

## Phase One Environmental Site Assessment



Parcels of Land at the Northeast corner  
of Highway 26 & 10<sup>th</sup> Line,  
Thornbury, Ontario  
G2S20446

Attn: Daniel Pasta  
241 Applewood Crescent, Unit 9  
Concord, Ontario  
L4K 4E6



## Executive Summary

G2S Environmental Consulting Inc. (G2S) was retained by Daniel Pasta to complete a Phase One Environmental Site Assessment (ESA) for the parcels of land located at the northeast corner of Highway 26 and 10<sup>th</sup> Line, in Thornbury, Ontario, hereinafter referred to as the 'Site'. The current owners of the property are 1290337 Ontario Ltd. and 10 Keith Avenue Inc.

For the purpose of this report Highway 26 is said to run west to east as illustrated on Drawing 2 in Appendix A. The Site is currently a vacant lot consisting of 5 parcels. The Site is located in an area consisting of primarily residential and agricultural land use. The irregular shaped Site is located along Highway 26 which runs along the south property boundary of the Site and 10<sup>th</sup> Line which runs along the west property boundary of the Site. Georgian Trail runs along the northern property line. Georgian Bay is approximately 410 m north of the Site. Lansdowne Street is located approximately 575 m east and Lora Bay Drive is approximately 1.5 km west of the Site. The Site location is illustrated on Drawing 1 in Appendix A.

The Site is currently used for agricultural purposes and includes a forested area. The Site groundcover is composed of wild grasses and a forested area on the eastern portion of the Site. The west portion of the Site is used for agricultural purposes. A grassed ditch runs along the west, south and east property line. A forested area runs along the northern property line. Entrance to the Site is accessed via 10<sup>th</sup> Line. The Site is approximately 6.88 hectares (17 acres) in size.

The purpose of this Phase One ESA is to determine the potential for impacts on the Site from past or present Site activities or from surrounding properties. This Phase One ESA was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase One Environmental Site Assessments.

The Phase One ESA identified one Area of Potential Environmental Concern (APEC) on the property. The potential environmental risks to the property include:

1. The historic presence of an orchard on-Site.

In order to assess the environmental conditions of the property, a Shallow Soil Investigation is recommended. The objective of the investigation is to determine if there is environmental impact related to the presence of the historic orchard on-Site.



## Table of Contents

Executive Summary .....	ii
1. Introduction .....	1
1.1 Phase One Property Information .....	1
1.1.1 Site Description .....	1
1.1.2 Site Location .....	1
1.1.3 Site Occupancy .....	1
1.1.4 Site Features .....	1
1.1.5 Surrounding Properties .....	2
2. Scope of Work .....	3
3. Records Review .....	4
3.1 General .....	4
3.2 Environmental Source Information .....	5
3.3 Physical Setting Sources .....	6
3.4 Site Operating Records .....	9
4. Interviews .....	10
4.1 Site Personnel .....	10
4.2 Third Party Individuals .....	10
4.3 Government Officials .....	10
5. Site Reconnaissance .....	11
5.1 General Requirements .....	11
5.2 Description of Investigation .....	13
5.3 Special Attention Items .....	13
6. Review and Evaluation of Information .....	15
7. Conclusions and Recommendations .....	18
8. Qualifications of the Assessor .....	19
9. References and Supporting Documentation .....	20
10. Limitations .....	21
11. Closing Remarks .....	22



## **Appendices**

Appendix A: Drawings  
Appendix B: Site Photos  
Appendix C: Environmental Source Information  
Appendix D: Water Well Records  
Appendix E: Phase One Questionnaire

## **List of Tables**

Table 1: Aerial Photographs  
Table 2: Topographic Maps  
Table 3: Site Reconnaissance  
Table 4: Site Uses  
Table 5: Potentially Contaminating Activities – Risk to Site  
Table 6: Area of Potential Environmental Concerns



## **1. Introduction**

G2S Environmental Consulting Inc. (G2S) was retained by Daniel Pasta to complete a Phase One Environmental Site Assessment (ESA) for the parcels of land located at the northeast corner of Highway 26 and 10<sup>th</sup> Line, in Thornbury, Ontario, hereinafter referred to as the 'Site'.

### **1.1 Phase One Property Information**

#### **1.1.1 Site Description**

The current owners of the property are:

- 1290337 Ontario Ltd. & 10 Keith Avenue Inc.

The Site is comprised of five parcels. The legal descriptions are as follows:

- PIN 371310224, PT LT 35-36 CON 10 COLLINGWOOD PT 32 16R3168; THE BLUE MOUNTAINS.
- PIN 371310225, PT LT 35-36 CON 10 COLLINGWOOD PT 33, 34 16R3168; THE BLUE MOUNTAINS.
- PIN 371310226, PT LT 35 CON 10 COLLINGWOOD PT 35 16R3168; THE BLUE MOUNTAINS.
- PIN 371310227, PT LT 35 CON 10 COLLINGWOOD PT 36 16R3168; THE BLUE MOUNTAINS.
- PIN 371310229, PT LT 35 CON 10 COLLINGWOOD PT 1 16R546; THE BLUE MOUNTAINS.

#### **1.1.2 Site Location**

The Site is located in an area consisting of primarily residential and agricultural land use. The irregular shaped Site is located along Highway 26 which runs along the south property boundary of the Site and 10<sup>th</sup> Line which runs along the west property boundary of the Site. Georgian Trail runs along the northern property line. Georgian Bay is approximately 410 m north of the Site. Lansdowne Street is approximately 575 m east and Lora Bay Drive is approximately 1.5 km west of the Site.

The Site location is illustrated on Drawing 1 in Appendix A, and photographs of Site and the surrounding properties are included in Appendix B.

#### **1.1.3 Site Occupancy**

The Site is currently a vacant lot used for agricultural purposes.

#### **1.1.4 Site Features**

The Site is currently used for agricultural purposes with a forested area. The Site groundcover is composed of wild grasses and a forested area on the eastern portion of the Site. The west portion of the Site is used for agricultural purposes. A grassed ditch runs along the west, south and east property line. A forested area runs along the northern property line.



Entrance to the Site is accessed via 10<sup>th</sup> Line. The Site is approximately 6.88 hectares (17 acres) in size.

#### ***1.1.5 Surrounding Properties***

The Site is surrounded primarily by residential and agricultural land use properties. The north adjacent properties are occupied by residential buildings. Georgian Trail runs along the north property line. An orchard is located approximately 45 m southwest of the Site. The remaining Study Area consists of residential and agricultural properties.



## **2. Scope of Work**

The purpose of this Phase One ESA is to determine the potential for impacts on the Site from present or past Site activities or from surrounding properties. It is our understanding that the Phase One ESA is being completed as part of the due diligence program related to the financing of the Site.

This Phase One ESA was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase One Environmental Site Assessments. Should a Record of Site Condition (RSC) be required for the property in the future, additional work may be necessary to meet the requirements of O. Reg 153/04.

The scope of work for this Phase One ESA included a review of available historical records, a visual inspection of the Site and surrounding properties, interviews with knowledgeable persons, municipal and provincial agencies and preparation of a report of the findings and any recommendations.



### **3. Records Review**

Available public records were reviewed to determine the land use history of the Site and surrounding properties.

#### **3.1 General**

##### **(i) Phase One Study Area Determination**

The Phase One Study Area includes the Site and lands that are within approximately 150 metres of the Site, as shown on Drawing 2, herein referred to as the Study Area.

##### **(ii) First Developed Use Determination**

According to the Site representative the land has always been used for agricultural purposes. Historical aerial photographs show the Site as agricultural use from 1954 to present.

##### **(iii) Fire Insurance Plans**

Available Fire Insurance Plans (FIPs) for the surrounding area were reviewed through Opta Information Intelligence Website. FIPs from 1925 covered the east portions of the Study Area and showed the area as undeveloped. FIPs for the Site were unavailable.

##### **(iv) Property Ownership**

The current owners of the property are 1290337 Ontario Ltd. and 10 Keith Avenue Inc.

##### **(v) Property Use Directories**

City directory books were not published for the Town of Blue Mountain.

##### **(vi) Official City Plan**

The Blue Mountain Official Plan, Schedule A-1 and A-2 Land Use Plan was reviewed to determine the land use of the Site. The Site is classified as residential recreational area and hazard. Hazard is defined as lands having inherent environmental hazards such as flood susceptibility, erosion susceptibility, and dynamic beach hazards. The northern and southern portion of the Study Area are classified as residential recreational area and hazard. The western portion of the Study Area is classified as recreational commercial area. The eastern portion of the Study Area is classified as community living area, hazard and future secondary plan area.

##### **(vii) Environmental Reports**

No previous environmental reports were provided to G2S.



### 3.2 Environmental Source Information

#### (i) *National Pollutant Release Inventory*

The National Pollutant Release Inventory (NPRI) database was searched for records in the vicinity of the Site for the years 1994-2017. No records were located within the Study Area.

#### (ii) *PCB Storage Sites*

A search of the Ontario Inventory of PCB Storage Sites (1991 & 1995) was reviewed for records in the vicinity of the Site. No records were located within the Study Area.

#### (iii) *Environmental Registry*

The Environmental Bill of Rights (EBR) Registry was searched for references to the Site and surrounding properties. No records were located within the Study Area.

#### (iv) *Coal Gasification Maps*

A review of the *Inventory of Coal Gasification Plant Waste Sites in Ontario* publication indicated that no coal gasification plants were located within the Study Area.

#### (v) *Coal Tar Sites*

The *Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars in Ontario* is included in the Waste Disposal Site Inventory document and was searched for facilities. No coal tar facilities were found within the Study Area.

#### (vi) *Freedom of Information Request*

G2S contacted the Freedom of Information and Protection of Privacy Office of the Ministry of the Environment with a request for information pertaining to the Site. Requests generally take several weeks to months to generate a response from the government agency. Should a response from the government agency change the conclusions or recommendations of this report, an addendum letter will be provided along with the information received from the government agency.

#### (vii) *Waste Management Records*

The Site and properties within the Study Area were searched by company name in the Hazardous Waste Information Network (HWIN) and the Hazardous Waste Information System (HWIS) databases from 1986-1993 and in two-year increments from 2002-2018. Properties within the Study Area were also searched for records currently registered with HWIN. No records were found within the Study Area.

#### (viii) *Other MECP Reports*

Other MECP reports were not available for the Site or Study Area at the time of this Phase One ESA.



*(ix) Retail Fuel Storage Tanks*

G2S contacted the Technical Standards and Safety Authority (TSSA) by email on June 19, 2020. G2S requested a search for records of fuel storage on the Site and immediate surrounding properties on 10<sup>th</sup> Line, Arthur Street West and Peel Street North. A response from the TSSA was received on June 19, 2020 and is included in Appendix E. No records were found.

