



Terraprobe

*Consulting Geotechnical & Environmental Engineering
Construction Materials Inspection & Testing*

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
61 ALFRED STREET
TOWN OF THE BLUE MOUNTAINS ONTARIO**

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1.0 EXECUTIVE SUMMARY

Shaw McLellan, Barristers & Solicitors (Shaw McLellan) retained Terraprobe Inc. (Terraprobe), to complete a Phase One Environmental Site Assessment (Phase One ESA) of the Phase One Property (Property) located at 61 Alfred Street in the Town of The Blue Mountains, Ontario.

The Property is square shaped, with a total area of approximately 1.2 ha (3 acres). The Property was developed with a house and a portion of the property was formerly used as an orchard. The Property was considered to be in Residential Land Use by the Ontario Ministry of the Environment and Climate Change (MOECC). It is understood that the Property will be potentially sold and used for Residential uses. The Phase One ESA is required for due diligence purposes only.

At the request of the client six (6) shallow soil samples were obtained from the area of the property that was once an orchard. The soil samples were taken at approximately 0.3m below ground surface. Three (3) of the six (6) samples indicated a presence of DDE which is a metabolite of DDT. It is expected that DDT would have been used at the orchard in the past. In the 1950's and 1960's use in Canada was prevalent as DDT was seen as a cheap and effective pesticide. Two (2) of the six (6) soil samples indicate a presence of DDE above the MOECC Table 3 Standards (0.26 µg/g). Samples taken from SA3 and SA6 reported results of 0.31µg/g and 0.5 µg/g respectively. Sample SA2 indicated a presence of DDE at a level of 0.13 µg/g which meets Table 3 Standards. The remaining samples were below detection limits.

If an RSC is required in the future, a Phase Two Environmental Site Assessment and a remediation of the DDE impacted soil will be required.



2.0 INTRODUCTION

Shaw McLellan, Barristers & Solicitors (Shaw McLellan) retained Terraprobe Inc. (Terraprobe), to complete a Phase One Environmental Site Assessment (Phase One ESA) of the Phase One Property (Property) located at 61 Alfred Street in the Town of the Blue Mountains, Ontario.

The Property is square shaped, with a total area of approximately 1.2 ha (3 acres). The Property is developed with a residential home. The Property is considered Residential Land Use by the MOECC. The Phase One ESA is required for due diligence purposes to support a future sale of the property.

The general location of the Property is presented on Figure 1, the layout of the Property and notable features are presented in Figure 2.

2.1 Phase One Property Information

The Property information is provided below:

Legal Description	LT1-3 PL 105 Thornbury
PIN(s)	37135-0096 (LT)
Municipal Address	61 Alfred Street, Town of the Blue Mountains
Zoning	D, R3 as per zoning map
Area	1.2 ha (3 acres)
Property Owner Information	Annie Isabel Johnson Roger James Johnson Malcolm John Johnson
Persons, other than Property Owner, who engaged the Qualified Person to conduct the Phase One ESA	The Property Owner engaged the Qualified Person to conduct the Phase One ESA



3.0 SCOPE OF INVESTIGATION

3.1 Purpose of Investigation

The Phase One ESA was conducted to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04, as amended (O.Reg. 153/04). The objectives of the Phase One ESA were as follows, per O.Reg. 153/04:

- To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the phase one property
- To determine the need for a Phase Two Environmental Site Assessment
- To provide a basis for carrying out any Phase Two Environmental Site Assessment required
- To provide adequate preliminary information about environmental conditions in the land or water on, in or under the Phase One Property for the conducting of a Risk Assessment following completion of a Phase Two Environmental Site Assessment (if required)

The Phase One ESA involved the following principal tasks:

- A review of records and reports regarding historical and current use and activities for the Property and Study Area
- Interviews with available individuals having knowledge of current and/or past site activities
- An inspection of the Property and observation of the Study Area
- Evaluation of the information obtained and documentation of the results of the review

Sampling and analysis of soil, ground water, or other materials (e.g. construction materials, air) were not conducted as part of Phase One ESA.

3.2 Records Review

The records review provides information on historical and current activities. The objectives of the records review were as follows:

- To obtain and review records that relate to the current and past uses, site features and activities at the Property
- To obtain and review records that relate to PCAs, water bodies, and areas of natural significance in the Phase One Study Area and the Property
- Based on the above, to provide an assessment of actual and/or potential contaminating activities and concerns with respect to the environmental condition of the Property

The following sources of information were reviewed:



- Archival information for the Property including aerial photographs, topographic maps, historical maps and drawings
- Property specific environmental reports and/or operating records (e.g., Certificates of Approval, waste generator registration, approvals, permits) provided to Terraprobe Inc.
- Geological and hydrogeological information in published government maps reports and/or databases
- Databases maintained by Risk Information Services (ERIS) containing environmentally related information from private, provincial, and federal sources
- Available fire insurance plans and insurance inspection reports
- Published Ontario MOECC directories related to registered PCB storage sites and active and closed landfill sites
- The Ontario Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Information Centre database for information specific to natural areas, such as locations of environmentally sensitive areas
- Published information regarding an Official Plan and zoning information for the area
- Sensitivity mapping by the local Conservation Authority
- Well head protection mapping by the local Conservation Authority

3.3 Interviews

The objectives of the interview were:

- To identify PCAs and/or potential contaminant pathways in, on or under the Property

Key personnel were interviewed and asked questions related to specific site activities, such as:

- The nature of the operations
- Handling and storage of environmentally sensitive products and related wastes
- Environmental approvals and registrations
- Knowledge of previous reports related to the environmental condition of the Property
- Issues related to non-compliance, orders, or charges related to environmental conditions on the Property
- Construction or renovation work conducted on the Property

3.4 Site Reconnaissance

The objectives of the site reconnaissance were:



- To identify PCAs on the Property based on observations of current and past uses
- To identify PCAs in the Study Area based on observations of current and past uses
- To identify potential pathways for contamination migration at the Property and Study Area

The site reconnaissance included a review and evaluation of PCAs, including the following:

- Activities and practices including site operations, processes and waste management currently carried out on the Property
- Evidence of past waste disposal, landfill or fill placement on the Property
- The presence of hazardous or toxic chemicals, materials or processes on the Property
- The presence of existing or former aboveground or underground fuel storage tanks on the Property
- Identification of heating and cooling systems on the Property
- The presence of floor cracks, hydraulic hoists, elevators, sumps and drains, wells, pits and lagoons on the Property
- Identification of water supply source to the Property
- The presence of various designated substances and building materials, including friable and non-friable asbestos, PCB-containing materials and electrical equipment, lead-based paint, mould, and chlorofluorocarbons (CFCs) in air-conditioning and refrigeration equipment on the Property
- Evidence of stained or odorous soils and stressed vegetation on the Property

In addition, an inspection of adjacent properties and the properties located within the Phase One Study Area was completed. The inspection of off-site properties was completed to identify Potentially Contaminating Activities, which may cause an Area of Environmental Concern to be identified for the Property. The inspection of off-site properties was limited to inspection from the Property boundaries and publicly accessible areas (roads, sidewalks, etc.).

3.5 Documentation and Evaluation of Information

The information obtained from the records review, interviews and site reconnaissance was described, documented and evaluated as summarized below:

- Documentation of information, as noted in subsequent sections of the report
- Description of past occupants and site uses
- Description of PCAs
- Description of APECs
- Development of a Phase One Conceptual Site Model



4.0 RECORDS REVIEW

4.1 General

4.1.1 Phase One Study Area Determination

As required under O.Reg. 153/04, the Phase One Study Area (Study Area) consisted of the area including the Phase One Property and any other properties that are located, wholly or partly, within 250 m from the nearest point on a boundary of the phase one property. Based on the geology, the historical development and land use on the Property and surrounding area, the Qualified Person determined that a 250 m radius around the Property was sufficient to identify PCAs that could potentially cause APECs on the Property. No additional properties outside the 250 m radius were included in the Study Area. The Phase One Study Area is shown on Figure 3.

4.1.2 First Developed Use Determination

The determination of first developed use was based on the review of aerial photographs, historical mapping, and property ownership records. The details and evaluation of the above noted information sources are provided in subsequent sections of this report.

Based on the evaluated information:

- The Property passed from Crown ownership in 1824
- The Property was first developed for residential in 1824
- The Property is currently developed as residential

The table of Current and Past Land Uses of the Property is provided in Appendix A.

4.1.3 Fire Insurance Plans and Insurance Inspection Reports

Insurance inspection reports and Fire Insurance Plans (FIP) was searched through municipal sources and private organizations. The FIPs, with reference to the Property location, are provided in Appendix E. The relevant information is summarized below.

61 Alfred St., Thornbury, 1925 N/A Sheet Number 4,4A.

No PCAs were identified from the Fire Insurance Plans.

4.1.4 Chain of Title

A Chain of Title search for the Property dating back to Crown ownership was completed and summarized below.

- The Property transferred from Crown ownership to private individuals in 1824
- The Property continues to be owned by private individuals
- The Property transferred to the current property owner in 1970



The Chain of Title is provided in Appendix G. The information is presented on the Table of Current and Past Land Uses in Appendix A.

4.1.5 City Directory Search

A City Directory search was not carried out as the Property has been used as a home for the last 100 years or more.

4.1.6 Environmental Reports

No additional environmental reports were available to Terraprobe for review.

4.2 Environmental Source Information

4.2.1 ERIS

Environmental Risk Information Services Ltd. (ERIS) is an organization that maintains and searches various government and private databases for property-related environmental information. A search of the ERIS databases was requested for the Property and Study Area. The ERIS Report is provided in Appendix H. There were no records found for the Property.

No PCAs were identified in the ERIS Report that would cause an APEC on the Property.

4.2.2 Other Source Information

Other environmental source information was searched as part of the Phase One ESA. The information that was searched includes:

- Freedom of Information (FOI) request to the MOECC. The FOI request determines if information regarding orders, investigations or other information on file with respect to the Property
- Technical Standards and Safety Authority (TSSA) was contacted in regards to records related to storage tanks for petroleum related products with respect to the Property
- The local Conservation Authority was contacted to determine if the Property was considered regulated under the Conservation Authorities Act and Ontario Regulations 42/06, 146/06 to 182/06 and 97/04
- Municipal Zoning and Official Plan information was reviewed

The information requests and responses are provided in Appendix K and are summarized below.



Information Request	Response
MOECC FOI	A response from the MOECC to the FOI request has not been received as of the date of this report.
TSSA	A response from the TSSA request has been received. TSSA does not have any records for this property.
Conservation Authority	The Conservation Authority web mapping was reviewed. The Property is not regulated by the Conservation Authority.
Zoning	The local zoning by-law and Official Plan was reviewed. The Property is zoned D, R3

4.3 Physical Setting Sources

4.3.1 Aerial Photographs and Historic Mapping

Aerial photographs, satellite imagery and historic maps were reviewed. Aerial photographs, satellite images and historic maps were selected based on available dates and scale in order to provide as much information as reasonably practical regarding the development of the Property and Study Area from first developed land use until the present development of the Property. The state of development of the Property and Study Area is summarized below:

Date	Source	Property	Study Area
1974	Aerial	Property appears to have a house	Some development, agricultural
1976	Aerial	Property appears to have a house	Some development, agricultural
1987	Aerial	Property appears to have a house	Some development, agricultural
2010	Aerial	Property appears to have a house	Residential development
2015	Aerial	Property appears to have a house	Residential development

A selection of aerial photographs and historic maps are presented in Appendix E

4.3.2 Topography Hydrology, Geology

A topographic map from the MNRF and the geological mapping produced by the Ontario Ministry of Northern Development and Mines - Ontario Geological Survey was reviewed. Please note for the Town of The Blue Mountains the topographic map is produced by the County of Grey from information provided by the MNRF. The information gleaned from the mapping is summarized below. The maps are provided in Appendix I.



Topography	The approximate elevation of the Property is 200 masl.
Hydrogeology	The nearest water body is Georgian Bay, which is located approximately 1.3km north and east of the Property. The approximate depth to ground water, based on Water Well Records in the local area, is expected to be below 9m. Ground water and surface water is expected to flow to the northeast towards Georgian Bay.
Geology (overburden)	The overburden consists of undifferentiated glaciolacustrine deposits; sand, gravelly sand and gravel.
Geology (bedrock)	The bedrock on the site is of the Georgian Bay Formation which is comprised of grey shale with limestone upper interbeds.
Geology (depth to bedrock)	The depth to bedrock is unknown.

4.3.3 Fill Materials

Based upon the historic land use of the property, it is not probable that historic filling occurred across the property.

4.3.4 Water Bodies, Wetlands and Areas of Natural Significance

Mapping from the MNRF was reviewed to determine if water bodies were present on the Property and within the Study Area. The MNRF National Heritage Information Centre database for listings of Areas of Natural or Scientific Interest (ANSIs) was reviewed. The information is summarized below.

