



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE #100, RICHMOND HILL, ONTARIO L4B 1E7 · TEL (416) 754-8515 · FAX (905) 881-8335

BARRIE TEL: (705) 721-7863 FAX: (705) 721-7864	MISSISSAUGA TEL: (905) 542-7605 FAX: (905) 542-2769	OSHAWA TEL: (905) 440-2040 FAX: (905) 725-1315	NEWMARKET TEL: (905) 853-0647 FAX: (905) 881-8335	GRAVENHURST TEL: (705) 684-4242 FAX: (705) 684-8522	PETERBOROUGH TEL: (905) 440-2040 FAX: (905) 725-1315	HAMILTON TEL: (905) 777-7956 FAX: (905) 542-2769
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March 8, 2024

Reference No. 2009-E125

Page 1 of 11

Global Properties Inc.
122 Romina Drive
Concord, Ontario
L4k 4z7

**TOWN OF CALEDON
PLANNING
RECEIVED**

January 31, 2025

Attn: Mr. Luis Correia

**Re: A Phase One Environmental Site Assessment Update
Proposed Residential Development
12735 Centreville Creek Road
Town of Caledon**

Dear Sir:

Soil Engineers Ltd. (SEL) was retained to carry out a Phase One Environmental Site Assessment Update (Phase One ESA Update) for the property located 12735 Centreville Creek Road, in the Town of Caledon (hereinafter referred to as “the subject site”). The purpose of the Phase One ESA Update is to provide updated information further to our original Phase One Environmental Site Assessment (Phase One ESA, Reference No. 2009-E125, dated November 25, 2020), for proposed residential development. This Phase One ESA Update should be read in conjunction with the original Phase One ESA.

The following sections of the original Phase One ESA are updated through the additional information gathered from further records review and site reconnaissance:

Section 2.1 – Phase One Property Information

The subject site, as shown on the Site Location Plan, Drawing No. 1, is located on the northeast side of Centreville Creek Road, approximately 800m southeast of Healey Road, in the Town of

This letter/report/certification was prepared by Soil Engineers Ltd. for the account of the captioned clients and may be relied upon by regulatory agencies. The material in it reflects the writer's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this letter/report/certification, or any reliance on or decisions to be made based upon it, are the responsibility of such third parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this letter/report/certification.



Caledon. The municipal address of the subject site is 12735 Centreville Creek Road, in the Town of Caledon. The most recent Parcel Register and a PIN map are shown in Appendix 'A' and Drawing No.2, respectively.

Section 4.1 (v) - **Previous Environmental Reports**

The following assessments have been completed by SEL:

- Phase One Environmental Site Assessment (Phase One ESA), Proposed Residential Development, Reference No. 2009-E125, dated November 25, 2020.

The Phase One ESA has revealed the following area of potential environmental concern attendant to the subject site:

- Potential use of pesticides related to agricultural activities at the subject site.
- Potential presence of fill of unknown quality in the footprint area of the former residential building located in the northwest portion of the subject site.

It was recommended a Phase Two Environmental Site Assessment (Phase Two ESA) be conducted to address the above environmental concerns.

Subsequently, a soil sampling and testing program was conducted as part of due diligence program. The soil samples meet the applicable site condition standards.

Section 4.2 - **Environmental Source Information**

MECP Waste Generator

The MECP Waste Generator Registration database files were reviewed as per this Phase One ESA Update. No waste generators are listed at the subject site under Regulation 347 of the EPA and two (2) waste generators are registered at properties located within the Phase One Study Area. Details are listed in the table below.



Company Name	Address	Generator No.	Years Registered	Waste Class	Location within the Phase One Study Area
Jack Greedy Ltd.	12737 The Gore Road	ON8601011	2008, 2015, 2018	252 L	Approximate 45 m northeast of the subject site boundary
STL/22906605 Ontario Inc	12698 Centreville Creek Road	ON7794382	2015	252 L	Approximate 20 m southwest of the subject site boundary

MECP Freedom of Information

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the MECP Freedom of Information Office, as part of this Phase One ESA Update. No response has been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance. A copy of the previous MECP response letter and the new request are presented in Appendix 'B'.

National Pollutant Release Inventory

The Environment Canada National Pollutant Release Inventory (NPRI) database files were reviewed. The subject site is not registered in the NPRI database. In addition, no property within the Phase One Study Area is registered in the NPRI database.

Section 4.3 – Physical Setting Sources

Aerial Photographs

An aerial photograph dated 2023 showing the subject site and surrounding area was found at the Caledon Interactive Map. Based on the review of the 2023 aerial photograph, the subject site is a subject site has been used for agricultural purposes. The subject site is adjacent to The Gore Road and Centreville Creek Road to the northeast and southwest. A copy of the aerial photograph is presented in Appendix 'C'.



Well Records

As part of this Phase One ESA Update, the MECP help desk at Water Well Ontario was contacted regarding water wells at the subject site and the surrounding area within the Phase One Study Area. Five (5) wells are located at the subject site and twenty-three (23) wells are located within the Phase One Study Area. A copy of the well records is presented in Appendix 'D'.

Section 4.5 – Record Review Summary

A summary of the relevant information disclosed by our updated records review as of March 7, 2024, is given below:

- The subject site is used for agricultural purposes.
- Potential fill material of unknown quality may be present in the footprint area of the former residential building located in the northwest portion of the subject site.
- A farm operation, Jack Greedy Ltd., with waste generator records (waste oils and lubricants) is located approximately 45m northeast of the subject site at 12737 Centreville Creek Road.
- A waste generator (waste oils and lubricants) is located approximately 20m southwest of the subject site at 12698 Centreville Creek Road.
- Water bodies are located on and within 30m of the subject site.
- Five (5) wells are located at the subject site.
- The subject site is located adjacent to two roadways, Centreville Creek Road and The Gore Road to the southwest and northeast, respectively.

Section 6.1 – Site Reconnaissance (General)

A visual inspection of the subject site and publicly accessible areas of the Phase One Study Area was conducted by our representative, Mr. Al Bernardez on March 7, 2024 to determine the general environmental condition of the subject site. The conditions and time of the site visit are presented in the table below:



Date	Weather Condition	Temperature	Duration of Visit	Precipitation Conditions
Thursday March 7, 2024	Sunny	3° C	1.0 9:00 am to 10:00 am	No Precipitation

Site photographs taken during the inspection are presented in Appendix 'E'.

