



Terraprobe

Consulting Geotechnical & Environmental Engineering
Construction Materials Inspection & Testing

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT TRAILS OF COLLINGWOD - HIGH STREET AND TELFER ROAD COLLINGWOOD, ONTARIO

Prepared for:

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Attention:

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DRAFT

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1.0 EXECUTIVE SUMMARY

Trails of Collingwood retained Terraprobe Inc. (Terraprobe), to complete a Phase One Environmental Site Assessment (ESA) of the property located at High St & Telfer Road Collingwood, Ontario hereafter referred to as ‘the Property’.

The Property is irregular in shape, with a total area of approximately 7.6 ha (18.78 acres). The Property is currently vacant with historical light agricultural land use as an orchard on the western portion of the Property. It is proposed to develop the Property for residential purposes. A response from Julie Panovski of the Nottawasaga Valley Conservation Authority was received on December 22, 2017 indicating that the Property is partially regulated under the Conservation Authorities Act due to unevaluated wetlands (locally significant) and wetland buffer on the Property. According to the Collingwood Zoning By-law Maps (revised on December, 7 2015) and By-Law No. 2010-040 accessed on December 6, 2017, the Property is zoned as Residential Third Density (R3) and the northeast corner of the Property is zoned as Environmental Protection (EP). The Property is also designated as a Holding Zone (H13) with the following conditions:

- No sensitive land use is permitted until the completion and acceptance of a record of site condition confirming that the land is appropriate for such use.
- All other uses permitted by the underlying parent zone, or the exception zone, are lawfully permitted while the H13 symbol is in place.

Sensitive land use in the By-Law refers to “The use of land or building for an agricultural use or other use, an institutional use, a parkland use or a residential use within the meaning of the Environmental Protection Act, R.S.O. 1990, Chapter E. 19, Ontario Regulation 153/04, as amended.”

It is understood that the Property use will be changing from Agricultural or Other Land Use to Residential Land Use and therefore the zoning will not need to be changed. The Property would be considered Agricultural Land Use by the Ministry of the Environment and Climate Change (MOECC). The Property is bounded by residential use to the north east and south in addition to High St and agricultural use to the west. Since the Property will be changing from Agricultural or Other Land Use to Residential Land Use, the MOECC will not require a Record of Site Condition (RSC). However, according to the Collingwood Zoning By-law No. 2010-040 a Record of Site Condition (RSC) is required due to the potential development of the Property to Residential Land Use, which is classified as a sensitive land use by the Town of Collingwood.

Previous Reports completed by Terraprobe entitled “*Cost Estimate of Site Remediation Update, Trails of Collingwood, Collingwood, Ontario,*” dated June 19, 2015 and “*Summary of Site Remediation and Record of Site Condition Process, Trails of Collingwood Development, Collingwood, Ontario,*” dated October 24, 2016 have identified that there is contaminated soil from the herbicides and pesticides from past agricultural use as an apple orchard.



The Phase One ESA was completed as per the requirements of Ontario Regulation 153/04. Based on the records reviewed and a site inspection, the following Potentially Contaminating Activities (PCAs) were identified within the Phase One Property and caused an Area of Potential Environmental Concern (APEC).

On-Site PCAs

- #40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

The Phase One ESA identified one (1) Area of Potential Environmental Concern (APECs) on the Property. The APEC covers the entire Property, as seen in Figure 6. The APEC will be investigated simultaneously for both soil and ground water.

Based on documents acquired and reviewed, the Property has always been used as an agricultural or other land use Property. ERIS Reports, city directory searches, site reconnaissance, and historical document review has helped to identify a variety of different businesses located on the Property, currently and in the past, that may be potentially contaminating activities. Those activities that could be an Area of Potential Environmental Concern (APEC) have been clearly identified.

Based on the findings of the Phase One ESA, an RSC cannot be filed based on the Phase One ESA alone. Prior to the preparation and submission of an RSC, a Phase Two Environmental Site Assessment will be required to investigate the APECs that have been identified on the Property arising from the current and historical PCAs found at the Property and within the Study Area, which may have resulted in adverse impacts to the environmental condition of the Property.



2.0 INTRODUCTION

Trails of Collingwood retained Terraprobe Inc. (Terraprobe), to complete a Phase One Environmental Site Assessment (ESA) of the property located at High St & Telfer Road Collingwood, Ontario hereafter referred to as ‘the Property’.

The Property is irregular in shape, with a total area of approximately 7.6 ha (18.78 acres). The Property is currently vacant with historical light agricultural land use as an orchard on the western portion of the Property. It is proposed to develop the Property for residential purposes. According to the Collingwood Zoning By-law Maps (revised on December, 7 2015) and By-Law No. 2010-040 accessed on December 6, 2017, the Property is zoned as Residential Third Density (R3) and the northeast corner of the Property is zoned as Environmental Protection (EP). The Property is also designated as a Holding Zone (H13) with the following conditions:

- No sensitive land use is permitted until the completion and acceptance of a record of site condition confirming that the land is appropriate for such use.
- All other uses permitted by the underlying parent zone, or the exception zone, are lawfully permitted while the H13 symbol is in place.

Sensitive land use in the By-Law refers to “The use of land or building for an agricultural use or other use, an institutional use, a parkland use or a residential use within the meaning of the Environmental Protection Act, R.S.O. 1990, Chapter E. 19, Ontario Regulation 153/04, as amended.”

The Property would be considered Agricultural Land Use by the Ministry of the Environment and Climate Change (MOECC). The Property is bounded by residential use to the north east and south in addition to High St and agricultural use to the west.

The general location of the Property is presented on Figure 1, the layout of the Property and notable features are presented in Figure 2. A plan of survey of the Property is provided in Appendix D.



2.1 Phase One Property Information

The Property information is provided below:

| | |
|--|---|
| Legal Description | Lot P, and Part of Lots N, R, S, T, V, and X and Part of Cameron Street (Closed by By-Law 93-2) and Part of Spruce Street (Closed by By-Law 93-2) Registered Plan 263, Town of Collingwood, County of Simcoe |
| Roll Number | Not Provided |
| PIN(s) | 58274-0267, 58274-0284, 58274-0276, 58274-0282, 58274-0280, 58274-0277, 58274-0269, 58274-0157 |
| Municipal Address | No Municipal Address, referred to as High St & Telfer Rd |
| Zoning | <p>The Property is zoned as Residential Third Density (R3) and the northeast corner of the Property is zoned as Environmental Protection (EP). The Property is also designated as a Holding Zone (H13) with the following conditions:</p> <ul style="list-style-type: none"> •No sensitive land use is permitted until the completion and acceptance of a record of site condition confirming that the land is appropriate for such use. •All other uses permitted by the underlying parent zone, or the exception zone, are lawfully permitted while the H13 symbol is in place. |
| Area | 7.6 ha (18.78 acres) |
| Property Owner Information | Helen Court Homes Ltd. 88 Hillcroft Drive Toronto, Ontario M9B 4X9 |
| Persons, other than Property Owner, who engaged the Qualified Person to conduct the Phase One ESA | <p>The following person contacted Terraprobe to conduct the Phase One ESA:</p> <p>David Ferracuti dferracuti@ambientmechanical.ca T: 416 477 2473</p> |



3.0 SCOPE OF INVESTIGATION

3.1 Purpose of Investigation

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

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

The Phase One ESA involved the following principal tasks:

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

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

3.2 Records Review

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

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

The following sources of information were reviewed:



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

3.3 Interviews

The objectives of the interview were:

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

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

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

3.4 Site Reconnaissance

The objectives of the site reconnaissance were:



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

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

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

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

3.5 Documentation and Evaluation of Information

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

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



4.0 RECORDS REVIEW

4.1 General

4.1.1 Phase One Study Area Determination

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

4.1.2 First Developed Use Determination

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

Based on the evaluated available information:

- The Property was first used for Agricultural Land Use in 1973.
- The Property is currently vacant and would still be considered Agricultural or Other Land Use to the present day.

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

4.1.3 Fire Insurance Plans and Insurance Inspection Reports

Fire Insurance Plans (FIP) were searched for at the Toronto Reference Library. No FIPs were available for the location of Property and it is the QPs discretion that this will not result in any deviations of the outcome of the report.

4.1.4 Chain of Title

A Chain of Title has not yet been provided to Terraprobe. The report will be updated with the Chain of Title once received.

4.1.5 City Directory Search

City Directories were searched for at the Toronto Reference Library. Only one (1) City Directory was available for 1998 for the Collingwood area. No PCAs were identified in the City Directory search.



4.1.6 Environmental Reports

All available previous environmental reports are summarized below. Additionally, the following geotechnical report was conducted:

- Peto MacCallum Ltd. Consulting Engineers “*Geotechnical Investigation, Proposed Residential Development High St, Collingwood Ontario*” dated October 5, 2006.

| | |
|---------------------|--|
| Report Title | Environmental Site Assessment (Phase 1), The Trails at Collingwood Condominium Development (Proposed), High Street, Collingwood, Ontario |
| Report Date | June 21, 2007 |
| Prepared By | Kodiak Environmental Limited |
| Prepared For | Helen Court Homes Limited |

Scope of Report

- Environmental Site Assessment (Phase 1) reviewed available background/historical data, an inspection of the Property and neighboring properties and individual contact with various government agencies with respect to regulatory compliance.

Results of Report

- The subject site is currently a vacant parcel of land. The site was under private ownership, likely for agricultural purposes until 1917 and then Corporate interests appear to have held ownership since 2007.
- There are no known wells or septic systems, above ground service tanks (ASTs), underground service tanks (USTs) observed at the site during inspection. No designated substances or hazardous materials were observed at the site.
- The site has historically been used for agricultural operations, including an orchard and it is expected that various pesticides have been used at the site in the past. Apples are historically the crop most intensively sprayed with pesticides in Canada. Although there us no direct evidence of any negative environmental impact associated with the historical use of pesticides at the site, the possibility is noted.



| | |
|---------------------|---|
| Report Title | Cost Estimate of Site Remediation Update, Trails of Collingwood, Collingwood, Ontario |
| Report Date | June 19, 2015 |
| Prepared By | Terraprobe Inc |
| Prepared For | Municipal Property Assessment Corporation |

Scope of Report

- Following an initial investigation, Terraprobe Inc. (Terraprobe) provided a letter to the Municipal Property Assessment Corporation (MPAC) on March 17, 2014, as well as supporting information on April 11, 2014, indicating that a significant portion of the Trails of Collingwood property had shallow soil contamination and provided a cost estimate to conduct remediation of the property.

Results of Report

- Additional investigation was conducted in December 2014. The letter provides an update of the results and a revised cost estimate to remediate the site, along with supporting details.
- The property was divided up into a grid pattern with seventy one (71) sampling locations. At least one sample from every sampling location was contaminated by arsenic, DDT, or DDE in excess of the Ontario Ministry of the Environment Standards that are applicable to the site with the exception of grid location IJ12. A sample was not analyzed from grid location GH89 due to wet site conditions. The pesticide contaminants are typically found in shallow soil, which is in agreement with the results. The soil was generally impacted to depths of 0.3 m or 0.6 m.
- The area impacted is approximately 98% of the total site, or approximately 7.4 hectares. A remediation cost estimate of approximately \$2.8 million was provided in the prior letter on the basis of 5.9 hectares being confirmed or assumed to be impacted. The revised cost estimate to strip, stockpile, and dispose of the soil, including environmental sampling, is approximately \$3.5 million based on the revised area of 7.4 hectares



| | |
|---------------------|---|
| Report Title | Summary of Site Remediation and Record of Site Condition Process, Trails of Collingwood Development, Collingwood, Ontario |
| Report Date | October 24, 2016 |
| Prepared By | Terraprobe Inc |
| Prepared For | WMI & Associates Ltd. |

Scope of Report

- Terraprobe has conducted a number of investigations to assess the environmental condition of the property. In summary, the results of these investigations indicate that the surficial soil over much of the Property has been impacted as a result of pesticide use from the historical orchard operations. The investigations indicate that the surficial soil may be contaminated by DDT, DDE, and/or arsenic in excess of the Ministry of Environment Table 2 standards for residential land uses. The impact typically extends to depth of 0.3 to 0.6 m below grade.

Results of Report

- The former land use of the Property was agricultural, and the proposed land use will be residential. There is not a mandatory requirement to obtain an RSC for the Property under Ontario Regulation 153/04, based on the proposed change of land use from agricultural to residential. Although since it is known that there is impacted soil found on the site an RSC will need to be obtained for the property prior to its occupancy for residential uses.
- The results of the investigation indicate that there are approximately 42,000 cubic meters of marginally impacted soil found on the site and as such off-site disposal of the impacted soils is not appropriate.
- The proposed approach to site remediation consists of conducting a risk assessment, and managing the impacted soils on site.

