



DS Project No. 23-162-100

May 24, 2024

Application File No.: DARC 23-97 W8

Property Address: 1720 Sherwood Forrest Circle, Mississauga, Ontario

Subject: Certification Letter for Environmental Condition of 1720 Sherwood Forrest Circle, Mississauga, Ontario

Attention: Ala Zeidan

Environmental Technologist
Environmental Services
Transportation & Works Department
City of Mississauga
3185 Mavis Road
Mississauga, ON, L5C 1T7

Legal Description of Lands:

PT LT 3, Range 1 SDS TT, As In TT168777 & TT69053 Except TT141752; Mississauga

A Plan of Survey showing the property is attached.

Environmental Condition of lands:

DS Consultants Ltd. represents and warrants to the City of Mississauga ("City") that the work completed in the reports listed below for the identified property has been prepared by or under the supervision of a Qualified Person, as defined under Sections 5 and 6, as applicable, of Ontario Regulation 153/04:

- *"Phase One Environmental Site Assessment, 1720 Sherwood Forrest Circle, Mississauga, Ontario, Revision 1.* Prepared by DS Consultants Ltd, project number 23-162-100. Prepared on behalf of Argo Development Corporation. Dated October 19, 2023.
- *"Phase Two Environmental Site Assessment, 1720 Sherwood Forrest Circle, Mississauga, Ontario, Revision 1.* Prepared by DS Consultants Ltd, project number 23-162-100. Prepared on behalf of Argo Development Corporation. Dated October 19, 2023.

Based on the findings of the above-referenced reports, the soil and groundwater conditions met the applicable full depth generic site condition standards in accordance with O.Reg. 153/04 and are suitable for the intended use as residential.

Statement regarding status of wells and decommissioning:

As of the date of this letter there are three (3) monitoring wells remaining on the identified property. The intent is to decommission these monitoring wells upon clearance of technical reviews pertaining to hydrogeology.

The owner has committed to decommissioning of these monitoring wells in accordance with the requirements of Ontario Regulation 903.



DS CONSULTANTS LTD.

Geotechnical ♦ Environmental ♦ Materials ♦ Hydrogeology

Statement regarding status of debris of waste materials on the property:

As of the date of this letter there is no debris or waste materials noted on or under the lands.

Yours Truly,

DS CONSULTANTS LTD.

