



PHASE I ENVIRONMENTAL SITE ASSESSMENT

163-164 Edward Street East |
Clearview Township (Creemore),
Ontario

PREPARED FOR:

Lamb Creemore Corp.
778 King Street West,
Toronto, ON M5V 1N6

ATTENTION:

Nate Tracey, P.Eng.

Grounded Engineering Inc.

File No. 22-052

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1 Executive Summary

The Phase I ESA study was conducted for 163-164 Edward Street East, in Clearview Township (Creemore), Ontario (Property). The purpose of the Phase I ESA was to determine if there were any obvious environmental concerns associated with the property and the current land use of the property for purposes of financing.

- The Property is used as agricultural land with the remnants of a demolished single-family dwelling and a barn, and an associated dirt driveway located in the central portion of the Property at 163 Edward St E.
- Groundwater flow is assumed to be in a southeast direction towards the Mad River, based on ground elevation.
- The potential importation and placement of fill material of unknown quality across the driveway and in the vicinity of the two demolished buildings located in the central portion of the Property at 163 Edward St E was identified during the site visit. These areas appeared to be infilled to a higher grade than the surrounding agricultural land onsite.
- The potential use of pesticides onsite for agricultural purposes from 1938 to the present was identified from aerial photographs and satellite images reviewed for the Property, and the site reconnaissance.
- During the site reconnaissance and based on the city directory review of adjacent properties, 112 Edward St E, located adjacent to the west of the Property, has been occupied by a machine shop since at least 1999.
- A potential historical railway was observed adjacent to the southwest corner of the Property in the 1938 and 1954 aerial photos.
- During the site reconnaissance, an auto repair shop (Auto Solve) was located at 102 Edward St E, approximately 123 m west of the Property.
- Record of Site Condition (RSC) #224922 was filed for the property at 90 Edward St E. It was historically occupied by Creemore Landfill, County Waste Disposal Site #25, which is now closed. Reportedly, that property was formerly used for the disposal of municipal solid waste (including the emergency disposal of gasoline impacted sand in 1989), which was placed in trenches. The RSC was obtained a post the 2011 O.Reg. 153/04 amendments.
- Based on the information provided by the client, as there is no change in land use to a more sensitive use, the potential for environmental concern for the current land use is low.

The Phase I ESA has the following recommendations:

1. Potentially Contaminating Activities (PCAs) have been identified on the Property and within the Phase I Study Area. A summary of the PCAs and an assessment of their potential to affect the soil and groundwater at the Site is provided in Section 8. The PCAs identified result in the identification of two Areas of Potential Environmental Concern (APECs) for the Site (potential use of pesticides across the entire Property, and adjacent machine shop operation at 112 Edward St East). A Phase Two ESA is recommended to assess these APECs.



2 Introduction

Lamb Creemore Corp. retained Grounded Engineering Inc., to complete a Phase I Environmental Site Assessment (Phase I ESA) of the Phase I Property (Property) located approximately 665 m west of the intersection of Edward Street East and County Road 42. The municipal address of the Property is 163-164 Edward Street East, Clearview Township (Creemore), Ontario. The site location is presented in Figure 1.

The Property is approximately rectangular in shape, with an approximate area of 27.6 ha. The site is used as agricultural land with the remnants of a demolished single-family dwelling and a barn, and an associated dirt driveway located in the central portion of the Property. The Property is considered to be in Agricultural or Other Land use by the Ontario Ministry of the Environment, Conservation and Parks (MECP).

The Phase I ESA has been prepared for due diligence purposes only and in general accordance with CSA Standard Z768-01. The Phase I ESA is not intended to support the filing of a Record of Site Condition (RSC) with the MECP. If in the future that Phase I ESA is required to support an RSC, additional work will have to be completed. The Phase I Property is presented in Figure 2.

The Property information is provided below:

Municipal Addresses	1) 163 Edward Street East, Creemore, ON L0M 1G0 2) 164 Edward Street East, Creemore, ON L0M 1G0
PINs	1) 58220-0057 (LT) 2) 58220-0052 (LT)
Current Land Use	Agricultural or Other
Property Owner Information	Lamb Creemore Corp.
Person who has engaged the Qualified Person to conduct the Phase I ESA	Nate Tracey, P.Eng., MBA Lamb Creemore Corp.

3 Scope of Investigation

The Phase I ESA includes the following components:

- Records review of historical and current occupancies and activities on the Phase I Property and Phase I Study Area.
- Interviews with available personnel with knowledge to the historical and current activities on the Phase I Property.
- Site reconnaissance of the Phase I Property and Study Area to identify potential environmental concerns based on observations of historical and current uses, and potentially contaminating activities at the Phase I Property and in the Study Area.
- Evaluation of information from records review, interviews and site reconnaissance



4 Records Review

4.1 General

4.1.1 Phase I Study Area Determination

The Phase I Study Area (Study Area) includes all properties located within the 250 m radius from the Phase I Property.

The surrounding properties within the 250 m from the Phase I Property are primarily in agricultural use but also include a mixture of residential, commercial, and industrial uses. The Study Area is present in Figure 3.

4.1.2 First Developed Use Determination

The determination of the date of the first developed use of the Phase I Property is based on review of historical records of the Property as follows:

Source of Records	Year of first developed use	Land Use (Industrial/ Commercial/ Community/ Residential/ Parkland/ Institutional)
Fire Insurance Plans	Not available	Not available
Chain of Title	Not applicable	Property likely used as agricultural land
City Directory	Property not listed	Property not listed
Aerial Photos	Not applicable	Property observed to be used as agricultural land

It is estimated that the Property has been in Agricultural or Other land use since at least 1836 and has not yet been developed as of the date of this report.

4.1.3 Fire Insurance Plans

A Fire Insurance Plan (FIP) from 1894 was available for review for downtown Creemore but it did not include the Phase I Property or the Study Area. No other FIPs were accessible for review. Adequate information was provided by other sources. The FIP search results are presented in Appendix A.



4.1.4 Chain of Title

Chains of Title dating back to 1836 were available for review for the Phase I Property.

PIN	Owned by Crown Until	Owned by Private Individuals	Owned by Corporate Entities	Current Owners
58220-0057 (LT)	1836	1836 to 1990	1990 to Present	Lamb Creemore Corp.
58220-0052 (LT)	1836	1836 to 1990	1990 to Present	Lamb Creemore Corp.

The Chain of Title search did not identify any Potentially Contaminating Activities (PCAs) on the Property or within the Study Area. The Chains of Title are presented in Appendix B.

4.1.5 City Directory

Available City Directories from 1998 to 1999 were reviewed for the Property and adjacent properties. The full search results can be found in Appendix C.

The City Directory search identified the following Potentially Contaminating Activities (PCAs):

Location of PCA	PCA	Description
112 Edward St E Adjacent to W of NW Corner of the Property	#34 – Metal Fabrication	The site was occupied by Howie Welding & Repairs in 1999.

4.1.6 Environmental Reports

No environmental reports were available for review for the Property.

4.2 Environmental Source Information

4.2.1 ERIS

Environmental Risk Information Services Ltd. (ERIS) is a provider of detailed environmental risk data and research for properties in Canada. A search of the ERIS database was requested for the Property and the Study Area. The ERIS report is provided in Appendix D.

The ERIS search did not identify any Potentially Contaminating Activities (PCAs) on the Property or within the Study Area. No sites within the Study Area were identified to have a Record of Site Condition (RSC).



4.2.2 Record of Site Condition Search

A search of the MECP Record of Site Condition (RSC) online databases was completed for the Property and the Study Area. The following sites were identified to have an RSC, as shown in Appendix J:

- 90 Edward St E located 215 m West of the Property – RSC ID 224922. Industrial land use to Residential land use. File Date: 2018/09/18. Certification Date: 2018/05/22.

The RSC search identified the following PCAs:

Location of PCA	PCA	Description
90 Edward St E 215 m West	#58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	Based on RSC #224922, the site was historically occupied by Creemore Landfill, County Waste Disposal Site #25, which is now closed. Reportedly, the site was formerly used for the disposal of municipal solid waste (including the emergency disposal of gasoline impacted sand in 1989), which was placed in trenches.

4.2.3 Other Source Information

Other source information listed below were searched as part of the Phase I ESA. The regulatory information requests and responses are provided in Appendix E and summarized below:

Source of Information	Response
Conservation Authority	The north and west portions of the Property are regulated by the Nottawasaga Valley Conservation Authority (NVCA).
Zoning	The Property is zoned as “DA” – Development Area Zone according to the Township of Clearview By-law 06-54.
Technical Standards and Safety Authority (TSSA)	A response from the TSSA has been received as of the date of this report. The response indicated no records of a tank (active, decommissioned or abandoned) were found for the Phase I Property or for the requested addresses in the surrounding area.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Aerial photographs and satellite images were reviewed as part of the Phase I ESA. The developmental chronology of the Property and the Study Area is summarized below and presented in Appendix F.



Year	Source	Property	Study Area
1938	ERIS/Aerial Photograph	The Property appeared to be used for agricultural purposes. Two buildings that seemed to be in the same location as the demolished house and barn found onsite during the site visit were apparent in the central portion of the Property. Edward St E (public roadway) and a driveway located on 163 Edward St were also apparent.	The surrounding area appeared to be used for agricultural purposes. Concession Rd 3 was apparent to the southwest of the Property. A linear structure that appeared to be a railway line with a northwest to southeast alignment was located adjacent to the southwest corner of the Property.
1954	Aerial Photograph	No significant changes.	No significant changes.
1978	Clearview Interactive Maps/Satellite Image	No significant changes.	To the west of the Property, new buildings that appeared to be residential or commercial in nature were visible. The site associated with 112 Edward St E appeared to have been used as a storage yard. The land at 90 Edward St E appeared to have been regraded. The railway line adjacent to the southwest corner of the Property appeared to have been converted into a trail/pathway that was no longer continuous. George St was apparent to the west of the Property.
1985	Satellite Image	No significant changes.	No significant changes.
1989	Clearview Interactive Maps/Satellite Image	A pond which appeared to have the same configuration as the current pond onsite was visible in the east-central portion of the Property.	A new building that appeared to be a residential dwelling was located adjacent to the east of 163 Edward St E. Multiple buildings that appeared to have the same configuration as the current commercial ones at 215 Edward St E were apparent.
2002	Satellite Image	No significant changes.	New buildings that appeared to be commercial in nature were apparent at 104 and 112 Edward St E. The site at 112 Edward St E no longer appeared to be used as a storage yard. The land around the building on 90 Edward St E appeared to have been developed with a parking lot.
2010	Satellite Image	No significant changes.	Multiple transport trucks appeared to be visible on 90 Edward St E.
2013	Satellite Image	No significant changes.	The land at 90 Edward St E appeared to have been regraded.



Year	Source	Property	Study Area
2015	Satellite Image	The building that appeared to be in the same location as the demolished barn found onsite during the site visit appeared to have been destroyed. The foundations of the building were still visible.	No significant changes.
2016	Clearview Interactive Maps/ Satellite Image	The building that appeared to be in the same location as the demolished house found onsite during the site visit appeared to have been demolished. The foundations of the building were still visible.	No significant changes.
2018	Clearview Interactive Maps/ Satellite Image	No significant changes.	No significant changes.

The Aerial Photograph search identified the following Potentially Contaminating Activities (PCAs):

Location of PCA	PCA	Description
Phase I Property Entire Property	#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	The Property appeared to be used as agricultural land in the 1938 to 2018 aerial photos/satellite images.
No Address Adjacent to SW of the Property	#46 – Rail Yards, Tracks and Spurs	A railway with a northwest to southeast alignment was observed adjacent to the site in the 1938 and 1954 aerial photos.

4.3.2 Topography, Hydrology, Geology

The Ministry of Natural Resources and Forestry (MNRF) and Ministry of Energy, Northern Development and Mines (MENDM) database were searched to obtain topographic and geological maps of Ontario for review. The maps are provided in Appendix G and the information obtained are summarized below:

Records	Information
Topographic Maps	The elevation of the Property ranges from approximately 253 to 248 metres above sea level (masl) from the northwest to the southeast, with a slight slope towards the southeast.



Records	Information
Hydrology	The nearest significant water body is the Mad River, located approximately 520 metres southwest of the Property. Surface water is expected to flow towards the drainage ditches located both on the Property and along the north and south sides of Edward St E, and towards the neighbouring sites. Groundwater is expected to flow southeast towards the Mad River, based on ground elevation.
Geological Maps	<u>Overburden:</u> Glaciofluvial outwash deposits comprised of gravel and sand, which includes proglacial river and deltaic deposits. <u>Bedrock:</u> Bedrock consists of shale, limestone, dolostone, and siltstone from the Georgian Bay Formation. <u>Depth to Bedrock:</u> Based on a drift thickness map from the Ontario Geological Survey, the depth to bedrock is approximately 100 metres below ground surface (mbgs).

4.3.3 Fill Materials

The potential importation and placement of fill material of unknown quality was observed across the central portion of the Property at 163 Edward St E during the site visit. The potential fill areas included the dirt driveway connected to Edward St E (public roadway), and the area in the vicinity of the two demolished buildings. These areas appeared to be infilled to a higher grade than the surrounding agricultural land onsite.

4.3.4 Water Bodies and Areas of Natural Significance

Maps from MNRF were reviewed to determine if water bodies were present on the Property and within the Study Area. The Ontario Ministry of Natural Resources National Heritage Information Centre database for Areas of Natural or Scientific Interest (ANSIs) was also reviewed as part of the Phase I ESA. The maps are provided in Appendix E and the information is summarized below:

Water Bodies	<u>Phase I Property:</u> - No natural water bodies are located on the Property <u>Study Area:</u> - No water bodies are located within the Study Area
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Wetlands	<u>Phase I Property:</u> - No Provincially Significant, Non-Provincially Significant, and Unevaluated wetlands are located on the Property <u>Study Area:</u> - An unevaluated wetland with an area of around 1.69 ha is located approximately 80 m east of the southeast corner of the Property
ANSIs	<u>Phase I Property:</u> - No Provincially Significant Life Science and Earth Science ANSIs are located on the Property. <u>Study Area:</u> - No Provincially Significant Life Science and Earth Science ANSIs are located within the Study Area.

4.3.5 Well Records

The Ministry of the Environment, Conservation and Parks (MECP) well records database was accessed online and through ERIS search. All of the well records located on the Property and in the Study Area were identified.

Well Records	<u>Phase I Property:</u> - No wells are located on the Phase I Property. <u>Study Area:</u> - Two (2) domestic use wells are located within the Study Area (Well ID #: 7132875, 5723763). - Three (3) wells with unknown uses are located within the Study Area.
Stratigraphy	<u>Well ID #7259245, Well Tag #A137567:</u> 0 m to 2.7 m – Sand & Stones, brown 2.7 m to 8.2 m – Sand & Gravel, brown 8.2 m to 22.3 m – Clay, soft, grey 22.3 m to 28.0 m – Clay, hard, grey 28.0 m to 30.8 m – Sand, brown
Depth to Bedrock	No Bedrock was encountered.
Depth to the Water Table	Based on the MECP well logs, the depth to the shallowest water table is approximately 2.1 mbgs, and a deeper water table is approximately 25.3 mbgs.



4.3.6 Municipal Drinking Water System

The Phase I Property and the majority of other properties within the Phase I Study Area are not supplied by a municipal drinking water system as defined in the Safe Drinking Water Act, 2002. However, the residential dwellings within the Phase I Study Area located along George Street were observed to be on municipal water during the site visit.

4.3.7 Well-Head Protection Area

The Phase I Property is **not** located within an area designated in the official plan of the municipality as a well-head protection area or another area designated in the official plan as an area for the protection of groundwater.

5 Site Operating Records

No site operating records was provided for review.

6 Interviews

Interviewee	Nathan Tracey
Date of Interview	April 25, 2022
Location and Methods of Interview	via email
Justification for Selection	Nathan has managed the Property since March 2019.
What is the name of your employer, your position or title, and how long have you been employed with them?	Lamb Development Corp., Development Manager, employed since November 2019
What is your relation to the Phase One Property, and how many years have you been involved with the Property?	Nathan has overseen the management of the Property on behalf of the owner since it was purchased in March 2019.
Are you aware of any individuals who may have additional knowledge of current/historical activities on the Property? If yes, please provide the names of those individuals, a description of their relationship to the Property, and their contact information (if known)	No.
Current and Historical Site Activities	
What are the current site activities? Please describe briefly, to the best of your knowledge.	Agricultural.



How long has the Property been used for its current purpose? How long has your company been at this location?	Forever.
Has the Property ever been used for the following purposes? (Yes/No) • Industrial operations (list any if known) • On-site dry cleaning • Fuel distribution or storage • Vehicle servicing and/or maintenance	No.
Other than activities listed above, what was the Property previously used for? Please list all known uses, and approximate dates if known.	Ancillary residential and storage (barn) buildings.
Items of Potential Environmental Contamination <i>If the answer to any of the questions in this section is "yes", please provide details</i>	
Do site operations involve the storage and/or use of environmentally hazardous products such as paints, chemicals, fuels, oils and lubricants?	No.
Are herbicides, pesticides, or other agricultural chemicals being used on the Property?	Probably.
Are there any underground structures, such as in-ground hoist, pits, storage tanks and/or oil/water separators located on the Property?	Unknown.
Are there any wells located on the Property?	No.
Are there any existing or historical underground or aboveground tanks on the Property?	Unknown.
Are you aware of any leaks or spills associated with any existing or historical tanks on the Property?	Unknown.
Is there any documentation on file regarding removal of underground or above ground tanks and/or related soil and groundwater remediation on the Property?	Unknown.
Are you aware of any PCB-containing electrical equipment on the Property such as electrical transformers, large capacitors and electric motors manufactured prior to 1980?	No.
Is the site a registered PCB storage facility?	No.
Are you aware of any previous PCB leaks, spills or contamination on the property?	No.
Have there been any previous PCB surveys or removal of PCB-containing materials?	Unknown.



Is the Property registered as a waste generator with the Ministry of the Environment, Conservation and Parks (MECP)? (registered on HWIN)	Unknown.
Is any waste water produced at the Property? If yes, please answer the following: - Is analytical testing of waste water carried out? - Are you aware of any sewer-use-by-law infractions? - Is there a surcharge agreement for discharge to the sewers?	No.
Does the facility product air emissions? If yes, please answer the following: - Does the facility have a Certificate of Approval (CofA) for air emissions? - Are air emissions from the Property monitored? - Have any ventilation systems been installed to handle air emissions? - Have there been any reported air emission infractions?	No.
Environmental Reports, Remediation, and Public Agencies	
Have any previous environmental assessments or studies been completed for the Property with respect to soil, groundwater, air quality, site facilities or processes?	No.
Has any soil or groundwater remediation been completed at the Property?	Unknown.
Has any public agency (ex. MECP, etc.) ever investigated or cited the Property for violation or possible violation of any environmental law, or commenced enforcement or cleanup action under environmental law with respect to the Property?	No.
Has any public agency ever listed the Property as a site requiring or qualifying for cleanup under environmental law?	No.

The Interview did not identify any Potentially Contaminating Activities (PCAs) on the Property or within the Study Area.



7 Site Reconnaissance

7.1 General Requirements

Date and Time of Investigation	March 23, 2022 from 8:30 am to 2 pm
Weather Condition	0°C, Hail/Cloudy
Duration of Investigation	5.5 hours
Was the Facility Operating at the Time of Investigation?	Yes, site is used as agricultural land. Remnants of demolished single-family dwelling and barn also observed onsite.
Name and Qualifications of the Person Conducting the Investigation	James Rybicki, P.Eng., QP _{ESA}

A site reconnaissance of the Phase I Property consisted of detailed observation of the Property including exterior and interior portions of any existing buildings on site, documentation of any areas of potential environmental concern and illustration of relevant structures. Phase I Property features are displayed in Figure 2 and site photographs are presented in Appendix I. The results of the site reconnaissance are provided below.

7.2 Specific Observations at Phase I Property

7.2.1 Exterior Site Conditions

The utilities and services on the Property is summarized below:

Hydro	A hydro pole with a disconnected hydro line was observed in the centre of the Property, adjacent to a demolished single-family dwelling. Overhead hydro lines were observed along the north side of Edward St E.
Gas	Gas lines were not observed on the Property.
Communication	Buried Bell communication lines were observed adjacent to the north of 163 Edward St E, along the south side of Edward St E.
Electrical/Street Lighting	Electrical line was not observed on the Property.
Storm Sewer	No catch basins, manholes, or sewer mains were observed on the Property or along the Property boundaries.
Sanitary Sewer	No manholes or sewer mains were observed on the Property or along the Property boundaries.



Water Source	The Property was previously serviced with private well water. An abandoned well was observed on the Property adjacent to the east of a demolished single-family dwelling observed in the centre of the site.
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7.2.2 Building Structures and Building Systems

The remnants of two (2) demolished stone and wood buildings that appeared to have been a house and a barn were observed on the Property. Two at-grade metal silos, and two at-grade woodsheds with metal roofs were also identified onsite. The house and barn were built prior to 1938.

#	Above Grade Levels	Below Grade Levels	Use	Heating and Cooling System
1	Unknown	1	Residential – Single-family Dwelling	Unknown – building was observed to be demolished with stone and concrete foundations still remaining. The basement finished floor level appeared to match the grade of the surrounding agricultural land.
2	Unknown	0	Agricultural Use – Barn	Unknown – building was observed to be demolished with stone and concrete foundations still remaining.

7.2.3 Above Ground Storage Tanks

No obvious visual evidence of aboveground storage tank (AST) was observed at the Property during the site visit.

7.2.4 Underground Storage Tanks

No obvious visual evidence of other underground storage tanks (USTs) was observed on the Property.

7.2.5 Sumps and Pits

No sump pumps or pits were observed on the Property.

7.2.6 Waste Disposal

No waste bins or obvious waste disposal collection areas were observed on the Property. Waste is collected at the Property by the municipality.



7.3 Investigation of the Phase I Study Area

The site investigation includes an inspection of the Phase I Study Area (Study Area). The adjacent properties were identified below during the investigation.

North	Edward St E followed by agricultural land
South	Agricultural land
West	Mixed agricultural and residential land, J & E Machining Centre (112 Edward St E), Auto Solve (102 Edward St E), commercial property (90 Edward St E)
East	Agricultural land, U Store It (215 Edward St E)

7.4 Water Wells, Waterbodies & Areas of Natural Significance

7.4.1 Water Wells

The following water wells were noted on the Phase I Property and/or in the Study Area:

Location of Water Well	Water Well Use
Phase I Property, 163 Edward St E Central Portion, adjacent to east of demolished single-family dwelling	Abandoned – appeared to have been previously used for domestic water supply. We note that the well appeared to be covered by a sheet of plywood and not properly decommissioned. The well should be properly abandoned by a licensed well contractor as per O.Reg.903.

7.4.2 Waterbodies

The following waterbodies were noted on the Phase I Property and/or in the Study Area:

Location of Waterbody	Description of Waterbody
Phase I Property, 163 Edward St E East-Central Portion	A dug out pond was observed that appeared to have been manmade for agricultural purposes (irrigation, livestock, etc.) with an area of approximately 250 m ² .



