APPENDIX G

Phase One Conceptual Site Model

1.0 Phase One CSM Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained by Halton Management Inc. (the "Client") to conduct a Phase One Environmental Site Assessment (Phase One ESA) in accordance with the requirements of Ontario Regulation 153/04: "Records of Site Condition" ("O. Reg. 153/04") in support of the proposed development status change at 530 Guelph Street in The Town of Halton Hills, Ontario (the "Phase One Property", the "Site"). The location of the Phase One Property and its surroundings are illustrated on Figures 1 and 2, Appendix A.

1.1 Site Description

The Phase One Property consists of one (1) parcel of land approximately 2.7 ha (6.6 acres) in area, and includes an existing centrally located vacant commercial building, formerly used as a nightclub (Pavilion Building, circa 1967), an additional building occupied by Empyrean Motorsport Inc. used for ATV rentals and repairs since 2022 (Accessory Building, circa 1975), and a derelict storage building near the northwest perimeter of the Site. The north portion of the Site is primarily an asphalt parking lot, and the Credit River bisects the eastern portion of the Site, flowing from north to south.

The Phase One Property is located in a mixed use residential and commercial area, bounded by Guelph Street and commercial retail properties further to the north, agricultural or vacant lands east of the Credit River, vacant forested lands to the south, and residential and commercial retail properties to the west. A summary of the surrounding property uses is provided in Figure 2 in Appendix A, and a survey of the Phase One Property is presented in Appendix A.

Phase One Property details are outlined in Table 1 below:

Table 1: Phase One Property Description

Item / Topic	Details
Municipal Address	530 Guelph Street, Halton Hills, Ontario
UTM Centroid Coordinates	Easting: 592199 Northing: 4833172 Zone 17T
Parcel Identification Numbers (PINs)	25060-0122 (LT)
Legal Description(s)	PART LOT 11 CON 11 ESQUESING (parts 1-4, 20R-21405)
Area	2.7 ha (6.6 acres)
Current Owner	Norval Centre Inc. (since 2021)
Owner/Client Contact Info	Norval Centre Inc. • Kashmir Singh Nizzer Halton Management Inc. • Harleen Baath, Manager • 416-274-8622 • haltonmanagement@gmail.com

Item / Topic	Details
Project Qualified Person	Michael Birch, P.Geo. (Crozier)
Current Zoning	HC – Hamlet Commercial

1.2 Buildings and Structures

Details relating to buildings and structures at the Phase One Property are outlined in Table 2 below and the locations of buildings and Site features are presented on Figure 3 in Appendix A.

Table 2: Phase One Property Improvements

Item / Topic	Details
Buildings On-Phase One Property	Pavilion Building (1967) Accessory Building (1975) Derelict Storage Building Storage Shed
Subsurface Levels	Accessory Building has a single-level basement
Heating / Cooling	Pavilion Building: forced air natural gas furnace with exterior air conditioning unit. Accessory Building: combined electrical and forced air natural gas heating. Derelict Storage Building: electric heating
Emergency Generators	None
Utility Providers	Water: Region of Halton Sanitary: Septic system Electricity: Region of Halton Natural Gas: Enbridge

2.0 Physical Setting

2.1 Topography, Hydrology, Geology - Regional

As shown on the survey of the Phase One Property (Appendix A), the majority of the Site lies at approximately 219 above mean sea level (mAMSL) and is relatively flat. An exception to this is the eastern portion of the Site which includes the Credit River, with a top of bank elevation of approximately 216 mAMSL.

Based on review of the Ontario Base Mapping (OBM) data presented in Appendix E, properties to the west of the Phase One Property are at higher elevation. The Credit River, which bisects the eastern portion of the Site, meanders generally eastwards within the Phase One Study Area, ultimately discharging to Lake Ontario approximately 25 kilometres southeast of the Site. Based on the above, shallow horizontal groundwater within the Phase One Study Area is inferred to generally flow to the southeast. Actual local ground water flow direction can also be influenced by factors such as underground structures, ornamental features such as berms, seasonal fluctuations, soil and bedrock geology, and production/dewatering wells.

According to mapping provided by ERIS (Appendix E), expected surficial geology surrounding the Site consists of fluvial deposits of undifferentiated gravel, sand, with some silt and clay from both former and current flood plains of variable permeability. Bedrock geology is identified as part of the Queenston Formation, comprised of shale, limestone, dolostone and sandstone. Based on publicly available well records, shale bedrock near the Phase One Property is anticipated at approximately 5 mbgs.

