



## Memo

To: Township of West Lincoln, ON      From: Cori Linetsky, B.Eng.  
Planning & Development                      Mississauga  
Project/File: 161414473                      Date: April 2, 2026

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**Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON**

## 1 Introduction

Stantec Consulting Ltd. (Stantec) prepared this memo to the Township of West Lincoln (Township) on behalf of our Client's (Lockbridge Development Inc.) to provide further details pertaining to the current site conditions based on the environmental investigations completed to date, rationale for a future/supplemental subsurface investigation for the purpose of filing a Record of Site Condition (RSC) for the property legally described as Parts 1, 2, 3, 4, and 9 of Lot 31, Concession 6, Township of West Lincoln, Regional Municipality of Niagara, Ontario (PIN 46077-0306), herein referred to as the Site, as shown on the attached Legal Survey Plan. The Township has requested the proposed work plan to obtain an RSC within the valid 3-year Draft Plan approval.

## 2 Background

The Site is located south of Townline Road and east of Shurie Road, bordered by Townline Road to the north and a provincially significant wetland to the south (**Figure 1, Attachment A**). The property is currently vacant, and the eastern portion was historically used as a commercial/industrial railway corridor operated by the Canadian Pacific (CP) and Toronto, Hamilton, and Buffalo (TH&B) Railway from approximately 1935 to 2000.

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Stantec understands that the Site is included in the proposed Block Plan Area 9 Development for future use as dedicated parkland, because this represents a more sensitive land use, an RSC is required under Ontario Regulation 153/04 (O. Reg. 153/04), as amended.

To support the proposed Block Plan Area 9 Development (including the dedicated parkland), Stantec conducted a subsurface investigation between April and October 2025 to assess potential soil and groundwater impacts associated with the former railway. Soil and Groundwater results were compared to the applicable Site Condition Standards (SCS) from the MECP's *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (2011)*.

Although the Table 3 SCS under O.Reg.153/04 for a parkland use were considered applicable for the majority of the Site, a provincially significant wetland was identified within 30 metres (m) of the southern boundary of the Site, and the Table 1 background standards under Section 41 of O. Reg. 153/04 were therefore deemed appropriate.

Stantec therefore intends to file two separate RSCs:

- RSC 1 for Site A – the northern portion of the property, assessed under Table 3 SCS; and
- RSC 2 for Site B – the southern and central portion of the property within 30 m of the provincially significant wetland, assessed under Table 1 SCS.

Legal survey plans will be required to define the proposed RSC property boundaries of Site A and Site B to prepare for the RSC filing, as shown in **(Figure 2, Attachment B)**.

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### **3 RSC 1: Site A – Application of Table 3 SCS**

#### **3.1 Current Soil and Groundwater Conditions**

Based on the analytical results to date, analyzed groundwater samples meet the Table 3 SCS; however, concentrations of metals (i.e., cadmium, lead and zinc) were greater than the Table 3 SCS in soil at one borehole location.

#### **3.2 Rationale for Supplemental Work for Site A**

A supplemental subsurface investigation was recommended to laterally and vertically delineate the metal exceedances, in order to determine the feasibility of either:

1. **Option 1** – Soil remediation to remove metal-impacted soil to meet the Table 3 SCS for residential/parkland/institution (RPI) land use to file a generic RSC.

Or

2. **Option 2** – Complete a Tier II modified generic risk assessment (MGRA) or Tier III risk assessment, depending on the findings of the supplemental investigation. Based on the current environmental conditions the MGRA route is anticipated to be feasible within the limitation period of the Draft Plan as follows:
  - Metal contaminants are presently at depths greater than 3.0 metres below ground surface (m BGS).
  - Shallow groundwater table ranges from approximately 5.6 to 8.3 m BGS.
  - Given that impacts are limited to soil at a depth greater than the anticipated accessible depth for residential and ecological receptors, and no impacts were identified in groundwater, the application of the standard risk management measures available under the MGRA are considered reasonable (e.g., cap to prevent access).

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In either case, lateral and vertical delineation of metal impacted soil exceeding Table 3 SCS is required, as per Part VIII and/or Part XI of O. Reg. 153/04, as amended in order to support the filing of a generic RSC and MGRA-based RSC.

### **3.3 Site A Work Plan**

- Advance approximately four (4) boreholes to further delineate the identified metals impacts in soil
- Complete a legal survey of Site A (Summer of 2026).

