

Ontario Ministry of the Environment, Conservation and Parks
Record of Site Condition # B-403-8349028781



Record of Site Condition
Under Part XV.1 of the *Environmental Protection Act*

Summary

| | |
|--|---|
| Record of site condition number | B-403-8349028781 |
| Date filed to environmental site registry (YYYY/MM/DD) | 2025/05/22 |
| Certification date (YYYY/MM/DD) | 2024/11/26 |
| Current property use | Commercial |
| Intended property use | Residential |
| Certificate of property use number | No CPU |
| Applicable site condition standards | Background site conditions standard, Potable ground water, for Residential property use |
| Property legal description | See attached lawyer's letter |
| Property municipal address(es) | 1634 FOUR MILE CREEK RD , NIAGARA-ON-THE-LAKE, ON, L0S 1J0 |

Notice to readers concerning due diligence

This record of site condition (RSC) has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

Contents of this record of site condition

This RSC consists of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to

have been submitted in electronic format to the Ministry of the Environment, Conservation and Parks.

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is submitting or authorizing the submission of the RSC

| | |
|-----------------|--|
| Owner name | Rudy Doerwald |
| Ownership type | Individual |
| Mailing address | 114 Loretta DRVirgil Ontario |
| Postal Code | L0S 1T0 |
| Phone | (905) 327-9262 |
| Fax | |
| Email address | m.a.w.loretta@gmail.com |

Record of site condition property location information

| | |
|-------------------------------|---|
| Municipal address(es) | 1634 FOUR MILE CREEK RD , NIAGARA-ON-THE-LAKE, ON, L0S 1J0 |
| Municipality | NIAGARA-ON-THE-LAKE |
| Legal description | See attached lawyer's letter |
| Assessment roll number | 2627020014058000000 |
| Property identifier number(s) | 46385-0065 (LT) |
| Horizontal severance | |

Record of site condition property geographical references

| | |
|-------------------|-----------|
| Coordinate system | UTM |
| Datum | NAD 83 |
| Zone | Zone 17 |
| Easting | 652340.96 |
| Northing | 4787157.4 |

Record of site condition property use information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

| | |
|--|-------------|
| Current property use | Commercial |
| Intended property use | Residential |
| Certificate of property use has been issued under section 168.6 of the <i>Environmental Protection Act</i> | No |

As an owner of the RSC property:

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | I acknowledge that the <u>RSC</u> will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry. |
| <input checked="" type="checkbox"/> | I have conducted reasonable inquiries to obtain all information relevant to this <u>RSC</u> , including information from the other current owners of the <u>RSC</u> property named in this part of the <u>RSC</u> and I have obtained all information relevant to this <u>RSC</u> of which I am aware. |
| <input checked="" type="checkbox"/> | I have disclosed all information referred to in paragraph 2 to any qualified person named in this <u>RSC</u> . |
| <input checked="" type="checkbox"/> | To my knowledge, the statements made in this part of the <u>RSC</u> are true as of 2025/04/03. |
| <input checked="" type="checkbox"/> | I have ensured that access to the entire property, including the phase one property, any phase two property and the <u>RSC</u> property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance. |

By checking the box above, I, Rudy Doerwald am on 2025/04/03,

| | |
|---|--|
| a. | signing this <u>RSC</u> as an owner of the <u>RSC</u> property; and |
| b. | making all certifications required of the owner of the <u>RSC</u> property for this <u>RSC</u> . |
| <input checked="" type="checkbox"/> I Agree | |

Part 2: List of reports, summary of site conditions and qualified person's statements and certifications

Qualified person's information

| | |
|---|--|
| Name | Andre Breberina |
| Type of Membership under <i>Professional Geoscientist Act</i> | Practising member |
| Membership Number | 1435 |
| Qualified person's employer name | Andre Breberina |
| Mailing address | 35 Fairview RD Grimsby Ontario |
| Phone | (905) 945-7019 |
| Fax | |
| Email address | abreberina@hotmail.com |

Municipal information

| | |
|-----------------------------------|----------------------------------|
| Local or single-tier municipality | TOWN OF NIAGARA-ON-THE-LAKE |
| Upper-tier municipality | REGIONAL MUNICIPALITY OF NIAGARA |

Ministry of the Environment Conservation and Parks District Office

| | |
|-------------------------|--|
| District office | Niagara |
| District office address | 9th floor, 301 St. Paul St., St. Catharines ON |

Phase one environmental site assessment report

Document used as the phase one environmental site assessment report and updates in submitting the RSC for filing

| | |
|--|------------|
| The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1)(a) of Ontario Regulation (O. Reg.) 153/04) | 2024/11/20 |
|--|------------|

| Type of Report | Report Title | Date of Report (yyyy/mm/dd) | Author of Report | Name of Consulting Company |
|---|--|-----------------------------|---------------------------|----------------------------|
| Phase One environmental site assessment | Phase I Environmental Site Assessment, 1634 Four Mile Creek Road, Niagara-On-The-Lake, Ontario | 2024/11/22 | Andre Breberina P. Geo | |