The Potentially Contaminating Activities identified from the previous reports is summarized below.

| Location of PCA | PCA | Details |
|---|--|--|
| High St and Telfer Rd Phase One Property | #40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications | Based on previous reports and prior agricultural use of the Property as an apple orchard it is likely that herbicides and pesticides were used in the past. With the possibility of Metals and Inorganics contamination from the apple orchards operations |



4.2 Environmental Source Information

4.2.1 ERIS

Environmental Risk Information Services Ltd. (ERIS) is an organization that maintains and searches various government and private databases for property-related environmental information. A search of the ERIS databases was requested for the Property and Study Area. The ERIS Report is provided in Appendix J. There were no records found for the Property. There were six (6) records found for the properties within the Study Area (250m)

- One (1) ERIS Historical Searches
- One (1) Ontario regulation 347 Waste Generators Summary
- One (1) TSSA Incident
- Three (3) Water Well Information Systems

There were no PCAs identified in the ERIS report.

4.2.2 Other Source Information

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

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

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

| Information Request | Response |
|---------------------|---|
| MOECC FOI | After site reconnaissance and historical information was reviewed, it was determined that the Property is vacant land. Thus, the QP believes that the MOECC FOI is not required to support the report and there is no void of absence of information. |



| Information Request | Response |
|------------------------|---|
| TSSA | The Property does not have a municipal address and as such a verbal response from TSSA indicated that they have no records of the Property in their database. Additionally, a response from the TSSA email request was received on December 27, 2017 indicating that there are no records for any above ground storage tanks (ASTs) or underground storage tanks (USTs) located on the surrounding properties that were searched for as identified in Appendix M. |
| Conservation Authority | A response from Julie Panovski of the Nottawasaga Valley Conservation Authority, the governing Conservation Authority was received on December 22, 2017 indicating that the Property is partially regulated under the Conservation Authorities Act due to unevaluated wetlands (locally significant) and wetland buffer on the Property. Permits will be required for any proposed development or interference with the wetlands located on the Property. At a minimum, any proposed development will require a setback of 30 m from the unevaluated wetlands and any development may be limited due to the natural heritage (wetland) features present. |
| Zoning | <p>The Collingwood zoning bylaw maps were accessed on December 6, 2017. According to the Collingwood Zoning By-Law Schedule ‘A’ Map 18 found in Appendix M, the Property is zoned as Residential Third Density (R3) and the northeast corner of the Property is zoned as Environmental Protection (EP). The Property is also designated as a Holding Zone (H13) with the following conditions:</p> <ul style="list-style-type: none"> •No sensitive land use is permitted until the completion and acceptance of a record of site condition confirming that the land is appropriate for such use. •All other uses permitted by the underlying parent zone, or the exception zone, are lawfully permitted while the H13 symbol is in place. <p>Sensitive land use in the By-Law refers to “The use of land or building for an agricultural use or other use, an institutional use, a parkland use or a residential use within the meaning of the Environmental Protection Act, R.S.O. 1990, Chapter E. 19, Ontario Regulation 153/04, as amended.”</p> |

4.3 Physical Setting Sources

4.3.1 Aerial Photographs and Historic Mapping

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

| Date | Source | Property | Study Area |
|------|--------|---|---|
| 1938 | Aerial | No development appears to be present at the Property. | <p><i>North</i> – Appears to be agricultural</p> <p><i>East</i> – Appears to be agricultural</p> <p><i>South</i> – Appears to be agricultural</p> <p><i>West</i> – Appears to be agricultural</p> |



| Date | Source | Property | Study Area |
|-------------|---------------|---|--|
| 1965 | Aerial | No significant changes. | <i>North</i> – No significant changes <i>East</i> – Appears to be residential development <i>South</i> – No significant changes <i>West</i> – No significant changes |
| 1973 | Aerial | The western portion of the Property appears to be developed for agricultural uses, possibly an orchard. | <i>North</i> – Appears to be some residential development <i>East</i> – Appears to be further residential development <i>South</i> – Appears to be a few residential developments to the far south <i>West</i> – No significant changes |
| 1987 | Aerial | No significant changes. | <i>North</i> – Appears to be further residential and commercial development <i>East</i> – No significant changes <i>South</i> – Appears to be further residential development to the far south <i>West</i> – No significant changes |
| 1988 | Aerial | No significant changes. Aerial is of bad quality. | <i>North</i> – No significant changes <i>East</i> – No significant changes <i>South</i> – No significant changes <i>West</i> – No significant changes |
| 1995 | Aerial | No significant changes. Aerial is of bad quality. | <i>North</i> – No significant changes <i>East</i> – No significant changes <i>South</i> – Appears to be further residential development <i>West</i> – No significant changes |
| 2007 | Satellite | Property is in its current day configuration. | <i>North</i> – No significant changes <i>East</i> – There appears to be a manmade pond to the east/ southeast of the Property <i>South</i> – No significant changes <i>West</i> – Appears to be roads starting to the northwest for residential development |
| 2015 | Satellite | No significant changes. | <i>North</i> – No significant changes <i>East</i> – No significant changes <i>South</i> – No significant changes <i>West</i> – Appears to be residential development to the northwest |

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



4.3.2 Topography Hydrology, Geology

A topographic map from the MNRF and the geological mapping produced by the Ontario Ministry of Northern Development and Mines - Ontario Geological Survey was reviewed. Please note Natural Resources Canada produces the topographic map. The information gleaned from the mapping is summarized below. The maps are provided in Appendix K.

| | |
|-----------------------------------|---|
| Elevation | The OBM and Topographic Map showed the elevation of the Property was approximately 190 m above sea level (m asl). |
| Topography | The Property is gently rolling and appears to have a slight slope to the northeast. Thus, surface water is anticipated to flow to the northeast. Ground water is anticipated to be directed towards Georgian bay to the north. |
| Hydrogeology | Black Ash Creek appears to be approximately 175m west of the Property. There is a manmade storm water management pond located approximately 20 m to the east /southeast of the Property. |
| Geology (overburden) | Based on published geology, the overburden material across majority of the Property is generally silt and clay with minor sand and gravel. However, the northeastern corner of the Property is generally stone-poor, sandy silt to silty sand. |
| Geology (bedrock) | The bedrock on the site is of the Lindsay formation, which is comprised of limestone. |
| Geology (depth to bedrock) | Based on published geological information in the area, the depth to bedrock depth is approximately 10 m within the vicinity of the Property. Based on Well records in the area, the depth to bedrock is approximately 6.7 m. Previous Investigations on the Property identified bedrock ranging from 1.7 to 5.5 mbgs. |

4.3.3 Fill Materials

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



4.3.4 Water Bodies, Wetlands and Areas of Natural Significance

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

| | |
|----------------------------------|--|
| Water Bodies (Property) | <ul style="list-style-type: none"> No water bodies were identified on the Property, however a manmade drainage ditch runs east to west along the north boundary of the Property. |
| Water Bodies (Study Area) | <ul style="list-style-type: none"> Black Ash Creek appears to be approximately 175m west of the Property. A storm water management pond is located 20 m east/ southeast of the Property. The storm water management pond identified during site reconnaissance was not identified on the MNR map, further confirming it as a storm water management pond. |
| Wetland (Property) | <p><u>Provincially Significant</u></p> <ul style="list-style-type: none"> No Provincially Significant wetlands were present on the Property. <p><u>Non- Provincially Significant</u></p> <ul style="list-style-type: none"> No Non- Provincially Significant wetlands were present on the Property. <p><u>Unevaluated</u></p> <ul style="list-style-type: none"> Unevaluated wetlands are present on the western and central portions of the Property |
| Wetland (Study Area) | <p><u>Provincially Significant</u></p> <ul style="list-style-type: none"> No Provincially Significant wetlands were present in the Study Area. <p><u>Non- Provincially Significant</u></p> <ul style="list-style-type: none"> No Non- Provincially Significant wetlands were present in the Study Area. <p><u>Unevaluated</u></p> <ul style="list-style-type: none"> Unevaluated wetlands are present in the Study Area approximately 100 m west of the Property. |
| ANSIs (Property) | <p><u>Provincially Significant Life Science ANSI</u></p> <ul style="list-style-type: none"> No Life Science ANSIs were identified on the Property. <p><u>Provincially Significant Earth Science ANSI</u></p> <ul style="list-style-type: none"> No Earth Science ANSIs were identified on the Property. |
| ANSIs (Study Area) | <p><u>Provincially Significant Life Science ANSI</u></p> <ul style="list-style-type: none"> No Life Science ANSIs were identified in the Study Area. <p><u>Provincially Significant Earth Science ANSI</u></p> <ul style="list-style-type: none"> No Earth Science ANSIs were identified in the Study Area. |



4.3.5 Archaeological Resources or Areas of Archaeological Potential

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

4.3.6 Species at Risk

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

4.3.7 Well Records

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

| | |
|---------------------------------|--|
| Water Wells (Property) | <ul style="list-style-type: none">• No drinking water wells on the Property• No other monitoring wells located on the Property |
| Water Wells (Study Area) | <ul style="list-style-type: none">• Five (5) drinking water wells in the Study Area• One (1) other unknown use well is located within the Study Area |
| Stratigraphy | The stratigraphy of the Property is characterized from well records in the Study Area: <ul style="list-style-type: none">• 0 to 0.9 m – Brown Loam• 0.9 to 8 m – Brown, Grey or Blue Clay• 8 m – Grey Shale or Limestone |
| Depth to Water Table | Based on well records the depth to the water table is approximately 3.6 to 13.4 m. Previous investigations identify a ground water level of 1.2 to 4.4 mbgs. |
| Depth to Bedrock | Based on well records the depth to bedrock is approximately 6.7 m. Previous Investigations on the Property identified bedrock ranging from 1.7 to 5.5 mbgs |

4.4 Site Operating Records

No site operating records were provided for review.



5.0 INTERVIEWS

An interview questionnaire was given to David Ferracuti of Trails of Collingwood, who has knowledge of the current and historic condition of the Property. A response to the questionnaire has not yet been received as of the date of this report and the report will be updated once this information is provided.

DRAFT



6.0 SITE RECONNAISSANCE

6.1 General Requirements

| | |
|---|--------------------------------|
| Date of Investigation | January 22, 2018 |
| Time of Investigation | 9:45 am |
| Weather Conditions | Rainy and 0 °C |
| Duration of Investigation | Approximately 2.5 hrs |
| Was the Facility Operating? (only for enhanced investigation) | N/A |
| Person Conducting Investigation and Qualifications | Alex Schittenhelm, B.Eng., EIT |

6.2 Specific Observations at Phase One Property

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

6.2.1 Building and Structure Descriptions

No buildings or structures were located on the Property.

6.2.2 Designated substances and Other Special Attention Items

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

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

The presence of these materials is summarized below.



| | |
|-----------------------------------|--|
| Asbestos | No construction materials containing asbestos were observed during the site inspection. |
| Lead | No materials containing lead were observed during the site inspection. |
| Mercury | No materials containing mercury were observed during the site inspection. |
| PCBs | No PCB-containing materials were observed during the site inspection. |
| Ozone Depleting Substances | No ozone depleting substances were observed during the site inspection. |
| UFFI | No UFFI products were observed during the site inspection. |
| Mould | No mould or areas of excessive dampness were observed during the site inspection. |
| Radioactive Materials | No manmade sources of radiation were observed during the site inspection. |
| Herbicides and Pesticides | No herbicides or pesticides were observed during the site inspection. However, previous investigations and aerial photographs indicate that the Property was used as agricultural land in the past for the operations of an apple orchard and the potential for use of herbicides and pesticides exists. |

6.2.3 Below Ground Structures

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

6.2.4 Above Ground Storage Tanks

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

6.2.5 Under Ground Storage Tanks

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

6.2.6 Exterior Site Conditions

The Property was snow covered in approximately 30 cm of snow at the time of inspection and appeared to be gently rolling with the ground surface sloping to the northeast. The majority of the surface cover of the Property was snow covered agricultural land with many trees, shrubs and vegetation. The south and west sections of the Property consisted of a denser wooded area.

| | |
|---|---|
| Water Sources | The study is believed to be serviced by municipal water. The Property under investigation appears not to be currently serviced by any water source. |
| Underground Utilities and Services | No underground utilities and services were identified. |



| | |
|---|--|
| Current and Former Wells | No former wells were located on the Property. |
| Sewage Works | No sewage works are generated on the Property. |
| Railways | No existing rail lines were located on the Property. |
| Stained and Odorous Soils | No stained and odorous soils were observed at the Property. |
| Stressed Vegetation | No stressed vegetation was noted on the Property. |
| Fill Materials | During the inspection, there was no evidence of fill materials identified on the Property. |
| Watercourses, Ditches or Standing Water | A ditch was identified along the north Property boundary during the investigation. |
| Air Emissions | No air emissions are resulting from the Property. |
| Roads, Parking Facilities, and Right-of-Ways | There are no roads, parking facilities or right-of-ways located on the Property. However, there are two public trails that run along the north and west portion of the Property. |
| Waste Handling | There is no waste handling located at the Property. |

6.3 Enhanced Investigation Property

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

6.4 Investigation of Phase One Study Area

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

| Direction | Land Uses |
|-----------|--|
| North | Residential Land Use |
| East | Residential Land Use |
| South | Residential Land Use |
| West | High Street, then Agricultural or Other Land Use |



There is a storm water management pond located approximately 20 m to the southeast corner of the Property.