At the time of the inspection, the subject site consists of a farm field with no structures. The subject site is located on the northeast side of Centreville Creek Road, approximately 800m southeast of Healey Road, in the Town of Caledon. The neighbouring properties consist of agricultural and residential properties to the northeast and southeast, agricultural property to the northwest and agricultural, residential and industrial properties to the southwest. A water course runs through west portion of the subject site.

The ground surface at the subject site is relatively flat with minor undulations. There was no visible sign of any underground tank, excavated pit, and sump. There was no noticeable nuisance odour, stained soil or stressed vegetation observed in any area of the subject site. There was no evidence to suggest that materials of environmental concern are disposed on the subject site.

Based on our visual inspection of the publicly accessible areas, the neighbouring properties consist of agricultural and residential properties to the northeast and southeast, agricultural property to the northwest and agricultural, residential and industrial properties to the southwest. A water course runs through east portion of the subject site. A portion of a neighbouring property (12698 Centreville Creek Road) located southwest of the subject site is used for truck parking. The truck parking area is located at an approximate distance of 115m from the subject site.

Section 6.3 – Summary of Site Reconnaissance

Our site reconnaissance, conducted on March 7, 2024, disclosed the following items of environmental concern for the subject site.

- The subject site is used for agricultural purposes.
- A portion of a neighbouring property located approximately 20m southwest of the



subject site at 12698 Centreville Creek Road is used for truck parking. The truck parking is located approximately 115m from the subject site.

- A watercourse runs through the east portion of the subject site.
- The subject site is located adjacent to two roadways i.e. Centreville Creek Road to the southwest and The Gore Road located to the northeast.

Section 7.1 – **Current and Past Uses**

A description of the major uses of the subject site and the year in which they appear to have commenced is presented in the Table of Current and Past Uses presented in Appendix ‘F’.

Section 7.2 **Discussion of Environmental Items**

Based on our updated records review and site reconnaissance, as of March 7, 2024, the following information pertaining to the environmental condition of the subject site has been disclosed by the Phase One ESA Update:

- The subject site is used for agricultural purposes. (Source: Record Review, Site Reconnaissance)
- Potential fill material of unknown quality may be present in the footprint area of the former residential building located in the northwest portion of the subject site. (Source: Record Review)
- A farm operation, Jack Greedy Ltd., with waste generator records (waste oils and lubricants) is located approximately 45m northeast of the subject site at 12737 Centreville Creek Road. (Source: Record Review, Site Reconnaissance)
- A portion of a neighbouring property associated with waste generator, located approximately 20m southwest of the subject site at 12698 Centreville Creek Road is used for truck parking. (Source: Record Review, Site Reconnaissance)
- A waste transportation company, Eugenio Conte and Giacomina Abate, with ECA record is located 90m northwest of the subject site. (Source: Record Review)
- Three (3) spills occurred within the Phase One Study Area. (Source: Record Review)



- Water bodies are located on and within 30m of the subject site. (Source: Record Review, Site Reconnaissance)
- Five (5) wells are located at the subject site. (Source: Record Review)
- The subject site is located adjacent to two roadways, Centreville Creek Road and The Gore Road to the southwest and northeast, respectively. (Source: Record Review, Site Reconnaissance)

(i) **Potentially Contaminating Activity**

A Potentially Contaminating Activity (PCA) is defined by O. Reg. 153/04 as a use or an activity that is occurring or has occurred in a Phase One Study Area, as per Table 2 of Schedule “D”.

We have evaluated the risk associated with specific items in the above list to determine the potential for that activity to impact the environmental condition of the subject site.

Agricultural Use of the Subject Site

Based on our records review and site reconnaissance, the subject site was historically used for agricultural purposes, and it is currently used for the same purpose. It is possible that pesticides may have been used at the subject site as part of agricultural activities. Potential use of pesticides at the subject site has a high potential to influence environmental condition of the subject site. #40- Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

Potential Presence of Fill Material at the Subject Site

Based on our records review, fill material of unknown quality may be present in the footprint area of the former residential building located in the northwest portion of the subject site. This is considered to have a high potential to influence the environmental condition of the subject site. #30- Importation of Fill Material of Unknown Quality



Neighbouring Farm Property with Waste Generator

Based on our records review and site reconnaissance, a waste generator (waste oils and lubricants) was registered at the neighbouring property located approximately 45m northeast of the subject site at 12737 The Gore Road. Aerial photographs show that this property has mainly been used for agricultural purposes. The buildings associated with farm operations where the wastes would be generated as a result of farm equipment maintenance are located at a distance greater than 200 m from the subject site. Based on the large distance separating the farm buildings at the neighbouring property from the subject site, waste generator at neighbouring property is considered to have a low potential to influence environmental condition of the subject site. This activity is not listed in Table 2 of Schedule D. #Other-Waste Generator 1

Waste Transportation Company within Phase One Study Area

Based on our records review, a waste transportation company, Eugenio Conte and Giacomina Abate, with ECA record was located approximately 90m northwest of the subject site at 12833 Centreville Creek Road. Our site inspection of the neighbouring properties disclosed that the property is a relatively small sized residential property with a house. It appears that the address of the property was used as a business address, therefore, this record is not considered as a PCA for the subject site.

Use of Neighbouring Property for Truck Parking

Based on our record review and site reconnaissance, a portion of a neighbouring property located approximately 20m to the southwest (12698 Centreville Creek Road) with an associated waste generator record (lubricants and waste oils) is used for truck parking. Aerial photographs and our site inspection disclosed that the portion of the property that is used for truck parking is located approximately 115m southwest of the subject site. Taking into account, relatively large distance separating the truck parking from the subject site, this activity is considered to have a low potential to influence the



environmental condition of the subject site. This activity is not listed in Table 2 of Schedule D. #Other-Truck Parking; and #Other-Waste Generator 2

Spills

Based on our records review, three (3) spills occurred within the Phase One Study Area.

In one incident, a transport truck caught fire that resulted in a foam water runoff, approximately 20m southwest of the subject site. Based on the nature of the spilled substance, this incident is not considered a PCA

One spill of motor oil occurred due to a motor vehicle accident in proximity of 12520 Centreville Creek Road which is located 245m south of the subject site. Based on relatively small quantity of spilled fluid, this incident is not considered a PCA.