7.4.3 Areas of Natural Significance

The following Areas of Natural Significance were noted on the Phase I Property and/or in the Study Area:

Location of Areas of Natural Significance	Description of Areas of Natural Significance
3108 County Rd 42 80 m Southeast	A forested area that is designated as an unevaluated wetland was observed.

8 Review and Evaluation of Information

The Phase I ESA has been prepared in general accordance with CSA Standard Z768-01. Based on the review of all available historical information and a detailed inspection of the Phase I Property, the following Potentially Contaminating Activities (PCAs) have been identified on the Property and within the Study Area. The evaluation to determine if the PCAs are likely to cause Areas of Potential Environmental Concerns (APECs) on the Property are provided below.

Location of PCA	PCA	APEC (Yes/No)	Rationalization
Phase I Property, 163 Edward St E Central Portion of the Property	#30 – Importation of Fill Material of Unknown Quality	No	The potential importation and placement of fill material of unknown quality across the driveway and in the vicinity of the two demolished buildings onsite was identified during the site visit. These areas appeared to be infilled to a higher grade than the surrounding agricultural land onsite. The potential environmental concern to the current land use at the Property from this historical infilling is low.
Phase I Property Entire Property	#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Yes	The potential use of pesticides onsite for agricultural purposes from at least 1938 to the present. This operation may have resulted in impacts to the soil at the subject Property. The potential environmental concern to the current land use at the Property from use of the potential use of pesticides should be investigated.



Location of PCA	PCA	APEC (Yes/No)	Rationalization
112 Edward St E Adjacent to W of NW Corner of the Property	#34 – Metal Fabrication	Yes	During the site reconnaissance and based on the city directory review of adjacent properties, the site has been occupied by a machine shop since at least 1999. This operation may have resulted in impacts to the groundwater at the subject Property. The potential environmental concern to the current land use at the Property from the metal fabrication shop should be investigated.
No Address Adjacent to SW of the Property	#46 – Rail Yards, Tracks and Spurs	No	Historical railway observed adjacent to the site in 1938 and 1954 aerial photos. The potential environmental concern to the current land use at the Property from the historical railway is low.
102 Edward St E 123 m West	#10 – Commercial Autobody Shops	No	During the site reconnaissance, an auto repair shop (Auto Solve) was located at this property. Based on the distance from the Phase I Property and the inferred groundwater flow direction, the potential for current environmental concern to the Property from this historical auto repair shop is low.
90 Edward St E 215 m West	#58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	No	Based on RSC #224922, the site was historically occupied by Creemore Landfill, County Waste Disposal Site #25, which is now closed. Reportedly, the site was formerly used for the disposal of municipal solid waste (including the emergency disposal of gasoline impacted sand in 1989), which was placed in trenches. Based on the distance from the Phase I Property, the potential for current environmental concern to the Property from this historical landfill is low.



9 Conclusions

The findings of the Phase I ESA are as follows:

- The Property is used as agricultural land with the remnants of a demolished single-family dwelling and a barn, and an associated dirt driveway located in the central portion of the Property at 163 Edward St E.
- Groundwater flow is assumed to be in a southeast direction towards the Mad River, based on ground elevation.
- The potential importation and placement of fill material of unknown quality across the driveway and in the vicinity of the two demolished buildings located in the central portion of the Property at 163 Edward St E was identified during the site visit. These areas appeared to be infilled to a higher grade than the surrounding agricultural land onsite.
- The potential use of pesticides onsite for agricultural purposes from 1938 to the present was identified from aerial photographs and satellite images reviewed for the Property, and the site reconnaissance.
- During the site reconnaissance and based on the city directory review of adjacent properties, 112 Edward St E, located adjacent to the west of the Property, has been occupied by a machine shop since at least 1999.
- A potential historical railway was observed adjacent to the southwest corner of the Property in the 1938 and 1954 aerial photos.
- During the site reconnaissance, an auto repair shop (Auto Solve) was located at 102 Edward St E, approximately 123 m west of the Property.
- Record of Site Condition (RSC) #224922 was filed for the property at 90 Edward St E. It was historically occupied by Creemore Landfill, County Waste Disposal Site #25, which is now closed. Reportedly, that property was formerly used for the disposal of municipal solid waste (including the emergency disposal of gasoline impacted sand in 1989), which was placed in trenches. The RSC was obtained a post the 2011 O.Reg. 153/04 amendments.
- Based on the information provided by the client, as there is no change in land use to a more sensitive use, the potential for environmental concern for the current land use is low.

10 Recommendations

The Phase I ESA has the following recommendations:

1. Potentially Contaminating Activities (PCAs) have been identified on the Property and within the Phase I Study Area. A summary of the PCAs and an assessment of their potential to affect the soil and groundwater at the Site is provided in Section 8. The PCAs identified result in the identification of two Areas of Potential Environmental Concern (APECs) for the Site (potential use of pesticides across the entire Property, and adjacent machine shop operation at 112 Edward St East). A Phase Two ESA is recommended to assess these APECs.



11 Signatures

The Phase I ESA was conducted by James Rybicki, P.Eng., QP_{ESA}, under the supervision of Jeremy Bobro, M.Env. The report was reviewed by David MacGillivray, P.Geo., P.Eng., QP_{RA-ESA}. The Phase I ESA has been conducted in general accordance with CSA Standard Z768-01.

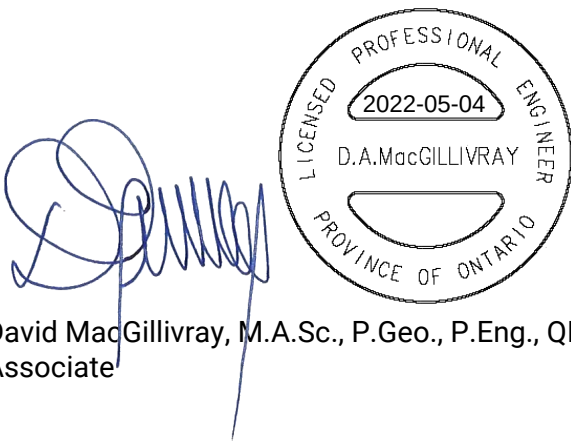
We trust that this report meets your requirements at present.

For and on behalf of our team,



James Rybicki, P.Eng., QP_{ESA}

Jeremy Bobro, M.Env
Associate



David MacGillivray, M.A.Sc., P.Geo., P.Eng., QP_{RA-ESA}
Associate



12 Limitations and Restrictions

The assessment should not be considered a comprehensive investigation that eliminates all risks of encountering environmental problems. The information presented in this report is based on information collected during the completion of the Phase I Environmental Site Assessment by Grounded Engineering Inc. It was based on the conditions on the Phase I Property at the time of the site inspection supplemented by a review of historical information to assess the environmental conditions regarding the Phase I Property.

Sampling and analysis of soil, groundwater or any other material was not carried out as part of the Phase I Environmental Site Assessment. As a result, the presence and/or extent of any adverse environmental impact cannot be confirmed. The potential for environmental liability and/or environmental impact is an opinion as a result of the scope of this assessment.

In assessing the environmental conditions and history of the Phase I Property, Grounded Engineering Inc. has relied on information provided by others, as noted in this report, and has assumed that the information provided by those individuals is factual and accurate. Grounded Engineering Inc. accepts no responsibility for any deficiency or inaccuracy in this report resulting from the information provided by those individuals.

If new information regarding the environmental condition of the Phase I Property is identified during future work, or outstanding responses from regulatory agencies indicate outstanding issues on file with respect to the Phase I Property, Grounded Engineering Inc. should be notified so that we may re-evaluate the findings of this assessment and provide amendments.

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FIGURES





GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Note

Reference

ArcGIS - My Map. 2022.

Project

**163-164 EDWARD
STREET EAST,
CREEMORE, ONTARIO**

Figure Title

SITE LOCATION PLAN

North



Date

APRIL 2022

Scale

AS INDICATED

Job No

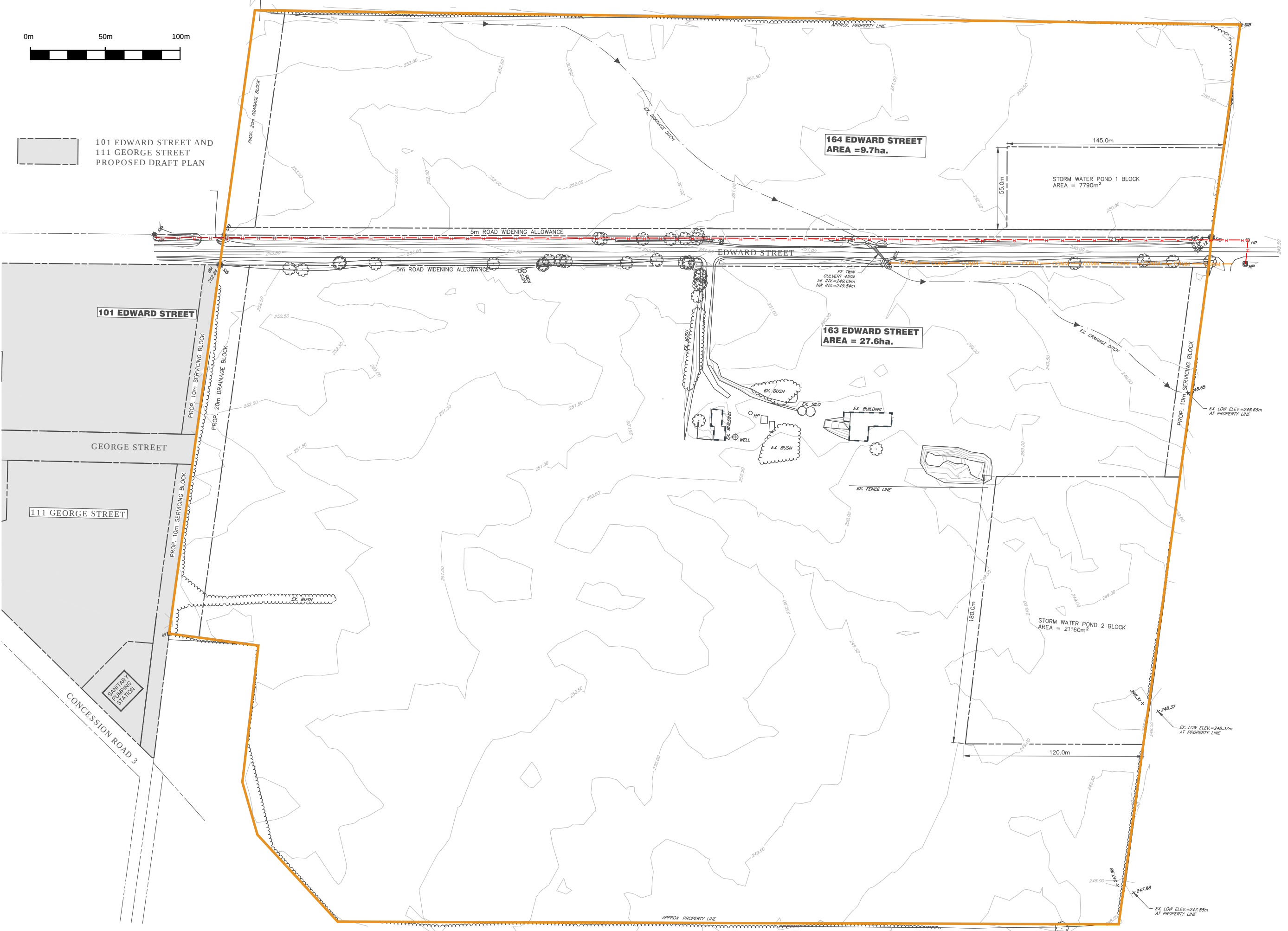
22-052

Figure No

FIGURE 1



101 EDWARD STREET AND
111 GEORGE STREET
PROPOSED DRAFT PLAN



1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- DEMOLISHED BUILDING STRUCTURE
- O/H OVERHEAD HYDRO
- COMM COMMUNICATION

Note

Utilities shown on this figure are shown for informational purposes only for the Phase I ESA. This is not an official locate and the information presented should not be relied upon.

Reference

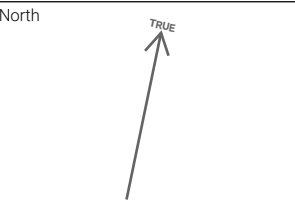
Tatham Engineering. Preliminary Constraints Mapping: 163, 164 Edward Street, Creemore. Dated October 2019. Scale 1:1250. Drawing No. CM-1.

Project

163-164 EDWARD STREET EAST, CREEMORE, ONTARIO

Figure Title

PHASE I PROPERTY



Date

APRIL 2022

Scale

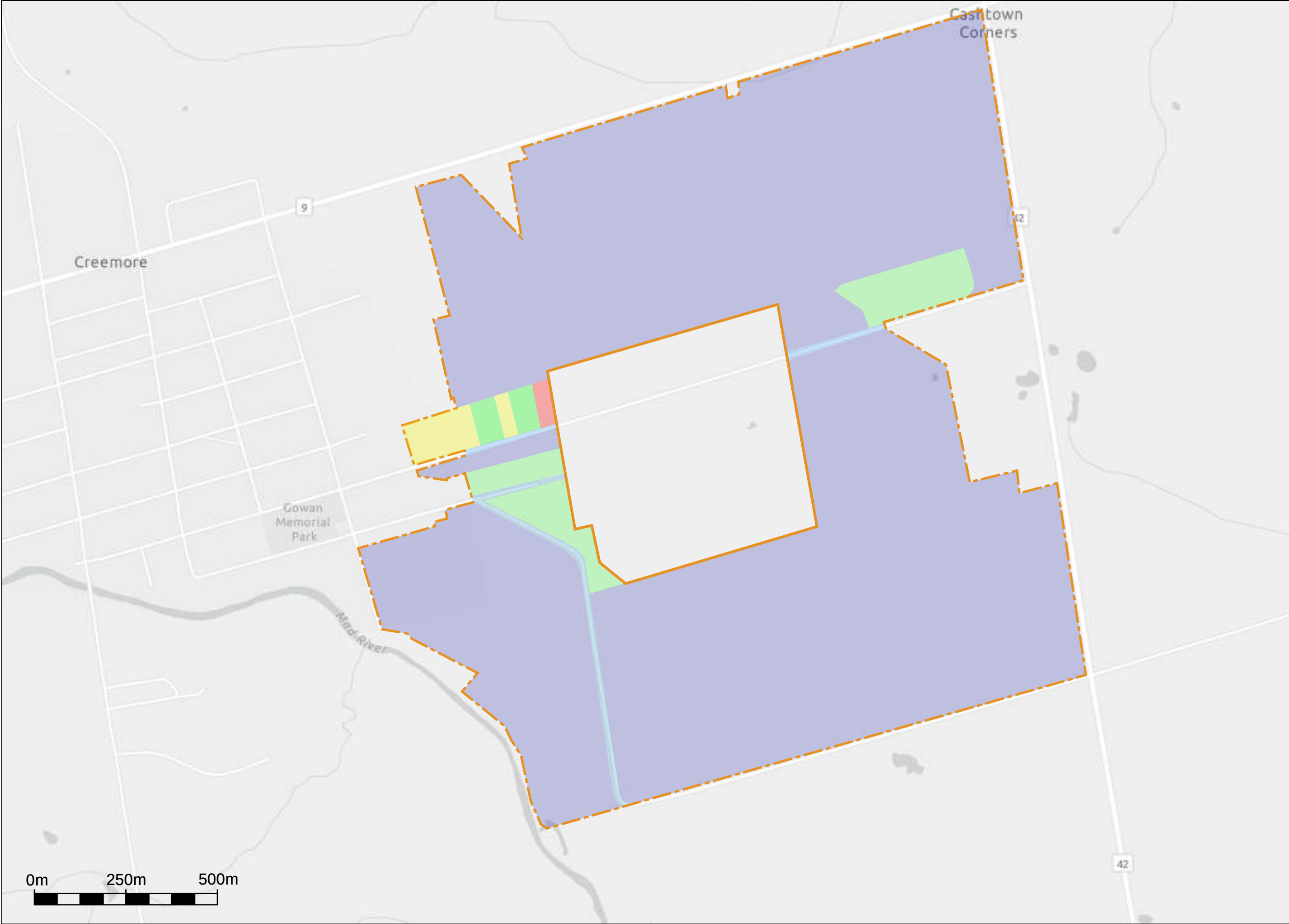
AS INDICATED

Job No

22-052

Figure No

FIGURE 1



GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- STUDY AREA (250 m RADIUS)
- COMMERCIAL LAND USE
- COMMUNITY LAND USE
- AGRICULTURAL OR OTHER LAND USE
- RESIDENTIAL, PARKLAND, AND INSTITUTIONAL LAND USE
- INDUSTRIAL LAND USE

Note

Reference

ArcGIS - My Map. 2022.

Project

**163-164 EDWARD
STREET EAST,
CREEMORE, ONTARIO**

Figure Title

PHASE I STUDY AREA

North



Date

APRIL 2022

Scale

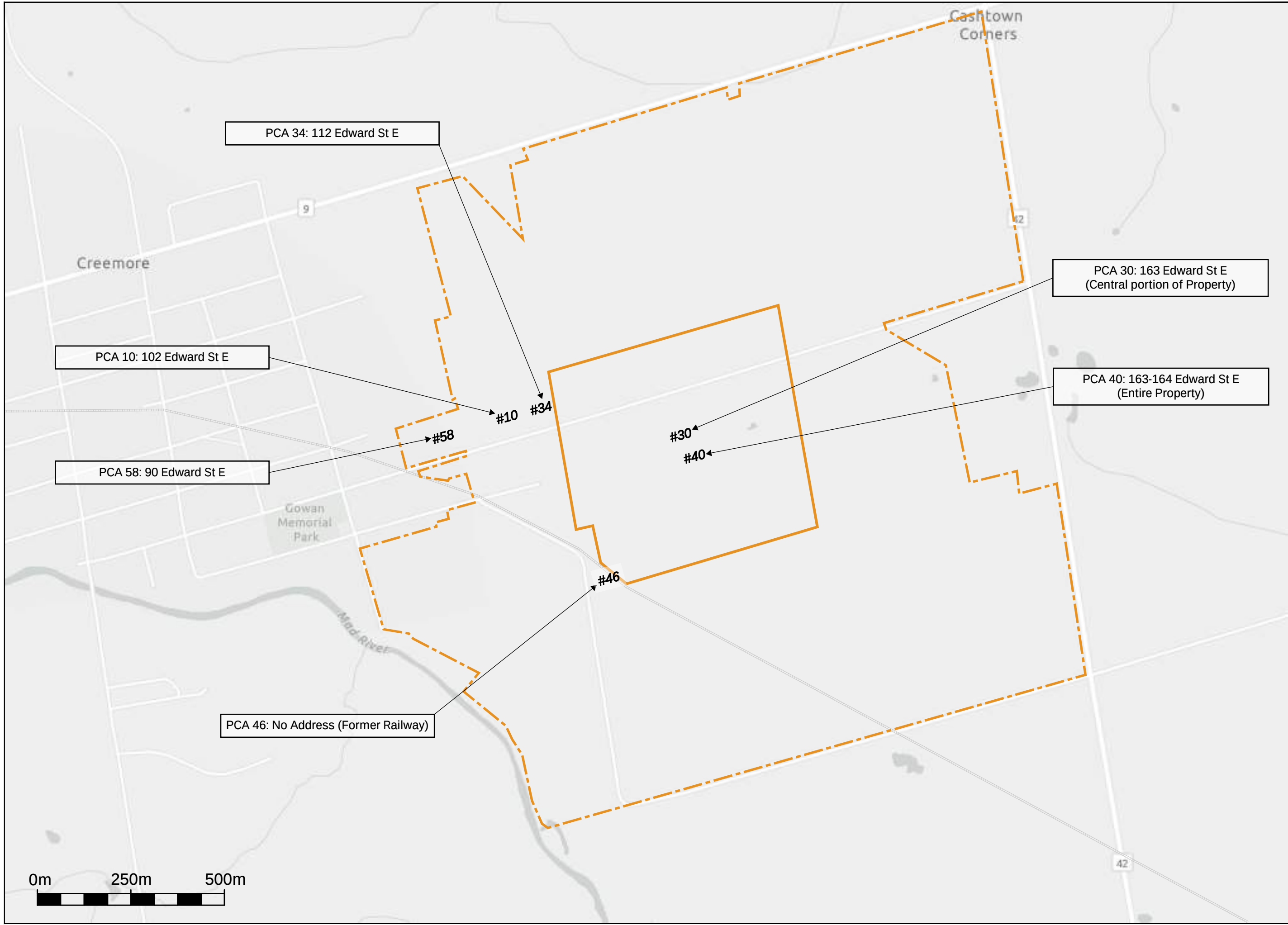
AS INDICATED

Job No

22-052

Figure No

FIGURE 3



GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- STUDY AREA (250 m RADIUS)
- HISTORICAL RAILWAY

#10 – Commercial Autobody Shops
#30 – Importation of Fill Material of Unknown Quality
#34 – Metal Fabrication
#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
#46 – Rail Yards, Tracks and Spurs
#58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosolids as soil conditioners

Note

Reference

ArcGIS - My Map. 2022.

