

PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT

2256 MAYFIELD ROAD, CALEDON,
ONTARIO

161-08392-00

Prepared for:
GB (Mayfield) Inc.

August 31, 2016

Distribution:

WSP Canada Inc.
51 Constellation Court, Toronto
Ontario, M9W 1K4, Canada

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August 31, 2016

GB (Mayfield) Inc.
145 Reynolds Street,
Oakville, ON
L6J 0A7

**Subject: 2256 Mayfield Road, Caledon, ON
Phase One Environmental Site Assessment
WSP Project No: 161-08392-00**

Dear Mr. Amar Persaud,

We are pleased to present our report documenting the results of the Phase One Environmental Site Assessment completed at the above-noted property.

The assessment was completed according to Ontario Regulation 153/04, as amended (MOECC, 2011a), as such; this report may be used in support of a future Record of Site Condition application for the property. The report describes the interpreted environmental conditions at the property and provides conclusions for your consideration.

We trust that this information is sufficient for your current needs. If you have any questions or require further information, please contact us.

Yours truly,
WSP Canada Inc.

A handwritten signature in blue ink, appearing to read "M. Barons", written over a light blue horizontal line.

Marty Barons, P.Eng., QP_{ESA}
Environmental Engineer

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1

EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by Mr. Amar Persaud of GB (Mayfield) Inc. to conduct a Phase One Environmental Site Assessment (ESA) at the above noted property (herein after referred to as the “Phase One Property” or the “Site”). The Phase One Property is a rectangular shaped parcel of land the north side of Mayfield Road approximately 490 metres (m) west of McLaughlin Road in a mixed agricultural and residential area in the Town of Caledon. This Phase One ESA was requested to support a property transaction. A Record of Site Condition (RSC) is anticipated for the Phase One Property.

We are pleased to enclose a summary of the findings of this Phase One ESA:

1. The area under assessment is a rectangular shaped parcel of land, with a total area of approximately 11.6 hectares (28.7 acres) and currently consists of vacant agricultural land.
2. A review of the 1877 Region of Peel County Atlas (McGill, 2001) indicated that the Phase One Property was vacant of structures and occupied by agricultural land. Based on the current property owner first development took place in the mid-1970s on the southwest corner of the property for residential purposes.
3. According to topographic map 30M11 (NRC, 2016), the Phase One Property is relatively flat with a gradual slope to the south. The elevation of the Phase One Property is approximately 260 metres above sea level (masl). The groundwater flow direction within the Phase One Study Area is inferred to be in the southerly direction.
4. Based on a review of the City of Brampton (Brampton, 2015) and Town of Caledon Official Plans (Caledon, 2005) no area of natural significance was identified on the Phase One Property. The north adjoining property is located within the Greenbelt. Wetlands and woodlands are identified on north and south adjoining properties.
5. A previous Phase One ESA by AME Materials Engineering (AME, 2011b) indicated that soil samples analyzed for the parameters of metals and inorganics, organochlorine (OC) pesticides, polychlorinated biphenyl (PCB), and petroleum hydrocarbons (PHCs) all met Table 1: Full Depth Background Site Condition Standards (Table 1 SCS) (MOECC, 2011b).
6. Potentially contaminating activities (PCAs) were identified through the site reconnaissance as well as review of aerial photographs, mapping resources, historical review, and environmental databases, resulting in the areas of potential environmental concern (APECs) listed below:

Table 1-1 Summary of PCAs Contributing to On-Site APECs

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
28. Gasoline and Associated Products Storage in Fixed Tanks	Phase One Property – Historical heating oil underground storage tank (UST) was present on the southwest corner of the Phase One Property near the west building wall. The UST was decommissioned in 2013 when the residential building was demolished. (APEC 1 – southwest corner of the Phase One Property)
30. Importation of Fill Material of Unknown Quality	Phase One Property – The use of fill material of unknown quality during the demolition of the residential building in 2013. (APEC 2 – southwest corner of the Phase One Property)
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Phase One Property – Based on an interview with the former property owner (AME, 2011b), pesticides and herbicides were used on the property for agricultural purposes. (APEC 3 – entire Phase One Property)
Use of de-icing agents	Phase One Study Area – As the Phase One Property is located adjacent to municipal road way (Mayfield Road to the south), seasonal de-icing activities are anticipated. (APEC 4 – southern portion of the Phase One Property)

Given that there are four (4) APECs on the Phase One Property, further investigation is warranted to evaluate the environmental quality of the soil and groundwater. The potential contaminants of concern (PCOCs) in soil and groundwater were determined to include: metals and inorganics, electrical conductivity and sodium adsorption ratio (EC/SAR), PHCs including benzene, toluene, ethylbenzene and xylenes (BTEX), volatile organic compounds (VOCs), and OC pesticides

Based on the findings of this Phase One ESA, further assessment of the soil and groundwater conditions on the Phase One Property is recommended and a RSC under Ontario Regulation (O.Reg.) 153/04, as amended (MOECC, 2011a) cannot be filed based solely on this Phase One ESA.

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.

A response has not yet been received from the Ministry of the Environment and Climate Change (MOECC) regarding the Freedom of Information (FOI) request and notification will be provided if any records identified by the MOECC file search. Additional fees may be charged if a large volume of records are found.

Information used in this report was evaluated based on proximity to the Phase One Property, anticipated direction of local groundwater flow, and the potential environmental impact on the Phase One Property as a result of the use or activity.

It is not expected that any uncertainty or absence of information would affect the validity of the Conceptual Site Model (CSM).

2 INTRODUCTION

The Phase One Property is located on the north side of Mayfield Road approximately 490 m west of McLaughlin Road in a mixed agricultural and residential area in the Town of Caledon. For the purpose of this report Mayfield Road is assumed to be oriented in an east to west direction. A site location map is provided in **Drawing 1**.

The area under assessment is a rectangular shaped parcel of land, with a total area of approximately 11.6 hectares (28.7 acres). The site is occupied by municipal address 2256 Mayfield Road used for agricultural purposes and is free of structures. The Phase One Property and Phase One Study Area are shown in **Drawing 2**.

2.1 PHASE ONE PROPERTY INFORMATION

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

Table 2-1 Property Information

CRITERIA	PHASE ONE PROPERTY INFORMATION
Current Site Owner	GB (Mayfield) Inc.
Phase One Representative	Mr. Amar Persaud GB (Mayfield) Inc. 145 Reynolds Street, Oakville, Ontario L6J 0A7 Email: APersaud@MelroseInvestments.com
Municipal Address	2256 Mayfield Road, Caledon , Ontario
Property Identification Numbers (PINs)	14252-0073
Legal Descriptions for Both Properties	Part of Lot 18, Concession 2, West of Hurontario Street, Town of Caledon, Region Municipality of Peel

A legal survey of the Site provided by GB (Mayfield) Inc. is included in Appendix A.

3

SCOPE OF INVESTIGATION

The primary purpose of the assessment was to:

- Determine the actual or potential environmental liabilities at the Site;
- Characterize 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 (MOECC, 2011a)

The scope of the investigation includes:

- Records Review
- Interviews (& Correspondence)
- Site Reconnaissance

4 RECORDS REVIEW

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

The records review provides Site information regarding the physical setting, history of development, and land use in connection with the Site and adjacent properties. Information sources are summarized in the following table.