In one incident, 25L of mineral oil was spilled to a ditch at a property (12850 Centreville Creek Road) located approximately 215m northwest of the subject site. Taking into account the distance separating the location of the spill from the subject site, this spill is considered to have a low potential to influence the environmental condition of the subject site. This activity is not listed in Table 2 of Schedule D. #Other –Spill (Mineral Oil)

It should be noted that a soil sampling and testing program was conducted as part of due diligence program. The soil samples meet the applicable site condition standards.

(ii) **Other Environmental Items**

Water Wells

Based on our records review, five (5) water wells are located at the subject site. However, no well was observed at the subject site during this investigation. Any water



well that is found during construction and not in use, must be properly decommissioned. A copy of the work orders should be retained for future reference.

Adjacent Roadways

The subject site is adjacent to two roadways, Centreville Creek Road and The Gore Road to the southwest and northeast, respectively. This is of concern due to the de-icing chemicals used during the winter season which may result in higher than usual levels for the Sodium Adsorption Ratio and Electrical Conductivity of the soil. If the soil remains in situ, it is considered to meet the standards through clause 49 (1) of O. Reg. 153/04.

Conclusions

This Phase One Environmental Site Assessment Update (Phase One ESA Update) has not revealed any new Area of Potential Environmental Concern (APEC) pertaining to the subject site.

It was recommended a Phase Two Environmental Site Assessment (Phase Two ESA) be conducted to address the identified APEC at the time of the original Phase One ESA. above environmental concerns. Subsequently, a soil sampling and testing program was conducted as part of due diligence program. The soil samples meet the applicable site condition standards.

Based on the finding of this Phase One ESA Update and the original Phase One ESA, an additional soil sampling and testing program is recommended for a Phase Two Environmental Site Assessment (Phase Two ESA).



LIMITATIONS OF LIABILITY

This report was prepared by Soil Engineers Ltd. for the account of Global Properties Inc. and for review by its designated agents, financial institutions and government agencies. Use of the report is subject to the conditions and limitations of the contractual agreement. The material in it reflects the judgment of Munir Ahmad, M.Sc., P.Eng. and Eleni Girma Beyene, M.Sc., P. Eng., QPESA, in light of the information available at the time of preparation. Any uses which a Third Party makes of this report, and/or any reliance on decisions to be made based on it are the responsibility of such Third Parties. Soil Engineers 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.

One must understand that the mandate of Soil Engineers Ltd. is to obtain readily available past and present information pertinent to the subject site for a Phase One Environmental Site Assessment Update only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment. Site conditions, environmental or otherwise, are not static, and this report documents site conditions observed at the time of the site reconnaissance.

It should be noted that the information supplied in this report is not sufficient to obtain approval for disposal of excess soil or materials generated during construction.

Yours very truly,

SOIL ENGINEERS LTD.

Munir Ahmad, M.Sc., P.Eng.

Eleni Girma Beyene, P.Eng., QPESA
MA/EGB:





Soil Engineers Ltd.

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APPENDIX 'A'

PARCEL REGISTER

REFERENCE NO. 2009-E125



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 3
PREPARED FOR Nicole
ON 2024/03/07 AT 10:28:02

14348-0154 (LT)

ONLAND

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 4 CON 3 ALBION EXCEPT PT 6, 11 & 42, 43R593, AL19966, VS132349, VS132350, VS132351, VS132352, VS156773, VS156774, VS156775, VS156776 ; CALEDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

GLOBAL PROPERTIES (2) INC.

RECENTLY:

RE-ENTRY FROM 14348-0361

CAPACITY SHARE

PIN CREATION DATE:

1999/05/17

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMELEMENTATION DATE" OF 1997/04/29 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1999/05/17					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/05/17 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1999/05/18 **						
ALL7310	1956/04/30	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	AVERY, LLOYD HENRY	
PR392431	2003/02/14	TRANSFER		*** COMPLETELY DELETED ***	WYNWOOD HOLDINGS INC.	
PR392432	2003/02/14	CHARGE		*** COMPLETELY DELETED ***	AVERY, LLOYD HENRY AVERY, JEAN	
PR844962	2005/05/03	TRANSFER		*** COMPLETELY DELETED ***	WOOLENSCOTE HOLDINGS INC.	
REMARKS: PLANNING ACT STATEMENTS						
PR844963	2005/05/03	CHARGE		*** COMPLETELY DELETED ***	WYNWOOD HOLDINGS INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES. IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 3

PREPARED FOR Nicole
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14348-0154 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR1216712	2007/02/23	APL OF SURV-CHRG REMARKS: RE: PR392432		*** COMPLETELY DELETED *** AVERY, JEAN	AVERY, LLOYD HENRY	
PR1814820	2010/05/03	DISCH OF CHARGE REMARKS: PR844963.		*** COMPLETELY DELETED *** WYWOOD HOLDINGS INC.	ROBINSON, JOAN AVERY, MARILYN AVERY, DONALD DEMPSEY, PHYLLIS SALIM, KAREN AVERY, JOHN AVERY, DOUGLAS WHITMAN, JEAN DODWELL, NANCY	
PR1823259	2010/05/19	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** AVERY, LLOYD HENRY		
PR2329851	2013/02/04	NOTICE REMARKS: PR392432.		*** COMPLETELY DELETED *** WOOLENSCOTE HOLDINGS INC.	ROBINSON, JOAN AVERY, MARILYN AVERY, DONALD DEMPSEY, PHYLLIS SALIM, KAREN AVERY, JOHN AVERY, DOUGLAS WHITMAN, JEAN DODWELL, NANCY	
PR3182577	2017/08/14	DISCH OF CHARGE REMARKS: PR392432 AND PR1823259		*** COMPLETELY DELETED *** ROBINSON, JOAN AVERY, MARILYN AVERY, DONALD DEMPSEY, PHYLLIS SALIM, KAREN AVERY, JOHN AVERY, DOUGLAS WHITMAN, JEAN DODWELL, NANCY		

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PAGE 3 OF 3

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3228216	2017/10/31	TRANSFER	\$26,000,000	WOOLENSCOTE HOLDINGS INC.	2598853 ONTARIO CORPORATION	C
		REMARKS: PLANNING ACT STATEMENTS.				
PR3228217	2017/10/31	CHARGE		*** COMPLETELY DELETED *** 2598853 ONTARIO CORPORATION	WOOLENSCOTE HOLDINGS INC.	C
PR3722684	2020/10/26	APL CH NAME OWNER		2598853 ONTARIO CORPORATION	GLOBAL PROPERTIES (2) INC.	C
PR3722690	2020/10/26	CHARGE		*** COMPLETELY DELETED *** GLOBAL PROPERTIES (2) INC.	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	C
PR3723036	2020/10/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** WOOLENSCOTE HOLDINGS INC.		
		REMARKS: PR3228217.				
PR3958204	2021/12/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CAMERON STEPHENS MORTGAGE CAPITAL LTD.		
		REMARKS: PR3722690.				
43R40426	2022/07/12	PLAN REFERENCE				C

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APPENDIX 'B'

MECP FOI PREVIOUS RESPONSE AND REQUEST

REFERENCE NO. 2009-E125

Please fill in the following form.



Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (*) are mandatory.

Are you: *

Submitting a new FOI Request for Property Information

Paying a deposit or final fee for an existing FOI Request for Property Information

Edit Section

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

1950/01/01

To (yyyy/mm/dd) *

2024/03/07

Type of Record(s) *

- All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations
- Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:

<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at:
<https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>
- RSC records filed after July 2011 are available at:
https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en

Other Specific Document(s)

Type of Approval/Registration *

Drinking Water Licenses

Pesticide Licenses

Please fill the following form.

Noise Vibrations Approvals/Registrations

Air Emissions Approvals/Registrations

Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains

Sewage – Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary

Waste Water - Industrial discharge

Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites

Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems)

Waste Generator Registration - number/class

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

[Empty text box for excluded records]

Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

[Empty text box for additional information]

[Edit Section](#)

Section 2 – Requester Information

Last Name * First Name * Middle Initial

Business/Organization Name (if applicable or indicate "N/A") *

Project/Reference Number (if applicable)

Are you submitting this request on behalf of a client? *
Yes No

Mailing Address

Unit Number Street Number * Street Name *

PO Box City/Town * Province * Postal Code *

Telephone Number * ext. Email Address *

Is there an alternate contact (e.g. office admin)? *

Edit Section

Section 3 – Current Property Address Information

Is the property a:

Park Lake First Nation Band Wind Farm Federal Land Island Unsurveyed Land

Are you requesting information about multiple addresses? *

Yes No

Property Address

Unit Number Street Number Street Name

Full Lot Number Concession Geographic Township

City/Town/Village *

Closest Intersection

Edit Section

Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? *

Yes No

Prior/Historical Property Address

Unit Number Street Number Street Name

Full Lot Number Concession Geographic Township

City/Town/Village *

Edit Section

Section 5 – Owner Information

Please provide all present and previous property owner and/or tenant names for the search years requested.

Current Property Owner/Tenant

12735 Centreville Creek Road
Lot 4 Conc 3 Peel Region
Town of Caledon

Owner Name Date of Ownership (yyyy/mm/dd)

Please fill the following form:

Previous Property Owner/Tenant

Address

12735 Centreville Creek Road
Lot 4 Conc 3 Peel Region
Town of Caledon

Owner Name

WOOLENSCOTE HOLDINGS INC.

Date of Ownership (yyyy/mm/dd)

2005/05/03

Tenant Name

[Edit Section](#)

Section 6 – Supporting Documents

Please upload any documents (e.g. Maps) that are relevant to your FOI request.

The total size of all attachments must not be more than 8 MB.

1. File Name

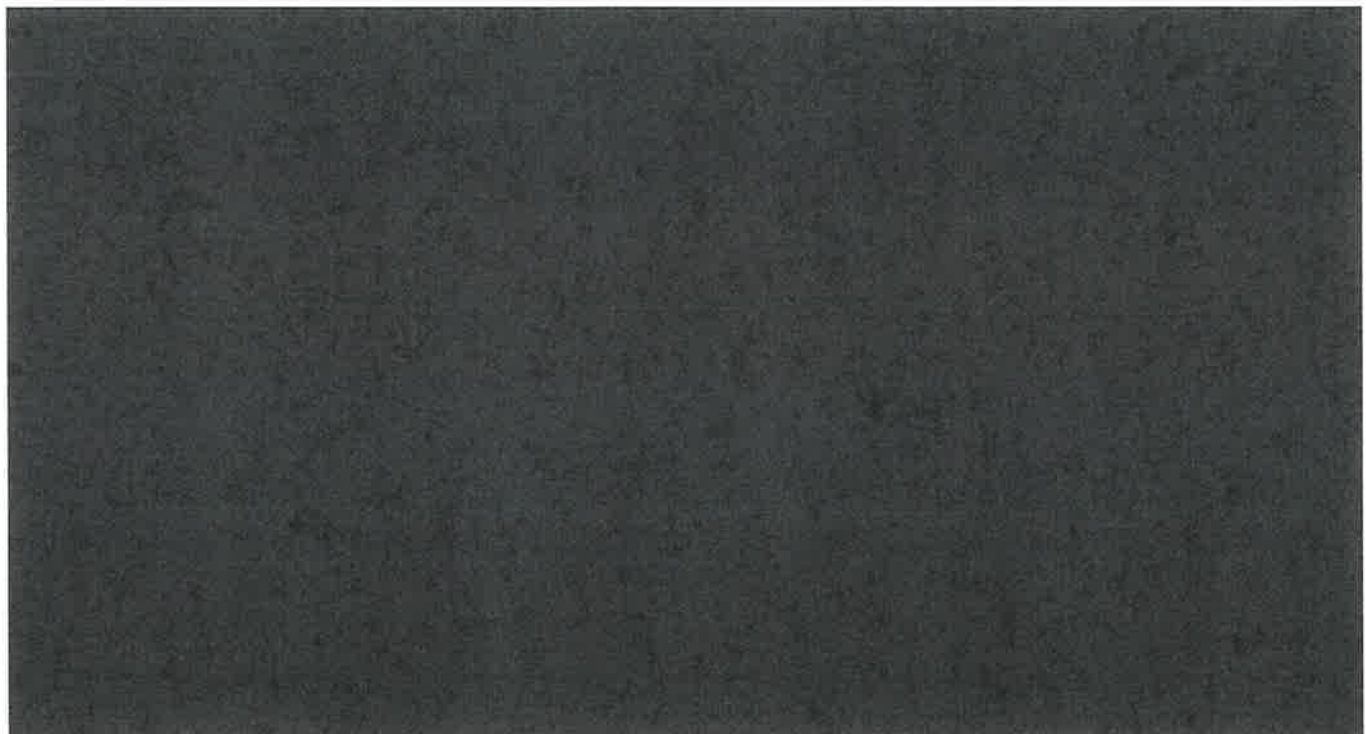
2009-E125 Site.pdf

Total File Size

0.35 MB

[Edit Section](#)

[Submit](#)



orm&ACT=RDR&TAB=PROFILE&SRCH=1&ENV=WWE&TIT=freedom+of+infor
mation&NO=012-2146E

- Mail money order or cheque, made payable to the "Minister of Finance (FOI)", or credit card information (<http://www.ontario.ca/environment-and-energy/freedom-information-request-form>)

Please **do not** mail cash or send your payment information via email.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions regarding this matter, contact Tara Hachey at tara.hachey@ontario.ca.