Project

163-164 EDWARD STREET EAST, CREEMORE, ONTARIO

Figure Title

PCA LOCATIONS

North



Date

APRIL 2022

Scale

AS INDICATED

Job No

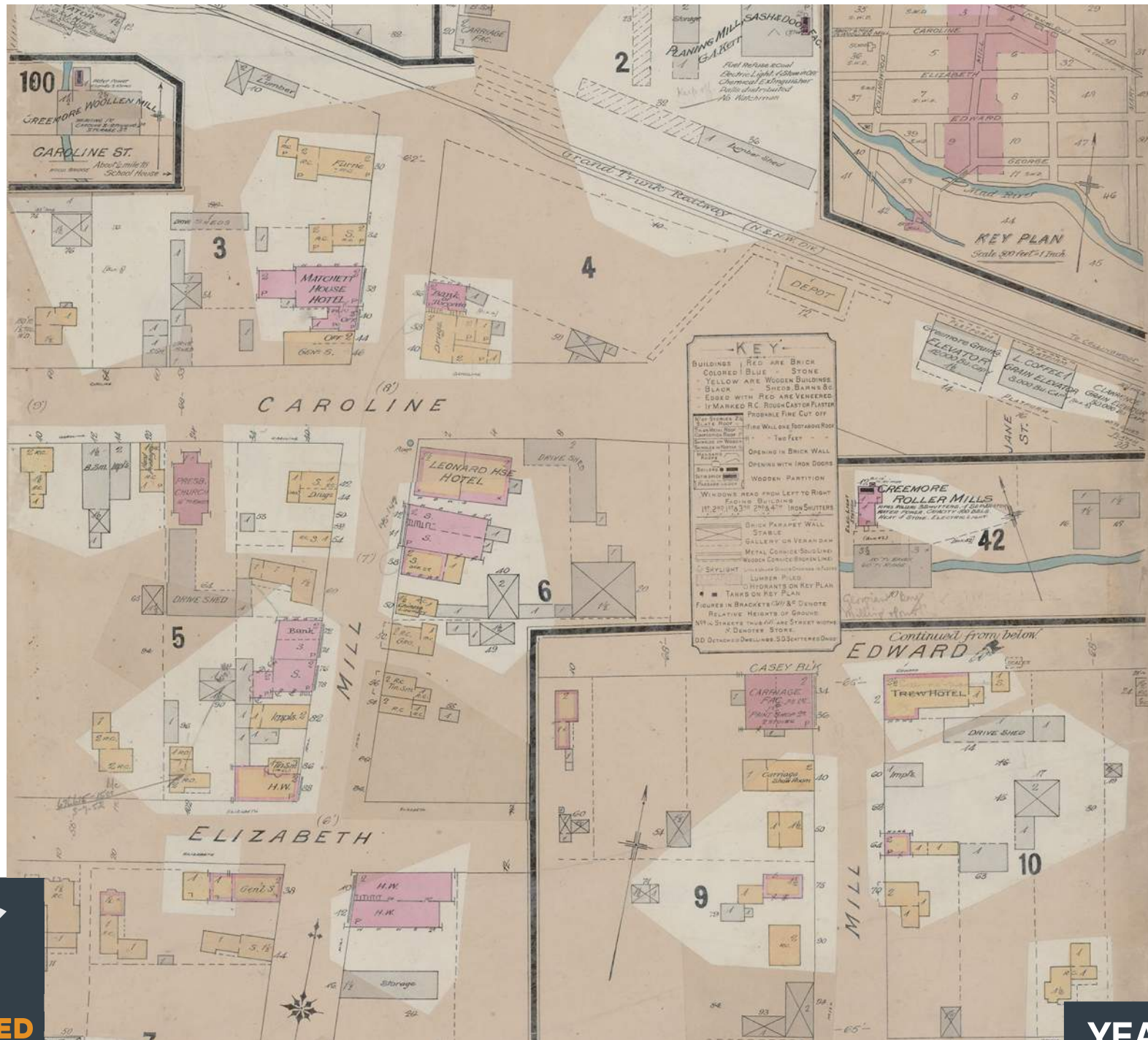
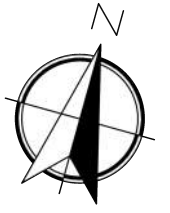
22-052

Figure No

FIGURE 3

APPENDIX A







enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Midori

Site Address:

163 & 164 Edward Street East, Creemore, ON

Project No:

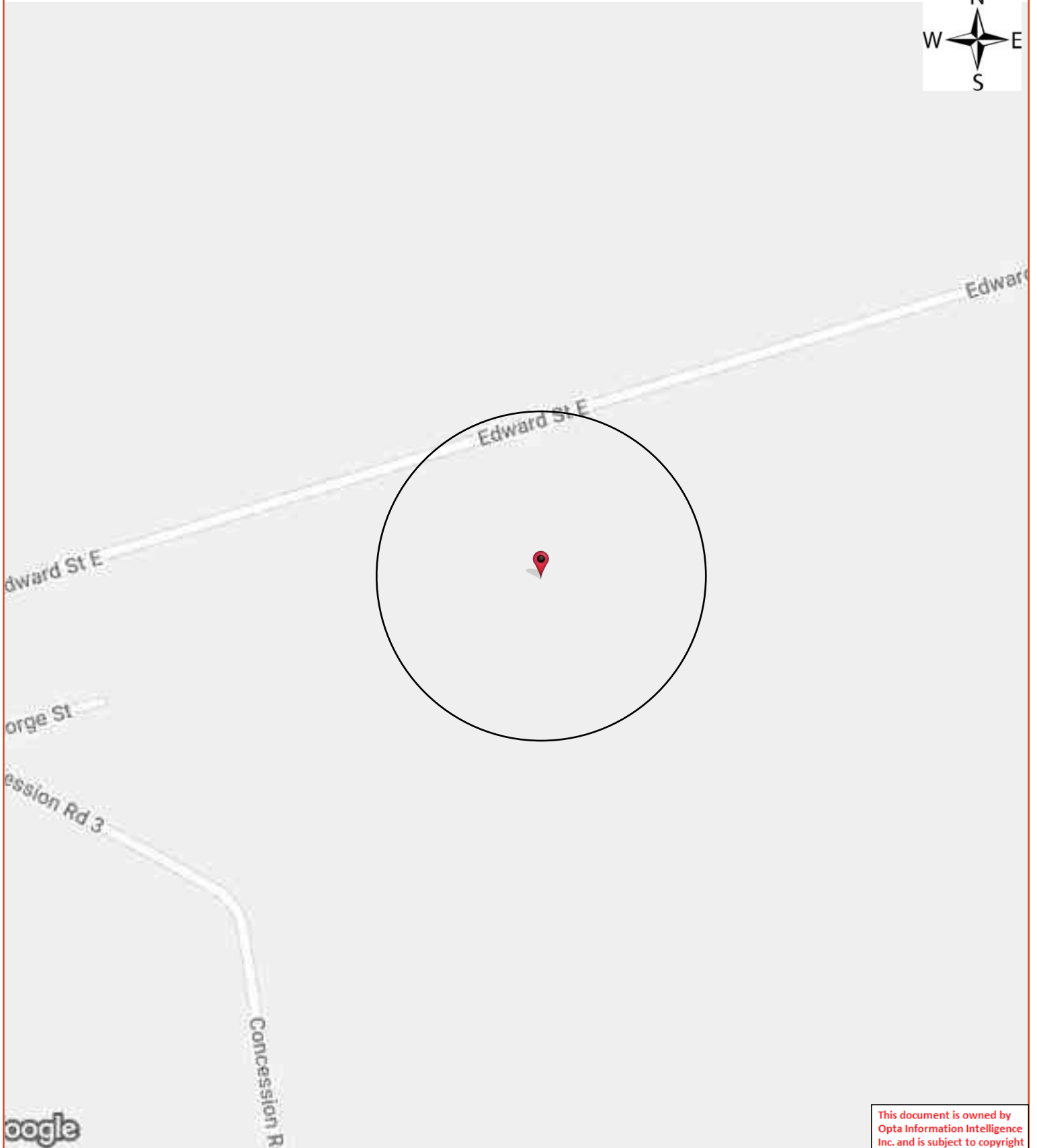
22040500418

Opta Order ID:

107559

Requested by:
Eleanor Goolab
ERIS

Date Completed:
4/12/2022 1:02:51 PM



Opta Historical Environmental Services EnviroscanTM

Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

No Records Found

Requested by:

Eleanor Goolab

Date Completed: 04/12/2022 13:02:51



OPTA INFORMATION INTELLIGENCE

No Records Found



APPENDIX B



CHAIN OF TITLE REPORT

Project #: 22-052
Address: 163 Edward Street, Creemore
Legal Description: Part Lot 8 Con 3 Nottawasaga
Part 2 51R-19059

PIN #: 58220-0057 (LT)

Searched at: Barrie
LRO #: 51

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	29 07 1836	Crown	Mary DIXON
15354	Deed	20 07 1855	Mary Dixon - Estate	James COOK
17507	Deed	08 12 1855	James Cook	Thomas CAIN
3826	Deed	06 05 1884	Thomas Cain	James JARRET
6006	Mortgage	03 04 1889	James Jarret	Joseph HOOD (Mortgagee)
8498	Deed (Power of Sale)	05 05 1897	Joseph Hood (James Jarret defaulted in Mtg 6006)	William FLYNN
10040	Deed	16 04 1902	William Flynn	John FLYNN
14219	Deed	12 04 1917	John Flynn	Albray DICKINSON
14645	Deed	04 12 1918	Albray Dickinson	Daniel HONSBERGER

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: 22-052
Address: 163 Edward Street, Creemore
Legal Description: Part Lot 8 Con 3 Nottawasaga
Part 2 51R-19059

PIN #: 58220-0057 (LT)

Searched at: Barrie
LRO #: 51

Page 2

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
21999	Deed	24 06 1949	Daniel Honsberger	Clarence HONSBERGER
146506	Deed	05 03 1962	Clarence Honsberger	William McCLELLAND
158616	Deed	05 11 1962	William McClelland	John GORDON
233957	Deed	22 11 1966	John Gordon	Joseph F. HAMILTON
265731	Deed	09 04 1968	Joseph F. Hamilton	Frederick John COKER & Verna Mar COKER
966497	Deed	21 08 1987	Frederick John Coker & Verna Mar Coker	Verna Mar COKER
RO1079738	Deed	29 09 1989	Verna Mar Coker	Santo TROTTA, John PAOLUCCI & Antonio Manuel De Melo LINDO
RO1105969	Deed	06 04 1990	John Paolucci	Chip Investments Inc.
SC1583990	Deed (Present Owner)	28 03 2019	Chip Investments Inc., Santo Trotta & Antonio Manuel De Melo Lindo	Lamb Creemore Corp.

LAND
REGISTRY
OFFICE #51

58220-0057 (LT)

PAGE 1 OF 2
PREPARED FOR bertucci
ON 2022/04/02 AT 14:59:43

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

PROPERTY DESCRIPTION: PT LT 8 CON 3 NOTTAWASAGA PT 2, 51R19059; CLEARVIEW

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2000/09/25

OWNERS' NAMES

LAMB CREAMORE CORP.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2000/09/22 ** **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: 2000/09/25 **						
RO158340	1962/10/31	CHARGE		*** COMPLETELY DELETED ***	HAMILTON, FRANK	
RO294298	1969/04/03	ORDER				C
51R19059	1989/06/06	PLAN REFERENCE				C
RO1079738	1989/09/29	TRANSFER	\$279,000		TROTTA, SANTO LINDO, ANTONIO MANUEL DE MELO PAOLUCCI, JOHN	C
RO1105969	1990/04/06	TRANSFER	\$90,000		CHIP INVESTMENTS INC.	C
51R20896	1990/06/13	PLAN REFERENCE				C
SC1484343	2018/01/15	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	TROTTA, SANTO LINDO, ANTONIO MANUEL DE MELO CHIP INVESTMENTS 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.

LAND
REGISTRY
OFFICE #51

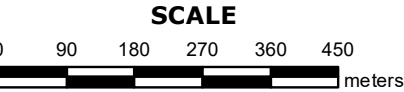
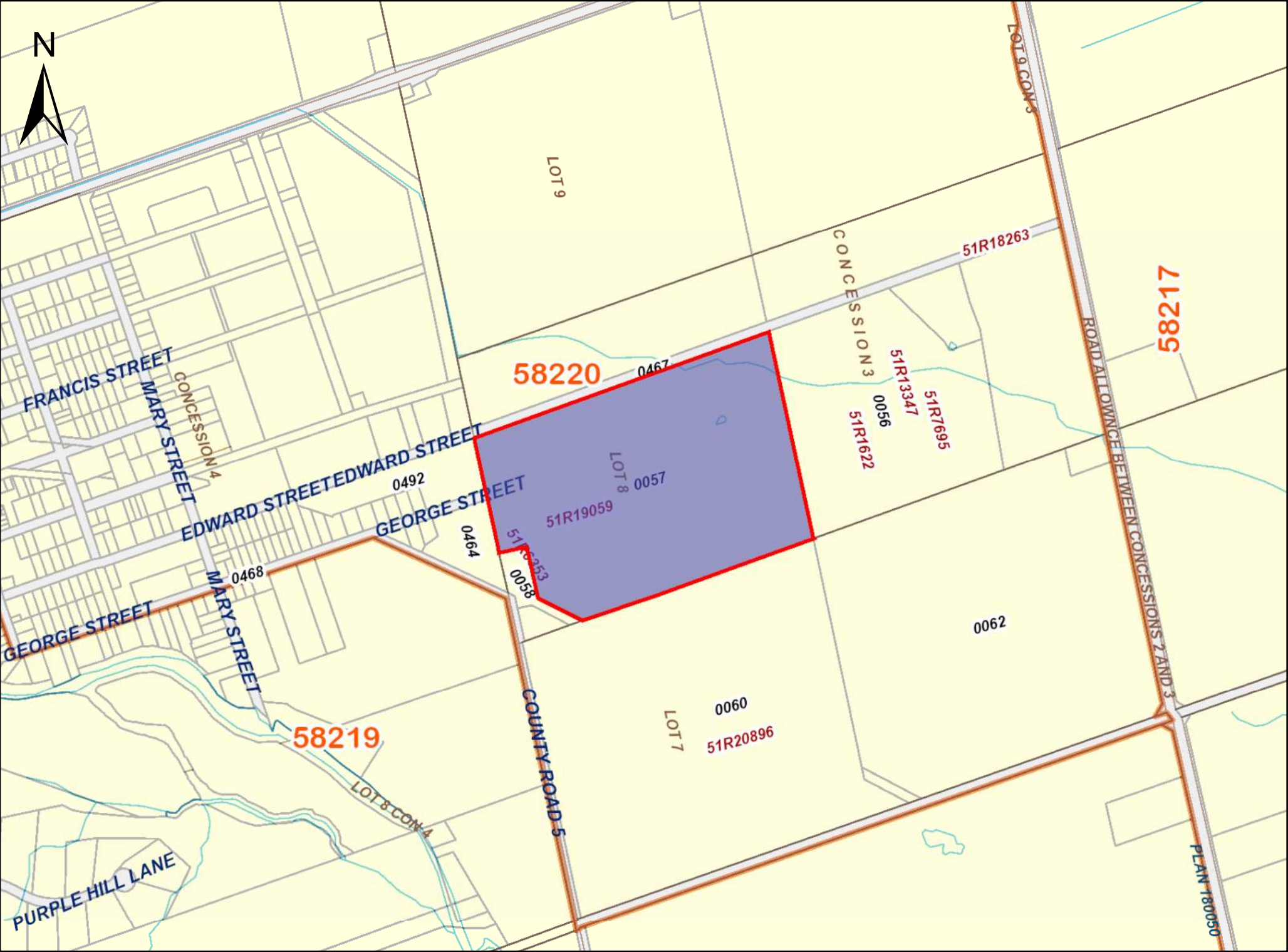
58220-0057 (LT)

PAGE 2 OF 2
PREPARED FOR bertucci
ON 2022/04/02 AT 14:59:43

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SC1583990	2019/03/28	TRANSFER	\$3,000,000	CHIP INVESTMENTS INC. TROTTA, SANTO LINDO, ANTONIO MANUEL DE MELO	LAMB CREEMORE CORP.	C
SC1583991	2019/03/28	CHARGE	\$2,000,000	LAMB CREEMORE CORP.	CHIP INVESTMENTS INC. TROTTA, SANTO LINDO, ANTONIO MANUEL DE MELO CLEMENTINO, AMORIM	C
SC1882478	2022/03/30	DISCH OF CHARGE		CHIP INVESTMENTS INC. TROTTA, SANTO LINDO, ANTONIO MANUEL DE MELO CLEMENTINO, AMORIM		

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PROPERTY INDEX MAP
SIMCOE(No. 51)

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



CHAIN OF TITLE REPORT

Project #: 22-052
Address: 164 Edward Street, Creemore
Legal Description: Part Lot 8 Con 3 Nottawasaga
Part 1 51R-18263

PIN #: 58220-0052 (LT)

Searched at: Barrie
LRO #: 51

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	29 07 1836	Crown	Mary DIXON
15354	Deed	20 07 1855	Mary Dixon - Estate	James COOK
17507	Deed	08 12 1855	James Cook	Thomas CAIN
3826	Deed	06 05 1884	Thomas Cain	James JARRET
6006	Mortgage	03 04 1889	James Jarret	Joseph HOOD (Mortgagee)
8498	Deed (Power of Sale)	05 05 1897	Joseph Hood (James Jarret defaulted in Mtg 6006)	William FLYNN
10040	Deed	16 04 1902	William Flynn	John FLYNN
14219	Deed	12 04 1917	John Flynn	Albray DICKINSON
14645	Deed	04 12 1918	Albray Dickinson	Daniel HONSBERGER

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: 22-052
Address: 164 Edward Street, Creemore
Legal: Part Lot 8 Con 3 Nottawasaga
Description: Part 1 51R-18263

PIN #: 58220-0052 (LT)

Searched at: Barrie
LRO #: 51

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
21999	Deed	24 06 1949	Daniel Honsberger	Clarence HONSBERGER
146506	Deed	05 03 1962	Clarence Honsberger	William McCLELLAND
158616	Deed	05 11 1962	William McClelland	John GORDON
233957	Deed	22 11 1966	John Gordon	Joseph F. HAMILTON
265731	Deed	09 04 1968	Joseph F. Hamilton	Frederick John COKER & Verna Mar COKER
966497	Deed	21 08 1987	Frederick John Coker & Verna Mar Coker	Verna Mar COKER
RO1065933	Deed	30 06 1989	Verna Mar Coker	Santo TROTTA, John PAOLUCCI & Antonio Manuel De Melo LINDO
RO1105968	Deed	06 04 1990	John Paolucci	Chip Investments Inc.
SC1583990	Deed (Present Owner)	28 03 2019	Chip Investments Inc., Santo Trotta & Antonio Manuel De Melo Lindo	Lamb Creemore Corp.

LAND
REGISTRY
OFFICE #51

58220-0052 (LT)

PAGE 1 OF 2
PREPARED FOR bertucci
ON 2022/04/02 AT 14:57:01

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

PROPERTY DESCRIPTION: PT LT 8 CON 3 NOTTAWASAGA PT 1, 51R18263; CLEARVIEW

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2000/09/25

OWNERS' NAMES

LAMB CREEMORE CORP.

CAPACITY SHARE

ROWN

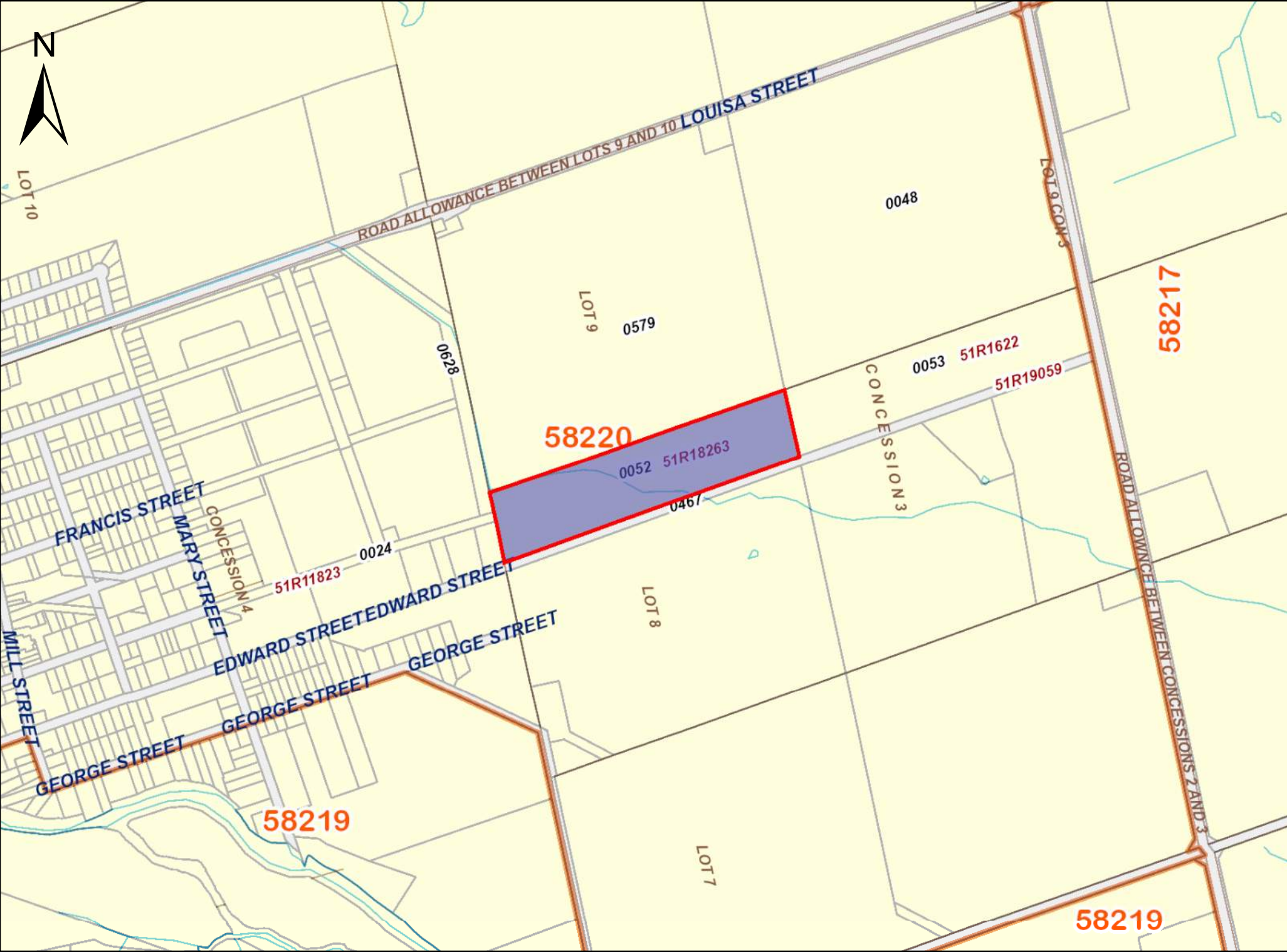
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2000/09/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 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: 2000/09/25 **						
RO158340	1962/10/31	CHARGE		*** COMPLETELY DELETED ***	HAMILTON, FRANK	C
RO294298	1969/04/03	ORDER				
51R18263	1988/12/14	PLAN REFERENCE				
RO1065933	1989/06/30	TRANSFER		*** COMPLETELY DELETED ***	TROTTA, SANTO LINDO, ANTONIO MANUEL DE MELO PAOLUCCI, JOHN	
RO1105968	1990/04/06	TRANSFER		*** COMPLETELY DELETED ***	CHIP INVESTMENTS INC.	C
SC705256	2008/12/09	NOTICE		*** COMPLETELY DELETED *** CLEMENTINO, AMORIM		
SC1484343	2018/01/15	APL AMEND ORDER		*** COMPLETELY DELETED ***		

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.

