Home Farm Property
Blue Mountains, Ontario

Phase I Environmental Site Assessment Report

November 2, 2010
SLR Ref: 209.40019.00000

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
Home Farm Property
Blue Mountains, Ontario

SLR PROJECT 209.40019.00000

Submitted by
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for
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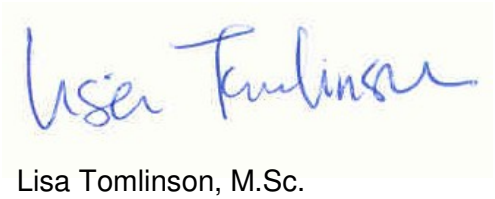

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1 copy – SLR Consulting (Canada) Ltd.

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1.0 EXECUTIVE SUMMARY

SLR Consulting (Canada) Ltd. (SLR) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 796474 Grey County Road 19, Blue Mountains, Ontario (herein referred to as the Site or subject property) on October 13th, 2010.

The Phase I ESA has been prepared to provide MacPherson Builders Limited with a professional opinion of the potential for materially significant environmental liabilities to be realized under the future use of the vacant property.

The subject property is currently covered with a mixed coniferous/deciduous woodlot. Portions of the subject property are currently used as a storage facility for construction debris and surplus materials/equipment from the Blue Mountain Resort. A low-lying area of the subject property is currently utilized as a wood/brush burning pit. A small concrete block and stone building is located near the western entrance of the property (off Helen Street). The exact age of the building is unknown, however, it has been suggested that the building was on the site since at least the early 1950s. The building was used as a machine shop in the 1950s to support machining works at the Blue Mountain Resort and was then leased for an undetermined amount of time in the 1970s for the operations of a commercial printing company (Bennett Press).

Based on an interview with Mr. George Weider (the current owner of the property) the property was purchased in approximately 1945 by his family – some minor farming took place at the far eastern boundary of the property. A number of Archaeological Resource Assessments have been conducted in the northwest quarter of the subject property and have identified portions of the subject property as the site of a Petun Indian village last occupied in the mid 1600's. As such, this area (approximately 9.7 ha) has been identified as an area of provincial significance.

Adjoining properties in all directions were observed to be either undeveloped, under construction, or occupied by residential buildings. Based on the limited site observations, the existing adjacent land uses and activities are not considered to represent a significant environmental concern for the subject property.

Based on the results of the Phase I ESA investigation, including the site observations, historical data, and interviews, SLR identified the following evidence of potential environmental concerns associated with the subject property:

- A small concrete block and stone building is located near the western entrance of the property (off Helen Street). The exact age of the building is unknown, however, it has been suggested that the building was on the site since at least the early 1950s. The heating source of the building is unknown. SLR observed no evidence of USTs during the site visit, however, access to the on-site building was not made available to SLR and access to the northern and eastern portions of the outside of the building was limited due to vegetation overgrowth. Therefore, there is a possibility that a heating oil tank could exist on-site and as such, the soil and groundwater quality in the vicinity of a potential heating oil AST/UST is unknown.

- According to Mr. Weider, the on-site building was used as a machine shop in the 1950s to support machining works at the Blue Mountain Resort. Additionally, Mr. Weider indicated that the building was leased for an undetermined amount of time in the 1970s for the operations of a commercial printing company (Bennett Press). Mr. Weider was

unable to comment on the processes and waste handling practices for either the machine works or the printing company operations.

- Due to the age of the building, the presence of asbestos-containing materials (ACMs), lead based paint, and polychlorinated biphenyls (PCBs) in the building are possible.

- The area to the north and east of the on-site building has been used for an indeterminate amount of time as an area to store construction debris and surplus materials/equipment from the Blue Mountain Resort. SLR noted the following in the area: six (6) shipping containers were located to the north of the site building (SLR was unable to determine the contents of the containers); a propane storage area was identified to the north of the on-site building; empty glycol drums were stored between shipping container 3 and shipping container 4; an old heating and cooling system and portable fuelling unit were identified to the east of the on-site building, and; a small area of used paint cans and drums was identified directly north of the access road. Furthermore, it was noted in the 1999 Conestoga-Rovers and Associates report, that several unlabelled, full, 45-gallon capacity drums were stored in the yard area directly east of the site building during the time of the site visit. Although the SLR site visit did not identify any full drums, the historical storage practices and the occurrence of any spills or releases associated with those drums identified in the CRA report is unknown. As such, given the nature of the surficial cover in this area (sand and gravel), this practice of historic storage and dumping has the potential to lead to surficial and/or groundwater impacts at the subject property.

- A second clearing is centrally located in the property, approximately 500 m northeast from the main entrance point at Helen Street. This clearing is also used for storage of surplus materials/equipment. A low-lying area of the clearing is currently utilized as a wood/brush burning pit. Evidence of electrical equipment and other construction debris within the burning pit was identified during the site visit. As such, given the unknown nature of the ashes and debris with the burning pit, the soil and groundwater quality in the vicinity of the burning pit is unknown.

2.0 INTRODUCTION

2.1 Phase One Property Information

The subject property is located at civic address 796474 Grey County Road 19, Blue Mountains, Ontario, in a mixed residential and recreational area in the northwest corner of Collingwood. The property is located on the east side of Grey County Road 19, between Helen Street and Lakeshore Road in a developing residential area northeast of Blue Mountain Resort. The site location is illustrated on **Drawing 1**, which is provided in **Appendix B** of this report.

The primary points of contact for this project are:

1) MacPherson Builders Limited: Mr. Russell Higgins, Concord, Ontario
2) Mr. George Weider: Vice-Chairman, Blue Mountain Resort
3) Ms. Lisa Tomlinson: SLR Project Manager, Mississauga, Ontario

The subject property is approximately 56 hectares (140 acres) in area. An interview with Mr. George Weider (the owner of the property and representative of Craigleith Developments Limited) indicated that the property was purchased in approximately 1945 by his father and was originally the "Home Farm" for the Weider Family. At the time of the site visit, the majority of the site was covered with a mixed coniferous/deciduous woodlot. A steep ravine is located along both the northern and southern property boundaries. A small concrete block and stone building is located near the western entrance of the property (off Helen Street) while six (6) shipping containers are located directly north of the building. A clearing (to the east of the building) is used to store construction debris and surplus materials/equipment from the Blue Mountain Resort while a clearing in the central portion of the property is also used for storage of surplus materials/equipment. A low-lying area of the clearing in the central portion of the property is utilized as a wood/brush burning pit.

A Site Plan is provided as **Drawing 2** in **Appendix B**, and site photographs are included in **Appendix C**.

3.0 SCOPE OF INVESTIGATION

This Phase I ESA was performed in general accordance with the Canadian Standards Association (CSA) Standard Z768-01 *Phase I Environmental Site Assessment* published November 2001, updated April 2003.

The purpose of the Phase I ESA was to identify and document the current and historical environmental conditions of the subject property, and the presence of substances which indicate an existing, past, or potential adverse impact to the air, soil, groundwater, or surface waters as a result of operations on the subject property and adjacent surrounding properties, and which indicate further investigation may be necessary to evaluate the potential environmental liabilities with the subject property.

The scope of work for this ESA included: a records review; a historical review; a review of available municipal, provincial, and federal agency records; a site reconnaissance; interviews with personnel familiar with the subject property; and, preparation of this report.

The conclusions presented in this report are professional opinions based on data described herein. These opinions are subject to the limitations outlined in **Appendix A.**

4.0 RECORDS REVIEW

4.1 General

An historical records review was completed for the subject property, which included a Land Title search; information requests submitted to EcoLog Environmental Risk Information Services Ltd. (ERIS), Grey County, the Ontario Ministry of the Environment (MOE), and the Technical Standards and Safety Authority (TSSA); and a comprehensive review of available aerial photography of the subject property and surrounding area. The findings are presented below.

4.1.1 Phase I ESA Study Area Determination

The Phase I ESA study area included all properties within a 250 metre (m) radius of the subject property. A 250 m radius has been determined to be a sufficient study area for use in this Phase I ESA for the following reasons:

- The area of the subject property and adjoining properties are relatively small with respect to this 250 m radius; and,

- The Phase I ESA did not identify any significant industrial properties, or commercial properties used as a garage, as a bulk liquid dispensing facility, or for the operation of dry cleaning equipment, in close proximity to the study area boundary, which would be likely to impact the subject property.

The adjacent properties surrounding the subject property at the time of the site visit are described below:

North Vacant (woodlot) land followed by Lakeshore Road East. Note there are some single family homes located north of the property along Grey County Road 19.

South Residential development (a mix of single family homes and small 2-storey condominium developments associated with Tyrolean Resorts).

East Vacant (woodlot) land.

West A residential property (the former farmhouse associated with the Weider Home Farm) followed by Grey County Road 19. On the west side of Grey County Road 19 is a newly developed residential development.

Adjoining properties in all directions were observed to be either undeveloped, under construction, or occupied by residential buildings. Based on the limited site observations, the existing adjacent land uses and activities are not considered to represent a significant environmental concern for the subject property.

4.1.2 First Developed Use Determination

The subject property is currently covered with a mixed coniferous/deciduous woodlot. A small concrete block and stone building is located near the western entrance of the property (off

Helen Street). Portions of the subject property are currently used as a storage facility for construction debris and surplus materials/equipment from the Blue Mountain Resort. An interview with Mr. George Weider (the current owner of the property) indicated that the property was purchased in approximately 1945 by his family – some minor farming took place at the far eastern boundary of the property.

It should be noted that a number of Archaeological Resource Assessments have been conducted in the northwest quarter of the subject property (as identified in **Drawing 2** in **Appendix B**). It has been documented that this area was once the site of a Petun Indian village last occupied in the mid 1600's. As such, this area (approximately 9.7 ha) has been identified as an area of provincial significance.

4.1.3 Fire Insurance Plans

Fire Insurance Plans (FIPs) were not searched for the subject property. As FIPs were only published for developed areas until the early 1970s, and the subject property was outside the city, no FIPs are expected to have been published for the subject property.

4.1.4 Land Title Search

A Land Title Search for the subject property was conducted by Title Search Services on October 14, 2010. The following summarizes the results of this search:

The subject property is currently owned by Craigleith Developments Limited, who were transferred the property in 1973. Land title information is included in **Appendix D**.

4.1.5 City Directories

SLR contacted The Blue Mountains Public Library for available city directories. Mr. Ken Haigh, a representative of The Blue Mountains Public Library indicated that no city directories existed for the area.

4.1.6 Environmental Reports

SLR was provided the following reports for review:

- Home Farm Property, Blue Mountain Resort Facility, The Town of the Blue Mountains, prepared by Conestoga-Rovers & Associates (CRA) for Intrawest Corporation, February 1999.

Conestoga-Rovers & Associates (CRA) was retained by Intrawest Corporation to conduct a Phase I Environmental Site Assessment (ESA) of selected owned and leased properties associated with the Blue Mountain facility, Craigleith Development Limited, and nearby privately owned properties, all located in the Town of the Blue Mountains, Ontario. The Home farm property was originally included in the Phase I ESA, but was subsequently excluded from the lands intended for purchase by Intrawest Corporation, and the findings were instead summarized within a separate letter report.

Significant actual or potential areas of environmental impairment identified to be associated with the Home farm by CRA included the following.

i. Historical Land Use: Unknown liquid chemical and liquid and solid waste handling and storage practices associated with the operations conducted by Bennett Press.

ii. Solid Waste: Unknown chemical composition of the ashes/debris from the wood/brush burning area and the resulting soil quality.

iii. Subject/Hazardous Wastes: Several unlabelled, full, 45-gallon capacity drums were stored in the yard area of the Home Farm.

Potential environmental compliance issues were also identified within the Letter Report and included the following

i. Abandoned Water Wells: Ministry of the environment Water Well records identified a groundwater well that may be located on the Home Farm, however Blue Mountain Resort personnel were not aware of the well and it was not found during the Site inspection. If found at a later date, the well should be abandoned in accordance with Ontario regulation 903/90.

ii. Archaeological Considerations: Numerous Petun aboriginal sites occur in the vicinity of the Blue Mountain Resort and Home Farm property.

Three archeological reports (Phase I, II & III) were also completed for the property:

- An Archaeological Resource Assessment of The Plater-Martin Site BdHb-1, Collingwood Township, Grey County, Ontario. Phase One Report – Background Research, prepared by Archaeological Services Inc., September 1989

- An Archaeological Resource Assessment of The Plater-Martin Site BdHb-1, Collingwood Township, Grey County, Ontario. Phase Two Report, prepared by Archaeological Services Inc., May 1990

- The Plater-Martin Site (BdHb-1) Planning Considerations Phase Three Report, prepared by David Suming and Associates, August 1990

The three reports detail the history of the archaeological site and chronicle the ongoing archaeological investigation at the property, including detailed artifact distribution and analysis.