Water Bodies (Property)	<ul style="list-style-type: none"> No water bodies were identified on the Property
Water Bodies (Study Area)	<ul style="list-style-type: none"> Georgian Bay, 1.3km north and east of the Property
Wetland (Property)	<p><u>Provincially Significant</u></p> <ul style="list-style-type: none"> No Provincially Significant wetlands were present on the Property <p><u>Non- Provincially Significant</u></p> <ul style="list-style-type: none"> No Non- Provincially Significant wetlands were present on the Property <p><u>Unevaluated</u></p> <ul style="list-style-type: none"> No Unevaluated wetlands were present on the Property



Wetland (Study Area)	<u>Provincially Significant</u> <ul style="list-style-type: none"> No Provincially Significant wetlands were present in the Study Area <u>Non- Provincially Significant</u> <ul style="list-style-type: none"> No Non- Provincially Significant wetlands were present in the Study Area <u>Unevaluated</u> <ul style="list-style-type: none"> No unevaluated wetlands were present in the Study Area
ANSIs (Property)	<u>Provincially Significant Life Science ANSI</u> <ul style="list-style-type: none"> No Life Science ANSIs were identified on the Property <u>Provincially Significant Earth Science ANSI</u> <ul style="list-style-type: none"> No Earth Science ANSIs were identified on the Property
ANSIs (Study Area)	<u>Provincially Significant Life Science ANSI</u> <ul style="list-style-type: none"> No Life Science ANSIs were identified in the Study Area <u>Provincially Significant Earth Science ANSI</u> <ul style="list-style-type: none"> No Earth Science ANSIs were identified on the Property

4.3.5 Archaeological Resources or Areas of Archaeological Potential

The Property has not been designated a provincial heritage significance under the Ontario Heritage Act. No additional archaeological evaluation of the Property was conducted as part of the Phase One ESA.

4.3.6 Species at Risk

No science based assessment of potential species at risk or species habitat was conducted as part of the Phase One ESA.

4.3.7 Well Records

The MOECC well records database was searched through ERIS and through the MOECC online Water Well Database for records located on the Property and in the Study Area (within 250 m). A copy of the Well Records are provided in Appendix J and are summarized below.

Water Wells (Property)	<ul style="list-style-type: none"> No drinking water wells on the Property No other water wells located on the Property
Water Wells (Study Area)	<ul style="list-style-type: none"> No drinking water wells in the Study Area No other wells were located within the Study Area



Stratigraphy	<ul style="list-style-type: none">• Well #2568<ul style="list-style-type: none">• 0 to 4.5 m – clay and stones• 4.5 to 14m – dirty sand and gravel• 14 to 18 m – grey clay• 18 to 30m – sand and gravel with clay streaks• Well #A066458<ul style="list-style-type: none">• 0 to 0.2 m – topsoil• 0.2 to 1.5 m sand• 1.5 to 5.0 silt
Depth to Water Table	<ul style="list-style-type: none">• 9.1 m
Depth to Bedrock	<ul style="list-style-type: none">• unknown

4.4 Site Operating Records

No site operating records were provided for review.



5.0 INTERVIEWS

Name	Malcolm Johnson
Date	May 27, 2016
Location of Interview	61 Alfred Street, Town of the Blue Mountains
Method of Interview	In person
Reason for Selection	Owner
Assessment of the Information	The information provided appeared to be accurate
Current and Past Site Activities	<p>Property is currently used as a residential home.</p> <p><i>How long has the site been used for its current purpose? How long has your company been at this location?</i></p> <p>Over 100 years, portion of it was used as an orchard in the past.</p>
Items of Potential Environmental Concern	<p><u>General</u></p> <p><i>Are herbicides, pesticides, or other agricultural chemicals being used on the property?</i></p> <p>No, but a portion was formerly an orchard. Discussed previous orchard location.</p>
Waste Generation and Emissions	Not applicable – residential home
Environmental Reports, Remediation and Public Agencies	Not applicable



6.0 SITE RECONNAISSANCE

6.1 General Requirements

Date of Investigation	2016-05-27
Time of Investigation	1:30 p.m. to 2:30p.m.
Weather Conditions	25 °C
Duration of Investigation	Approximately 1hour
Was the Facility Operating? (only for enhanced investigation)	Not Applicable
Person Conducting Investigation and Qualifications	Kimberley Pickett, B.Sc., C.E.T.

6.2 Specific Observations at Phase One Property

The site reconnaissance included a walking tour of the Property, as well as compiling written and photographic records. Site features are presented on Figure 2, and site photographs are presented in Appendix F.

6.2.1 Building and Structure Descriptions

The building and/or structure description and interior finishes present on the Property are provided below.

Address: 61 Alfred Street, Town of the Blue Mountains (House)	
Building Component	Description
Building Configuration	house
Footprint	222 m ²
Height	2 storeys above and 1 storey below grade
Roof	shingle
Construction Date	1900's
Exterior Finish	brick
Interior Walls	drywall
Interior Floors	Carpet, vinyl, wood



Address: 61 Alfred Street, Town of the Blue Mountains (House)	
Building Component	Description
Interior Ceilings	drywall
Interior Lighting	incandescent
Building Entry and Exit Points	front and back door
Heating Systems	gas
Cooling Systems	n/a
Drains, Pits and Sumps	n/a
Unidentified Substances	n/a
Staining and Corrosion	n/a

Address: 61 Alfred Street, Town of the Blue Mountains (Garage)	
Building Component	Description
Building Configuration	garage
Footprint	n/a
Height	Single storey
Roof	shingle
Construction Date	n/a
Exterior Finish	siding
Interior Walls	wood
Interior Floors	concrete
Interior Ceilings	open
Interior Lighting	fluorescent
Building Entry and Exit Points	front and back door
Heating Systems	none



Address: 61 Alfred Street, Town of the Blue Mountains (Garage)	
Building Component	Description
Cooling Systems	n/a
Drains, Pits and Sumps	n/a
Unidentified Substances	n/a
Staining and Corrosion	n/a

6.2.2 Designated substances and Other Special Attention Items

The inspection was carried out in accessible areas and included an assessment of the potential presence of the following materials:

- Designated substances (i.e., acrylonitrile, asbestos, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica, vinyl chloride)
- Polychlorinated biphenyls (PCBs)
- Ozone depleting substances
- Urea-formaldehyde foam insulation (UFFI)
- Special attention items (i.e., mould, radioactive materials)

The presence of these materials is summarized below.

Asbestos	No construction materials containing asbestos were observed during the site inspection.
Lead	No materials containing lead were observed during the site inspection.
Mercury	No materials containing mercury were observed during the site inspection.
PCBs	No PCB-containing materials were observed during the site inspection.
Ozone Depleting Substances	No ozone depleting substances were observed during the site inspection.
UFFI	No UFFI products were observed during the site inspection.
Mould	No mould or areas of excessive dampness were observed during the site inspection.
Radioactive Materials	No manmade sources of radiation were observed during the site inspection.
Herbicides and Pesticides	During the site inspection, no materials containing herbicides or pesticides were observed to be stored or used at the site



6.2.3 Below Ground Structures

No below ground structures were observed on the Property during the site inspection.

6.2.4 Above Ground Storage Tanks

No aboveground storage tanks, or evidence of historical aboveground storage tanks, were observed at the Property.

6.2.5 Under Ground Storage Tanks

No underground storage tanks (or evidence of underground storage tanks) were observed on the Property at the time of the site inspection.

6.2.6 Exterior Site Conditions

The Property is primarily manicured grass. There is a driveway on the property in front of the garage. Additional details of the Property are provided below.

Water Sources	Municipal
Underground Utilities and Services	Utility locations were not obvious during site visit
Current and Former Wells	No wells observed
Sewage Works	Municipal
Railways	No railways observed on or adjacent to the Property
Stained and Odorous Soils	No stains or odorous soils
Stressed Vegetation	No stressed vegetation were observed
Fill Materials	No fill materials observed and it was reported that none was brought in
Watercourses, Ditches or Standing Water	No water courses on the Property
Air Emissions	N/A
Roads, Parking Facilities, and Right-of-Ways	N/A
Waste Handling	N/A



6.3 Enhanced Investigation Property

The current and historical activities on the Property do not qualify the site as an Enhanced Investigation Property.

6.4 Investigation of Phase One Study Area

At the time of the site inspection, the land uses were noted on the properties immediately adjacent to the Property as summarized below.

Direction	Land Uses
North	Residential
East	Community Use
South	Residential
West	Residential

6.5 Written Description of Investigation

The site reconnaissance included a walking tour of the Property conducted on May 27, 2016, by Kimberley Pickett, B.Sc., C.E.T. The tour consisted of an inspection of the Property and all building and structures. Written and photographic records regarding the condition of the Property were compiled.

6.6 Potentially Contaminating Activities

Due to the previous orchard on the property, the use of pesticides is likely. PCA#40 was identified through the site inspection. At the request of the client six (6) shallow soil samples were obtained from the area of the property that was once an orchard. The soil samples were taken at approximately 0.3m below ground surface. Three (3) of the six (6) samples indicated a presence of DDE which is a metabolite of DDT. It is expected that DDT would have been used at the orchard in the past. In the 1950's and 1960's use in Canada was prevalent as DDT was seen as a cheap and effective pesticide. Two (2) of the six (6) soil samples indicate a presence of DDE above the MOECC Table 3 Standards (0.26 µg/g). Samples taken from SA3 and SA6 reported results of 0.31µg/g and 0.5 µg/g respectively. Sample SA2 indicated a presence of DDE at a level of 0.13 µg/g which meets Table 3 Standards. The remaining samples were below detection limits.

PCA	Location	Description
PCA - 1	On Property	#40 Pesticides (including Herbicides, Fungicides and anti-fouling agents) Manufacturing Processing bulk storage large scale applications



7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

Current and past uses of the Property were determined from historical aerial photographs, fire insurance plans, chain of title documents and city directories. The current and past uses of the site are provided in Appendix A, in a form approved by the MOECC under O.Reg. 153/04.

7.2 Potentially Contaminating Activities

The Phase One Environmental Site Assessment identified the following Potentially Contaminating Activities (PCAs) on the Property and within the Study Area. The locations of the PCAs are illustrated in Figure 3.

7.3 Areas of Potential Environmental Concern

The Potentially Contaminating Activities identified in Section 7.2 were evaluated for their potential to create an Area of Potential Environmental Concern on the Phase One Property through consideration of:

- The type of PCA
- The potential magnitude of the PCA (e.g. small-scale waste generation versus significant commercial activity)
- The Potential Contaminants of Concern (PCoC) associated with the PCA
- The nature of those PCoCs in terms of their mobility in soil, ground water, and sediment as applicable
- The anticipated direction of ground water flow
- The anticipated hydraulic conductivity of saturated media
- The distance between the PCA and the Property

The analysis and rationale used to determine that a particular PCA does not create an APEC is provided in Section 7.2. The APECs identified are presented in a form approved by the Director in Appendix B.

The physical area of each APEC is illustrated on Figure 5. Please note that the area illustrated does not necessarily represent the complete potential area of impact, but represents the most likely potential area of impact, and thus represents the area that would first require intrusive investigation in a Phase Two ESA should a Phase Two ESA be conducted.

7.4 Phase One Conceptual Site Model

The Phase One Conceptual Site Model is presented in Appendix C and includes Figures 1 through Figure 5.



7.5 Uncertainty or Absence of Information

A discussion and description of how any uncertainties or absence of information may affect the conclusion as to the presence of any Area of Potential Environmental Concern or the validity of the Phase One Conceptual Site Model is provided in the table below.

Component	Uncertainty of Absence of Information	Effect on Phase One CSM
Fire Insurance Plans	Fire Insurance Plans, which include the Phase One Property, were obtained as part of the investigation. As such, there exists no known void or absence of information for this component.	No anticipated effect upon the Phase One CSM
Chain of Title	Chain of Title dating back to Crown ownership was obtained as part of the investigation. As such, there exists no known void or absence of information for this component.	No anticipated effect upon the Phase One CSM
Environmental Reports	All Environmental Reports, available to Terraprobe Inc., were reviewed as part of the investigation. As such, there exists no known void or absence of information for this component.	No anticipated effect upon the Phase One CSM
Environmental Source Information	Environmental Source Information was searched through a combination of Environmental Risk Information Services (ERIS) and Freedom of Information requests (FOI). As such, there exists no known void or absence of information for this component.	No anticipated effect upon the Phase One CSM
Aerial Photographs	Aerial Photographs were obtained from combination federal, provincial, municipal and private sources. The series of air photos selected represent the development of the Phase One Property and Phase One Study Area. As such, there exists no known void or absence of information for this component.	No anticipated effect upon the Phase One CSM
Topography, Hydrogeology and Geology	The Topography, Hydrogeology and Geology were evaluated through available resources from the MNRF as well as Water Well Records. As such, there exists no known void or absence of information for this component	No anticipated effect upon the Phase One CSM
Water Bodies and Areas and Natural Significance	Water Bodies and Areas of Natural Significance were evaluated through available resources from the MNRF, local conservation authorities and the MOECC. As such, there exists no known void or absence of information for this component	No anticipated effect upon the Phase One CSM
Well Records	Well Records through the summary provided by Environmental Risk Information Services (ERIS) as well as the MOECC Water Well Information System (WWIS). As such, there exists no known void or absence of information for this component	No anticipated effect upon the Phase One CSM



Component	Uncertainty of Absence of Information	Effect on Phase One CSM
Site Reconnaissance	Unrestricted access to the Phase One Property was provide during the Site Reconnaissance. As such, there exists no known void or absence of information for this component	No anticipated effect upon the Phase One CSM
Interviews	Interviews with persons knowledgeable regarding the current and historic environmental condition of the Phase One Property were conducted. As such, there exists no known void or absence of information for this component	No anticipated effect upon the Phase One CSM

Based upon the information obtained, as noted above, it is the belief of the QP_{ESA} that there are no significant uncertainties or absence of information that would affect the conclusion as to the presence of an APEC or the validity of the Phase One Conceptual Site Model.



8.0 CONCLUSIONS

8.1 Phase Two ESA Required Before Record of Site Condition

The Potentially Contaminating Activities on the Property and in the Study Area were determined based upon the assessment of the information contained within Section 4.0 Records Review, Section 5.0 Interviews and Section 6.0 Site Reconnaissance of this report. Areas of Potential Environmental Concern were identified for the Phase One Property.

As such, if a Record of Site Condition is required in the future a Phase Two Environmental Site Assessment and remediation of DDE impact soil will be required.

8.2 Record of Site Condition Based on Phase One ESA Alone

A Record of Site Condition has not been requested by the client at this time.