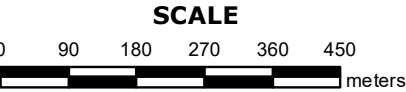
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				ONTARIO SUPERIOR COURT OF JUSTICE	TROTTA, SANTO LINDO, ANTONIO MANUEL DE MELO CHIP INVESTMENTS INC.	
SC1583989	2019/03/28	APL (GENERAL)		*** COMPLETELY DELETED *** CLEMENTINO, AMORIM		
SC1583990	2019/03/28	TRANSFER	\$3,000,000	CHIP INVESTMENTS INC. TROTTA, SANTO LINDO, ANTONIO MANUEL DE MELO	LAMB CREEMORE CORP.	C
SC1583991	2019/03/28	CHARGE	\$2,000,000	LAMB CREEMORE CORP.	CHIP INVESTMENTS INC. TROTTA, SANTO LINDO, ANTONIO MANUEL DE MELO CLEMENTINO, AMORIM	C
SC1882478	2022/03/30	DISCH OF CHARGE		CHIP INVESTMENTS INC. TROTTA, SANTO LINDO, ANTONIO MANUEL DE MELO CLEMENTINO, AMORIM		

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FOR BERTUCCI



PROPERTY INDEX MAP
SIMCOE(No. 51)

LEGEND

FREEHOLD PROPERTY	0449
LEASEHOLD PROPERTY	08050
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	
BLOCK NUMBER	
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
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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



APPENDIX C



ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



CITY
DIRECTORY

Project Property: *163 & 164 Edward Street East, Creemore, Ontario*
Report Type: *City Directory*
Order No: *22032200154*
Information Source: *Polk's Barrie-Collingwood, Midland, and Orillia, Ontario Criss-Cross Directory (LAC)*
Date Completed: *24/03/2022*

Environmental Risk Information Services

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1.866.517.5204 | info@erisinfo.com | erisinfo.com

City Directory Information Source
Polk's Barrie-Collingwood, Midland, and Orillia, Ontario Criss-Cross Directory

PROJECT NUMBER: 22032200154	
Site Address:	163 & 164 Edward Street East, Creemore, Ontario
Year: 1999	
Site Listing:	163 – Address Not Listed 164 – Address Not Listed
Adjacent Properties:	
101 Edward Street East	-Address Not Listed
112 Edward Street East	-Howie Welding & Repairs
187 Edward Street East	-Address Not Listed
196 Edward Street East	-Address Not Listed
3067 Concession Road 3	-Street Not Listed
3089 Concession Road 3	-Street Not Listed

3141 Concession Road 3	-Street Not Listed
3108 County Road 42	-Address Not Listed
111 George Street	-Street Not Listed

PROJECT NUMBER: 22032200154	
Site Address:	163 & 164 Edward Street East, Creemore, Ontario
Year: 1998	
Site Listing:	163 – Address Not Listed 164 – Address Not Listed
Adjacent Properties:	
101 Edward Street East	-Address Not Listed
112 Edward Street East	-Address Not Listed
187 Edward Street East	-Address Not Listed
196 Edward Street East	-Address Not Listed

3067 Concession Road 3	-Street Not Listed
3089 Concession Road 3	-Street Not Listed
3141 Concession Road 3	-Street Not Listed
3108 County Road 42	-Address Not Listed
111 George Street	-Street Not Listed

*****Creemore, Ontario is listed within the city directory archives from 1998-1999.*****

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.

APPENDIX D





DATABASE REPORT

Project Property:	<i>163-164 Edward St E 163-164 Edward St E Creemore ON L0M 1G0</i>
Project No:	<i>22-052</i>
Report Type:	<i>Quote - Custom-Build Your Own Report</i>
Order No:	<i>22032200154</i>
Requested by:	<i>Grounded Engineering Inc.</i>
Date Completed:	<i>March 25, 2022</i>

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Executive Summary

Property Information:

Project Property: 163-164 Edward St E
163-164 Edward St E Creemore ON L0M 1G0

Project No: 22-052

Order Information:

Order No: 22032200154
Date Requested: March 22, 2022
Requested by: Grounded Engineering Inc.
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

Aerial Photographs Aerials - National Collection
City Directory Search CD - Subject Site plus 10 Adjacent Properties

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	1	1	2
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	2	2
Total:			1	3	4

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<u>1</u>	EHS		163 & 164 Edward Street East Creemore ON L0M 1G0	NW/0.0	0.00	<u>12</u>

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>2</u>	WWIS		lot 8 con 3 ON Well ID: 5723763	E/8.3	-2.69	<u>12</u>
<u>3</u>	EHS		101 Edward Street E Creemore ON	W/97.3	4.00	<u>15</u>
<u>4</u>	WWIS		101 EDWARD ST. EAST lot 8 con 4 CREEMORE ON Well ID: 7132875	W/117.3	4.00	<u>15</u>

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

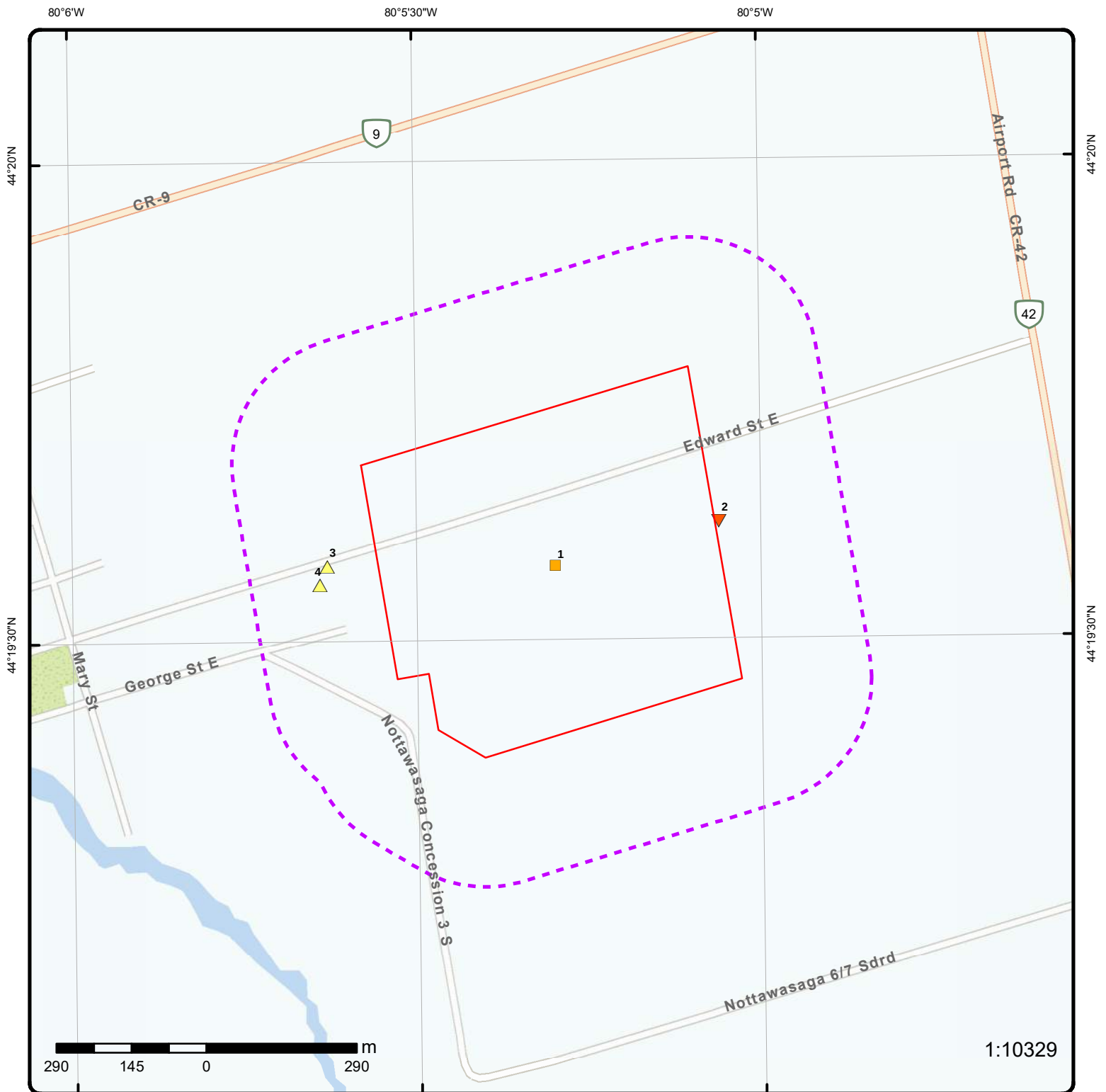
A search of the EHS database, dated 1999-Nov 30, 2021 has found that there are 2 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	163 & 164 Edward Street East Creemore ON L0M 1G0	0.0	<u>1</u>
	101 Edward Street E Creemore ON	97.3	<u>3</u>

WWIS - Water Well Information System

A search of the WWIS database, dated Sep 30, 2021 has found that there are 2 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 8 con 3 ON <i>Well ID: 5723763</i>	8.3	<u>2</u>
	101 EDWARD ST. EAST lot 8 con 4 CREEMORE ON <i>Well ID: 7132875</i>	117.3	<u>4</u>



Map: 0.25 Kilometer Radius

Order Number: 22032200154

Address: 163-164 Edward St E, Creemore, ON



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	

80°6'W

44°19'30"N

44°19'30"N



Aerial Year: 2014

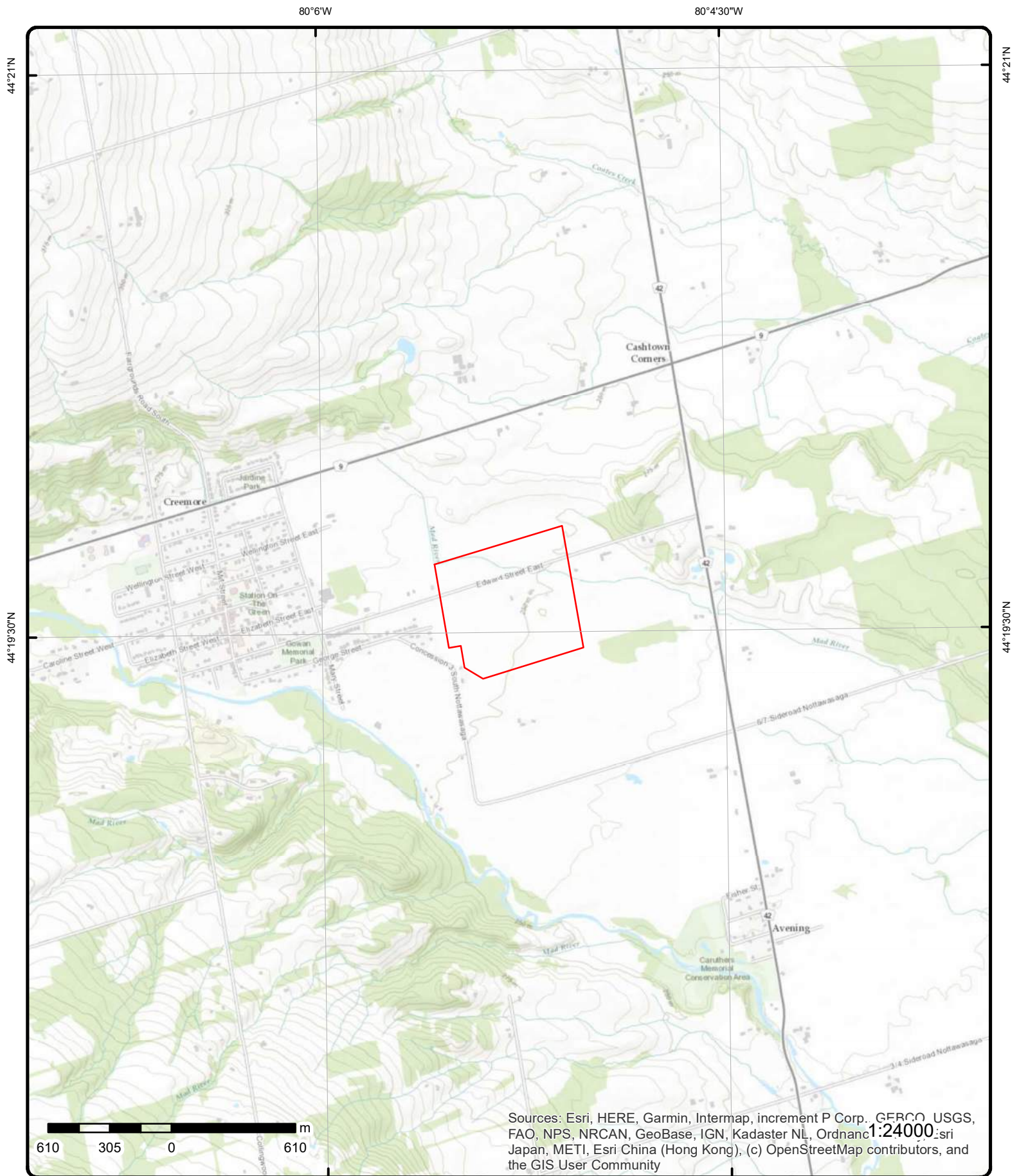
Order Number: 22032200154

Address: 163-164 Edward St E, Creemore, ON



Source: ESRI World Imagery

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Topographic Map

Address: 163-164 Edward St E, ON

Source: ESRI World Topographic Map

Order Number: 22032200154



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	NW/0.0	250.9 / 0.00	163 & 164 Edward Street East Creemore ON L0M 1G0	EHS
Order No: 20180717077				Nearest Intersection:	
Status: C				Municipality:	
Report Type: Custom Report				Client Prov/State: ON	
Report Date: 24-JUL-18				Search Radius (km): .25	
Date Received: 17-JUL-18				X: -80.088323	
Previous Site Name:				Y: 44.326284	
Lot/Building Size:					
Additional Info Ordered:					
2	1 of 1	E/8.3	248.2 / -2.69	lot 8 con 3 ON	WWIS
Well ID: 5723763				Data Entry Status:	
Construction Date:				Data Src: 1	
Primary Water Use: Domestic				Date Received: 9/22/1988	
Sec. Water Use:				Selected Flag: TRUE	
Final Well Status: Water Supply				Abandonment Rec:	
Water Type:				Contractor: 3602	
Casing Material:				Form Version: 1	
Audit No: 37896				Owner:	
Tag:				Street Name:	
Construction Method:				County: SIMCOE	
Elevation (m):				Municipality: NOTTAWASAGA TOWNSHIP	
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot: 008	
Well Depth:				Concession: 03	
Overburden/Bedrock:				Concession Name: CON	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/572\5723763.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date: 1988/09/15					
Year Completed: 1988					
Depth (m): 48.768					
Latitude: 44.3270296779266					
Longitude: -80.0843471288384					
Path: 572\5723763.pdf					
<u>Bore Hole Information</u>					
Bore Hole ID: 10401373		Elevation:			
DP2BR:		Elevrc:			
Spatial Status:		Zone: 17			
Code OB:		East83: 573459.00			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Code OB Desc:				North83:	4908968.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:		15-Sep-1988 00:00:00		UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	map
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932357002			
Layer:		3			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		25.0			
Formation End Depth:		150.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932357000			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		15.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932357001			
Layer:		2			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		73			
Mat2 Desc:		HARD			
Mat3:		05			
Mat3 Desc:		CLAY			
Formation Top Depth:		15.0			
Formation End Depth:		25.0			
Formation End Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932357003			
Layer:		4			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		62			
Mat2 Desc:		CLEAN			
Mat3:		91			
Mat3 Desc:		WATER-BEARING			
Formation Top Depth:		150.0			
Formation End Depth:		160.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933189057			
Layer:		1			
Plug From:		0.0			
Plug To:		18.0			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		965723763			
Method Construction Code:		4			
Method Construction:		Rotary (Air)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10949943			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930654092			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		152.0			
Casing Diameter:		6.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		933373776			
Layer:		1			
Slot:		014			
Screen Top Depth:		152.0			
Screen End Depth:		160.0			
Screen Material:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		6.0			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		995723763			
Pump Set At:					
Static Level:		83.0			
Final Level After Pumping:		140.0			
Recommended Pump Depth:		140.0			
Pumping Rate:		30.0			
Flowing Rate:					
Recommended Pump Rate:		25.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:		No			
<u>Water Details</u>					
Water ID:		933883590			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		150.0			
Water Found Depth UOM:		ft			
<u>3</u>	1 of 1	W/97.3	254.9 / 4.00	101 Edward Street E Creemore ON	EHS
Order No:		20080613016		Nearest Intersection:	Edward St E and Mary St
Status:		C		Municipality:	Simcoe County, Clearview Township
Report Type:		Complete Report		Client Prov/State:	ON
Report Date:		6/24/2008		Search Radius (km):	0.25
Date Received:		6/13/2008		X:	-80.09404
Previous Site Name:				Y:	44.325805
Lot/Building Size:					
Additional Info Ordered:					
<u>4</u>	1 of 1	W/117.3	254.9 / 4.00	101 EDWARD ST. EAST lot 8 con 4 CREEMORE ON	WWIS
Well ID:		7132875		Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:				Date Received:	10/29/2009
Sec. Water Use:				Selected Flag:	TRUE
Final Well Status:		Observation Wells		Abandonment Rec:	
Water Type:				Contractor:	7190
Casing Material:				Form Version:	7
Audit No:		Z82600		Owner:	
Tag:		A066585		Street Name:	101 EDWARD ST. EAST
Construction Method:				County:	SIMCOE
Elevation (m):				Municipality:	NOTTAWASAGA TOWNSHIP
Elevation Reliability:				Site Info:	PIN 582200492
Depth to Bedrock:				Lot:	008
Well Depth:				Concession:	04
Overburden/Bedrock:				Concession Name:	CON

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:			Easting NAD83: Northing NAD83: Zone: UTM Reliability:		
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/713\7132875.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		2009/09/22			
Year Completed:		2009			
Depth (m):		4.572			
Latitude:		44.3259814754174			
Longitude:		-80.0940242967756			
Path:		713\7132875.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:		1002776447		Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	
Code OB:				17	
Code OB Desc:				East83:	
Open Hole:				572237.00	
Cluster Kind:				North83:	
Date Completed:		22-Sep-2009 00:00:00		4908479.00	
Remarks:				Org CS:	
Elevrc Desc:				UTM83	
Location Source Date:				UTMRC:	
Improvement Location Source:				4	
Improvement Location Method:				UTMRC Desc:	
Source Revision Comment:				margin of error : 30 m - 100 m	
Supplier Comment:				Location Method:	
				www	
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1002980281			
Layer:		2			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		7.0			
Formation End Depth:		15.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1002980280			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		11			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat2 Desc:		GRAVEL			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		7.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1002980283			
Layer:		1			
Plug From:		0.0			
Plug To:		3.0			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1002980284			
Layer:		2			
Plug From:		3.0			
Plug To:		15.0			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1002980288			
Method Construction Code:		2			
Method Construction:		Rotary (Convent.)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1002980279			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1002980286			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		3.0			
Casing Diameter:		2.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1002980287			
Layer:		1			
Slot:					
Screen Top Depth:		3.0			
Screen End Depth:		15.0			
Screen Material:		5			
Screen Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Screen Diameter UOM:		inch			
Screen Diameter:		2.0			
 <u>Water Details</u>					
Water ID:		1002980285			
Layer:		1			
Kind Code:					
Kind:					
Water Found Depth:		7.0			
Water Found Depth UOM:		ft			
 <u>Hole Diameter</u>					
Hole ID:		1002980282			
Diameter:					
Depth From:		0.0			
Depth To:		4.25			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			

Unplottable Summary

Total: 12 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	JOAN GORDON, O/A COUNTRY SUNSHINE AUTO	PT.LOT 9, CONC. 4, CREEMORE	CLEARVIEW TWP. ON	
CA	JOAN GORDON, O/A COUNTRY SUNSHINE AUTO	CONC. 4, PT. LOT 9	SIMCOE COUNTY ON	
EBR	RE Orillia 3 ULC	Township of Oro-Medonte Lot 7, Concession 4, Located on the east site of Line 13N, 150 Km Southeast of the intersection of Line 13N and Bass Lake Sideroad E	COUNTY OF SIMCOE ON	
EBR	Joan Gordon, o/a Country Sunshine Auto	PT.LOT 9, CONC. 4, CREEMORE, CLEARVIEW TWP. TOWNSHIP OF CLEARVIEW	ON	
EBR	James Dick Construction Limited	Township of Adjala-Tosorontio E Lot 10, W Lot 8, 9, 10 Concession 2, 3 (Adjala) COUNTY OF SIMCOE	ON	
EBR	Country Sunshine Service Centre Ltd	Concession 4 Part Lot 9 Creemore TOWNSHIP OF CLEARVIEW	ON	
ECA	Quanbury Development Corporation	Mary St Edward Street and George Street	Clearview ON	L0M 1S0
GEN	CANADIAN PACIFIC RAILWAY COMPANY	UHTOFF-LOT 9, CONCESSION 4 TOWNSHIP OF NORTH ORILLIA	COUNTY OF SIMCOE ON	
LIMO	Mara Landfill The Corporation of the Township of Mara Township of Ramara	Lot 7, Concession 4 Simcoe	ON	
WWIS		lot 9	ON	
WWIS		lot 7	ON	
WWIS		lot 7	ON	

Unplottable Report

Site: JOAN GORDON, O/A COUNTRY SUNSHINE AUTO
PT.LOT 9, CONC. 4, CREEMORE CLEARVIEW TWP. ON

Database:
CA

Certificate #: 8-1096-97-
Application Year: 97
Issue Date: 9/16/1997
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: WASTE OIL FURNACE MODEL CB-2800
Contaminants: Suspended Particulate Matter
Emission Control:

Site: JOAN GORDON, O/A COUNTRY SUNSHINE AUTO
CONC. 4, PT. LOT 9 SIMCOE COUNTY ON

Database:
CA

Certificate #: 8-1096-97-
Application Year: 97
Issue Date: //
Approval Type: Industrial air
Status: RE1
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: WASTE DERIVED FUEL HEATER
Contaminants:
Emission Control:

Site: RE Orillia 3 ULC
Township of Oro-Medonte Lot 7, Concession 4, Located on the east site of Line 13N, 150 Km Southeast of the
intersection of Line 13N and Bass Lake Sideroad E COUNTY OF SIMCOE ON

Database:
EBR

EBR Registry No: 011-5209
Ministry Ref No: 4708-8KYR2A
Notice Type: Instrument Decision
Notice Stage:
Notice Date: May 29, 2012
Proposal Date: November 25, 2011
Year: 2011
Instrument Type: (EPA s.47.3(1)) - Approval for a renewable energy project
Off Instrument Name:
Posted By:
Company Name: RE Orillia 3 ULC
Site Address:
Location Other:
Proponent Name:
Proponent Address: 300 California Street , Floor 7, San Francisco CALIFORNIA, USA 94104
Comment Period:
URL:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

Township of Oro-Medonte Lot 7, Concession 4, Located on the east site of Line 13N, 150 Km Southeast of the intersection of Line 13N and Bass Lake
Sideroad E COUNTY OF SIMCOE

Site: *Joan Gordon, o/a Country Sunshine Auto*
PT.LOT 9, CONC. 4, CREEMORE, CLEARVIEW TWP. TOWNSHIP OF CLEARVIEW ON

Database:
EBR

EBR Registry No: IA7E0599
Ministry Ref No: 8109697 19970424
Notice Type: Instrument Decision
Notice Stage:
Notice Date: September 16, 1997
Proposal Date: May 09, 1997
Year: 1997
Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)
Off Instrument Name:
Posted By:
Company Name: Joan Gordon, o/a Country Sunshine Auto
Site Address:
Location Other:
Proponent Name:
Proponent Address: 5 Louisa Street, Creemore Ontario, L0M 1G0
Comment Period:
URL:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

PT.LOT 9, CONC. 4, CREEMORE, CLEARVIEW TWP. TOWNSHIP OF CLEARVIEW

Site: *James Dick Construction Limited*
Township of Adjala-Tosorontio E Lot 10, W Lot 8, 9, 10 Concession 2, 3 (Adjala) COUNTY OF SIMCOE ON

Database:
EBR

EBR Registry No: 012-7073
Ministry Ref No: MNRF INST 24/16
Notice Type: Instrument Proposal
Notice Stage:
Notice Date: March 11, 2016
Proposal Date: March 11, 2016
Year: 2016
Instrument Type: (ARA s. 16 (2)) - Approval of licensee proposed amendment to a site plan
Off Instrument Name:
Posted By:
Company Name: James Dick Construction Limited
Site Address:
Location Other:
Proponent Name:
Proponent Address: Post Office Box Delivery 470, Bolton Ontario, Canada L7E 5T4
Comment Period:
URL:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