The Plater-Martin site (BdHb-1) located in the north-eastern corner of the Site was once the site of a Petun Indian Village last occupied in the mid-1600s and according to seventeenth century French documents may have been the site of a Jesuit mission between 1639 and 1650. The site has also been identified as the principal village of the Deer tribe (referred to by the Petun as Ekarenniondi or “standing rock”) and by the Jesuits as St. Matthew.

The Phase One Report encompassed the preliminary research and evaluation of the archaeological significance of the Site and indicated that the Plater-Martin site (BdHb-1) is of considerable heritage importance and is of provincial and possible national significance. The report recommended the review of relevant planning policies and legislation to evaluate the potential for the involvement of provincial ministries and agencies in the development of the Site and that archaeological delineation of the Plater-Martin site should occur.

The Phase Two and Three reports detailed the continued examination of the site and discovery of several artifacts, including cert arrow tips, two bear canine pendants, ceramic smoking pipe bowl, limestone pipe stem, and the rim portion of a brass kettle, and further delineated the area of the Plater-Martin Site, estimating in the Phase Three report that it comprises approximately 6.2 to 7.8 percent of the Home Farm property.

4.2 Environmental Source Information

4.2.1 Regulatory Review

A regulatory review was conducted by contacting the following agencies/companies for information pertaining to the subject property or adjacent properties: MOE, TSSA, Grey County, and EcoLog ERIS.

4.2.1.1 Ontario Ministry of the Environment (MOE)

SLR contacted the MOE for information regarding the subject property under the Freedom of Information (FOI) and Protection of Privacy Act.

A response from the MOE had not been received at the time of writing of this report. Should the response indicate any relevant records existing for the subject property that could alter the findings of this Phase I ESA report, MacPherson Builders Limited will be notified immediately.

4.2.1.2 Technical Safety Standards Association (TSSA)

SLR contacted the TSSA for information regarding the subject property to perform a search for any registered underground storage tanks (USTs). There were no current or historical records for USTs registered on the subject property.

A copy of the TSSA correspondence is provided in **Appendix D**.

4.2.1.3 Municipal Government

SLR contacted Grey County for information regarding the subject property publicly available under the Freedom of Information and Protection of Privacy Act.

A response from Grey County has not been received at the time of writing of this report. Should the response indicate any relevant records existing for the subject property that could alter the findings of this Phase I ESA report, MacPherson Builders Limited will be notified immediately.

4.2.1.4 EcoLog ERIS Database Review

SLR contracted EcoLog ERIS to review databases maintained by various federal, provincial, and private environmental agencies. The databases, search parameters, and search distances were selected based on the standard Canadian databases available. The purpose of the review was to identify reported listings for the subject property or other properties within the search radius.

The searches were conducted through a series of matching parameters (e.g., address, city, postal code) and a search radius of 250 m. Properties with database records of environmental significance are summarized below. The complete list of databases searched by EcoLog ERIS is presented in **Appendix D**.

Table 1
Review of EcoLog ERIS Report

Database	Property and Occupant Description	Distance / Direction	Potential Gradient*	Details
Site:				
Ontario Oil and Gas Wells	Subject Property	NA	NA	Blue Mountain Oil & Gas Company advanced an exploratory well to a depth of 196.6 metres on the subject property in 1920. No hydrocarbons were encountered. Full details are provided in Ecolog ERIS report in Appendix D.
Water Well Information System	Subject Property	NA	NA	An 88 foot deep, bedrock, steel casing, domestic water supply was listed as constructed in 1971 with a static water level of 50 feet, located centrally on the subject property. Depth to bedrock was listed as 55 feet.
		NA	NA	An 80 foot deep, bedrock, steel casing, domestic water supply was listed as constructed in 1981 with a static water level of 45 feet near the southern property boundary of the subject property. Depth to bedrock was listed as 68 feet.
Properties/Items of Environmental Significance within the 250 m Search Radius:				
Certificates of Approval	Hwy #26/Fraser St.	Approximately 245 metres north	Down	Two (2) certificates of approval for municipal water and sewage were listed in the database for Pollwood Construction Limited.
	Numerous Properties	NA	NA	Three (3) certificates of approval for municipal water and sewage were listed in the database for unspecified addresses within 250 metres of the Site.
Ontario Oil and Gas Wells	Unspecified Address	Approximately 155 metres west	Cross	In 1982 the Ontario Geological Survey advanced a 49.68 metre deep borehole for the purpose of geological evaluation or testing. The well is listed as plugged and abandoned.
Water well Information System	Various Addresses	NA	Cross and down gradient	19 domestic and/or irrigation wells are located within 250 metres of the property. The wells are located either cross or down-gradient of the Site. Further details for each well are provided in the Ecolog ERIS report.

* Potential Gradient suggests the anticipated groundwater flow direction. If a property is located in the up-gradient direction, potential contaminants in the groundwater could have the potential to flow towards the subject property.

In summary, none of the listings for the adjacent properties are considered to pose any environmental concerns or risks to the subject property. Two (2) domestic water wells were identified on the subject property by the Water Well Information System. Mr. Weider was not aware of the water wells and they were not found during the site visit. If the wells are found at a later date, they should be abandoned in accordance with Ontario Regulation 903 if not in use.

4.3 Physical Setting

4.3.1 Aerial Photographs

Aerial photographs for the years 1938, 1965, 1995, 2004, and 2006, obtained from the National Air Photo Library, the Grey County online GIS mapping system, and GoogleEarth were available for review by SLR. The following is a summary of the observations made from these photographs:

Table 2
Review of Aerial Photographs

Date	Subject Property	Adjacent Properties
1938	The subject property appears to be used as agricultural land. The original farm buildings are visible as is the clearing of archaeological site BhHb-1.	All surrounding properties appear to be farm/agricultural land to the north, south, east, and west of the subject property.
1965	Helen Street is now visible as is the building used as the printing press. The clearing of archaeological site BhHb-1 is still visible. The clearing in the centre of the subject property (where the current burn pile is) is visible in the 1965 air photo as is the clearing to the east of the on-site building.	No noticeable changes have occurred since the 1938 aerial photograph with the exception of some residential development along Tyrolean Lane to the south.
1995	The subject property appears similar to the 1965 air photo.	There has been extensive residential development to the south and the ski hills at Blue Mountain are visible in the 1995 air photo. The land to the east and north of the subject property appears to be similar to the 1965 air photo (vacant and/or agricultural). A number of residential homes have been developed along Grey Road 19.
2004	The subject property appears similar to the 1995 air photo.	The air photo shows significant residential development on the west side of Grey Road 19 as well as a small clearing adjacent to the north property boundary (along Grey Road 19). All other adjacent properties are similar to the 1995 air photo.
2006	The subject property appears similar to the 2004 air photo and very similar to the Site visit (2010) – the shipping containers located to the north of the on-site building are visible in the 2006 air photo.	The adjacent properties are similar to the 2004 air photo.

The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs; however, specific elements of a site operation cannot normally be determined from the photographs. The aerial photographs are presented in **Appendix E.**

4.3.2 Topography, Hydrogeology, Geology

4.3.2.1 Regional Topography

The subject property is relatively flat with steep ravines located on both the northern and southern boundaries. The subject property is located at the base of the Niagara Escarpment and slopes to the northeast toward Nottawasaga Bay. According to the National Topographic Database provided online by Natural Resources Canada (www.atlas.nrcan.gc.ca), the elevation of the subject property ranges from approximately 225 metres above mean sea level (amsl) on the western boundary of the property to approximately 190 amsl (at the eastern most boundary). An unnamed stream transects the subject property from southwest to northeast towards Nottawasaga Bay. A copy of the regional topographic map is provided as **Drawing 1** of **Appendix B**.

4.3.2.2 Regional Geology

Regional surficial geology information was obtained from the Ontario Geological Survey (OGS) Google Earth mapping system, available on the Ontario Ministry of Northern Development, Mines and Forestry Website (http://www.mndm.gov.on.ca/mines/ogs_earth_e.asp). The OGS mapping system indicated that the subject property is in an area of surficial geology distinguished by glaciofluvial ice deposits, characterized by gravel and sand, minor tills and includes esker, kame, end moraine, ice-marginal delta and subaqueous fan deposits.

The regional bedrock geology, as indicated by the OGS mapping system, is of the Georgian Bay, Blue Mountain, and Billings Formations, Collingwood and Eastview Members and is characterized by shale, limestone, dolostone, and siltstone.

4.3.2.3 Regional Hydrogeology

Based on the geology of the area, the regional groundwater flow direction is anticipated to closely resemble local topography and flow predominantly northeast towards Nottawasaga Bay (located approximately 750 metres to the northeast). It should be noted that shallow groundwater flow direction can be influenced by the presence of underground utility lines or other underground structures.

4.3.3 Fill Materials

The subject property is currently covered with a mixed coniferous/deciduous woodlot. A small concrete block and stone building is located near the western entrance of the property (off Helen Street). No evidence of imported fill materials was observed at the subject property at the time of site reconnaissance.

During the site visit, sand berms were identified to the north of the brush burning pit located in the central clearing and as such, historical earth moving activities at the subject property were suspected. Mr. Weider confirmed that material was removed in the areas of the berms – the material was used for sanding at the Blue Mountain Resort.

4.3.4 Water Bodies and Areas of Natural Significance

An unnamed stream transects the subject property from southwest to northeast towards Nottawasaga Bay which is located approximately 750 metres northeast of the subject property.

Wetlands cannot be definitively identified through visual observation alone. Defensible wetland delineation requires taxonomic classification of site vegetation, an investigation into the surface and subsurface hydrology of the site, and identification of hydric soils. This level of delineation is outside of the scope or work for this assessment.

4.3.5 Well Records

A search of the MOE Water Well Information System database was conducted as a component of the EcoLog ERIS database search outlined in Section 4.2.1.3. Two (2) water well records were identified on the subject property, however, the wells were not found during the site visit. Additionally, 19 domestic and/or irrigation wells are located within 250 metres of the property. The wells are located either cross or down-gradient of the subject property.

4.4 Site Operating Records

No site operating records were available for review at the time of the site visit.

5.0 INTERVIEWS

Following the site visit, Mr. George Weider, Vice-Chairman of Blue Mountain Resort and representative of Craigleith Developments Limited (the current property owner) and Mr. Dan Skelton, President and Chief Operating Officer of Blue Mountain Resort, were interviewed by SLR regarding the property use, property activities, and history of the subject property. Mr. Weider indicated that the Site was first purchased in 1945 by his father and was originally the "Home Farm" for the Weider Family.

The original Weider family home was positioned adjacent to the subject property along Helen Street and is still occupied by a single-family residence. Directly east of the residence, near the western entrance of the property (off Helen Street) is a small concrete block and stone building. According to Mr. Weider, the exact age of the building is unknown; however, it was used as a machine shop in the 1950s to support machining works at the Blue Mountain Resort and was later leased for an undetermined amount of time in the 1970s for the operations of a commercial printing company (Bennett Press). Mr. Weider was unable to comment on the processes and waste handling practices for either the machine works or the printing company operations. Mr. Skelton and Mr. Weider were unsure of how the building was historically heated during its operation as a machine shop or when occupied by the commercial printing company.

Both Mr. Skelton and Mr. Weider explained that the subject property is currently used as a storage area for various miscellaneous materials resulting from the operations at the Blue Mountain Resort, but that to their knowledge no hazardous wastes or materials were disposed on the property. Generally the site is used as a staging ground to collect various waste groups (metal scrap, rubber hoses and tires, derelict ski lift equipment, wood skids, empty water drums etc.) prior to their collection by a waste hauler. Wood/brush collected through the management of the resort is also stored and on the property prior to controlled burning in a low-lying area in the central clearing. Additionally, they indicated that sand extraction activities have occurred on the subject property along the eastern edge of the central clearing, for various uses on the Blue Mountain Resort over the years.

Mr. Skelton also provided insight on the origins of an AST observed within the central clearing which was currently being utilized as a storage container for used rubber and tires. Mr. Skelton explained that the AST was originally located off-site and was used in the 1970s for a snow-

making experiment, but was emptied and moved to the Site at a later date to provide a contained location for tire collection.

Empty glycol drums which were observed between shipping containers 3 and 4 adjacent to the site-building were made known to Mr. Skelton, and he re-iterated that no hazardous material storage occurs, or should be occurring, on the property and that the empty drums must have been transferred to the site in error, possibly during the movement of empty water drums (used as weights for testing the ski lifts) to that same area of the subject property.

To the best of Mr. Weider's and Mr. Skelton's knowledge there are no environmental contaminants on the subject property.

The information provided by both Mr. Skelton and Mr. Weider corroborated with information obtained from all other sources, for the purposes of this Phase I ESA.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The site reconnaissance was completed on October 13th, 2010. Weather conditions during the visit were mostly sunny with an ambient air temperature of approximately 12 degrees Celsius.

Additional observations and site features noted during the site reconnaissance are described in further detail in the following sections.