6.5 Written Description of Investigation

The site reconnaissance included a walking tour of the Property conducted on January 22, 2018 by Alex Schittenhelm. The tour consisted of an inspection of the Property and all building and structures exteriors (if present). Written and photographic records regarding the condition of the Property were compiled.

6.6 Potentially Contaminating Activities

The following potentially contaminating activities were identified on the property.

| Location of PCA | PCA | Details |
|---|--|--|
| High St & Telfer Rd Phase One Property | #40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications | Previous agricultural use and use as an apple orchard. |
| 440 Walnut St 160 m Northeast | #55 – Transformer Manufacturing, Processing and Use | Canadian General Electric Hydro Sub Station |



7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

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

7.2 Potentially Contaminating Activities

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

| Location of PCA | PCA | Potential APEC (Yes/No) | Justification |
|---|---|----------------------------|---|
| High St & Telfer Rd Phase One Property | #40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications | Yes (APEC 1) | Previous reports and aerial photographs indicate that the Property was previously used as agricultural land and operated as an apple orchard. |
| 440 Walnut St 160 m Northeast | #55 – Transformer Manufacturing, Processing and Use | No | Site Reconnaissance - Canadian General Electric Hydro Sub Station |

7.3 Areas of Potential Environmental Concern

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

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



- The distance between the PCA and the Property

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

The physical area of each APEC is illustrated on Figure 6. Please note that the area illustrated does not necessarily represent the complete potential area of impact, but represents the most likely potential area of impact, and thus represents the area that would first require intrusive investigation in a Phase Two ESA should a Phase Two ESA be conducted.

7.4 Phase One Conceptual Site Model

The Phase One Conceptual Site Model is presented in Appendix C and includes Figures 1 through Figure 6.

7.5 Uncertainty or Absence of Information

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

| Component | Uncertainty of Absence of Information | Effect on Phase One CSM |
|----------------------------------|---|---|
| Fire Insurance Plans | Fire Insurance Plans and Insurance Plans, which include the Phase One Property, were searched for as part of the investigation. No FIPs were found for the area. As such, there exists no known void or absence of information for this component. | No anticipated effect upon the Phase One CSM |
| Chain of Title | Chain of Title dating back to Crown ownership has not been provided as part of the investigation as of the date of this report. Once received the report will be updated to include this information. | No anticipated effect upon the Phase One CSM |
| Environmental Reports | All Environmental Reports, available to Terraprobe Inc., were reviewed as part of the investigation. As such, there exists no known void or absence of information for this component. | No anticipated effect upon the Phase One CSM |
| Environmental Source Information | Environmental Source Information was searched through a combination of Environmental Risk Information Services (ERIS). No Freedom of Information (FOI) was requested as the Property is vacant and contains no buildings. Nottawasaga Valley Conservation Authority (NVCA) was contacted and it was discovered that the Property is located within a NVCA Regulated area. | No anticipated effect upon the Phase One CSM. |
| Aerial Photographs | Aerial Photographs were obtained from a combination of federal, provincial, municipal and private sources. The series of air photos selected represent the development of the Phase One Property and Phase One Study Area. As such, there exists no known void or absence of information for this component. | No anticipated effect upon the Phase One CSM |



| Component | Uncertainty of Absence of Information | Effect on Phase One CSM |
|---|---|--|
| Topography, Hydrogeology and Geology | The Topography, Hydrogeology and Geology were evaluated through available resources from the MNRF as well as Water Well Records. As such, there exists no known void or absence of information for this component | No anticipated effect upon the Phase One CSM |
| Water Bodies and Areas and Natural Significance | Water Bodies and Areas and Natural Significance were evaluated through available resources from the MNRF, local conservation authorities and the MOECC. As such, there exists no known void or absence of information for this component | No anticipated effect upon the Phase One CSM |
| Well Records | Well Records through the summary provided by Environmental Risk Information Services (ERIS) as well as the MOECC Water Well Information System (WWIS). As such, there exists no known void or absence of information for this component | No anticipated effect upon the Phase One CSM |
| Site Reconnaissance | Unrestricted access to the Phase One Property was provide during the Site Reconnaissance. As such, there exists no known void or absence of information for this component | No anticipated effect upon the Phase One CSM |
| Interviews | Interviews with persons knowledgeable regarding the current and historic environmental condition of the Phase One Property has not yet been received as of the date of this report. Once received the report will be updated to include this information. | No anticipated effect upon the Phase One CSM |

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



8.0 CONCLUSIONS

8.1 Phase Two ESA Required Before Record of Site Condition

Trails of Collingwood retained Terraprobe Inc. (Terraprobe), to complete a Phase One Environmental Site Assessment (ESA) of the property located at High St & Telfer Road Collingwood, Ontario hereafter referred to as ‘the Property’.

The Property is irregular in shape, with a total area of approximately 7.6 ha (18.78 acres). The Property is currently vacant with historical light agricultural land use as an orchard on the western portion of the Property. It is proposed to develop the Property for residential purposes. A response from Julie Panovski of the Nottawasaga Valley Conservation Authority was received on December 22, 2017 indicating that the Property is partially regulated under the Conservation Authorities Act due to unevaluated wetlands (locally significant) and wetland buffer on the Property. According to the Collingwood Zoning By-law Maps (revised on December, 7 2015) and By-Law No. 2010-040 accessed on December 6, 2017, the Property is zoned as Residential Third Density (R3) and the northeast corner of the Property is zoned as Environmental Protection (EP). The Property is also designated as a Holding Zone (H13) with the following conditions:

- No sensitive land use is permitted until the completion and acceptance of a record of site condition confirming that the land is appropriate for such use.
- All other uses permitted by the underlying parent zone, or the exception zone, are lawfully permitted while the H13 symbol is in place.

Sensitive land use in the By-Law refers to “The use of land or building for an agricultural use or other use, an institutional use, a parkland use or a residential use within the meaning of the Environmental Protection Act, R.S.O. 1990, Chapter E. 19, Ontario Regulation 153/04, as amended.”

It is understood that the Property use will be changing from Agricultural or Other Land Use to Residential Land Use and therefore the zoning will not need to be changed. The Property would be considered Agricultural Land Use by the Ministry of the Environment and Climate Change (MOECC). The Property is bounded by residential use to the north east and south in addition to High St and agricultural use to the west. Since the Property will be changing from Agricultural or Other Land Use to Residential Land Use, the MOECC will not require a Record of Site Condition (RSC). However, according to the Collingwood Zoning By-law No. 2010-040 a Record of Site Condition (RSC) is required due to the potential development of the Property to Residential Land Use, which is classified as a sensitive land use by the Town of Collingwood.

Previous Reports completed by Terraprobe entitled “Cost Estimate of Site Remediation Update, Trails of Collingwood, Collingwood, Ontario,” dated June 19, 2015 and “Summary of Site Remediation and Record of Site Condition Process, Trails of Collingwood Development, Collingwood, Ontario,” dated



October 24, 2016 have identified that there is contaminated soil from the herbicides and pesticides from past agricultural use as an apple orchard.

The Phase One ESA was completed as per the requirements of Ontario Regulation 153/04. Based on the records reviewed and a site inspection, the following Potentially Contaminating Activities (PCAs) were identified within the Phase One Property and caused an Area of Potential Environmental Concern (APEC).

On-Site PCAs

- #40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

The Phase One ESA identified the following Area of Potential Environmental Concern (APECs) on the Property:

| Area of Potential Environmental Concern | Location of Area of Potential Environmental Concern on Phase One Property | Potentially Contaminating Activity | Location of PCA (on-Site or off-Site) | Contaminants of Potential Concern | Media Potentially Impacted (Ground-water, soil and/or sediment) |
|---|---|---|---------------------------------------|---|---|
| APEC 1: (On-Site) Previous Agricultural Use | Entire Property | #40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications | On-Site | Metals Hydride Metals B-HWS CN Cr(VI) Hg Cl Na EC SAR OC Pesticides | Soil and ground water Soil and ground water Soil and ground water Soil and ground water Soil and ground water Soil and ground water Ground water Ground water Soil Soil Soil and ground water |

Based on documents acquired and reviewed, the Property has always been used as an agricultural or other land use Property. ERIS Reports, city directory searches, site reconnaissance, and historical document review has helped identify a variety of different businesses located on the Property, currently and in the past, that may be potentially contaminating activities. Those activities that could be an Area of Potential Environmental Concern (APEC) have been clearly identified.

8.2 Record of Site Condition Based on Phase One ESA Alone

Based on the findings of the Phase One ESA, a Record of Site Condition (RSC) is required for the Property, an RSC cannot be filed based on the Phase One ESA alone. Prior to the preparation and submission of an RSC, a Phase Two Environmental Site Assessment will be required to investigate the APECs that have been identified on the Property arising from the current and historical PCAs found at the Property and within the Study Area, which may have resulted in adverse impacts to the environmental condition of the Property.



8.3 Signatures

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

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

Alex Schittenhelm, B.Eng., EIT

R. Baker Wohayeb, M.A.Sc., P.Eng, QP_{RA}
Principal



9.0 REFERENCES

1. Armstrong, D.K. and Dodge, J.E.P. *Paleozoic Geology Map of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release--Data 219.
2. Chapman, L.J. and Putnam, D.F. 2007. *The Physiography of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release--Data 228.
3. Ontario Ministry of the Environment and Climate Change, January 1993. *Ontario Inventory of PCB Storage Sites*. ISBN 0-7778-0836-6.
4. Ontario Ministry of the Environment and Climate Change, June 1991. *Waste Disposal Site Inventory*. ISBN 0-7729-8409-3.
5. Ontario Geological Survey 2010. *Surficial Geology of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release—Data 128-REV. ISBN 978-1-4435-2483-7
6. Ontario Geological Survey 2006. *Bedrock Topography and Overburden Thickness Mapping Southern Ontario*. Ontario Geological Survey, Miscellaneous Release—Data 207
7. Peto MacCallum Ltd. Consulting Engineers. *Geotechnical Investigation, Proposed Residential Development High St, Collingwood Ontario*, October 5, 2006
8. Kodiak Environmental Limited. *Environmental Site Assessment (Phase 1), The Trails at Collingwood Condominium Development (Proposed), High Street, Collingwood, Ontario*, June 21, 2007
9. Terraprobe Inc. *Cost Estimate of Site Remediation Update, Trails of Collingwood, Collingwood, Ontario*, June 19, 2015
10. Terraprobe Inc. *Summary of Site Remediation and Record of Site Condition Process, Trails of Collingwood Development, Collingwood, Ontario*, October 24, 2016



10.0 LIMITATIONS AND USE OF THE REPORT

This report was prepared for the exclusive use of David Ferracuti of Trails of Collingwood and is intended to provide an assessment of the environmental condition on the Phase One Property located at located at High St and Telfer Rd, Collingwood, Ontario.

