATORIES

Maarit Wolfe, Hon.B.Sc



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FINAL REPORT

CA40120-OCT21 R1

Client: Toronto Inspection Ltd.

Project: 5552

Project Manager: Itala

Samplers: Itala

PACKAGE: REG153 - Metals and Inorganics

(SOIL)

Sample Number	8	9
Sample Name	TP1	TP2
Sample Matrix	Soil	Soil
Sample Date	12/10/2021	12/10/2021

L1 = REG153 / SOIL / COARSE - TABLE 1 - Agricultural/Other - UNDEFINED

Parameter	Units	RL	L1	Result	Result
Metals and Inorganics					
Moisture Content	%	-		21.6	22.9

PACKAGE: REG153 - Organochlorine Pests

(OCs) (SOIL)

Sample Number	8	9
Sample Name	TP1	TP2
Sample Matrix	Soil	Soil
Sample Date	12/10/2021	12/10/2021

L1 = REG153 / SOIL / COARSE - TABLE 1 - Agricultural/Other - UNDEFINED

Parameter	Units	RL	L1	Result	Result
Organochlorine Pests (OCs)					
Aldrin	µg/g	0.05	0.05	< 0.05	< 0.05
alpha-Chlordane	µg/g	0.02		< 0.02	< 0.02
gamma-Chlordane	µg/g	0.02		< 0.02	< 0.02
Chlordane (total)	µg/g	0.05	0.05	< 0.05	< 0.05
o,p-DDD	µg/g	0.02		< 0.02	< 0.02
pp-DDD	µg/g	0.02		< 0.02	< 0.02
DDD (total)	µg/g	0.05	0.05	< 0.05	< 0.05
o,p-DDE	µg/g	0.02		< 0.02	< 0.02
pp-DDE	µg/g	0.02		< 0.02	< 0.02
DDE (total)	µg/g	0.05	0.05	< 0.05	< 0.05
op-DDT	µg/g	0.02		< 0.02	< 0.02
pp-DDT	µg/g	0.02		< 0.02	< 0.02
DDT (total)	µg/g	0.05	0.078	< 0.05	< 0.05



FINAL REPORT

CA40120-OCT21 R1

Client: Toronto Inspection Ltd.

Project: 5552

Project Manager: Itala

Samplers: Itala

PACKAGE: **REG153 - Organochlorine Pests**
(OCs) (SOIL)

Sample Number 8 9

Sample Name TP1 TP2

Sample Matrix Soil Soil

Sample Date 12/10/2021 12/10/2021

L1 = REG153 / SOIL / COARSE - TABLE 1 - Agricultural/Other - UNDEFINED

Parameter	Units	RL	L1	Result	Result
Organochlorine Pests (OCs) (continued)					
Dieldrin	µg/g	0.05	0.05	< 0.05	< 0.05
gamma-BHC	µg/g	0.01	0.01	< 0.01	< 0.01
Endosulfan I	µg/g	0.02		< 0.02	< 0.02
Endosulfan II	µg/g	0.02		< 0.02	< 0.02
Endosulfan (total)	µg/g	0.04	0.04	< 0.04	< 0.04
Endrin	µg/g	0.04	0.04	< 0.04	< 0.04
Heptachlor	µg/g	0.01	0.05	< 0.01	< 0.01
Heptachlor epoxide	µg/g	0.01	0.05	< 0.01	< 0.01
Hexachlorobenzene	µg/g	0.01	0.01	< 0.01	< 0.01
Hexachlorobutadiene	µg/g	0.01	0.01	< 0.01	< 0.01
Hexachloroethane	µg/g	0.01	0.01	< 0.01	< 0.01
Methoxychlor	µg/g	0.05	0.05	< 0.05	< 0.05



FINAL REPORT

CA40120-OCT21 R1

Client: Toronto Inspection Ltd.