8.3 Soil Results and Conclusions

At the request of the client six (6) shallow soil samples were obtained from the area of the property that was once an orchard. The soil samples were taken at approximately 0.3m below ground surface. Three (3) of the six (6) samples indicated a presence of DDE a metabolite of DDT. It is expected that DDT would have been used at the orchard in the past. In the 1950's and 1960's use of DDT in Canada was prevalent as it was seen as a cheap and effective pesticide. Two (2) of the six (6) soil samples indicated levels of DDE above the MOECC Table 3 Standard (0.26 µg/g). Samples taken from SA3 and SA6 reported results of 0.31 µg/g and 0.5 µg/g respectively. Sample SA2 indicated a presence of DDE at a level of 0.13 µg/g which meets Table 3 Standards. The remaining samples were below detection limits. Prior to the filing of a RSC, a Phase Two Environmental Site Assessment and remediation of the DDE impacted soil will have to take place.



9.0 SIGNATURES

The Phase One Environmental Site Assessment has been completed under the direction and supervision of Matthew Bielaski, P.Eng., QP_{ESA}. The findings and conclusions presented in this report have been determined on the basis of the information that was obtained and reviewed, and on an assessment of the existing conditions on the Phase One Property and properties within the Phase One Study Area.

The Phase One Environmental Site Assessment was completed in accordance with Ontario Regulation 153/04 (Records of Site Condition–Part XV.1 of the Environmental Protection Act). The objectives and requirements set out in that Ontario Regulation 153/04, for a Phase One Environmental Site Assessment, were applied in carrying out this environmental site assessment and preparation of the report. The Phase One Environmental Site Assessment met the requirements set out in that Ontario Regulation 153/04.



for Kimberley Pickett, B.Sc., C.E.T.
Project Manager



Matthew Bielaski, P.Eng., QP_{ESA}
Associate



10.0 REFERENCES

1. Armstrong, D.K. and Dodge, J.E.P. *Paleozoic Geology Map of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release--Data 219.
2. Chapman, L.J. and Putnam, D.F. 2007. *The Physiography of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release--Data 228.
3. Ontario Ministry of the Environment and Climate Change, January 1993. *Ontario Inventory of PCB Storage Sites*. ISBN 0-7778-0836-6.
4. Ontario Ministry of the Environment and Climate Change, June 1991. *Waste Disposal Site Inventory*. ISBN 0-7729-8409-3.
5. The Ontario Geological Survey. 2003. *Surficial Geology of Southern Ontario*.
6. County of Grey web mapping.
7. NVCA web mapping.
8. The Town of The Blue Mountains Official Plan.



11.0 LIMITATIONS AND USE OF THE REPORT

This report was prepared for the exclusive use of Malcolm Johnson c/o Shaw McLellan and is intended to provide an assessment of the environmental condition on the Phase One Property located at located at 61 Alfred Street in the Town of The Blue Mountains, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Terraprobe Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, including consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The assessment should not be considered a comprehensive audit 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 One Environmental Site Assessment by Terraprobe Inc. It was based on the conditions on the Phase One Property at the time of the site inspection supplemented by a review of historical information to assess the environmental conditions regarding the Phase One Property, as reported herein.

Sampling and analysis of soil, ground water or any other material was not carried out as part of this assessment. Consequently, the presence and/or extent of any adverse environmental impact cannot be verified. The potential for environmental liability and/or environmental impact is an opinion that has been arrived at within the scope of this assessment.

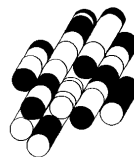
In assessing the environmental conditions/history of the Phase One Property, Terraprobe Inc. has relied in good faith on information provided by others, as noted in this report, and has assumed that the information provided by those individuals is factual and accurate. Terraprobe Inc. accepts no responsibility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

There is no warranty expressed or implied by this report regarding the environmental status of the Phase One Property. Professional judgement was exercised in gathering and analysing information collected by our staff, as well as that submitted by others. The conclusions presented are the product of professional care and competence, and cannot be construed as an absolute guarantee.

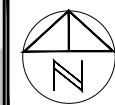
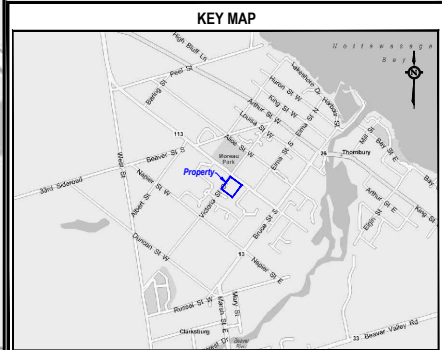
In the event that during future work new information regarding the environmental condition of the Phase One Property is encountered, or in the event that the outstanding responses from the regulatory agencies indicate outstanding issues on file with respect to the Phase One Property, Terraprobe Inc. should be notified in order that we may re-evaluate the findings of this assessment and provide amendments, as required.



FIGURES



Terraprobe Inc.



REFERENCE:

Microsoft Streets & Trips Map

NOTES:

LEGEND:

Phase One Property Boundary

PROJECT TITLE:

Phase One Environmental Site Assessment

SITE LOCATION:

61 Alfred Street West
Town of Blue Mountains (Thornbury), Ontario

FIGURE TITLE:

PHASE ONE PROPERTY LOCATION

REV NO.:

0

SCALE:

As Shown

DATE:

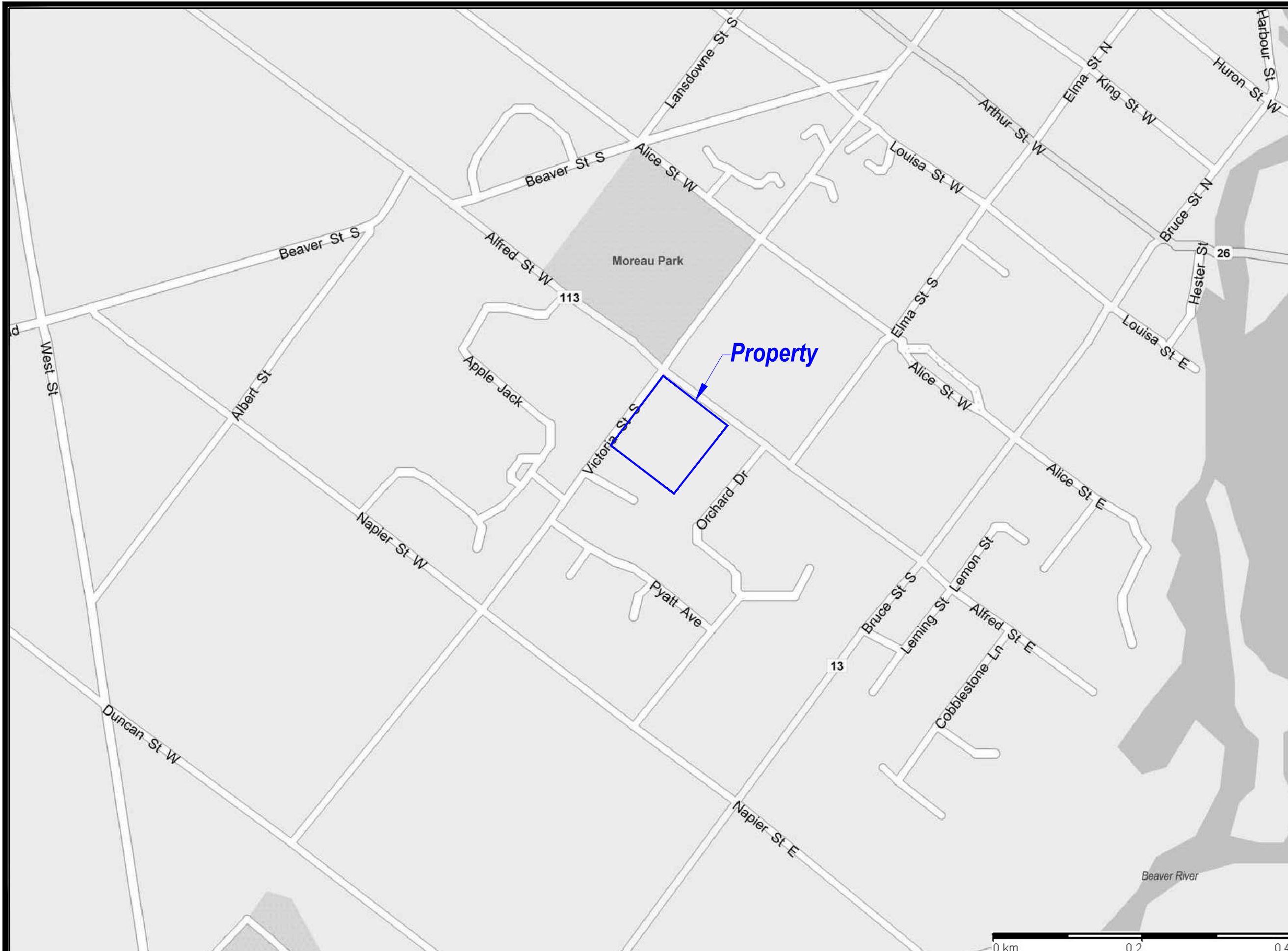
June 2016

FILE NO.:	
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3-16-0074-41

FIGURE NO.:

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13. Project Files\2016\Branch Folders\3-16-0374-6\Alfred St., Town of Blue Mountains\A. Dwyer_Logs\MudCAD3-16-0374-41-Phd_ESA_RGS.dwg, SK

A detailed street map of the area around Highway 90. The map shows several major roads including Highway 90, Highway 67, Highway 80, and Highway 100. A blue square highlights a specific property location near the intersection of Highway 90 and Highway 67. Other labeled streets include Highway 100, Highway 80, Highway 67, Highway 50, Highway 40, Highway 30, Highway 20, Highway 10, Highway 0, Highway -10, Highway -20, Highway -30, Highway -40, Highway -50, Highway -60, Highway -70, Highway -80, Highway -90, Highway -100, Highway -110, Highway -120, Highway -130, Highway -140, Highway -150, Highway -160, Highway -170, Highway -180, Highway -190, Highway -200, Highway -210, Highway -220, Highway -230, Highway -240, Highway -250, Highway -260, Highway -270, Highway -280, Highway -290, Highway -300, Highway -310, Highway -320, Highway -330, Highway -340, Highway -350, Highway -360, Highway -370, Highway -380, Highway -390, Highway -400, Highway -410, Highway -420, Highway -430, Highway -440, Highway -450, Highway -460, Highway -470, Highway -480, Highway -490, Highway -500, Highway -510, Highway -520, Highway -530, Highway -540, Highway -550, Highway -560, Highway -570, Highway -580, Highway -590, Highway -600, Highway -610, Highway -620, Highway -630, Highway -640, Highway -650, Highway -660, Highway -670, Highway -680, Highway -690, Highway -700, Highway -710, Highway -720, Highway -730, Highway -740, Highway -750, Highway -760, Highway -770, Highway -780, Highway -790, Highway -800, Highway -810, Highway -820, Highway -830, Highway -840, Highway -850, Highway -860, Highway -870, Highway -880, Highway -890, Highway -900, Highway -910, Highway -920, Highway -930, Highway -940, Highway -950, Highway -960, Highway -970, Highway -980, Highway -990, Highway -1000.



REFERENCE:
Ontario Ministry of
Natural Resources & Forestry
Interactive Map

NOTES:

LEGEND:

 Phase One Property Boundary

PROJECT TITLE:

Phase One Environmental Site Assessment

SITE LOCATION:

61 Alfred Street West
Town of Blue Mountains (Thornbury), Ontario

FIGURE TITLE:

PHASE ONE PROPERTY

REV NO.:

0

SCALE:

As Shown

DATE:

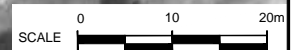
June 2016

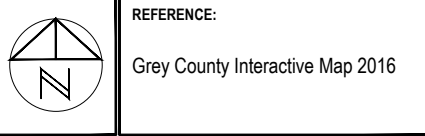
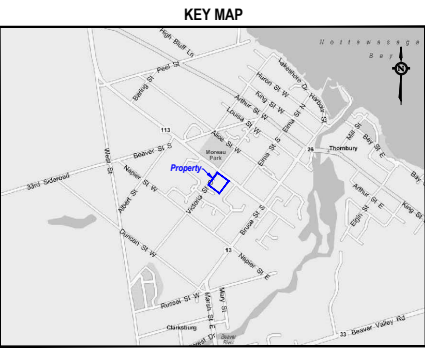
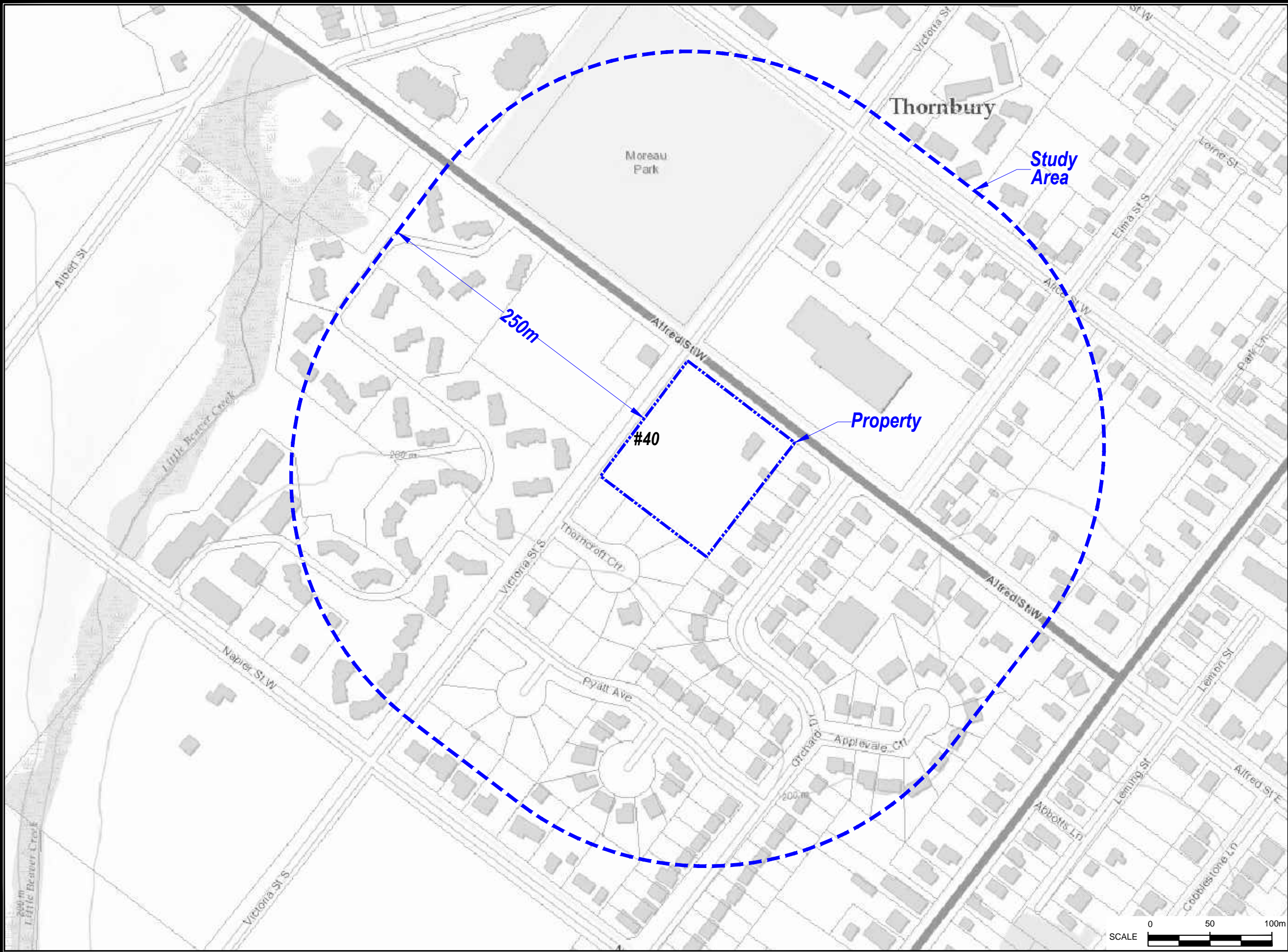
FILE NO.:

3-16-0074-41

FIGURE NO.:

2





NOTES:
PCA - Potentially Contaminating Activity

LEGEND:	
	Phase One Property Boundary
	Phase One Study Area, 250m
#40	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

PROJECT TITLE:

Phase One Environmental Site Assessment

SITE LOCATION:

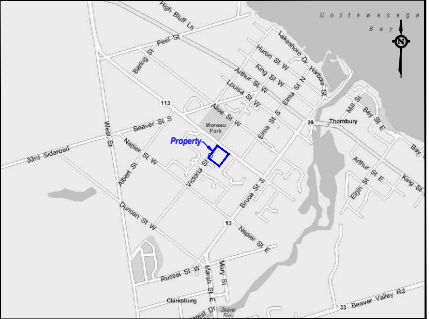
61 Alfred Street West
Town of Blue Mountains (Thornbury), Ontario

FIGURE TITLE:

PCA LOCATIONS

REV NO.: 0	FILE NO.: 3-16-0074-41
SCALE: As Shown	FIGURE NO.: 5
DATE: June 2016	

KEY MAP




REFERENCE:

Ontario Ministry of
Natural Resources & Forestry
Interactive Map

NOTES:

APEC - Area of Potential Environmental Concern

LEGEND:

 Phase One Property Boundary



PROJECT TITLE:

Phase One Environmental Site Assessment

SITE LOCATION:

61 Alfred Street West
Town of Blue Mountains (Thornbury), Ontario

FIGURE TITLE:

APEC LOCATIONS

REV NO.:

SCALE:
As Shown

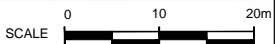
DATE: June 2016

FILE NO.:

3-16-0074-41

FIGURE NO.:

6



[illegible]

Ontario Ministry of
Natural Resources & Forestry
Interactive Map

NOTES:

LEGEND:

 Phase One Property Boundary

 Approximate Sample Location

PROJECT TITLE:

Phase One Environmental Site Assessment

SITE LOCATION:

61 Alfred Street West
Town of Blue Mountains (Thornbury), Ontario

FIGURE TITLE:

SAMPLE LOCATION PLAN

REV NO.:

SCALE:
As Shown

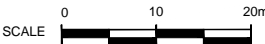
DATE: June 2016

FILE NO.:

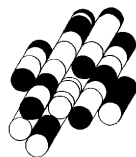
3-16-0074-41

FIGURE NO.:

7



APPENDIX A



Terraprobe Inc.

TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC 1	North Portion	#40 Pesticides (including Herbicides, Fungicides and Anti-fouling Agent Manufacturing Processing, Bulk Storage and Large Scale Applications	On-site	DDT, DDE	Soil

Notes:

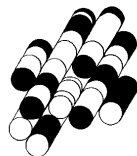
1 - Area of Potential Environmental Concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,
(a) identification of past or present uses on, in or under the phase one property, and
(b) identification of potentially contaminating activity.

2 - Potentially Contaminating Activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3 - when completing this column, identify all contaminants of potential concern using the Method Groups as identified in the Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:
ABNs, PCBs, Metals, Electrical Conductivity, SAR, CPs, PAHs, As, Sb, Se, Cr (VI),
1,4-Dioxane, THMs, Na, Hg, Dioxins/Furans, PCDDs/PCDFs VOCs, B-HWS, Methyl Mercury,
Ocs, BTEX, Cl-, high pH, PHCs, Ca, Mg, CN-, low pH

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

APPENDIX B



Terraprobe Inc.

TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Property -61 Alfred Street, Town of The Blue Mountains, ON

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
1995 to Present	Annie Isabel Johnson, Roger James Johnson, Malcolm John Johnson	Residential	Residential	Developed residential
1970 to 1995	Annie Isabel Johnson	Residential	Residential	Developed residential
1949 to 1970	The Director the Veterans' Land Act	Residential	Residential	Developed residential
1928 to 1949	James Brown	Residential	Residential	Developed residential
1896 to 1928	Isaac Johnston	Residential	Residential	Developed residential
1895 to 1896	Nelson Vernon	Residential	Residential	Developed residential
1893 to 1895	Leonore Fanson	Residential	Residential	Developed residential
1891 to 1893	William Fanson	Residential	Residential	Developed residential
1872 to 1891	Edmund Fanson	Residential	Residential	Developed residential
1824 to 1872	William Summersett (Somerset)	Residential	Residential	Developed residential
1824	Crown	Crown	Crown	
Prior to 1824	Patent	Patent	Patent	

Notes:

SI is satellite imagery

AP is aerial photograph

CD is city directory

FIP is fire insurance plan

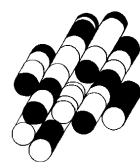
HM is Historic Map

OBM is Ontario Base Map

For each owner, specify one of the following types of Property Use (as defined in O.Reg. 153/04) that applies:

Agriculture or Other, Commercial, Community, Industrial, Institutional, Parkland, Residential

APPENDIX C



Terraprobe Inc.

PHASE ONE CONCEPTUAL SITE MODEL

61 Alfred Street, Town of the Blue Mountains, ON

Phase One CSM	Information Pertaining to Property
<i>Figures of the Phase One Study Area are provided that:</i>	
i. Show any existing buildings and structures,	Existing buildings and structures are shown on Figure 2.
ii. Identify and locate water bodies located in whole or in part on the Phase One Study Area	<p>The closest water body to the Phase One Property is Georgian Bay which is approximately 1.3km north of the property.</p> <p>All water bodies on the Phase One Property and in the Phase One Study Area are shown on Figure 1.</p>
iii. Identify and locate any Areas of Natural Significance located in whole or in part on the Phase One Study Area	Terraprobe reviewed the Ontario Ministry of Natural Resources and Forestry NHIC database for natural area listings. No Areas of Natural Significance were located in the Phase One Study Area.
iv. Locate any drinking water wells at the Phase One Property	No drinking water wells were identified on the Property during the site inspection. No records of wells on the Property were found in the MOECC Water Well Information System (WWIS).
v. Show roads, including names, within the Phase One Study Area	The Property is bounded by Albert Street and Orchard Drive. Other roads and properties within the Study Area are presented on Figure 3.
vi. Show use of properties adjacent to the Phase One Property	The Land Uses of the adjacent properties are shown on Figure 4.
vii. Identify and locate area where any potentially contaminating activity has occurred, and show tanks in such areas	One Potentially Contaminating Activity (PCA) is located on the Property and within the Study Area are shown on Figure 5.
viii. Identify and locate any areas of potential environmental concern	<p>An Area of Potential Environmental Concern (APECs) is located on the Property as shown on the Table of Areas of Potential Environmental Concern in Appendix A.</p> <p>The location of the APECs on the Phase One Property are shown on Figure 6.</p>
<i>The following is a description and assessment of:</i>	
i. Any areas where potentially contaminating activity on or potentially affecting the Phase One Property has occurred,	The Phase One Environmental Site Assessment did identify Potentially Contaminating Activities (PCAs) on the Property.



Phase One CSM	Information Pertaining to Property
ii. Any contaminants of potential concern	Contaminants of Potential Concern (CoPCs) identified the Property include: <ul style="list-style-type: none"> • DDT in soil • DDE in soil
iii. The potential for underground utilities, if any present, to affect contaminant distribution and transport,	There are hydro, gas and water lines on the Property. There is not the potential for underground utilities to affect the horizontal distribution or transport of contaminants potentially. It is assumed that utilities will be in the area of the house not near the former orchard
iv. Available regional or site specific geological and hydrogeological information,	Topography <ul style="list-style-type: none"> • The approximate elevation of the Property is 200 masl. Hydrogeology <ul style="list-style-type: none"> • The nearest water body is Georgian Bay, which is located approximately 1.3km north east of the Property. Ground water and surface water is expected to flow to the north east. Geology (overburden) <ul style="list-style-type: none"> • The overburden consists of glaciolacustrine deposits Geology (bedrock) <ul style="list-style-type: none"> • The bedrock on the Property is of the Georgian Bay formation , which is comprised of limestone.
v. How any uncertainty or absence of information obtained in each of the components of the Phase One ESA could affect the validity of the model.	No uncertainty was encountered while conducting the Phase One ESA that could affect the validity of the model.

Figures:

Figure 1 – Phase One Property Location

Figure 2 – Phase One Property

Figure 3 – Phase One Study Area

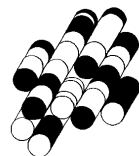
Figure 4 – Adjacent Property Land Uses

Figure 5 – PCA Locations

Figure 6 – APEC Locations



APPENDIX D



Terraprobe Inc.

FIRE INSURANCE MAP RESEARCH RESULTS

Date: 5/30/2016

Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjunction with your ERIS report.

Order Number: 20160525048

61 Alfred St W, The Blue Mountains, ON, N0H2P0

Province	City	Date	Volume	Sheet Number(s)
Ontario	Thornbury	1925	NA	4,4A

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Thornbury, Ontario, 1925



Fire Insurance Map

Address: 61 Alfred St W, The Blue Mountains, ON, N0H2P0

Map sheet(s): 4,4A

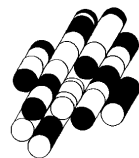
The dashed line indicates the search radius around the site: 250 m

Order Number 20160525048



© Ecolog ERIS Ltd

APPENDIX E



Terraprobe Inc.



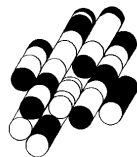
0 5 7

A24340 - 45





APPENDIX F

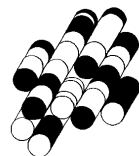


Terraprobe Inc.





APPENDIX G



Terraprobe Inc.

Project #

3-16-0074

Address:

61 Alfred Street W., Thornbury

Legal Description:

Lots 1 - 3, Plan 105, The Blue Mountains

PIN#

37135-0096 (LT)

Searched at:

Owen Sound

LRO #:

16

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	21 03 1824	Crown	William SUMMERSETT (SOMERSETT)
1463	Deed	21 02 1872	William Summersett	Edmund FANSON
314	Deed	02 07 1891	Edmund Fanson	William FANSON
452	Deed	30 08 1893	William Fanson	Leonore FANSON
601	Deed	07 05 1895	Leonore Fanson	Nelson VERNON
691	Deed	23 10 1896	Nelson Vernon	Isaac JOHNSTON
2660	Deed	03 12 1928	Isaac Johnston - Estate	James BROWN
3775	Deed	02 09 1949	James Brown - Estate	The Director The Veterans' Land Act
115178	Deed	24 03 1970	The Director The Veternas' Land Act	Annie Isabel JOHNSON

CHAIN OF TITLE REPORT

Project # 3-16-0074
Address: 61 Alfred Street W., Thornbury
Legal Description: Lots 1 - 3, Plan 105, The Blue Mountains

PIN# 37135-0096 (LT)

Searched at: Owen Sound
LRO #: 16

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
358444	Deed	28 06 1995	Annie Isabel Johnson	Annie Isabel JOHNSON - 98% int Roger James JOHNSON - 1% int Malcolm John JOHNSON - 1% int
R414299	Deed (Present Owners)	14 10 1999	Annie Isabel Johnson - 98% int Roger James Johnson - 1% int Malcolm John Johnson - 1% int	Annie Isabel JOHNSON Roger James JOHNSON Malcolm John JOHNSON



ServiceOntario

LAND
REGISTRY
OFFICE #16

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

37135-0096 (LT)

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

PROPERTY DESCRIPTION: LT 1-3 PL 105 THORNHURRY, THE BLUE MOUNTAINS

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2009/03/23

OWNERS' NAMES

JOHNSON, ANNIE ISABEL

JOHNSON, ROGER JAMES

JOHNSON, MALCOLM JOHN

CAPACITY SHARE

JTEN

JTEN

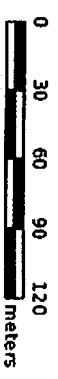
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2009/03/20 **						
**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: 2009/03/23 **						
R414299	1999/10/14	TRANSFER	\$1	JOHNSON, ANNIE ISABEL JOHNSON, ROGER JAMES JOHNSON, MALCOLM JOHN		C

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.