2.2 Well Records

A review of the MECP database of WWRs reported by ERIS within 300 m of the boundaries of the Phase One Property (Appendix C1) indicates the following (note, ERIS reports location errors from 30-100 m for records pre-1985):

- Three (3) WWR records were identified within the boundaries of the Phase One Property, detailed below:
    - One (1) domestic water supply well installed in 1954 immediately north of the main Site buildings, to a reported depth of 16.5 mbgs. Crozier observed a concrete structure in the same vicinity, which is likely this former well. The Site Representative reported that potable water is now provided by the Region of Halton.
    - Two (2) overburden monitoring wells installed in 2020 at the northeast portion of the Site, one (1) immediately west of the Credit River, and the other immediately east. It is suspected that these wells are in fact located off-Site to the northeast, as according to the Site representatives, no environmental assessments have been conducted at the Site.
    - On-Site geology was reported to consist of clay and gravel from surface to approximately 3.0 to 4.6 mbgs, with underlying shale.
    - The two (2) monitoring wells were screened near the overburden/shale interface, from approximately 2.1 to 5.2 mbgs, and the domestic supply well reportedly encountered deeper groundwater at 15.8 mbgs, which rose to 11.6 mbgs after drilling.
- A total of forty-four (44) WWR records were reported within 300 m of the boundaries of the Phase One Property. Wells were installed at depths ranging from 5.2 to 47.9 mbgs and for a variety of uses, including: domestic and commercial water supply, irrigation, monitoring and abandonment records.

2.3 Site Sensitivity

The nearest water body is the Credit River, which bisects the eastern portion of the Site from north to south, and meanders generally eastwards within the Phase One Study Area.

According to Areas of Natural Significance ("ANS") mapping provided by ERIS (Appendix E) there are no ANS or other Environmentally Sensitive Areas within the Phase One Study Area. The nearest ANS is the Georgetown Credit Valley ANS (life science ANS), located approximately 560 m west of the Site.

The Phase One Property is located within the area covered by the Credit Valley Source Protection Authority, and source protection details are as follows:

- Wellhead Protection Area: No
- Wellhead Protection Area (WHPA-E): No
- Issue Contributing Area: No
- Significant Groundwater Recharge Area: Yes; score is N/A
- Highly Vulnerable Aquifer: Yes; score is 6
- Wellhead Protection Area Q1: No
- Wellhead Protection Area Q2: No
- Intake Protection Zone Q: No

2.4 Imported Soils

Imported fill material of unknown quantity was reportedly placed near the southern boundary of the Phase One Property for grading purposes by a former Site owner. Crozier observed the fill material during the Site reconnaissance, which appeared to be a mixture of poorly sorted granular and fines. As the source and quality of the imported fill is unknown, this is considered an APEC to the Phase One Property.

Additionally, small quantities of granular material/re-worked native material used as granular base for the building foundations and driveway/parking areas.

3.0 Description and Assessment

3.1 Current and Past Use

The Phase One Property was first transferred from Crown land to Robert Miller in 1824. The Site was subsequently owned by various individuals, estates and trusts until its transfer to Riviera (Norval) Limited from 1962-1971. Since then, the Site has been owned by various real estate, numbered companies and individuals until it was transferred to the present Site owner, Norval Centre Inc in 2021. The Phase One Property was first developed with the construction of the centrally located Pavilion Building in 1967, for use as a social/night club until the late 2010s. In 1975, an Accessory Building was constructed for use as a spa with an outdoor pool, which was removed between 2005 and 2013. At the time of the Site reconnaissance, the Accessory Building was occupied Empyrean Motorsport Inc., an ATV rental and maintenance service since 2022. The remaining areas of the Phase One Property were vacant.

3.2 Potentially Contaminating Activities (PCAs)

Table 3 summarizes the descriptions of all PCAs as defined by O. Reg. 153/04 that were identified within the Phase One Study Area. Figure 4 in Appendix A depicts the locations of all PCAs identified within the Phase One Study Area.

Table 3: Potentially Contaminating Activities

PCA #	PCA Name	Description
Phase One Property		
N/A-1	Black exterior staining	Black staining on the exterior granular surface observed south of the Accessory Building
N/A-2	On-Site ATV maintenance since 2022	ATV maintenance activities and observed ground staining in close proximity to the septic system sumps in the Accessory Building
30	Importation of fill of unknown quality	Fill was used for grading near the southern Site perimeter
56	Treatment of Sewage equal to or greater than 10,000 litres per day	Three (3) on-Site septic tanks with a total rated capacity of 40,000 L/day, and a historic confirmation of septic system failure.
Phase One Study Area		
10	Commercial autobody shops	Automotive maintenance garage at 546 Guelph Street

PCAs identified on-Site result in APECs at the Phase One Property. The off-Site PCA identified within the Phase One Study Area does not result in an APEC at the Phase One Property due to the separation distance (154 m) and cross-gradient position in relation to the Phase One Property.