*(x) Areas of Natural Significance*

The Ministry of Natural Resources, Ontario, Natural Heritage Areas database was reviewed. A woodland is located on the east portion of the Site. A woodland is located in the north, west and southeast portions of the Study Area. A wetland is located approximately 280 m northwest of the Site. Georgian Bay is approximately 410 m north of the Site.

*(xi) Landfills*

The Ministry of the Environment publication Waste Disposal Site Inventory, June 1991, was searched for waste disposal facilities located within the Study Area. No records were found within the Study Area. The nearest landfill was previously located approximately 610 m southeast of the Site and was closed in 1969. The landfill was classified as an A7 site for municipal/domestic wastes in urban areas, criteria “humans”.

*(xii) Notices and Instruments*

The Brownfields Environmental Site Registry was searched for references to the Site and surrounding properties. No records were located within the Study Area.

### 3.3 Physical Setting Sources

*(i) Aerial Photographs*

Aerial photographs of the Site and Study Area for the years 1954, 2005, 2010, 2016, and 2019 (included as Drawings 4 through 8 in Appendix A) were reviewed at the Grey County Interactive Maps, and Google Earth. Comments for each photograph are presented in the following table:

**Table 1: Aerial Photographs**

Year	Site Description	Study Area Description
1954	The primary use of the Site is agricultural. Due to the scale of the image, details of the structures on-Site are indiscernible.	The Study Area appears primarily developed as agricultural land use. Highway 26, 10 <sup>th</sup> Line and Peel Street North and South have been developed. Due to the scale of the image, details of the structures in the Study Area are indiscernible. A trail is located along the northern portion of the Site.
2005	An orchard is located in the northwest corner of the Site. The eastern portion is covered with vegetation and trees.	Residential/agricultural buildings have been developed in the southern portion of the Study Area. A roadway north of the Site has been cleared for development. A pond is located west of the Site.



Year	Site Description	Study Area Description
<b>2010</b>	The Site has been cleared of all vegetation, with some trees present in the eastern portion of the Site.	High Bluff Lane has been developed in the northern portion of the Study Area. Two residential buildings have been developed in the northeast portion of the Study Area. A golf course and a small square building has been developed west of the Site.
<b>2016</b>	The cleared area from the Site in 2010 is now used for agricultural purposes. The vegetation in the eastern portion has increased.	More residential buildings have been developed in the northeast portion of the Study Area.
<b>2019</b>	The Site appears similar to present.	High Bluff Lane has been fully developed with residential buildings. The Study Area appears similar to present.

(ii) *Topography, Hydrology, and Geology*

*Topographic Maps*

A topographic map from 2019 (included as Drawing 9 in Appendix A) was reviewed at the Toporama website.

The property is located approximately 201 m above sea level in the western portion of the Site and decreases gradually in an easterly direction. Topographic maps show surface elevations to be decreasing in a north/northeast direction. Based on our observations and review, the expected direction of groundwater flow in the area of the Site is to the north/northeast, following surface topography towards Georgian Bay, located approximately 410 m north of the Site.

**Table 2: Topographic Maps**

Year	Site Description	Study Area Description
<b>2019</b>	The Site appears undeveloped. A tributary of Georgian Bay crosses the southeast portion of the Site.	The Study Area is partially developed with small residential buildings north and south of the Site. A tributary of Georgian Bay is located in the eastern and southern portion of Study Area.

*Soil and Geological Maps*

The Paleozoic Geology Map of Southern Ontario and the Soil Survey Report No. 17, Soils of Grey County Ontario, were available for review online.

The geological map reviewed indicates that the Site and Study Area are characterized by the Ordovician Upper Ordovician, Georgian Bay (Carlsbad and Russell) Formation, overlain by grey shale with limestone interbeds; limestone upper member on Manitoulin Island. The soil map indicates that the Site and Study Area consist of dominantly coarse textured soils formed on sand and gravel, specifically sandy loam.

The soil map identifies the Site and most of the Study Area as well sorted sandy outwash, belonging to the Brighton series characterized by sand that is essentially stonefree, and more specifically dark grey sandy loam over yellow brown sand over reddish brown sandy loam over grey calcareous sand.



### *Hydrology and Hydrogeology*

Surface water from the Site is expected to infiltrate through the grassed/vegetated and agricultural surfaces of the Site. Topographic maps show surface elevations to be decreasing in a north/northeast direction. Based on our observations and review, the expected direction of groundwater flow in the area of the Site is to the north/northeast, following surface topography towards Georgian Bay, located approximately 410 m north of the Site.

#### *(iii) Fill Materials*

Fill materials were not observed on-Site.

#### *(iv) Water Bodies and Areas of Natural Significance*

No natural heritage areas were located in the Study Area. A wetland is located approximately 280 m northwest of the Site. Georgian Bay is approximately 410 m north of the Site. A tributary from Georgian Bay is located approximately 60 m east and approximately 120 m southeast of the Site.

#### *(v) Well Records*

The Ministry of the Environment, Conservation and Parks, Environmental Monitoring and Reporting Branch website was searched for well records for the Site and surrounding area. Well records are included in Appendix F and the search results are presented below:

- A domestic well record, located approximately 40 m south of the Site, identified the surrounding soils as yellow clay and stones from depths of 0 to 2.44 m bgs, grey clay gravel from depths of 2.44 to 12.19 m bgs, grey clay sand from depths of 12.19 to 15.24 m bgs, grey sand from depths of 15.24 to 25.9 m bgs, grey quick sand from depths of 25.9 to 39.62 m bgs, black stones from depths of 39.62 to 40.84 m bgs and grey sand gravel clay from depths of 40.84 to 41.75 m bgs. Groundwater was measured at 41.75 m bgs.
- A domestic well record, located approximately 220 m southeast of the Site, identified the surrounding soils as brown topsoil from depths of 0 to 0.30 m bgs, grey clay and stones from depths of 0.30 to 4.87 m bgs, grey shale hard from depths of 4.87 to 10.66 m bgs, grey clay soft from depths of 10.66 to 30.48 m bgs, grey clay gravel from depths of 40.48 to 42.67 m bgs, and black rock and grey shale from depths of 42.67 to 48.76 m bgs. Groundwater was measured at 43.48 m bgs.
- A domestic well record, located approximately 320 m north of the Site, identified the surrounding soils as brown clay stones shale slabs, very hard from depths of 0 to 21.33 m bgs over brown sand from depths of 21.55 to 23.77 m bgs. Groundwater was measured at 21.55 m bgs.



### 3.4 Site Operating Records

Site Operating Records were requested by G2S at the time of this Phase One ESA report. The following chart summarizes the availability of the records.

Site Operating Records	
Regulatory Permits and Records	No records available
Material Safety Data Sheets	No records available
Underground Utility Drawings	No records available
Chemical Inventory and Storage	No records available
Storage Tanks	No records available
Environmental Monitoring Data	No records available
Waste Management Records	No records available
Process, Production and Maintenance Documents	No records available
Spills and Discharges	No records available
Emergency Response and Contingency Plans	No records available
Environmental Audit Reports	No records available
Facility Site Plans	No records available



## **4. Interviews**

### **4.1 Site Personnel**

The Site visit was conducted on June 23, 2020. Site representative, Mr. Daniel Pasta, completed a Phase One Questionnaire for the property, which is included as Appendix G.

### **4.2 Third Party Individuals**

Third party individuals were not available for interview at the time of this Phase One ESA.

### **4.3 Government Officials**

The following government officials were contacted as part of this Phase One ESA:

1. Ministry of the Environment, Conservation and Parks, Freedom of Information and Protection of Privacy Office;
2. Technical Standards and Safety Authority.



## 5. Site Reconnaissance

### 5.1 General Requirements

Ms. Rachael Lesmeister, B.A. of G2S conducted a Phase One ESA Site visit at the northeast corner of Highway 26 and 10<sup>th</sup> Line in Thornbury, Ontario. The purpose of the Site reconnaissance was to assess the current conditions of the Site, and the adjacent and surrounding properties to the extent practicable. The following table provides details regarding the Site visit:

**Table 3: Site Reconnaissance**

Date	June 23, 2020
Time	11:30 am
Length of Site Visit	1 hour
Weather	cloudy, approximately 27° Celsius
Person who conducted the Site visit	Rachael Lesmeister, B.A.
Qualified Person supervising the Site visit	Jacky So, P.Eng.
Facility Operating: Yes/No	N/A

Observations of the Site, adjacent and surrounding properties were conducted by walking over the Site. Adjacent and surrounding properties were observed from within the Site or by other public means.

#### (i) Site Limitations

No limitations were encountered at the time of the Site visit.

#### (ii) Property Use, Buildings, and Structures

The Site is currently used for agricultural purposes, with a forested area. The Site groundcover is composed of wild grasses and forested area on the eastern portion of the Site. The west portion of the Site is used for agricultural purposes with a corn crop field. A grassed ditch runs along the west, south and east property line. A forested area runs along the northern property line.

Entrance to the Site is accessed via 10<sup>th</sup> Line. The Site is approximately 6.88 hectares (17 acres) in size.

#### (iii) Locations of Current and Former Wells

G2S did not identify any wells at the time of our Site visit.

#### (iv) Sewage Works

The Site is vacant and not serviced with sewage works.



(v) *Ground Surface*

The Site groundcover is composed of wild grasses and a forested area on the eastern portion of the Site. The west portion of the Site is used for agricultural purposes. A grassed ditch runs along the west, south and east property line. A forested area runs along the northern property line.

(vi) *Current or Former Railway Lines or Spurs*

No current or former railway lines or spurs were observed on-Site.

(vii) *Areas of Stained Soil, Vegetation, or Pavement*

No areas of stained soil, vegetation, or pavement were observed.

(viii) *Stressed Vegetation*

G2S did not identify any stressed vegetation during the Site visit.

(ix) *Fill and Debris Materials*

Fill or debris materials were not observed at the time of the Site visit.

(x) *Potentially Contaminating Activities On-Site*

No Potentially Contaminating Activities (PCAs) were observed on Site.

(xi) *Unidentified Substances*

No unidentified substances were located on-Site.

(xii) *Below Ground Structures*

No pits and/or lagoons were observed during our Site visit.

(xiii) *Storage Tanks*

No storage tanks were observed at the time of the Site visit.

(xiv) *Material Storage*

No material were stored on Site.

(xv) *Hazardous Materials*

No hazardous materials were identified during the Site visit.



(xvi) *Potable and Non-Potable Water Sources*

The Site is not currently serviced with potable water.

(xvii) *Waste Management*

The Site does not currently create waste.

(xviii) *Underground Utilities*

Records or drawings of underground utilities were not available at the time of this report.

(xix) *Interior Building Features*

The Site is vacant and there are no buildings present on Site.

(xx) *Exterior Features*

Surface water from the Site is expected to infiltrate through the grassed/vegetated and agricultural areas of the Site.

(xxi) *Surrounding Properties*

There were no PCAs identified within the Study Area.