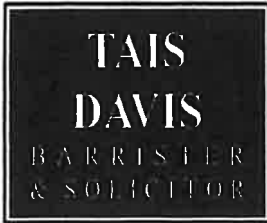
Yours truly,

Tara Hachey

For:

Ryan Gunn
Manager, (A), Access and Privacy Office

Attachment



July 24, 2017

Ministry of Environment
4145 North Service Road
Suite 300
Burlington, Ontario
L7L 6A3



Dear Sir or Madam:

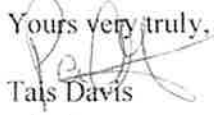
Re: Twin Woods Farm Development Inc. purchase from
Woolenscote Holdings Inc.
12735 Centreville Creek Road, Caledon
Legal: Lot 4, Concession 3, Being part 6, 11 & 42 on Plan 43R593
Closing Date: October 17, 2017
My File No.: 3557

I am the solicitor for the purchaser in the above transaction which is scheduled to be completed on October 17, 2017.

PLEASE REPLY BY: August 31, 2017

Would you kindly search your records with respect to the above-noted real property and provide an Index Review Report indicating whether there are any active orders against the property or whether any approvals have been issued which would affect the property.

Please also provide a well record for the above property.

Yours very truly,

Tais Davis
TD:ab

122 Romina Drive
Concord, Ontario
L4K 4Z7
Tel: (905) 660-9222
Fax: (905) 660-4002
E-mail: DavisLaw@bellnet.ca
Law Clerk: annab@soimar.ca

000001

CONSENT AND AUTHORIZATION

TO: All governmental and quasi-governmental authorities and utility service providers


RE: Twin Woods Farm Development Inc. purchase from Woolenscote Holdings Inc.
Municipal Address: 12735 Centreville Creek Road
Closing Date: October 17th, 2017

The undersigned, the owner of the Property in the above-referenced transaction, hereby authorizes and directs you to release any information contained in your records, in regards to the Property, to the Purchaser or its solicitor as requested. This authorization does not permit any inspection of the Property.

This shall be your good and sufficient authority for so doing.

DATED at Concord this day of 4th JULY, 2017.

SELLER

Per: 
Woolenscote Holdings Inc

I have authority to bind the Corporation. 000002



PROPERTY INDEX MAP

PEEL(No. 43)

- LEGEND**
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER 0449
 - BLOCK NUMBER 08050
 - GEOGRAPHIC FABRIC EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



000004





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FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'C'

AERIAL PHOTOGRAPHS

REFERENCE NO. 2009-E125



Subject Site



Soil Engineers Ltd.

Title 2023 Aerial Photograph

Project

Proposed Residential Development
12735 Centreville Creek Road
Town of Caledon

Reference No.

2009-E125

Date

March 07, 2024

Scale

Refer to map

Appendix 'C'

1 of 1



Source: Caledon Interactive Map
© 2024 Town of Caledon





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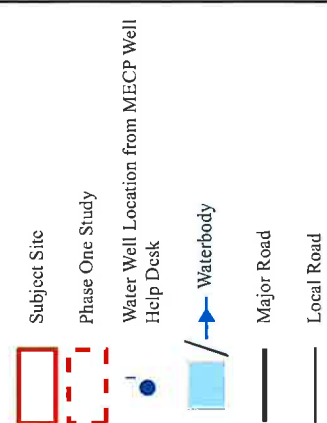
APPENDIX 'D'