Township of Adjala-Tosorontio E Lot 10, W Lot 8, 9, 10 Concession 2, 3 (Adjala) COUNTY OF SIMCOE

Site: *Country Sunshine Service Centre Ltd*
Concession 4 Part Lot 9 Creemore TOWNSHIP OF CLEARVIEW ON

Database:
EBR

EBR Registry No: IA9E1379
Ministry Ref No: A620237
Notice Type: Instrument Decision

Decision Posted:
Exception Posted:
Section:

Notice Stage:
Notice Date: January 02, 2009
Proposal Date: December 14, 1999
Year: 1999
Instrument Type: (EPA s. 27) - Approval for a waste disposal site.
Off Instrument Name:
Posted By:
Company Name: Country Sunshine Service Centre Ltd
Site Address:
Location Other:
Proponent Name:
Proponent Address: 5 Louisa Street, Creemore Ontario, L0M 1G0
Comment Period:
URL:

Act 1:
Act 2:
Site Location Map:

Site Location Details:

Concession 4 Part Lot 9 Creemore TOWNSHIP OF CLEARVIEW

Site: **Quanbury Development Corporation**
Mary St Edward Street and George Street Clearview ON L0M 1S0

Database:
ECA

Approval No: 8189-57WKRJ
Approval Date: 2002-03-07
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-Municipal and Private Water Works
Project Type: Municipal and Private Water Works
Business Name: Quanbury Development Corporation
Address: Mary St Edward Street and George Street
Full Address:
Full PDF Link:
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **CANADIAN PACIFIC RAILWAY COMPANY**
UHTOFF-LOT 9, CONCESSION 4 TOWNSHIP OF NORTH ORILLIA COUNTY OF SIMCOE ON

Database:
GEN

Generator No: ON0048135
SIC Code: 4531
SIC Description: RAILWAY TRANS. IND.
Approval Years: 98
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

Site: **Mara Landfill The Corporation of the Township of Mara Township of Ramara**
Lot 7, Concession 4 Simcoe ON

Database:
LIMO

ECA/Instrument No: A253501
Oper Status 2016: Closed
C of A Issue Date:
C of A Issued to:
Lndfl Gas Mgmt (P):
Lndfl Gas Mgmt (F):
Lndfl Gas Mgmt (E):
Lndfl Gas Mgmt Sys:
Landfill Gas Mntr:

Natural Attenuation:
Liners:
Cover Material:
Leachate Off-Site:
Leachate On Site:
Req Coll Lndfl Gas:
Lndfl Gas Coll:
Total Waste Rec:
TWR Methodology:

Leachate Coll Sys:
ERC Est Vol (m3):
ERC Volume Unit:
ERC Dt Last Det:
Landfill Type:
Source File Type:
Fill Rate:
Fill Rate Unit:
Tot Fill Area (ha):
Tot Site Area (ha):
Footprint:
Tot Apprv Cap (m3):
Contam Atten Zone:
Grndwtr Mntr:
Surf Wtr Mntr:
Air Emis Monitor:
Approved Waste Type:
Client Site Name:
ERC Methodology:
Site Name:

Mara Landfill
The Corporation of the Township of Mara
Township of Ramara

TWR Unit:
Tot Aprv Cap Unit:
Financial Assurance:
Last Report Year:
MOE Region:
MOE District:
Site County:
Lot:
Concession:
Latitude:
Longitude:
Easting:
Northing:
UTM Zone:
Data Source:

Site Location Details:
Service Area:
Page URL:

Site:
lot 9 ON

Database:
[WWIS](#)

Well ID: 5724321
Construction Date:
Primary Water Use: Public
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 50145
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 12/8/1988
Selected Flag: TRUE
Abandonment Rec:
Contractor: 5224
Form Version: 1
Owner:
Street Name:
County: SIMCOE
Municipality: INDIAN RESERVE RAMA 32
Site Info:
Lot: 009
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10401920
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 26-Nov-1988 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Supplier Comment:

**Overburden and Bedrock
Materials Interval**

Formation ID: 932359481
Layer: 2
Color: 6
General Color: BROWN
Mat1: 14
Most Common Material: HARDPAN
Mat2: 87
Mat2 Desc: STONEY
Mat3:
Mat3 Desc:
Formation Top Depth: 2.0
Formation End Depth: 20.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932359482
Layer: 3
Color:
General Color:
Mat1: 15
Most Common Material: LIMESTONE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 20.0
Formation End Depth: 29.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932359480
Layer: 1
Color: 8
General Color: BLACK
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 2.0
Formation End Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 965724321
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 10950490
Casing No: 1

Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930654799
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To:
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 995724321
Pump Set At:
Static Level: 11.0
Final Level After Pumping: 29.0
Recommended Pump Depth: 27.0
Pumping Rate: 12.0
Flowing Rate:
Recommended Pump Rate: 10.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method: 2
Pumping Duration HR: 2
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934308916
Test Type: Recovery
Test Duration: 15
Test Level: 15.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935100160
Test Type: Recovery
Test Duration: 60
Test Level: 11.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934583639
Test Type: Recovery
Test Duration: 30
Test Level: 11.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934833212
Test Type: Recovery
Test Duration: 45
Test Level: 11.0

Test Level UOM: ft

Water Details

Water ID: 933884164
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 29.0
Water Found Depth UOM: ft

Site:
lot 7 ON

Database:
[WWIS](#)

Well ID: 5724319
Construction Date:
Primary Water Use: Public
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 50144
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 12/8/1988
Selected Flag: TRUE
Abandonment Rec:
Contractor: 5224
Form Version: 1
Owner:
Street Name:
County: SIMCOE
Municipality: INDIAN RESERVE RAMA 32
Site Info:
Lot: 007
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10401918
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 22-Nov-1988 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 932359471
Layer: 2
Color:
General Color:
Mat1: 05
Most Common Material: CLAY
Mat2: 28
Mat2 Desc: SAND
Mat3:
Mat3 Desc:

Formation Top Depth: 1.0
Formation End Depth: 20.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932359473
Layer: 4
Color:
General Color:
Mat1: 31
Most Common Material: COARSE GRAVEL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 43.0
Formation End Depth: 46.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932359472
Layer: 3
Color:
General Color:
Mat1: 14
Most Common Material: HARDPAN
Mat2: 87
Mat2 Desc: STONEY
Mat3:
Mat3 Desc:
Formation Top Depth: 20.0
Formation End Depth: 43.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932359470
Layer: 1
Color: 8
General Color: BLACK
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 1.0
Formation End Depth UOM: ft

Method of Construction & Well
Use

Method Construction ID: 965724319
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 10950488
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930654797
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 46.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 995724319
Pump Set At:
Static Level: 14.0
Final Level After Pumping: 46.0
Recommended Pump Depth: 44.0
Pumping Rate: 10.0
Flowing Rate:
Recommended Pump Rate: 8.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method: 2
Pumping Duration HR: 2
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 935100158
Test Type: Recovery
Test Duration: 60
Test Level: 14.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934308914
Test Type: Recovery
Test Duration: 15
Test Level: 14.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934583637
Test Type: Recovery
Test Duration: 30
Test Level: 14.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934832237
Test Type: Recovery

Test Duration: 45
Test Level: 14.0
Test Level UOM: ft

Water Details

Water ID: 933884162
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 45.0
Water Found Depth UOM: ft

Site:

lot 7 ON

Database:
[WWIS](#)

Well ID:	5724474	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Public	Date Received:	1/12/1989
Sec. Water Use:		Selected Flag:	TRUE
Final Well Status:	Water Supply	Abandonment Rec:	
Water Type:		Contractor:	5224
Casing Material:		Form Version:	1
Audit No:	50142	Owner:	
Tag:		Street Name:	
Construction Method:		County:	SIMCOE
Elevation (m):		Municipality:	INDIAN RESERVE RAMA 32
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	007
Well Depth:		Concession:	
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10402073	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	
Code OB Desc:		North83:	
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	9
Date Completed:	05-Dec-1988 00:00:00	UTMRC Desc:	unknown UTM
Remarks:		Location Method:	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID: 932360165
Layer: 3
Color:
General Color:
Mat1: 15
Most Common Material: LIMESTONE
Mat2: 85
Mat2 Desc: SOFT

Mat3:
Mat3 Desc:
Formation Top Depth: 21.0
Formation End Depth: 35.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932360166
Layer: 4
Color: 1
General Color: WHITE
Mat1: 15
Most Common Material: LIMESTONE
Mat2: 73
Mat2 Desc: HARD
Mat3:
Mat3 Desc:
Formation Top Depth: 35.0
Formation End Depth: 50.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932360164
Layer: 2
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2: 11
Mat2 Desc: GRAVEL
Mat3: 13
Mat3 Desc: BOULDERS
Formation Top Depth: 1.0
Formation End Depth: 21.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932360163
Layer: 1
Color: 8
General Color: BLACK
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 1.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932360167
Layer: 5
Color: 6
General Color: BROWN
Mat1: 15

Most Common Material: LIMESTONE
Mat2: 85
Mat2 Desc: SOFT
Mat3:
Mat3 Desc:
Formation Top Depth: 50.0
Formation End Depth: 66.0
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 965724474
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10950643
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930654985
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 21.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 995724474
Pump Set At:
Static Level: 5.0
Final Level After Pumping: 66.0
Recommended Pump Depth: 63.0
Pumping Rate: 7.0
Flowing Rate:
Recommended Pump Rate: 7.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 1
Pumping Duration HR: 24
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 935099554
Test Type: Recovery
Test Duration: 60
Test Level: 5.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934833301
Test Type: Recovery
Test Duration: 45
Test Level: 55.0
Test Level UOM: ft

Water Details

Water ID: 933884325
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 66.0
Water Found Depth UOM: ft

Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Nov 2021

Abandoned Mine Information System:

Provincial [AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private [ANDR](#)

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Sep 30, 2021

Borehole:

Provincial [BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2019

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Chemical Manufacturers and Distributors:

Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Sep 30, 2021

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Nov 2021

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Jan 2022

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994 - Feb 28, 2022

Drill Hole Database:

Provincial

[DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Sep 2020

Delisted Fuel Tanks:

Provincial

[DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: May 31, 2021

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval). Please see our ECA database.

Government Publication Date: Oct 2011- Feb 28, 2022

Environmental Registry:

Provincial

[EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994 - Feb 28, 2022

Environmental Compliance Approval:

Provincial

[ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011- Feb 28, 2022

Environmental Effects Monitoring:

Federal

[EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Nov 30, 2021

Environmental Issues Inventory System:

Federal

[EIIS](#)

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2020

List of Expired Fuels Safety Facilities:

Provincial

EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2020

Federal Convictions:

Federal

FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Nov 2021

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FRST

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Fuel Storage Tank - Historic:

Provincial

FSTH

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Nov 30, 2021

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents:

Provincial

HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Feb 2022

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2020

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003***National PCB Inventory:**

Federal

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008***National Pollutant Release Inventory:**

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017**Oil and Gas Wells:**

Private

OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Feb 28, 2021**Ontario Oil and Gas Wells:**

Provincial

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Jan 2021**Inventory of PCB Storage Sites:**

Provincial

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013**Orders:**

Provincial

ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994 - Feb 28, 2022**Canadian Pulp and Paper:**

Private

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014**Parks Canada Fuel Storage Tanks:**

Federal

PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: Oct 2011- 28 Feb 2022

Pipeline Incidents:

Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Private and Retail Fuel Storage Tanks:

Provincial PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Feb 28, 2022

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-1990, 1992-2019

Record of Site Condition:

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Jan 2022

Retail Fuel Storage Tanks:

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Sep 30, 2021

Scott's Manufacturing Directory:

Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: 1988-Sep 2020; Dec 2020-Mar 2021

Wastewater Discharger Registration Database:

Provincial

SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2019

Anderson's Storage Tanks:

Private

TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Dec 2020

Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial

WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011- Feb 28, 2022

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30th, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Sep 30, 2021

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX E





Nottawasaga Valley
Conservation Authority

Property Screening Report

12-Apr-2022

Information Resources for Regulated Properties

[Do I need a permit?](#)

[Submit a Property Inquiry](#)

[Google Driving Directions](#)

[Info Regarding Covid-19](#)

Email the Regulations Department
permits@nvca.on.ca

NVCA Contact Information

(705) 424-1479

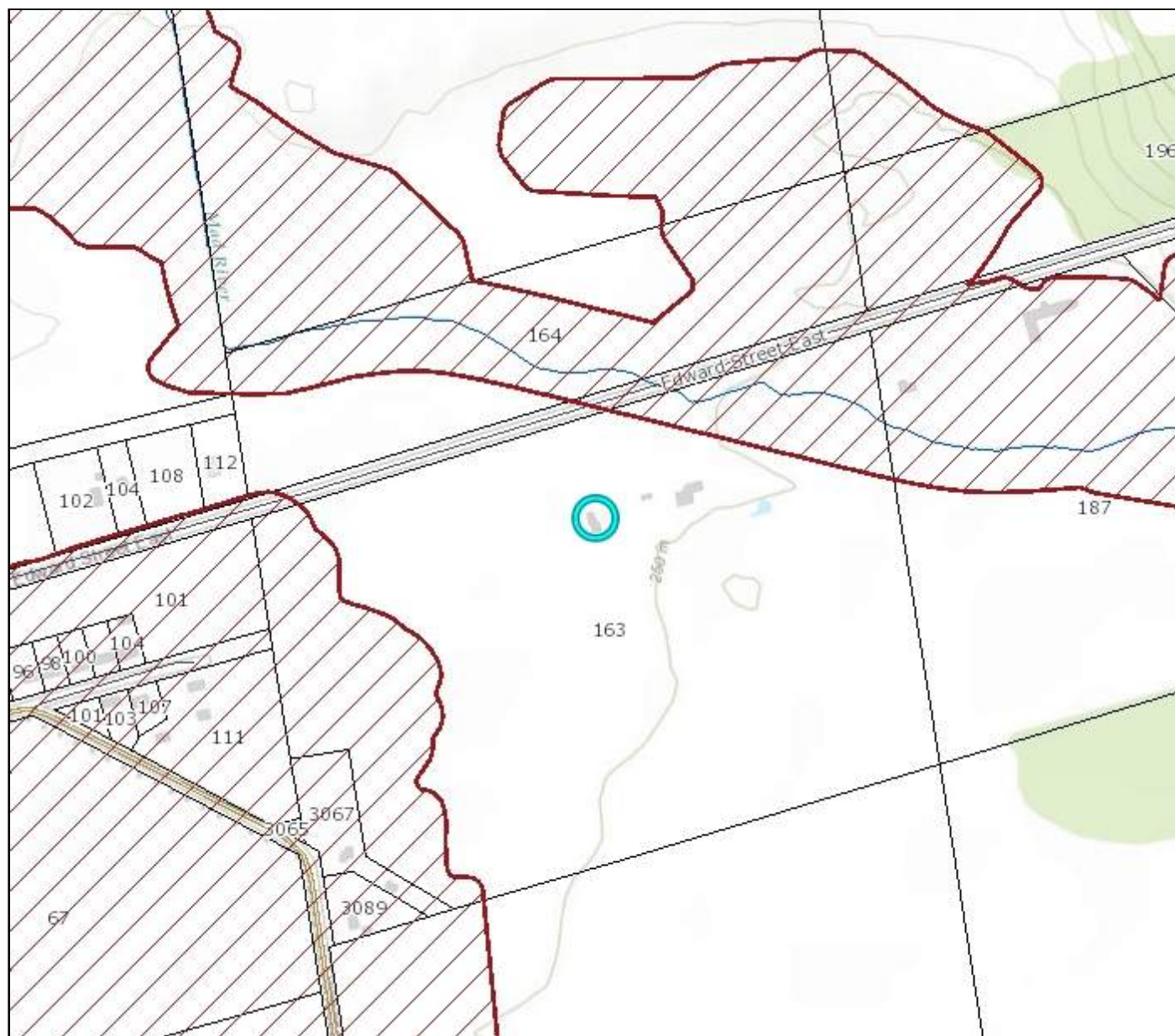
8195 8th Line,
Utopia, ON L0M 1T0

www.nvca.on.ca

Monday to Friday

8:30 a.m. to 4:30 p.m.

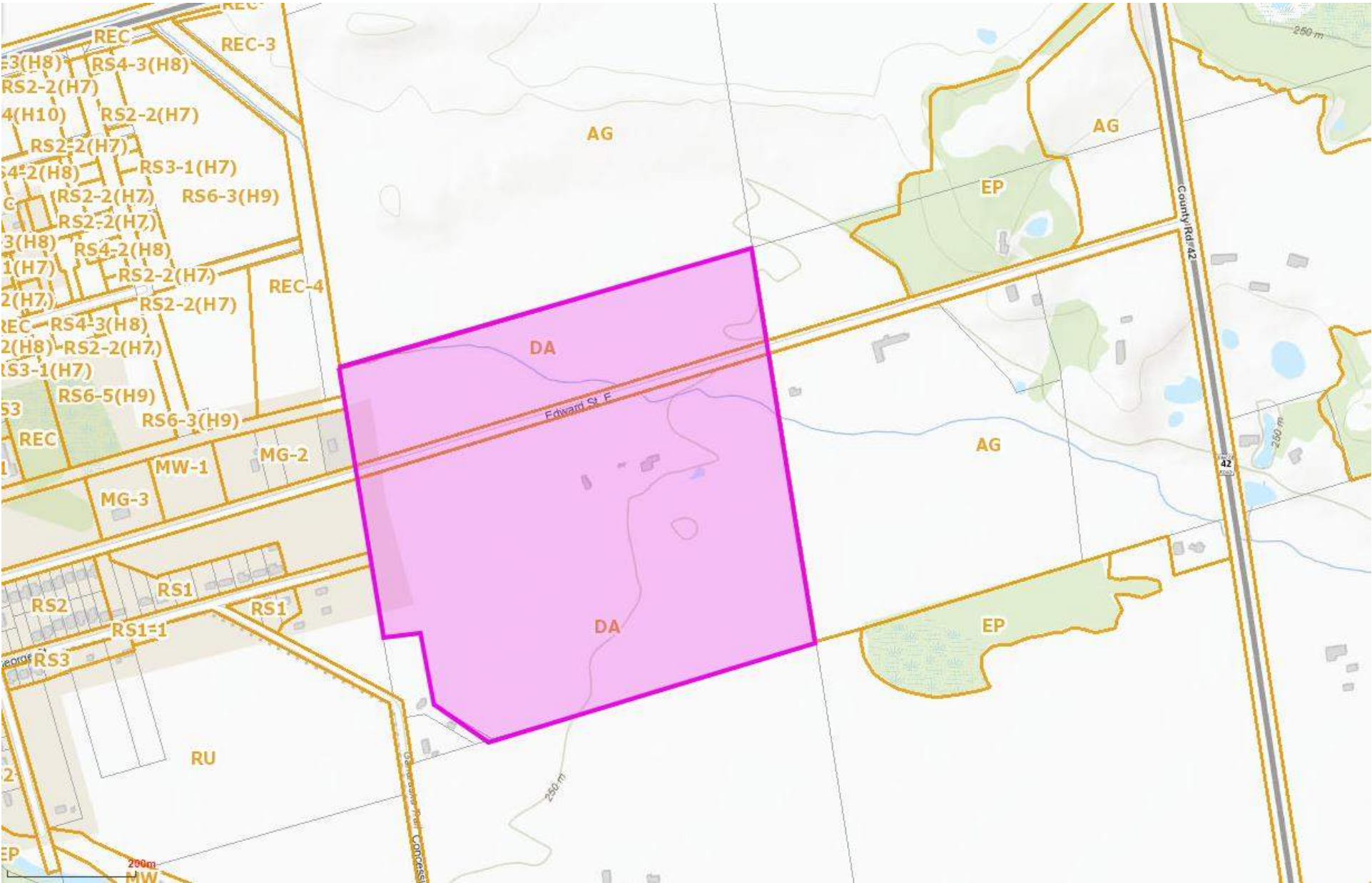
except between 12:00 p.m. - 1:00 p.m.



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Zoning Map



Cameron Humes

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: March 28, 2022 3:43 PM
To: Cameron Humes
Subject: RE: TSSA Search Inquiry: 22-052

External (publicinformationsservices@tssa.org)

[Report This Email](#) [FAQ](#) [TeleGlobal Email Protection](#)

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

NO RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to publicinformationsservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Sherees



Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationsservices@tssa.org

www.tssa.org



From: Cameron Humes <chumes@groundedeng.ca>
Sent: March 28, 2022 11:00 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: TSSA Search Inquiry: 22-052

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

To Whom This May Concern,

I am doing a Phase One Assessment and would like to request a preliminary basic record search for the following properties in **Clearview, Ontario** please:

- 90, 102, 104, 108, 112, 163, 164, 187 Edward Street East
- 3067 Concession 3 South Nottawasaga
- 111 George Street

Best,

Cameron Humes BAsc Candidate
Geotechnical and Environmental Engineering



Grounded Engineering Inc.
1 Banigan Drive, Toronto, ON M4H 1G3
chumes@groundedeng.ca | www.groundedeng.ca | (289) 681-1137

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Legend

ANSI

-  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
-  Earth Science Regionally Significant/sciences de la terre d'importance régionale
-  Life Science Provincially Significant/sciences de la vie d'importance provinciale
-  Life Science Regionally Significant/sciences de la vie d'importance régionale
-  Evaluated Wetland
-  Provincially Significant/considérée d'importance provinciale
-  Non-Provincially Significant/non considérée d'importance provinciale
-  Unevaluated Wetland
-  Conservation Reserve
-  Provincial Park
-  Natural Heritage System



Notes:

Enter map notes

1.3 0 0.66 1.3 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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Source Water Protection



Legend

- Source Protection Areas
- Issue Contributing Areas
- WHPA Groundwater Under Direct Influence (WHPA-E)
- Wellhead Protection Area
 - A
 - B
 - C
 - C1
 - D
 - F
- Intake Protection Zone 1
- Event Based Areas
- Intake Protection Zone 2

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Environment, Conservation and Parks (MECP) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map.

APPENDIX F





HISTORICAL **AERIALS**

Project Property: 163-164 Edward St E
163-164 Edward St E
Creemore ON L0M 1G0

Project No: 22-052

Requested By: Grounded Engineering Inc.