## 5.2 Description of Investigation

The investigation included a walkthrough of the Site; no PCA were observed on-Site.

## 5.3 Special Attention Items

(i) *Polychlorinated Biphenyls*

Polychlorinated Biphenyls (PCBs) were widely used for cooling and lubricating electrical equipment from the 1930s to the 1970s. The use of PCBs was prohibited in the late 1970s.

Given that the Site is vacant, no PCB containing equipment is present on Site.

(ii) *Asbestos Containing Materials*

Asbestos is a generic term referring to a group of naturally occurring fibrous mineral silicates. Asbestos was used in many products due to its strength and resistance characteristics. Common uses include boiler and pipe insulation, spray-on fireproofing, floor and ceiling tiles, asbestos-cement products, etc. Legislation banned the use of asbestos-containing materials (ACMs) in the mid to late 1980s.

Given that the Site is vacant, no ACM containing building materials are present.



(iii) *Lead*

Lead is a heavy metal typically found in pipes, batteries, lead solder, cabling, insecticides, paints, glass and as an additive to gasoline. In 1976, the federal government limited the amount of lead for interior paints to 0.5% by weight or 5,000 ppm. The Surface Coating Materials Regulation (SOR/2005-109) dated April 19, 2005, as amended, pursuant to the 2005 Hazardous Products Act, revised the standard to limit the amount of lead in certain paints to 0.06% (600 ppm). In October 2010, this was revised to 0.009 % (90 ppm).

Given that the Site is vacant, no lead-based paint is present on-Site.

(iv) *Mercury*

Mercury is typically found in a variety of building materials including paints, thermostats, and mercury-vapour lamps.

The presence of mercury was not identified on-Site at the time of the Site visit.

(v) *Ozone Depleting Substances*

Ozone-depleting Substances (ODSs) include any substances containing chlorofluorocarbon ("CFCs"), hydro chlorofluorocarbon ("HCFCs"), halon or any other material capable of destroying ozone in the atmosphere. Federal regulations eliminated the production and import of CFCs by January 1<sup>st</sup>, 1996 and a freeze on the production and import of HCFC-22 by January 1<sup>st</sup>, 1996. This regulation also requires the complete replacement of HCFC-22 equipment by the year 2020.

No ODS containing equipment was observed during the Site visit.

(vi) *Urea Formaldehyde Foam Insulation*

Urea Formaldehyde Insulation (UFFI) was used as an insulation material for existing buildings (commonly houses) from the mid-1970s until its ban in Canada in 1980.

Evidence of UFFI use was not observed at the time of our Site visit.

(vii) *Mould*

Evidence of mould was not identified during the Site visit.



## 6. Review and Evaluation of Information

### (i) Current and Past Site Uses

The current and past Site uses are summarized in the following table:

**Table 4: Site Uses**

Address	Property Use	Years Occupied
Northeast corner of Highway 26 and 10 <sup>th</sup> Line	Agricultural	1954, 2005
	Vacant	2010
	Agricultural	2016-present

### (ii) Potentially Contaminating Activities

The following PCA as defined in the amended O. Reg. 153/04 was identified on-Site:

- Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.



**Table 5: Potentially Contaminating Activities – Risk to Site**

Address Direction and Distance from Site	Potentially Contaminating Activities	Description	Years Occupied	Contaminants of Potential Concern	PCA - Risk to Site
Site	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Historical aerial photographs showing an orchard being present on-Site.	1954-2005	Arsenic, Pesticides, Heavy Metals	High –historical presence of an orchard on-Site.



(iii) *Areas of Potential Environmental Concern*

**Table 6: Areas of Potential Environmental Concern**

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
Historic presence of an orchard on-Site	Entire Site	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Application	On-Site	Arsenic, Pesticides, Heavy Metals	Soil



## **7. Conclusions and Recommendations**

The Phase One ESA identified one Area of Potential Environmental Concern (APEC) on the property. The potential environmental risks to the property include:

1. The historic presence of an orchard on-Site.

In order to assess the environmental conditions of the property, a Shallow Soil Investigation is recommended. The objective of the investigation is to determine if there is environmental impact related to the presence of the historic orchard on-Site.



## **8. Qualifications of the Assessor**

This Phase One ESA was conducted by Ms. Rachael Lesmeister, B.A. Ms. Lesmeister is responsible for the successful completion of field work and reporting. Ms. Lesmeister has assisted with numerous projects on behalf of private and public sector clients for industrial, commercial and residential sites.

This Phase One ESA was reviewed by Jacky So, P.Eng. Jacky So is a Senior Engineer for G2S Environmental. Mr. So obtained his Bachelor of Applied Science degree in Environmental Engineering in 2002 from the University of Waterloo in Waterloo, Ontario and received his license with the Professional Engineers Ontario in 2007. Mr. So has over 17 years of professional consulting experience in environmental site assessments and remediation. Mr. So has acted as project manager on several large scale remediation projects in the Greater Toronto Area. His main responsibilities as project manager included contract administrations, cost and timeline control, coordination of interdisciplinary project teams, communication with the clients, attending technical and public meetings, providing technical advice to the project team, conducting technical evaluations and studies. Mr. So is a Qualified Person as defined in Ontario Regulation 153/04 for signing off on Phase One and Two ESAs, remediation reports and filing of Records of Site Condition (RSCs).



## 9. References and Supporting Documentation

- a) Canadian Standards Association. November 2001. *Z768-0 Phase I Environmental Site Assessment*.
- b) Occupational Health and Safety Act - Ministry of Labour (MOL).
- c) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- d) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- e) Hazardous Waste Information Network (HWIN, 1986 – 2005), [www.hwin.ca](http://www.hwin.ca).
- f) Ministry of the Environment, Brownfields Environmental Site Registry, [www.ene.gov.on.ca/environet/BESR/index](http://www.ene.gov.on.ca/environet/BESR/index).
- g) National Pollutant Release Inventory, [www.ec.gc.ca](http://www.ec.gc.ca).
- h) Natural Heritage Information System, [www.nhic.mnr.gov.on.ca](http://www.nhic.mnr.gov.on.ca).
- i) Ontario's Environmental Registry, [www.ebr.gov.on.ca](http://www.ebr.gov.on.ca).
- j) "Paleozoic Geology of Southern Ontario", Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.
- k) "Soil Map of Peel County, Ontario," Soil Survey Report No. 17, North Sheet. Scale 1:63,360. Experimental Farms Service, Ottawa, 1979.
- l) "1954 Air Photos of Southern Ontario". University of Toronto Libraries, 2010. Viewed online at <https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>
- m) "The Atlas of Canada, Toporama, Topographic Map. Her Majesty the Queen in Right of Canada, 2019. Viewed online at <http://atlas.gc.ca/site/english/toporama/#>
- n) "2005, 2016 and 2019 Aerial Photographs," Google Earth, Digital Globe, 2019.
- o) "The Blue Mountains Official Plan", Schedule A-1 – Lora Bay, June, 2016.
- p) "The Blue Mountains Official Plan", Schedule A-2 – Thornbury and Clarksbury, August, 2014.
- q) "Sheet 1, Fire Insurance Plan of Thornbury, Ont., 1925." Underwriters Survey Bureau Toronto and Montreal., 1960.



## 10. Limitations

This report has been prepared for the sole benefit of Daniel Pasta and is intended to provide a Phase One ESA on the Site, Parcels of Land at the Northeast corner of Highway 26 and 10<sup>th</sup> Line in Thornbury, Ontario. The report may not be used by any other person or entity without the expressed written consent of Daniel Pasta, and G2S Environmental Consulting Inc. (G2S). Any use which a third party makes of this report, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

The findings in this report are limited to the conditions at the Site at the time of this investigation (June/July 2020), and supplemented by a historical review and data obtained by G2S as described herein as well as information provided by the Site representative as reported herein. Conclusions presented in this report should not be construed as legal advice.

If Site conditions or applicable standards change or if any additional information becomes available at a future date, changes to the findings, conclusions and recommendations in this report may be necessary.

At the time of this report, the Covid-19 pandemic restrictions may have limited G2S's access to historical records for review purposes. Due to these limitations, G2S may be required to provide addendums to the report or complete additional site visits in the future.



## 11. Closing Remarks

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

**G2S Environmental Consulting Inc.**



Rachael Lesmeister, B.A.  
Environmental Technician

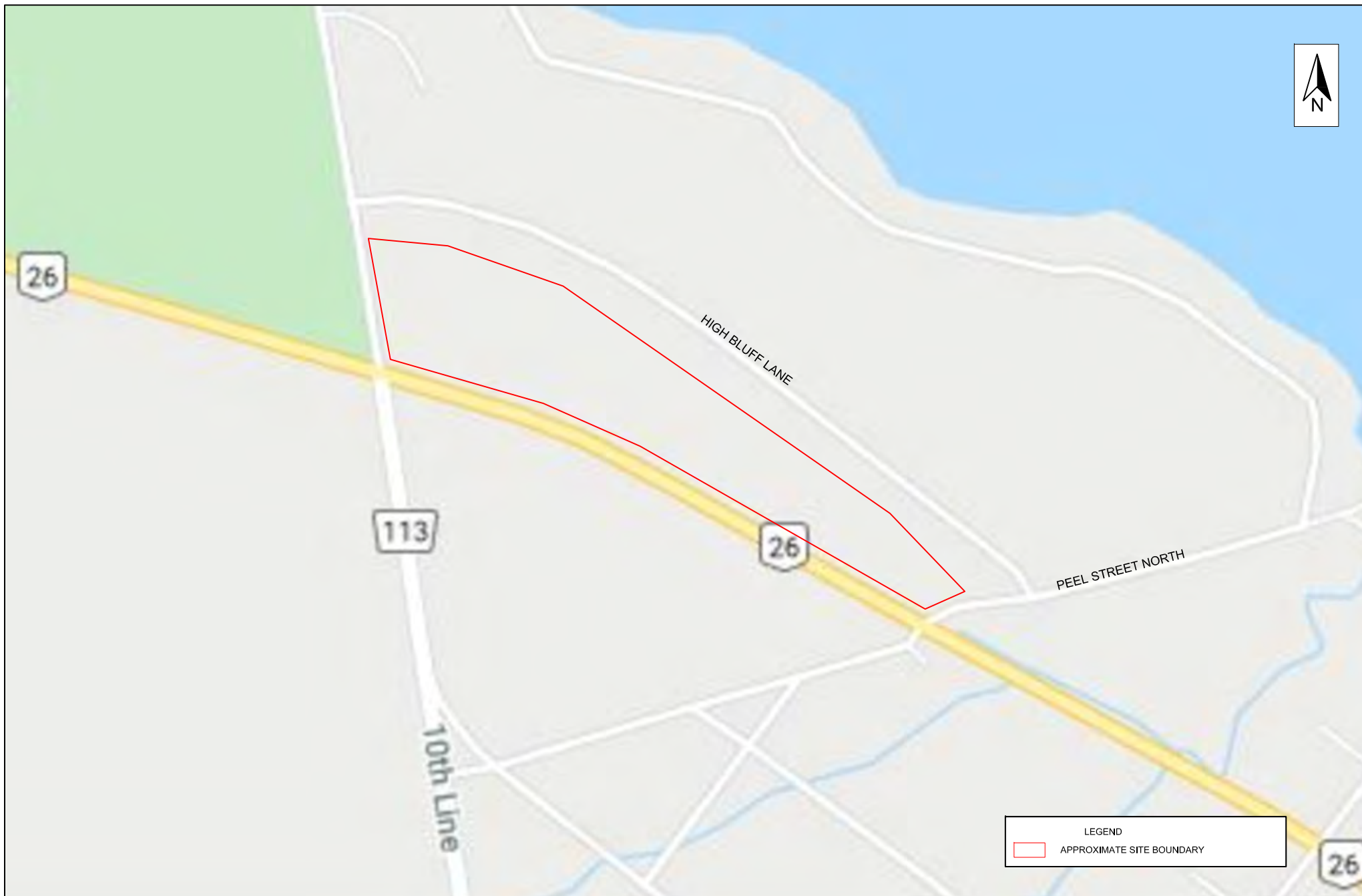


Jacky So, P.Eng.  
Senior Engineer



## **Appendix A: Drawings**





Scale: N.T.S.  
 Project No.: G2S20446  
 Date: JULY 2020  
 Drawn by: RL/JS  
 File name: HWY26/10THLINE.dwg

# NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE SITE LOCATION PLAN

THORNBURY

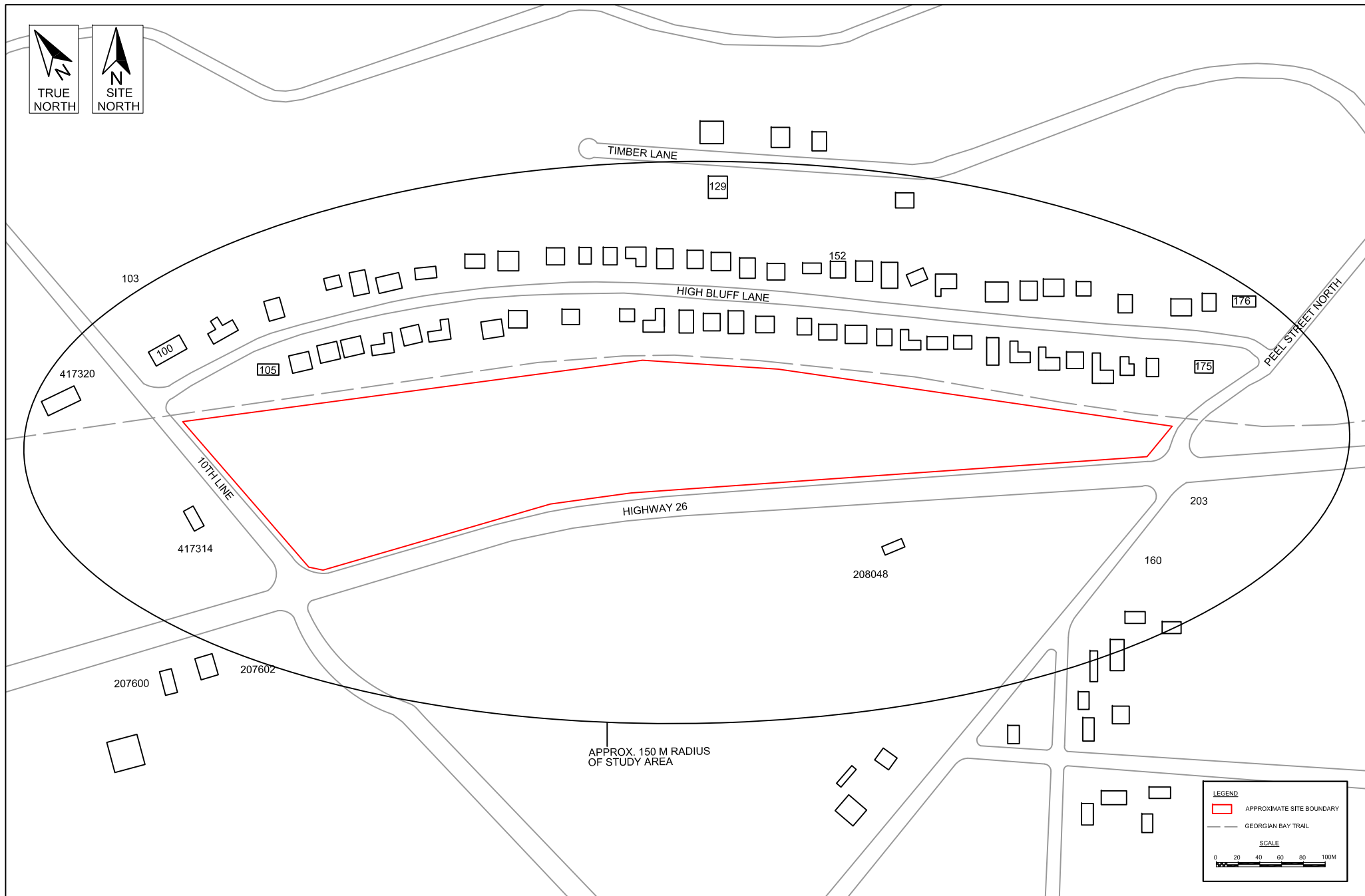
ONTARIO



Drawing No.

1





Scale: AS SHOWN  
Project No.: G2S20446  
Date: JULY 2020  
Drawn by: RL/JS  
File name: HWY26/10THLINE.dwg

# NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE PHASE ONE ESA STUDY AREA

THORNBURY

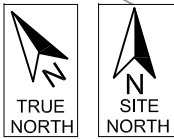
ONTARIO



Drawing No.

2





Scale: AS SHOWN  
Project No.: G2S20446  
Date: JULY 2020  
Drawn by: RL/JS  
File name: HWY26/10THLINE.dwg

NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE  
**SITE PLAN**

THORNBURY

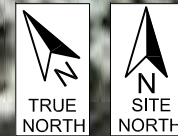
ONTARIO




Drawing No.


3





LEGEND

 APPROXIMATE SITE BOUNDARY

<p>Scale: N.T.S. Project No.: G2S20446 Date: JULY 2020 Drawn by: RL/JS File name: HWY26/10THLINE.dwg</p>	<p>NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE 1954 AERIAL PHOTOGRAPH THORNBURY ONTARIO</p>		<p>Drawing No. 4</p>
--------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------	--------------------------





10TH LINE

HIGHWAY 26

LEGEND

 APPROXIMATE SITE BOUNDARY

Scale: N.T.S.  
Project No.: G2S20446  
Date: JULY 2020  
Drawn by: RL/JS  
File name: HWY26/10THLINE.dwg

NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE  
2005 AERIAL PHOTOGRAPH

THORNBURY

ONTARIO



Drawing No.

5





10TH LINE

HIGHWAY 26

LEGEND



APPROXIMATE SITE BOUNDARY

Scale: N.T.S.  
Project No.: G2S20446  
Date: JULY 2020  
Drawn by: RL/JS  
File name: HWY26/10THLINE.dwg

NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE  
2010 AERIAL PHOTOGRAPH

THORNBURY

ONTARIO



Drawing No.

6





10TH LINE

HIGHWAY 26

LEGEND



APPROXIMATE SITE BOUNDARY

Scale: N.T.S.

Project No.: G2S20446

Date: JULY 2020

Drawn by: RL/JS

File name: HWY26/10THLINE.dwg

NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE

2016 AERIAL PHOTOGRAPH

THORNBURY

ONTARIO



Drawing No.

7





LEGEND

 APPROXIMATE SITE BOUNDARY

Scale: N.T.S.  
Project No.: G2S20446  
Date: JULY 2020  
Drawn by: RLJS  
File name: HWY26/10THLINE.dwg

NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE  
2019 AERIAL PHOTOGRAPH

THORNBURY

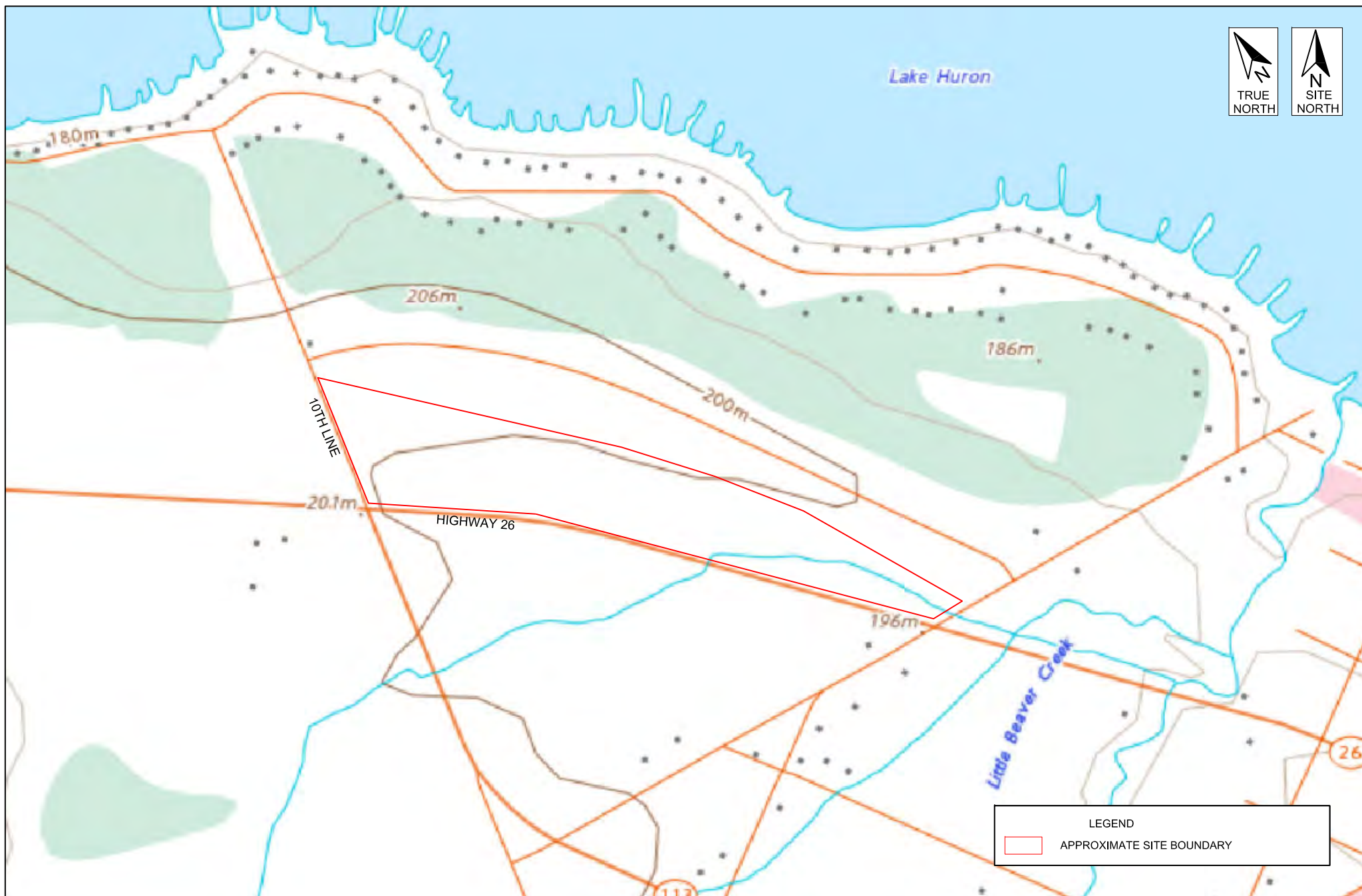
ONTARIO



Drawing No.