SCALE



PROPERTY INDEX MAP

GREY(No. 16)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED FIM (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
FOR PROPERTY INDEXING PURPOSES ONLY

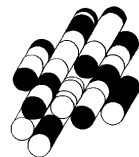
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



APPENDIX H



Terraprobe Inc.



DATABASE REPORT

Project Property: 61 ALFRED ST W
61 Alfred St W
The Blue Mountains ON N0H2P0
3-16-0074

Project No:

Report Type: Standard Report

Order No: 20160525048

Requested by: Terraprobe Ltd

Date Completed: May 30, 2016

Ecolog ERIS Ltd.
Environmental Risk Information
Service Ltd. (ERIS)
A division of Glacier Media Inc.
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Executive Summary

Property Information:

Project Property: 61 ALFRED ST W
61 Alfred St W The Blue Mountains ON N0H2P0

Project No: 3-16-0074

Coordinates:

Latitude: 44.559692
Longitude: -80.460872
UTM Northing: 4,934,180.94
UTM Easting: 542,815.74
UTM Zone: UTM Zone 17T

Elevation: 650 FT
198.00 M

Order Information:

Order No: 20160525048
Date Requested: May 25, 2016
Requested by: Terraprobe Ltd
Report Type: Standard Report

Additional Products:

Fire Insurance Maps Canadian Fire Insurance Maps

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</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
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	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
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	0	1	1
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Waste Generators Summary	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	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	1	1
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	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

Database	Name	Searched	Project Property	Within 0.25 km	Total
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
NEBW	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
OGW	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	4	4
PINC	TSSA 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	TSSA 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:	0	8	8

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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	EHS		37 Alfred Street West Thornbury ON N0H2P0	SE/101.0	1.00	12
1	PES	ARDIEL BROS. LTD.	37 ALFRED STREET WEST CLARKSBURG ON	SE/101.0	1.00	12
1	PES	ARDIEL BROS. LTD. (C#89063/89064)	37 ALFRED STREET WEST CLARKSBURG ON N0H 1J0	SE/101.0	1.00	12
1	PES	OAKLEY AG SUPPLIES LTD V#26491-02/2015	37 ALFRED ST, THE BLUE MOUNTAINS THORNBURY ON N0H1J0	SE/101.0	1.00	12
1	PES	OAKLEY AG SUPPLIES LTD V#26491-02/2015	37 ALFRED ST, THE BLUE MOUNTAINS THORNBURY ON N0H 1J0	SE/101.0	1.00	12
2	WWIS		ON	W/152.4	-0.02	12
3	WWIS		THORNBURY ON	ESE/227.4	2.00	13
4	HINC		22 PYATT AVENUE THORNBURY ON N0H 2P0	SW/246.4	3.00	14

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2014 has found that there are 1 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	37 Alfred Street West Thornbury ON N0H2P0	SE	101.00	1

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
------------------------	----------------	------------------	---------------------	----------------

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	22 PYATT AVENUE THORNBURY ON N0H 2P0	SW	246.40	4

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
------------------------	----------------	------------------	---------------------	----------------

PES - Pesticide Register

A search of the PES database, dated 1988-Jun 2013 has found that there are 4 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
OAKLEY AG SUPPLIES LTD V#26491-02/2015	37 ALFRED ST, THE BLUE MOUNTAINS THORNBURY ON N0H 1J0	SE	101.00	1
ARDIEL BROS. LTD. (C#89063/89064)	37 ALFRED STREET WEST CLARKSBURG ON N0H 1J0	SE	101.00	1
ARDIEL BROS. LTD.	37 ALFRED STREET WEST CLARKSBURG ON	SE	101.00	1
OAKLEY AG SUPPLIES LTD V#26491-02/2015	37 ALFRED ST, THE BLUE MOUNTAINS THORNBURY ON N0H1J0	SE	101.00	1

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
------------------------	----------------	------------------	---------------------	----------------

WWIS - Water Well Information System

A search of the WWIS database, dated 1955-Mar 2014 has found that there are 2 WWIS site(s) within approximately 0.25 kilometers of the project property.

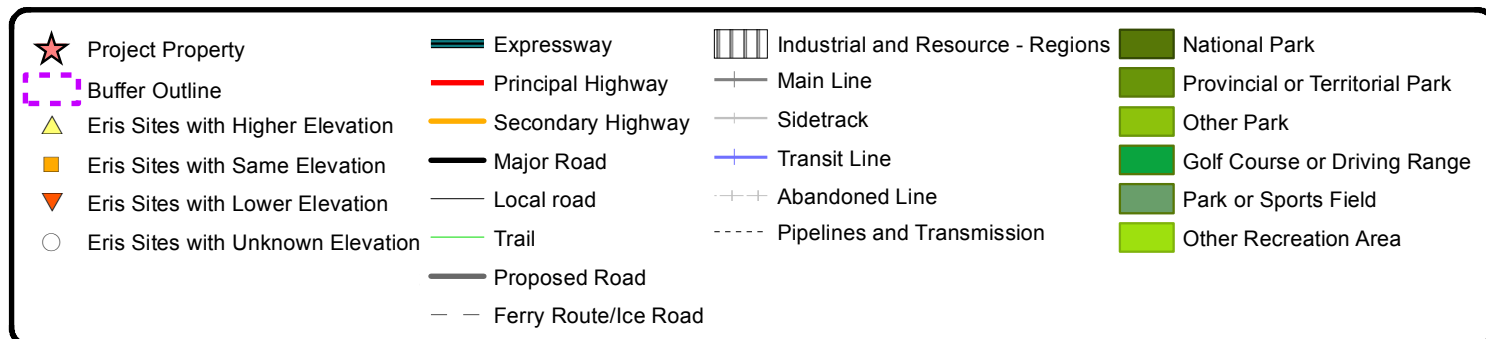
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	THORNBURY ON	ESE	227.38	<u>3</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	W	152.42	<u>2</u>



Map

Order No: 20160525048

Address: 61 Alfred St W, The Blue Mountains, ON, N0H2P0





Aerial

Order No: 20160525048

Address: 61 Alfred St W, The Blue Mountains, ON, N0H2P0

Source: ESRI World Imagery, Updated October 2014

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	1 of 5	SE/101.0	199.0	37 Alfred Street West Thornbury ON N0H2P0	EHS
Addit. Info Ordered: Order No.: Report Date: Report Type: Search Radius (km):		Fire Insur. Maps and/or Site Plans 20050203002 2/11/2005 0.25			
1	2 of 5	SE/101.0	199.0	ARDIEL BROS. LTD. 37 ALFRED STREET WEST CLARKSBURG ON	PES
Licence No.: Licence Type:		 Vendor			
1	3 of 5	SE/101.0	199.0	ARDIEL BROS. LTD. (C#89063/89064) 37 ALFRED STREET WEST CLARKSBURG ON N0H 1J0	PES
Licence No.: Licence Type:		 22-01-01859-0 General Vendor			
1	4 of 5	SE/101.0	199.0	OAKLEY AG SUPPLIES LTD V#26491- 02/2015 37 ALFRED ST, THE BLUE MOUNTAINS THORNBURY ON N0H1J0	PES
Licence No.: Licence Type:		 Vendor			
1	5 of 5	SE/101.0	199.0	OAKLEY AG SUPPLIES LTD V#26491- 02/2015 37 ALFRED ST, THE BLUE MOUNTAINS THORNBURY ON N0H 1J0	PES
Licence No.: Licence Type:		 22-01-13687-0 GENERAL			
2	1 of 1	W/152.4	198.0		WWIS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
ON					
Well ID:	2502568			Lot:	
Concession:				Concession Name:	
County:	GREY			Municipality:	THORNBURY TOWN
Easting Nad83:	542664.4			Northing Nad83:	4934199
Zone:	17			Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:	Commerical			Construction Date:	19-AUG-66
Sec. Water Use:				Well Depth:	100 ft
Pump Rate:	11 GPM			Static Water Level:	30 ft
Flow Rate:				Clear/Cloudy:	CLOUDY
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	198.96			Elevation Reliability:	
Depth to Bedrock:				Overburden/Bedrock:	Overburden
Water Type:	FRESH			Casing Material:	FRESH
--- Details ---					
Thickness:	15 ft			Original Depth:	15 ft
Material Colour:				Material:	CLAY, STONES
+					
Thickness:	30 ft			Original Depth:	45 ft
Material Colour:				Material:	MEDIUM SAND, GRAVEL
+					
Thickness:	15 ft			Original Depth:	60 ft
Material Colour:	GREY			Material:	CLAY
+					
Thickness:	40 ft			Original Depth:	100 ft
Material Colour:				Material:	MEDIUM SAND, GRAVEL, CLAY
3	1 of 1	ESE/227.4	200.0	THORNBURY ON	WWIS
Well ID:	7187020			Lot:	
Concession:				Concession Name:	
County:	GREY			Municipality:	COLLINGWOOD TOWNSHIP
Easting Nad83:	543018			Northing Nad83:	4934077
Zone:	17			Utm Reliability:	margin of error : 30 m - 100 m
Primary Water Use:				Construction Date:	10-AUG-12
Sec. Water Use:				Well Depth:	ft
Pump Rate:				Static Water Level:	
Flow Rate:				Clear/Cloudy:	
Specific Capacity:				Final Well Status:	
Construction Method:				Flowing (y/n):	
Elevation (m):				Elevation Reliability:	
Depth to Bedrock:				Overburden/Bedrock:	
Water Type:				Casing Material:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
--- Details ---					
Thickness:	ft			Original Depth:	ft
Material Colour:				Material:	
4	1 of 1	SW/246.4	201.0	22 PYATT AVENUE THORNBURY ON N0H 2P0	HINC
External File Num:		FS INC 0809-04974			
Date of Occurrence:					
Fuel Occurrence Type:					
Fuel Type Involved:					
Status Desc:		Completed - No Action Required			
Job Type Desc:		Incident/Near-Miss Occurrence (FS)			
Oper. Type Involved:					
Service Interruptions:					
Property Damage:					
Fuel Life Cycle Stage:					
Root Cause:					
Reported Details:					
Fuel Category:		Gaseous Fuel			
Occurrence Type:		Incident			
Affiliation:		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
County Name:		Grey			
Approx. Quant. Rel:					
Nearby body of water:					
Enter Drainage Syst.:					
Approx. Quant. Unit:					
Environmental Impact:					

Unplottable Summary

Total: 4 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	NORTH WOODS GROUP LTD./ORCHARD PARK SUBD	ROAD 'A'/ROAD 'B'/ORCHARD DR.	THORNBURY TOWN ON	
CA	NORTH WOODS GROUP LTD./ORCHARD PARK SUBD	ROAD "A"/ROAD "B"/ORCHARD DR.	THORNBURY TOWN ON	
CA	THE APPLEJACK RESORTS CORPORATION	VICTORIA STREET APPLEJACK COND	THORNBURY TOWN ON	
SPL	SIMCOE HYDRO	VICTORIA STREET TRANSFORMER	SIMCOE TOWN ON	

Unplottable Report

Site: NORTH WOODS GROUP LTD./ORCHARD PARK SUBD
ROAD 'A'/ROAD 'B'/ORCHARD DR. THORNBURY TOWN ON

Database:
CA

Certificate #: 3-1747-90-
Application Year: 90
Issue Date: 10/2/1990
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: NORTH WOODS GROUP LTD./ORCHARD PARK SUBD
ROAD "A"/ROAD "B"/ORCHARD DR. THORNBURY TOWN ON

Database:
CA

Certificate #: 7-1428-90-
Application Year: 90
Issue Date: 10/2/1990
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: THE APPLEJACK RESORTS CORPORATION
VICTORIA STREET APPLEJACK COND THORNBURY TOWN ON

Database:
CA

Certificate #: 7-0194-88-
Application Year: 88
Issue Date: 7/12/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:

Emission Control:

Site: SIMCOE HYDRO
VICTORIA STREET TRANSFORMER SIMCOE TOWN ON

Database:
SPL

Ref NO: 67019
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: COOLING SYSTEM LEAK
Incident Dt: 2/13/1992
Incident Reason: GASKET/JOINT
Incident Summary: SIMCOE HYDRO: SMALL SPILLOF TRANSFORMER OIL TO GROUND
MOE Reported Dt: 2/13/1992
Environmental Impact: CONFIRMED
Nature of Impact: Soil Contamination
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Site Municipality: 12403

Appendix: Database Descriptions

*EcoLog Environmental Risk Information Services Ltd (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 all 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 Mar 2015

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 2014

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

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: 2001-Jul 2014

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 2014

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**

Commercial Fuel Oil Tanks:Provincial [CFOT](#)

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Government Publication Date: 1948-Dec 2015

Chemical Register: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: 1992, 1999-Jul 2014

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-Feb 2014

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-Jan 2016

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-Jun 2014

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 31 2011-Oct 2015

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-Jan 2016

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 31, 2011-Jun 2015

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-Aug 2014

Environmental Issues Inventory System:

Federal EIS

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 EIS 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

The Emergency Management Historical Event data class will store the locations of historical occurrences of emergency events. Events captured will include 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.