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

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

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

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

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

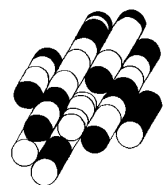
In the event that during future work new information regarding the environmental condition of the Phase One Property is encountered, or in the event that the outstanding responses from the regulatory agencies indicate outstanding issues on file with respect to the Phase One Property, Terraprobe Inc.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

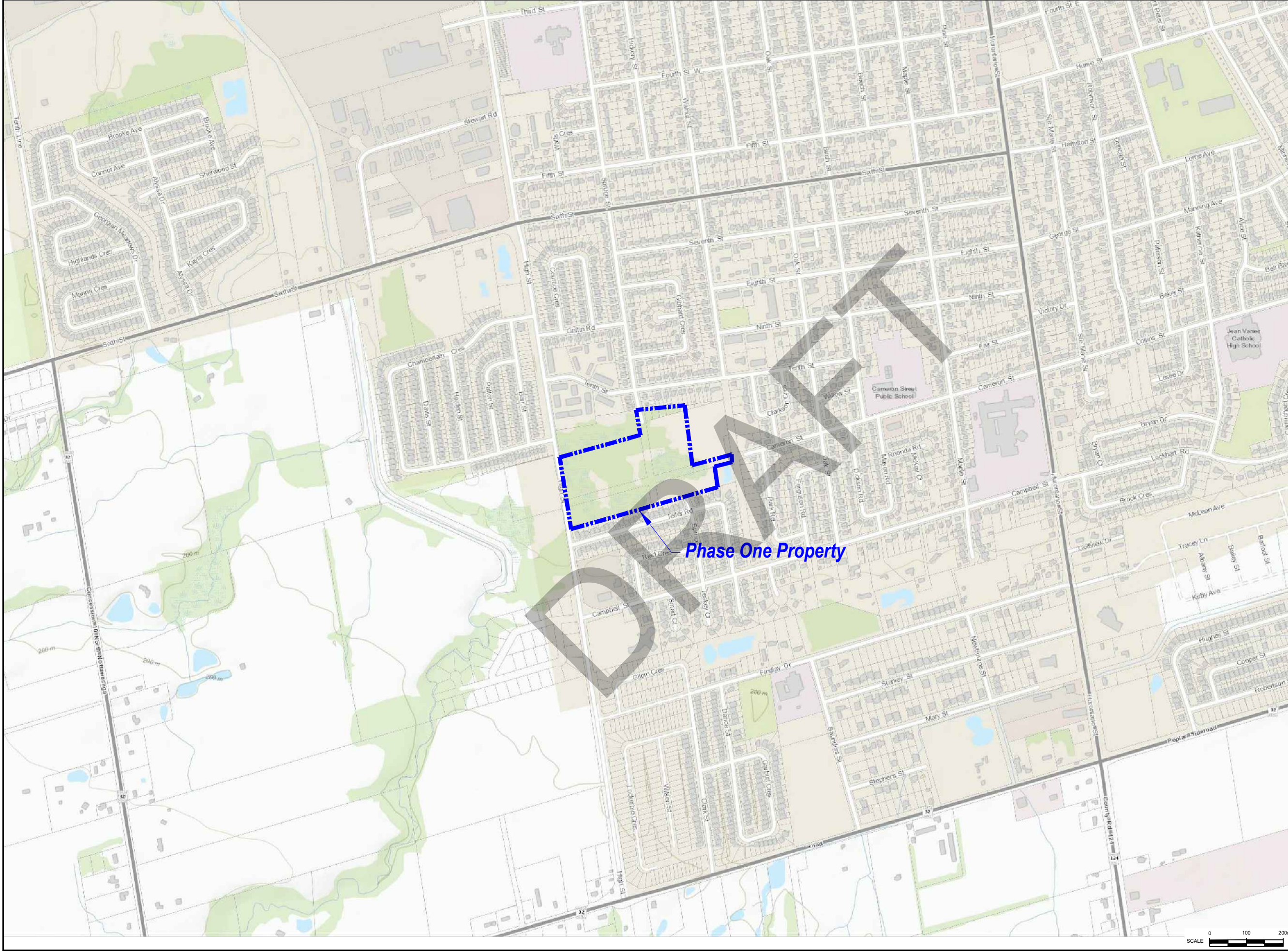


FIGURES

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TERRAPROBE INC.







T:\1-Project Files\2017\17-0918 - Trails of Collingwood\41-Phase One ESA.dwg, 17-0918-41-Phase One ESA.dwg, 5m.rvt

Notes:

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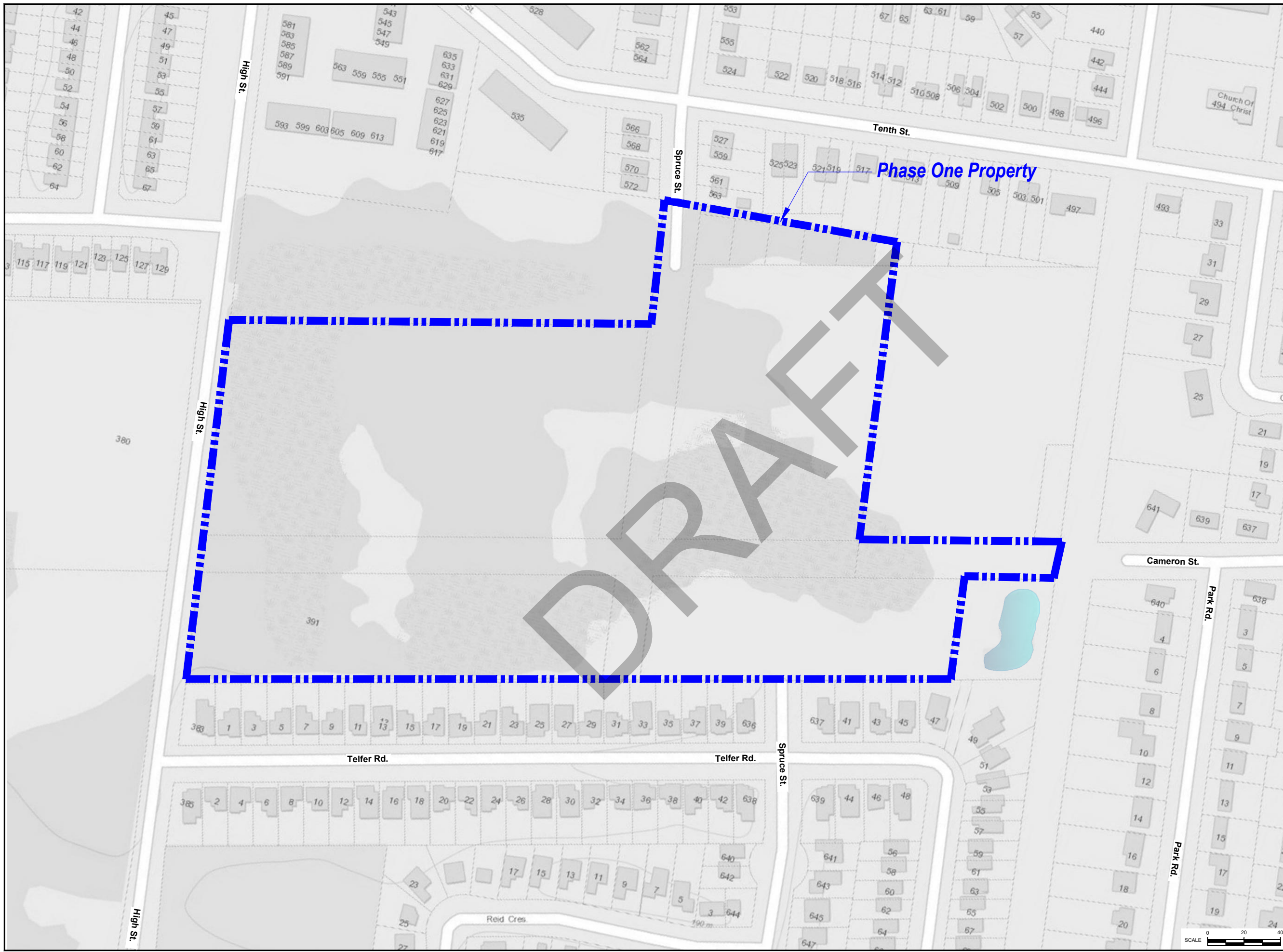
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-  Storm Water Management Pond

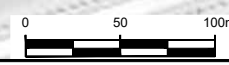
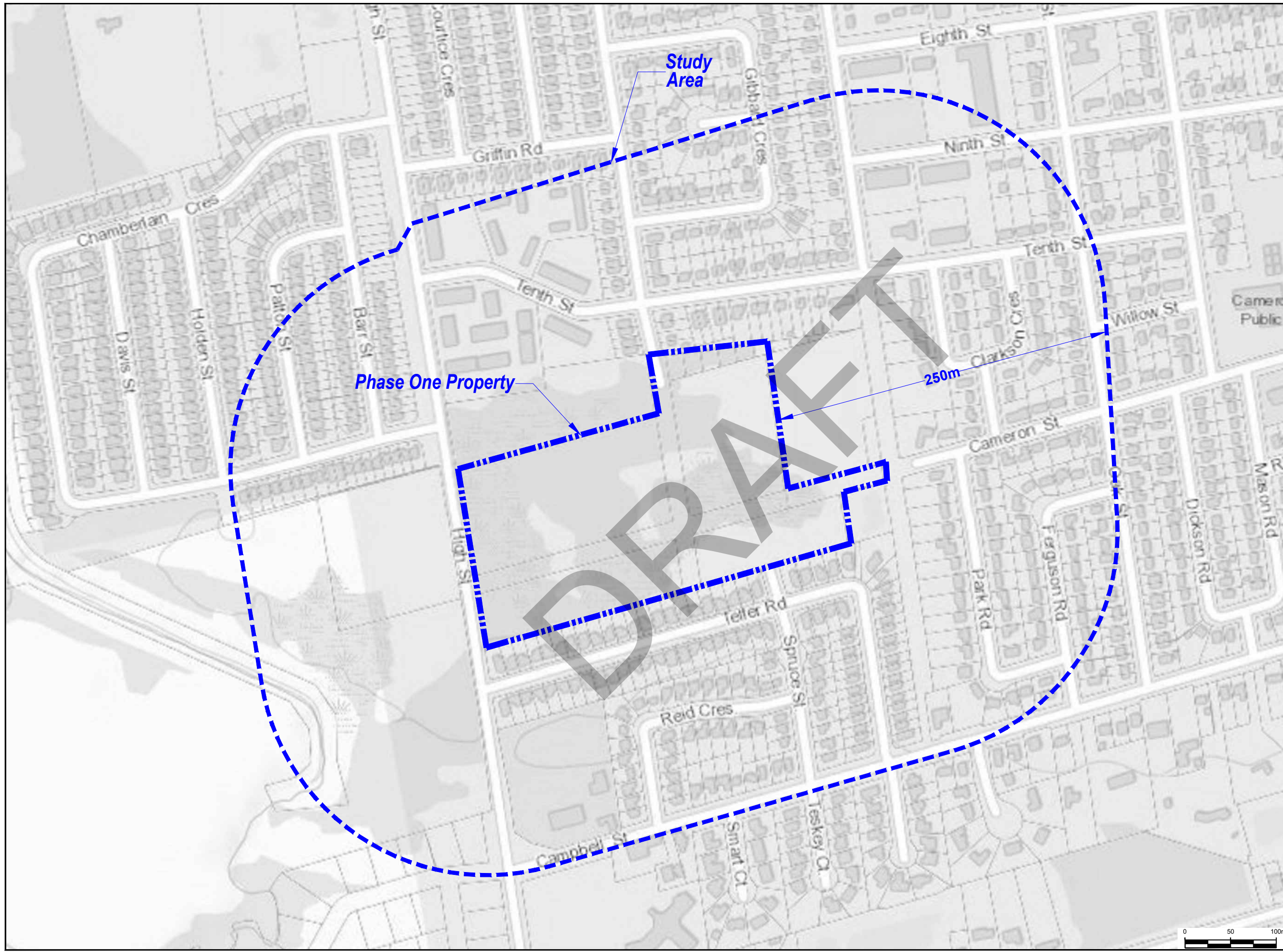
Project Title:
 Phase One Environmental Site Assessment

Site Location:
 High St & Telfer Rd, Trails of Collingwood, Ontario

Figure Title:
 PHASE ONE PROPERTY





| | |
|---------------------|---------------------------|
| Designed By: AS | File No.: 1-17-0918-41 |
| Drawn By: SSK | Scale: As Shown |
| Reviewed By: BW | Figure No.: 2 |
| Date: March 2018 | |





Notes:

Legend:

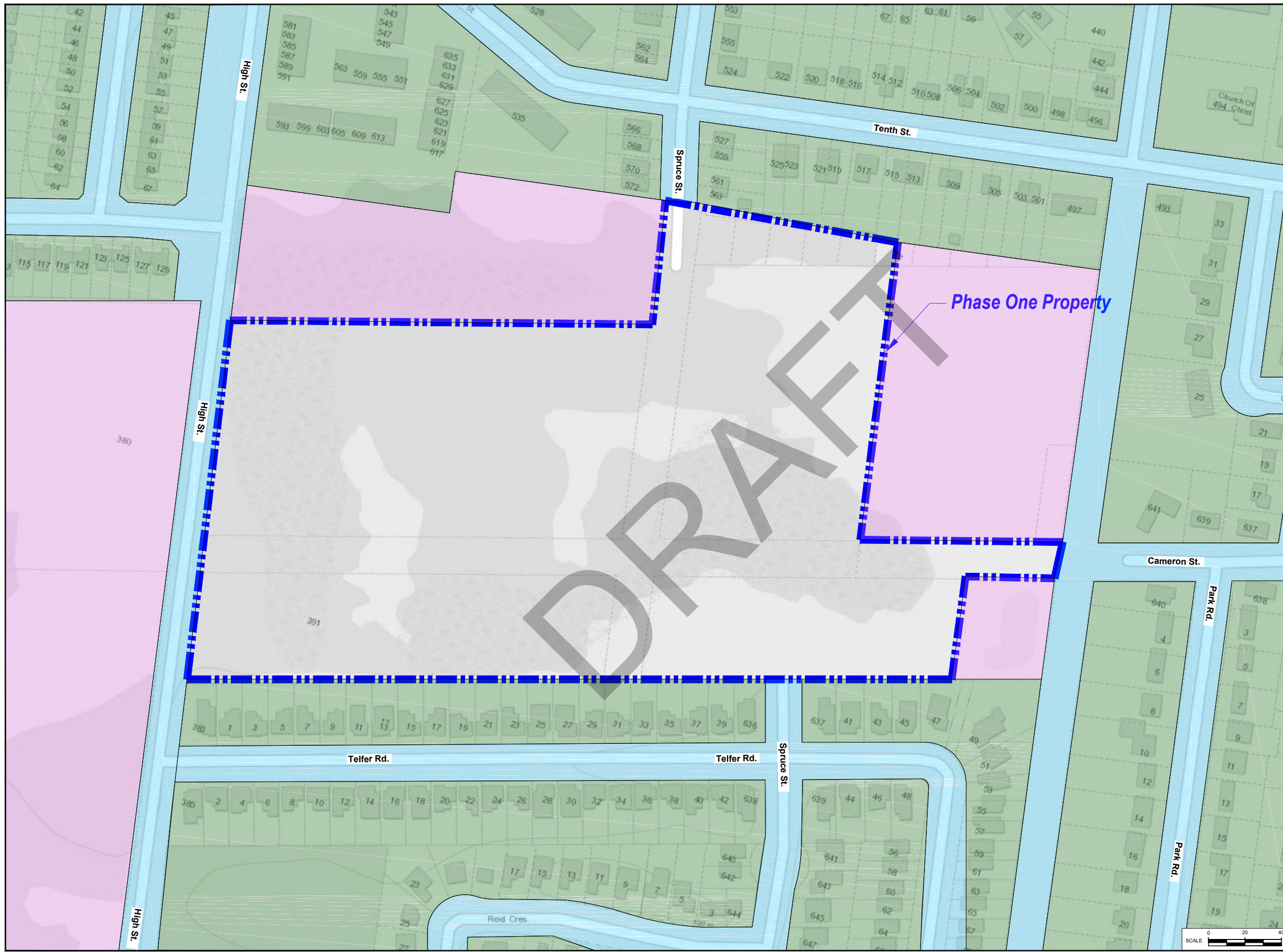
-  Phase One Property Boundary
-  Residential Land Use
-  Community Land Use (Roads)
-  Agricultural / Other Land Use

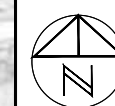
Project Title:
 Phase One Environmental Site Assessment

Site Location:
 High St & Telfer Rd, Trails of Collingwood, Ontario

Figure Title:
 ADJACENT PROPERTY LAND USES

| | |
|---------------------|---------------------------|
| Designed By: AS | File No.: 1-17-0918-41 |
| Drawn By: SSK | Scale: As Shown |
| Reviewed By: BW | Figure No.: 4 |
| Date: March 2018 | |





Reference:
 County of Simcoe

Notes:
 PCA - Potentially Contaminating Activity
 #00 PCA Causing APEC
 #00 PCA Not Causing APEC

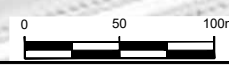
Legend:
 - - - Phase One Property Boundary
 - - - Phase One Study Area, 250m
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 #55 Transformer Manufacturing, Processing and Use

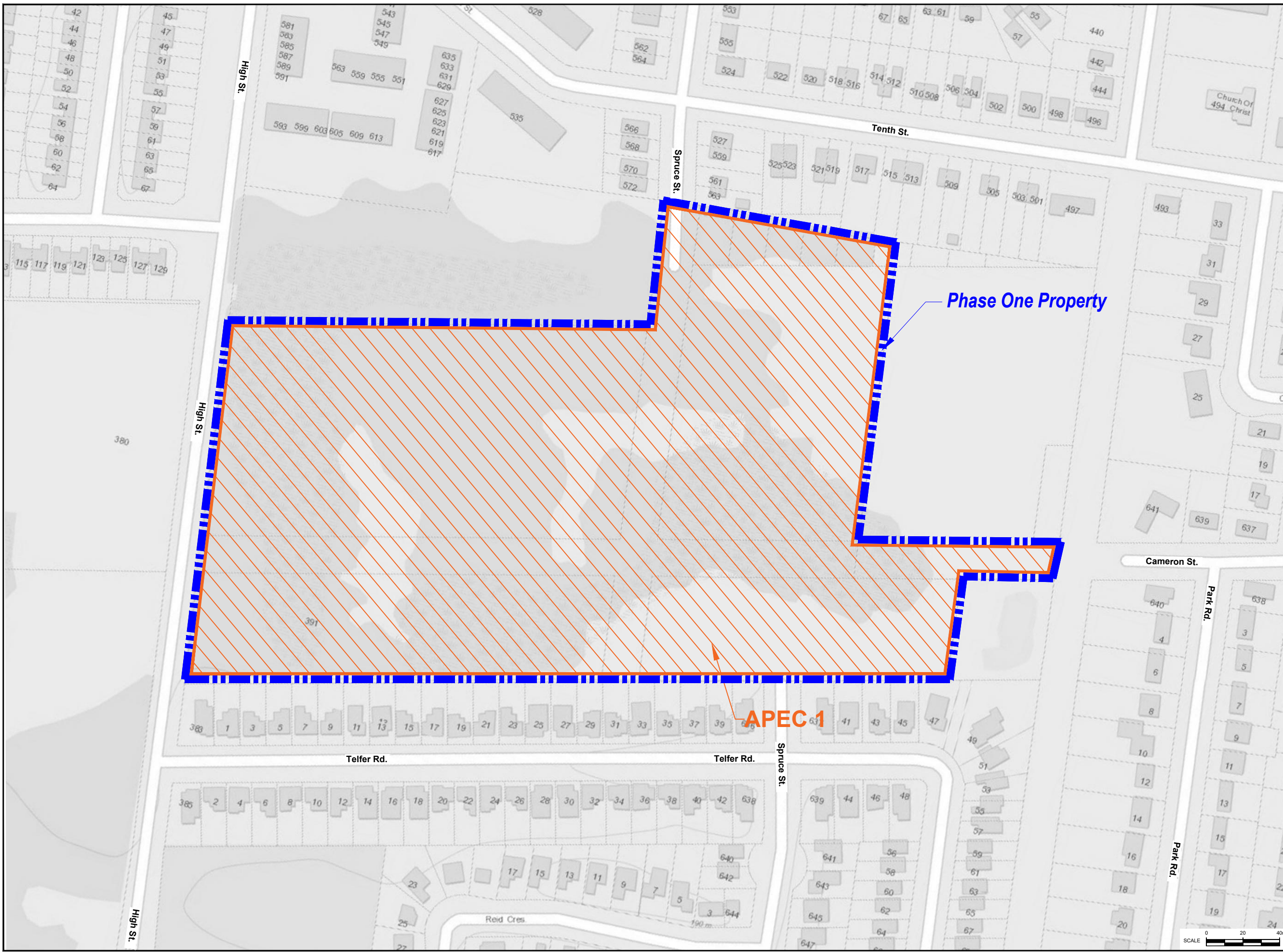
Project Title:
 Phase One Environmental Site Assessment

Site Location:
 High St & Telfer Rd, Trails of Collingwood, Ontario

Figure Title:
 PCA LOCATIONS

| | |
|---------------------|---------------------------|
| Designed By: AS | File No.: 1-17-0918-41 |
| Drawn By: SSK | Scale: As Shown |
| Reviewed By: BW | Figure No.: 5 |
| Date: March 2018 | |





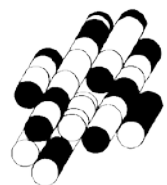
T:\1-Project Files\2017\1-17-0918 - Trails of Collingwood\41-Phase One ESA.dwg, 1-17-0918-41-Phase One ESA.dwg, 5m.rvt

APPENDIX A

Table of Current and Past Land Uses

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No Chain of Title provided for the Phase One Property.

The Table of Current and Past Land Uses will be updated once the Chain of Title has been received.

DRAFT

APPENDIX B

APEC Table

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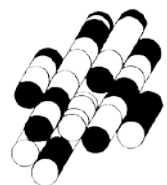


TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
 (Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

| Area of Potential Environmental Concern | Location of Area of Potential Environmental Concern on Phase One Property | Potentially Contaminating Activity | Location of PCA (on-site or off-site) | Contaminants of Potential Concern | Media Potentially Impacted (Ground water, soil and/or sediment) |
|---|---|---|---------------------------------------|---|---|
| APEC 1 | West Section of Property | #40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications | On-Site | Metals Hydride Metals B-HWS CN Cr(VI) Hg Cl Na EC SAR OC Pesticides | Soil and ground water Soil and ground water Soil and ground water Soil and ground water Soil and ground water Soil and ground water Ground water Ground water Soil Soil Soil and ground water |

Notes:

1 - Area of Potential Environmental Concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,

- (a) identification of past or present uses on, in or under the phase one property, and
- (b) identification of potentially contaminating activity.

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

APPENDIX C

Phase One Conceptual Site Model

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PHASE ONE CONCEPTUAL SITE MODEL

Trails of Collingwood – High Street and Telfer Road, Collingwood

| Phase One CSM | Information Pertaining to Property |
|--|--|
| <i>Figures of the Phase One Study Area are provided that:</i> | |
| i. Show any existing buildings and structures, | There are no existing buildings and structures on the Property, all Property details are shown on Figure 2. |
| ii. Identify and locate water bodies located in whole or in part on the Phase One Study Area | Black Ash Creek appears to be approximately 175m west of the Property. Additionally, a manmade storm water management pond is located 20 m east/ southeast of the Property. All water bodies on the Phase One Property and in the Phase One Study Area are shown on Figure 1. |
| iii. Identify and locate any Areas of Natural Significance located in whole or in part on the Phase One Study Area | Terraprobe reviewed the Ontario Ministry of Natural Resources and Forestry NHIC database for natural area listings. No Areas of Natural Significance were located in the Phase One Study Area. |
| iv. Locate any drinking water wells at the Phase One Property | No drinking water wells were identified on the Property during the site inspection or from well records. |
| v. Show roads, including names, within the Phase One Study Area | The Property is bounded to the north, east and south by residential land use, and west by High Street and agricultural or other land use. Other roads and properties within the Study Area are presented on Figure 3. |
| vi. Show use of properties adjacent to the Phase One Property | The Land Uses of the adjacent properties are shown on Figure 4. |
| vii. Identify and locate area where any potentially contaminating activity has occurred, and show tanks in such areas | Potentially Contaminating Activities (PCAs) located on the Property and within the Study Area are shown on Figure 5. |
| viii. Identify and locate any areas of potential environmental concern | One (1) Areas of Potential Environmental Concern (APECs) covers the entire Property and is described on the Table of Areas of Potential Environmental Concern. The location of the APECs on the Phase One Property are shown on Figure 6. |
| <i>The following is a description and assessment of:</i> | |
| i. Any areas where potentially contaminating activity on or potentially affecting the Phase One Property has occurred, | Phase One Property <ul style="list-style-type: none"> • #40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications |



| Phase One CSM | Information Pertaining to Property |
|--|--|
| ii. Any contaminants of potential concern | Contaminants of Potential Concern (CoPCs) identified the Property include: <ul style="list-style-type: none"> • Metals in soil and ground water • Hydride Metals in soil and ground water • B-HWS in soil and groundwater • CN in soil and groundwater • Cr(VI) in soil and groundwater • Hg in soil and groundwater • Cl in groundwater • Na in groundwater • EC in soil • SAR in soil • OC Pesticides in soil and groundwater |
| iii. The potential for underground utilities, if any present, to affect contaminant distribution and transport | There are no known underground utilities that could affect the contaminant distribution and transport if contaminants are present and mobile on the Property. |
| iv. Available regional or site specific geological and hydrogeological information, | <p>Topography</p> <ul style="list-style-type: none"> • The approximate elevation of the Property is 190 masl. <p>Hydrogeology</p> <ul style="list-style-type: none"> • Black Ash Creek is approximately 175m west of the Property. Additionally, a manmade storm water management pond is located 20 m east/ southeast of the Property. Based on well records the depth to the water table is approximately 3.6 to 13.4 m. Previous investigations identify a ground water level of 1.2 to 4.4 mbgs. Ground water and surface water is expected to flow to the northeast. <p>Geology (overburden)</p> <ul style="list-style-type: none"> • The overburden material is generally silt and clay with minor sand and gravel. However, the northeastern corner of the Property is generally stone-poor, sandy silt to silty sand. <p>Geology (bedrock)</p> <ul style="list-style-type: none"> • The bedrock on the site is of the Lindsay formation, which is comprised of limestone. <p>Geology (depth to bedrock)</p> <ul style="list-style-type: none"> • Based on published geological information in the area, the depth to bedrock depth is approximately 10 m within the vicinity of the Property. Based on Well records in the area, the depth to bedrock is approximately 6.7 m. Previous investigations on the Property identified bedrock ranging from 1.7 to 5.5 mbgs |



| Phase One CSM | Information Pertaining to Property |
|--|--|
| v. How any uncertainty or absence of information obtained in each of the components of the Phase One ESA could affect the validity of the model. | No uncertainty was encountered while conducting the Phase One ESA that could affect the validity of the model. |

Figures:

Figure 1 – Phase One Property Location

Figure 2 – Phase One Property

Figure 3 – Phase One Study Area

Figure 4 – Adjacent Property Land Uses

Figure 5 – PCA Locations

Figure 6 – APEC Locations

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APPENDIX D

Site Survey

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APPENDIX E

Fire Insurance Plans

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No FIPs available for the Phase One Property.