8





Scale: N.T.S.  
 Project No.: G2S20446  
 Date: JULY 2020  
 Drawn by: RL/JS  
 File name: HWY26/10THLINE.dwg

# NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE 2019 TOPOGRAPHIC MAP

THORNBURY

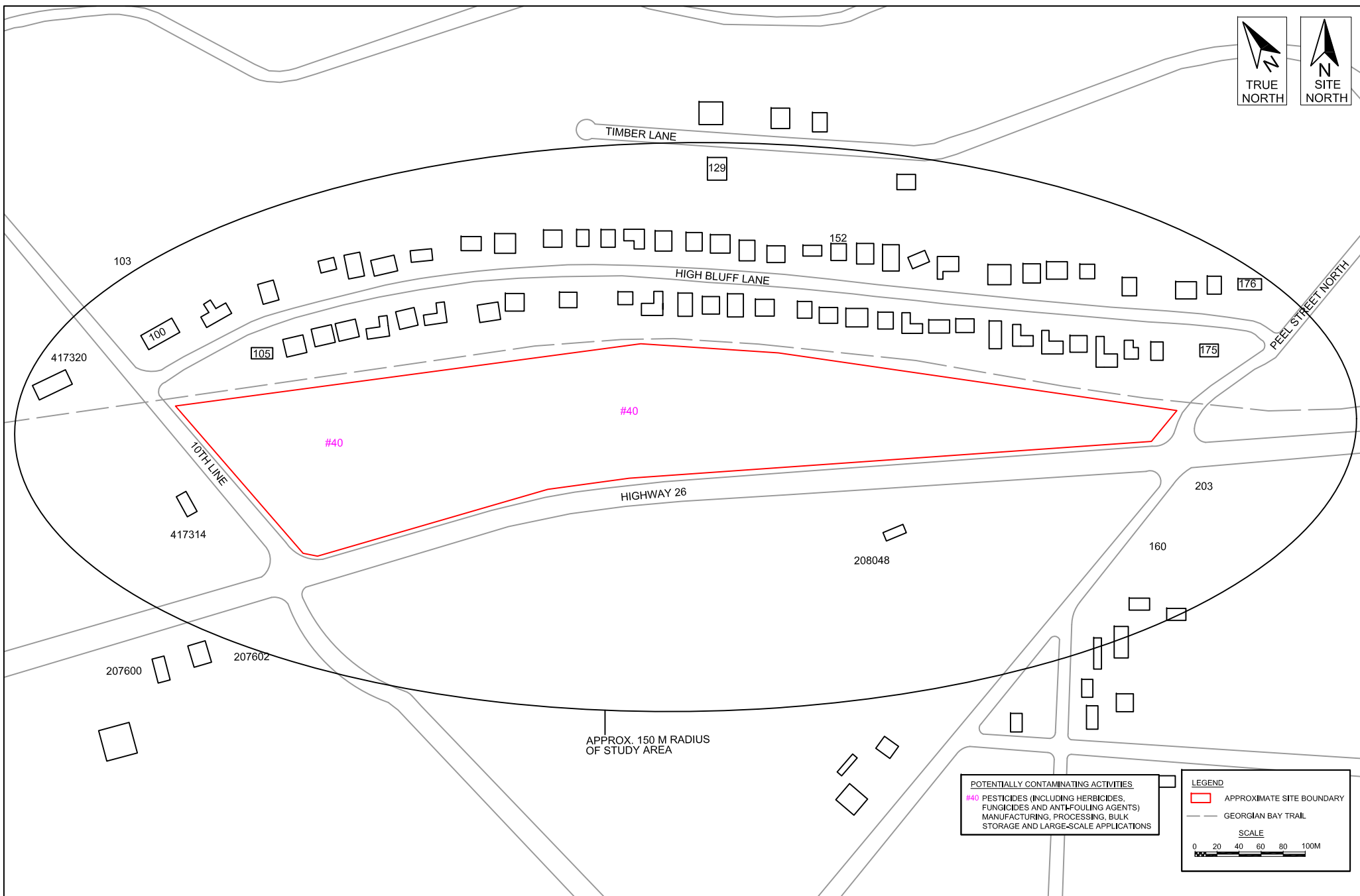
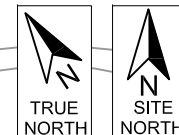
ONTARIO



Drawing No.

9





Scale: AS SHOWN  
Project No.: G2S20446  
Date: JULY 2020  
Drawn by: RL/JS  
File name: HWY26/10THLINE.dwg

## NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE POTENTIALLY CONTAMINATING ACTIVITIES

THORNBURY

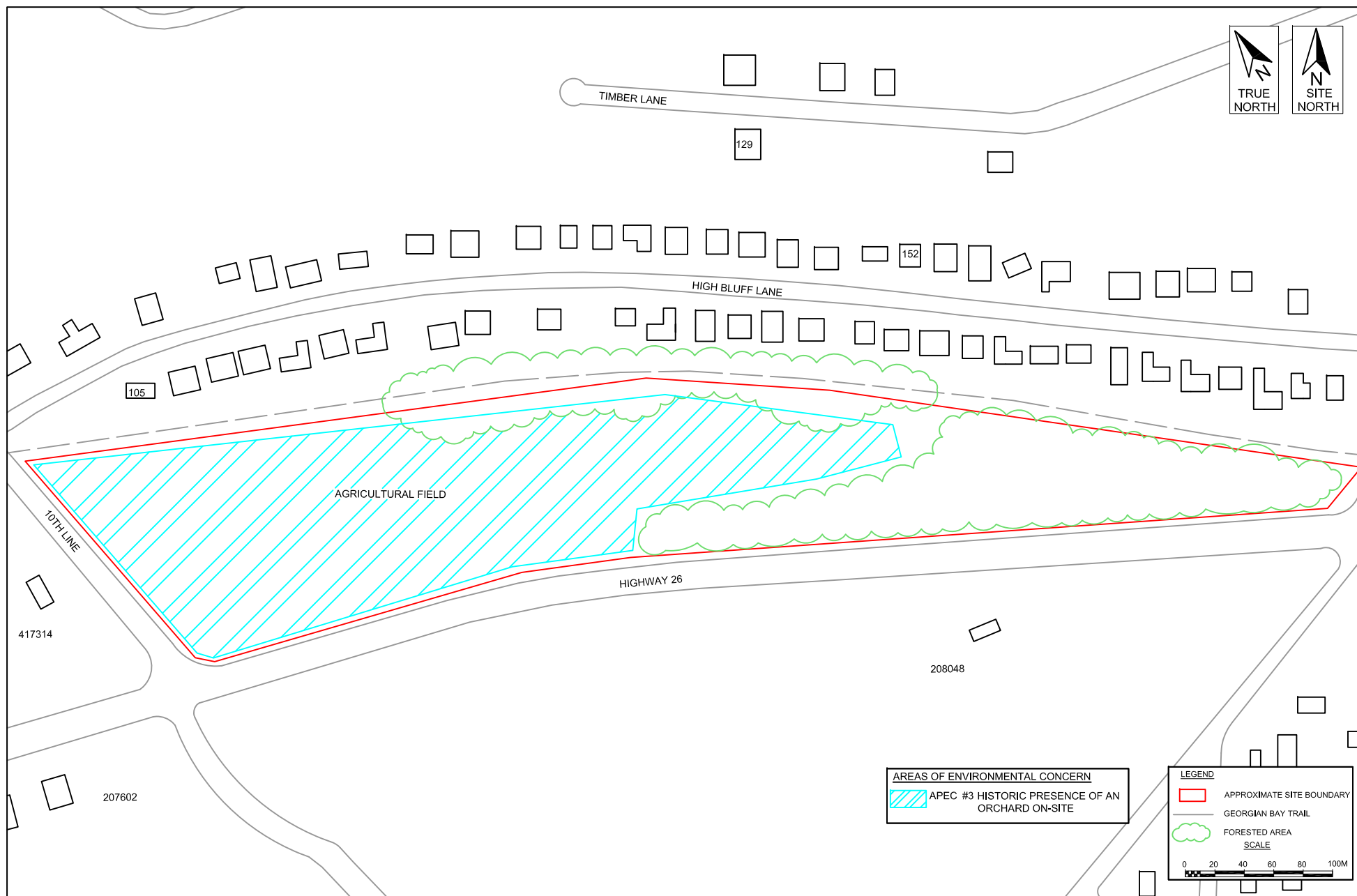
ONTARIO



Drawing No.

10





Scale: AS SHOWN

Project No.: G2S20446

Date: JULY 2020

Drawn by: RL/JS

File name: HWY26/10THLINE.dwg

# NORTHEAST CORNER OF HIGHWAY 26 AND 10TH LINE AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

THORNBURY

ONTARIO



Drawing No.

11





## **Appendix B: Site Photos**



Picture and Description	
	
<b>Photo #1:</b> Western portion of the Site, facing east.	<b>Photo #2:</b> Northern portion of the Site, facing north.
	
<b>Photo #3:</b> Eastern portion of the Site, facing north.	<b>Photo #4:</b> Southeast portion of the Site, facing west.
	
<b>Photo #5:</b> Forested area located on the eastern portion of the Site.	<b>Photo #6:</b> Central portion of the Site, facing north



Picture and Description	
	
<b>Photo #7:</b> Central portion of the Site, facing east.	<b>Photo #8:</b> Central portion of the Site, facing west.



## **Appendix C: Environmental Source Information**



Ministry of the Environment  
Freedom of Information and Protection of Privacy Office  
40 St. Clair Avenue West, 12<sup>th</sup> 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.