Table 4-1 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 due to their distance from the Site.
(ii) First Developed Use Determination	A review of the 1877 Region of Peel County Atlas (McGill, 2001) indicated that the property was vacant of structure at the time and consisted of agricultural land use. Based on the current property owner, the first development on the Phase One Property consisted of a residential building that took place in the mid-1970s. Prior to development the property was utilized for agricultural use vacant of structure.
(iii) Fire Insurance Plans (FIPs)	No FIP depicting the Phase One Property and Phase One Study Area was available for review (Dubreuil, 2002).
(iv) Environmental Reports	Two (2) reports were provided to WSP by Amar Persaud of GB (Mayfield) Inc. The reports were reviewed and the salient points are provided below. Report Title: Phase One Environmental Site Assessment, 2256 Mayfield Road, Caledon, Ontario Date: November 7, 2011 Author: AME Materials Engineering Report/work Completed for: Guglietti Brothers Investments Limited Relevant Findings: AME conducted a Phase One ESA on the current Phase One Property in November of 2011. Based on a chain of title search the first ownership of the property took place in 1832. The first development of the property occurred in the mid-1970s when the residential building was constructed. Prior to the development the property was undeveloped agricultural land. At the time of the investigation, the property consisted of agricultural land with a residential dwelling with a double car parking garage on the southwest corner of the property. One (1) 1000 litre (L) heating oil UST was identified within the west side of the building. The Phase One ESA was conducted in conjunction with a Geotechnical Investigation. During the investigation soil samples were collected across the property, including a location 2 m west of the UST. Soil samples were submitted

SOURCE	RECORDS REVIEW RESULT
	<p>for the analysis of metals and inorganics, OC pesticides, PCB, and PHCs. Results were compared to Table 1 SCS (MOECC, 2011b). Results indicated that all tested parameters met Table 1 SCS (MOECC, 2011b) criteria. Based on the chemical results, AME concluded that no APECs are present on the Phase One Property at the time. Any leakage from the UST is believed to be localized due to the impervious nature of the soil. As such, no Phase Two ESA was recommended.</p> <p>AME advanced a total of ten (10) boreholes on the currently Phase One Property.</p>
	<p>Report Title: Geotechnical Investigation, Proposed Residential Development, 2256 Mayfield Road, Caledon</p> <p>Date: November 2011</p> <p>Author: AME Materials Engineering</p> <p>Report/work Completed for: Guglietti Brothers Investments Limited</p> <p>Relevant Findings:</p> <p>A total of ten (10) boreholes were advanced on October 25 and 26, 2011 to depths ranging from 6.4 to 8.1 metres below ground surface (mbgs) for the purpose of characterizing underlying soil and groundwater conditions. Topsoil was encountered in all borehole locations with a thickness ranging from 250 to 400 millimetres (mm). Underlying the topsoil was a veneer of earth fill consisting of clayey silt followed by disturbed native. The disturbed native consisted of clayey silt with trace gravel and sandy silt to silty sand. Underlying the disturbed native are varying layers of cohesive native material including silty clay/clayey silt till, sandy silt till, and silt till. Groundwater was encountered in one (1) borehole location at a depth of 1.18 to 1.58 mbgs.</p> <p>Selected soil samples were submitted to AGAT Laboratories for chemical analysis. Soil samples were collected across the property, including a location 2 m west of the UST. Soil samples were submitted for the analysis of metals and inorganics, OC pesticides, PCB, and PHCs. Results were compared to Table 1 SCS (MOECC, 2011b). Results indicated that all tested parameters met Table 1 SCS (MOECC, 2011b) criteria.</p>
(v) Might's City Directories	<p>A review of the City of Brampton directories from the Toronto Reference Library did not reveal any listing for the Phase One Property and properties within the Phase One Study Area. The Town of Caledon city directory was not available for review.</p>

4.1 ENVIRONMENTAL SOURCE INFORMATION

Table 4-2 Summary of Environmental Records

SOURCE	RECORDS REVIEW RESULT
(i) National Pollutant Release Inventory (NPRI)	A search of the National Pollutant Release Inventory (MOECC, 2016c), found no addresses within the Phase One Study Area with records of emissions release.

SOURCE	RECORDS REVIEW RESULT
(ii) PCB Inventories	A review of the Ontario Inventory of PCB Storage Sites (MOECC, 1999 and 2003) indicated that neither the Phase One Property nor any properties within the Phase One Study Area were registered PCB storage sites.
(iii) Ministry of the Environmental Compliance Approval (ECA), Permits To Take Water (PTTW) and Certificates of Property Use (CPU)	A search of the Certificates of Approval (CofA) database (MOECC, 2010) indicated that neither the Phase One Property nor any properties within the Phase One Study Area have been registered with a CofA.
(iv) Inventory of Coal Gasification Plants	A review of the Waste Disposal Site Inventory (MOECC, 1988) indicates that neither the Phase One Property or any properties within the Phase One Study Area have been listed as former gasification plants and industrial sites producing and using coal tar and related tars.
(v) Records of Environmental Incidents, Spills, Discharges of Contaminants, Order Offenses or Inspections	<p>A review of the Dangerous Goods Accident Information System Database (StatsCan, 2003) revealed several incidents in which a spill occurred on the railway tracks located within the municipal boundaries of the City of Brampton. As the nearest rail line is located approximately 1.4 kilometre (km) west of the Phase One Property, no environmental impacts to the Phase One Property are anticipated.</p> <p>A FOI request was submitted to the MOECC in August 2016, requesting information pertaining to Environmental Incidents, Orders, Offences, Spills, Discharges of Contaminants, or Inspections. A response from the MOECC has not yet been received. The client will be made aware when a response from the MOECC is received. A copy of the MOECC response is included in Appendix B.</p>
(vi) O.Reg. 347 Waste Generators/Receivers Summary Records	A review of the Hazardous Waste Information Network (HWIN) database (MOECC, 2016b) did not indicate any listings on the Phase One Property and Phase One Study Area.
(vii) Ministry of the Environment Waste Disposal Inventory	A review of the Waste Disposal Site Inventory (MOECC, 1988) indicated that the Phase One Study Area has no active waste disposal sites within a seven (7) km radius or closed waste disposal sites within a one (1) km radius.
(viii) Records of Fuel Storage	An information request was submitted to the TSSA (TSSA, 2016) pertaining to underground and aboveground fuel storage for the Site. The TSSA responded with no records of any fuel storage tanks within the Phase One Property and adjacent properties. Correspondence via e-mail with the TSSA is presented in Appendix C.
(ix) Environmental Registry	A review of the Brownfields Environmental Registry (Ontario, 2016a) indicates that a RSC has not been previously filed for the Phase One Property or any of the neighboring properties within the Phase One Study Area.
(x) Water Well Information System	As part of this assessment, well records (MOECC, 2016a) were reviewed. The search of the records indicated that one (1) monitoring well was present within the Phase One Property. Additionally, nine (9) water wells are identified within the Phase One Study Area. Three (3) of the nine (9) wells identified within the Phase One Study Area are utilized for domestic and agricultural use. The approximate location of the wells is shown in Drawing 2. The records of the monitoring wells are presented in Appendix D.

SOURCE	RECORDS REVIEW RESULT
(xi) Areas of Natural Significance	Based on a review of the City of Brampton (Brampton, 2015) and Town of Caledon Official Plans (Caledon, 2005) no area of natural significance was identified on the Phase One Property. The north adjoining property is located within the Greenbelt. Wetlands and woodlands are identified on north and south adjoining properties. Tributaries of the Lake Ontario watershed are located on the Phase One Property and east and west adjoining properties travelling in a north to south direction.

4.2 PHYSICAL SETTING SOURCES

Table 4-3 Summary of Physical Setting Sources

SOURCE	RECORDS REVIEW RESULT
(i) Aerial Photographs – National Air Photo Library	<p>Aerial photographs from 1946, 1978, and 1985 as well as a County Atlas (McGill, 2001) and Google satellite images from 2009 and 2013 were reviewed for this assessment. All aerial photographs, Google satellite images and County Atlas are presented in Appendix E. Significant information depicted from these photographs, where possible, are summarized below:</p> <p>1877 (1:6000)</p> <ul style="list-style-type: none"> The Phase One Property was vacant of structures and the property consisted of agricultural land use. Surrounding properties within the Phase One Study Area consisted of residential/agricultural property uses. <p>1946 (1:6,000)</p> <ul style="list-style-type: none"> The Phase One Property and Phase One Study Area appear to have been used for agricultural purposes vacant of structures. Surrounding properties within the Phase One Study Area consisted of residential and agricultural property uses. <p>1978 (1:16,000)</p> <ul style="list-style-type: none"> The Phase One Property and Phase One Study Area appear to have been developed with a residential dwelling with associated garage on the southwest corner of the property. The remainder of the property was utilized for agricultural property use. Surrounding properties within the Phase One Study Area consisted of residential and agricultural property uses. <p>1985 (1:17,000)</p> <ul style="list-style-type: none"> The Phase One Property and Phase One Study Area appear to be in similar configuration as the 1978 aerial photograph. <p>2009 (1:16,000)</p> <ul style="list-style-type: none"> The Phase One Property and Phase One Study Area appear to be in similar configuration as the 1985 aerial photograph. Residential development appears to have taken place within neighbouring properties approximately 500 m east and southeast of the Phase One Property.