DRAFT

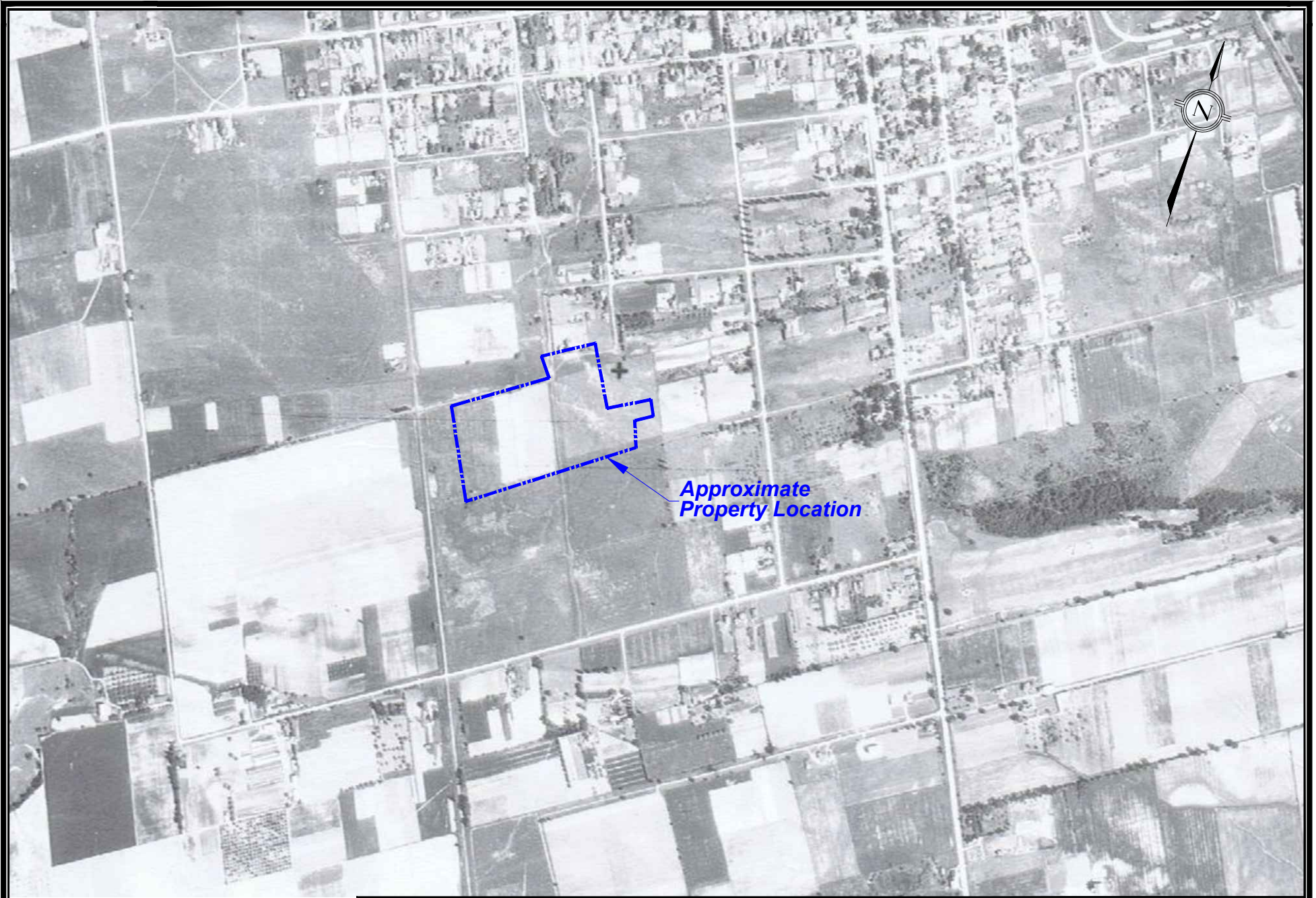
APPENDIX F

Aerial Photographs, Historic Maps

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Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

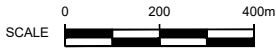
Title: AERIAL PHOTOGRAPH

File No. 1-17-0918-41

YEAR : 1938



Approximate
Property Location



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

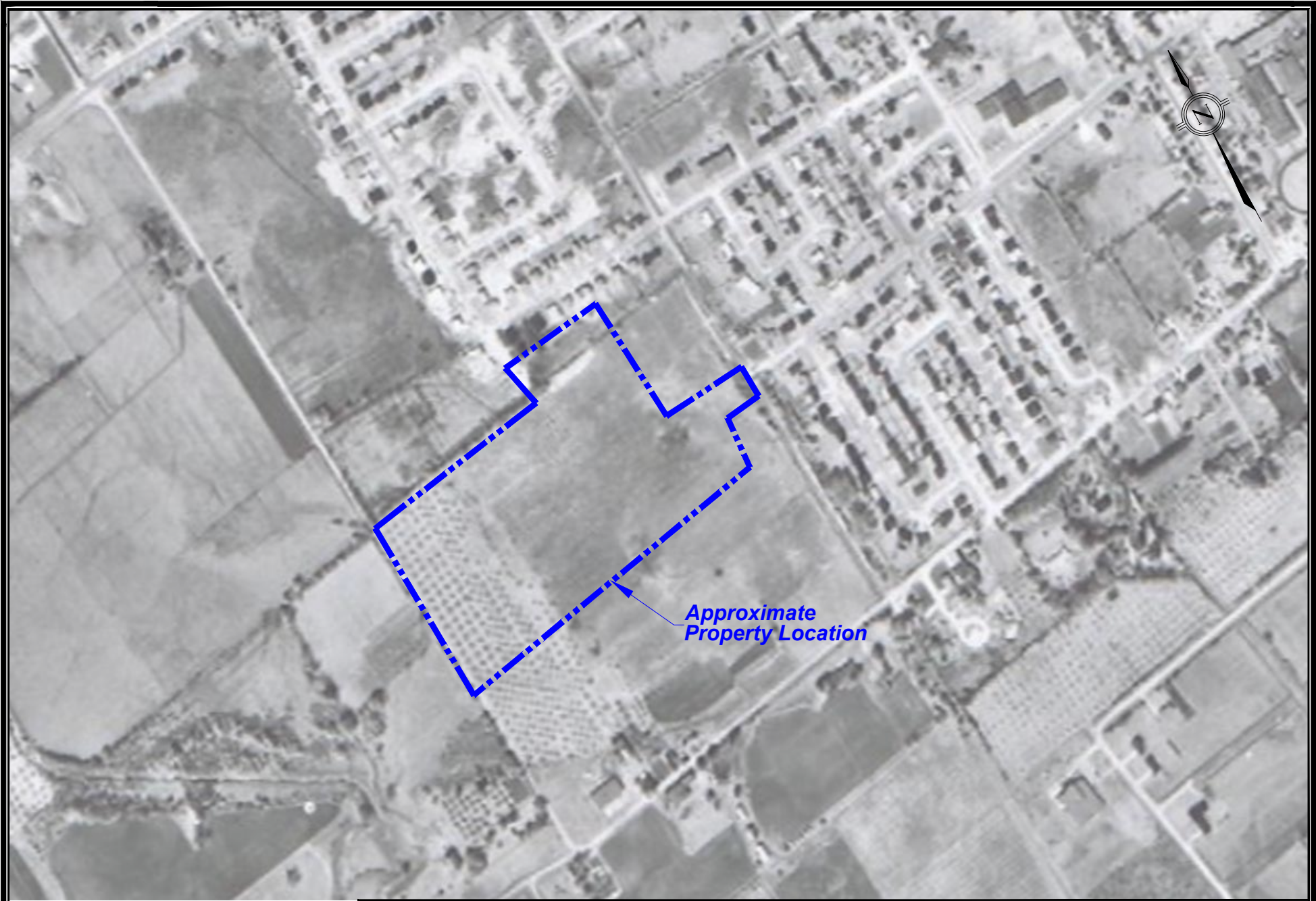
AERIAL PHOTOGRAPH

File No.

1-17-0918-41

YEAR :

1965



*Approximate
Property Location*



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

AERIAL PHOTOGRAPH

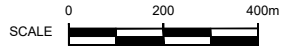
File No.

1-17-0918-41

YEAR :

1973

T:\1-Project Files\2017\1-17-0918 - Trails of Collingwood\41-Phase One ESA\A. Dwgs. Logs\AutoCAD\1-16-0918-41 Aerial Photos.dwg, Smrnti



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

AERIAL PHOTOGRAPH

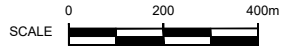
File No.

1-17-0918-41

YEAR :

1987

T:\1-Project Files\2017\1-17-0918 - Trails of Collingwood\41-Phase One ESA\A. Dwgs. Logs\AutoCAD\1-16-0918-41 Aerial Photos.dwg, Smrnt



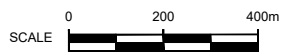
Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title: AERIAL PHOTOGRAPH

File No. 1-17-0918-41

YEAR : 1988



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

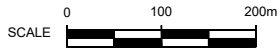
Title: AERIAL PHOTOGRAPH

File No. 1-17-0918-41

YEAR : 1995



Image © 2017 DigitalGlobe



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

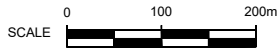
AERIAL PHOTOGRAPH

File No.

1-17-0918-41

YEAR :

2007



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

AERIAL PHOTOGRAPH

File No.

1-17-0918-41

YEAR :

2015

APPENDIX G

Site Photographs

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Photograph 1

Location: High Street and Telfer Rd,
Collingwood
Viewing: South
Description: Viewing south from northwest
corner of the Property.



Photograph 2

Location: High Street and Telfer Rd,
Collingwood
Viewing: East
Description: Viewing east from west
Property line.



Photograph 3

Location: High Street and Telfer Rd,
Collingwood
Viewing: North
Description: Viewing north from west
Property line.





Photograph 4

Location: High Street and Telfer Rd,
Collingwood
Viewing: Southeast
Description: Viewing access to the
Property from High Street



Photograph 5

Location: High Street and Telfer Rd,
Collingwood
Viewing: East
Description: Viewing east from central
portion of the Property



Photograph 6

Location: 440 Walnut St, Collingwood
Viewing: Northwest
Description: Hydro Sub Station #4
approximately 160 m
northeast of the Property.





Photograph 7

Location: 199 Campbell St, Collingwood
Viewing: North
Description: Community Resource Centre.



Photograph 8

Location: 535 Tenth St, Collingwood
Viewing: South
Description: Shannon Towers, residential building adjacent to the north of the Property



APPENDIX H

City Directory Search

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TERRAPROBE INC.



| City Directory Search | | | | | | | | | | | | | | | | | |
|--------------------------------------|-------------------|-------------|-------------------|---------------|-------------|--------------|-------------|--------------------|-------------|-------------|-------------------|------------------------|-------------|------------------------------------|-------------|-------------|-------------|
| 1-17-0918-41 | | | | | | | | | | | | | | | | | |
| High St & Taffer Rd, Collingwood, ON | | | | | | | | | | | | | | | | | |
| | Barr St | Cameron St | Chamberlain Cres | Clarkson Cres | Ferguson Rd | Gibbard Cres | Griffith Rd | High St | Oak St | Park Rd | Patton St | Reid Cres | Spruce St | Tenth St | Telfer Rd | Walnut St | Whipps Ct |
| | 24-67 | 626-641 | 95-129 | 2-28 | 4-26 | 58-80 | 2,4 | 380-420 | 622-632 | 4-27 | 23-52 | 2-38 | 544-572 | 484-610 | 1-83 | 428-496 | 3-19 |
| 1998 | Street Not Listed | Residential | Street Not Listed | Residential | Residential | Residential | Residential | Address Not Listed | Residential | Residential | Street Not Listed | Commercial/Residential | Residential | Residential, Commercial, Community | Residential | Residential | Residential |

References

Barie, Orillia, Collingwood & Area Criss Cross Directory 1998

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APPENDIX I

Chain of Title

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TERRAPROBE INC.