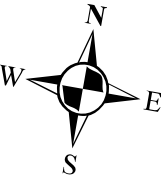
Requester Data			For Ministry Use Only								
Name, Title, Company Name and Mailing Address of Requester Rachael Lesmeister G2S Environmental Consulting Inc. 37 Sandiford Drive, Suite 411, Stouffville ON L4A3Z2 Email Address: rachael@g2senvironmental.com			FOI Request No.		Date Request Received						
			Fee Paid								
Tel: 416-275-3954 Fax: 905-642-5999			Your Project/ Reference No.		Signature of Requester <i>Rachael Lesmeister</i>		CHQ ORDER	VISA/MC/AMEX	CASH/MONEY		
							CNR	ER	NOR	SWR	WCR
							IEB	EAA	EMR	SCB	SDW
<b>Request Parameters</b>											
Municipal Address/Lot, Concession, Geographic Township (Municipal address mandatory for cities, towns or regions) Lot 35+36 Con 10. Pt 1, 32, 33, 34, 35, 36. Thornbury, ON (All on property)											
Present Property Owner(s) and Date(s) of Ownership 1290337 Ontario Ltd. + 10 Keith Avenue Inc. Current											
Previous Property Owner(s) and Date(s) of Ownership											
Present/Previous Tenant(s) (if applicable)											
<b>Search Parameters</b> Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.									<b>Specify Year(s) Requested</b>		
Environmental concerns (General correspondence, occurrence reports, abatement)									1900-Current		
Orders											
Spills											
Investigations/prosecutions ▶ <b>Owner and tenant information must be provided</b>											
Waste Generator number/classes											
<b>Certificates of Approval</b> ▶ 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										1900-Current	
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											



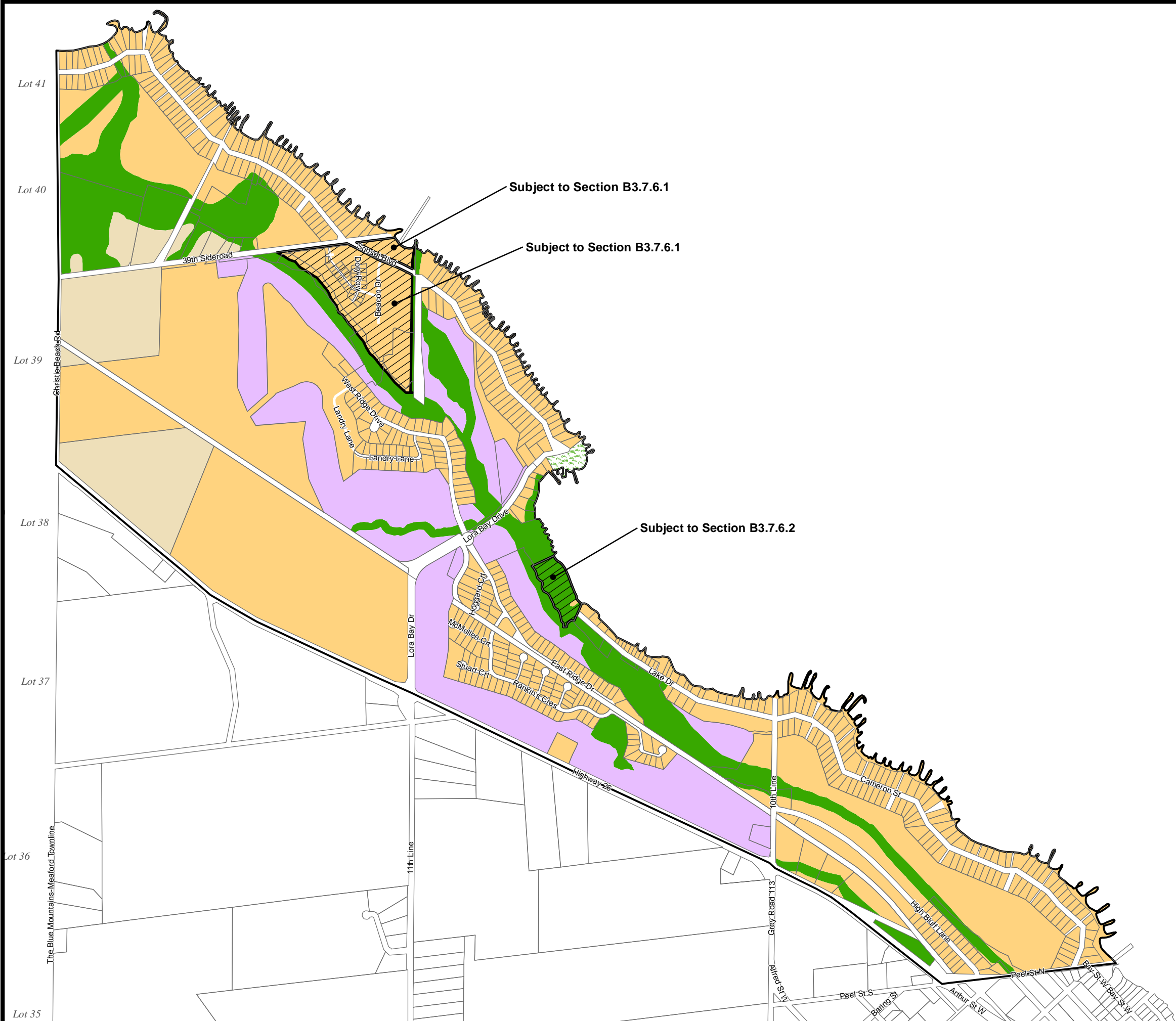
# The Blue Mountains Official Plan Schedule 'A-1' Lora Bay

## Designations

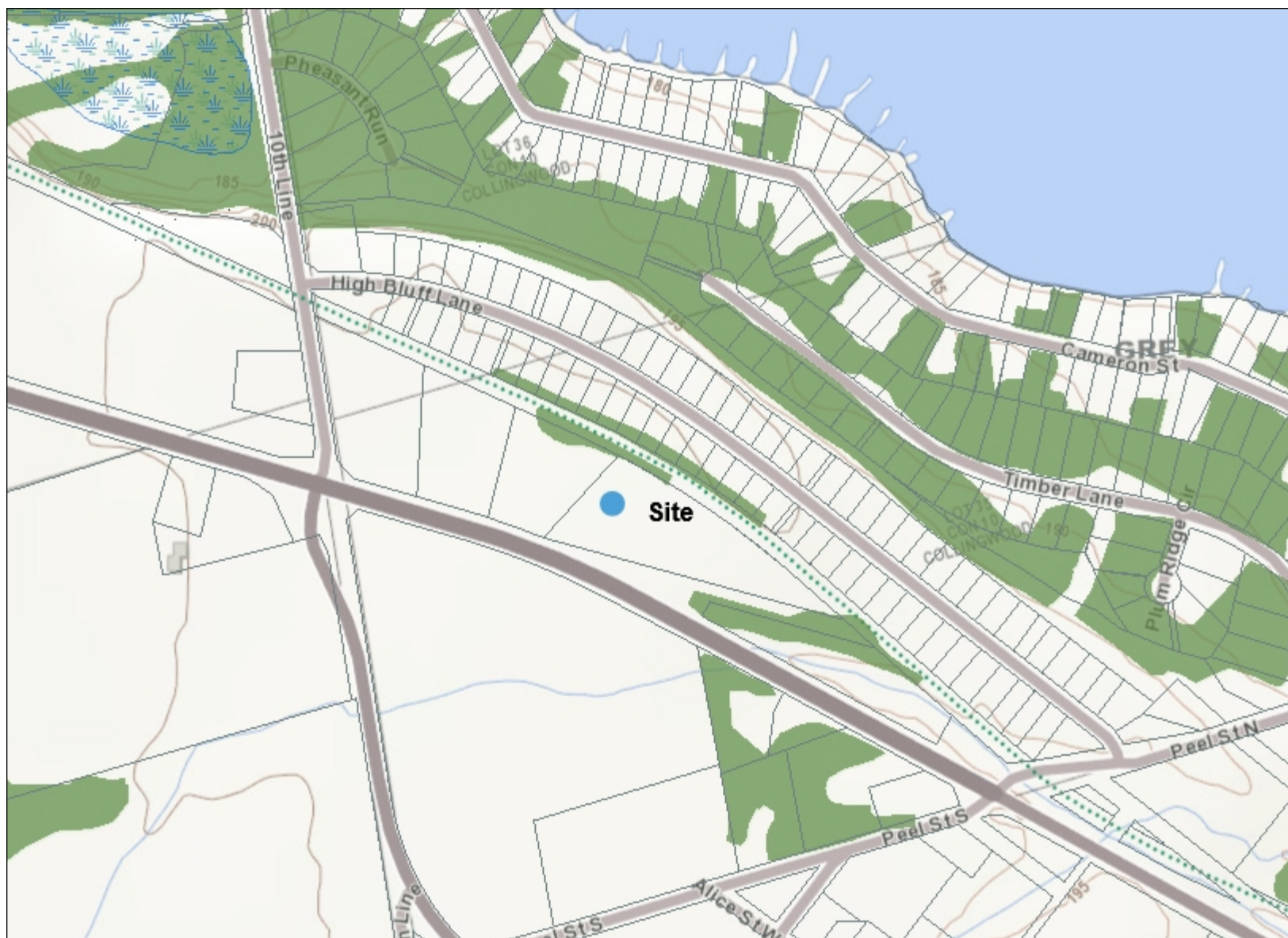
-  Hazard
-  Major Open Space
-  Recreational Commercial Area
-  Residential Recreational Area
-  Rural



Note: This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text. The information depicted on this Schedule has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist.







## Legend

- Assessment Parcel
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System
- Ecoregion
- Wetland**
  - Provincially Significant Wetland Evaluated
  - Non - Provincially Significant Wetland Evaluated
  - Unevaluated Wetland
- Area of Natural Heritage & Scientific Interest (ANSI)**
  - Provincially Significant Life Science ANSI
  - Provincially Significant Earth Science ANSI
- Greenbelt Plan**
  - Boundary
  - Greenbelt External Connections
- Land Use Designations**
  - Protected Countryside
  - Greenbelt Towns and Villages
  - Greenbelt Hamlets
  - Urban River Valley
  - Greenbelt Specialty Crop Area
- Niagara Escarpment Plan (NEP)**
  - Boundary
  - Parks and Open Space System
- Land Use Designations**
  - Escarpment Natural Area
  - Escarpment Protection Area
  - Escarpment Rural Area
  - Mineral Resource Extraction Area
  - Escarpment Recreation Area
  - Urban Area
  - Minor Urban Centre
- Oak Ridges Moraine Conservation Plan (ORM)**
  - Boundary
- Land Use Designations**
  - Natural Core Area
  - Natural Linkage Area
  - Countryside Area
  - Rural Settlement
  - Palgrave Estates Residential Community
  - Settlement Area

0.3 0 0.16 0.3 Kilometers



This map may not display all features listed in the legend because the feature layer was not turned on at the time the map was made; the features do not exist in the geographic range; or features have not been mapped. Absence of a feature in the map does not mean they do not exist in this area.