SOURCE	RECORDS REVIEW RESULT
	<p>2013 (1:16,000)</p> <ul style="list-style-type: none"> The residential dwelling on the Phase One Property has been demolished and filled in with fill material. The remainder of the Phase One Property was utilized for agricultural land use. Adjacent and neighbouring properties appear similar to the 2009 Google Satellite Imagery.
(ii) Topography, Hydrology, Geology	<p>According to topographic map 30M11 (NRC, 2016), the Phase One Property is relatively flat with a gradual slope to the south. The elevation of the Phase One Property is approximately 260 masl. The groundwater flow direction within the Phase One Study Area is inferred to be in the southerly direction. According to bedrock maps provided by the Ontario Geological Society (MNDM, 2016), bedrock in the area of the Phase One Property is of the Queenston Formation, and generally consists of shale, limestone, dolostone and siltstone.</p> <p>The surficial geology maps (MNDM, 2016), show the surficial soils in the area of the Phase One Property consisted of clay to silt textured till derived from glaciolacustrine deposits.</p> <p>Based on the physiography maps (MNDM, 2016), the Phase One Property is situated within the drumlinized till plans.</p>
(iii) Fill Materials	<p>There was no evidence of fill materials at the Site, based on the site reconnaissance.</p>
(iv) Water Bodies and Areas of Natural Significance	<p>Based on a review of the City of Brampton (Brampton, 2015) and Town of Caledon Official Plans (Caledon, 2005) no area of natural significance was identified on the Phase One Property.</p> <p>The north adjoining property is located within the Greenbelt. Wetlands and woodlands are identified on north and south adjoining properties.</p> <p>Tributaries of the Lake Ontario watershed cross the Phase One Property as well as the east and west adjoining properties travelling in a north to south direction.</p>
(v) Well Records	<p>As part of this assessment, well records (MOECC, 2016a) were reviewed. The search of the records indicated that one (1) monitoring well was present within the Phase One Property. Additionally, nine (9) water wells are identified within the Phase One Study Area. Three (3) of the nine (9) wells identified within the Phase One Study Area are utilized for domestic and agricultural use. The approximate location of the wells is shown in Drawing 2. The records of the monitoring wells are presented in Appendix D.</p>

4.3 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 was not used for the purposes outlined above, and as such is not considered an enhanced investigation property. Site operating records were not reviewed as part of this investigation.

5

INTERVIEWS

Mr. Amar Persaud, a representative of the current property owner with knowledge of the Site was interviewed as part of this investigation. Details of the interview are presented in the table below.

Table 5-1 Details of Interview with Amar Persaud

REQUIRED INFORMATION	SPECIFICS
i. Date, place, and method of the interviews and the name of person being interviewed	Date: July 25, 2016 Place: 2256 Mayfield Road, Caledon, Ontario Interview method: Via email Amar Persaud
ii. Reason why the person was identified as an interview subject	Amar Persaud is a representative of the current property owner and as such has knowledge of the property.
iii. Relevant information concerning potentially contaminating activity (PCAs) and areas of potential environmental concern (APECs) noted by the interviewer.	According to the Mr. Amar Persaud, one (1) heating oil UST was present on the property west of the former residential building. The UST was decommissioned in 2013. The UST is considered PCA 28 contributing to APEC 1 on the southwest corner of the Phase One Property. The approximate location of the UST is presented in Drawing 2 .

6

SITE RECONNAISSANCE

A site reconnaissance was conducted as part of this investigation by Mr. Eric Wong, a representative of WSP on June 16, 2016. Details of the site reconnaissance are presented in the table below.

Table 6-1 Site Reconnaissance Investigation Notes

REQUIRED INFORMATION	SPECIFICS
i. Date and time of the investigation	June 16, 2016 from 11:00 am to 12:00 pm
ii. Weather conditions	June 16, 2016: The temperature was approximately 25°C and weather conditions were clear during the visit.
iii. The length of time of the investigation,	1 hours
iv. 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	The Phase One Property was occupied by agricultural farming at the time of the site reconnaissance, and as such no enhanced investigation operations were located on the property.
v. The name and qualifications of the person conducting the investigation	Mr. Eric Wong., P.Eng. conducted the assessment.

6.1

SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

The following table summarizes the specific site reconnaissance observations.

Table 6-2 Site Reconnaissance Observations

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
General	
i. Subject Site Structures and Improvements including Below-Ground Structures	The Phase One Property is currently vacant of structures.
ii. Underground Storage Tanks (UST)	No UST was observed on the Phase One Property at the time of the site reconnaissance. Based on the client, one (1) heating oil UST was present on the property west of the previous residential building. The UST was decommissioned in 2013.
iii. Above Ground Storage Tanks (AST)	No AST was observed on the Phase One Property at the time of the site reconnaissance.
iv. Potable and Non-potable Water Sources	The Phase One Property is vacant of structure and as such is not serviced with potable water.

IDENTIFIABLE FEATURES**SPECIFIC OBSERVATIONS**

Underground Utilities and Corridors	
Underground Utilities and Corridors	Based on the private locates that were conducted in conjunction with the site reconnaissance, no buried and/or overhead utilities are present on the Phase One Property.
Features and Structures of On-Site Buildings	
i. Entry and Exit Points	Entry onto and exit from the agricultural land is located in the southwest corner of the property fronting Mayfield Road.
ii. Heating & Cooling Systems	The Phase One Property is currently vacant of structures and as such is not serviced by a heating or cooling system.
iii. Drains, Pits, Sumps	No drains, pits and/or sumps were observed on the Phase One Property.
iv. Unidentified Substances	No evidence of unidentified substances that could have an effect on the environmental conditions at the Site was observed.
Wells	
i. Wells	The three (3) monitoring wells installed during the previous Geotechnical Investigation (AME, 2011a) were observed on the Phase One Property at the time of the site reconnaissance.
ii. Sewage Works	The Phase One Property is currently vacant of structure and as such is not serviced for sewage.
iii. Ground Surface	The ground surface condition throughout the Phase One Property consists of topsoil with overgrown soybean.
iv. Railway Lines and Spurs	No evidence of railway lines or spurs was observed at the Site.
Stained Soil, Vegetation or Pavement	
i. Stained Soil, Vegetation or Pavement	No stained soil, vegetation, and/or pavement was observed on the Phase One Property at the time of the site reconnaissance.
ii. Stressed Vegetation	The Phase One Property currently consists of agricultural farming. Stress vegetation was observed on the southwest corner of the property where the former residential building was located. Vegetation within that area was not growing as dense as the remainder of the property.
iii. Areas where fill and debris materials appear to have been placed or graded	Topsoil and unknown fill material was used to fill in the southwest corner of the property following the residential building demolition and UST decommissioning in 2013.
iv. Potentially contaminating activity (PCAs)	One (1) previous heating oil UST was present on the southwest corner of the property.
v. Details of unidentified substances found at the property	None observed.
Enhanced Investigation Property	
i. 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,