#### **1. Option 1 - Soil remediation:**

- If soil remediation is feasible, remediation and confirmatory sampling, and confirmatory sampling of imported material that will be used to backfill the remediation excavation may take approximately 2 months based on understanding of current site conditions (Spring/Summer 2026).
- Post-remediation, completion of a Phase Two Conceptual Site Model (CSM) and file a generic RSC. Acknowledgement of the RSC from the MECP can take up to 4 months or more after filing (as it is an iterative process) (Fall/Winter 2026/2027).

#### **2. Option 2 – MGRA (no remediation):**

- Completion of a Phase Two Conceptual Site Model (CSM) in support of a MGRA RSC for the Site, if soil remediation is not feasible (Summer of 2026).
  - a. Tier II for approval, followed by acknowledgment of the RSC can take up to 2 years (Fall of 2028).
  - b. Tier III for approval, followed by acknowledgment of the RSC can take up to 3 years (Summer of 2029).

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## **4 RSC 2: Site B – Application of Table 1 SCS**

### **4.1 Current Soil and Groundwater Conditions**

Based on the analytical results to date, analyzed soil samples meet the Table 1 SCS. The concentration of metal (i.e., uranium) was greater than the Table 1 SCS in groundwater at one monitoring well location.

### **4.2 Rationale for Supplemental Work for Site B**

A supplemental subsurface investigation for Site B is required in accordance with Part VIII of O. Reg. 153/04, as amended in order to support the filing of a MGRA-based RSC for the following purposes:

- To further assess the identified groundwater exceedance, and
- Confirm the groundwater flow direction.

### **4.3 Site B Work Plan**

- Advance approximately two (2) boreholes, both with groundwater monitoring well installations to intersect the shallow water table and assess the soil and groundwater quality at the Site.
- Complete a legal survey of Site B (Summer of 2026).
- Completion of a Phase Two Conceptual Site Model (CSM) in support of a MGRA RSC for the Site (Summer of 2026).
  - a. Tier II for approval, followed by acknowledgment of the RSC can take up to 2 years (Fall of 2028).
  - b. Tier III for approval, followed by acknowledgment of the RSC can take up to 3 years (Summer of 2029).

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Applicability of a Tier II or Tier III risk assessment will be based on the findings of the supplemental site investigation and consultation with the MECP.

## 5 Milestone Schedule

A tentative milestone schedule is detailed below (Table 1) to show relative timelines to obtain RSC acknowledgements from the MECP for Site A and Site B before the 3-year Draft Plan expiry date.

**Table 1 Milestone Schedule**

<b>Milestone Task</b>	<b>Schedule/ Deadline</b>
<b>Site A &amp; Site B</b>	<b>Upon approval to proceed</b>
Supplemental Subsurface Investigation (sampling programs)	Spring 2026 (tentative)
Legal Survey Plan	mid-summer 2026
Submission of Phase Two ESA reports (draft)	Summer 2026
<b>Tier II Level – Risk Assessment</b>	
Completion of review process of risk assessment	January 2027
Approval of risk assessment	Spring/Summer 2028
<b>Tier III Level – Risk Assessment</b>	
Completion of review process of risk assessment	Spring/Summer 2027
Approval of risk assessment	Fall/Winter 2028
Filing and acknowledgement of generic RSC for Site A	Fall/Winter 2026/2027
Filing and acknowledgement of modified generic risk assessment RSC for Site B	Fall/Winter 2027/2028 (Tier II)

**Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON**

## **6 Closure**

The conclusions in the Memorandum (Memo) titled, Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, Ontario, are Stantec’s professional opinion, as of the time of the Memo, and concerning the scope described in the Memo. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Memo relates solely to the specific project for which Stantec was retained and the stated purpose for which the Memo was prepared. The Memo is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from Lockbridge Development Inc. (the “Client”) and third parties in the preparation of the Memo to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Memo is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Memo may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

**Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON**

We trust that the proposed environmental work plan, rationale and milestone timeline for the proposed dedicated parkland meets your requirements with respect to the 3-year validity of the Draft Plan and subject to our terms and conditions.