6.2 Specific Observations at Phase One Property

The subject property is approximately 56 hectares (140 acres) in area. At the time of the site visit, the majority of the site was covered with a mixed coniferous/deciduous woodlot. A small concrete block and stone building is located near the western entrance of the property (off Helen Street) while six (6) shipping containers are located directly north of the building. Vehicle access to the subject property is via a dirt and gravel access road at the end of Helen Street. The access road extends in an easterly direction for approximately 250 m before heading in a north-easterly direction for approximately 250 m and terminating at the central clearing.

Access to the site building was not made available to SLR, however, it appeared that the building was used for storage of surplus equipment and materials during the time of the site visit. Information regarding the construction of the building was not available although both concrete block and stone were visible as construction materials. It is unknown if a basement exists in the building and how the building was heated. Furthermore, although the exact age of the building is unknown, it has been suggested that the building was on the site at least in the early 1950s. According to Mr. Weider, the building was used as a machine shop in the 1950s to support machining works at the Blue Mountain Resort. Additionally, Mr. Weider indicated that the building was leased for an undetermined amount of time in the 1970s for the operations of a commercial printing company (Bennett Press). Mr. Weider was unable to comment on the processes and waste handling practices for either the machine works or the printing company operations.

Six (6) shipping containers were located to the north of the site building – SLR was unable to determine the contents of the containers. A propane storage area was also identified to the

north of the building. Empty water drums and empty glycol drums were stored between shipping container 3 and shipping container 4.

A clearing (directly to the east of the building) is used to store construction debris and surplus materials/equipment from the Blue Mountain Resort. Materials/equipment of significance included a heating and cooling system and a portable fuelling unit. Three dumpsters are also located in the clearing and are currently being used by Blue Mountain Resort. A small area of used paint cans and drums was identified directly north of the access road.

A second clearing is centrally located in the property, approximately 500 m northeast from the main entrance point at Helen Street. This clearing is also used for storage of surplus materials/equipment. Piles of wood skids, derelict ski equipment, miscellaneous metal and wood debris and culverts were all identified in the central clearing. An old AST which had been relocated to the area was used to store tires from Blue Mountain Resort prior to off-site disposal. A low-lying area of the clearing is currently utilized as a wood/brush burning pit. Evidence of electrical equipment and other construction debris within the burning pit was identified during the site visit.

6.2.1 Aboveground Storage Tanks (ASTs)

No ASTs were observed on the subject property during the site reconnaissance with the exception of the AST noted in the central clearing (see **Section 6.2**). According to Mr. Skelton, the AST was originally located offsite and had been used in the 1970s for a snow-making experiment. The AST is currently used to store tires from Blue Mountain Resort prior to off-site disposal.

Historical research did not provide any evidence of ASTs on the subject property in the past. Furthermore, the Ecolog ERIS environmental database search did not identify any ASTs on the subject property.

6.2.2 Underground Storage Tanks (USTs)

Historical research did not provide any evidence of USTs on the subject property in the past and the Ecolog ERIS environmental database search did not identify any USTs on the subject property.

SLR observed no evidence of USTs, such as vent/fill pipes, on the subject property at the time of the site reconnaissance. However, access to the on-site building was not made available to SLR at the time of the site visit and access to the northern and eastern sides of the outside of the building was limited due to vegetation overgrowth. Furthermore the heating source for the on-site building in unknown. Therefore, there is a possibility that a heating oil tank could exist on-site.

6.2.3 Other Underground Structures

SLR did not observe any evidence of other underground structures on-site (i.e. oil/water separators, trench drains, vehicle maintenance pits, etc.).

6.2.4 Chemical Storage Areas

No designated areas of chemical storage were observed at the time of the site visit, however, a propane storage area was identified to the north of the building and empty glycol drums were stored between shipping container 3 and shipping container 4. A small area of used paint cans and drums was identified directly north of the access road.

According to the 1999 Conestoga-Rovers and Associates report, several unlabelled, full, 45-gallon capacity drums were stored in the yard area directly east of the site building during the time of the site visit. Although the SLR site visit did not identify any full drums, the historical storage practices and the occurrence of any spills or releases associated with those drums identified in the CRA report is unknown. As such, the soil and groundwater quality in the vicinity of the clearing adjacent to the on-site building is unknown.

6.2.5 Hazardous Materials

Other than previously mentioned, SLR did not observe any other hazardous materials on the Site. Mr. Weider indicated, however, that the on-site building was leased for an undetermined amount of time in the 1970s for the operations of a commercial printing company (Bennett Press). Mr. Weider was unable to comment on the processes and waste handling practices for the printing company operations and as such, the historical use of hazardous materials is unknown.

6.2.6 Hazardous Waste

SLR did not observe any hazardous waste produced at the subject property, nor did the Ecolog ERIS Report identify that any hazardous wastes were produced historically at the subject property.

Neither Mr. Weider of Mr. Skelton were able to comment on the historical operations of the commercial printing company, which formerly occupied the site building, nor on the types, handling, or storage of wastes that were produced as a result of those operations. As such, the historical presence of hazardous waste on the subject property is unknown.

A portable fuelling unit, heating and cooling system, empty glycol drums, and a small area of used paint cans/drums were observed by SLR in the area surrounding the site building and front clearing.

6.2.7 Solid (Non-Hazardous) Waste

The front clearing (directly east of the site building) is used to store construction debris and surplus materials/equipment from the Blue Mountain Resort. Three dumpsters, located in the clearing, are currently being used by Blue Mountain Resort as drop off and sorting locations for wastes originating from the resort.

A second clearing, centrally located in the property, is also used for storage of surplus materials/equipment including: piles of wood skids; derelict ski equipment; miscellaneous metal and wood debris, and; cement culverts. An old AST which had been relocated to the area was used to store tires from Blue Mountain Resort prior to off-site disposal. A low-lying area of the clearing is currently utilized as a wood/brush burning pit, however, evidence of electrical equipment and other construction debris was identified in this burn pile during the site visit.

6.2.8 Existing Groundwater Issues

SLR did not observe any groundwater monitoring wells on the subject property at the time of the site reconnaissance. SLR did not discover any documentation indicating that there is or have been any groundwater issues related to the subject property.

6.2.9 Water, Wastewater, and Storm Water

Currently, as the property is only used for storage of surplus equipment there is not a potable water supply. It is likely that potable water for the subject property was supplied by one of the domestic wells identified in the MOE Water Well Information System database.

No significant standing water or staining was observed at the time of the site reconnaissance.

6.2.10 Pits, Ponds, or Lagoons

SLR did not observe any pits, ponds, or lagoons on the subject property during the site reconnaissance. An unnamed stream transects the subject property from southwest to northeast towards Nottawasaga Bay which is located approximately 750 metres northeast of the subject property.

6.2.11 Polychlorinated Biphenyls (PCBs)

From the 1930s to the 1970s, PCBs were used to make coolants and lubricants for certain kinds of electrical equipment, including transformers and capacitors, and were widely used in a number of industrial materials including sealing and caulking compounds, inks, and paint additives. PCBs are an environmental concern as they do not readily degrade and have been identified to bio-accumulate. In Canada, the federal Environmental Contaminants Act (1976) prohibited the use of PCBs in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. In addition, the storage and disposal of PCB waste materials is regulated.

A small concrete block and stone building is located near the western entrance of the property – SLR was not able to access the building during the site visit. Although the exact age of the building is unknown, it has been suggested that the building was on the site in the early 1950s. As such, the presence of PCBs on-site in light ballasts or transformers is possible in any original equipment remaining.

6.2.12 Lead-Based Paint

Under the federal Hazardous Products Act, the lead content in interior paint was limited to 0.5% by weight in 1976. After 1980, lead was not used in interior paints; however, exterior paints may have still contained lead. All consumer paints produced and imported into Canada were virtually lead-free as of 1992.

Although the exact age of the building is unknown, it has been suggested that the building was on the site in the early 1950s. Due to the age of the building, the presence of lead-based paint within the Site building is possible.

6.2.13 Asbestos-Containing Materials (ACMs)

Asbestos has been used in many products in buildings and continues to be used in some building products today. Two categories of asbestos were used in building construction; non-friable asbestos-containing materials (ACMs), and friable ACMs. Products that contain non-friable (hard or non-crumbly) asbestos include floor tiles, cement sheeting and pipes, motor vehicle brakes, and roofing materials. The use of these products has declined significantly since the 1970s; however, these products are still legal and are still used in Canada today. Friable asbestos materials can be crumbled, pulverized, or reduced to powder by hand pressure. Due to the softer nature of these products, the fibres can more readily be released to the air where they can be inhaled. Most friable products were withdrawn from the Canadian market in the mid-1970s, and production of friable products ceased and they were commercially unavailable by 1982. However, it was not until 1985 that provincial regulatory bodies enforced a complete ban on friable asbestos products. Common friable products included sprayed fireproofing, sprayed acoustic or decorative finishes, and thermal insulation on piping or mechanical systems.

Although the exact age of the building is unknown, it has been suggested that the building was on the site in the early 1950s. Due to the age of the building, the presence of ACMs within the Site building is possible.

6.2.14 Urea Formaldehyde Foam Insulation (UFFI)

UFFI became an insulation product for existing houses in Canada in the 1970s. However, it was banned in Canada in 1980 under the Hazardous Products Act. UFFI can begin to deteriorate if exposed to water and moisture, which can also result in formaldehyde gas emissions.

The presence of UFFI in the Site building is unlikely.

6.2.15 Ozone-Depleting Substances (ODS)

In 1998, the Federal government filed the Ozone-Depleting Substances Regulations. The Regulations reflect Canada's commitment to meet its requirements under the Montreal Protocol on Substances that Deplete the Ozone Layer (Montreal Protocol). The Montreal Protocol is an international agreement signed by over 180 countries to control the production and exchange of certain ozone-depleting substances. The Regulations are intended to further reduce emissions of ozone-depleting substances. The Regulations were amended in 2001, 2002, and 2004.

During the site reconnaissance, SLR did not have access to the site building and was unable to determine if any structures within the building would have utilized ozone-depleting substances.

6.2.16 Mould

The growth of mould in indoor environments is typically a result of moisture problems related to the building construction or mechanical system deficiencies or design. Mould can produce adverse health effects, and the only way to control mould is to control moisture.

During the site reconnaissance, SLR did not have access to the site building therefore an extensive search/inspection/survey specifically for mould was not completed as part of this Phase I ESA.

6.2.17 Air Emissions

SLR did not observe any processes or equipment currently at the subject property that would require an air emissions permit. The Ecolog ERIS report did not identify any certificates of approval for air emissions at the subject property.

6.2.18 Radon

Radon is a colourless, tasteless radioactive gas with a very short half-life of 3.8 days. The health risk potential of radon is associated with its rate of accumulation within confined areas, particularly confined areas near or in the ground, such as basements, where vapours can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure.

To determine the presence of radon at the subject property, a radon survey would have to be undertaken. Such a survey was not performed as part of this assessment.

6.2.19 Dry Cleaning Operations

Dry cleaning operations are not conducted on-site and were not observed within 250 metres of the subject property. The EcoLog ERIS Report did not identify any dry cleaning operations within the 250-metre search radius.

6.2.20 Pesticides

Given the historical agricultural use of the site, it is likely (although undocumented) there was historic pesticide and/or herbicide use at the site.

6.2.21 Garages and Service Stations

SLR did not observe any service stations within 250 metres of the subject property and the EcoLog ERIS Report did not identify private fuel storage tanks or retail fuel outlets within 250 metres of the subject property.

6.3 Written Description of Investigation

The site reconnaissance included a walk-through of the subject property to confirm the current site conditions and identify any current land uses, which may have or may cause actual and/or potential environmental impacts to the subject property. Adjoining and neighbouring properties were observed from the subject property and public access ways.

7.0 CONCLUSIONS

SLR has performed a Phase I ESA in general accordance with the CSA Standard Z768-01, of the subject property located at 796474 Grey County Road 19, Blue Mountains, Ontario.

The subject property is currently covered with a mixed coniferous/deciduous woodlot. Portions of the subject property are currently used as a storage facility for construction debris and surplus materials/equipment from the Blue Mountain Resort. A low-lying area of the subject property is currently utilized as a wood/brush burning pit. A small concrete block and stone building is located near the western entrance of the property (off Helen Street). The exact age of

the building is unknown, however, it has been suggested that the building was on the site since at least the early 1950s. The building was used as a machine shop in the 1950s to support machining works at the Blue Mountain Resort and was then leased for an undetermined amount of time in the 1970s for the operations of a commercial printing company (Bennett Press).

Based on an interview with Mr. George Weider (the current owner of the property) the property was purchased in approximately 1945 by his family – some minor farming took place at the far eastern boundary of the property. A number of Archaeological Resource Assessments have been conducted in the northwest quarter of the subject property and have identified portions of the subject property as the site of a Petun Indian village last occupied in the mid 1600's. As such, this area (approximately 9.7 ha) has been identified as an area of provincial significance.

Adjoining properties in all directions were observed to be either undeveloped, under construction, or occupied by residential buildings. Based on the limited site observations, the existing adjacent land uses and activities are not considered to represent a significant environmental concern for the subject property.