Government Publication Date: May 31, 2014

List of TSSA Expired Facilities:

Provincial EXP

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Current to Nov 2015

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**

Waste Generators Summary:

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.

Government Publication Date: June 2000-Oct 2015

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-Sept 2003

Fuel Storage Tank:

Provincial FST

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Government Publication Date: 2010-Nov 2015

Fuel Storage Tank - Historic:Provincial **FSTH**

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

*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-May 2015

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: Dec 31, 2013

TSSA Historic Incidents:Provincial **HINC**

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. 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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

*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**

TSSA Incidents:Provincial **INC**

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: June 2009 - Nov 2015

Landfill Inventory Management Ontario:Provincial [LIMO](#)

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as 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 will include information such as site owner, site location and certificate of approval # and status.

*Government Publication Date: 2012***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-Apr 2013***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: 1994-2013***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-Aug 2010

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 Wells:

Federal

[NEBW](#)

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: 1993-2013

Oil and Gas Wells:

Private

[OGW](#)

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: 1988-2015

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-Aug 2015

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-Jan 2016

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

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 Environment maintains a database of all manufacturers and vendors of registered pesticides.

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents:Provincial [PINC](#)

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Government Publication Date: June 2009-2014

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-Jan 2016

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: 1986-2013

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 2016

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-Jul 2014

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](#)

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.

Government Publication Date: 1988-Jun 2015

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: 1990-2013

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-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial VAR

The TSSA, under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Government Publication Date: Current to Nov 2015

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: 1970-Jun 2015

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 30st, 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: 1955-Mar 2014

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.

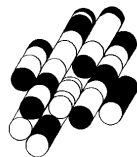
'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

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 were included as reference.

APPENDIX I



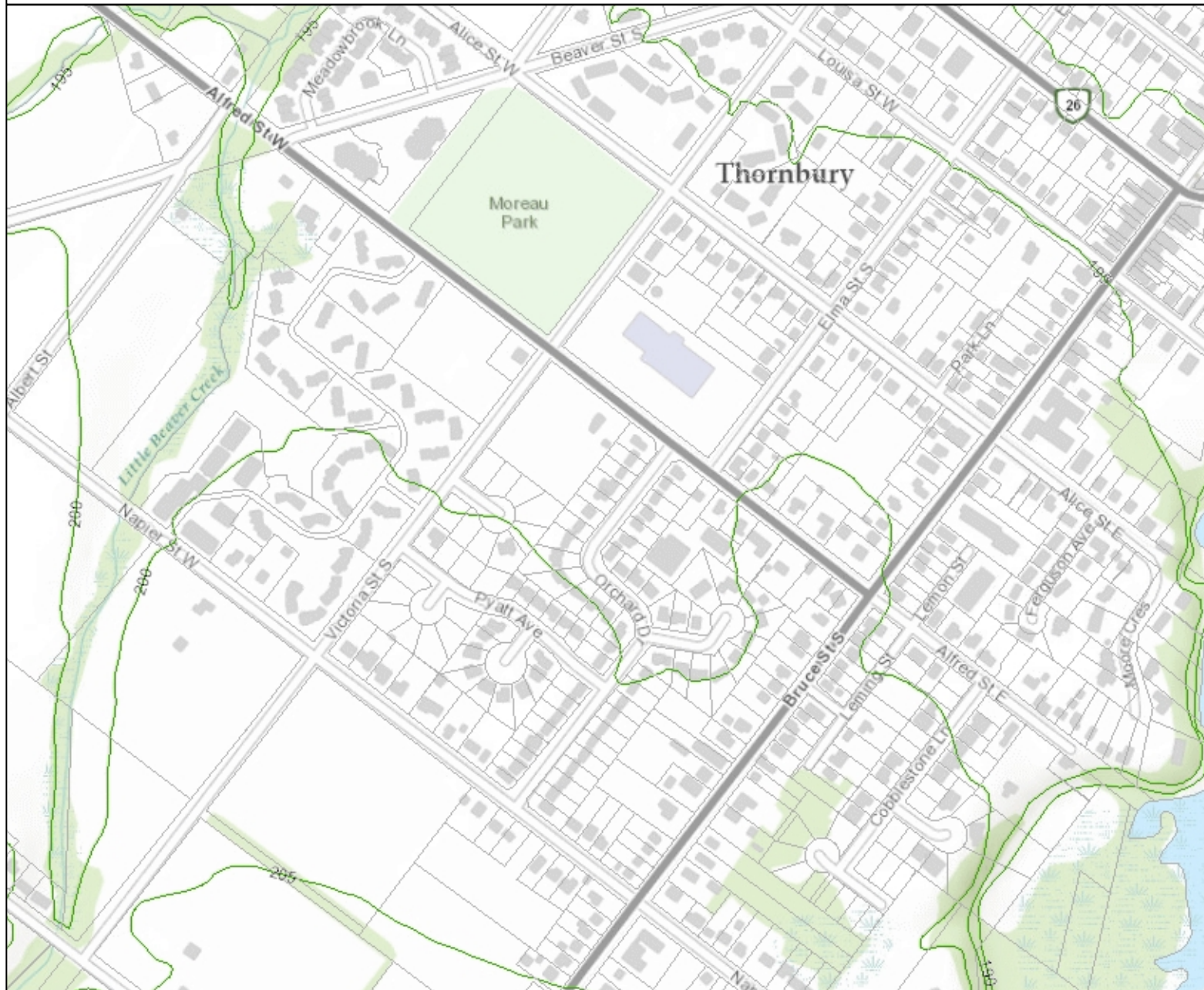
Terraprobe Inc.

Legend

 Parcels

Contours (Metres ASL)

-  180-250m
-  255-300m
-  305-350m
-  355-400m
-  405-450m
-  455-500m
-  505-540m



0.32 0 0.16 0.32 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of Grey



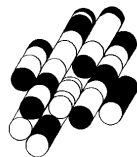
This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed: June 17, 2016

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

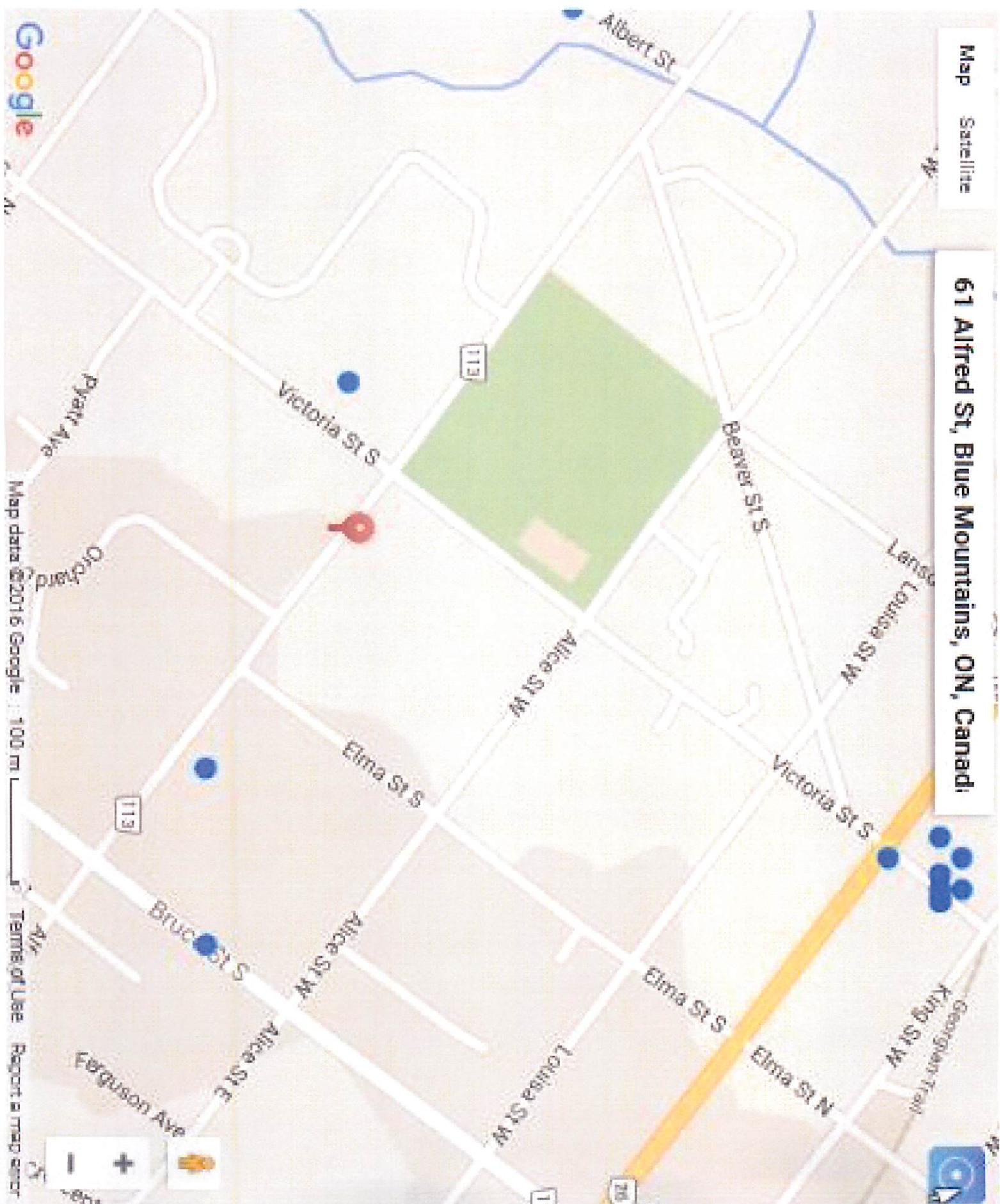
APPENDIX J



Terraprobe Inc.

Map Satellite

61 Alfred St, Blue Mountains, ON, Canada



UTM 17 Z 542650 E5 R 4933975 N

The Ontario Water Resources Commission Act

Elev. 5 R 0660**WATER WELL RECORD**Basin 22 GREYTownship, Village, Town or City THORNHURSTDate completed 19 th Aug 66Address STONE THORNHURST

25 No 2568

Casing and Screen Record

Inside diameter of casing 6 1/2"
 Total length of casing 92 FT.
 Type of screen #35 STAINLESS
 Length of screen 92"
 Depth to top of screen 92 1/2 FT.
 Diameter of finished hole 6 1/2"

Pumping Test

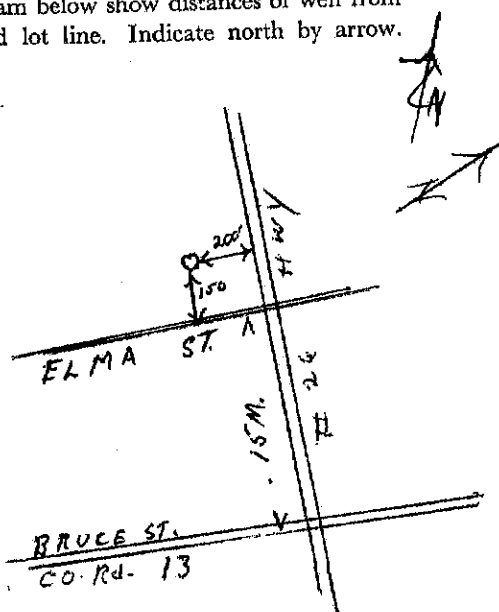
Static level 30 FT.
 Test-pumping rate 11 G.P.M.
 Pumping level 70
 Duration of test pumping 8 DAYS
 Water clear or cloudy at end of test SLIGHTLY CLOUDY
 Recommended pumping rate 10 G.P.M.
 with pump setting of 85 feet below ground surface

Well Log**Overburden and Bedrock Record**

	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<u>CLAY & STONES</u>	<u>0</u>	<u>15</u>		
<u>DIRTY SANDY GRAVEL</u>	<u>15</u>	<u>45</u>		
<u>GREY CLAY</u>	<u>45</u>	<u>60</u>		
<u>SAND & GRAVEL WITH CLAY STRIATIONS</u>	<u>60</u>	<u>100</u>	<u>60 - 100</u>	<u>FRESH</u>

Water RecordFor what purpose(s) is the water to be used? STONEIs well on upland, in valley, or on hillside? UPLANDDrilling or Boring Firm ALLAN LOACHSAddress CHATHSWORTH ONT.Licence Number 2063Name of Driller or Borer Allan LoachsAddress ChatsworthDate 19 Aug - 66(Signature of Licensed Drilling or Boring Contractor) Allan Loachs**Location of Well**

In diagram below show distances of well from road and lot line. Indicate north by arrow.





Ministry of
the Environment

Well Tag No.