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
	<ul style="list-style-type: none"> ➤ as a garage, ➤ as a bulk liquid dispensing facility, including a gasoline outlet, or ➤ for the operation of dry cleaning equipment <p>The Phase One Property was not used for the purposes outlined above, and as such is not considered an enhanced investigation property. Site operating records were not reviewed as part of this investigation.</p>
Additional Potential Environmental Concerns	
i. PCB Materials and Equipment	The Phase One Property is currently vacant of structures and as such PCB materials and equipment were not observed.
ii. Lead Containing Materials (LCMs)	The Phase One Property is currently vacant of structures and as such LCMs were not observed.
iii. Asbestos Containing Materials (ACMs)	The Phase One Property is currently vacant of structures and as such ACMs were not observed.
iv. Urea Formaldehyde Foam Insulation (UFFI)	No UFFI was observed on the Phase One Property at the time of the site reconnaissance.
v. Ozone Depleting Substances (ODSs)	No ODSs was observed on the Phase One Property at the time of the site reconnaissance.
vi. Herbicides and Pesticides	<p>The client is unsure of any current or historic use of herbicides and/or pesticides on the Phase One Property.</p> <p>Based on an interview with previous property owner Mr. Victor Torchia (AME, 2011b), herbicides was used sparingly by the farmer that occupied the property at the time for agricultural purposes.</p>
vii. Pits and Lagoons	No pits or lagoons were observed during the Site reconnaissance.
viii. Air Emissions	There were no sources of air emissions requiring an ECA observed on-Site.

6.2 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 PCAs. At the time of the Site reconnaissance, land use within the Phase One Study Area was commercial and residential consisting of the following:

Table 6-3 Phase One Study Area Reconnaissance Observations

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
Immediately Adjacent Properties	
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><u>North:</u> Forested Land</p> <p><u>South:</u> Agricultural land</p> <p><u>East:</u> Agricultural land</p>

	<u>West:</u> Agricultural land
Phase One Study Area Properties	
Water Bodies	A tributary that falls under the Lake Ontario watershed crosses the Phase One Property as well as east and west adjoining property travelling in a north to south direction.
Areas of Natural Significance	Based on a review of the City of Brampton (Brampton, 2015) and Town of Caledon Official Plans (Caledon, 2005) no area of natural significance was identified on the Phase One Property. The north adjoining property is located within the Greenbelt. Wetlands and woodlands are identified on north and south adjoining properties.

6.3 WRITTEN DESCRIPTION OF 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 7.0 below.

7 REVIEW AND EVALUATION OF INFORMATION

7.1 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 7-1A Current and Past Land Use

YEAR	NAME OF OWNER	DESCRIPTION OF PROPERTY USE	PROPERTY USE	OTHER OBSERVATIONS FROM AERIAL PHOTOGRAPHS, FIRE INSURANCE PLANS, ETC.
1832 – mid-1970s	Various Owners	The property was developed for agricultural land use	Agricultural use	Based on the title search conducted during the previous Phase One ESA (AME, 2011b), the property was first purchased in 1832 and utilized for agricultural purposes
Mid-1970s - 2013	Various Owners (Current owner GB (Mayfield) Inc. purchased the property in 2011)	The property was developed for agricultural and residential land use.	Agricultural and residential land use.	Based on the property owner, a residential building was developed on the Phase One Property in the mid-1970s and demolished in 2013.
2013 – Present day	GB (Mayfield) Inc.	The property is currently used for agricultural purposes.	Agricultural land use	Based on site reconnaissance the Phase One Property is currently used for agricultural purposes.

7.2 POTENTIALLY CONTAMINATING ACTIVITY

PCAs on the Site or within the Phase One Study Area that may be contributing to an APEC are summarized in the table below. All PCAs including the number and location (if known) of USTs are illustrated on the Phase One CSM provided as Drawing 2.

Refer to O.Reg. 153/04, as amended (MOECC, 2011a) Schedule D, Table 2 for a complete list of PCAs.

Table 7-2 Summary of PCAs

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
28. Gasoline and Associated Products Storage in Fixed Tanks	Phase One Property – Historical heating oil UST was present on the southwest corner of the Phase One Property near the west building wall. The UST was decommissioned in 2013 when the residential building was demolished.
30. Importation of Fill Material of Unknown Quality	Phase One Property – The use of fill material of unknown quality during the demolition of the residential building in 2013.
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Phase One Property – Based on an interview with the former property owner Mr. Victor Torchia (AME, 2011b), pesticides and herbicides were used on the property for agricultural purposes.
Use of de-icing agents	Phase One Study Area – As the Phase One Property is located adjacent to municipal road way (Mayfield Road to the south), seasonal de-icing activities are anticipated.

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

The table of APECs is presented in Appendix G.

7.4 PHASE ONE CONCEPTUAL SITE MODEL

As part of the Phase One ESA, a CSM was developed for the Site located at 2256 Mayfield Road in the Two of Caledon.

7.4.1 FIGURES

A Phase One CSM figure for the Site is presented as Drawing 2. The figure 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,
- Drinking water wells at the Phase One Property,
- Roads, including names, within the Phase One Study Area,
- Uses of properties adjacent to the Phase One Property,
- Areas where any PCAs have occurred, including location of any tanks,
- APECs, as identified in Section 6.3.

7.4.2 POTENTIALLY CONTAMINATING ACTIVITY

All PCAs identified within the Phase One Study Area and on the Phase One Property are shown in Drawing 2. The locations of USTs are also indicated in Drawing 2. The PCAs contributing to APECs are summarized in the following table:

Table 7-3 Summary of PCAs Contributing to On-Site APECs

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
28. Gasoline and Associated Products Storage in Fixed Tanks	Phase One Property – Historical heating oil UST was present on the southwest corner of the Phase One Property near the west building wall. The UST was decommissioned in 2013 when the residential building was demolished. (APEC 1 – southwest corner of the Phase One Property)
30. Importation of Fill Material of Unknown Quality	Phase One Property – The use of fill material of unknown quality during the demolition of the residential building in 2013. (APEC 2 – southwest corner of the Phase One Property)
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Phase One Property – Based on an interview with the former property owner Mr. Victor Torchia (AME, 2011b), pesticides and herbicides were used on the property for agricultural purposes. (APEC 3 – entire Phase One Property)
Use of de-icing agents	Phase One Study Area – As the Phase One Property is located adjacent to municipal road way (Mayfield Road to the south), seasonal de-icing activities are anticipated. (APEC 4 – southern portion of the Phase One Property)

7.4.3 POTENTIAL ENVIRONMENTAL CONCERN AND POTENTIAL CONTAMINANT OF CONCERN

The table of APECs attached in Appendix G provides a summary of the APECs on the Phase One Property. The table identifies the location of the PCAs contributing to the on-Site APECs as well as the associated PCOCs. Drawing 2 also presents the Site Plan showing the location of the APECs on the Phase One Property.

7.4.4 IMPACT OF UNDERGROUND UTILITIES

Underground utilities have the potential to affect contaminant distribution and transport. Based on the public and private located conducted for the Phase Two ESA, no buried gas, water, hydro and bell utilities are present on Site.

7.4.5 GEOLOGICAL AND HYDROGEOLOGICAL INFORMATION

According to topographic map 30M11 (NRC, 2016), the Phase One Property is relatively flat with a gradual slope to the south. The elevation of the Phase One Property is approximately 260 masl. The

inferred groundwater flow direction within the Phase One Study Area is expected to be in the southerly direction.

According to bedrock maps provided by the Ontario Geological Society (MNDM, 2016), bedrock in the area of the Phase One Property is of the Queenston Formation, and generally consists of shale, limestone, dolostone and siltstone.

The surficial geology maps (MNDM, 2016), show the surficial soils in the area of the Phase One Property consisted of clay to silt textured till derived from glaciolacustrine deposits.

Based on the physiography maps (MNDM, 2016), the Phase One Property is situated within the drumlinized till plains.

7.4.6 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, as amended (MOECC, 2011a) Schedule D Table 1: Mandatory Requirements for Phase One Environmental Site Assessment Reports. The MOECC FOI response has not yet been received. The client will be made aware when the response is received. The evaluation provided in this report reflects our best judgment in light of the information available at the time of report preparation.