No Chain of Title provided for the Phase One Property.

The Chain of Title will be updated once received.

DRAFT

APPENDIX J

ERIS Report

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TERRAPROBE INC.



ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

DRAFT

Project Property: *Trails of Collingwood, High St & Telfer Rd, Collingwood High St Telfer Rd Collingwood ON 1-17-0918-41*

Project No: *1-17-0918-41*

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *20171207083*

Requested by: *Terraprobe Ltd*

Date Completed: *December 14, 2017*

Environmental Risk Information Services
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Executive Summary

Property Information:

Project Property: *Trails of Collingwood, High St & Telfer Rd, Collingwood
High St Telfer Rd Collingwood ON*

Project No: *1-17-0918-41*

Order Information:

Order No: *20171207083*
Date Requested: *December 7, 2017*
Requested by: *Terraprobe Ltd*
Report Type: *Quote - Custom-Build Your Own Report*

Historical/Products:

DRAFT

Executive Summary: Report Summary

| <i>Database</i> | <i>Name</i> | <i>Searched</i> | <i>Project Property</i> | <i>Boundary to 0.25km</i> | <i>Total</i> |
|-----------------|--|-----------------|-------------------------|---------------------------|--------------|
| AAGR | <i>Abandoned Aggregate Inventory</i> | Y | 0 | 0 | 0 |
| AGR | <i>Aggregate Inventory</i> | Y | 0 | 0 | 0 |
| AMIS | <i>Abandoned Mine Information System</i> | Y | 0 | 0 | 0 |
| ANDR | <i>Anderson's Waste Disposal Sites</i> | Y | 0 | 0 | 0 |
| AUWR | <i>Automobile Wrecking & Supplies</i> | Y | 0 | 0 | 0 |
| BORE | <i>Borehole</i> | Y | 0 | 0 | 0 |
| CA | <i>Certificates of Approval</i> | Y | 0 | 0 | 0 |
| CFOT | <i>Commercial Fuel Oil Tanks</i> | Y | 0 | 0 | 0 |
| CHEM | <i>Chemical Register</i> | Y | 0 | 0 | 0 |
| CNG | <i>Compressed Natural Gas Stations</i> | Y | 0 | 0 | 0 |
| COAL | <i>Inventory of Coal Gasification Plants and Coal Tar Sites</i> | Y | 0 | 0 | 0 |
| CONV | <i>Compliance and Convictions</i> | Y | 0 | 0 | 0 |
| CPU | <i>Certificates of Property Use</i> | Y | 0 | 0 | 0 |
| DRL | <i>Drill Hole Database</i> | Y | 0 | 0 | 0 |
| EASR | <i>Environmental Activity and Sector Registry</i> | Y | 0 | 0 | 0 |
| EBR | <i>Environmental Registry</i> | Y | 0 | 0 | 0 |
| ECA | <i>Environmental Compliance Approval</i> | Y | 0 | 0 | 0 |
| EEM | <i>Environmental Effects Monitoring</i> | Y | 0 | 0 | 0 |
| EHS | <i>ERIS Historical Searches</i> | Y | 0 | 1 | 1 |
| EIIS | <i>Environmental Issues Inventory System</i> | Y | 0 | 0 | 0 |
| EMHE | <i>Emergency Management Historical Event</i> | Y | 0 | 0 | 0 |
| EXP | <i>List of TSSA Expired Facilities</i> | Y | 0 | 0 | 0 |
| FCON | <i>Federal Convictions</i> | Y | 0 | 0 | 0 |
| FCS | <i>Contaminated Sites on Federal Land</i> | Y | 0 | 0 | 0 |
| FOFT | <i>Fisheries & Oceans Fuel Tanks</i> | Y | 0 | 0 | 0 |
| FST | <i>Fuel Storage Tank</i> | Y | 0 | 0 | 0 |
| FSTH | <i>Fuel Storage Tank - Historic</i> | Y | 0 | 0 | 0 |
| GEN | <i>Ontario Regulation 347 Waste Generators Summary</i> | Y | 0 | 1 | 1 |
| GHG | <i>Greenhouse Gas Emissions from Large Facilities</i> | Y | 0 | 0 | 0 |
| HINC | <i>TSSA Historic Incidents</i> | Y | 0 | 0 | 0 |
| IAFT | <i>Indian & Northern Affairs Fuel Tanks</i> | Y | 0 | 0 | 0 |
| INC | <i>TSSA Incidents</i> | Y | 0 | 1 | 1 |
| LIMO | <i>Landfill Inventory Management Ontario</i> | Y | 0 | 0 | 0 |
| MINE | <i>Canadian Mine Locations</i> | Y | 0 | 0 | 0 |
| MNR | <i>Mineral Occurrences</i> | Y | 0 | 0 | 0 |
| NATE | <i>National Analysis of Trends in Emergencies System (NATES)</i> | Y | 0 | 0 | 0 |

| <i>Database</i> | <i>Name</i> | <i>Searched</i> | <i>Project Property</i> | <i>Boundary to 0.25km</i> | <i>Total</i> |
|-----------------|--|-----------------|-------------------------|---------------------------|--------------|
| NCPL | <i>Non-Compliance Reports</i> | Y | 0 | 0 | 0 |
| NDFT | <i>National Defense & Canadian Forces Fuel Tanks</i> | Y | 0 | 0 | 0 |
| NDSP | <i>National Defense & Canadian Forces Spills</i> | Y | 0 | 0 | 0 |
| NDWD | <i>National Defence & Canadian Forces Waste Disposal Sites</i> | Y | 0 | 0 | 0 |
| NEBI | <i>National Energy Board Pipeline Incidents</i> | Y | 0 | 0 | 0 |
| NEBW | <i>National Energy Board Wells</i> | Y | 0 | 0 | 0 |
| NEES | <i>National Environmental Emergencies System (NEES)</i> | Y | 0 | 0 | 0 |
| NPCB | <i>National PCB Inventory</i> | Y | 0 | 0 | 0 |
| NPRI | <i>National Pollutant Release Inventory</i> | Y | 0 | 0 | 0 |
| OGW | <i>Oil and Gas Wells</i> | Y | 0 | 0 | 0 |
| OOGW | <i>Ontario Oil and Gas Wells</i> | Y | 0 | 0 | 0 |
| OPCB | <i>Inventory of PCB Storage Sites</i> | Y | 0 | 0 | 0 |
| ORD | <i>Orders</i> | Y | 0 | 0 | 0 |
| PAP | <i>Canadian Pulp and Paper</i> | Y | 0 | 0 | 0 |
| PCFT | <i>Parks Canada Fuel Storage Tanks</i> | Y | 0 | 0 | 0 |
| PES | <i>Pesticide Register</i> | Y | 0 | 0 | 0 |
| PINC | <i>TSSA Pipeline Incidents</i> | Y | 0 | 0 | 0 |
| PRT | <i>Private and Retail Fuel Storage Tanks</i> | Y | 0 | 0 | 0 |
| PTTW | <i>Permit to Take Water</i> | Y | 0 | 0 | 0 |
| REC | <i>Ontario Regulation 347 Waste Receivers Summary</i> | Y | 0 | 0 | 0 |
| RSC | <i>Record of Site Condition</i> | Y | 0 | 0 | 0 |
| RST | <i>Retail Fuel Storage Tanks</i> | Y | 0 | 0 | 0 |
| SCT | <i>Scott's Manufacturing Directory</i> | Y | 0 | 0 | 0 |
| SPL | <i>Ontario Spills</i> | Y | 0 | 0 | 0 |
| SRDS | <i>Wastewater Discharger Registration Database</i> | Y | 0 | 0 | 0 |
| TANK | <i>Anderson's Storage Tanks</i> | Y | 0 | 0 | 0 |
| TCFT | <i>Transport Canada Fuel Storage Tanks</i> | Y | 0 | 0 | 0 |
| VAR | <i>TSSA Variances for Abandonment of Underground Storage Tanks</i> | Y | 0 | 0 | 0 |
| WDS | <i>Waste Disposal Sites - MOE CA Inventory</i> | Y | 0 | 0 | 0 |
| WDSH | <i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i> | Y | 0 | 0 | 0 |
| WWIS | <i>Water Well Information System</i> | Y | 0 | 3 | 3 |
| Total: | | | 0 | 6 | 6 |

Executive Summary: Site Report Summary - Project Property

| <i>Map Key</i> | <i>DB</i> | <i>Company/Site Name</i> | <i>Address</i> | <i>Dir/Dist (m)</i> | <i>Elev diff (m)</i> | <i>Page Number</i> |
|--------------------|-----------|--------------------------|----------------|---------------------|--------------------------|------------------------|
|--------------------|-----------|--------------------------|----------------|---------------------|--------------------------|------------------------|

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

DRAFT

Executive Summary: Site Report Summary - Surrounding Properties

| <i>Map Key</i> | <i>DB</i> | <i>Company/Site Name</i> | <i>Address</i> | <i>Dir/Dist (m)</i> | <i>Elev Diff (m)</i> | <i>Page Number</i> |
|-------------------|-----------|--------------------------|--------------------------------------|---------------------|----------------------|--------------------|
| 1 | WWIS | | lot 41 con 10 ON | WSW/48.4 | 4.48 | 12 |
| 2 | INC | | 444 WALNUT STREET, COLLINGWOOD ON | NE/133.0 | 4.58 | 14 |
| 3 | EHS | | 528 10 St Collingwood ON L9Y4C1 | NNW/145.3 | 2.57 | 15 |
| 3 | GEN | Delta Elevator Co Ltd | 528-10th Street Collingwood ON | NNW/145.3 | 2.57 | 15 |
| 4 | WWIS | | lot 43 con 10 ON | SSW/211.0 | 11.89 | 16 |
| 5 | WWIS | | lot 41 con 9 ON | E/225.7 | 3.58 | 18 |

DRAFT

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2016 has found that there are 1 EHS site(s) within approximately 0.25 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|--------------------|------------------------------------|----------------------------|--------------------------|
| | 528 10 St Collingwood ON L9Y4C1 | 145.3 | <u>3</u> |

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jun 2017 has found that there are 1 GEN site(s) within approximately 0.25 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|-----------------------|-----------------------------------|----------------------------|--------------------------|
| Delta Elevator Co Ltd | 528-10th Street Collingwood ON | 145.3 | <u>3</u> |

INC - TSSA Incidents

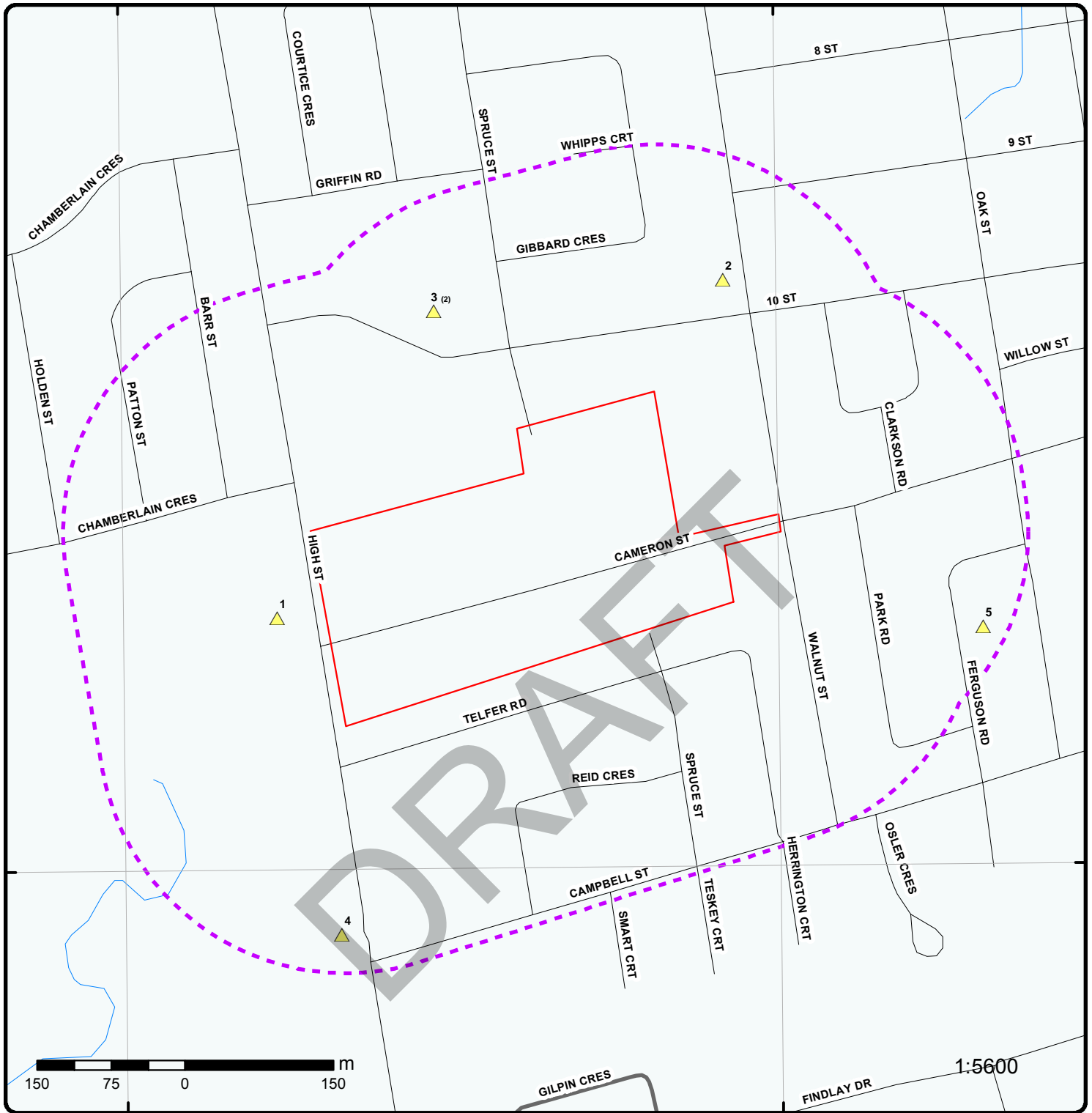
A search of the INC database, dated Feb 28, 2017 has found that there are 1 INC site(s) within approximately 0.25 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|--------------------|--------------------------------------|----------------------------|--------------------------|
| | 444 WALNUT STREET, COLLINGWOOD ON | 133.0 | <u>2</u> |