A 066458

(Indicate Print Below)

A066458

Master Well Record for
Cluster Well Construction
Regulation 903 Ontario Water Resources Act

Page _____ of _____

Master Well Owner's and Land Owner's Information

First Name: TELFER HOMES Last Name: _____ E-mail Address: _____
Mailing Address (Street Number/Name, RR): P.O. BOX 561 Municipality: COLLINGWOOD Province: ONT Postal Code: L9Y 4B2 Telephone No. (inc. area code): 705 444 1249

Location and Construction of the Master Well in the Cluster

Address of Well Location (Street Number/Name, RR): VICTORIA ST SOUTH NAPIER ST-W THE BLUE MOUNTAINS Township: _____ Lot: _____ Concession: _____
County/District/Municipality: GREY COUNTY City/Town/Village: THORNHURST Province: Ontario Postal Code: _____
UTM Coordinates: Zone: Easting: Northing: GPS Unit Make: Model: Mode of Operation: ☐ Undifferentiated ☒ Averaged
NAD 83: 117542 4864933858 GARMIN ETREX ☐ Differentiated, specify: _____

Overburden and Bedrock Materials (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (Metres)
				From To
BROWN	TOPSOIL	SAND		0 0.2
BROWN	SAND	SILT	LOOSE	0.2 1.5
BROWN	SILT	SAND, CLAY	COMPACT	1.5 5.0

Depth (Metres)	Diameter (Centimetres)
From To	
0 5.0	

Water Uses:
☐ Public ☐ Industrial ☐ Not used ☐ Other, specify: _____
☐ Domestic ☐ Commercial ☐ Dewatering
☐ Livestock ☐ Municipal ☒ Monitoring
☐ Irrigation ☐ Test Hole ☐ Cooling & Air Conditioning

Method of Construction:
☐ Cable Tool ☐ Air Percussion ☐ Digging
☐ Rotary (Conventional) ☐ Diamond ☐ Boring
☐ Rotary (Reverse) ☐ Jetting ☐ Other, specify: _____
☐ Rotary (Air) ☐ Driving

Status of Well:
☒ Test Hole ☐ Abandoned, Insufficient Supply
☐ Replacement Well ☐ Abandoned, Poor Water Quality
☐ Dewatering Well ☐ Other, specify: _____
☐ Alteration (Construction) ☐ Abandoned, other, specify: _____

No Casing and Screen Used: ☐ Yes ☒ No Static Water Level Test: _____ Metres

Inside Diameter (Centimetres)	Material (steel, plastic, fiberglass, concrete, galvanized)	Well Thickness	Depth (Metres)
			From To
1.3	PLASTIC	0.3	0 5.0

Screen:
☐ Galvanized ☐ Steel ☐ Fiberglass ☐ Concrete ☒ Plastic
Outside Diameter (Centimetres): 1.9 Slot No.: 10

Water Details:
Water found at Depth: _____ Metres Kind of Water: ☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals
Water found at Depth: _____ Metres Kind of Water: ☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals
Water found at Depth: _____ Metres Kind of Water: ☐ Fresh ☐ Salty ☐ Sulphur ☐ Minerals

Depth Set at (Metres)	Type of Sealant Used (Material and Type)	Volume Used (Cubic Metres)
From To		
0 0.6	BENTONITE	0.02

Disinfected: ☐ Yes ☒ No. If no, provide reason: _____ Date Master Well Completed (mm/dd/yyyy): 2008/09/09

Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster):
Total Wells in Cluster: 3 Please indicate Number of Cluster Well Information Log Sheets Submitted: 1
Total Wells on this Property: 3

Location of Well Cluster:
Detailed Map must be provided as an attachment no larger than legal size (8.5" x 14"). Sketches are not allowed.
☒ Check box to confirm detailed map is provided as per Section 11.1 (3)

Consent to release additional information concerning the cluster to the Director upon request: _____

Well Contractor and Well Technician Information:
Business Name of Well Contractor: 1617168 ONTARIO INC Well Contractor's Licence No.: 713114
Business Address (Street No./Name, number, RR): 11 BERTRAM OR MIDHURST SIMCOE Municipality: _____
Province: ONT Postal Code: L0K1X0 Business E-mail Address: _____
Business Telephone No. (inc. area code): 705 791 5351 Name of Well Technician (Last Name, First Name): BESSON MIKE
Well Technician's Licence No.: 32666 Signature of Technician: _____ Date Submitted (mm/dd/yyyy): 2008/09/19

Audit No.: M 03603 Well Contractor No.: _____
Date Received (mm/dd/yyyy): SEP 26 2008 Date of Inspection (mm/dd/yyyy): _____
Remarks: _____



LEGEND



BH 1

Borehole 1

SEP 24 2008

MONITORING WELL PLAN

PROPOSED NAPIER STREET DEVELOPMENT
THORN BURY, ONTARIO



Peto MacCallum Ltd.
CONSULTING ENGINEERS

DATE	SCALE	JOB NO.	DRAWING NO.
SEPT 2008	1:1500	088F060	1

UTM 17 5426505 4933975

The Ontario Water Resources Commission Act

Elev. 5 0660**WATER WELL RECORD**Basin 22 GREY

Township, Village, Town or City

THORNHURST

Date completed

19th Aug 66Address STONE
THORNHURST**Casing and Screen Record**

Inside diameter of casing 6 1/2"
 Total length of casing 92 FT.
 Type of screen #35 STAINLESS
 Length of screen 92"
 Depth to top of screen 92 1/2 FT.
 Diameter of finished hole 6 1/2"

Pumping Test

Static level 70 FT.
 Test-pumping rate 11 G.P.M.
 Pumping level 70
 Duration of test pumping 8 DAYS
 Water clear or cloudy at end of test SLIGHTLY CLOUDY
 Recommended pumping rate 10 G.P.M.
 with pump setting of 85 feet below ground surface

Well Log**Overburden and Bedrock Record**From
ft.To
ft.Depth(s) at
which water(s)
foundKind of water
(fresh, salty,
sulphur)

CLAY & STONES
DIRTY SANDY GRIESEL
GREY CLAY
SAND & GRIESEL WITH
CLAY STRIATIONS

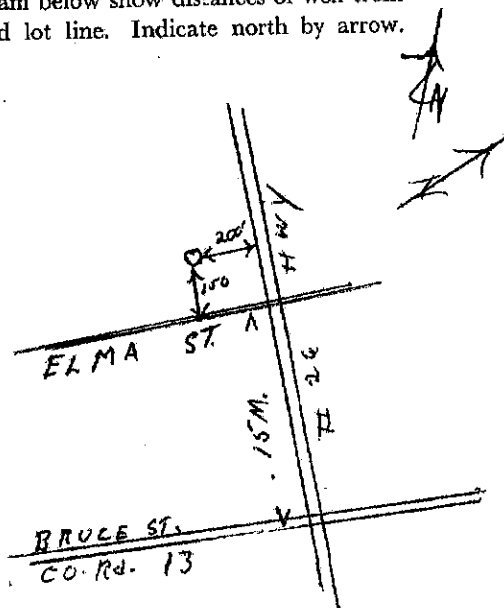
015154545606010060 - 100FRESHFor what purpose(s) is the water to be used? STONEIs well on upland, in valley, or on hillside? UPLANDDrilling or Boring Firm ALLAN LOWERSAddress CHATHSWORTH ONT.Licence Number 2063Name of Driller or Borer Allan LowersAddress ChatsworthDate 19-Aug-66Allan Lowers
(Signature of Licensed Drilling or Boring Contractor)

Form 7 15M-60-4138

OWRC COPY

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.





Ministry of
the Environment

Well Tag No. (Place Sticker and/or Print Below)

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☒ Imperial

Page _____ of _____

NO TAG ISSUED

Address of Well Location (Street Number/Name) **22 ALFRED STREET**
County/District/Municipality **GREY COUNTY** City/Town/Village **THORN BURY** Province **Ontario** Postal Code _____
UTM Coordinates Zone **17** Easting **543018** Northing **4934077** Municipal Plan and Sublot Number _____ Other _____

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
				From To
	Decommission DOG WELL			
	CONCRETE BRICK CRIBBING			
	3 ft. DIA 20 foot Deep		STATIC LEVEL 7 ft	
			Bentonite Holeplug	20-19
			"A" GRAVEL	19-6
			Bentonite Holeplug	6-5
			"A" GRAVEL	5-0
			NATIVE SOIL	1-0

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From To		

Results of Well Yield Testing

After test of well yield, water was:	Draw Down	Recovery	
<input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Time (min)	Water Level (m/ft)	
	Time (min)	Water Level (m/ft)	
If pumping discontinued, give reason: _____	Static Level		
	1	1	
	Pump intake set at (m/ft)	2	2
	Pumping rate (l/min / GPM)	3	3
	4	4	
Duration of pumping _____ hrs + _____ min	5	5	
Final water level end of pumping (m/ft)	10	10	
If flowing give rate (l/min / GPM)	15	15	
	20	20	
	Recommended pump depth (m/ft)	25	25
	Recommended pump rate (l/min / GPM)	30	30
	Well production (l/min / GPM)	40	40
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No	50	50	
	60	60	

Method of Construction

<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, specify _____		<input type="checkbox"/> Other, specify _____		

Well Use

<input type="checkbox"/> Water Supply	<input type="checkbox"/> Replenishment Well	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Recharge Well	<input type="checkbox"/> Dewatering Well
<input type="checkbox"/> Observation and/or Monitoring Hole	<input type="checkbox"/> Alteration (Construction)	<input type="checkbox"/> Abandoned, Insufficient Supply	<input type="checkbox"/> Abandoned, Poor Water Quality	<input type="checkbox"/> Abandoned, other, specify _____
<input type="checkbox"/> Other, specify _____				

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)
			From To

Status of Well

<input type="checkbox"/> Water Supply	<input type="checkbox"/> Replenishment Well	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Recharge Well	<input type="checkbox"/> Dewatering Well
<input type="checkbox"/> Observation and/or Monitoring Hole	<input type="checkbox"/> Alteration (Construction)	<input type="checkbox"/> Abandoned, Insufficient Supply	<input type="checkbox"/> Abandoned, Poor Water Quality	<input type="checkbox"/> Abandoned, other, specify _____
<input type="checkbox"/> Other, specify _____				

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)
			From To

Status of Well

<input type="checkbox"/> Water Supply	<input type="checkbox"/> Replenishment Well	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Recharge Well	<input type="checkbox"/> Dewatering Well
<input type="checkbox"/> Observation and/or Monitoring Hole	<input type="checkbox"/> Alteration (Construction)	<input type="checkbox"/> Abandoned, Insufficient Supply	<input type="checkbox"/> Abandoned, Poor Water Quality	<input type="checkbox"/> Abandoned, other, specify _____
<input type="checkbox"/> Other, specify _____				

Water Details

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested
<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested
<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested
<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	

Hole Diameter

Depth (m/ft)	Diameter (cm/in)
From To	

Well Contractor and Well Technician Information

Business Name of Well Contractor NEUMANN WELL DRILLING	Well Contractor's Licence No. 70115
Business Address (Street Number/Name) RR#4	Municipality DUNDALK
Province ONT Postal Code N0K1B0	Business E-mail Address _____

Well Technician's Licence No. **5191933205** Name of Well Technician (Last Name, First Name) **GILLIES TOM**

Signature of Technician and/or Contractor **Tom Gillies** Date Submitted **19/5/8**

Well owner's information package delivered ☐ Yes ☐ No Date Package Delivered **20120810** Date Work Completed _____

Map of Well Location

Please provide a map below following instructions on the back.

Comments:

Ministry Use Only

Well Tag No. **2150438**

SEP 13 2012

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Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue](#).

Recommended for you

[How to use a Ministry of the Environment map](#)

[Technical documentation: Metadata record](#)

[Go Back to Map](#)

Well ID

Well ID Number: 7154415

Well Audit Number: Z105460

Well Tag Number: A037074

This table contains information from the original well record and any subsequent updates.

Well Location

Address of Well Location	84 BRUCE STREET
Township	THORNBURY TOWN
Lot	
Concession	
County/District/Municipality	GREY
City/Town/Village	THORNBURY
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 17 Easting: 543178.00 Northing: 4934074.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
-------------------	-------------------------	--------------------	------------------------	---------------	-------------

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 ft	10 ft	CLEAN CLAY FROM PROPERTY	

Method of Construction & Well Use

Method of Construction	Well Use
	Other

Status of Well

Abandoned-Other

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
--------------------	-----------------------	---------------	-------------

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
---------------------	----------	---------------	-------------

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1565

Results of Well Yield Testing

After test of well yield, water was

If pumping discontinued, give reason

Pump intake set at

Pumping Rate

Duration of Pumping

Final water level

If flowing give rate

Recommended pump depth

Recommended pump rate

Well Production

Disinfected?

Draw Down & Recovery

Draw Down Time (min)	Draw Down Water level	Recovery Time (min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	
60		60	

Water Details

Water Found at Depth Kind

Hole Diameter

Depth Depth Diameter From To

Audit Number: Z105460

Date Well Completed:

Date Well Record Received by MOE: November 12, 2010

Updated: February 8, 2016

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Tags

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- [Drinking water](#),
- [Environment maps](#),
- [Well water](#)



Glen Murray

Minister of the Environment and Climate Change

"Fighting climate change and working to keep our air, land, and water clean will ensure Ontario's prosperity and quality of life for today and for future generations."

Ministry of the Environment and Climate Change

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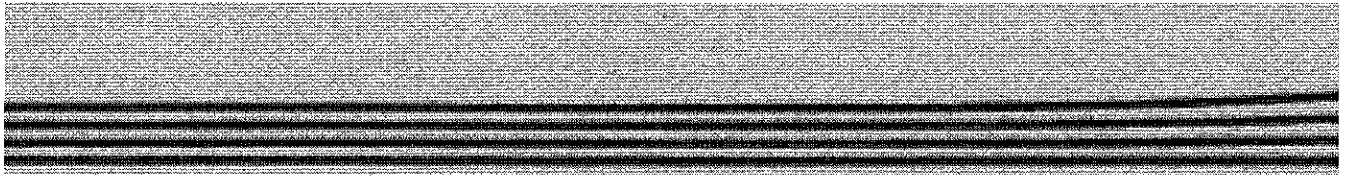
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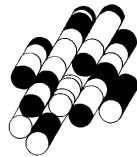
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APPENDIX K



Terraprobe Inc.

Kimberley Pickett

From: Prem Lal <plal@tssa.org> on behalf of Public Information Services
<publicinformationservices@tssa.org>
Sent: Thursday, May 26, 2016 10:53 AM
To: Kimberley Pickett
Subject: RE: 61 Alfred St, Town of Blue Mountains [REF:37963012680]

Hi Kim:

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Thank you Kim and you have a great day.