8 CONCLUSIONS

A Phase One ESA was conducted for the property located at 2256 Mayfield Road, Caledon, Ontario. The Site consists of two properties and is legally described as Part of Lawn 18, Concession 2, West of Hurontario Street, Town of Caledon, Region Municipality of Peel.

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 information obtained as part of the Phase One ESA records search, Site reconnaissance and interview process, the following findings are presented:

- The shallow groundwater flow direction in the Phase One Study Area is inferred to be in a southerly direction.
- The surficial geology maps (MNDM, 2016), show the surficial soils in the area of the Phase One Property are clay to silt textured till derived from glaciolacustrine deposits.
- A review of the 1877 Region of Peel County Atlas (McGill, 2001) indicated that the Phase One Property was vacant of structures and consisted of agricultural land use. Based on the current property owner the first development on the Phase One Property took place in the mid-1970s where a residential building was constructed on the southwest corner of the property. Prior to the residential development the property was utilized as vacant agricultural land.
- A review of the City of Brampton did not identify any listing for the Phase One Property and properties within the Phase One Study Area. The Town of Caledon city directory was not available for review.
- The Phase One Property currently consists of an agricultural farm vacant of structures.
- Several PCAs were identified on-Site and within the Phase One Study Area. Those activities that were deemed to be contributing to an area of potential environmental concern for the Site are summarized below:

Table 8-1 Summary of PCAs Contributing to On-Site APEC

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
28. Gasoline and Associated Products Storage in Fixed Tanks	Phase One Property – Historical heating oil UST was present on the southwest corner of the Phase One Property near the west building wall. The UST was decommissioned in 2013 when the residential building was demolished. (APEC 1 – southwest corner of the Phase One Property)

POTENTIALLY CONTAMINATING ACTIVITY	OBSERVATIONS
30. Importation of Fill Material of Unknown Quality	Phase One Property – The use of fill material of unknown quality during the demolition of the residential building in 2013. (APEC 2 – southwest corner of the Phase One Property)
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Phase One Property – Based on an interview with the former property owner Mr. Victor Torchia (AME, 2011b), pesticides and herbicides were used on the property for agricultural purposes. (APEC 3 – entire Phase One Property)
Use of de-icing agents	Phase One Study Area – As the Phase One Property is located adjacent to municipal road way (Mayfield Road to the south), seasonal de-icing activities are anticipated. (APEC 4 – southern portion of the Phase One Property)

Based on information obtained as part of the Phase One ESA, it is concluded that there are APECs relating to the soil and groundwater on the Site.

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

We recommend that a Phase Two ESA be completed according to the O.Reg. 153/04, as amended (MOECC, 2011a) standards. The Phase Two ESA should fully investigate the APECs, chemicals of concern, and potentially impacted media identified in this report.

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

A RSC cannot be filed solely based on this Phase One ESA. WSP recommends a Phase Two ESA in order to support the filing of an RSC.

8.3 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 ESA is prepared for GB (Mayfield) Inc. solely for their exclusive use in the evaluation of 2256 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.

8.4 QUALIFICATIONS OF THE ASSESSORS

This report was prepared by **Eric Wong, P.Eng.**, who is an Environmental Project Officer in the Toronto, Ontario office of WSP. He has experience in conducting Phase One and Two ESAs on numerous residential, commercial, and industrial properties.

Marty Barons, P.Eng., QP_{ESA}, is an Environmental Engineer in the Toronto Office of WSP, with a Bachelors of Applied Science Degree in Environmental Engineering, and is a recognized Professional Engineer in Ontario since 2008. Marty has conducted and managed dozens of environmental investigations including Phase One ESAs, Phase Two ESAs, and various site remediation projects across Ontario. Marty is a Qualified Person (QP_{ESA}) under the O.Reg. 153/04, as amended (MOECC, 2011a).

8.5 SIGNATURES

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

Report prepared by
WSP Canada Inc.



Eric Wong, B.A.Sc
Project Officer, Environment

Reviewed by



Marty Barons, P.Eng., QP_{ESA}
Environmental Engineer



9

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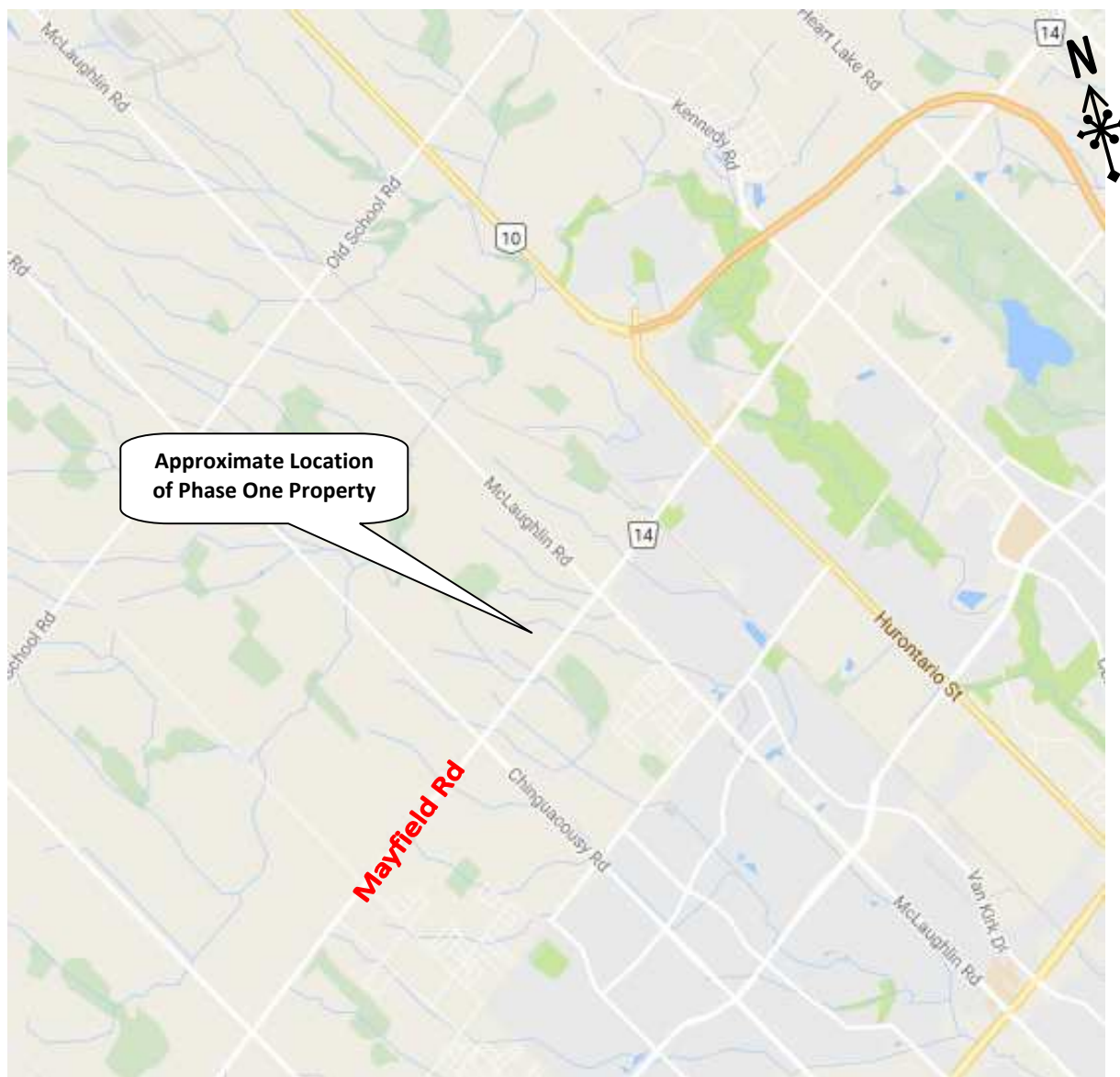
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DRAWINGS



© Google Map



51 Constellation Court
Toronto, ON M9W 1K4
T: 416-798-0065 F: 416-798-0518

SITE LOCATION PLAN

Scale:
~1:3,750

Date:
August 2016

Project:
161-08392-00

**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT
2256 MAYFIELD ROAD,
CALEDON, ONTARIO**

Prepared For: GB (Mayfield) Inc.