Project: 5552

Project Manager: Itala

Samplers: Itala

PACKAGE: REG153 - Pesticides Surrogate (SOIL)

Sample Number	8	9
Sample Name	TP1	TP2
Sample Matrix	Soil	Soil
Sample Date	12/10/2021	12/10/2021

L1 = REG153 / SOIL / COARSE - TABLE 1 - Agricultural/Other - UNDEFINED

Parameter	Units	RL	L1	Result	Result
Pesticides Surrogate					
Surr Decachlorobiphenyl	Surr Rec %	-		96	92

PACKAGE: REG153 - VOC Surrogates (SOIL)

Sample Number	8	9
Sample Name	TP1	TP2
Sample Matrix	Soil	Soil
Sample Date	12/10/2021	12/10/2021

L1 = REG153 / SOIL / COARSE - TABLE 1 - Agricultural/Other - UNDEFINED

Parameter	Units	RL	L1	Result	Result
VOC Surrogates					
Surr TCMX	Surr Rec %	-		83	79

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated

QC SUMMARY

Pesticides

Method: EPA 3541/8270D | Internal ref.: ME-CA-IENVIGC-LAK-AN-018

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Aldrin	GCM0228-OCT21	µg/g	0.05	< 0.05	ND	40	92	50	140	89	50	140
alpha-Chlordane	GCM0228-OCT21	µg/g	0.02	< 0.02	ND	40	91	50	140	85	50	140
Dieldrin	GCM0228-OCT21	µg/g	0.05	< 0.05	ND	40	92	50	140	86	50	140
Endosulfan I	GCM0228-OCT21	µg/g	0.02	< 0.02	ND	40	92	50	140	96	50	140
Endosulfan II	GCM0228-OCT21	µg/g	0.02	< 0.02	ND	40	91	50	140	83	50	140
Endrin	GCM0228-OCT21	µg/g	0.04	< 0.04	ND	40	86	50	140	84	50	140
gamma-BHC	GCM0228-OCT21	µg/g	0.01	< 0.01	ND	40	96	50	140	100	50	140
gamma-Chlordane	GCM0228-OCT21	µg/g	0.02	< 0.02	ND	40	91	50	140	84	50	140
Heptachlor epoxide	GCM0228-OCT21	µg/g	0.01	< 0.01	ND	40	90	50	140	84	50	140
Heptachlor	GCM0228-OCT21	µg/g	0.01	< 0.01	ND	40	91	50	140	88	50	140
Hexachlorobenzene	GCM0228-OCT21	µg/g	0.01	< 0.01	ND	40	98	50	140	84	50	140
Hexachlorobutadiene	GCM0228-OCT21	µg/g	0.01	< 0.01	ND	40	95	50	140	71	50	140
Hexachloroethane	GCM0228-OCT21	µg/g	0.01	< 0.01	ND	40	93	50	140	76	50	140
Methoxychlor	GCM0228-OCT21	µg/g	0.05	< 0.05	ND	40	109	50	140	105	50	140
o,p-DDD	GCM0228-OCT21	µg/g	0.02	< 0.02	ND	40	86	50	140	78	50	140
o,p-DDE	GCM0228-OCT21	µg/g	0.02	< 0.02	ND	40	92	50	140	87	50	140
op-DDT	GCM0228-OCT21	µg/g	0.02	< 0.02	ND	40	101	50	140	95	50	140
pp-DDD	GCM0228-OCT21	µg/g	0.02	< 0.02	ND	40	80	50	140	71	50	140
pp-DDE	GCM0228-OCT21	µg/g	0.02	< 0.02	ND	40	91	50	140	87	50	140
pp-DDT	GCM0228-OCT21	µg/g	0.02	< 0.02	ND	40	122	50	140	120	50	140

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate laboratory accuracy with sample matrix effects.

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND**FOOTNOTES**

NSS Insufficient sample for analysis.
RL Reporting Limit.
 ↑ Reporting limit raised.
 ↓ Reporting limit lowered.
NA The sample was not analysed for this analyte
ND Non Detect

Samples analysed as received. Solid samples expressed on a dry weight basis. "Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.

Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated. This document is issued, on the Client's behalf, by the Company under its General Conditions of Service available on request and accessible at http://www.sgs.com/terms_and_conditions.htm. The Client's attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein. Any other holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents.

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-- End of Analytical Report --



FINAL REPORT

CA40182-OCT21 R

5552

Prepared for

Toronto Inspection Ltd.