Order No: 22032200154

Date Completed: March 23, 2022

Decade	Year	Image Scale	Source
1920	Not Available		
1930	1938	20000	NAPL
1940	Not Available		

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using aerial photos listed in above sources. The maps contained in this report does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

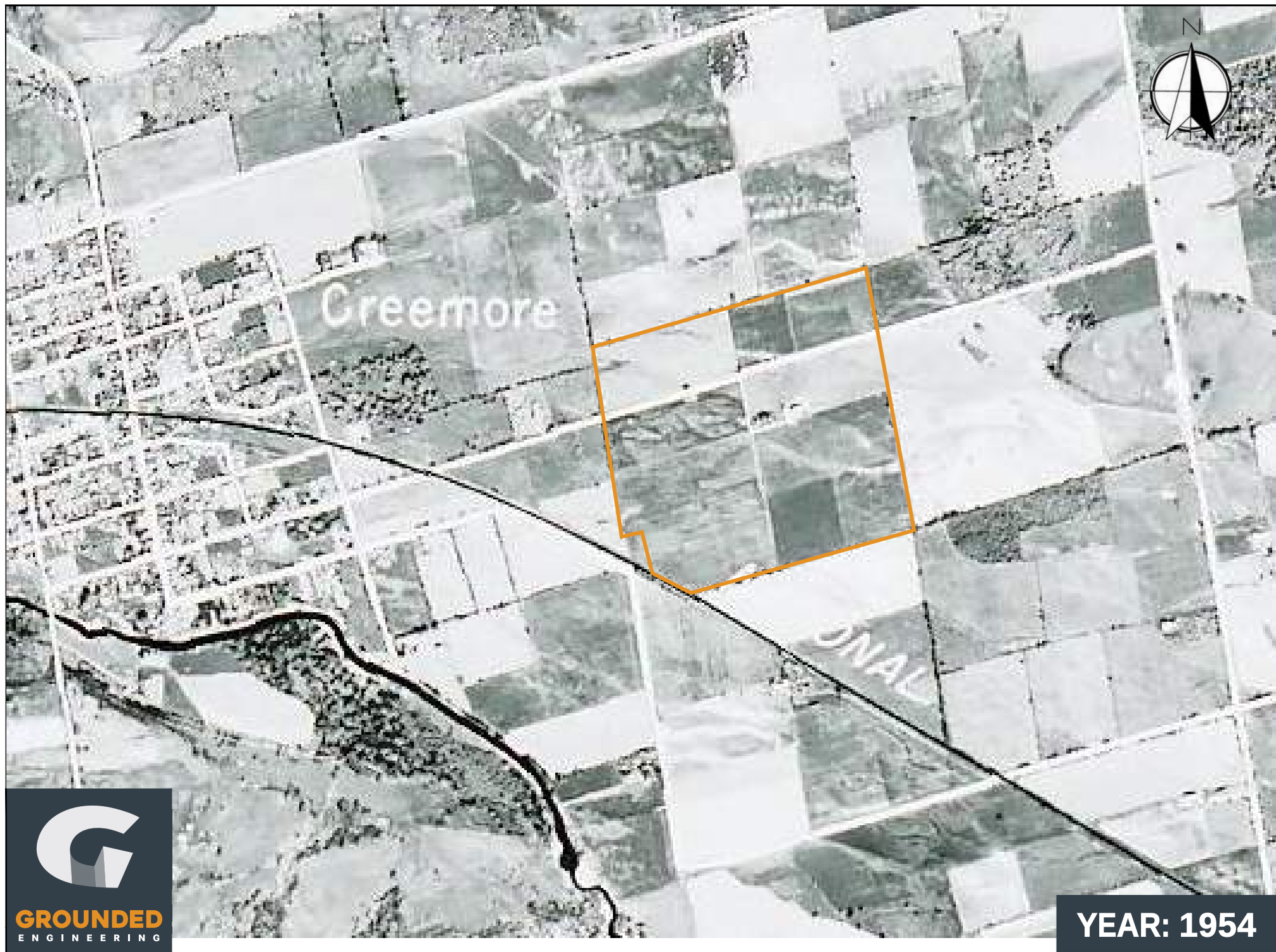


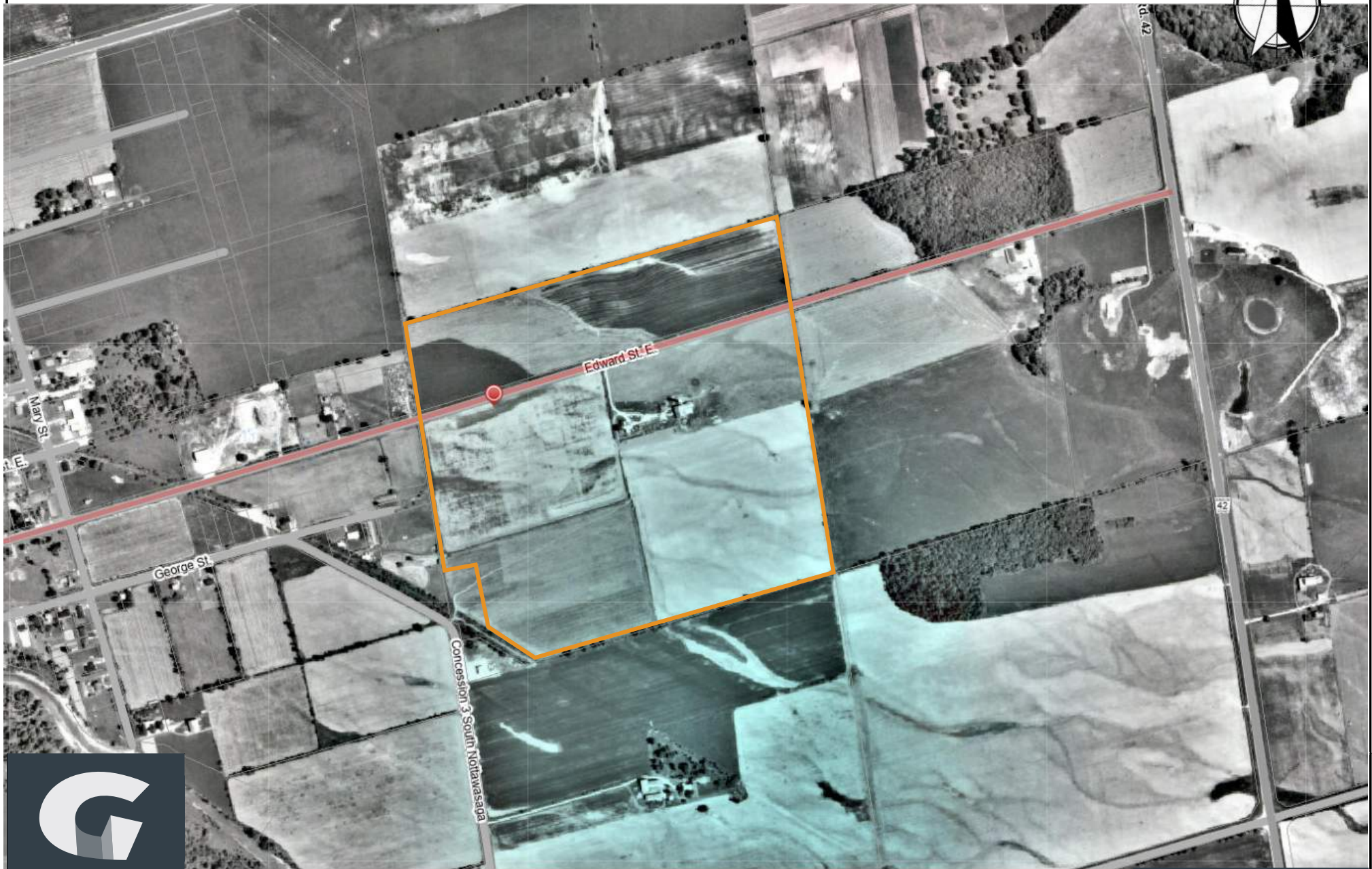
0 0.125 0.25 0.5
Kilometers

Order Number: 22032200154

Year: 1938
Source: NAPL
Map Scale: 1: 10000
Comments:









GROUND
ENGINEERING

YEAR: 1985



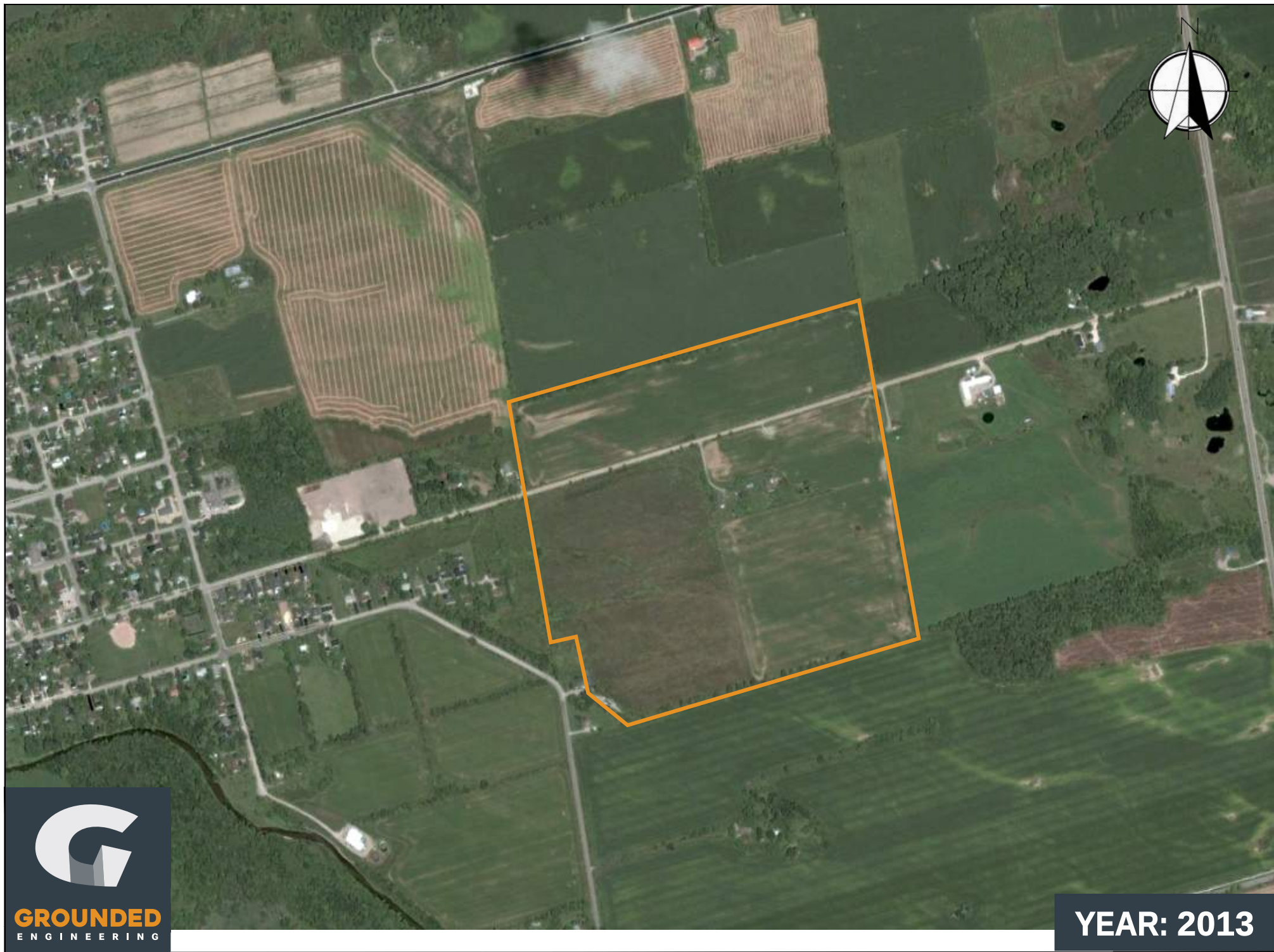


YEAR: 2002



GROUND
ENGINEERING

YEAR: 2010

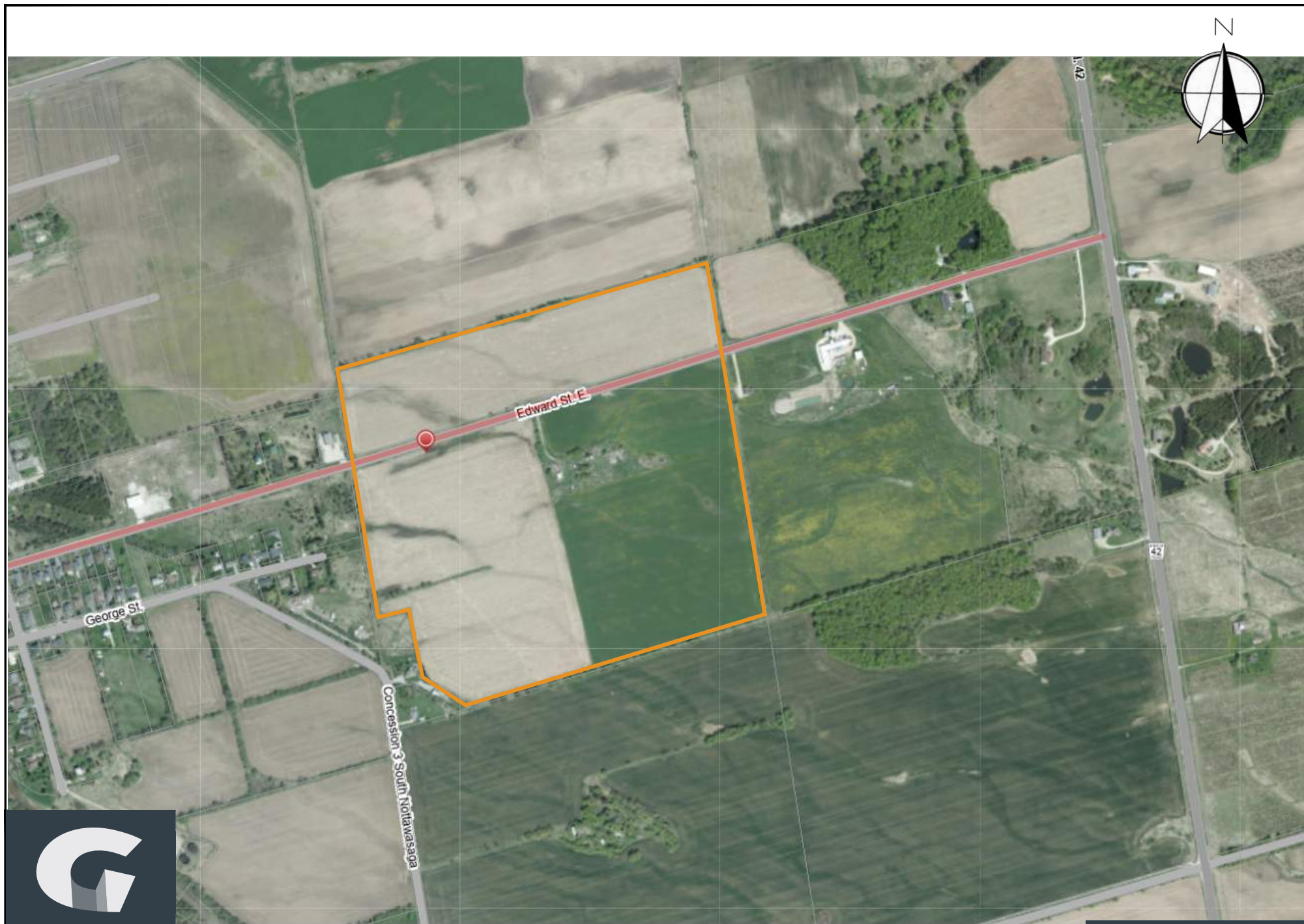




GROUND
ENGINEERING

YEAR: 2015



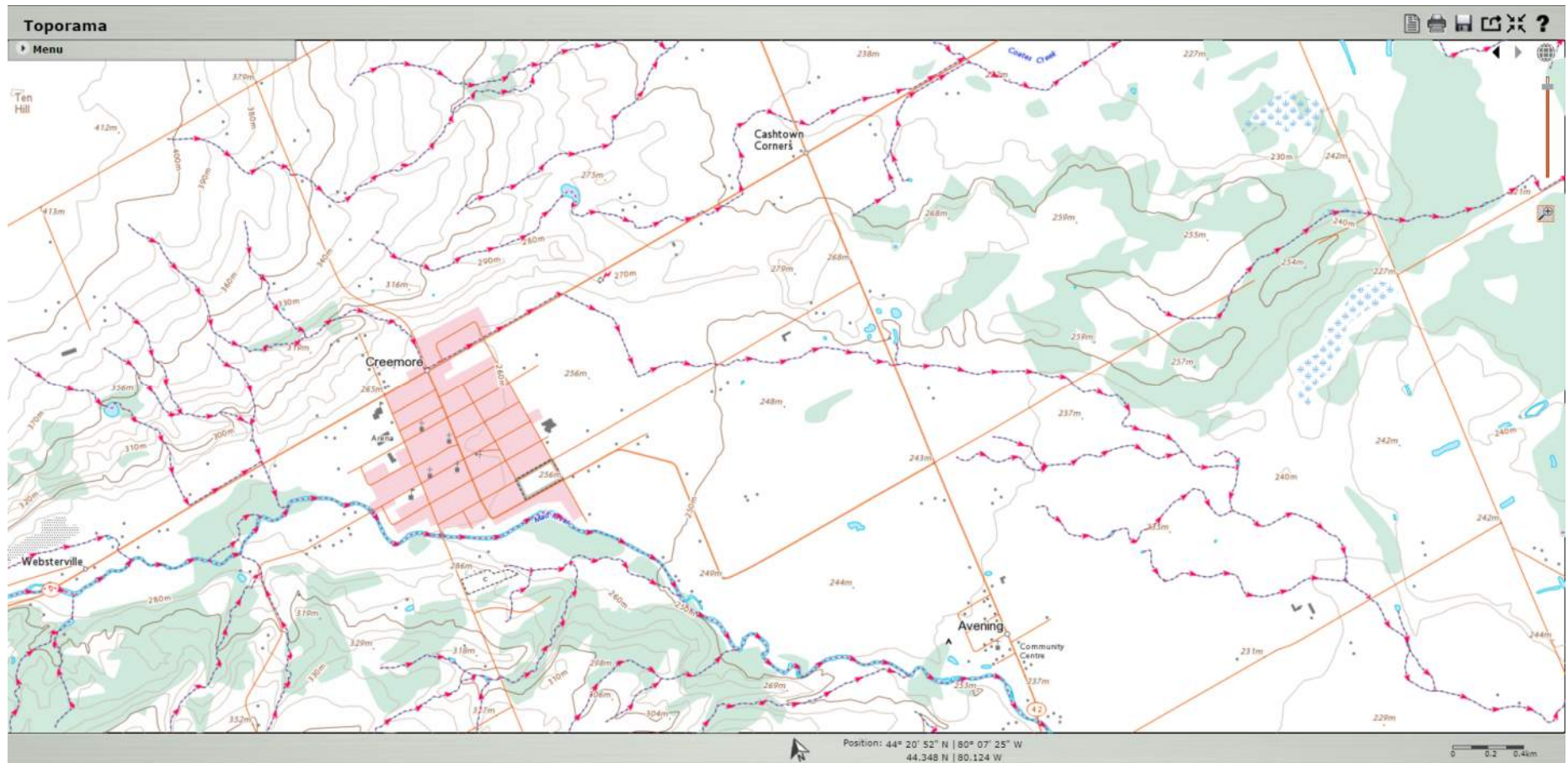


APPENDIX G





Topographic and Geological Maps



Georgian Bay

Unit Name: Georgian Bay
Group:
Formation: Georgian Bay
Lithology: shale, limestone
Description: shale and limestone