Prepared By:
EW

Reviewed By:
MB

Figure No.
1

APPENDICES

Appendix A

LEGAL SURVEY



I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.
DATE Aug. 16th 2012
C.P.E.
C. P. EDWARD

PLAN 43R-35003

RECEIVED AND DEPOSITED

DATE Dec 11, 2012

Sandra Barbosa
REPRESENTATIVE FOR LAND REGISTRAR FOR
THE LAND TITLES DIVISION OF PEEL (No.43)

SCHEDULE			
PART	PART OF LOT	CONCESSION	ALL OF P.I.N.
1	18	2	WEST OF HURONTARIO STREET
2			14252-0073

PART 2-SUBJECT TO AN EASEMENT AS SET
OUT IN INST. No. CH27913

PLAN OF SURVEY OF
PART OF LOT 18
CONCESSION 2
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:1000
R.DY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

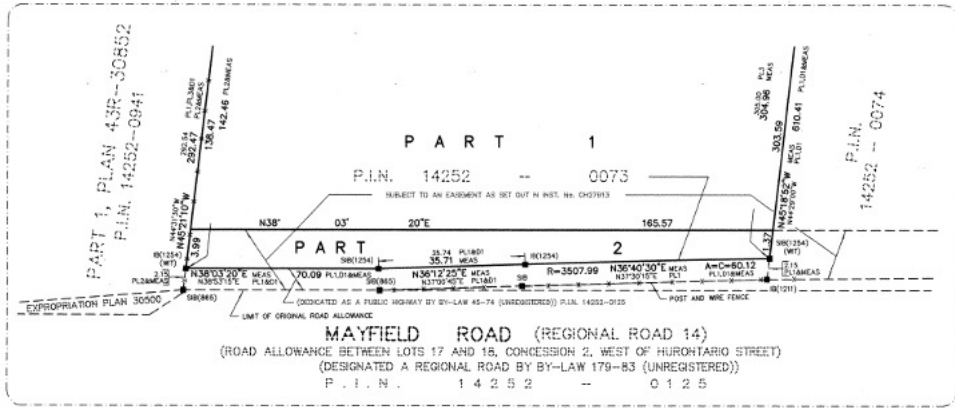
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF OCTOBER, 2011.
DATE Aug. 16th 2012
C.P.E.
C. P. EDWARD
ONTARIO LAND SURVEYOR

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SSB DENOTES SHORT STANDARD IRON BAR
- SB DENOTES STANDARD IRON BAR
- IR DENOTES IRON BAR
- CSM DENOTES CUT STONE MONUMENT
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL1 DENOTES PLAN OF SURVEY BY P.J. WILLIAMS, O.L.S., DATED NOV. 23, 1972
- PL2 DENOTES PLAN 43R-30852
- PL3 DENOTES BUILDING LOCATION SURVEY BY R.E. CLIPSHAM LIMITED, O.L.S., DATED NOV. 10, 1989
- D1 DENOTES INSTRUMENT No. R0892006
- D2 DENOTES INSTRUMENT No. R0872485
- D3 DENOTES INSTRUMENT No. R0373030
- (865) DENOTES D.P. McLEAN, O.L.S.
- (1211) DENOTES P.J. WILLIAMS, O.L.S.
- (1254) DENOTES R.E. CLIPSHAM LTD., O.L.S.
- (1657) DENOTES THAM SHAMUGARAJAN SURVEYING LTD., O.L.S.
- (N) DENOTES NOT IDENTIFIED
- (WT) DENOTES WITNESS
- SCP DENOTES SPECIFIED CONTROL POINT

BEARING NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM
SCP 01019840167 NORTH 4840746.142 EAST 292853.204
SCP 01019840168 NORTH 4841481.248 EAST 293517.977
COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER
SEC. 14 (2) OF O.R.S.O. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.9999.



rpe RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Christie Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001
Tel: (905) 264-0881 Fax: (905) 264-2099
Website: www.rpe.ca
DRAWN: E.R. CHECKED: C.P.E.
JOB No. 11-212 CAD FILE No. 11-212R01

Aug 14, 2012 - 12:29:56

Appendix B


REGULATORY INQUIRIES



Ministry of
Environment
and Energy

Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Eric Wong WSP Canada Inc 51 Constellation Court Toronto, Ontario M9W 1K4 Email Address: eric.wong@wspgroup.com			FOI Request No.	Date Request Received
			Fee Paid \$ ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Telephone/Fax Nos. Tel 416-798-0065 Fax 416-798-0518	Your Project/Reference No. 161-08392-00	Signature of Requester 	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 2256 Mayfield Road, Caledon, Ontario				
Present Property Owner(s) and Date(s) of Ownership GB (Mayfield) Inc.				
Previous Property Owner(s) and Date(s) of Ownership N/A				
Present/Previous Tenant(s), (if applicable) N/A				
Search Parameters Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.			Specify Year(s) Requested	
Environmental concerns (General correspondence, occurrence reports, abatement)			<i>all years</i>	
Orders			<i>all years</i>	
Spills			<i>all years</i>	
Investigations/prosecutions ▶ Owner and tenant information must be provided			<i>all years</i>	
Waste Generator number/classes			<i>all years</i>	
Certificates of Approval ▶ Proponent information must be provided 1987 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	<i>all years</i>
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)			x	<i>all years</i>
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations			x	<i>all years</i>
waste water - industrial discharge			x	<i>all years</i>
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites			x	<i>all years</i>
waste systems	- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction		x	<i>all years</i>
pesticides - licenses			x	<i>all years</i>

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

HWIN TABLE

Wong, Eric

From: Prem Lal <plal@tssa.org> on behalf of Public Information Services
<publicinformationservices@tssa.org>
Sent: July-30-16 3:42 PM
To: Wong, Eric
Subject: RE: UST/AST search

Hi Eric:

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Thank you Eric.

Prem



Prem Lal | Public Information Coordinator

Facilities and Business Services
3300 Bloor Street West
Centre Tower, 16th Floor
Toronto, Ontario M8X 2X4
Tel: +1-416-734-3570 | Fax: +1-416-734-3568 | E-Mail: plal@tssa.org
www.tssa.org



From: Wong, Eric [<mailto:Eric.Wong@wspgroup.com>]

Sent: Friday, July 29, 2016 9:44 AM

To: Public Information Services

Subject: UST/AST search

Hello,

Could you please search in your database for any UST/AST for the following addresses within the Town of Caledon:

2256 Mayfield Road
2257 Mayfield Road
2247 Mayfield Road
2498 Mayfield Road

Thank you



Eric Wong, B.A.Sc
Environmental Project Officer

WSP Canada Inc.
51 Constellation Court
Toronto, ON M9W 1K4
T: 416-798-0065, Ext: 255
F: 416-798-0518
C: 416-560-5686