Based on the results of the Phase I ESA investigation, including the site observations, historical data, and interviews, SLR identified the following evidence of potential environmental concerns associated with the subject property:

- A small concrete block and stone building is located near the western entrance of the property (off Helen Street). The exact age of the building is unknown, however, it has been suggested that the building was on the site since at least the early 1950s. The heating source of the building is unknown. SLR observed no evidence of USTs during the site visit, however, access to the on-site building was not made available to SLR and access to the northern and eastern portions of the outside of the building was limited due to vegetation overgrowth. Therefore, there is a possibility that a heating oil tank could exist on-site and as such, the soil and groundwater quality in the vicinity of a potential heating oil AST/UST is unknown.

- According to Mr. Weider, the on-site building was used as a machine shop in the 1950s to support machining works at the Blue Mountain Resort. Additionally, Mr. Weider indicated that the building was leased for an undetermined amount of time in the 1970s for the operations of a commercial printing company (Bennett Press). Mr. Weider was unable to comment on the processes and waste handling practices for either the machine works or the printing company operations.

- Due to the age of the building, the presence of asbestos-containing materials (ACMs), lead based paint, and polychlorinated biphenyls (PCBs) in the building are possible.

- The area to the north and east of the on-site building has been used for an indeterminate amount of time as an area to store construction debris and surplus materials/equipment from the Blue Mountain Resort. SLR noted the following in the area: six (6) shipping containers were located to the north of the site building (SLR was unable to determine the contents of the containers); a propane storage area was identified to the north of the on-site building; empty glycol drums were stored between shipping container 3 and shipping container 4; an old heating and cooling system and portable fuelling unit were identified to the east of the on-site building, and; a small area of used paint cans and drums was identified directly north of the access road. Furthermore, it was noted in the 1999 Conestoga-Rovers and Associates report, that

several unlabelled, full, 45-gallon capacity drums were stored in the yard area directly east of the site building during the time of the site visit. Although the SLR site visit did not identify any full drums, the historical storage practices and the occurrence of any spills or releases associated with those drums identified in the CRA report is unknown. As such, given the nature of the surficial cover in this area (sand and gravel), this practice of historic storage and dumping has the potential to lead to surficial and/or groundwater impacts at the subject property.

- A second clearing is centrally located in the property, approximately 500 m northeast from the main entrance point at Helen Street. This clearing is also used for storage of surplus materials/equipment. A low-lying area of the clearing is currently utilized as a wood/brush burning pit. Evidence of electrical equipment and other construction debris within the burning pit was identified during the site visit. As such, given the unknown nature of the ashes and debris with the burning pit, the soil and groundwater quality in the vicinity of the burning pit is unknown.

8.0 REFERENCES

The following documents were used for reference during completion of this Phase One Environmental Site Assessment:

1. Canadian Standards Association (CSA) Standard Z768-01 *Phase I Environmental Site Assessment* published November 2001, updated April 2003.
2. Grey County, request for environmental information relating to the subject property, as available under the Freedom of Information and Protection of Privacy Act.
3. EcoLog ERIS database report # 20101005008, dated October 14, 2010.
4. Environmental Protection Act, R.S.O. 1990, and associated regulations
5. Hazardous Products Act (R.S. C. 1995), Consolidated Statutes of Canada
6. National Topographic Database provided online by Natural Resources Canada (www.atlas.nrcan.gc.ca),
7. Occupational Health & Safety Act, R.S.O. 1990, and associated regulations
8. Ontario Ministry of the Environment, request for environmental information relating to the subject property, as available under the Freedom of Information and Protection of Privacy Act.
9. Ontario Regulation 511/09 made under the Environmental Protection Act, Amending O.Reg. 153/04 Records of Site Condition – Part XV.1 of the Act.
10. PCB Regulations, SOR/2008-273, (Canadian Environmental Protection Act, 1999) Consolidated Regulations of Canada — Canada (federal)
11. Technical Standards & Safety Authority (TSSA), Public Information Services Department, Correspondence

APPENDIX A
STATEMENT OF LIMITATIONS

Phase I Environmental Site Assessment Report
Home Farm Property
Blue Mountains, ON
SLR Project 209.40019.00000

STATEMENT OF LIMITATIONS

This report has been prepared and the work referred to in this report has been undertaken by SLR for **MacPherson Builders Limited.** It is intended for the sole and exclusive use of **MacPherson Builders Limited** and its authorized agents for the purpose(s) set out in this report. Any use of, reliance on or decision made based on this report by any person other than **MacPherson Builders Limited** for any purpose, or by **MacPherson Builders Limited** for a purpose other than the purpose(s) set out in this report, is the sole responsibility of such other person or **MacPherson Builders Limited. MacPherson Builders Limited**, and SLR make no representation or warranty to any other person with regard to this report and the work referred to in this report and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

Any conclusions or recommendations made in this report reflect SLR's judgment based on the following limited investigations: visual site inspection(s) on the date(s) set out in this report; examination of public records; and interviews with individuals having information about the site. While efforts have been made to substantiate information provided by third parties, SLR makes no representation or warranty as to its completeness or accuracy.

This report has been prepared for specific application to this site. Unless otherwise stated, the findings cannot be extended to previous or future site conditions; portions of the site which were unavailable for direct investigation; subsurface locations which were not investigated directly; or chemical parameters, materials or analysis which were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site; and substances addressed by the investigation may exist in areas of the site not investigated or in quantities not ascertained.

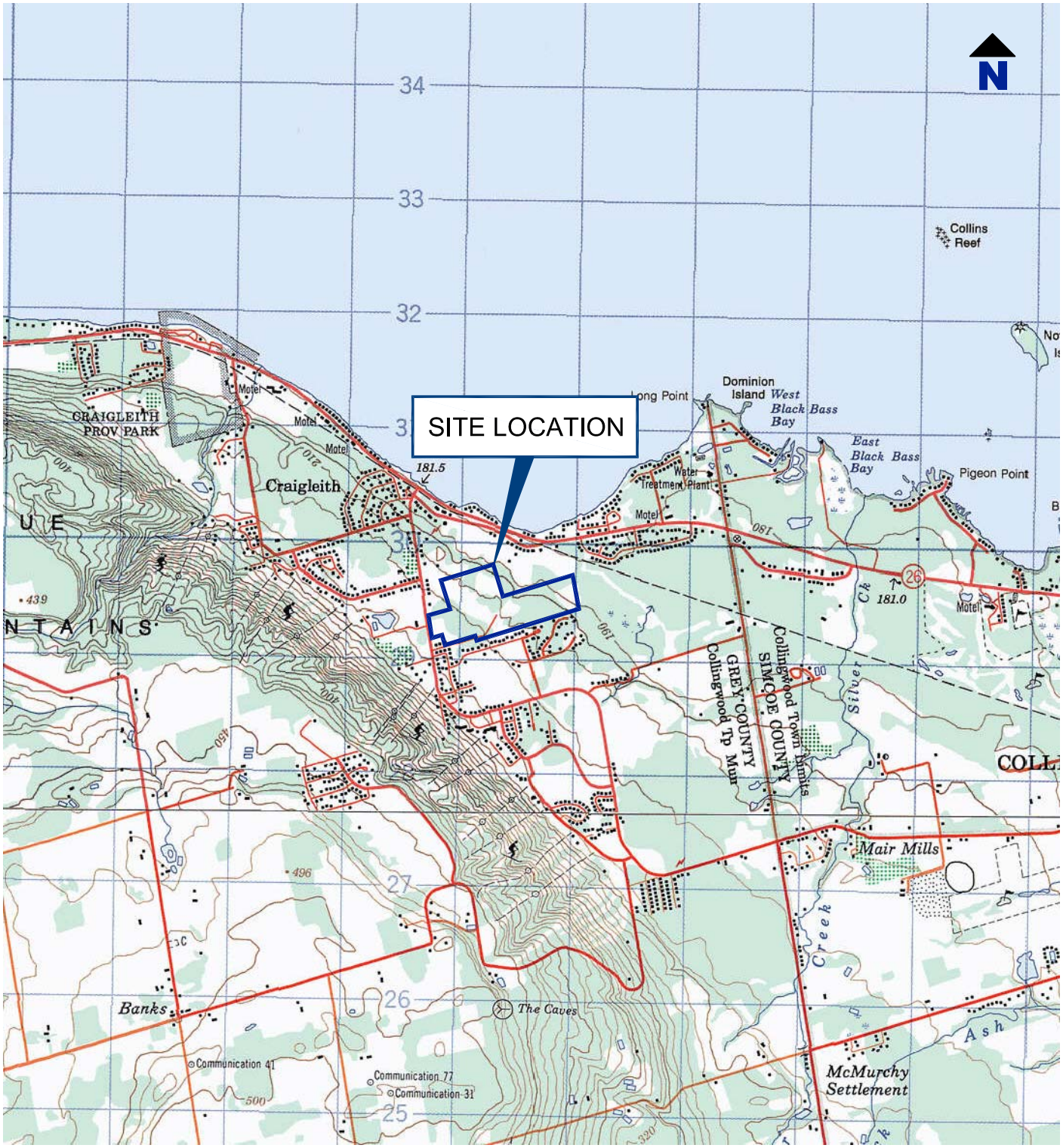
As the evaluation and conclusions reported herein do not preclude the existence of other chemical compounds and/or variations of conditions within the site that may be possible, this report should be used for informational purposes only and should absolutely not be construed as a comprehensive hydrogeological or chemical characterization of the site. If site conditions change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Nothing in this report is intended to constitute or provide a legal opinion. SLR makes no representation as to the requirements of or compliance with environmental laws, rules, regulations or policies established by federal, provincial or local government bodies. Revisions to the regulatory standards referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by **MacPherson Builders Limited** and as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of SLR.

APPENDIX B
DRAWINGS

Phase I Environmental Site Assessment Report
Home Farm Property
Blue Mountains, ON
SLR Project 209.40019.00000



REFERENCED FROM : ETOPO MAP SYSTEM
NTS MAPS 31 D/13 AND 41 A/09

SCALE 1:50,000
WHEN PLOTTED AT 8.5 x 11 PAGE SIZE

0 0.5 1 2 3 km

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.

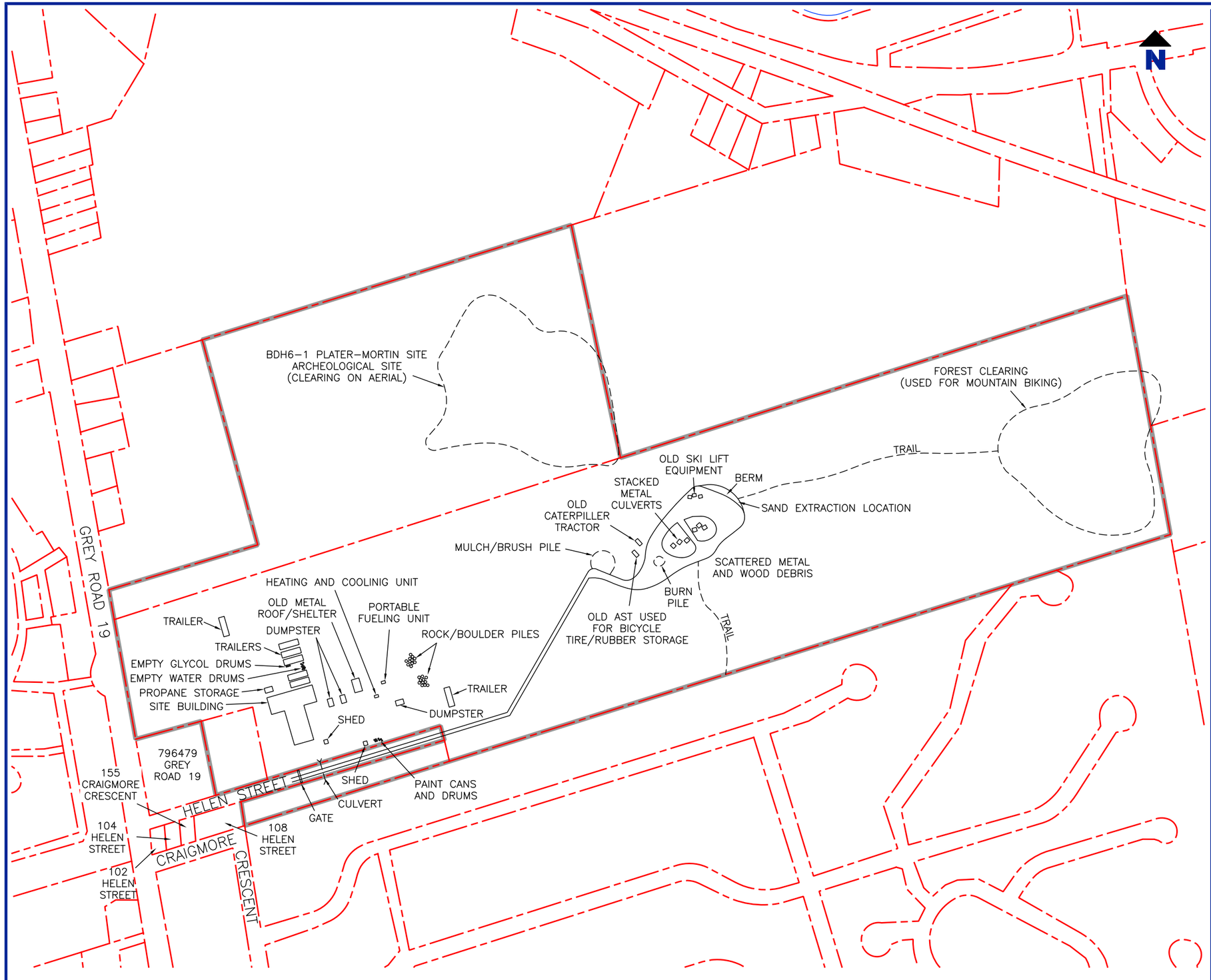
SLR

MACPHERSON BUILDERS (BLUE MOUNTAIN)
HOME FARM PROPERTY
BLUE MOUNTAINS, ON

Report
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Drawing
SITE LOCATION MAP

Date October 15, 2010	Scale AS SHOWN	Drawing No. 1
File Name S_209-40019-00-A1	Project No. 209.40019.00000	



THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.