Respectfully,

**Stantec Consulting Ltd.**

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Environmental Engineer  
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Senior Principal, Environmental Services  
Phone: (905) 369 1041  
Erika.Ryter@stantec.com

**Attachments:**

Attachment A Legal Survey Plan  
Attachment B Figures

April 2, 2026  
Planning & Development - Township of West Lincoln  
Legal Survey Plan

**Reference: Proposed Work Plan – Supplemental Subsurface Investigation and  
Filing a Record of Site Condition for the Proposed Designated Parkland of  
Block Plan Area 9 Development, in Smithville, ON**

## **Attachment A    Legal Survey Plan**

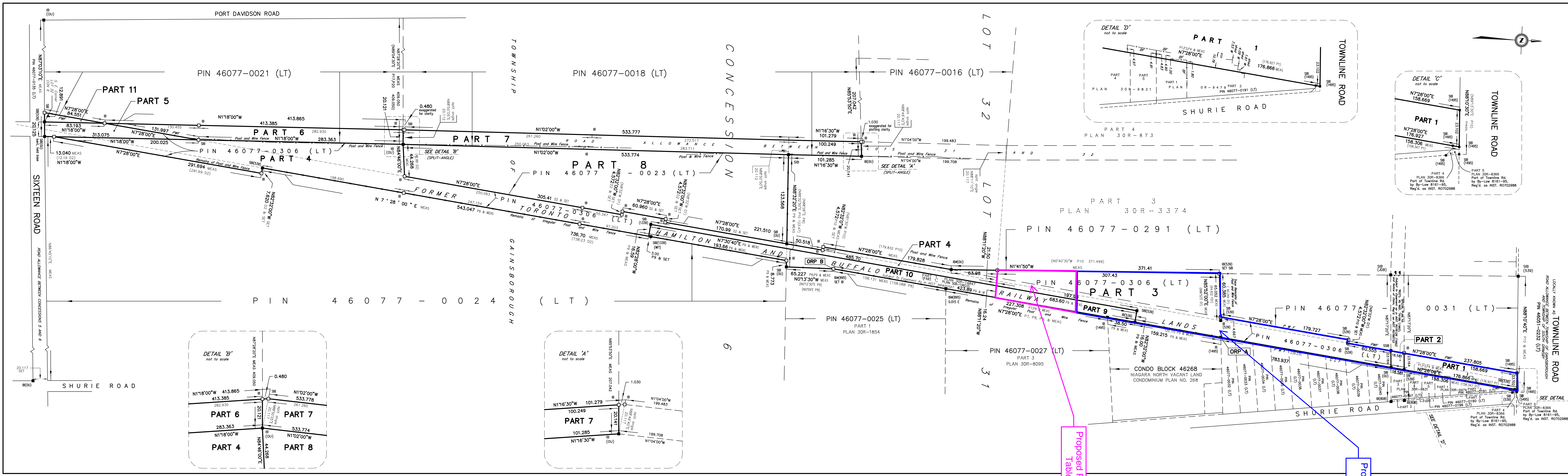


April 2, 2026  
Planning & Development - Township of West Lincoln  
Legal Survey Plan

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Block Plan Area 9 Development, in Smithville, ON**

**Figure 1      Legal Survey Plan**





PLAN OF SURVEY OF  
PART OF LOTS 31 AND 32  
CONCESSION 6  
AND  
PART OF THE ROAD ALLOWANCE  
BETWEEN LOTS 31 AND 32  
(Geographic TOWNSHIP OF GAINSBOROUGH  
TOWNSHIP OF WEST LINCOLN  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1 : 2000  
THE INTENDED PLOT SIZE OF THIS PLAN IS 1495mm IN WIDTH BY 355mm IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:2000  
Kirkup Mascoe Ure Surveying  
A Division of J.D. Barnes Limited  
ONTARIO LAND SURVEYORS

SCHEDULE			
PART	LOT	CONCESSION	PIN
1			
2	PART OF LOT 31	6	PART OF PIN 46077-0306 (LT)
3			
4			
5			
6	PART OF THE ROAD ALLOWANCE BETWEEN LOTS 31 AND 32		PART OF PIN 46077-0021 (LT)
7			PART OF PIN 46077-0018 (LT)
8			ALL OF PIN 46077-0023 (LT)
9	PART OF LOT 31	6	PART OF PIN 46077-0306 (LT)
10	PART OF LOT 32	6	