www.wspgroup.ca

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Appendix D

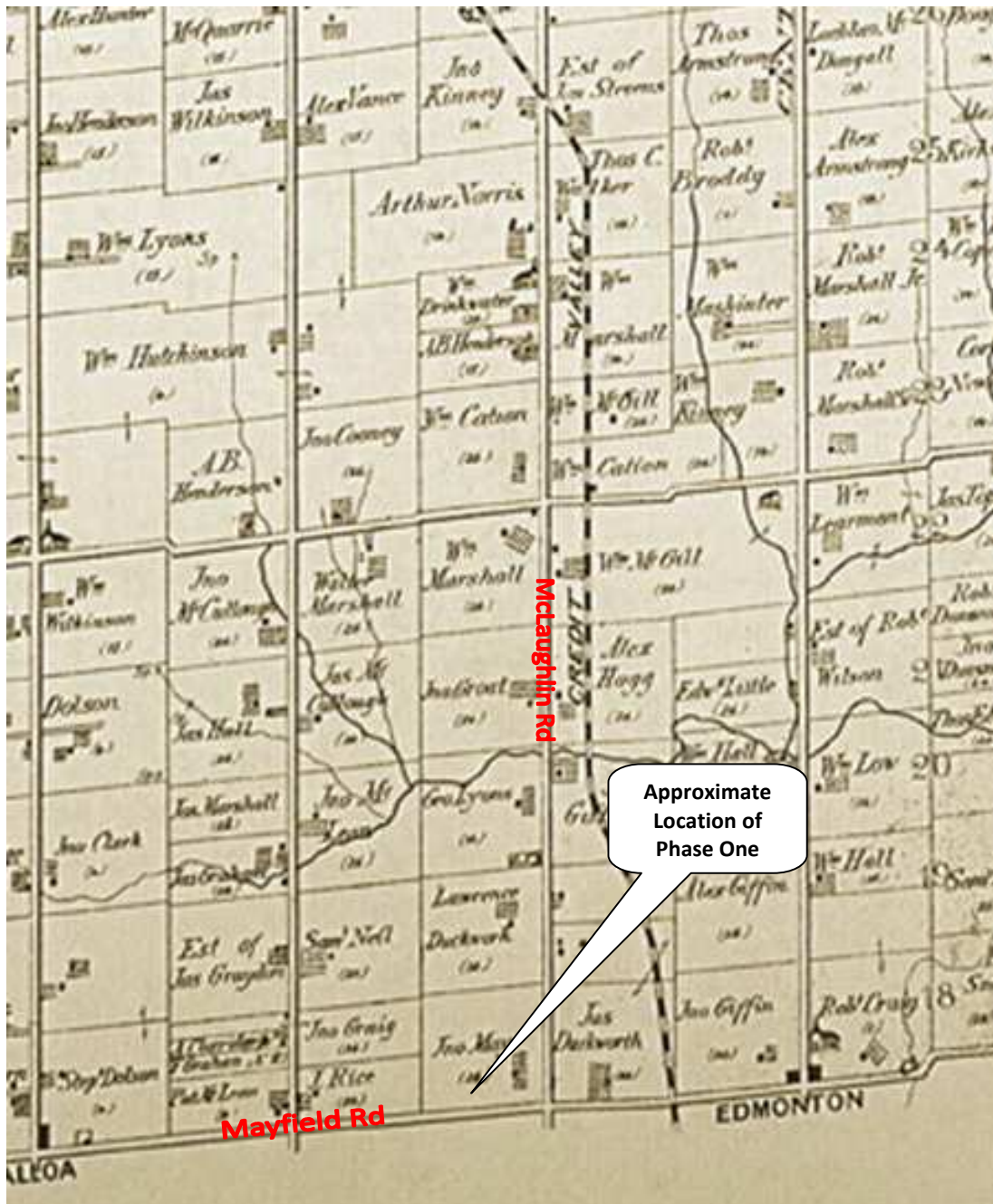
WATER WELL TABLES

Table D-1 Summary of Water Well Records Within Phase One Study Area

Well ID	Depth (m)	Date Drilled	Address	Use	Material Color	Material A	Material B	Material C	Depth (m)
7224623	6.7	04-Feb-14	2256 Mayfield Road	-	-	-	-	-	-
4905251	11.6	09-Jun-77	-	Irrigation / Domestic	Brown	Loam	-	-	0.3
					Brown	Clay	-	-	4.6
					Red	Clay	Stone	Hard	6.1
					Grey	Clay	Silt	Soft	10
					Red	Clay	Stone	Hard	11.2
					Red	Shale	Hard	-	11.6
7179242	-	25-Oct-11	-	-	-	-	-	-	-
7131414	-	01-Oct-09	2257 Mayfield Road	-	-	-	-	-	-
7243039	-	13-Apr-15	-	-	-	-	-	-	-
7254939	-	10-Sep-15	-	-	-	-	-	-	-
7254941	-	10-Sep-15	-	-	-	-	-	-	-
7127670	6	09-Feb-09	12529 Chinguacousy Road	Monitoring	-	-	-	-	-
4908331	16.2	12-Dec-97	-	Domestic	Black	Loam	-	-	0.6
					Brown	Clay	-	-	7.3
					Grey	Clay	Sand	-	11
					Red	Sand	-	-	12.8
					Red	Sand	Gravel	-	16.1
					Brown	Clay	Stones	-	8.5
4905535	26.2	13-Nov-78	-	Domestic	Red	Shale	-	-	26.2

Appendix E

AERIAL PHOTOGRAPHS AND MAPPING RESOURCES



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COUNTY ATLAS: 1877

Scale:
~1:6,300

Date:
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Project:
161-09382-00

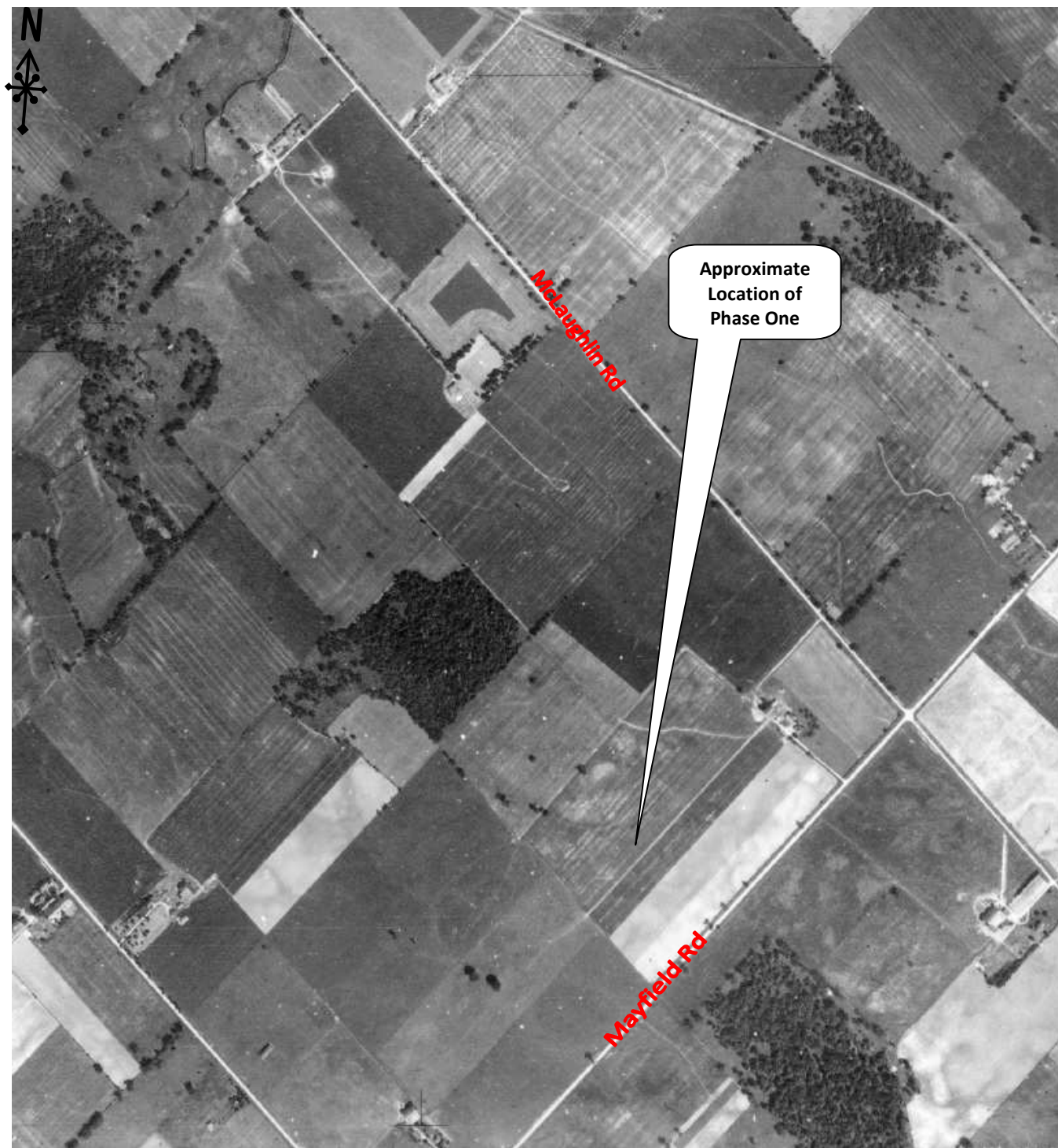
**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT
2256 MAYFIELD ROAD,
CALEDON, ONTARIO**

Prepared For: GB (Mayfield) Inc.