Reports and other documents related to the phase one environmental site assessment

Reports and other documents relied upon in certifying the information set out in section 10 of Schedule A or otherwise used in conducting the phase one environmental site assessment

| Report Title | Date of Report (yyyy/mm/dd) | Author of Report | Name of Consulting Company |
|--------------|-----------------------------|------------------|----------------------------|
|--------------|-----------------------------|------------------|----------------------------|

Phase two environmental site assessment report

Document used as the phase two environmental site assessment report and updates in submitting the RSC for filing

| | |
|---|------------|
| The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04) | 2024/11/26 |
|---|------------|

| Type of Report | Report Title | Date of Report (yyyy/mm/dd) | Author of Report | Name of Consulting Company |
|---|---|-----------------------------|---------------------------|----------------------------|
| Phase Two environmental site assessment | Phase II Environmental Site Assessment, 1634 Four Mile Creek Road, Niagara-On-The-Lake, Ontario | 2024/12/09 | Andre Breberina P. Geo | |

Reports and other documents related to the phase two environmental site assessment

Reports and other documents relied upon in making any certifications in the RSC for the purposes of Part IV of Schedule A or otherwise used in conducting the phase two environmental site assessment

| Report Title | Date of Report (yyyy/mm/dd) | Author of Report | Name of Consulting Company |
|--------------|-----------------------------|------------------|----------------------------|
| | | | |

Environmental condition

| | |
|-----------------------|-----|
| Section 41 applies? | Yes |
| Section 43.1 applies? | No |

Site condition information

| | |
|--|---------------------------|
| Certification date (YYYY/MM/DD) | 2024/11/26 |
| Total area of RSC property (in hectares) | 0.3 |
| Number of any previously filed RSC that applies to any part of the RSC property | |
| Number of any previously filed transition notice that applies to any part of the RSC property | |
| Soil texture | |
| Assessment/restoration approach | Background |
| Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O. Reg. 153/04? | Yes |
| Was investigation, sampling and analysis of soil on, in or under the property already undertaken in such a way that it can be used as part of the phase two environmental site assessment? | Yes |
| Site investigation includes the investigation, sampling and analysis of ground water? | No |
| Name of the laboratory used to analyze any samples collected of soil, ground water or sediment | Paracel Laboratories Ltd. |
| Ground water condition (potable, non-potable) | Potable |
| Applicable site condition standard | TABLE 1 |

Table 1 - Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

| Contaminant name | | Maximum concentration | | Applicable site condition | Unit of measure |
|------------------|------------------------------|-----------------------|-------------|---------------------------|-----------------|
| 1 | Aldrin | < | 0.01 | 0.05 | µg/g |
| 2 | Antimony | < | 1.0 | 1.3 | µg/g |
| 3 | Arsenic | | 5.3 | 18 | µg/g |
| 4 | Barium | | 60.2 | 220 | µg/g |
| 5 | Beryllium | | 0.6 | 2.5 | µg/g |
| 6 | Boron (total) | < | 5.0 | 36 | µg/g |
| 7 | Cadmium | < | 0.5 | 1.2 | µg/g |
| 8 | Chlordane | < | 0.01 | 0.05 | µg/g |
| 9 | Chromium Total | | 18.9 | 70 | µg/g |
| 10 | Cobalt | | 7.8 | 21 | µg/g |
| 11 | Copper | | 16.5 | 92 | µg/g |
| 12 | DDD | < | 0.02 | 0.05 | µg/g |
| 13 | DDE | < | 0.01 | 0.05 | µg/g |
| 14 | DDT | < | 0.01 | 1.4 | µg/g |
| 15 | Dieldrin | < | 0.02 | 0.05 | µg/g |
| 16 | Endosulfan | < | 0.02 | 0.04 | µg/g |
| 17 | Endrin | < | 0.02 | 0.04 | µg/g |
| 18 | Heptachlor | < | 0.01 | 0.05 | µg/g |
| 19 | Heptachlor Epoxide | < | 0.01 | 0.05 | µg/g |
| 20 | Hexachlorobenzene | < | 0.01 | 0.01 | µg/g |
| 21 | Hexachlorobutadiene | < | 0.01 | 0.01 | µg/g |
| 22 | Hexachlorocyclohexane Gamma- | < | 0.01 | 0.01 | µg/g |
| 23 | Hexachloroethane | < | 0.01 | 0.01 | µg/g |

| | | | | | |
|----|--------------|---|-------------|------|------|
| 24 | Lead | | 9.8 | 120 | µg/g |
| 25 | Methoxychlor | < | 0.01 | 0.05 | µg/g |
| 26 | Molybdenum | < | 1.0 | 2 | µg/g |
| 27 | Nickel | | 15.8 | 82 | µg/g |
| 28 | Selenium | < | 1.0 | 1.5 | µg/g |
| 29 | Silver | < | 0.3 | 0.5 | µg/g |
| 30 | Thallium | < | 1.0 | 1 | µg/g |
| 31 | Uranium | < | 1.0 | 2.5 | µg/g |
| 32 | Vanadium | | 25.6 | 86 | µg/g |
| 33 | Zinc | | 42.3 | 290 | µg/g |