PARTS 9 AND 10 - SUBJECT TO EASEMENT AS IN INST. NR400597

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- WT WITNESS MONUMENT
- SB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- CC CUT CROSS
- MEAS/AM MEASURED
- (U) ORIGIN UNKNOWN
- WITNESS
- PROPERTY IDENTIFIER NUMBER
- OBSERVED REFERENCE POINT
- (539) D. G. URE, O.L.S.
- (808) S. W. WOODS, O.L.S.
- (808) L. A. LANE, O.L.S.
- (895) L. N. MYERS, O.L.S.
- (1339) W. A. MASCOE, O.L.S.
- (1485) H. D. REISMA, O.L.S.
- (1497) P. J. INGLETON, O.L.S.
- (JDB) J. D. BARNES LIMITED, O.L.S.
- P1 PLAN 308-8366
- P2 PLAN BY L. N. MYERS, O.L.S., dated MAY 10, 1957
- P3 PLAN 308-8831
- P4 PLAN 308-8478
- P5 NAGARA NORTH VACANT LAND CONDOMINIUM PLAN NO. 268
- P6 PLAN BY L. N. MYERS, O.L.S., dated AUG. 12, 1964
- P7 PLAN 308-8025
- P8 PLAN 308-1854
- P9 PLAN 308-14847
- P10 PLAN 308-3374
- P11 PLAN BY D. G. URE, O.L.S., dated DEC. 12, 1989, Field Book Reference 200-156
- P12 SPECIAL PLAN 44
- P13 PLAN BY D. G. URE, O.L.S., dated JUNE 26, 1987
- P14 INST. R0818154 (PIN 46077-0291 (LT))
- P15 INST. C08864 (PIN 46077-0306 (LT))
- N1 SURVEY BY D. G. URE, O.L.S., Field Book Reference 151-20
- PWF POST AND WIRE FENCE
- CLF CHAIN LINK FENCE
- BF BOARD FENCE

N=North / S=South / E=East / W=West

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN	COUNTER-CLOCKWISE ROTATION
P1, P3, P4, P9	1°00'00"
P5, P9	GRID BEARINGS (NO ROTATION NEEDED)
P7	1°00'50"
P8	0°58'00"
P10	1°00'10"
P12	1°03'20"

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP+): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	618577.14	4771570.88
ORP (B)	618506.36	4771030.91

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN!  
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 4 (GROUND), N\*

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99975.

METRIC DISTANCES AND/OR 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:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON OCTOBER 12, 2022.

DATE: OCTOBER 12, 2022

ROY S. KIRKUP  
CHIEF LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM # \*\*\*\*\* AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYORS SEAL

Kirkup Mascoe Ure Surveying  
A Division of J.D. Barnes Limited

4318 PORTAGE ROAD, UNIT 2, NIAGARA FALLS, ON L2E6A4  
T: (905) 611-1807 F: (905) 641-4624 www.jdbarnes.com

DRAWN BY: GP CHECKED BY: RSK REFERENCE NO.: 22-16-237-00\_4rplan  
PLOTTED: OCTOBER 12, 2022 DATED: OCTOBER 12, 2022

FILE: 22-16-237-00

Proposed RSC 2 (Site B)  
Table 1 SCS

Proposed RSC 1 (Site A)  
Table 3 SCS

**Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON**

## **Attachment B    Figure 2**



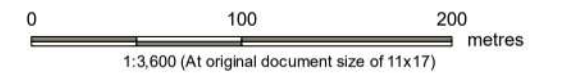
**Reference: Proposed Work Plan – Supplemental Subsurface Investigation and Filing a Record of Site Condition for the Proposed Designated Parkland of Block Plan Area 9 Development, in Smithville, ON**

**Figure 2      Site Plan**



Legend

- Proposed Borehole Location
- Proposed Monitoring Well Location
- Approximate Borehole Location (Stantec, 2024)
- Approximate Borehole Location (Stantec, 2025)
- Approximate Monitoring Well Location (Stantec, 2023)
- Approximate Monitoring Well Location (Stantec, 2024)
- Approximate Monitoring Well Location (Stantec, 2025)
- Drive-Point Piezometer
- Guelph Permeameter Testing Location
- Approximate Site Boundary
- Lockbridge CSA Parcel (Table 9 SCS)
- Lockbridge RSC Parcel 1 (Table 3 SCS RPI - Fine Textured Soils)
- Lockbridge RSC Parcel 2 (Table 1 SCS)
- Historical Rail Line
- Pipeline (Petroleum Product)
- Watercourse
- Waterbody