Prepared By:
EW

Reviewed By:
MB

Drawing No.
D-1



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AERIAL PHOTOGRAPH: 1946

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AERIAL PHOTOGRAPH: 1978

Scale:
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Project:
161-08392-00

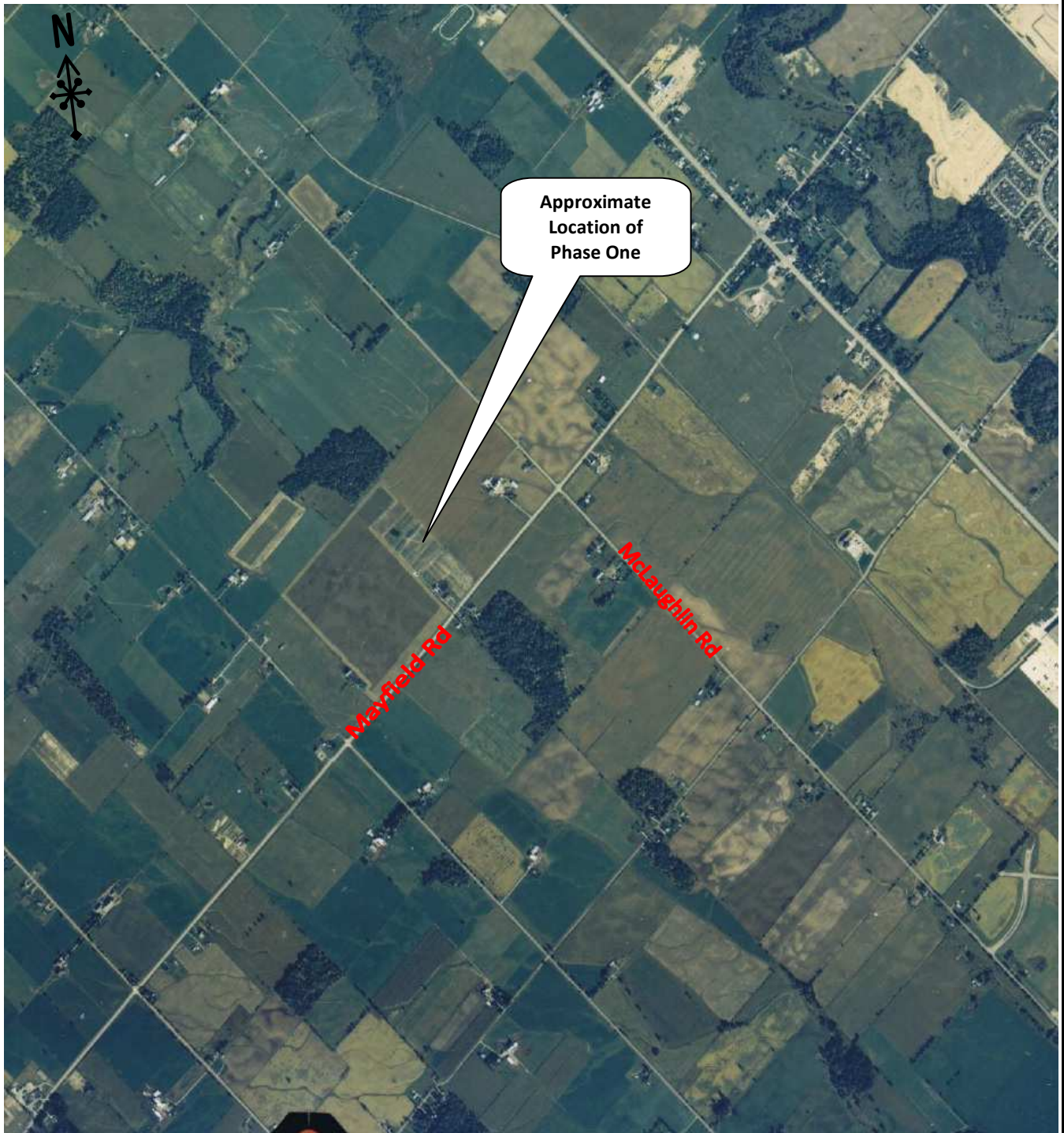
**PHASE ONE ENVIRONMENTAL
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AERIAL PHOTOGRAPH: 1985

Scale: ~1:12,400	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 2256 MAYFIELD ROAD, CALEDON, ONTARIO	Prepared By: EW
Date: August 2016		Reviewed By: MB
Project: 161-08392-00	Prepared For: GB (Mayfield) Inc.	Drawing No. D-4



Approximate
Location of
Phase One



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SATELLITE IMAGE: 2009

Scale:
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Project:
161-08392-00

**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT
2256 MAYFIELD ROAD,
CALEDON, ONTARIO**

Prepared For: GB (Mayfield) Inc.

Prepared By:
EW

Reviewed By:
MB

Drawing No.
D-5



Approximate
Location of
Phase One



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SATELLITE IMAGE: 2013

Scale:
~1:13,500

Date:
August 2016

Project:
161-08392-00

**PHASE ONE ENVIRONMENTAL
SITE ASSESSMENT
2256 MAYFIELD ROAD,
CALEDON, ONTARIO**

Prepared For: GB (Mayfield) Inc.

Prepared By:
EW

Reviewed By:
MB

Drawing No.
D-6

Appendix F

SITE PHOTOGRAPHS



1. View of Phase One Property facing northeast.



2. View of Phase One Property facing east.



3. View of existing monitoring well observed on the Phase One Property.



4. View of debris observed on the Phase One Property.



5. View of east adjoining property facing northeast.



6. View of southwest neighboring property facing south.

Appendix G

APEC TABLE

TABLE G-1
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern	Location of Area 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)
1	Southwest corner of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, VOCs	GW & Soil
2	Southwest corner of the Phase One Property	30. Importation of Fill Material of Unknown Quality	On-Site	Metals and Inorganics	Soil
3	Entire Phase One Property	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	OC-Pesticides, Metals and Inorganics	GW & Soil
4	Along the south property line of the Phase One Property.	Others Use of de-icing agent	On/Off-Site	EC/SAR	Soil

Notes:

- 1 - Area of Potential Environmental Concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,
 - (a) identification of past or present uses on, in or under the phase one property, and
 - (b) identification of potentially contaminating activity.
- 2 - Potentially Contaminating Activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area
- 3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:
 ABNs, PCBs, Metals, Electrical Conductivity, SAR, CPs, PAHs, As, Sb, Se, Cr (VI),
 1,4-Dioxane, THMs, Na, Hg, Dioxins/Furans, PCDDs/PCDFs VOCs, B-HWS, Methyl Mercury,
 Ocs, BTEX, Cl-, high pH, PHCs, Ca, Mg, CN-, low pH
- 4 - when submitting a record of site condition for filing, a copy of this table must be attached

BTEX – Benzene, Toluene, Ethylbenzene, and Xylenes
 GW – Groundwater
 OC Pesticides - Organochlorinated Pesticides
 PHCs – Petroleum Hydrocarbons
 VOCs – Volatile Organic Compounds
 EC - Electrical Conductivity
 SAR - Sodium Adsorption Ratio