1476 m

42

42

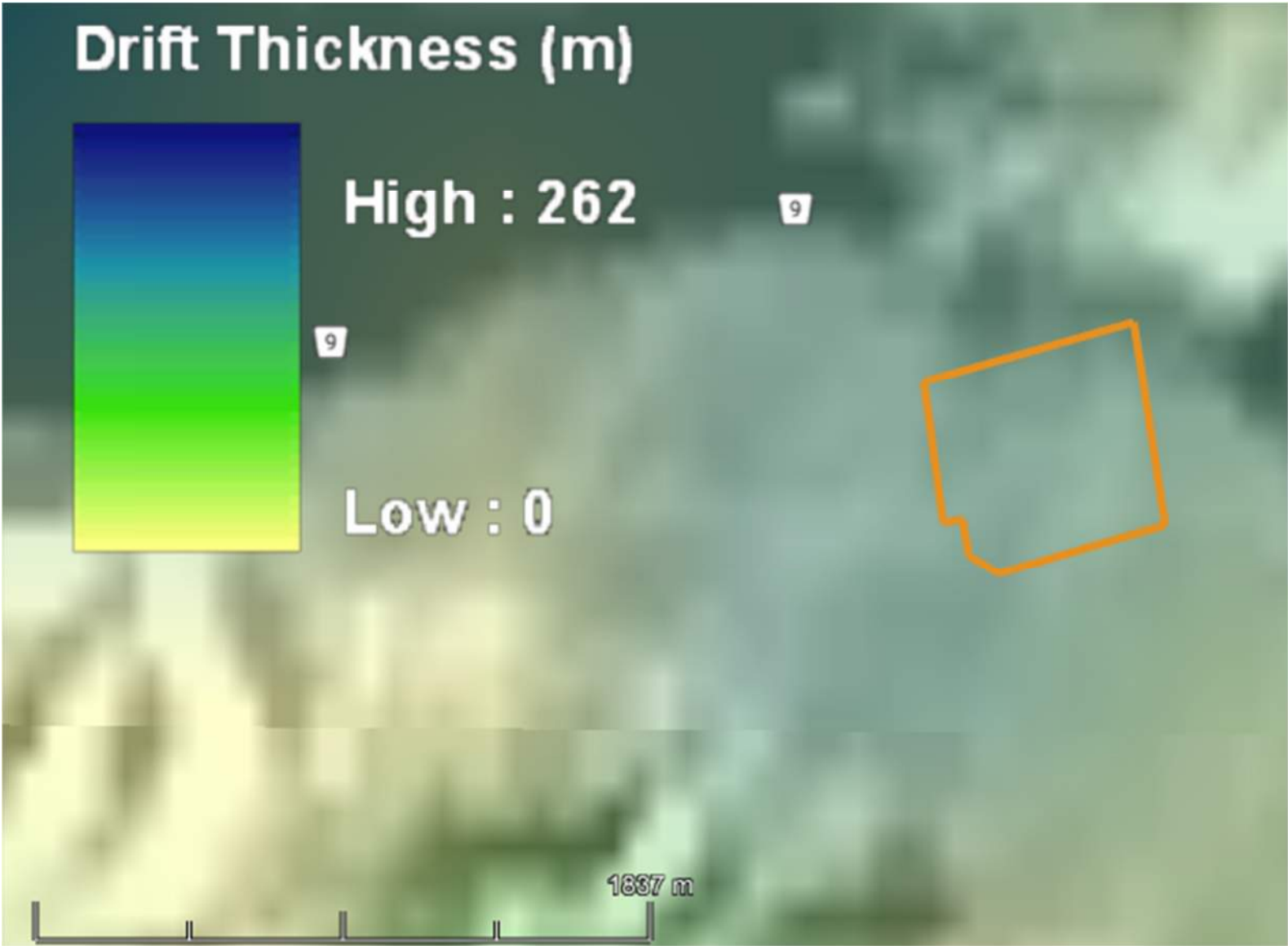


Topographic and Geological Maps





Topographic and Geological Maps



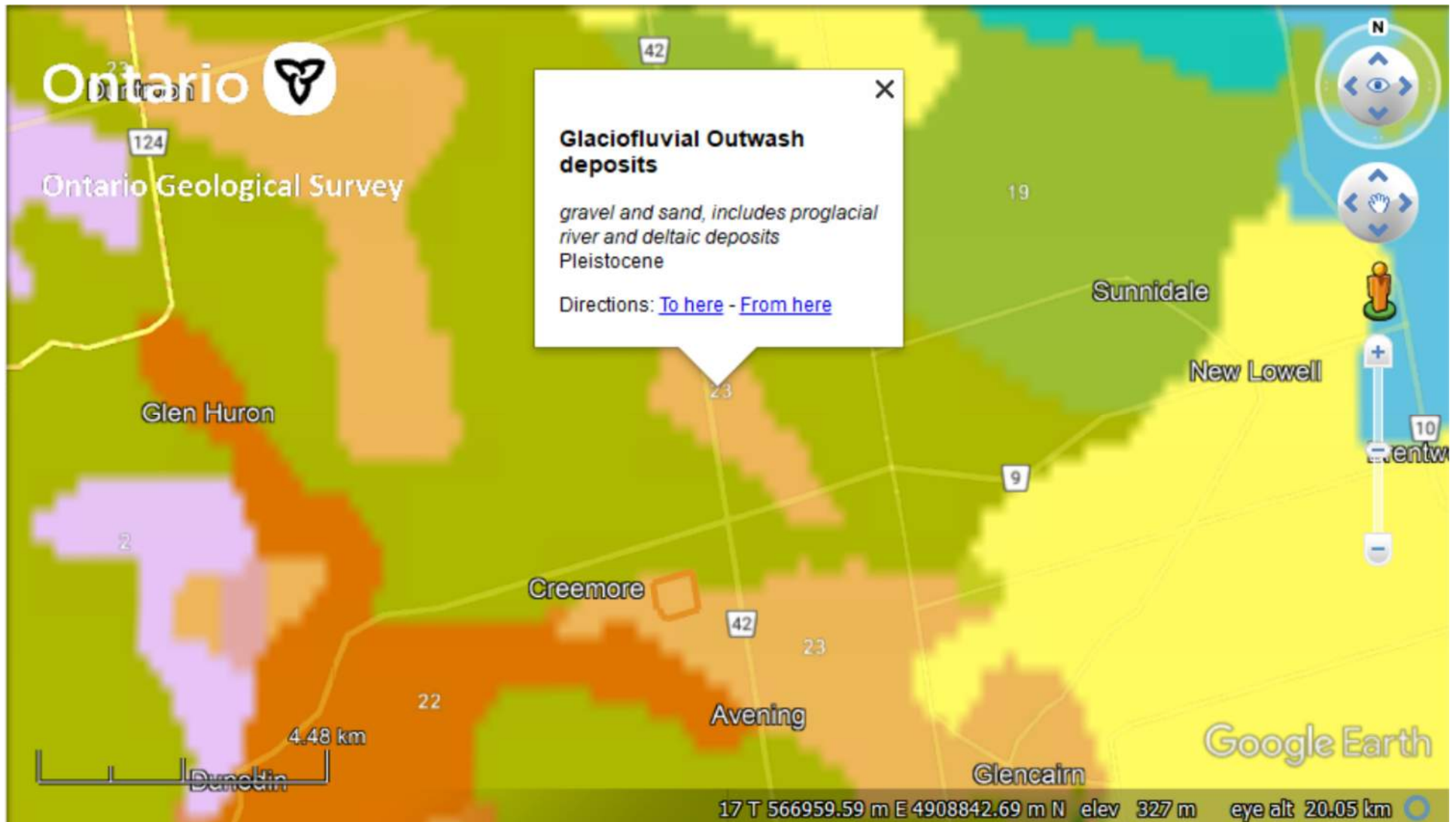


Topographic and Geological Maps



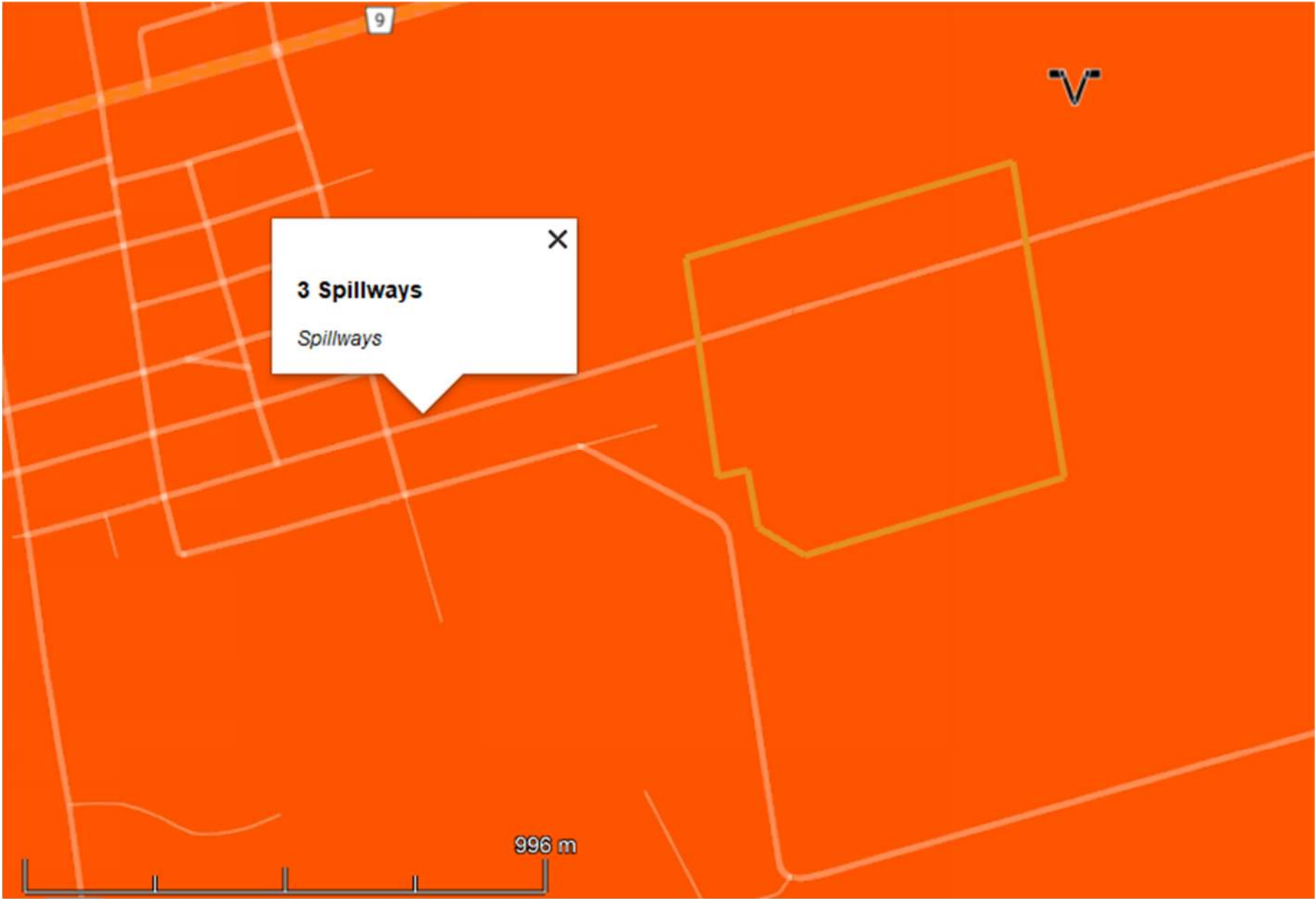


Topographic and Geological Maps



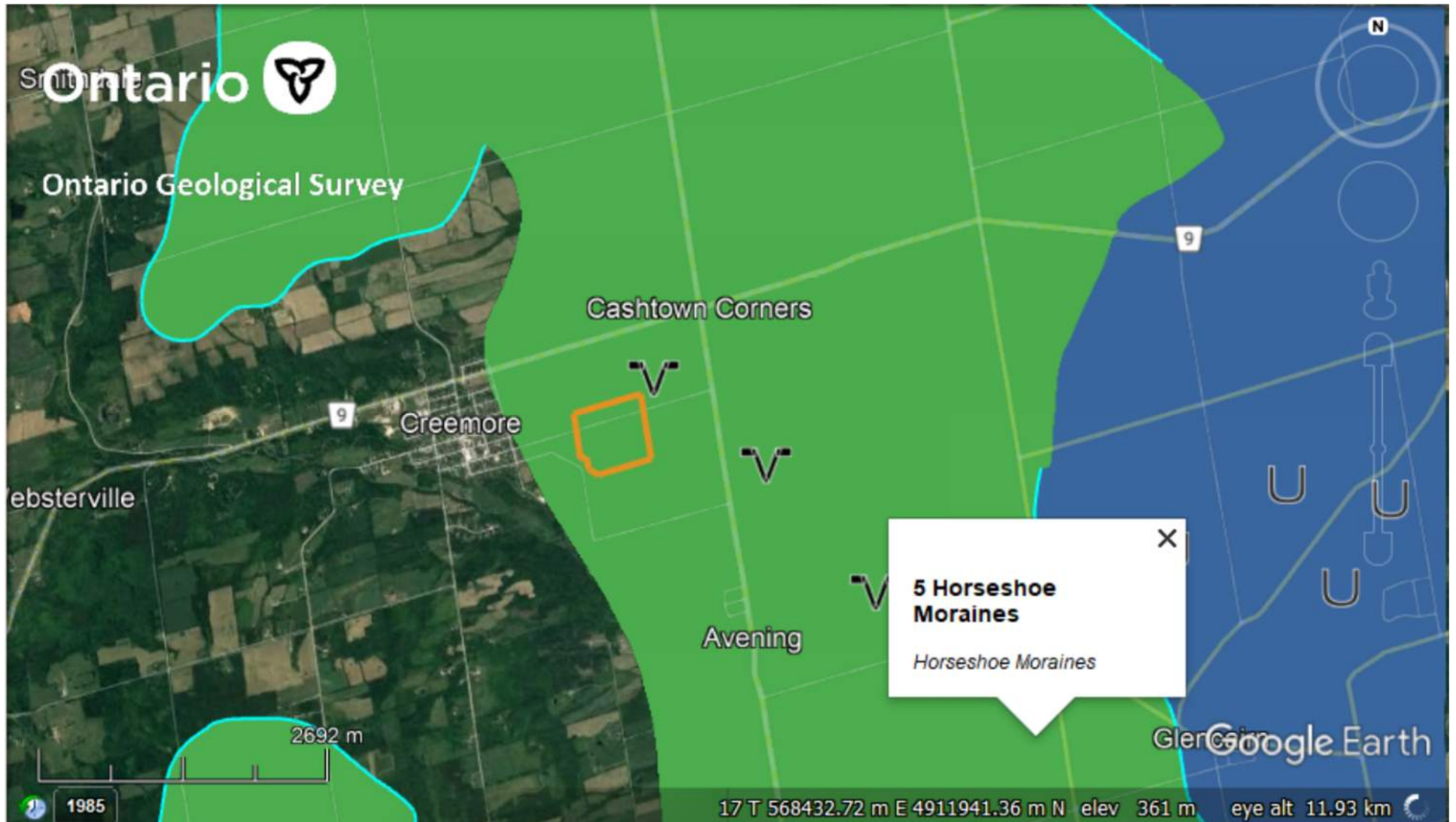


Topographic and Geological Maps





Topographic and Geological Maps



APPENDIX H



Water Well Records

April 5, 2022

4:00:01 PM

TOWNSHIP CON LOT	UTM	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	FORMATION
CREEMORE VILLAGE	17 572031 4908563 W	2011-09 6809						7179469 (C15793) A043968 P	
CREEMORE VILLAGE	17 572030 4908562 W	2006-10 6809	2				0045 5	5741343 (Z51224) A043968	BRWN SAND GRVL 0015 BRWN SAND 0035 BRWN SILT 0039 BRWN SAND 0050
NOTTAWASAGA TOWNSHIP CON 03 008	17 573373 4908863 W	2015-11 3602	8.25 6.25	UT 0101	74/95/7/1:	DO	0095 6	7259245 (Z219950) A137567	BRWN SAND STNS 0009 GREY SAND GRVL 0027 GREY CLAY SOFT 0073 GREY CLAY HARD 0092 BRWN SAND 0101
NOTTAWASAGA TOWNSHIP CON 04 008	17 572237 4908479 W	2009-09 7190	2	0007			0003 12	7132875 (Z82600) A066585	BRWN SAND GRVL 0007 BRWN SAND 0015

TOWNSHIP CON LOT	UTM	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	FORMATION
------------------	-----	-----------	------------	-------	-----------	----------	--------	------	-----------

Notes:
UTM: UTM in Zone, Easting, Northing and Datum is NAD83; L: UTM estimated from Centroid of Lot; W: UTM not from Lot Centroid
DATE CNTR: Date Work Completedand Well Contractor Licence Number
CASING DIA: .Casing diameter in inches
WATER: Unit of Depth in Fee. See Table 4 for Meaning of Code

PUMP TEST: Static Water Level in Feet / Water Level After Pumping in Feet / Pump Test Rate in GPM / Pump Test Duration in Hour : Minutes
WELL USE: See Table 3 for Meaning of Code
SCREEN: Screen Depth and Length in feet
WELL: WEL (AUDIT #) Well Tag . A: Abandonment; P: Partial Data Entry Only
FORMATION: See Table 1 and 2 for Meaning of Code

1. Core Material and Descriptive terms

Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
BLDR	BOULDERS	FCRD	FRACTURED	IRFM	IRON FORMATION	PORS	POROUS	SOFT	SOFT
BSLT	BASALT	FGRD	FINE-GRAINED	LIMY	LIMY	PRDG	PREVIOUSLY DUG	SPST	SOAPSTONE
CGRD	COARSE-GRAINED	FGVL	FINE GRAVEL	LMSN	LIMESTONE	PRDR	PREV. DRILLED	STKY	STICKY
CGVL	COARSE GRAVEL	FILL	FILL	LOAM	TOPSOIL	QRTZ	QUARTZITE	STNS	STONES
CHRT	CHERT	FLDS	FELDSPAR	LOOS	LOOSE	QSND	QUICKSAND	STNY	STONEY
CLAY	CLAY	FLNT	FLINT	LTCL	LIGHT-COLOURED	QTZ	QUARTZ	THIK	THICK
CLN	CLEAN	FOSS	FOSILIFEROUS	LYRD	LAYERED	ROCK	ROCK	THIN	THIN
CLYY	CLAYEY	FSND	FINE SAND	MARL	MARL	SAND	SAND	TILL	TILL
CMTD	CEMENTED	GNIS	GNEISS	MGRD	MEDIUM-GRAINED	SHLE	SHALE	UNKN	UNKNOWN TYPE
CONG	CONGLOMERATE	GRNT	GRANITE	MGVL	MEDIUM GRAVEL	SHLY	SHALY	VERY	VERY
CRYS	CRYSTALLINE	GRSN	GREENSTONE	MRBL	MARBLE	SHRP	SHARP	WBRG	WATER-BEARING
CSND	COARSE SAND	GRVL	GRAVEL	MSND	MEDIUM SAND	SHST	SCHIST	WDFR	WOOD FRAGMENTS
DKCL	DARK-COLOURED	GRWK	GREYWACKE	MUCK	MUCK	SILT	SILT	WTHD	WEATHERED
DLMT	DOLOMITE	GVLV	GRAVELLY	OBDN	OVERBURDEN	SLTE	SLATE		
DNSE	DENSE	GYPS	GYPSUM	PCKD	PACKED	SLTY	SILTY		
DRTY	DIRTY	HARD	HARD	PEAT	PEAT	SNDS	SANDSTONE		
DRY	DRY	HPAN	HARDPAN	PGVL	PEA GRAVEL	SNDY	SANDYOAPSTONE		

2. Core Color

Code	Description
WHIT	WHITE
GREY	GREY
BLUE	BLUE
GREN	GREEN
YLLW	YELLOW
BRWN	BROWN
RED	RED
BLCK	BLACK
BLGY	BLUE-GREY

3. Well Use

Code	Description	Code	Description
DO	Domestic	OT	Other
ST	Livestock	TH	Test Hole
IR	Irrigation	DE	Dewatering
IN	Industrial	MO	Monitoring
CO	Commercial	MT	Monitoring TestHole
MN	Municipal		
PS	Public		
AC	Cooling And A/C		
NU	Not Used		

4. Water Detail

Code	Description	Code	Description
FR	Fresh	GS	Gas
SA	Salty	IR	Iron
SU	Sulphur		
MN	Mineral		
UK	Unknown		

APPENDIX I





Photograph 1

Location: Phase I Property,
163 Edward St E

Viewing: South

Description: Central and south portions of Property observed to be in agricultural use.



Photograph 2

Location: Phase I Property,
164 Edward St E

Viewing: North

Description: North portion of Property observed to be in agricultural use. Overhead hydro lines located on N side of Edward St E.



Photograph 3

Location: Phase I Property,
163 Edward St E, Central Portion

Viewing: South

Description: Demolished single-dwelling house with one basement level observed.



Photograph 4

Location: Phase I Property, 163 Edward St E, Central Portion

Viewing: West

Description: Abandoned well assumed to be previously used for domestic water use observed adjacent to demolished house onsite.



Photograph 5

Location: Phase I Property, 163 Edward St E, Central Portion

Viewing: Northeast

Description: Demolished at-grade barn observed.



Photograph 6

Location: Phase I Property, 163 Edward St E, Central Portion

Viewing: West

Description: Foundations and remaining interior of demolished barn onsite.



Photograph 7

Location: Phase I Property,
163 Edward St E, East-Central
Portion

Viewing: West

Description: Manmade dug out
pond observed.



Photograph 8

Location: Phase I Property,
163 Edward St E, Central Portion

Viewing: East

Description: Two at-grade metal
silos observed.



Photograph 9

Location: Phase I Property,
163 Edward St E, Central Portion

Viewing: South

Description: Two at-grade
woodsheds with metal roofs
observed.



Photograph 10

Location: Phase I Property,
163 Edward St E, Central Portion

Viewing: North

Description: Standing water observed adjacent to potential infilled areas onsite consisting of the driveway and the land in the vicinity of the demolished buildings.



Photograph 11

Location: Phase I Property,
163 Edward St E, Central Portion

Viewing: South

Description: Property observed to be used as agricultural farmland.



Photograph 12

Location: Phase I Property,
163 Edward St E, Central Portion

Viewing: North

Description: Standing water observed north of demolished barn onsite.



Photograph 13

Location: 112 Edward St E,
Adjacent to the West of the Property

Viewing: Northwest

Description: Metal fabrication shop
observed.



Photograph 14

Location: 102 Edward St E,
123 m West of the Property

Viewing: North

Description: Auto repair garage observed.



Photograph 15

Location: 90 Edward St E,
215 m West of the Property

Viewing: Northeast

Description: Site appeared to be used as a
storage and repair yard for the Township of
Clearview.

APPENDIX J





Record of Site Condition
Under Part XV.1 of the Environmental Protection Act

Summary

Record of Site Condition Number	224922
Date Filed to Environmental Site Registry	2018/09/18
Certification Date	2018/05/22
Current Property Use	Industrial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards	Stratified Site Conditions Standard, with Potable Ground Water, Coarse Textured Soil, for Residential property use
Property Municipal Address	90 EDWARD STREET EAST, CREEMORE, ON, L0M 1G0

Notice to Readers Concerning Due Diligence

This record of site condition (RSC) has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

Contents of this Record of Site Condition

This RSC consists of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment and Climate Change.

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is submitting or authorizing the submission of the record of site condition

Owner name	THE CORPORATION OF THE COUNTY OF SIMCOE
Owner type	Municipal corporation
Authorized person	ROBERT MCCULLOUGH
Mailing address	1110 HIGHWAY 26, MIDHURST Ontario, Canada
Postal Code	L9X 1N6
Phone	(705) 726-9300
Fax	
Email address	rob.mccullough@simcoe.ca

Record of site condition property location information

Municipal address(es)	90 EDWARD STREET EAST, CREEMORE, ON L0M 1G0
Municipality	Clearview
Legal description	See attached Lawyer's letter
Assessment roll number(s)	432903000104600
Property identifier number(s)	58220-0404 (LT)

Record of site condition property geographical references

Coordinate system	UTM
Datum	NAD 83
Zone	17
Easting	572,041.00
Northing	4,908,533.00

Record of site condition property use information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Current property use	Industrial
Intended property use	Residential
Certificate of property use has been issued under section 168.6 of the Environmental Protection Act	No

**Please see the signed statements of property owner, or agent,
or receiver at the end of this record of site condition**

The rest of this page has been left intentionally blank

Part 2: List of reports, summary of site conditions and qualified person's statements and certifications

Qualified person's information

Name	ERIC HOOD
Type of licence under Professional Engineers Act	Licence
Licence number	90481516
Qualified person's employer name	GOLDER ASSOCIATES LTD.
Mailing address	100 SCOTIA COURT, WHITBY Ontario, L1N 8Y6 Canada
Phone	(905) 723-2727
Fax	(905) 723-2182
Email address	ehood@golder.com

Municipal information

Local or single-tier municipality	Clearview
Upper-tier municipality	Simcoe

Ministry of the Environment and Climate Change District Office

District office	Barrie District Office
District office address	54 Cedar Pointe Dr., Unit 1203, Barrie ON L4N 5R7

Phase one environmental site assessment report

Document used as the phase one environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1) (a) of O. Reg. 153/04)	(yyyy/mm/dd) 2018-05-22
--	----------------------------

Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase one environmental site assessment	Phase One Environmental Site Assessment, 90 Edward Street East, Creemore, Ontario	2017-06-08	Eric Hood, Ph.D., P. Eng., and Sean Flaherty	GOLDER ASSOCIATES LTD.
Update to phase one environmental site assessment	Update to Phase One Environmental Site Assessment, 90 Edward Street East, Creemore, Ontario	2018-07-30	Eric Hood, Ph.D., P. Eng., and Sean Flaherty	GOLDER ASSOCIATES LTD.

Reports and other documents related to the phase one environmental site assessment

Reports and other documents relied upon in certifying the information set out in section 10 of Schedule A or otherwise used in conducting the phase one environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Class Environmental Assessment: Water Supply Hydrogeological Investigation, Township of Clearview, Village of Creemore, Ontario	1995-06-28	Paul J. Dewaele, M. Sc.	DIXON HYDROGEOLOGY LIMITED
Phase I and II Environmental Assessment, Creemore Springs Brewery, Former Creemore Works Yard, Township of Clearview, County of Simcoe, Ontario	2002-01-24	Paul J. Dewaele, M. Sc., P.Eng., Jennifer Son, B.A.Sc.	DIXON HYDROGEOLOGY LIMITED
Hydrogeological Assessment for Application for Permit to Take Water, Proposed Waste Removal, Township of Clearview, County of Simcoe, Ontario	2011-06-09	W. Brad Benson, P. Eng.	GENICAR INC.
2012 Annual Monitoring Report, Closed Creemore Landfill Site, Township of Clearview, County of Simcoe, Ontario	2013-03-01	Jason A. Murchison, P.Geo. and Sarah L. Watts, M.Sc.	GENIVAR INC.
2013 Annual Monitoring Report, Closed Creemore Landfill Site, Township of Clearview, County of Simcoe, Ontario	2014-03-01	Gary R. Hendy, P. Eng., and Sarah L. Watts, M.Sc.	WSP CANADA INC.
Landfill Waste Removal and Remediation Program, Closed Creemore Landfill Site, Village of Creemore, Township of Clearview, County of Simcoe, Ontario	2013-08-01	Jason A. Murchison, P.Geo., and Andrew G. Hims, P.Eng.	GENIVAR INC.
2014 Annual Monitoring Report, Closed Creemore Landfill Site, Township of Clearview, County of Simcoe, Ontario	2015-03-25	Gary R. Hendy, P.	GENIVAR INC.