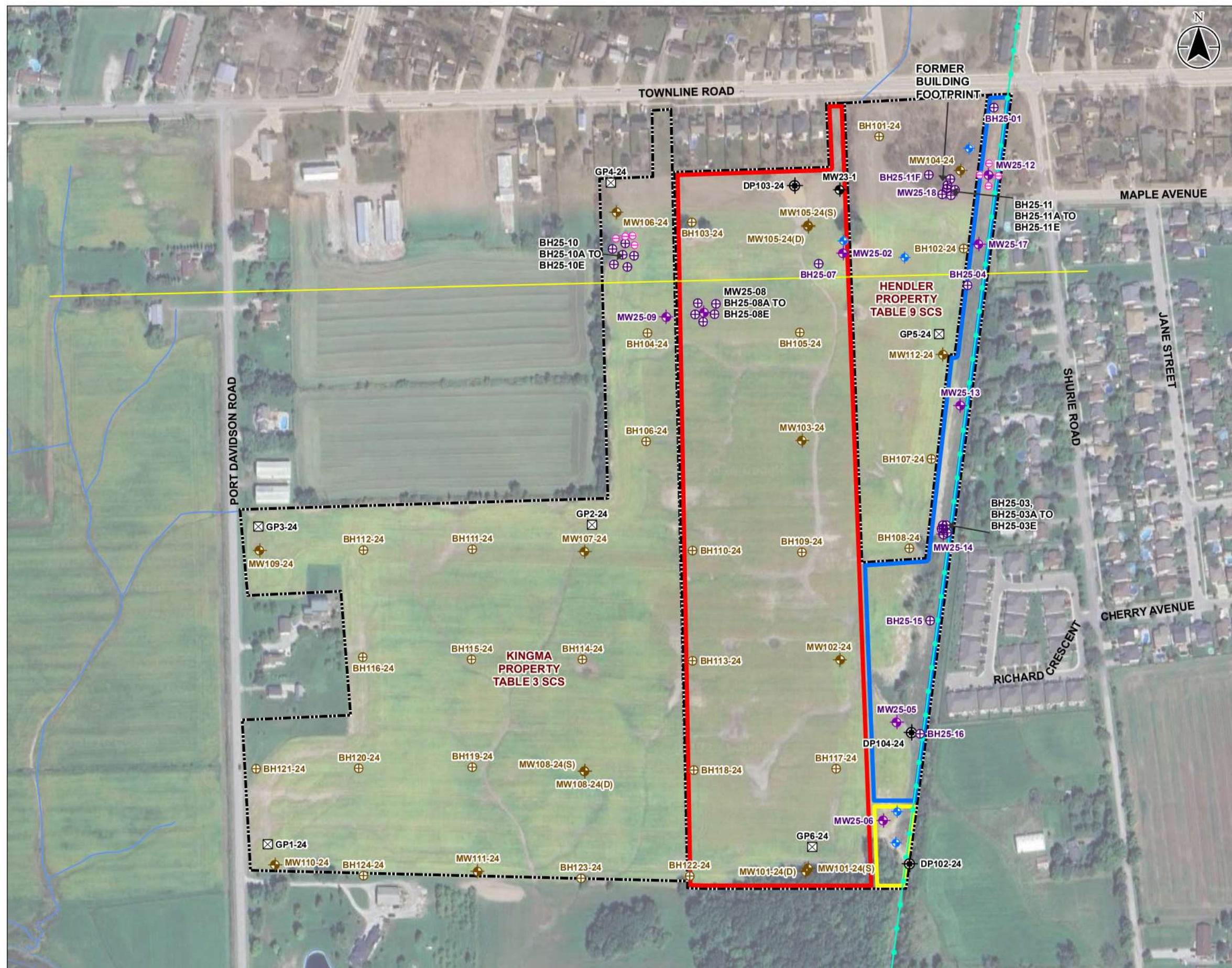
- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2024.
  3. Orthoimagery © Google Earth, 2024. Imagery Date, Unknown.
  4. Site features are based on field observations and should be considered approximate.
  5. This figure is to be viewed in the context of the accompanying report and is subject to the limitations specified in that report.



Project Location: Smithville, Ontario  
 Prepared by SVD on 2026-03-17  
 161414473

Client/Project:  
 KINGMA, LOCKBRIDGE AND HENDLER PROPERTIES  
 PHASE II/TWO ENVIRONMENTAL SITE ASSESSMENT  
 2453 PORT DAVIDSON ROAD, SMITHVILLE, ONTARIO

Figure No.  
**1**  
 Title  
**Groundwater Analytical Results**



I:\2025-pp\2025-pp\work\_group\01609\active\other\jckl\_1609\_CIS\1614473\03\_data\gsa\map\remediation\1614473\_remediation.aprx Revised: 2026-03-17 By: svandamme