Imagery Copyright Notices: DRAPE © Aéro-Photo (1961) Inc., 2008 - 2009  
GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008  
© Queen's Printer for Ontario, 2020

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


















© Copyright for Ontario Parcel data is held by Queen's Printer for Ontario and its licensors [2020] and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.





# The Blue Mountains Official Plan Schedule 'A-2' Thornbury and Clarksburg

## Designations

- |                                                                                                                   |                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  Institutional Area            |  Future Secondary Plan Area       |
|  Commercial Corridor           |  Mineral Resource Extraction Area |
|  Community Living Area         |  Rural                            |
|  Residential Recreational Area |  Agricultural                     |
|  Urban Employment Area         |  Special Agricultural             |
|  Downtown Area                 |  Hazard                           |
|  Harbour Area                  |  Major Open Space                 |
|                                                                                                                   |  Bruce St./Marsh St. Corridor     |
|                                                                                                                   |  Niagara Escarpment Plan Boundary |
|                                                                                                                   |  Former Landfill                  |

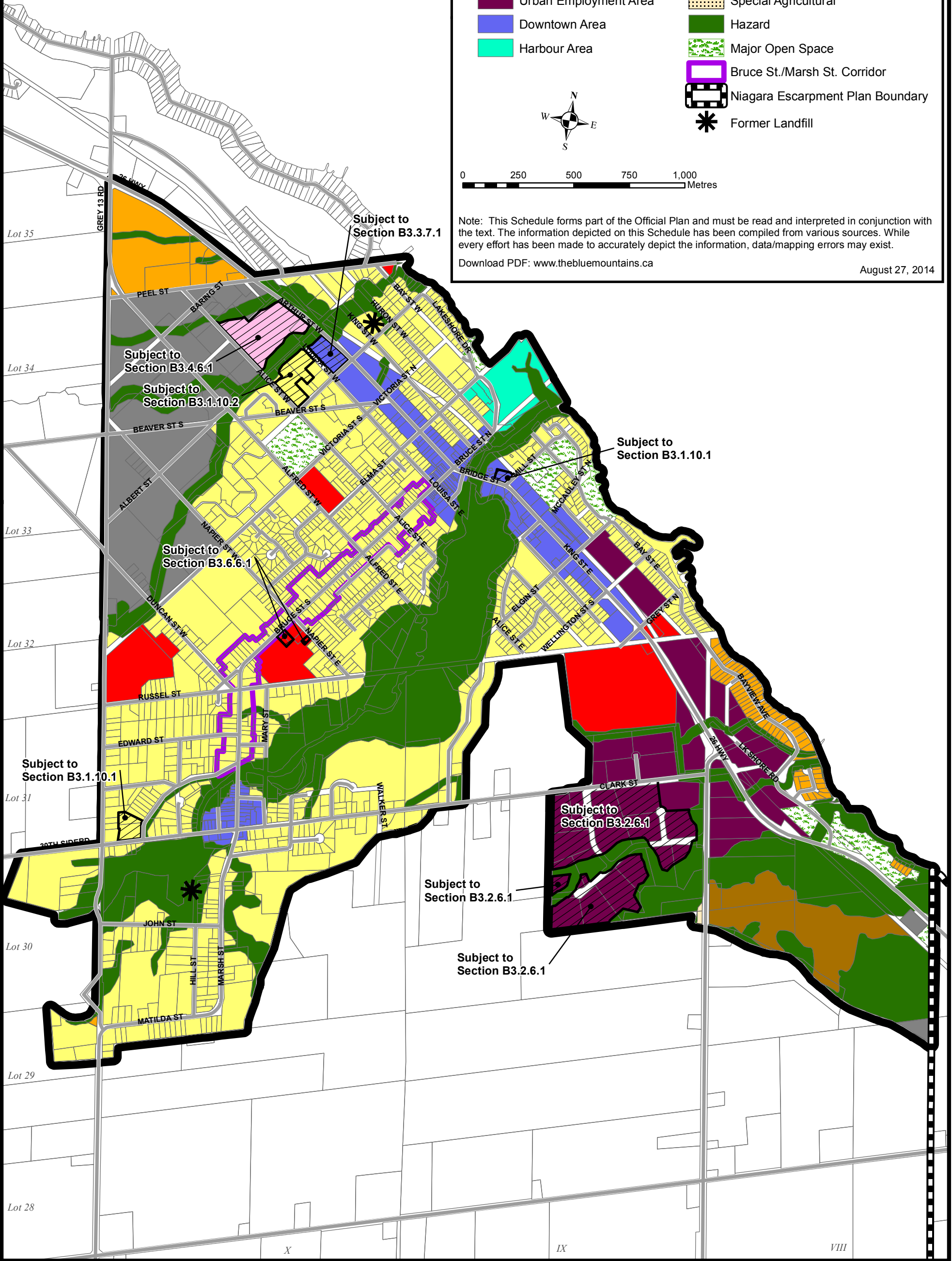


0 250 500 750 1,000 Metres

Note: This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text. The information depicted on this Schedule has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist.

Download PDF: [www.thebluemountains.ca](http://www.thebluemountains.ca)

August 27, 2014





RE: Record Search



Public Information Services <publicinformationsservices@tssa.org>  
To Rachael Lesmeister

↩ Reply

↩ Reply All

➡ Forward

⋮

Fri 2020-06-19 2:18 PM

**No Records Found**

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to [publicinformationsservices@tssa.org](mailto:publicinformationsservices@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.

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

Kind regards,



**Connie Hill | Public Information Agent**

Facilities  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)





RE: Record Search



Public Information Services <publicinformationsservices@tssa.org>  
To Rachael Lesmeister

↩ Reply

↩ Reply All

➡ Forward

⋮

Fri 2020-06-19 2:18 PM

**From:** Rachael Lesmeister <[rachaell@g2senvironmental.com](mailto:rachaell@g2senvironmental.com)>  
**Sent:** June 19, 2020 11:25 AM  
**To:** Public Information Services <[publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)>  
**Subject:** Record Search

**[CAUTION]:** This email originated outside the organisation.  
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hey,

Could you please search the following addresses in Thornbury:

- 10<sup>TH</sup> Line : 417320, 417314
- Arthur Street West : 208048, 207600, 207602
- Peel Street North : 188, 209, 160

Thank you,

Rachael Lesmeister, B.A.

**G2S Environmental Consulting Inc.**  
37 Sandiford Drive, Suite 411  
Stouffville, ON, L4A 3Z2  
Office: 905-766-4054  
Cell:416-275-3954  
Email: [rachaell@g2senvironmental.com](mailto:rachaell@g2senvironmental.com)

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.



## **Appendix D: Water Well Records**





Ministry  
of the  
Environment  
Ontario

The Ontario Water Resources Act  
**WATER WELL RECORD**

1. PRINT ONLY IN SPACES PROVIDED  
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

2510597

MUNICIPALITY  
25003

CON. 10

LOT 35

COUNTY OR DISTRICT: Grey TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Collingwood CON. BLOCK, TRACT, SURVEY, ETC: Con 10

DATE COMPLETED: 48-53 DAY 16 MO 4 YR 90  
ELEVATION: 620

**LOG OF OVERBURDEN AND BEDROCK MATERIALS** (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Yellow	clay	stones		0	8
grey	clay	gravel		8	40
grey	clay	sand		40	50
gray	sand			50	85
gray	Quick	sand		85	130
Black	stones			130	134
gray	Sand gravel	clay		134	137

31 32

**41 WATER RECORD**

WATER FOUND AT - FEET	KIND OF WATER
10-13 137	1 <input checked="" type="checkbox"/> FRESH 3 <input checked="" type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS
15-18	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS
20-23	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS
25-28	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS
30-33	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS

**51 CASING & OPEN HOLE RECORD**

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET
10-11 6	1 <input checked="" type="checkbox"/> STEEL 2 <input checked="" type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC	188	135
17-18	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC		
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC		

**61 PLUGGING & SEALING RECORD**

DEPTH SET AT - FEET	MATERIAL AND TYPE
10-13 0	14-17 Holeplug
18-21	22-25
26-29	30-33

**71 PUMPING TEST**

PUMPING TEST METHOD 1 <input type="checkbox"/> PUMP 2 <input checked="" type="checkbox"/> BAILEY	PUMPING RATE 12-15 GPM	DURATION OF PUMPING 1 15-16 HOURS 30 17-18 MINS
STATIC LEVEL 19-21 62 FEET	WATER LEVEL END OF PUMPING 22-24	WATER LEVELS DURING 1 <input type="checkbox"/> PUMPING 2 <input checked="" type="checkbox"/> RECOVERY
IF FLOWING, GIVE RATE 38-41	PUMP INTAKE SET AT 42	WATER AT END OF TEST 43
RECOMMENDED PUMP TYPE <input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	RECOMMENDED PUMP SETTING 125 FEET	RECOMMENDED PUMPING RATE 12 GPM

**FINAL STATUS OF WELL**

1 <input checked="" type="checkbox"/> WATER SUPPLY 2 <input type="checkbox"/> OBSERVATION WELL 3 <input type="checkbox"/> TEST HOLE 4 <input type="checkbox"/> RECHARGE WELL	5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY 6 <input type="checkbox"/> ABANDONED, POOR QUALITY 7 <input type="checkbox"/> UNFINISHED 8 <input type="checkbox"/> DEWATERING
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**WATER USE**

1 <input checked="" type="checkbox"/> DOMESTIC 2 <input type="checkbox"/> STOCK 3 <input type="checkbox"/> IRRIGATION 4 <input type="checkbox"/> INDUSTRIAL 5 <input type="checkbox"/> OTHER	6 <input type="checkbox"/> COMMERCIAL 7 <input type="checkbox"/> MUNICIPAL 8 <input type="checkbox"/> PUBLIC SUPPLY 9 <input type="checkbox"/> COOLING OR AIR CONDITIONING 10 <input type="checkbox"/> NOT USED
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**METHOD OF CONSTRUCTION**

1 <input checked="" type="checkbox"/> CABLE TOOL 2 <input type="checkbox"/> ROTARY (CONVENTIONAL) 3 <input type="checkbox"/> ROTARY (REVERSE) 4 <input type="checkbox"/> ROTARY (AIR) 5 <input type="checkbox"/> AIR PERCUSSION	6 <input type="checkbox"/> BORING 7 <input type="checkbox"/> DIAMOND 8 <input type="checkbox"/> JETTING 9 <input type="checkbox"/> DRIVING 10 <input type="checkbox"/> DIGGING <input type="checkbox"/> OTHER
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**LOCATION OF WELL**

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.