Signature of Qualified Person, as defined under OReg. 153/04
January 11, 2024

Patrick Fioravanti, B.Sc., P.Geo., QP_{ESA}

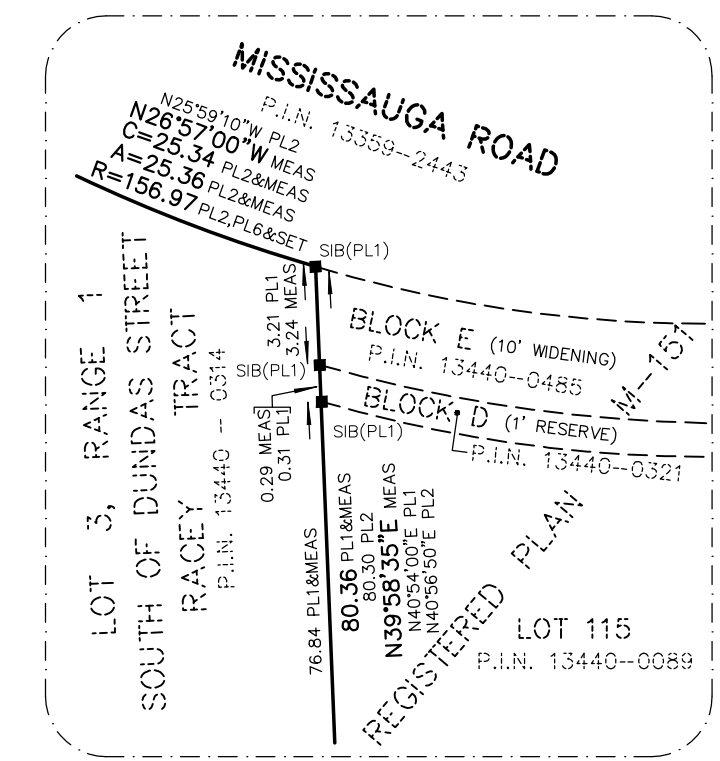
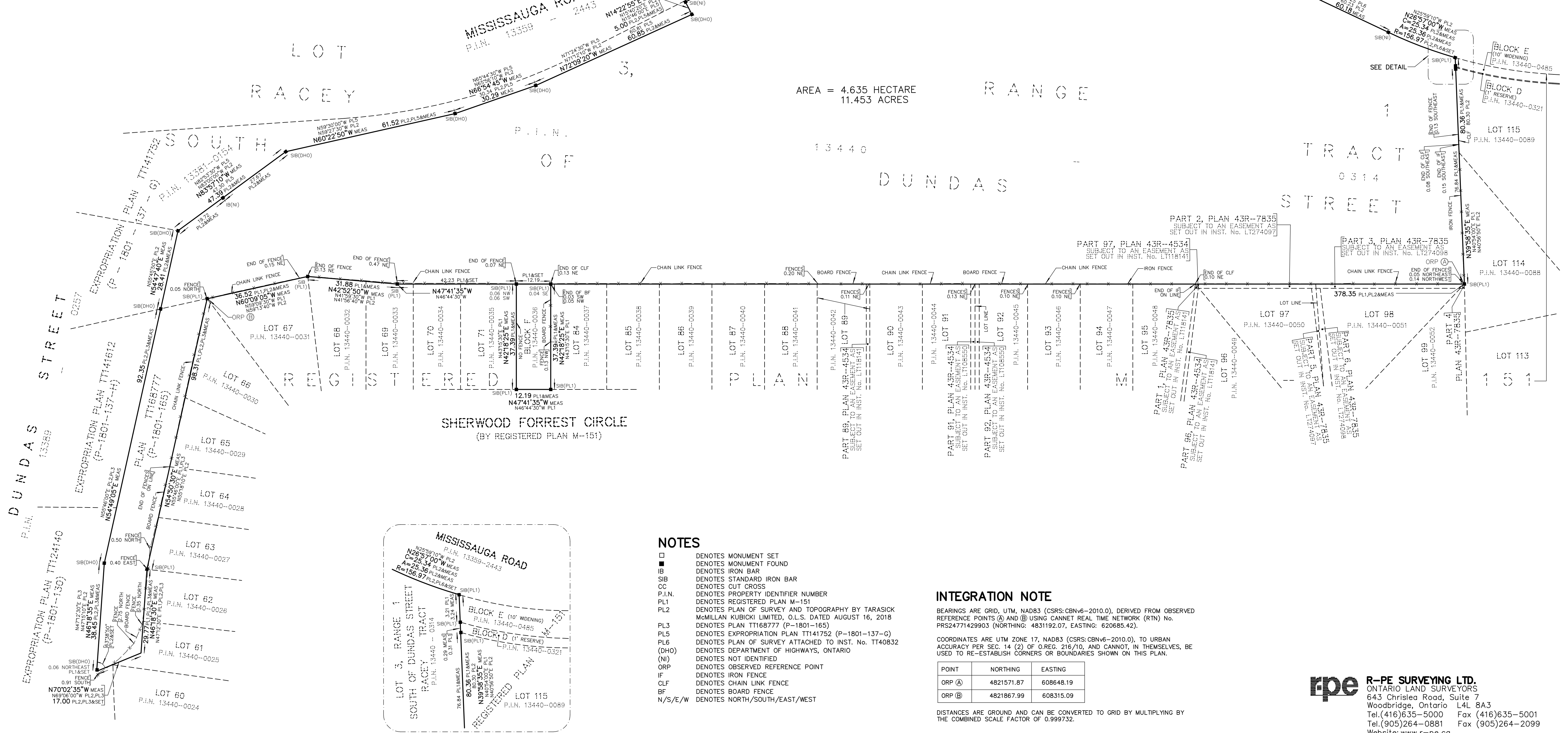
Manager – Environmental Services

Enclosed: Plan of Survey

**PLAN OF SURVEY OF
LOT 3, RANGE 1,
SOUTH OF DUNDAS STREET,
RACEY TRACT**
(GEOGRAPHIC TOWNSHIP OF TORONTO)
**CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:750
R-PE SURVEYING LTD., O.L.S.
DISTANCES AND 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:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF MAY, 2023.
DATE MAY 31st, 2023
R. DENBROEDER
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2209432.



- NOTES**
- DENOTES MONUMENT SET
 - DENOTES MONUMENT FOUND
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - CC DENOTES CUT CROSS
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - PL1 DENOTES REGISTERED PLAN M-151
 - PL2 DENOTES PLAN OF SURVEY AND TOPOGRAPHY BY TARASICK MCMILLAN KUBICKI LIMITED, O.L.S. DATED AUGUST 16, 2018
 - PL3 DENOTES PLAN TT168777 (P-1801-165)
 - PL4 DENOTES EXPROPRIATION PLAN TT141752 (P-1801-137-G)
 - PL6 DENOTES PLAN OF SURVEY ATTACHED TO INST. No. TT40832
 - (DHO) DENOTES DEPARTMENT OF HIGHWAYS, ONTARIO
 - (NI) DENOTES NOT IDENTIFIED
 - ORP DENOTES OBSERVED REFERENCE POINT
 - IF DENOTES IRON FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - BF DENOTES BOARD FENCE
 - N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST

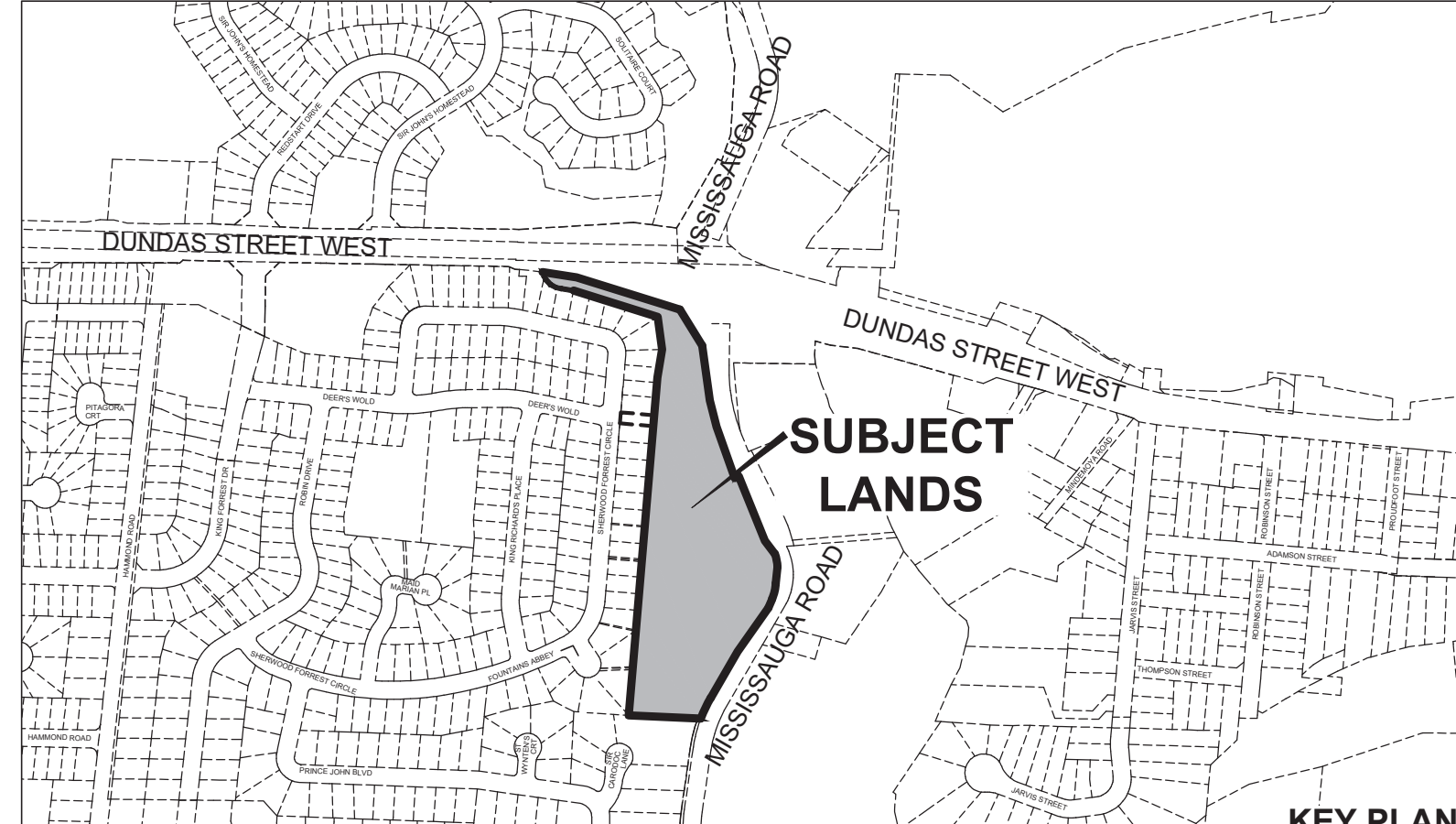
INTEGRATION NOTE
BEARINGS ARE GRID, UTM, NAD83 (CSRS:CBN-6-2010.0), DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) USING CANNET REAL TIME NETWORK (RTN) No. PRS24771429903 (NORTHING: 483192.07, EASTING: 620685.42).

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS:CBN-6-2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT	NORTHING	EASTING
ORP (A)	4821571.87	608648.19
ORP (B)	4821867.99	608315.09

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999732.

rpe R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.co
DRAWN: A.Q. CHECKED: R.D.
JOB No. 23-118 CAD FILE No. 23118PS01




DRAFT PLAN OF SUBDIVISION
ARGO SHERWOOD FORREST LIMITED
FILE # _____

1720 SHERWOOD FORREST CIRCLE
 LOT 3, RANGE 1, S.D.S., RACEY TRACT
 (GEOGRAPHIC TOWNSHIP OF TORONTO)
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL


OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

SIGNED  DATE SEPT. 12, 2023
 SCOTT BLAND, A.S.O.
 ARGO SHERWOOD FORREST LIMITED

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED  DATE AUGUST 9, 2023
 ROSS DENBROEDER, O.L.S.
 R-PE SURVEYING LTD.

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.


- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS
CONDOMINIUM DETACHED RESIDENTIAL	1	2.08	5.14	56
OPEN SPACE	2	0.12	0.30	
NATURAL HERITAGE SYSTEM (NHS)	3	1.71	4.23	
NHS BUFFER	4	0.63	1.56	
ROAD WIDENING	5	0.09	0.22	
TOTAL	5	4.63	11.44	56

NOTES

- EXISTING STRUCTURES TO BE REMOVED
- BLOCKS 3 & 4 TO BE CONVEYED TO THE CITY OF MISSISSAUGA FOR THE PURPOSE OF LONG TERM PRESERVATION

 SCALE: 1:1000
 (24 x 36)
 MAY 1, 2024