First Page

CLIENT DETAILS

LABORATORY DETAILS

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Project	5552	SGS Reference	CA40182-OCT21
Order Number		Received	10/19/2021
Samples	Soil (2)	Approved	10/22/2021
		Report Number	CA40182-OCT21 R
		Date Reported	10/22/2021

COMMENTS

Temperature of Sample upon Receipt: 6 degrees C
 Cooling Agent Present: YES
 Custody Seal Present: YES

 Chain of Custody Number: 020515

SIGNATORIES

Brad Moore Hon. B.Sc



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FINAL REPORT

CA40182-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5552

Project Manager: Shan Goel

Samplers: Hala

PACKAGE: **REG153 - Hydrides (SOIL)**

Sample Number	8	9
Sample Name	TP1	TP2
Sample Matrix	Soil	Soil
Sample Date	12/10/2021	12/10/2021

L1 = REG153 / SOIL / COARSE - TABLE 1 - Residential/Parkland/Industrial - UNDEFINED

Parameter	Units	RL	L1	Result	Result
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Hydrides

Antimony	µg/g	0.8	1.3	< 0.8	< 0.8
Arsenic	µg/g	0.5	18	4.5	5.1
Selenium	µg/g	0.7	1.5	< 0.7	< 0.7

PACKAGE: **REG153 - Metals and Inorganics (SOIL)**

Sample Number	8	9
Sample Name	TP1	TP2
Sample Matrix	Soil	Soil
Sample Date	12/10/2021	12/10/2021

L1 = REG153 / SOIL / COARSE - TABLE 1 - Residential/Parkland/Industrial - UNDEFINED

Parameter	Units	RL	L1	Result	Result
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Metals and Inorganics

Moisture Content	%	-		22.6	22.6
Barium	µg/g	0.1	220	120	150
Beryllium	µg/g	0.02	2.5	1.1	1.3
Boron	µg/g	1	36	4	5
Cadmium	µg/g	0.05	1.2	0.17	0.14
Chromium	µg/g	0.5	70	33	36
Cobalt	µg/g	0.01	21	19	20
Copper	µg/g	0.1	92	20	25
Lead	µg/g	0.1	120	18	15
Molybdenum	µg/g	0.1	2	0.4	0.4
Nickel	µg/g	0.5	82	34	40
Silver	µg/g	0.05	0.5	0.09	0.07



FINAL REPORT

CA40182-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5552

Project Manager: Shan Goel

Samplers: Hala

PACKAGE: REG153 - Metals and Inorganics

(SOIL)

Sample Number 8 9

Sample Name TP1 TP2

Sample Matrix Soil Soil

Sample Date 12/10/2021 12/10/2021

L1 = REG153 / SOIL / COARSE - TABLE 1 - Residential/Parkland/Industrial - UNDEFINED

Parameter	Units	RL	L1	Result	Result
Metals and Inorganics (continued)					
Thallium	µg/g	0.02	1	0.21	0.21
Uranium	µg/g	0.002	2.5	0.62	0.66
Vanadium	µg/g	3	86	40	42
Zinc	µg/g	0.7	290	80	82
Water Soluble Boron	µg/g	0.5		0.6	0.6

PACKAGE: REG153 - Other (ORP) (SOIL)

Sample Number 8 9

Sample Name TP1 TP2

Sample Matrix Soil Soil

Sample Date 12/10/2021 12/10/2021

L1 = REG153 / SOIL / COARSE - TABLE 1 - Residential/Parkland/Industrial - UNDEFINED

Parameter	Units	RL	L1	Result	Result
Other (ORP)					
Mercury	ug/g	0.05	0.27	< 0.05	< 0.05
Sodium Adsorption Ratio	No unit	0.2	2.4	< 0.2	< 0.2
SAR Calcium	mg/L	0.2		19.9	26.6
SAR Magnesium	mg/L	0.3		6.1	9.8
SAR Sodium	mg/L	0.1		3.6	2.8
Conductivity	mS/cm	0.002	0.57	0.07	0.03
pH	pH Units	0.05		6.30	5.54
Chromium VI	µg/g	0.2	0.66	0.2	0.3
Free Cyanide	µg/g	0.05	0.051	< 0.05	< 0.05

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated



FINAL REPORT

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QC SUMMARY

Conductivity

Method: EPA 6010/SM 2510 | Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Conductivity	EWL0447-OCT21	mS/cm	0.002	<0.002	1	10	98	90	110	NA		