Thornbury Hwy #26

0.5km

40'

63945

DRILLERS REMARKS

**CONTRACTOR**

NAME OF WELL CONTRACTOR Highland Water Wells	WELL CONTRACTOR'S LICENCE NUMBER 2576
ADDRESS Box 141 Durham	
NAME OF WELL TECHNICIAN C. Schievel	WELL TECHNICIAN'S LICENCE NUMBER 70577
SIGNATURE OF TECHNICIAN/CONTRACTOR C. Schievel	SUBMISSION DATE DAY 20 MO 4 YR 90

**OFFICE USE ONLY**

DATA SOURCE 2576	CONTRACTOR 2576	DATE RECEIVED MAY 03 1990
DATE OF INSPECTION	INSPECTOR	
REMARKS		

CSS 88





**Print only in spaces provided.**

Mark correct box with a checkmark, where applicable.

2514093

25003

Municipality

Con

11

Town of Blue Mtn 16R2688

PAR 2

County or District

Township/Borough/City/Town/Village

Con block tract survey, etc.

Lot

COLLINGWOOD

Address

THORNBURY

Date \_\_\_\_\_

26 10 99

completed 26 10 17  
day month year

Northing. 34

139 PEEL ST

Basin Code

**LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)**

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BROWN	TOP SOIL			0	1
GREY	clay	STONE'S		1	16
GREY	shale		Hard	16	35
GREY	clay		Soft	35	100
GREY	clay	GRAVEL		100	140
BLACK	Rock	GREY SHALE		140	160

ID. NO 139

41		<b>WATER RECORD</b>	
Water found at - feet	Kind of water		
15-13 <b>143</b>	1 <input checked="" type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> 4 <input type="checkbox"/> 6 <input type="checkbox"/>	Sulphur Minerals Gas
15-18 <b>160</b>	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	Sulphur Minerals Gas
20-23	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> 4 <input type="checkbox"/> 6 <input type="checkbox"/>	Sulphur Minerals Gas
25-28	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> 4 <input type="checkbox"/> 6 <input type="checkbox"/>	Sulphur Minerals Gas
30-33	1 <input type="checkbox"/> Fresh 2 <input type="checkbox"/> Salty	3 <input type="checkbox"/> 4 <input type="checkbox"/> 6 <input type="checkbox"/>	Sulphur Minerals Gas

CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From'	To
6 1/4	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	.188	18"	142
7 1/8	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic			20-23
24 25	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic			27-30

<b>SCREEN</b>	Sizes of opening (Slot No.)	31-33	Diameter	34-35	Length	36-40
			inches		feet	
	Material and type			Depth at top of screen	41-44	30
				feet		

61	PLUGGING & SEALING RECORD			
<input type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment		
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)		
From	To			
10-13	14-17	BEN SEAL		
8-21	10-25			
26-29	30-33			

PUMPING TEST	7-1	Pumping test method <sup>10</sup> 1 <input type="checkbox"/> Pump <i>AW</i> <sup>11-14</sup> <i>85</i> GPM		Duration of pumping <sup>17-18</sup> <i>1</i> Hours ..... Mins		
	25		Static level		Water level end of pumping	
	25		Water levels during		<input type="checkbox"/> Pumping <input type="checkbox"/> Recovery	
	<sup>19-21</sup> <i>60</i> feet		<sup>22-24</sup> <i>80</i> feet		<sup>25-28</sup> 15 minutes	
	<sup>29-31</sup> <i>80</i> feet		<sup>32-34</sup> <i>80</i> feet		<sup>35-37</sup> 45 minutes	
	<sup>38-41</sup> <i>80</i> feet		<sup>42</sup> <i>80</i> feet		<sup>43-45</sup> 30 minutes	
If flowing give rate		Pump intake set at		Water at end of test		
GPM		feet		<input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy		
Recommended pump type		Recommended pump setting		Recommended pump rate		
<input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep		<i>125</i> feet		<i>25</i> GPM		

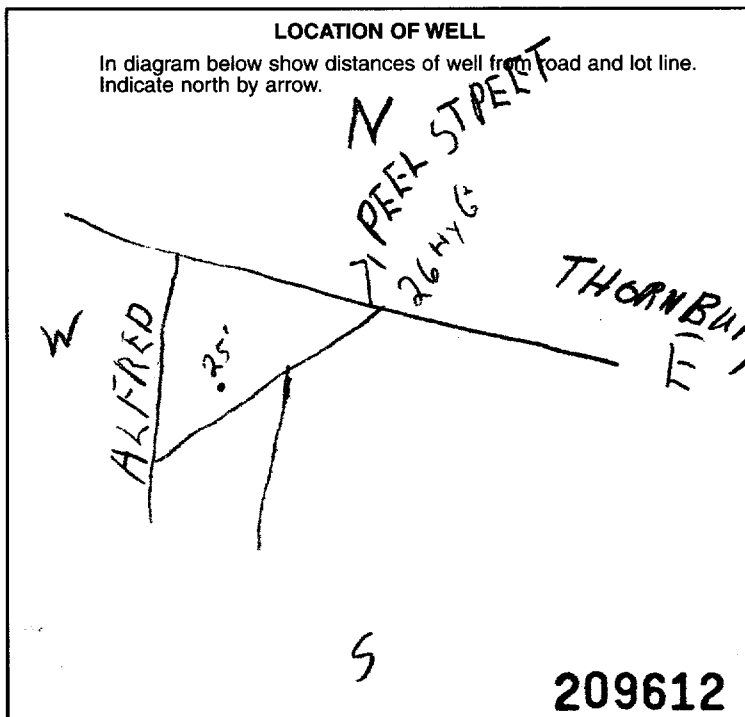
<b>FINAL STATUS OF WELL</b>		E4	
1 <input checked="" type="checkbox"/> Water supply	5 <input type="checkbox"/> Abandoned, insufficient supply	9 <input type="checkbox"/> Unfinished	
2 <input type="checkbox"/> Observation well	6 <input type="checkbox"/> Abandoned, poor quality	10 <input type="checkbox"/> Replacement well	
3 <input type="checkbox"/> Test hole	7 <input type="checkbox"/> Abandoned (Other)		
4 <input type="checkbox"/> Recharge well	8 <input type="checkbox"/> Dewatering		

---

<b>WATER USE</b>		SS-56	
1 <input checked="" type="checkbox"/> Domestic	5 <input type="checkbox"/> Commercial	9 <input type="checkbox"/> Not use	
2 <input type="checkbox"/> Stock	6 <input type="checkbox"/> Municipal	10 <input type="checkbox"/> Other .....	
3 <input type="checkbox"/> Irrigation	7 <input type="checkbox"/> Public supply		
4 <input type="checkbox"/> Industrial	8 <input type="checkbox"/> Cooling & air conditioning		

---

<b>METHOD OF CONSTRUCTION</b>		57	
1 <input type="checkbox"/> Cable tool	5 <input type="checkbox"/> Air percussion	9 <input type="checkbox"/> Driving	
2 <input type="checkbox"/> Rotary (conventional)	6 <input type="checkbox"/> Boring	10 <input type="checkbox"/> Digging	
3 <input type="checkbox"/> Rotary (reverse)	7 <input type="checkbox"/> Diamond	11 <input type="checkbox"/> Other .....	
4 <input checked="" type="checkbox"/> Rotary (air)	8 <input type="checkbox"/> Jetting		



Name of Well Contractor	Well Contractor's Licence No.
MIGHTON'S WELL DRILLING	3662
Address	
RA2 STAYNER	
Name of Well Technician	Well Technician's Licence No.
Larry Mighton	T0129
Signature of Technician/Contractor	Submission date
Herbert R. Minton	day 11 mo 11 yr 99

MINISTRY USE ONLY	Data source	58 Contractor	59-62	Date received	63-68	69
		3602		NOV 18 1999		
	Date of inspection	Inspector				
	Remarks					
	CSS.ES0					







## **Appendix E: Phase One Questionnaire**



## PHASE I ESA QUESTIONNAIRE

Site Address: N/E CORNER HWY 26 / 10th LINE, THORBURY	
Project #: G2S20446	
Owner: 1290337 DNT INC / 10 KEITH AVE	Occupant: VACANT FARM LAND
Interviewee: DANIEL PASTA.	Relation to Site: OWNERS REPRESENTATIVE
Property and Building Description and Size: 17 ACRES OF VACANT FARM LAND	

1. Has the property or an adjacent property(s) currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

Interviewee	Observed During Site Visit
Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

2. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

3. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/>	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:



## Phase I ESA Questionnaire

4. Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
Yes		<input checked="" type="radio"/> No	

NOTES:

5. Has the property or any of the adjacent properties been used for the any of the following industries/activities/storage/related activities, either currently or historically (please mark where applicable):

AREA OF CONCERN	YES	NO	COMMENT
Chemicals		<input checked="" type="checkbox"/>	
Electrical Equipment		<input checked="" type="checkbox"/>	
Metal Smelting and/or Processing		<input checked="" type="checkbox"/>	
Mining		<input checked="" type="checkbox"/>	
Milling		<input checked="" type="checkbox"/>	
Petroleum and Natural Gas			
Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station)		<input checked="" type="checkbox"/>	
Transportation		<input checked="" type="checkbox"/>	
Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling		<input checked="" type="checkbox"/>	
Wood, Pulp and Paper Products		<input checked="" type="checkbox"/>	
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage		<input checked="" type="checkbox"/>	
Ash Deposit from boilers and/or other Thermal Facilities		<input checked="" type="checkbox"/>	
Asphalt Tar Manufacturing		<input checked="" type="checkbox"/>	
Coal Gasification		<input checked="" type="checkbox"/>	
Medical/Chemical/Radiological and/or Biological Labs		<input checked="" type="checkbox"/>	
Rifle and/or Pistol Firing Ranges		<input checked="" type="checkbox"/>	
Road Salt Storage Facilities		<input checked="" type="checkbox"/>	
Dry Cleaning Facilities		<input checked="" type="checkbox"/>	
Commercial Printing Facilities and/or Photo Developing Laboratory		<input checked="" type="checkbox"/>	
Site which have been or are likely to have been contaminated by substances migrating from other properties.		<input checked="" type="checkbox"/>	



## Phase I ESA Questionnaire

6. Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

7. Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

8. Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

9. Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:



Phase I ESA Questionnaire

10. Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<u>No</u>	Unknown	Yes	<u>No</u>

NOTES:

11. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<u>No</u>	Unknown	Yes	<u>No</u>

NOTES:

12. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	<u>No</u>	Unknown	Yes	<u>No</u>

NOTES:

13. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<u>No</u>	Unknown	Yes	<u>No</u>

NOTES:



## Phase I ESA Questionnaire

14. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

15. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

16. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

17. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:



Phase I ESA Questionnaire

---

18. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

19. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

20. Is there, or has there been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:



Phase I ESA Questionnaire

---

Date: JUNE 23/20

Signature of Assessor: Rachael Lesmeister

Name of Assessor: Rachael Lesmeister

Signature of Interviewee: [Signature]

Name of Interviewee: DAVID PASTA