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MEMORANDUM

To: Mr. Robert Mills – Blythwood Homes

E-mail: Rob@blythwoodhomes.ca

Date: June 19, 2025

File #: 25176

SUBJECT: Application to Lift Holding Provision from 61 Melville Street, Niagara-on-the-Lake, Ontario (the Site)

Blythwood Homes is preparing an application to lift the municipal Holding Provision from the 61 Melville Street, Niagara-on-the-Lake (the Site), which requires the following:

“The development of the subject lands identified as RM1-H-109 on Schedule ‘A-1’ shall only be permitted upon removal of the Holding (H) symbol. The Holding (H) symbol shall not be removed until such time as the submission of archaeological assessment(s) and acknowledgement letter by the Ministry, and submission of confirmation of the filing of a Record of Site Condition with the Ministry, both to the satisfaction of the Corporation of the Town of Niagara-on-the-Lake, and subject to an amendment to the Zoning By-law.”

BACKGROUND

The following investigations have been completed on the Site in preparation for the change of land use and the application for a Record of Site Condition (RSC) under O.Reg. 153/04.

1. Phase One Environmental Site Assessment, 61 Melville Street, Niagara-on-the-Lake, Ontario prepared for Blythwood Homes dated October 2021 Ref#21329
2. Phase Two Environmental Site Assessment, 61 Melville Street, Niagara-on-the-Lake, Ontario prepared for Blythwood Homes dated October 2021 Ref#21329

Phase Two ESA Recommendations

The soil samples collected for analysis as described in the relevant sections of this report indicate that the fill material (at depth up to 1.5 mbgs) on the southern portion of the Site were impacted and concentrations **exceed** the applicable O. Reg. 153/04 Table 2 Residential/Institutional/Parkland (RPI) Site Condition Standards (SCS). The native soil tested were below the fill material met the applicable O. Reg. 153/04 Table 2 SCS.

Based on the results of this Phase Two ESA, the appropriate remediation strategy (excavation) would be required to confirm the suitability of the Site for its intended development and use and the submission of an RSC.

An RSC cannot be submitted based only on the Phase One and Phase Two ESA.

Remedial Action Plan

Soil remediation will necessitate the removal of the existing building. Once the building is removed, additional soil investigation can be completed under the current building footprint, all impacted soil can be removed and taken to MECP license land fill. This will be completed at the time of Site development.

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The RSC cannot be filed without the remediation being completed; therefore, Holding Provision would be required to be removed to facilitate the remediation. The remediation would be completed as part of the new construction, which would require the issuing of a building permit.

Upon completion of the removal of contaminated soil, confirmatory samples will be collected to insure the Site meets the appropriate Site Condition Standards for residential/parkland/institutional land use.

At which time an RSC submission can be completed for the proposed land use.

Regards,

LANDTEK LIMITED

Paul Blunt. P.Eng., Q.P.^{ESA}