Remedial action and mitigation

Remediated soils

Estimated quantities of the soil, if any, originating at and remaining on the RSC property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil. Indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

| Soil remediation process | Estimated quantity of soil (in ground-volume in cubic metres) |
|--------------------------|---|
| None | 0 |

Description of remediation

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

Soil or sediment removed and not returned

Estimated quantities of soil or sediment, if any, removed from and not returned to the RSC property.

| | |
|---|--|
| Estimated quantity of soil (in ground-volume in cubic metres) | |
| Estimated quantity of sediment (in ground-volume in cubic metres) | |

Excess soil deposited at the property

Estimated quantity of excess soil, if any, being deposited at the RSC property, not including any soil that may have originated at but been remediated off the record of site condition property and that is identified in section 28 of Schedule A

| | |
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| Estimated quantity of soil brought to the property (in ground-volume in cubic metres) | |
|---|--|

Ground water control or treatment measures

Ground water control or treatment measures that were required for the RSC property prior to the certification date for the purpose of submitting the RSC for filing.

Ground water control or treatment measures that are required for the RSC property after the certification date.

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

| Estimated volume of ground water (in litres) | |
|--|--|
|--|--|

Other activities including risk management measures

Constructed works that prior to the certification date for the purpose of submitting the RSC for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the RSC property.

Constructed works that after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the RSC property.

Monitoring or Maintenance Soil Management Measures

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

Ground water management measures

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

Remediated or removed soil, sediment or ground water from near property boundary

Has any soil, sediment or ground water at the RSC property that is or was located within 3 metres of the RSC property boundary been remediated or removed for the purpose of remediation?

No

Qualified person's statements and certifications

As the qualified person, I certify that:

| | |
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| <input checked="" type="checkbox"/> | A phase one environmental site assessment of the <u>RSC</u> property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates as required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation. |
| <input checked="" type="checkbox"/> | A phase two environmental site assessment of the <u>RSC</u> property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation. |
| <input checked="" type="checkbox"/> | The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary. |
| <input checked="" type="checkbox"/> | As of 2024/11/26, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the <u>RSC</u> property that would interfere with the type of property use to which the <u>RSC</u> property will be put, as specified in the <u>RSC</u> . |
| <input checked="" type="checkbox"/> | As of 2024/11/26, in my opinion, based on the phase one and phase two environmental site assessments, and any confirmatory sampling, which included the sampling and analysis of soil, it is not necessary to conduct sampling and analysis of ground water quality for the <u>RSC</u> property to make the certified statement set out in paragraph 3 of section 17 of Schedule A. |
| <input checked="" type="checkbox"/> | As of 2024/11/26, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the <u>RSC</u> property meets the applicable full depth background site condition standards prescribed by section 34 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this <u>RSC</u> is filed, except for those contaminants (if any) specified in this <u>RSC</u> at Table 2, Maximum Contaminant Concentrations Compared to Standards Specified in a Risk Assessment. |
| <input checked="" type="checkbox"/> | As of 2024/11/26, the maximum known concentration of each contaminant in soil, sediment and ground water at the <u>RSC</u> property for which sampling and analysis has been performed is specified in this <u>RSC</u> at Table 1, Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards. |
| <input checked="" type="checkbox"/> | I am a qualified person and have the qualifications required by section 5 of the regulation. |
| <input checked="" type="checkbox"/> | I have in place an insurance policy that satisfies the requirements of section 7 of the regulation. |

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry. |
| <input checked="" type="checkbox"/> | The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practicing at the same time and in the same or similar location. |
| <input checked="" type="checkbox"/> | I do not hold and have not held and my employer, if any, does not hold and has not held a direct or indirect interest in the RSC property or any property which includes the RSC property and was the subject of a phase one or two environmental site assessment or risk assessment upon which this RSC is based. |
| <input checked="" type="checkbox"/> | To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2024/11/26. |
| <input checked="" type="checkbox"/> | By signing this RSC, I make no express or implied warranties or guarantees. |

By checking the boxes above, and entering my membership/licence number in this submission, I, Andre Breberina, a qualified person under section 5 of O. Reg. 153/04 am, on ,

| | |
|---|---|
| a. | signing this RSC submission as a qualified person; and |
| b. | making all certifications required as a qualified person for this RSC |
| <input checked="" type="checkbox"/> I Agree | |

Additional documentation provided by property owner or agent

The following documents have been submitted to the Ministry of the Environment, Conservation and Parks as part of the RSC

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| A current plan of survey |
| Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired |
| Lawyer's letter consisting of a legal description of the property |
| Phase Two conceptual site model |
| Table of Area(s) of potential environmental concern |
| Table of current and past uses of the Phase One property |