3.3 Areas of Potential Environmental Concern (APECs)

PCAs and corresponding APECs associated with the Phase One Property are summarized in Table 4 and Figure 5 in Appendix A.

Table 4: Areas of Potential Environmental Concern (APECs)

Area of Potential Environmental Concern	Location of APEC on Phase One Property	PCA	PCA Location	COPCs	Media Potentially Impacted
APEC-1: Imported fill of unknown quality	Southern Site perimeter	30	On-Site	VOCs, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN^-, PAHs, PCBs	Soil
APEC-2: ATV maintenance and potential discharge to septic system	Accessory Building area	N/A-2	On-Site	VOCs, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN^-, PAHs	Soil, groundwater
APEC-3: Black exterior staining	South of Accessory Building	N/A-1	On-Site	VOCs, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN^-, PAHs	Soil
APEC-4: On-Site septic system with capacity of 40,000 L/day and history of failure	Adjacent to north and east of Pavillion Building	56	On-Site	VOCs, PHCs, metals, As, Sb, Se, Hg, PAHs, CN^-, ORPs	Soil, groundwater

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.

3.4 Subsurface Structures and Utilities

Based on the available survey (Appendix A), historical documentation, and observations at the Site, services enter the Phase One Property from Guelph Street at the northern property boundary. The Phase One Property is serviced by the Region of Halton (hydro and potable water) and Enbridge (natural gas). There are no municipal wastewater services, as the Phase One Property utilizes an on-Site septic system in the vicinity of the Pavilion and Accessory buildings.

An Amended Certificate of Approval was issued by the MECP on August 17, 2007, for municipal and private sewage works at the West Seven Entertainment Centre in Halton Hills (Phase One Property, formerly listed as the Nashville North night club). The sewage works reportedly has a capacity of 40,000 L/day and consists of three (3) 27,000 L capacity septic tanks, each with inground trench beds servicing the Pavilion Building, and a lift station with a 4,500 L capacity septic tank which collects discharges from the Accessory Building to the leaching bed located southeast of the Pavilion Building. Two (2) septic tank ports were observed adjacent to the southeast of the Pavilion Building.

Subsurface infrastructure such as building footprints and buried utilities and septic tanks may affect contaminant distribution and transport as the granular infilling material surrounding these structures may provide preferential pathways for horizontal contaminant migration in the subsurface.

4.0 Current and Future Use

The Phase One Property is currently zoned and utilized for commercial use. It is Crozier's understanding that the Client intends to utilize the Phase One Property for continued commercial use. The proposed development does not result in a more sensitive land use, and thus does not require the filing of a Record of Site Condition (RSC).

5.0 Description of Investigation and Uncertainty of Information

The investigation required under Section 13 of Schedule D of O. Reg. 153/04 was carried out via the Records Review, interviews, and a Site Reconnaissance. An investigation under Section 14 of O. Reg. 153/04 (Site Operating Records) was required as the Phase One Property is classified as an enhanced investigation property under O. Reg. 153/04 given on the on-Site vehicle maintenance activities. All reasonable efforts were made to obtain operating records related to the Site, and information obtained from those records is incorporated into the relevant sections of this report. The applicable search distance for the records review included the Phase One Property and neighboring properties up to 250 m from the boundaries of the Phase One Property.

Records reviewed as part of the Phase One ESA are summarized in Table 5 below.

Table 5: Records Reviewed

Sources of Information	Years Reviewed
Aerial Photographs	1946, 1954, 1960, 1974, 1985, 1990, 2005, 2013, 2023
Topographic, ANSI and geology Maps	2025
Fire Insurance Plans / Insurers' Advisory Organization (IAO) Report	1989, 1991
City Directories	1958 to 2023 in approximately 5-year intervals
Land Title Records	Crown land (1824) to present
ERIS Report (comprehensive database search)	Various
Access Environment	2002, 2007
Freedom of Information Requests – MECP, TSSA, Municipal	Various

The information in the Phase One ESA was obtained from sources such as Ecolog ERIS and government agencies and is considered credible and highly reliable. Where applicable, information obtained from the Site Representative was corroborated by available historical records. No concerns regarding the validity of information were identified. Any identified uncertainty related to historical information has been considered in the Phase One CSM.