MECP WELL RECORDS

REFERENCE NO. 2009-E125

GIS_ID	WELL_ID	HOLE_ID	X	Y	ELEVATION	FINAL_STAT	USE_1	USE_2	DATE_COMP	WATER_FND	STATIC_LEV	DEPTH_FROM	DEPTH_TO	SCREEN_TOP	SCREEN_END	DEPTH	METHOD	CON	OTHER	METH
1	490498	10314923	600814.6003	4854423	233.240005	Water Supply	Domestic		1975-04-30	45.72055596	16.79999924	0	0	45.72055596	46.63496708	46.59999947	Cable Tool			
2	490075	10314923	599812.5999	4853106	245.769012	Abandoned-Supply	Not Use		1964-06-04	30.48037064	6.099999605	0	0	0	0	33.5	Cable Tool			
3	490424	10320165	599814.6	4853123	245.372497	Abandoned-Quailty	Not Use		1974-09-11	32.36919288	7.300000191	0	0	0	0	36.59999847	Cable Tool			
4	490376	10316559	599814.6004	4853223	245.490763	Water Supply	Domestic		1973-06-10	21.949586866	9.100000381	0	0	0	0	21.89999962	Boring			
5	4904153	10318941	599956.6002	4853066	243.865722	Water Supply	Domestic		2014-06-26	2.400000095	0	0	0	0	0	0				
6	7224480	1004863348	599814.9997	4853239	246.409576	Abandoned-Other	Domestic		2005-06-16	5	0	0	0	0	0	0				
7	4909886	10313619	599957.9998	4853303	241.908951	Observation Wells	Domestic		1974-11-29	20.72655204	13.69999981	0	0	0	0	6.599999905	Boring			
8	4904523	10319305	600843.5998	4853967	239.709609	Water Supply	Domestic		1962-05-25	18.59302609	13.10000038	0	0	0	0	20.70000076	Boring			
9	4900133	10314981	600057.6001	4853193	240.150634	Water Supply	Domestic		1973-06-18	36.57644477	14.30000019	0	0	0	0	19.5	Boring			
10	4904114	10318902	600878.5997	4853886	238.706588	Water Supply	Livestock	Domestic	2013-01-30	0	0	0	0	0	0	0				
11	7200317	1004274627	600082.9996	4853363	244.25209	Abandoned-Other	Domestic		1971-09-27	28.95635211	13.69999981	0	0	0	0	0				
12	4903724	10318557	599914.6	4853203	244.713088	Water Supply	Domestic		1964-07-29	26.82272616	6.099999905	0	0	0	0	29.89999662	Boring			
13	4900960	10314928	599666.6001	4853205.999	247.362385	Water Supply	Livestock	Domestic	1972-11-30	21.42323358	10.699999981	0	0	0	0	27.70000076	Cable Tool			
14	4903996	10318775	600414.6	4852873	242.511764	Water Supply	Domestic		1979-10-17	0	0	0	0	0	0	0				
15	4905607	10320323	600314.6003	4852823	241.122909	Water Supply	Domestic		1972-11-30	45.72055596	6.099999905	0	0	0	0	29	Cable Tool			
16	4903987	10318776	600364.5998	4852796	241.746673	Abandoned-Quailty	Not Use		1979-10-17	0	0	0	0	0	0	0				
17	4905531	10320259	599914.6004	4853223	244.702484	Water Supply	Domestic		1979-02-27	19.2026335	7.599999905	0	0	0	0	45.70000076	Cable Tool			
18	4903725	10318558	599894.5999	4853203	245.034332	Water Supply	Domestic		1971-09-18	28.95635211	13.69999981	0	0	0	0	19.20000076	Boring			
19	4902028	10315056	600771.5997	4854223	240.001119	Water Supply	Livestock	Domestic	1947-10-14	48.76865903	18.299999924	0	0	0	0	30.5	Boring			
20	4900073	10314921	600350.6002	4852684	240.307357	Water Supply	Livestock	Domestic	1969-07-25	21.33625945	9.100000381	0	0	0	0	48.79999924	Cable Tool			
21	4900134	10314982	600471.6003	4854363	226.750473	Water Supply	Domestic		1991-07-05	30.48037064	0	0	0	0	0	21.60000038	Boring			
22	4905181	10319936	600754.5998	4854243	239.984542	Water Supply	Domestic		1977-07-27	44.19653743	13.69999981	0	0	0	0	31.39478176	Cable Tool			
23	4905609	10320325	600414.6	4852873	242.511764	Abandoned-Supply	Domestic		1979-09-13	0	0	0	0	0	0	46.29999924	Relay (Convent.)			
24	4907636	10322385	600371.6001	4853629	244.503579	Abandoned-Other	Domestic		1994-02-23	0	0	0	0	0	0	30.5	Cable Tool			
25	7176513	1003691048	600386.0002	4852808	241.829574	Abandoned-Other	Not Use		2011-07-11	0	0	0	0	0	0	0				
26	7193785	1004222065	600754.9997	4854282	240.000411	Abandoned-Supply	Domestic		2012-12-07	2.31650814	0	0	0	0	0	0				
27	4903670	10318503	599854.5999	4853263	246.004416	Water Supply	Domestic		1971-05-31	17.06900756	5.5	0	0	0	0	24.70000076	Cable Tool			
28	7300071	1006827639	600726.9999	4854343.999	239.898583	Abandoned-Other	Domestic		1993-02-05	0	0	0	0	0	0	0				
29	4907637	10322396	600073.3387	4854163.99	0	0	0		1993-02-17	0	0	0	0	0	0	0				
30	4907839	10322398	600254.4801	4852835	0	0	0		1993-04-04	0	0	0	0	0	0	0				
31	4907876	10322435	600972.1801	4853971.66	0	0	0			0	0	0	0	0	0	0				







Soil Engineers Ltd.

Title: MECP Well Records

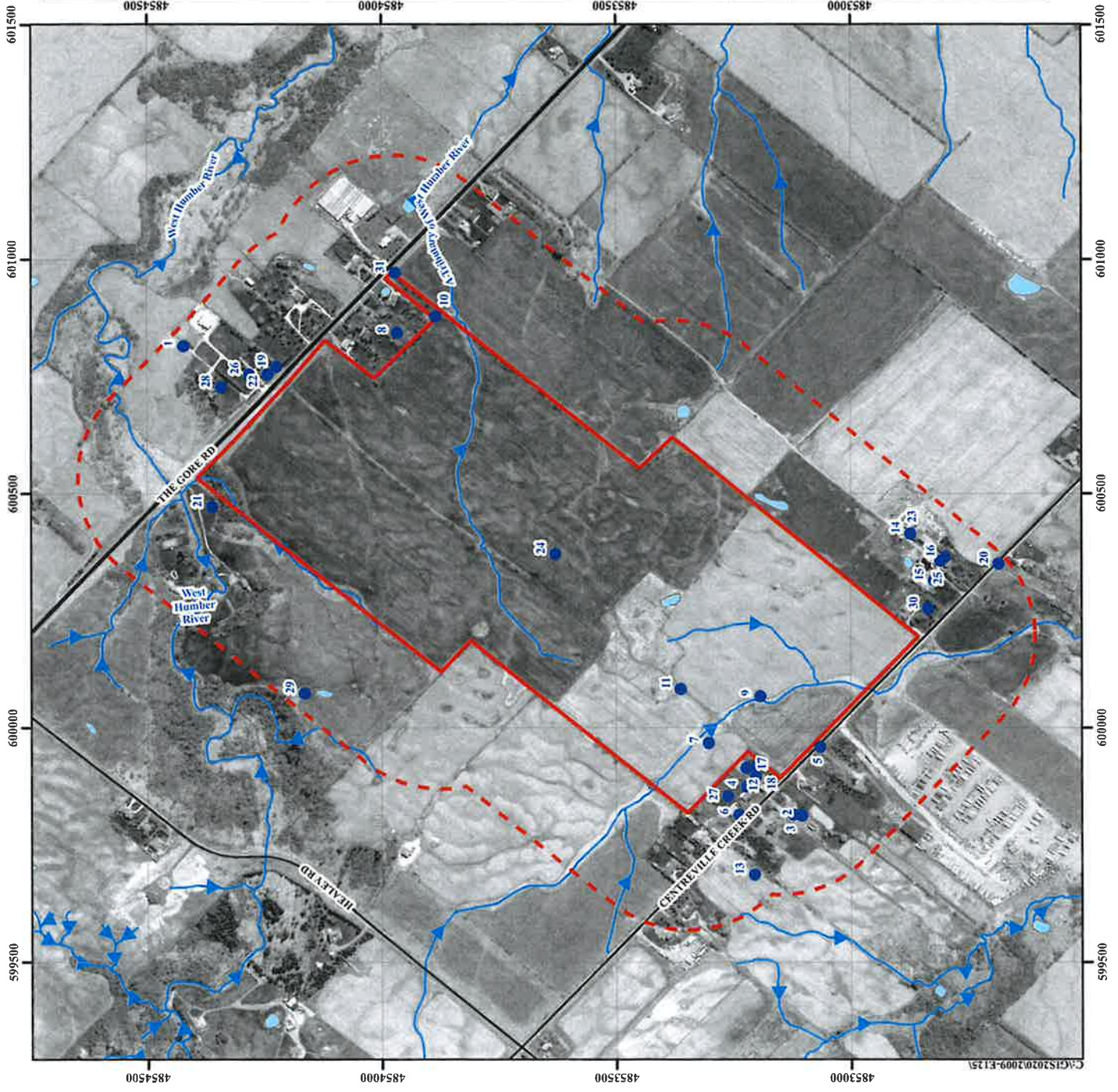
Project:
 Proposed Residential Development
 12735 Centreville Creek Road
 Town of Caledon