Cyanide by SFA

Method: SM 4500 | Internal ref.: ME-CA-IENVISFA-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Free Cyanide	SKA5070-OCT21	µg/g	0.05	<0.05	ND	20	100	80	120	87	75	125

Hexavalent Chromium by SFA

Method: EPA218.6/EPA3060A | Internal ref.: ME-CA-IENVISKA-LAK-AN-012

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Chromium VI	SKA5072-OCT21	ug/g	0.2	<0.2	ND	20	96	80	120	102	75	125



FINAL REPORT

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QC SUMMARY

Mercury by CVAAS

Method: EPA 7471A/EPA 245 | Internal ref.: ME-CA-IENVISPE-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Mercury	EMS0140-OCT21	ug/g	0.05	<0.05	ND	20	98	80	120	105	70	130

Metals in aqueous samples - ICP-OES

Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-IENVISPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
SAR Calcium	ESG0052-OCT21	mg/L	0.2	<0.09	1	20	105	80	120	103	70	130
SAR Magnesium	ESG0052-OCT21	mg/L	0.3	<0.02	1	20	100	80	120	101	70	130
SAR Sodium	ESG0052-OCT21	mg/L	0.1	<0.15	5	20	101	80	120	98	70	130



FINAL REPORT

CA40182-OCT21 R

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

Method: EPA 3050/EPA 200.8 | Internal ref.: ME-CA-IENVISPE-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0140-OCT21	ug/g	0.05	<0.05	ND	20	101	70	130	122	70	130
Arsenic	EMS0140-OCT21	µg/g	0.5	<0.5	1	20	95	70	130	110	70	130
Barium	EMS0140-OCT21	ug/g	0.1	<0.1	1	20	106	70	130	107	70	130
Beryllium	EMS0140-OCT21	µg/g	0.02	<0.02	1	20	95	70	130	97	70	130
Boron	EMS0140-OCT21	µg/g	1	<1	2	20	92	70	130	88	70	130
Cadmium	EMS0140-OCT21	ug/g	0.05	<0.05	ND	20	98	70	130	111	70	130
Cobalt	EMS0140-OCT21	µg/g	0.01	<0.01	0	20	94	70	130	113	70	130
Chromium	EMS0140-OCT21	µg/g	0.5	<0.5	2	20	90	70	130	107	70	130
Copper	EMS0140-OCT21	µg/g	0.1	<0.1	11	20	93	70	130	113	70	130
Molybdenum	EMS0140-OCT21	µg/g	0.1	<0.1	1	20	91	70	130	106	70	130
Nickel	EMS0140-OCT21	ug/g	0.5	<0.5	1	20	93	70	130	109	70	130
Lead	EMS0140-OCT21	µg/g	0.1	<0.1	2	20	100	70	130	100	70	130
Antimony	EMS0140-OCT21	µg/g	0.8	<0.8	ND	20	98	70	130	71	70	130
Selenium	EMS0140-OCT21	µg/g	0.7	<0.7	ND	20	95	70	130	100	70	130
Thallium	EMS0140-OCT21	µg/g	0.02	<0.02	4	20	102	70	130	98	70	130
Uranium	EMS0140-OCT21	µg/g	0.002	<0.002	2	20	98	70	130	88	70	130
Vanadium	EMS0140-OCT21	µg/g	3	<3	1	20	91	70	130	104	70	130
Zinc	EMS0140-OCT21	µg/g	0.7	<0.7	2	20	91	70	130	109	70	130



FINAL REPORT

CA40182-OCT21 R

QC SUMMARY

pH

Method: SM 4500 | Internal ref.: ME-CA-IENVIEWL-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
pH	ARD0081-OCT21	pH Units	0.05		0	20	100	80	120			

Water Soluble Boron

Method: O.Reg. 15 3/04 | Internal ref.: ME-CA-IENVI SPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Water Soluble Boron	ESG0046-OCT21	µg/g	0.5	<0.5	ND	20	98	80	120	120	70 130	

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate laboratory accuracy with sample matrix effects.

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND**FOOTNOTES**

NSS Insufficient sample for analysis.
RL Reporting Limit.
 ↑ Reporting limit raised.
 ↓ Reporting limit lowered.
NA The sample was not analysed for this analyte
ND Non Detect

Samples analysed as received. Solid samples expressed on a dry weight basis. "Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.

Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" published by the Ministry and dated March 9, 2004 as amended.

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