Township of Clearview, County of Simcoe, Ontario		Hendy, P. Eng., and Sarah L. Watts, M.Sc.	
Creemore Landfill Site, County Waste Disposal Site #25, 2015 Annual Monitoring Report	2016-03-01	Paul Dewaele, M. Sc., P.Eng., and Dawn Hoyle, B.ES.	GOLDER ASSOCIATES LTD.
Creemore Landfill Simcoe County Disposal Site #25, 2016 Annual Monitoring Report	2017-03-28	Paul Dewaele, M. Sc., P.Eng., and Dawn Hoyle, B.ES.	GOLDER ASSOCIATES LTD.
Creemore Landfill - Simcoe County Disposal Site #25, 2017 Annual Report	2018-03-31	Paul Dewaele, P. Eng., and Dawn Hoyle, B.ES.	GOLDER ASSOCIATES LTD.

Phase two environmental site assessment report

Document used as the phase two environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04)	(yyyy/mm/dd) 2018-05-22
---	----------------------------

Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase two environmental site assessment	Phase Two Environmental Site Assessment - Final Report, 90 Edward Street East, Creemore, Ontario	2018-07-30	Eric Hood, Ph.D., P. Eng., and Christi Groves, B. Sc. (Hons)	GOLDER ASSOCIATES LTD.

Reports and other documents related to the phase two environmental site assessment

Reports and other documents relied upon in making any certifications in the record of site condition for the purposes of Part IV of Schedule A or otherwise used in conducting the phase two environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase One Environmental Site Assessment, 90 Edward Street East, Creemore, Ontario	2017-06-08	Eric Hood, Ph.D, P. Eng., and Sean Flaherty	GOLDER ASSOCIATES LTD.
Update to Phase One Environmental Site Assessment, 90 Edward Street East, Creemore, Ontario	2018-07-30	Eric Hood, Ph.D., P. Eng., and Sean Flaherty	GOLDER ASSOCIATES LTD.

Environmental condition

Section 41 applies?	No
Section 43.1 applies?	No

Site condition information

Certification date (yyyy/mm/dd)	2018/05/22
Total area of record of site condition property (in hectares)	1.99000
Number of any previously filed record of site condition that applies to any part of the record of site condition property	
Number of any previously filed transition notice that applies to any part of the record of site condition property	
Soil texture	Coarse
Assessment/restoration approach	Stratified
Site investigation includes the investigation, sampling and analysis of ground water?	Yes
Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O.Reg. 153/04?	Yes
Site investigation includes the investigation, sampling and analysis of soil on, in or under the property which is used in the record of site condition?	Yes
Name of the laboratory used to analyze any samples collected of soil, ground water or sediment	MAXXAM ANALYTICS
Ground water condition (potable, non-potable)	Potable
Applicable site condition standard	TABLE 4

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in surface soil

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Acenaphthene	<	0.005	7.9	µg/g
2	Acenaphthylene	<	0.005	0.15	µg/g
3	Anthracene	<	0.005	0.67	µg/g
4	Benz[a]anthracene	<	0.005	0.5	µg/g
5	Benzo[a]pyrene	<	0.005	0.3	µg/g
6	Benzo[b]fluoranthene	<	0.005	0.78	µg/g
7	Benzo[ghi]perylene	<	0.005	6.6	µg/g
8	Benzo[k]fluoranthene	<	0.005	0.78	µg/g
9	Chrysene	<	0.005	7	µg/g
10	Dibenz[a h]anthracene	<	0.005	0.1	µg/g
11	Fluoranthene	<	0.005	0.69	µg/g
12	Fluorene	<	0.005	62	µg/g
13	Indeno[1 2 3-cd]pyrene	<	0.005	0.38	µg/g
14	Methlynaphthalene, 2-(1-) ***	<	0.005	0.99	µg/g
15	Naphthalene	<	0.005	0.6	µg/g
16	Phenanthrene	<	0.005	6.2	µg/g
17	Pyrene	<	0.005	78	µg/g
18	Polychlorinated Biphenyls	<	0.01	0.35	µg/g
19	Petroleum Hydrocarbons F1****	<	10	55	µg/g
20	Petroleum Hydrocarbons F2	<	10	98	µg/g
21	Petroleum Hydrocarbons F3	<	50	300	µg/g
22	Petroleum Hydrocarbons F4	<	50	2800	µg/g
23	Bromodichloromethane	<	0.05	1.5	µg/g
24	Bromoform	<	0.05	0.27	µg/g
25	Dibromochloromethane	<	0.05	2.3	µg/g
26	Acetone	<	0.5	16	µg/g
27	Bromomethane	<	0.05	0.05	µg/g
28	Carbon Tetrachloride	<	0.05	0.05	µg/g
29	Chlorobenzene	<	0.05	2.4	µg/g
30	Chloroform	<	0.05	0.05	µg/g
31	Dichlorobenzene, 1,2-	<	0.05	1.2	µg/g
32	Dichlorobenzene, 1,3-	<	0.05	4.8	µg/g
33	Dichlorobenzene, 1,4-	<	0.05	0.083	µg/g
34	Dichlorodifluoromethane	<	0.05	16	µg/g
35	Dichloroethane, 1,1-	<	0.05	0.47	µg/g

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Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in surface soil

Continued from previous page....

Contaminant name	Maximum concentration		Applicable site condition	Unit of measure
36 Dichloroethane, 1,2-	<	0.05	0.05	µg/g
37 Dichloroethylene, 1,1-	<	0.05	0.05	µg/g
38 Dichloroethylene, 1,2-cis-	<	0.05	1.9	µg/g
39 Dichloroethylene, 1,2-trans-	<	0.05	0.084	µg/g
40 Dichloropropane, 1,2-	<	0.05	0.05	µg/g
41 Dichloropropene,1,3-	<	0.05	0.05	µg/g
42 Ethylene dibromide	<	0.05	0.05	µg/g
43 Hexane (n)	<	0.05	2.8	µg/g
44 Methyl Ethyl Ketone	<	0.5	16	µg/g
45 Methyl Isobutyl Ketone	<	0.5	1.7	µg/g
46 Methyl tert-Butyl Ether (MTBE)	<	0.05	0.75	µg/g
47 Methylene Chloride	<	0.05	0.1	µg/g
48 Styrene	<	0.05	0.7	µg/g
49 Tetrachloroethane, 1,1,1,2-	<	0.05	0.058	µg/g
50 Tetrachloroethane, 1,1,2,2-	<	0.05	0.05	µg/g
51 Tetrachloroethylene	<	0.05	0.28	µg/g
52 Trichloroethane, 1,1,1-	<	0.05	0.38	µg/g
53 Trichloroethane, 1,1,2-	<	0.05	0.05	µg/g
54 Trichloroethylene	<	0.05	0.061	µg/g
55 Trichlorofluoromethane	<	0.05	4	µg/g
56 Vinyl Chloride	<	0.02	0.02	µg/g
57 Benzene	<	0.02	0.21	µg/g
58 Ethylbenzene	<	0.02	1.1	µg/g
59 Toluene	<	0.02	2.3	µg/g
60 Xylene Mixture	<	0.04	3.1	µg/g
61 Boron (Hot Water Soluble)*		0.1	1.5	µg/g
62 Chromium VI	<	0.2	8	µg/g
63 Cyanide (CN-)	<	0.04	0.051	µg/g
64 Electrical Conductivity		0.206	0.7	mS/cm
65 Mercury	<	0.05	0.27	µg/g
66 Sodium Adsorption Ratio		0.21	5	
67 Antimony	<	0.8	7.5	µg/g
68 Arsenic		2	18	µg/g
69 Selenium	<	0.5	2.4	µg/g
70 Barium		44	390	µg/g

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Table 1 – Maximum contaminant concentrations compared to applicable site condition standards**Measured concentration for contaminants in surface soil***Continued from previous page....*

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
71	Beryllium	<	0.5	4	µg/g
72	Cadmium	<	0.5	1.2	µg/g
73	Chromium Total		14	160	µg/g
74	Cobalt		6.1	22	µg/g
75	Copper		10	140	µg/g
76	Lead		4	120	µg/g
77	Molybdenum	<	0.5	6.9	µg/g
78	Nickel		12	100	µg/g
79	Silver	<	0.2	20	µg/g
80	Thallium	<	0.4	1	µg/g
81	Uranium		0.24	23	µg/g
82	Vanadium		21	86	µg/g
83	Zinc		28	340	µg/g

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Subsurface soil

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Acetone	<	0.5	16	µg/g
2	Bromomethane	<	0.05	0.05	µg/g
3	Carbon Tetrachloride	<	0.05	0.05	µg/g
4	Chlorobenzene	<	0.05	2.4	µg/g
5	Chloroform	<	0.05	0.05	µg/g
6	Dichlorobenzene, 1,2-	<	0.05	1.2	µg/g
7	Dichlorobenzene, 1,3-	<	0.05	24	µg/g
8	Dichlorobenzene, 1,4-	<	0.05	0.083	µg/g
9	Dichlorodifluoromethane	<	0.05	16	µg/g
10	Dichloroethane, 1,1-	<	0.05	0.47	µg/g
11	Dichloroethane, 1,2-	<	0.05	0.05	µg/g
12	Dichloroethylene, 1,1-	<	0.05	0.05	µg/g
13	Dichloroethylene, 1,2-cis-	<	0.05	1.9	µg/g
14	Dichloroethylene, 1,2-trans-	<	0.05	0.084	µg/g
15	Dichloropropane, 1,2-	<	0.05	0.05	µg/g
16	Dichloropropene, 1,3-	<	0.05	0.05	µg/g
17	Ethylene dibromide	<	0.05	0.05	µg/g
18	Hexane (n)	<	0.05	2.8	µg/g
19	Methyl Ethyl Ketone	<	0.5	16	µg/g
20	Methyl Isobutyl Ketone	<	0.5	6.6	µg/g
21	Methyl tert-Butyl Ether (MTBE)	<	0.05	0.75	µg/g
22	Methylene Chloride	<	0.05	0.1	µg/g
23	Styrene	<	0.05	16	µg/g
24	Tetrachloroethane, 1,1,1,2-	<	0.05	0.058	µg/g
25	Tetrachloroethane, 1,1,2,2-	<	0.05	0.05	µg/g
26	Tetrachloroethylene	<	0.05	0.28	µg/g
27	Trichloroethane, 1,1,1-	<	0.05	0.38	µg/g
28	Trichloroethane, 1,1,2-	<	0.05	0.05	µg/g
29	Trichloroethylene	<	0.05	0.061	µg/g
30	Trichlorofluoromethane	<	0.05	4	µg/g
31	Vinyl Chloride	<	0.02	0.02	µg/g
32	Bromodichloromethane		0.05	1.5	µg/g
33	Bromoform	<	0.05	0.27	µg/g
34	Dibromochloromethane	<	0.05	2.3	µg/g
35	Petroleum Hydrocarbons F1****	<	10	55	µg/g

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Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)**Subsurface soil***Continued from previous page....*

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
36	Petroleum Hydrocarbons F2	<	10	98	µg/g
37	Petroleum Hydrocarbons F3	<	50	5800	µg/g
38	Petroleum Hydrocarbons F4	<	50	6900	µg/g
39	Benzene	<	0.02	0.21	µg/g
40	Ethylbenzene	<	0.021	1.1	µg/g
41	Toluene	<	0.05	6.2	µg/g
42	Xylene Mixture	<	0.04	3.1	µg/g
43	Chromium VI	<	0.2	40	µg/g
44	Cyanide (CN-)	<	0.04	0.051	µg/g
45	Mercury	<	0.05	0.27	µg/g
46	Antimony	<	0.8	63	µg/g
47	Arsenic		2.4	18	µg/g
48	Selenium	<	0.5	1200	µg/g
49	Barium		31	7700	µg/g
50	Beryllium	<	0.5	60	µg/g
51	Boron (total)		5.1	5000	µg/g
52	Cadmium	<	0.5	7.9	µg/g
53	Chromium Total		8.3	11000	µg/g
54	Cobalt		3.6	250	µg/g
55	Copper		30	5600	µg/g
56	Lead		6.5	1000	µg/g
57	Molybdenum	<	0.5	1200	µg/g
58	Nickel		8.3	510	µg/g
59	Silver	<	0.2	490	µg/g
60	Thallium		0.073	3.3	µg/g
61	Uranium		0.34	300	µg/g
62	Vanadium		21	160	µg/g
63	Zinc		50	15000	µg/g
64	Polychlorinated Biphenyls	<	0.01	2.7	µg/g
65	Acenaphthene	<	0.005	7.9	µg/g
66	Acenaphthylene	<	0.005	0.15	µg/g
67	Anthracene	<	0.005	0.67	µg/g
68	Benz[a]anthracene	<	0.005	0.96	µg/g
69	Benzo[a]pyrene	<	0.005	0.3	µg/g
70	Benzo[b]fluoranthene	<	0.005	0.96	µg/g

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Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)**Subsurface soil***Continued from previous page....*

Contaminant name	Maximum concentration		Applicable site condition	Unit of measure
71 Benzo[ghi]perylene	<	0.005	9.6	µg/g
72 Benzo[k]fluoranthene	<	0.005	0.96	µg/g
73 Chrysene	<	0.005	9.6	µg/g
74 Dibenz[a h]anthracene	<	0.005	0.1	µg/g
75 Fluoranthene	<	0.005	9.6	µg/g
76 Fluorene	<	0.005	62	µg/g
77 Indeno[1 2 3-cd]pyrene	<	0.005	0.96	µg/g
78 Methlynaphthalene, 2-(1-) ***	<	0.005	30	µg/g
79 Naphthalene	<	0.005	0.65	µg/g
80 Phenanthrene	<	0.005	17	µg/g
81 Pyrene	<	0.005	96	µg/g

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Acenaphthene	<	0.05	4.1	µg/L
2	Acenaphthylene	<	0.05	1	µg/L
3	Anthracene	<	0.05	2.4	µg/L
4	Benz[a]anthracene	<	0.05	1	µg/L
5	Benzo[a]pyrene	<	0.01	0.01	µg/L
6	Benzo[b]fluoranthene	<	0.05	0.1	µg/L
7	Benzo[ghi]perylene	<	0.05	0.2	µg/L
8	Benzo[k]fluoranthene	<	0.05	0.1	µg/L
9	Chrysene	<	0.05	0.1	µg/L
10	Dibenz[a h]anthracene	<	0.05	0.2	µg/L
11	Fluoranthene	<	0.05	0.41	µg/L
12	Fluorene	<	0.05	120	µg/L
13	Indeno[1 2 3-cd]pyrene	<	0.05	0.2	µg/L
14	Methlynaphthalene, 2-(1-) ***	<	0.071	3.2	µg/L
15	Naphthalene	<	0.05	11	µg/L
16	Phenanthrene	<	0.03	1	µg/L
17	Pyrene	<	0.05	4.1	µg/L
18	Petroleum Hydrocarbons F1****	<	25	750	µg/L
19	Petroleum Hydrocarbons F2	<	100	150	µg/L
20	Petroleum Hydrocarbons F3	<	200	500	µg/L
21	Petroleum Hydrocarbons F4	<	200	500	µg/L
22	Acetone	<	10	2700	µg/L
23	Bromomethane	<	0.5	0.89	µg/L
24	Carbon Tetrachloride	<	0.2	0.79	µg/L
25	Chlorobenzene	<	0.2	30	µg/L
26	Chloroform		2.3	2.4	µg/L
27	Dichlorobenzene, 1,2-	<	0.5	3	µg/L
28	Dichlorobenzene, 1,3-	<	0.5	59	µg/L
29	Dichlorobenzene, 1,4-	<	0.5	1	µg/L
30	Dichlorodifluoromethane	<	1	590	µg/L
31	Dichloroethane, 1,1-	<	0.2	5	µg/L
32	Dichloroethane, 1,2-	<	0.5	1.6	µg/L
33	Dichloroethylene, 1,1-	<	0.2	1.6	µg/L
34	Dichloroethylene, 1,2-cis-	<	0.5	1.6	µg/L
35	Dichloroethylene, 1,2-trans-	<	0.5	1.6	µg/L

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Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Continued from previous page....

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
36	Dichloropropane, 1,2-	<	0.2	5	µg/L
37	Dichloropropene,1,3-	<	0.5	0.5	µg/L
38	Ethylene dibromide	<	0.2	0.2	µg/L
39	Hexane (n)	<	1	51	µg/L
40	Methyl Ethyl Ketone	<	10	1800	µg/L
41	Methyl Isobutyl Ketone	<	5	640	µg/L
42	Methyl tert-Butyl Ether (MTBE)	<	0.5	15	µg/L
43	Methylene Chloride	<	2	50	µg/L
44	Styrene	<	0.5	5.4	µg/L
45	Tetrachloroethane, 1,1,1,2-	<	0.5	1.1	µg/L
46	Tetrachloroethane, 1,1,2,2-	<	0.5	1	µg/L
47	Tetrachloroethylene	<	0.2	1.6	µg/L
48	Trichloroethane, 1,1,1-	<	0.2	200	µg/L
49	Trichloroethane, 1,1,2-	<	0.5	4.7	µg/L
50	Trichloroethylene	<	0.2	1.6	µg/L
51	Trichlorofluoromethane	<	0.5	150	µg/L
52	Vinyl Chloride	<	0.2	0.5	µg/L
53	Bromodichloromethane		1.5	16	µg/L
54	Bromoform	<	1	25	µg/L
55	Dibromochloromethane	<	0.5	25	µg/L
56	Benzene	<	0.2	5	µg/L
57	Ethylbenzene	<	0.2	2.4	µg/L
58	Toluene		0.31	24	µg/L
59	Xylene Mixture	<	0.2	300	µg/L
60	Chloride		78	790000	µg/L
61	Chromium VI		0.64	25	µg/L
62	Cyanide (CN-)	<	2	66	µg/L
63	Mercury	<	0.1	0.29	µg/L
64	Sodium		46,000	490000	µg/L
65	Antimony	<	0.5	6	µg/L
66	Arsenic	<	1	25	µg/L
67	Selenium	<	2	10	µg/L
68	Barium		92	1000	µg/L
69	Beryllium	<	0.5	4	µg/L
70	Boron (total)		44	5000	µg/L

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Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Continued from previous page....

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
71	Cadmium	<	0.1	2.7	µg/L
72	Chromium Total	<	5	50	µg/L
73	Cobalt		0.68	3.8	µg/L
74	Copper		2.3	87	µg/L
75	Lead	<	0.5	10	µg/L
76	Molybdenum		4.1	70	µg/L
77	Nickel		3.1	100	µg/L
78	Silver	<	0.1	1.5	µg/L
79	Thallium		0.063	2	µg/L
80	Uranium		0.63	20	µg/L
81	Vanadium		0.68	6.2	µg/L
82	Zinc	<	5	1100	µg/L

Remedial action and mitigation

Remediated soils

Estimated quantities of the soil, if any, originating at and remaining on the record of site condition property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil. Indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

Soil remediation process	Estimated quantity of soil (in ground-volume in cubic metres)
	0.0

Description of remediation

Description of any action taken to reduce the concentration of contaminants (including soil removals) on, in or under the record of site condition property.

N/A

Soil or sediment removed and not returned

Estimated quantities of soil or sediment, if any, removed from and not returned to the record of site condition property.

Estimated quantity of soil (in ground-volume in cubic metres)	0.0
Estimated quantity of sediment (in ground-volume in cubic metres)	0.0

Soil brought to the property

Estimated quantity of the soil, if any, being brought from another property to and deposited at the record of site condition property, not including any soil that may have originated at but been remediated off the record of site condition property and that is identified in section 28 of Schedule A.

Estimated quantity of soil brought to the property (in ground-volume in cubic metres)	0.0
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Ground water control or treatment measures

Ground water control or treatment measures that were required for the record of site condition property prior to the certification date for the purpose of submitting the record of site condition for filing.

N/A

Ground water control or treatment measures that are required for the record of site condition property after the certification date.

N/A

Estimated volume of ground water, if any, removed from and not returned to the record of site condition property.

Estimated volume of ground water (in litres)	0.0
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Other activities including risk management measures

Constructed works that prior to the certification date for the purpose of submitting the record of site condition for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.

N/A

Constructed works that after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.

N/A

Monitoring or Maintenance**Soil Management Measures**

Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the record of site condition property, after the certification date.

N/A

Ground water management measures

Ground water monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works or known existing contaminants, if any, on the record of site condition property, after the certification date.

N/A

Remediated or removed soil, sediment or ground water from near property boundary

Has any soil, sediment or ground water at the record of site condition property that is or was located within 3 metres of the record of site condition property boundary been remediated or removed for the purpose of remediation?

No

E **Qualified person's statements and certifications**

As the qualified person, I certify that:

☒ A phase one environmental site assessment of the record of site condition property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☒ A phase two environmental site assessment of the record of site condition property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☒ The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.

As of 2018/05/22, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any ☒ contaminants in the soil, ground water or sediment on, in or under the record of site condition property that would interfere with the type of property use to which the record of site condition property will be put, as specified in the record of site condition.

☒ Ground water sampling has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

As of 2018/05/22, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the record of site condition property meets the applicable stratified ☒ site condition standards prescribed by section 38 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this record of site condition is filed, except for those contaminants (if any) specified in this record of site condition at Table 2, maximum contaminant concentrations compared to standards specified in a risk assessment.

As of 2018/05/22, the maximum known concentration of each contaminant in soil, sediment ☒ and ground water at the record of site condition property for which sampling and analysis has been performed is specified in this record of site condition at Table 1, maximum contaminant concentrations compared to applicable stratified site condition standards.

☒ I am a qualified person and have the qualifications required by section 5 of the regulation.

☒ I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.

I acknowledge that the record of site condition will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the

☒ Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

The opinions expressed in this record of site condition are engineering or scientific opinions made in accordance ☒ with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.

I do not hold and have not held and my employer GOLDER ASSOCIATES LTD.

☒ does not hold and has not held a direct or indirect interest in the record of site condition property or any property which includes the record of site condition property and was the subject of a phase one or environmental site assessment or risk assessment upon which this record of site condition is based.

☒ To the best of my knowledge, the certifications and statements in this part of the record of site condition are true as of 2018/05/22.

☒ By signing this record of site condition, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, ERIC HOOD, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2018/08/10:

a) signing this record of site condition submission as a qualified person; and

b) making all certifications required as a qualified person for this record of site condition.

☒

☒ I agree

Additional documentation provided by property owner or agent

The following documents have been submitted to the Ministry of the Environment and Climate Change as part of the record of site condition

Lawyer's letter consisting of a legal description of the property
Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired
A Current plan of survey
Area(s) of potential environmental concern
Table of current and past uses of the phase one property
Phase 2 conceptual site model
Owner or agent certification statements

As an owner:

1. I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of August 3, 2018.
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

Name of Owner: The Corporation of the County of Simcoe

Signature: 

Date Signed: August 3, 2018

Name of Person Signing: Robert McCullough

I, Robert McCullough, am authorized to and hereby do bind The Corporation of the County of Simcoe.