Reference No. 2009-E125
 Date: March 7, 2024

Scale:

 0 50 100 200 300 400 500
 Metres

Appendix 'D'

Source: Ministry of Natural Resources and Forestry
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APPENDIX 'E'

SITE PHOTOGRAPHS


REFERENCE NO. 2009-E125



General view of southwest portion of subject site looking north.



General view of southwest portion of subject site looking east.


	Title	Project	Reference No.	Date	Appendix 'E'
 Soil Engineers Ltd.	Site Photographs	Proposed Residential Development 12735 Centreville Creek Rd., Town of Caledon	2009-E125	March 7, 2024	Page 1 of 3



General view of south portion of subject site looking north.



General view of south portion of subject site looking northeast.


	Title	Project	Reference No.	Date	Appendix 'E'
 Soil Engineers Ltd.	Site Photographs	Proposed Residential Development 12735 Centreville Creek Rd., Town of Caledon	2009-E125	March 7, 2024	Page 2 of 3



General view of north portion of subject site looking southeast.



General view of north portion of subject site looking southwest.

	Title	Project	Reference No.	Date	Appendix 'E'
 Soil Engineers Ltd.	Site Photographs	Proposed Residential Development 12735 Centreville Creek Rd., Town of Caledon	2009-E125	March 7, 2024	Page 3 of 3



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APPENDIX 'F'

TABLE OF CURRENT AND PAST USE

REFERENCE NO. 2009-E125



**“TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY”
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)**

PIN: 14348-0154 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2017 – Present	Global Properties (2) Inc., formerly 2598853 Ontario Corporation	Agricultural land		Based on site reconnaissance and aerial photographs, subject site is used for agricultural purposes.
2014 – 2017	Woolenscote Holdings Inc.			
2005 – 2014	Wynwood Holdings Inc.			
2003 – 2005	Lloyd Henry Avery	Agricultural land and residential dwelling		Based on site reconnaissance and aerial photographs, subject site is used for agricultural and residential purposes.
1956 – 2003	Arthur C. Avery			
1951 – 1956	Robert Wood		Agricultural or Other Use	Based on the aerial photographs and MPAC report, the subject site appears to have been used for agricultural and residential purposes.
1912 – 1951				
1886 – 1912	Alex M. Bwithtal			
1885 – 1886	Samuel Waterhouse			
1885 – 1886	William James Hill	Agricultural land		
1884 – 1885	William Cook			
1880 – 1884	John Laughlin			
1828 – 1880	John Robinson			
1824 – 1828	Crown	Undeveloped land		Based on Historical Map, the subject site was used for agricultural purposes.
Prior to 1824				

Notes:

1 - for each owner, specify one of the following types of property use (as defined in O. Reg. 153/04) that applies:

- Agriculture or other use
- Commercial use
- Community use
- Industrial use
- Institutional use
- Parkland use
- Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached

****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290**



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DRAWINGS

REFERENCE NO. 2009-E124



Subject Site



Soil Engineers Ltd.

Title

Site Location Plan

Project

Existing Farm Land
12735 Centreville Creek Road
Town of Caledon

Reference No.