Prem



Public Information Services

Facilities & Business Services
3300 Bloor Street West
Center Tower, 16th Floor
Toronto, Ontario, M8X-2X4
Tel: 1-877-682-8772 Fax: (416) 734-3568 E-mail: publicinformationservices@tssa.org
www.tssa.org



From: TSSA Customer Service [<mailto:pectscs@atoracle.com>]
Sent: Thursday, May 26, 2016 9:47 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Re: 61 Alfred St, Town of Blue Mountains [REF:37963012680]

Hi, Please assist customer with request. Thank you. Heraldo.

REPLY TO:

----- Original Message -----
Good Morning

Please let me know if you have any records related to the above noted property.

Regards

Kim Pickett, C.E.T.

Project Manager

Terraprobe

Consulting Geotechnical & Environmental Engineers
Materials Engineering, Construction Inspection & Testing
220 Bayview Drive, Unit 25
Barrie, Ontario, L4N 4Y8
Phone 705-739-8355 ext 240

www.terraprobe.ca<<http://www.terraprobe.ca/>>
kpickett@terraprobe.ca<<mailto:kpickett@terraprobe.ca>>

TSSA Move: During the month of June 2016, TSSA is moving to 345 Carlingview Drive. For more, contact TSSA toll-free at 1-877-682-8772. This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

TSSA Move: During the month of June 2016, TSSA is moving to 345 Carlingview Drive. For more, contact TSSA toll-free at 1-877-682-8772. This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

Ministry of the Environment
 Freedom of Information and Protection of Privacy Office
 40 St. Clair Avenue West, 12th Floor
 Toronto, ON M4V 1M2
 Tel: 416-314-4075
 Fax: 416-314-4285



Use this form to request records that are in the Ministry's files on environmental concerns related to properties.
 Please refer to the guide on the completion and use of this form. Our fax no. is 416-314-4285.

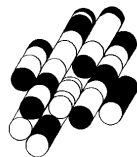
Requester Data		For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Kim Pickett Terraprobe 200 Bayview Dr. Barrie, ON Unit 25 Email Address: kpickett@terraprobe.ca Tel: 705-739-8335 Fax: 3-16-0074		FOI Request No.	Date Request Received
Your Project/ Reference No. 3-16-0074		Fee Paid <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC/AMEX <input type="checkbox"/> CASH/MONEY ORDER <input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SCB <input type="checkbox"/> SDW	
Signature of Requester 			
Request Parameters			
Municipal Address/Lot, Concession, Geographic Township (Municipal address mandatory for cities, towns or regions) 61 Alfred St Town of the Blue Mountains			
Present Property Owner(s) and Date(s) of Ownership			
Previous Property Owner(s) and Date(s) of Ownership			
Present/Previous Tenant(s) (if applicable)			
Search Parameters Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.			Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)			any
Orders			any
Spills			any
Investigations/prosecutions ▶ <i>Owner and tenant information must be provided</i>			any
Waste Generator number/classes			any
Certificates of Approval ▶ Proponent information must be provided and Certificates of Approval number(s) (if known). 1985 and prior records are searched manually. Search fees in excess of \$300.00 may be incurred, depending on the types and years of records to be searched. If supporting documents are also required, mark SD box.			
			SD Specify Year(s) Requested
Air - emissions			
Renewable Energy			
Water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)			
Sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations			
Waste water - industrial discharge			
Waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites			
Waste systems	- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction		

TRANSMISSION VERIFICATION REPORT

TIME : 05/20/2016 14:21
SER.# : L4W035940

DATE, TIME	05/20 14:21
FAX NO./NAME	14153144285
DURATION	00:00:22
PAGE(S)	01
RESULT	OK
MODE	STANDARD
	EOM

APPENDIX L



Terraprobe Inc.

CLIENT NAME: TERRAPROBE INC.
220 BAYVIEW DRIVE, UNIT 25
BARRIE, ON L4N4Y8
(705) 739-8355

ATTENTION TO: Kimberly Pickett

PROJECT: 3-16-0074

AGAT WORK ORDER: 16T101282

TRACE ORGANICS REVIEWED BY: Oksana Gushyla, Trace Organics Lab Supervisor

DATE REPORTED: Jun 08, 2016

PAGES (INCLUDING COVER): 6

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*NOTES

All samples will be disposed of within 30 days following analysis. Please contact the lab if you require additional sample storage time.



Certificate of Analysis

AGAT WORK ORDER: 16T101282

PROJECT: 3-16-0074

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TERRAPROBE INC.

SAMPLING SITE:

ATTENTION TO: Kimberly Pickett

SAMPLED BY: Bo Sung Hwang

O. Reg. 153(511) - OC Pesticides (Soil)

DATE RECEIVED: 2016-06-02

DATE REPORTED: 2016-06-08

		SAMPLE DESCRIPTION:		T1	T2	T3	T4	T5	T6
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		6/1/2016	6/1/2016	6/1/2016	6/1/2016	6/1/2016	6/1/2016
Parameter	Unit	G / S	RDL	7604900	7604906	7604907	7604912	7604916	7604917
Gamma-Hexachlorocyclohexane	µg/g	0.01	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Aldrin	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor Epoxide	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan	µg/g	0.04	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Chlordane	µg/g	0.05	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
DDE	µg/g	0.05	0.007	<0.007	0.13	0.31	<0.007	<0.007	0.51
DDD	µg/g	0.05	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	0.008
DDT	µg/g	1.4	0.007	<0.007	0.018	0.047	<0.007	<0.007	0.085
Dieldrin	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endrin	µg/g	0.04	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Methoxychlor	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobenzene	µg/g	0.01	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobutadiene	µg/g	0.01	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Hexachloroethane	µg/g	0.01	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Moisture Content	%		0.1	23.0	24.1	24.3	24.4	25.7	23.8
Surrogate	Unit	Acceptable Limits							
TCMX	%	50-140		88	82	90	84	102	98
Decachlorobiphenyl	%	60-130		72	82	94	100	104	86

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use

7604900-7604917 Results are based on the dry weight of the soil.

Note: DDT applies to the total of op'DDT and pp'DDT, DDD applies to the total of op'DDD and pp'DDD and DDE applies to the total of op'DDE and pp'DDE. Endosulfan applies to the total of Endosulfan I and Endosulfan II.

Chlordane applies to the total of Alpha-Chlordane and Gamma-Chlordane.

Certified By:



Guideline Violation

AGAT WORK ORDER: 16T101282

PROJECT: 3-16-0074

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TERRAPROBE INC.

ATTENTION TO: Kimberly Pickett

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	GUIDEVALUE	RESULT
7604906	T2	ON T1 S RPI/ICC	O. Reg. 153(511) - OC Pesticides (Soil)	DDE	0.05	0.13
7604907	T3	ON T1 S RPI/ICC	O. Reg. 153(511) - OC Pesticides (Soil)	DDE	0.05	0.31
7604917	T6	ON T1 S RPI/ICC	O. Reg. 153(511) - OC Pesticides (Soil)	DDE	0.05	0.51

Quality Assurance

CLIENT NAME: TERRAPROBE INC.

PROJECT: 3-16-0074

SAMPLING SITE:

AGAT WORK ORDER: 16T101282

ATTENTION TO: Kimberly Pickett

SAMPLED BY: Bo Sung Hwang

Trace Organics Analysis

RPT Date: Jun 08, 2016

RPT Date: Jun 08, 2016			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - OC Pesticides (Soil)

Gamma-Hexachlorocyclohexane	7602715		< 0.005	< 0.005	NA	< 0.005	84%	50%	140%	86%	50%	140%	96%	50%	140%
Heptachlor	7602715		< 0.005	< 0.005	NA	< 0.005	116%	50%	140%	94%	50%	140%	110%	50%	140%
Aldrin	7602715		< 0.005	< 0.005	NA	< 0.005	108%	50%	140%	84%	50%	140%	116%	50%	140%
Heptachlor Epoxide	7602715		< 0.005	< 0.005	NA	< 0.005	110%	50%	140%	90%	50%	140%	114%	50%	140%
Endosulfan	7602715		< 0.005	< 0.005	NA	< 0.005	111%	50%	140%	86%	50%	140%	75%	50%	140%
Chlordane	7602715		< 0.007	< 0.007	NA	< 0.007	116%	50%	140%	95%	50%	140%	119%	50%	140%
DDE	7602715		< 0.007	< 0.007	NA	< 0.007	99%	50%	140%	82%	50%	140%	98%	50%	140%
DDD	7602715		< 0.007	< 0.007	NA	< 0.007	122%	50%	140%	84%	50%	140%	95%	50%	140%
DDT	7602715		< 0.007	< 0.007	NA	< 0.007	109%	50%	140%	102%	50%	140%	96%	50%	140%
Dieldrin	7602715		< 0.005	< 0.005	NA	< 0.005	111%	50%	140%	84%	50%	140%	72%	50%	140%
Endrin	7602715		< 0.005	< 0.005	NA	< 0.005	111%	50%	140%	94%	50%	140%	83%	50%	140%
Methoxychlor	7602715		< 0.005	< 0.005	NA	< 0.005	113%	50%	140%	118%	50%	140%	107%	50%	140%
Hexachlorobenzene	7602715		< 0.005	< 0.005	NA	< 0.005	116%	50%	140%	78%	50%	140%	112%	50%	140%
Hexachlorobutadiene	7602715		< 0.01	< 0.01	NA	< 0.01	106%	50%	140%	72%	50%	140%	70%	50%	140%
Hexachloroethane	7602715		< 0.01	< 0.01	NA	< 0.01	100%	50%	140%	80%	50%	140%	66%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By:





Method Summary

CLIENT NAME: TERRAPROBE INC.

AGAT WORK ORDER: 16T101282

PROJECT: 3-16-0074

ATTENTION TO: Kimberly Pickett

SAMPLING SITE:

SAMPLED BY: Bo Sung Hwang

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Gamma-Hexachlorocyclohexane	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Heptachlor	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Aldrin	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Heptachlor Epoxide	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Endosulfan	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Chlordane	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
DDE	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
DDD	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
DDT	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Dieldrin	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Endrin	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Methoxychlor	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Hexachlorobenzene	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Hexachlorobutadiene	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Hexachloroethane	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
TCMX	ORG-91-5112	EPA SW-846 3541,3620 & 8081	GC/ECD
Decachlorobiphenyl	ORG-91-5113	EPA SW-846 3541,3620 & 8081	GC/ECD
Moisture Content		MOE E3139	BALANCE



Laboratories

5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
web@earth.agatlabs.com

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water intended for human consumption)

Report Information:

Company: Terraprobe
Contact: 300 Bayview Dr
Address: Unit 25
Phone: 205.739.8355 Fax:
Reports to be sent to: pkcette@terraprobe.ca
1. Email:
2. Email:

Project Information:

Project: 3-16-0074
Site Location: Thornbury
Sampled By:
AGAT Quote #:

Invoice Information:

Company:
Contact:
Address:
Email:

Please note: If quotation number is not provided, client will be billed full price for analysis

Bill To Same: Yes ☒ No ☐

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04
☐ Sewer Use
☐ Sanitary
☐ CCME
☐ Prox. Water Quality Objectives (PWQO)
☐ Other
☐ Indicate One

Is this submission for a Record of Site Condition?

Yes ☐ No ☐

Report Guideline on Certificate of Analysis

Yes ☐ No ☐

Sample Matrix Legend

B Biota
GW Ground Water
O Oil
P Paint
S Soil
SD Sediment
SW Surface Water

Field Filtered - Metals, Hg, CrVI
(Please Circle)

Comments/
Special Instructions

Y / N

Metals and Inorganics

Metal Scan

Hydride Forming Metals

Client Custom Metals

ORPs: ☐ B-HWS ☐ Cl ☐ CN
☐ Cr6+ ☐ EC ☐ FOC ☐ NO₂/NO₃
☐ Total N ☐ Hg ☐ pH ☐ SAR

Nutrients: ☐ TP ☐ NH₃ ☐ TKN
☐ NO₂ ☐ NO₃ ☐ NO₂/NO₃

Volatiles: ☐ VOC ☐ BTEX ☐ THM

CCME Fractions 1 to 4

ABNs

PAHs

Chlorophenols

PCBs

Organochlorine Pesticides

TCLP Metals/Inorganics

Sewer Use

(Check Applicable)

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Metals and Inorganics	Metal Scan	Hydride Forming Metals	Client Custom Metals	ORPs:	Nutrients:	Volatiles:	CCME Fractions 1 to 4	ABNs	PAHs	Chlorophenols	PCBs	Organochlorine Pesticides	TCLP Metals/Inorganics	Sewer Use
T ₁	June 1	AM	1	S																	
T ₂	"	"	1	S																	
T ₃	"	"	1	S																	
T ₄	"	"	1	S																	
T ₅	"	"	1	S																	
T ₆	"	"	1	S																	

Samples Relinquished By (Print Name and Sign):

Date: June 1/6 Time:

Samples Received By (Print Name and Sign):

Date: 2016/6/2 Time: 2:35

Samples Relinquished By (Print Name and Sign):

Date: 2016/6/2 Time: 4:50

Samples Received By (Print Name and Sign):

Date: 2016/6/2 Time: 2:35

Samples Relinquished By (Print Name and Sign):

Date: 2016/6/2 Time: 4:50

Samples Received By (Print Name and Sign):

Date: 2016/6/2 Time: 2:35

Laboratory Use Only

Work Order #: 16T101282

Cooler Quantity: 1

Arrival Temperatures: 15°C

Custody Seal Intact: ☒

Notes: See 1st page

Turnaround Time (TAT) Required:

Regular TAT

☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ 1 Business Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT

*TAT is exclusive of weekends and statutory holidays