SCALE 1:5000
WHEN PLOTTED AT 11 x 17 PAGE SIZE
0 100 200 300 m

NOTES

DRAWING COMPILED FROM LEGAL GREY COUNTY ONLINE GIS WEBSITE AND HAND SKETCH PROVIDED BY VALERIE SUTTER

LEGEND

PROPERTY BOUNDARY

SITE BOUNDARY

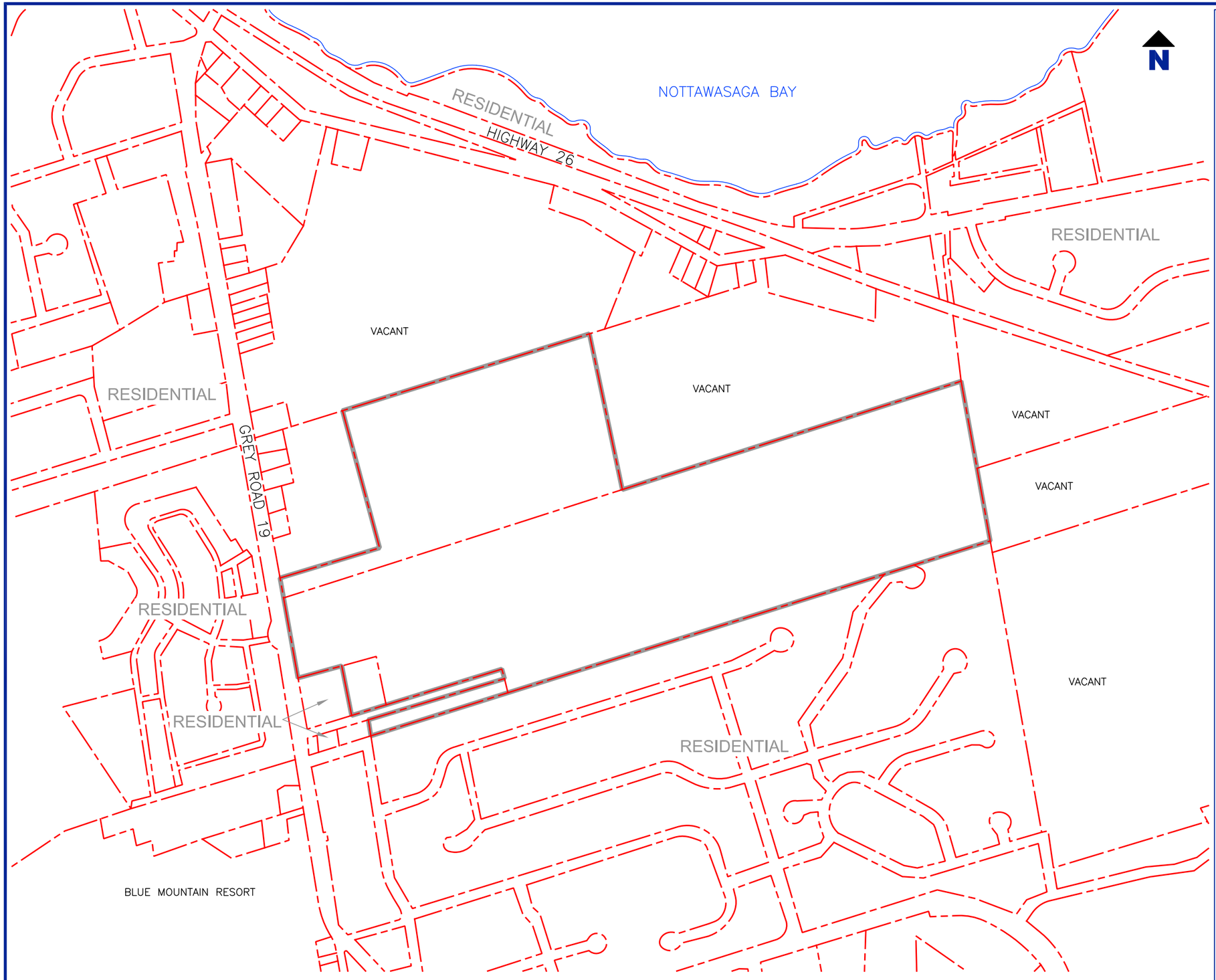
MACPHERSON BUILDERS (BLUE MOUNTAIN)
HOME FARM PROPERTY
BLUE MOUNTAINS, ON

Report
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Drawing
SITE PLAN

Date October 22, 2010	Scale AS SHOWN	Drawing No. 2
File Name S_209-40019-00-A3-1	Project No. 209.40019.00000	

SLR



NOTES

DRAWING COMPILED FROM LEGAL GREY COUNTY ONLINE GIS WEBSITE

LEGEND

- PROPERTY BOUNDARY
- SITE LOCATION
- SHORELINE

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.

SCALE 1:7500

WHEN PLOTTED AT 11 x 17 PAGE SIZE

0 75 150 300 450 m

MACPHERSON BUILDERS (BLUE MOUNTAIN)
HOME FARM PROPERTY
BLUE MOUNTAINS, ON

Report
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Drawing
SURROUNDING LAND USE PLAN

Date October 22, 2010	Scale AS SHOWN	Drawing No. 3
File Name S_209-40019-00-A3-2	Project No. 209.40019.00000	

SLR

APPENDIX C
SITE PHOTOGRAPHS

Phase I Environmental Site Assessment Report
Home Farm Property
Blue Mountains, ON
SLR Project 209.40019.00000

Photo 1: Gated entrance to the Site at the termination of Helen Street, facing east.

Photo 2: Site building (concrete block and stone construction), facing northeast.

Photo 3: Propane storage adjacent to the Site building.

Photo 4: Empty glycol drum and blue water barrel storage between shipping containers 3 and 4 adjacent to the site building.

Photo 5: Front clearing, facing west.

Photo 6: Northeast corner of the front clearing, facing southwest.

Photo 7: Waste storage (including two dumpsters) located in the front clearing, facing north.

Photo 8: Paint can and drum storage in the front clearing.

Photo 9: Portable fuelling unit and heating and cooling system located in the front clearing.

Photo 10: Northeast corner of the central clearing, facing west.

Photo 11: Burn pile located in the central clearing.

Photo 12: Tire storage in a former AST located at the west end of the central clearing.

Photo 13: Sand extraction berm at the eastern end of the central clearing.

APPENDIX D
ECOLOG ERIS ENVIRONMENTAL DATABASE REPORT, LAND TITLE SEARCH & TSSA RESPONSE

Phase I Environmental Site Assessment Report
Home Farm Property
Blue Mountains, ON
SLR Project 209.40019.00000

Canada's Primary Environmental Risk Information Service

Project Site:	**Home Farm Development** **796474 County Rd. 19** **Blue Mountains, ON**
Client:	**Valerie Sutter** **SLR Consulting (Canada) Ltd.** **2000 Argentia Rd** **Plaza 4, Suite 310** **Mississauga, ON L5N1W1**
ERIS Project No:	**20101005008**
Report Type:	**Custom Report - .25km Search Radius**
Prepared By:	**Daniela Nigro** dnigro@eris.ca
Date:	**October 14, 2010**

12 Concorde Place, Suite 800 Toronto, Ontario M3C 4J2
416-510-5204 • Fax: 416-510-5133 Toll Free: 1-866-517-5204 • www.eris.ca • info@eris.ca

Table of Contents

Order Number: 20101005008
Site Name: Home Farm Development
Site Address: 796474 County Rd. 19 Blue Mountains, ON
Report Type: Custom Report, 0.25 km Search Radius

Report Summary

Order Number: 20101005008
Site Name: Home Farm Development
Site Address: 796474 County Rd. 19 Blue Mountains, ON
Report Type: Custom Report, 0.25 km Search Radius

Number of Mappable Records Surrounding the Site

Database		Selected	On-site	Within 0.25	0.25km to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0	0
AGR	Aggregate Inventory	Y	0	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0	0
BORE	Borehole	Y	0	0	0	0
CA	Certificates of Approval	Y	0	2	0	2
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0	0
CHEM	Chemical Register	Y	0	0	0	0
COAL	Coal Gasification Plants	Y	0	0	0	0
CONV	Compliance and Convictions	Y	0	0	0	0
DRL	Drill Hole Database	Y	0	0	0	0
EBR	Environmental Registry	Y	0	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0	0
EIIS	Environmental Issues Information System	Y	0	0	0	0
FCON	Federal Convictions	Y	0	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0	0
FOFT	Fisheries & Oceans Fuel Storage Tanks	Y	0	0	0	0
FST	Fuel Storage Tank	Y	0	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0	0
MNR	Mineral Occurrences	Y	0	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0	0
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	Y	0	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0	0
NPCB	National PCB Inventory	Y	0	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	2	0	2
OPCB	Inventory of PCB Storage Sites	Y	0	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0	0
PES	Pesticide Register	Y	0	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0	0
RSC	Record of Site Condition	Y	0	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0	0

Report Summary

Order Number: 20101005008
Site Name: Home Farm Development
Site Address: 796474 County Rd. 19 Blue Mountains, ON
Report Type: Custom Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 0.25km	Total
SCT	Scott's Manufacturing Directory	Y	0	0	0	0
SPL	Ontario Spills	Y	0	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0	0
WWIS	Water Well Information System	Y	0	21	0	21
		TOTAL	0	25	0	25

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.

SITE DIAGRAM

ECOLOG ERIS
Pinpointing Your Environmental Risks
12 Concorde Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: Home Farm Development
796474 County Rd. 19
Blue Mountains, ON

ERIS Project #: 20101005008

Date: OCT-14-2010

LEGEND

- Project Property
- Database Location

Points of Interest
- Chimney
- Silo

Pipe & Transmission Lines
- Pipeline
- Transmission Line
- Transmission Tower
- Transformer Station

Rail
- Railway - Main
- Railway - Sidetrack
- Railway - Abandoned
- Bridge
- Tunnel