2009-E125

Date

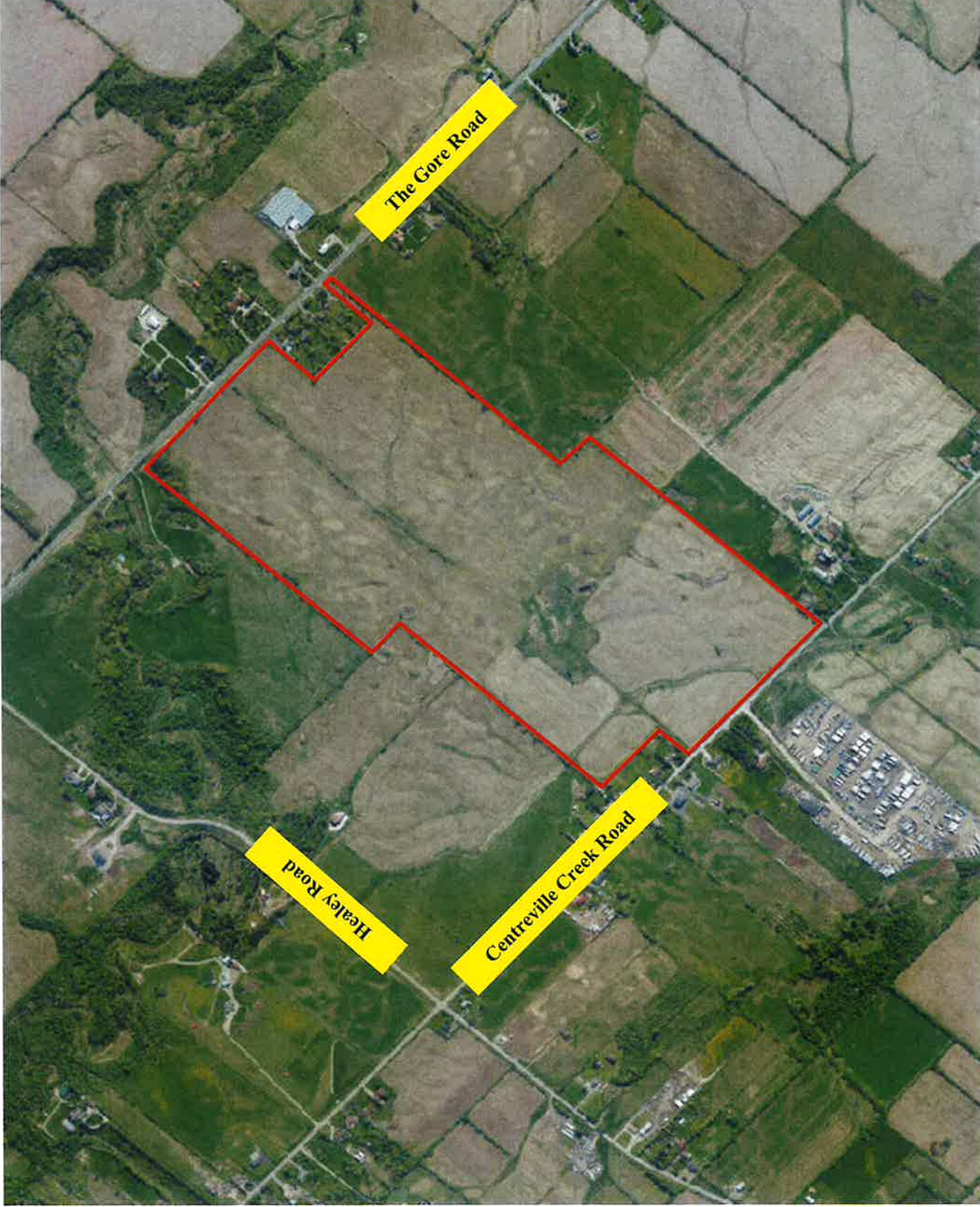
March 07, 2024

Scale

Refer to Plan

Drawing No.

1



Source: Ministry of Natural Resources and Forestry
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Subject Site



Soil Engineers Ltd.

Title

Property Index Map

Project

Existing Farm Land
12735 Centreville Creek Road
Town of Caledon

Reference No.

2009-E125

Date

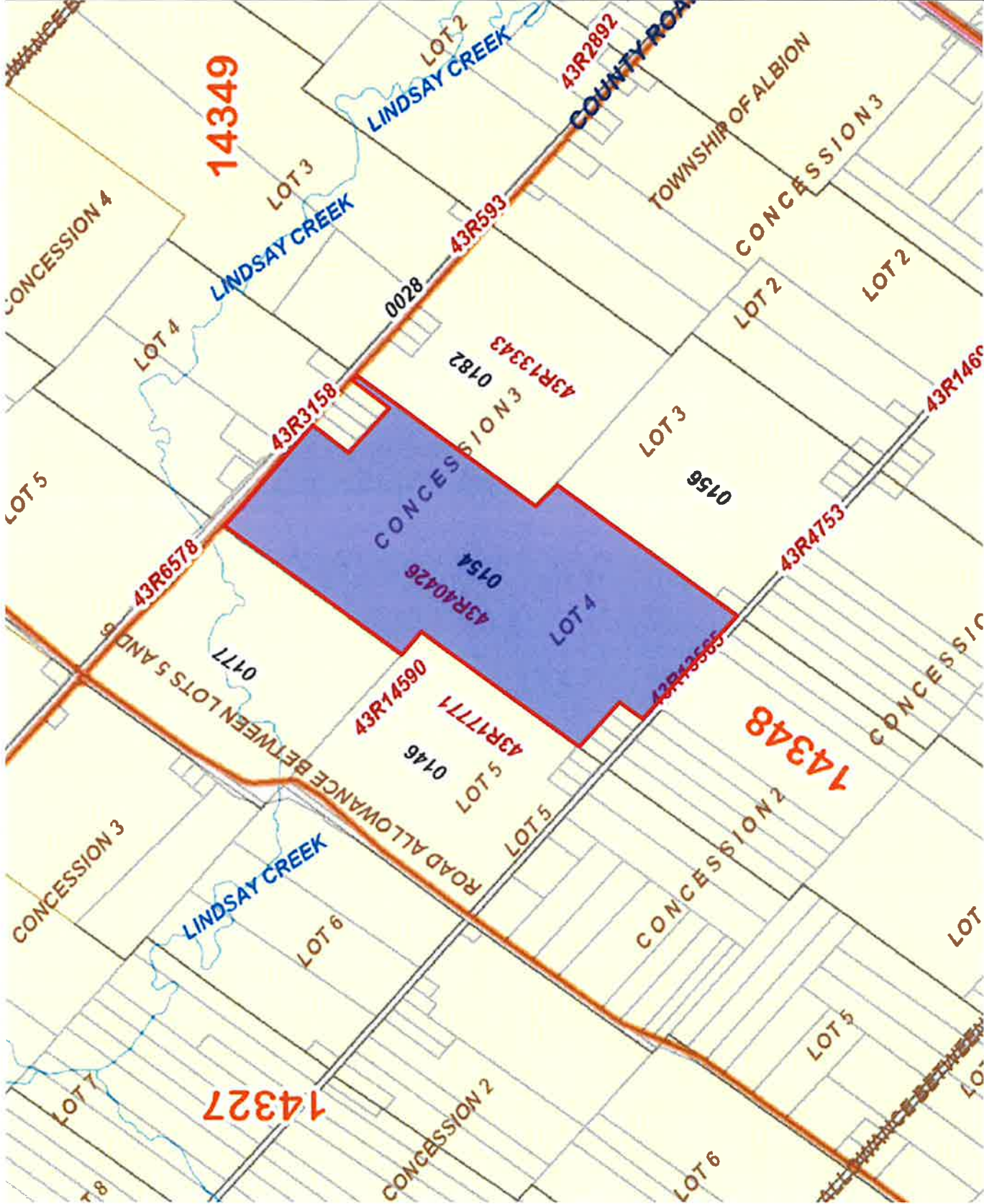
March 07, 2024

Scale

See Drawing

Drawing No.

2



Source: Peel Land Registry Office (No.43)
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