Transportation - Other
- Embankment
- Trail
- Runway

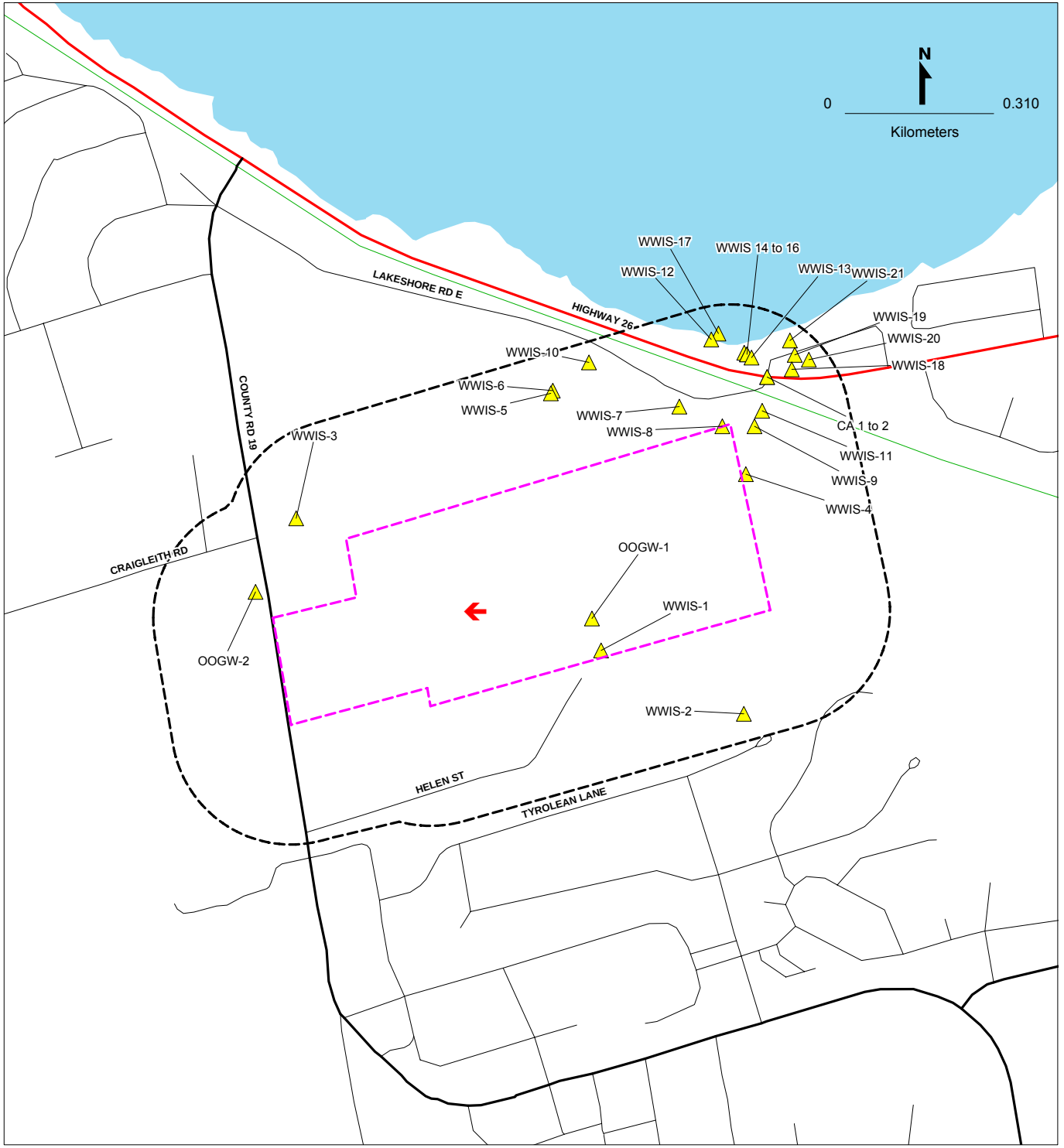
Hydrographic Features
- Permanent Waterway
- Intermittent Waterway
- Open Reservoir
- Dyke/Levee
- Dam
- Breakwall
- Wetland

Landuse Classifications
- Open Area
- Residential
- Commercial
- Resource and Industrial
- Government and Institutional
- Parks and Recreational
- Waterbody

Recreation
- Golf Course/Driving Range
- Park/Sports Field
- Other Recreation Area
- Sports/Race Track
- Cemetery
- Campground

Vegetation
- Wooded Area
- Orchard
- Vineyard

Industrial Resources
- Conveyor
- Crane: Moveable
- Crane: Stationary
- Tank
- Rock Cut
- Auto Wrecker
- Lumber Yard
- Pit



This diagram is to be used solely for relative street location purposes. It may not accurately portray street or site positions.

Note: Topographic information not available for this area.

Site Report

Order Number: 20101005008
Site Name: Home Farm Development
Site Address: 796474 County Rd. 19 Blue Mountains, ON
Report Type: Custom Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

A search has been conducted for this site (address) and company name. No records were found, within the database(s) selected, that meet either of these criteria.

Detail Report

Order Number: 20101005008
Site Name: Home Farm Development
Site Address: 796474 County Rd. 19 Blue Mountains ON
Report Type: Custom Report, 0.25 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIS representative.

Certificates of Approval

Ontario Oil and Gas Wells

Water Well Information System

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-1	POLLWOOD CONSTRUCTION LIMITED	HWY. #26/FRASER ST. COLLINGWOOD TWP.	3-0696-96-	96	7/11/1996	Municipal sewage	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
CA-2	POLLWOOD CONSTRUCTION LIMITED	HWY. #26/FRASER ST., RP# 529 COLLINGWOOD TWP.	7-0590-96-	96	7/11/1996	Municipal water	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
n/a	COLLINGWOOD TWP.-LOT 21, CONC. 2	OLD LAKESHORE RD./HWY. 26 COLLINGWOOD TWP.	7-1376-90-	90	9/19/1990	Municipal water	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
n/a	COLLINGWOOD TOWNSHIP	PT.LOT 21/CONC.II, HWY. #26 COLLINGWOOD TWP.	7-0668-96-	96	8/8/1996	Municipal water	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
n/a	COLLINGWOOD TOWNSHIP	PT.LOT 21/CONC.II, HWY. #26 COLLINGWOOD TWP.	3-0789-96-	96	8/8/1996	Municipal sewage	Approved	

Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Ontario Oil and Gas Wells

Map Key	Company	Address	County	Longitude	Latitude	Licence#	Permit Date	Depth(m)	Depth Reached	Capped Date
OOGW-1	Blue Mountain Oil & Gas Company	Collingwood	Grey	-80.3162	44.51695	H000025		196.6	12/1/1920	

Well Name: Blue Mountain Oil & Gas Co. -Collingwood
Block:
Lot: 20
Conc.: II
Classification: NEW POOL WILDCAT
Description: "EXPLORATORY WELL" MEANS A WELL THAT IS DRILLED FOR THE PURPOSE OF DISCOVERING A POOL OF OIL OR GAS
Status As Of: Feb 2010
Well Status Mode: Unknown
Description:
Well Status Type: Dry Hole
Description: A WELL CLASSED AS EXPLORATORY OR DEVELOPMENT IN WHICH NO HYDROCARBONS HAVE BEEN ENCOUNTERED
Target: ORDOVICIAN
Description: ORDOVICIAN

Geology/Water	Source	Static Level (m)	Elevation / Top	Type of Water	Geology Formation
Geology	FORM 7	n/a	190.8 / 0.3	n/a	Drift
Geology	FORM 7	n/a	-3.96 / 195.07	n/a	Precambrian
Geology	FORM 7	n/a	182.01 / 9.1	n/a	Top of Bedrock
Geology	FORM 7	n/a	181.97 / 9.14	n/a	Georgian Bay-Blue Mountain
Geology	MNR	n/a	-3.96 / 195.07	n/a	Precambrian
Geology	MNR	n/a	190.8 / 0.3	n/a	Drift
Geology	MNR	n/a	181.97 / 9.14	n/a	Georgian Bay-Blue Mountain
Geology	MNR	n/a	182.01 / 9.1	n/a	Top of Bedrock

Ontario Oil and Gas Wells

Map Key	Company	Address	County	Longitude	Latitude	Licence#	Permit Date	Depth(m)	Depth Reached	Capped Date
OOGW-2	Ontario Geological Survey	Collingwood	Grey	-80.32506	44.51745	F014201		49.68	3/19/1982	3/19/1982

Well Name: SIS 11
Block:
Lot: 20
Conc.: III
Classification: STRATIGRAPHIC TEST
Description: A WELL DRILLED FOR THE PURPOSE OF GEOLOGICAL EVALUATION OR TESTING
Status As Of: Feb 2010
Well Status Mode: Abandoned Well
Description: A WELL WHICH IS OFFICIALLY PLUGGED AND ABANDONED
Well Status Type: Stratigraphic Test
Description: A WELL DRILLED FOR THE PURPOSE OF GEOLOGICAL EVALUATION OR TESTING
Target: ORDOVICIAN
Description: ORDOVICIAN

Geology/Water	Source	Static Level (m)	Elevation / Top	Type of Water	Geology Formation
Geology	FORM 7	n/a	231.71 / 1.21	n/a	Drift
Geology	FORM 7	n/a	184.45 / 48.47	n/a	Top of Bedrock
Geology	MNR	n/a	231.71 / 1.21	n/a	Drift
Geology	MNR	n/a	184.45 / 48.47	n/a	Top of Bedrock

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-1		lot 20 con 2 COLLINGWOOD TOWNSHIP	2503779	020	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554364.2
Northing Nad83: 4929453
Zone: 17
Utm Reliability: margin of error : 30 m - 100 m
Construction Date: 8/23/1971
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 88
Pump Rate (gpm): 4
Static Water Level (ft): 50
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 675
Elevation Reliability: Read from topographic map, contour interval - 50 f
Depth to Bedrock (ft): 55
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
35	35	BROWN	FINE SAND
20	55	GREY	CLAY, SAND
1	56	GREY	SHALE
32	88	BLACK	LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-2		lot 20 con 2 COLLINGWOOD TOWNSHIP	2507554	020	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554664.3
Northing Nad83: 4929323
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 9/24/1981
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 80
Pump Rate (gpm): 8
Static Water Level (ft): 45
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Rotary (Air)
Flowing (y/n): N
Elevation (ft): 675
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 68
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL

Thickness (ft)	Original Depth (ft)	Material Colour	Material
1	1	BROWN	TOPSOIL
67	68	BROWN	SAND, CLAY
12	80	GREY	SHALE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-3		lot 21 con 2 COLLINGWOOD TOWNSHIP	2500418	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 553724.2
Northing Nad83: 4929723
Zone: 17
Utm Reliability: unknown UTM
Construction Date: 4/5/1951
Primary Water Use: Not Used
Secondary Water Use:
Well Depth (ft): 104
Pump Rate (gpm):
Static Water Level (ft):
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Abandoned-Quality
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 715
Elevation Reliability: Unknown elevation
Depth to Bedrock (ft): 63
Overburden/Bedrock: Bedrock
Water Type: SULPHUR
Casing Material: OPEN HOLE, STEEL

Thickness (ft)	Original Depth (ft)	Material Colour	Material
63	63		FINE SAND
41	104		LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-4		lot 20 con 2 COLLINGWOOD TOWNSHIP	2506946	020	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554664.3
Northing Nad83: 4929823
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 10/1/1979
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 81
Pump Rate (gpm): 1
Static Water Level (ft): 10
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Rotary (Air)
Flowing (y/n): N
Elevation (ft): 600
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 5
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL

Thickness (ft)	Original Depth (ft)	Material Colour	Material
1	1	BROWN	TOPSOIL
4	5	BROWN	CLAY, GRAVEL
3	8	GREY	SHALE, CLAY, LAYERED
73	81	GREY	SHALE, HARD

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-5		lot 21 con 2 COLLINGWOOD TOWNSHIP	2515706	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554254.6
Northing Nad83: 4929989
Zone: 17
Utm Reliability: unknown UTM
Construction Date: 7/23/2003
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 138
Pump Rate (gpm): 3
Static Water Level (ft): 10
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Rotary (Air)
Flowing (y/n): N
Elevation (ft):
Elevation Reliability: Unknown elevation
Depth to Bedrock (ft): 4
Overburden/Bedrock: Bedrock
Water Type: Not stated
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
4	4	BROWN	FILL
134	138	GREY	LIMESTONE, LAYERED

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-6		lot 21 con 2 COLLINGWOOD TOWNSHIP	2512617	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554259.2
Northing Nad83: 4929994
Zone: 17
Utm Reliability: unknown UTM
Construction Date: 4/12/1994
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 45
Pump Rate (gpm): 3
Static Water Level (ft): 1
Flow Rate (gpm):
Clear/Cloudy:
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft):
Elevation Reliability: Unknown elevation
Depth to Bedrock (ft): 3
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
3	3		TOPSOIL
24	27	WHITE	LIMESTONE
18	45		LIMESTONE, SOFT

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-7		lot 21 con 2 COLLINGWOOD TOWNSHIP	2502675	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554524.2
Northing Nad83: 4929963
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 10/3/1968
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 60
Pump Rate (gpm): 1
Static Water Level (ft): 4
Flow Rate (gpm):
Clear/Cloudy: CLOUDY
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 610
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 6
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: OPEN HOLE, STEEL

Thickness (ft)	Original Depth (ft)	Material Colour	Material
2	2		CLAY, GRAVEL
4	6		MEDIUM SAND
54	60	GREY	SHALE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-8		lot 20 con 2 COLLINGWOOD TOWNSHIP	2505882	020	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554614.2
Northing Nad83: 4929923
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 9/15/1976
Primary Water Use:
Secondary Water Use:
Well Depth (ft): 56
Pump Rate (gpm):
Static Water Level (ft):
Flow Rate (gpm):
Clear/Cloudy:
Specific Capacity:
Final Well Status: Abandoned-Supply
Construction Method: Cable Tool
Flowing (y/n):
Elevation (ft): 605
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 4
Overburden/Bedrock: Bedrock
Water Type: SALTY
Casing Material:

Thickness (ft)	Original Depth (ft)	Material Colour	Material
1	1	BROWN	TOPSOIL
3	4	GREY	CLAY, STONES
17	21	BROWN	SHALE
35	56	GREY	LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-9		lot 20 con 2 COLLINGWOOD TOWNSHIP	2500414	020	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554681.3
Northing Nad83: 4929923
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 11/4/1962
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 33
Pump Rate (gpm): 5
Static Water Level (ft): 15
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 600
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 3
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
3	3		TOPSOIL
30	33	GREY	LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-10		lot 21 con 2 COLLINGWOOD TOWNSHIP	2503358	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554334.2
Northing Nad83: 4930053
Zone: 17
Utm Reliability: margin of error : 30 m - 100 m
Construction Date: 11/16/1970
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 45
Pump Rate (gpm): 1
Static Water Level (ft): 9
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 605
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 5
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
5	5	BROWN	MEDIUM SAND
40	45	GREY	SHALE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-11		lot 20 con 2 COLLINGWOOD TOWNSHIP	2500413	020	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554697.3
Northing Nad83: 4929956
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 10/15/1962
Primary Water Use:
Secondary Water Use:
Well Depth (ft): 150
Pump Rate (gpm):
Static Water Level (ft):
Flow Rate (gpm):
Clear/Cloudy:
Specific Capacity:
Final Well Status: Abandoned-Supply
Construction Method: Cable Tool
Flowing (y/n):
Elevation (ft): 600
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 3
Overburden/Bedrock: Bedrock
Water Type:
Casing Material:

Thickness (ft)	Original Depth (ft)	Material Colour	Material
3	3		TOPSOIL
147	150	GREY	LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-12		lot 21 con 2 COLLINGWOOD TOWNSHIP	2500423	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554589.2
Northing Nad83: 4930103
Zone: 17
Utm Reliability: unknown UTM
Construction Date: 6/1/1956
Primary Water Use: Commerical
Secondary Water Use:
Well Depth (ft): 30
Pump Rate (gpm): 5
Static Water Level (ft): 5
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 600
Elevation Reliability: Unknown elevation
Depth to Bedrock (ft): 10
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
5	5		TOPSOIL
5	10		GRAVEL, MEDIUM SAND
20	30	WHITE	LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-13		lot 21 con 2 COLLINGWOOD TOWNSHIP	2500431	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554674.3
Northing Nad83: 4930066
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 12/10/1959
Primary Water Use: Irrigation
Secondary Water Use:
Well Depth (ft): 21
Pump Rate (gpm): 6
Static Water Level (ft): 4
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 590
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 7
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
7	7		FINE SAND
14	21		LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-14		lot 21 con 2 COLLINGWOOD TOWNSHIP	2503083	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554664.3
Northing Nad83: 4930073
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 10/16/1969
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 25
Pump Rate (gpm): 3
Static Water Level (ft): 10
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Not Known
Flowing (y/n): N
Elevation (ft): 580
Elevation Reliability: Read from topographic map, contour interval - 50 f
Depth to Bedrock (ft): 10
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL

Thickness (ft)	Original Depth (ft)	Material Colour	Material
10	10		SAND
15	25		ROCK

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-15		lot 21 con 2 COLLINGWOOD TOWNSHIP	2504023	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554664.3
Northing Nad83: 4930073
Zone: 17
Utm Reliability: margin of error : 30 m - 100 m
Construction Date: 10/17/1972
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 23
Pump Rate (gpm): 5
Static Water Level (ft): 6
Flow Rate (gpm):
Clear/Cloudy: CLOUDY
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 595
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 8
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
2	2		PREVIOUSLY DUG
1	3	BROWN	SAND
5	8	BROWN	CLAY
15	23	BROWN	LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-16		lot 21 con 2 COLLINGWOOD TOWNSHIP	2500424	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554659.3
Northing Nad83: 4930076
Zone: 17
Utm Reliability: unknown UTM
Construction Date: 6/4/1956
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 25
Pump Rate (gpm): 5
Static Water Level (ft): 8
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 600
Elevation Reliability: Unknown elevation
Depth to Bedrock (ft): 5
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
5	5		TOPSOIL
20	25	WHITE	LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-17		lot 21 con 2 COLLINGWOOD TOWNSHIP	2500419	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554604.2
Northing Nad83: 4930116
Zone: 17
Utm Reliability: unknown UTM
Construction Date: 2/4/1952
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 17
Pump Rate (gpm): 5
Static Water Level (ft): 4
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 584
Elevation Reliability: Unknown elevation
Depth to Bedrock (ft): 6
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
6	6		MEDIUM SAND, GRAVEL, STONES
11	17		LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-18		lot 21 con 2 COLLINGWOOD TOWNSHIP	2500427	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554758.3
Northing Nad83: 4930043
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 5/22/1959
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 36
Pump Rate (gpm): 2
Static Water Level (ft): 2
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 600
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 7
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: OPEN HOLE, STEEL

Thickness (ft)	Original Depth (ft)	Material Colour	Material
3	3		MEDIUM SAND
4	7		HARDPAN
29	36		LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-19		lot 21 con 2 COLLINGWOOD TOWNSHIP	2506205	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554764.3
Northing Nad83: 4930073
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 8/24/1977
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 37
Pump Rate (gpm): 2
Static Water Level (ft): 4
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 595
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 17
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: OPEN HOLE, STEEL

Thickness (ft)	Original Depth (ft)	Material Colour	Material
1	1	BROWN	TOPSOIL
5	6	BROWN	SAND, SILT
11	17	BROWN	CLAY, SILT
20	37	BROWN	SHALE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-20		lot 21 con 2 COLLINGWOOD TOWNSHIP	2502678	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554794.3
Northing Nad83: 4930063
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 5/3/1968
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 16
Pump Rate (gpm): 6
Static Water Level (ft): 4
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 680
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 5
Overburden/Bedrock: Bedrock
Water Type: SULPHUR
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
5	5		MEDIUM SAND
11	16		LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
WWIS-21		lot 21 con 2 COLLINGWOOD TOWNSHIP	2500426	021	02	CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83: 554754.3
Northing Nad83: 4930103
Zone: 17
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 5/13/1959
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 20
Pump Rate (gpm): 4
Static Water Level (ft): 6
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Cable Tool
Flowing (y/n): N
Elevation (ft): 580
Elevation Reliability: Read from topographic map, contour interval - 25 f
Depth to Bedrock (ft): 11
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL, OPEN HOLE

Thickness (ft)	Original Depth (ft)	Material Colour	Material
5	5		MEDIUM SAND
6	11	GREY	CLAY
9	20		LIMESTONE

Water Well Information System

Map Key	Company	Address	Well Id	Lot	Concession	Concession Name	County	Municipality
n/a		lot 22 COLLINGWOOD TOWNSHIP	2509394	022		CON	GREY	COLLINGWOOD TOWNSHIP

Easting Nad83:
Northing Nad83:
Zone: 17
Utm Reliability: unknown UTM
Construction Date: 4/18/1988
Primary Water Use: Domestic
Secondary Water Use:
Well Depth (ft): 42
Pump Rate (gpm): 4
Static Water Level (ft): 5
Flow Rate (gpm):
Clear/Cloudy: CLEAR
Specific Capacity:
Final Well Status: Water Supply
Construction Method: Rotary (Air)
Flowing (y/n): N
Elevation (ft):
Elevation Reliability: Unknown elevation
Depth to Bedrock (ft): 5
Overburden/Bedrock: Bedrock
Water Type: FRESH
Casing Material: STEEL

Thickness (ft)	Original Depth (ft)	Material Colour	Material
5	5	GREY	GRAVEL, STONES
4	9	GREY	SHALE
33	42	GREY	SHALE, HARD

Appendix: Ontario Database Descriptions

EcoLog Environmental Risk Information Services Ltd 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 EcoLog ERIS at the time of update. **Note:** Databases denoted with "*" indicates that the database will no longer be updated. See the individual database descriptions for more information.

Provincial Government Source Databases:

Abandoned Aggregate Inventory **Up to Sept 2002** **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.

Aggregate Inventory **Up to Jan 2010** **AGR**

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The database provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System **1800-2005** **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.

Borehole **1875-Jul 2009** **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.

Certificates of Approval **1985-Sept 2002* (for current CofA info please check the EBR Database)** **CA**

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act ("OWRA"); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA. For more current Certificate of Approval information please see the EBR database, which will include information such as 'Approval for discharge into the natural environment other than water (i.e. Air) (EPA s.9)', and Approval for sewage works (OWRA s.53(1)).

TSSA Commercial Fuel Oil Tanks **1948-Aug 2010** **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.

Coal Gasification Plants **1987, 1988*** **COAL**

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. 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, landuse, soil condition, site operators/occupants, site description, and potential environmental impacts. This information is effective to 1988, but the program has since been discontinued.

Compliance and Convictions **1989-Aug 2010** **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.

Drill Holes **1886-2005** **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".

Environmental Registry **1994-Aug 2010** **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, licence, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes things like; Approval for discharge into the natural environment other than water (i.e. Air), Permit to Take Water (PTTW), Certificate of Property Use (CPU), Approval for a waste disposal site, Order for preventative measures.(EPA s. 18), Order for conformity with Act for waste disposal sites.(EPA s. 44), Order for remedial work.(EPA s. 17) and many more.

TSSA Fuel Storage Tanks **Current to Jun 2010** **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.

Ontario Regulation 347 Waste Generators Summary **1986-Jan 2010** **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.

Mineral Occurrences **1846-Oct 2009** **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 planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Non-Compliance Reports **1992(water only), 1994-2008** **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.

Ontario Oil and Gas Wells **1800-Feb 2010** **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, well cap date, licence 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.

Ontario Inventory of PCB Storage Sites **1987-Oct 2004** **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.

Pesticide Register **1988-Jan 2010** **PES**

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

Private and Retail Fuel Storage Tanks **1989-1996*** **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).

Ontario Regulation 347 Waste Receivers Summary **1986-2008** **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.

Record of Site Condition **1997-Sept 2001, Oct 2004-Aug 2010** **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. Information available includes Registration Number, Filing Owner, Property Address, Filing Date and Municipality.

Ontario Spills **1988-Jun 2010** **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.

Wastewater Discharger Registration Database **1990-2008** **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).

Waste Disposal Sites - MOE CA Inventory **1970-Sept 2002** **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. For more current information for Waste Disposal Sites please see the EBR database, which will include information such as 'Approval for a waste disposal site (EPA s.27)' and 'Approval for use of a former waste disposal site (EPA s.46)'.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory **Up to Oct 1990*** **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.

Water Well Information System **1955-Jan 2010** **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.

Federal Government Source Databases: Diagram Identifier:

Environmental Effects Monitoring **1992-2007*** **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.

Environmental Issues Inventory System **1992-2001*** **EIIS**

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

Federal Convictions **1988-Jun 2007** **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.

Contaminated Sites on Federal Land **June 2000-May 2010** **FCS**

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks **1964-Sept 2003** **FOFT**

Fisheries & Oceans Canada maintains an inventory of all 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.

Indian & Northern Affairs Fuel Tanks **1950-Aug 2003** **IAFT**

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all 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.

National Analysis of Trends in Emergencies System (NATES) **1974-1994*** **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.

National Defence & Canadian Forces Fuel Tanks **Up to May 2001*** **NDFT**

The Department of National Defence 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.

National Defence & Canadian Forces Spills **Mar 1999-Jul 2009** **NDSP**

The Department of National Defence 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.

National Defence & Canadian Forces Waste Disposal Sites **2001-April 2007** **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.

National Environmental Emergencies System (NEES) 1974-2003 **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 all 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.

National PCB Inventory 1988-2008 **NPCB**

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all 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.

National Pollutant Release Inventory 1993-2008 **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.

Parks Canada Fuel Storage Tanks 1920-Jan 2005 **PCFT**

Canadian Heritage maintains an inventory of all 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.

Transport Canada Fuel Storage Tanks 1970-March 2007 **TCFT**

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. This inventory will also include The Pickering Lands, which refers to the 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, falls under the Site Management Policy of Transport Canada, but administered by Public Works and Government Services Canada. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Private Source Databases:

Anderson's Waste Disposal Sites 1860s-Present **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 authoritive. The information was collected for research purposes only.*

Automobile Wrecking & Supplies 2001-Jun 2010 **AUWR**

This database provides an inventory of all 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.

Chemical Register 1992, 1999-Jun 2010 **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.).

ERIS Historical Searches 1999-Apr 2010 **EHS**

EcoLog 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.

Canadian Mine Locations 1998-2009 **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.

Oil and Gas Wells Oct 2001-Jun 2010 **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 Nickles' database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Canadian Pulp and Paper 1999, 2002, 2004, 2005, 2009 **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.

Retail Fuel Storage Tanks 2000-Jun 2010 **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. Information is provided on company name, location and type of business.

Scott's Manufacturing Directory 1992-Sept 2009 **SCT**

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Anderson's Storage Tanks 1915-1953* **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.*

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

PROPERTY DESCRIPTION: LT 2-7 PL 555 COLLINGWOOD; PT LT 20 CON 2 COLLINGWOOD; PT LT 159 PL 529 COLLINGWOOD AS IN R196720 (FIRSTLY) & R137934, EXCEPT PT 1 16R2536, PT 1 16R7541, PT 1 & 2 16R1688; THE BLUE MOUNTAINS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2009/04/20

OWNERS' NAMES
CRAIGLEITH DEVELOPMENT LIMITED

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2009/04/17 **						
**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: 2009/04/20 **						
R137934	1973/06/06	TRANSFER	$1		CRAIGLEITH DEVELOPMENT LIMITED	C
R196720	1980/05/02	TRANSFER	$2		CRAIGLEITH DEVELOPMENT LIMITED	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.

Valerie Sutter

From: spng@tssa.org on behalf of publicinformationservices@tssa.org
Sent: October 14, 2010 12:41 PM
To: Valerie Sutter
Subject: Re: Records Search - 109 Helen Street, Blue Mountains, Ontario

Hi Valerie,

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.

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.

Thank you and have a great day!

Sarah
Public Information Services
Phone: 416-734-2721
Fax: 416-734-3568
email: spng@tssa.org

"Putting Public Safety First"

Technical Standards and Safety Authority
14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

Toll-Free: 1-877-682-8772
Email: publicinformationservices@tssa.org
Web Site: www.tssa.org

Valerie Sutter <vsutter@slrconsulting.com>

10/14/2010 12:24 PM

To "publicinformationservices@tssa.org" <publicinformationservices@tssa.org>
cc
Subject Records Search - 109 Helen Street, Blue Mountains, Ontario

Technical Standards & Safety Authority
Corporate Services Division
3300 Bloor Street West
14th Floor, Centre Tower

Toronto, ON M8X 2X4

Attention: **Public Information Services**

Re: **Phase I Environmental Site Assessment**
109 Helen Street, Blue Mountains, Ontario

We are conducting a Phase I Environmental Site Assessment (ESA) at the above noted Site and would like to request a search of any information that the TSSA has of an environmental nature pertaining to the Site (e.g. Storage tanks, etc.) and adjoining properties.

Please conduct a search of your files for records pertaining to:
109 Helen Street (Subject Property)
108 Helen Street
796479 Grey Road 19
209621 Highway 26

Should you have any questions regarding this request, please feel free to contact me at (905) 670-5521, or via e-mail (vsutter@slrconsulting.com).

Best regards,

Valerie Sutter

Valerie Sutter, B.Sc., EPt
Environmental Scientist
SLR Consulting (Canada) Ltd.

Address: 2000 Argentia Road, Plaza IV, Suite 310, Mississauga, ON, L5N 1W1
Office: (905) 670-5521
Facsimile: (905) 670-5159
Email: vsutter@slrconsulting.com
Website: www.slrconsulting.com

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APPENDIX E
AERIAL PHOTOGRAPHS

Phase I Environmental Site Assessment Report
Home Farm Property
Blue Mountains, ON
SLR Project 209.40019.00000

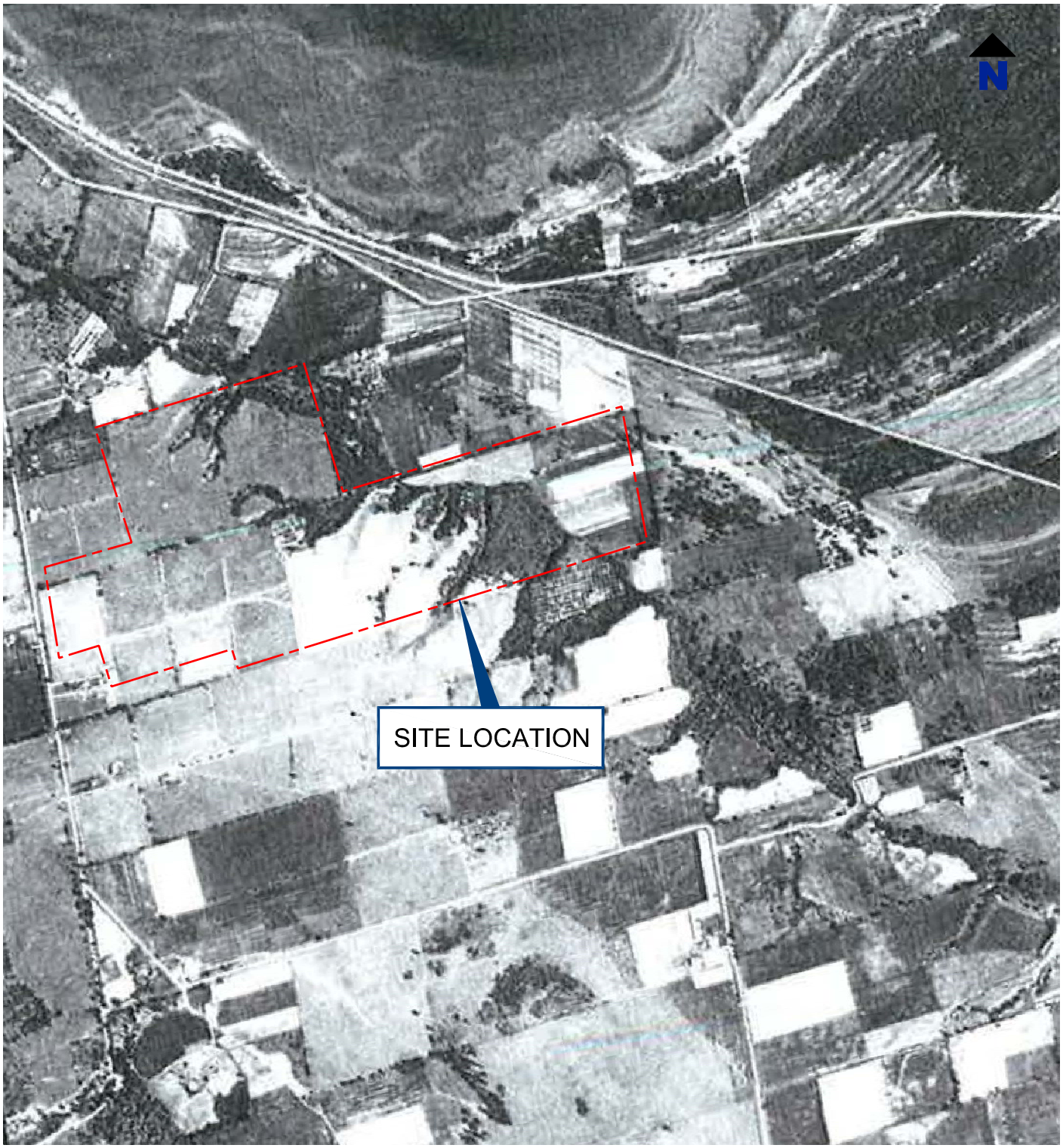

PHOTO SOURCE: NATIONAL AIR PHOTO LIBRARY

SCALE 1:1250
WHEN PLOTTED AT 8.5 x 11 PAGE SIZE
0 25 50 75 m

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.

SLR

MACPHERSON BUILDERS (BLUE MOUNTAIN)
HOME FARM PROPERTY
BLUE MOUNTAINS, ON

Report
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Drawing
AERIAL PHOTOGRAPH - 1938

Date October 15, 2010	Scale AS SHOWN	Drawing No. A
File Name S_209-40019-00-A2-1	Project No. 209.40019.00000	

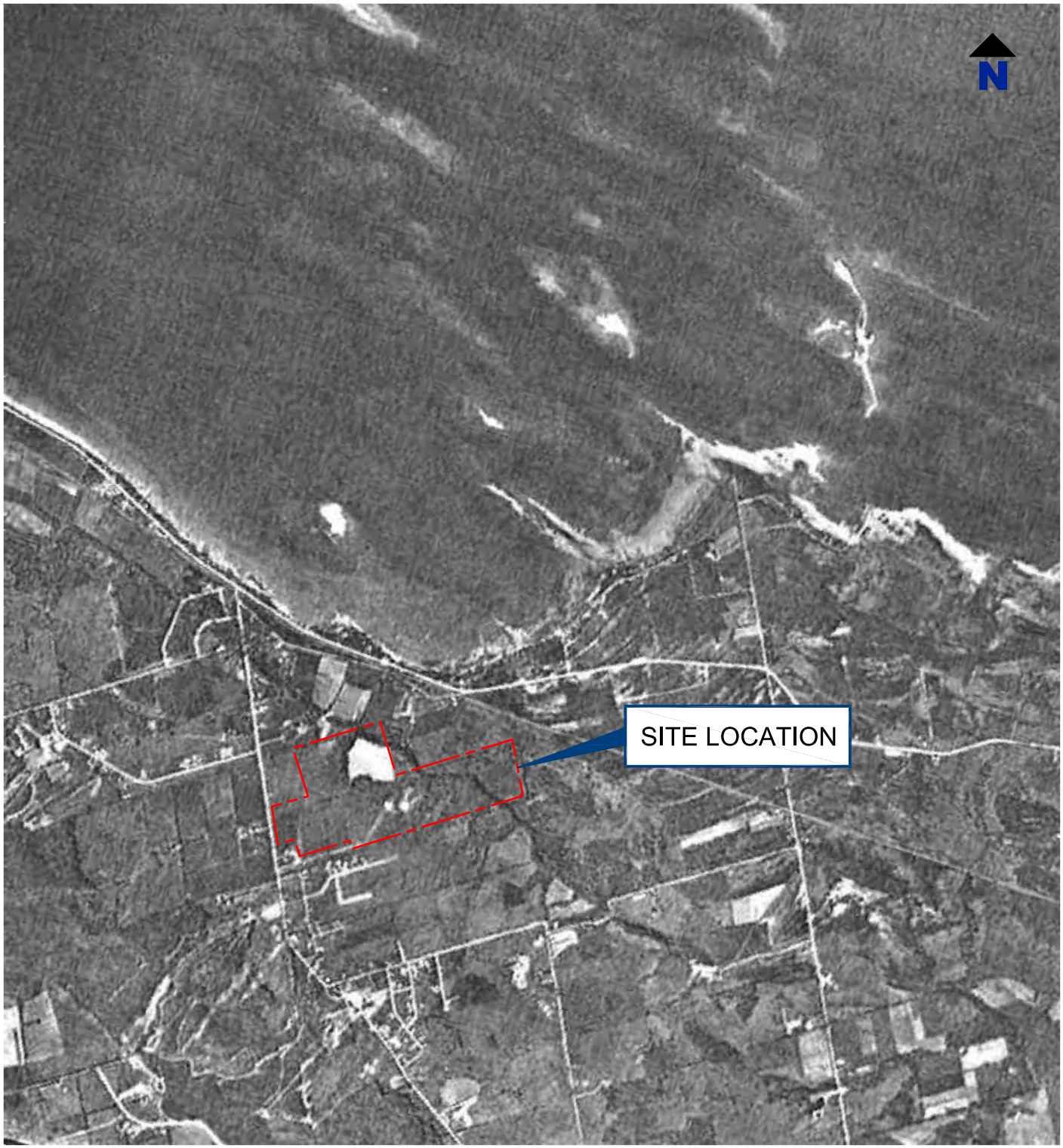

PHOTO SOURCE: NATIONAL AIR PHOTO LIBRARY

SCALE 1:30,000
WHEN PLOTTED AT 8.5 x 11 PAGE SIZE

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SLR

MACPHERSON BUILDERS (BLUE MOUNTAIN)
HOME FARM PROPERTY
BLUE MOUNTAINS, ON

Report: PHASE I ENVIRONMENTAL SITE ASSESSMENT

Drawing: AERIAL PHOTOGRAPH - 1965

Date: October 15, 2010	Scale: AS SHOWN	Drawing No. B
File Name: S_209-40019-00-A2-2	Project No.: 209.40019.00000	

PHOTO SOURCE: NATIONAL AIR PHOTO LIBRARY

SCALE 1:15,000
WHEN PLOTTED AT 8.5 x 11 PAGE SIZE

0 250 500 1000 m

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MACPHERSON BUILDERS (BLUE MOUNTAIN)
HOME FARM PROPERTY
BLUE MOUNTAINS, ON

Report: PHASE I ENVIRONMENTAL SITE ASSESSMENT

Drawing: AERIAL PHOTOGRAPH - 1995

Date: October 15, 2010	Scale: AS SHOWN	Drawing No. C
File Name: S_209-40019-00-A2-3	Project No.: 209.40019.00000	

PHOTO SOURCE: GOOGLE EARTH AERIAL IMAGERY

SCALE 1:10,000
WHEN PLOTTED AT 8.5 x 11 PAGE SIZE
0 100 200 400 600 m

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MACPHERSON BUILDERS (BLUE MOUNTAIN)
HOME FARM PROPERTY
BLUE MOUNTAINS, ON

Report
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Drawing
AERIAL PHOTOGRAPH - 2004

Date October 15, 2010	Scale AS SHOWN	Drawing No. D
File Name S_209-40019-00-A2-4	Project No. 209.40019.00000	

PHOTO SOURCE: GREY COUNTY GIS WEBSITE

SCALE 1:8,000
WHEN PLOTTED AT 8.5 x 11 PAGE SIZE
0 100 200 400 600 m

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MACPHERSON BUILDERS (BLUE MOUNTAIN)
HOME FARM PROPERTY
BLUE MOUNTAINS, ON

Report
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Drawing
AERIAL PHOTOGRAPH - 2006

Date October 15, 2010	Scale AS SHOWN	Drawing No. E
File Name S_209-40019-00-A2-5	Project No. 209.40019.00000	

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