WWIS - Water Well Information System

A search of the WWIS database, dated Mar 31, 2017 has found that there are 3 WWIS site(s) within approximately 0.25 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|--------------------|-----------------------|----------------------------|--------------------------|
| | lot 41 con 10 ON | 48.4 | <u>1</u> |
| | lot 43 con 10 ON | 211.0 | <u>4</u> |
| | lot 41 con 9 ON | 225.7 | <u>5</u> |



Map : 0.25 Kilometer Radius

Order No: 20171207083

Address: High St Telfer Rd, Collingwood, ON



| | | | |
|-----------------------------------|----------------------|-----------------------------------|--------------------------------|
| Project Property | Expressway | Industrial and Resource - Regions | National Park |
| Buffer Outline | Principal Highway | Main Line | Provincial or Territorial Park |
| Eris Sites with Higher Elevation | Secondary Highway | Sidetrack | Other Park |
| Eris Sites with Same Elevation | Major Road | Transit Line | Golf Course or Driving Range |
| Eris Sites with Lower Elevation | Local road | Abandoned Line | Park or Sports Field |
| Eris Sites with Unknown Elevation | Trail | Proposed Road | Other Recreation Area |
| | Proposed Road | | |
| | Ferry Route/Ice Road | | |



Aerial (2014)

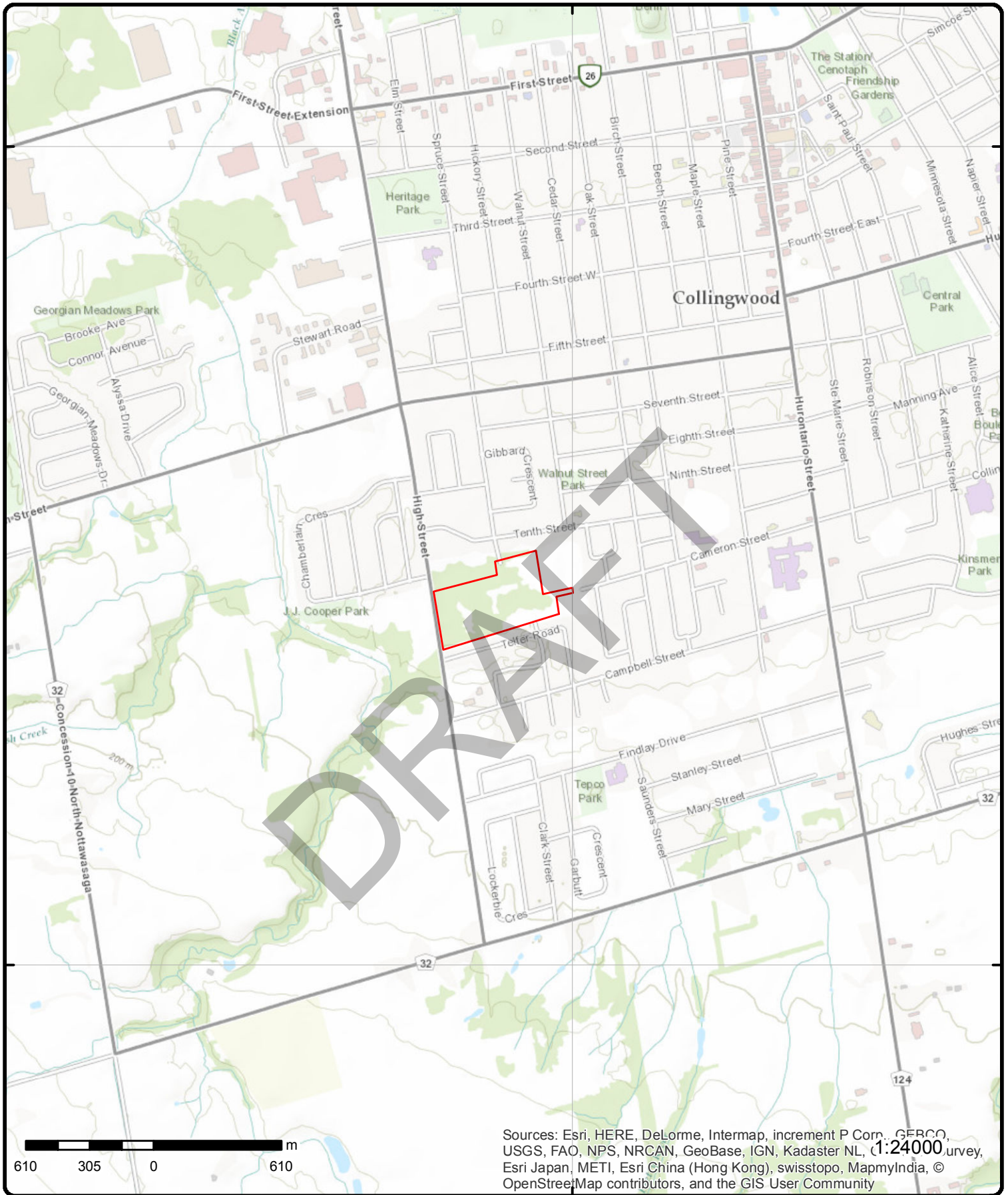
Address: High St Telfer Rd, Collingwood, ON

Source: ESRI World Imagery

Order No: 20171207083



© ERIS Information Limited Partnership



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, (1:24000)urvey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Topographic Map

Address: High St Telfer Rd, Collingwood, ON

Source: ESRI World Topographic Map

Order No: 20171207083



© ERIS Information Limited Partnership

Detail Report

| Map Key | Number of Records | Direction/ Distance (m) | Elevation (m) | Site | DB |
|----------|-------------------|----------------------------|---------------|---------------------|------|
| <u>1</u> | 1 of 1 | WSW/48.4 | 188.8 | lot 41 con 10 ON | WWIS |

Well ID: 5702574
Construction Date:
Primary Water Use: Livestock
Sec. Water Use: Domestic
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No:
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 11/15/1966
Selected Flag: 1
Abandonment Rec:
Contractor: 3805
Form Version: 1
Owner:
Street Name:
County: SIMCOE
Municipality: NOTTAWASAGA TOWNSHIP
Site Info:
Lot: 041
Concession: 10
Concession Name: CON
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10380467
DP2BR: 8
Code OB: r
Code OB Desc: Bedrock
Open Hole:
Elevation: 189.555618
Elevrc:
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Spatial Status:
Cluster Kind:
UTMRC: 5
UTMRC Desc: margin of error : 100 m - 300 m
Location Method: p5
Org CS:
Date Completed: 5/27/1966

Overburden and Bedrock

Materials Interval

Formation ID: 932265702
Layer: 1
Color:
General Color:
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Other Materials:
Mat3:
Other Materials:

| Map Key | Number of Records | Direction/ Distance (m) | Elevation (m) | Site | DB |
|---|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Formation Top Depth: | | 0.00 | | | |
| Formation End Depth: | | 3.00 | | | |
| Formation End Depth UOM: | | ft | | | |
| Formation ID: | | 932265703 | | | |
| Layer: | | 2 | | | |
| Color: | | 3 | | | |
| General Color: | | BLUE | | | |
| Mat1: | | 05 | | | |
| Most Common Material: | | CLAY | | | |
| Mat2: | | | | | |
| Other Materials: | | | | | |
| Mat3: | | | | | |
| Other Materials: | | | | | |
| Formation Top Depth: | | 3.00 | | | |
| Formation End Depth: | | 8.00 | | | |
| Formation End Depth UOM: | | ft | | | |
| Formation ID: | | 932265704 | | | |
| Layer: | | 3 | | | |
| Color: | | | | | |
| General Color: | | | | | |
| Mat1: | | 15 | | | |
| Most Common Material: | | LIMESTONE | | | |
| Mat2: | | | | | |
| Other Materials: | | | | | |
| Mat3: | | | | | |
| Other Materials: | | | | | |
| Formation Top Depth: | | 8.00 | | | |
| Formation End Depth: | | 33.00 | | | |
| Formation End Depth UOM: | | ft | | | |
| <u>Method of Construction & Well Use</u> | | | | | |
| Method Construction ID: | | 965702574 | | | |
| Method Construction Code: | | 1 | | | |
| Method Construction: | | Cable Tool | | | |
| Other Method Construction: | | | | | |
| <u>Pipe Information</u> | | | | | |
| Pipe ID: | | 10929037 | | | |
| Casing No: | | 1 | | | |
| Comment: | | | | | |
| Alt Name: | | | | | |
| <u>Construction Record - Casing</u> | | | | | |
| Casing ID: | | 930628688 | | | |
| Layer: | | 1 | | | |
| Material: | | 1 | | | |
| Open Hole or Material: | | STEEL | | | |
| Depth From: | | | | | |
| Depth To: | | 10.00 | | | |
| Casing Diameter: | | 4.00 | | | |
| Casing Diameter UOM: | | inch | | | |
| Casing Depth UOM: | | ft | | | |
| Casing ID: | | 930628689 | | | |
| Layer: | | 2 | | | |
| Material: | | 4 | | | |
| Open Hole or Material: | | OPEN HOLE | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elevation (m) | Site | DB |
|---|-------------------|---------------------------------------|------------------|--------------------------------------|-----|
| Depth From: | | | | | |
| Depth To: | | 33.00 | | | |
| Casing Diameter: | | 4.00 | | | |
| Casing Diameter UOM: | | inch | | | |
| Casing Depth UOM: | | ft | | | |
| <u>Results of Well Yield Testing</u> | | | | | |
| Pump Test ID: | | 995702574 | | | |
| Pump Set At: | | | | | |
| Static Level: | | 2.00 | | | |
| Final Level After Pumping: | | 4.00 | | | |
| Recommended Pump Depth: | | 25.00 | | | |
| Pumping Rate: | | 15.00 | | | |
| Flowing Rate: | | | | | |
| Recommended Pump Rate: | | 5.00 | | | |
| Levels UOM: | | ft | | | |
| Rate UOM: | | GPM | | | |
| Water State After Test Code: | | 1 | | | |
| Water State After Test: | | CLEAR | | | |
| Pumping Test Method: | | 1 | | | |
| Pumping Duration HR: | | 2 | | | |
| Pumping Duration MIN: | | 0 | | | |
| Flowing: | | N | | | |
| <u>Water Details</u> | | | | | |
| Water ID: | | 933861909 | | | |
| Layer: | | 1 | | | |
| Kind Code: | | 1 | | | |
| Kind: | | FRESH | | | |
| Water Found Depth: | | 28.00 | | | |
| Water Found Depth UOM: | | ft | | | |
| Water ID: | | 933861910 | | | |
| Layer: | | 2 | | | |
| Kind Code: | | 1 | | | |
| Kind: | | FRESH | | | |
| Water Found Depth: | | 33.00 | | | |
| Water Found Depth UOM: | | ft | | | |
| <u>2</u> | 1 of 1 | NE/133.0 | 188.9 | 444 WALNUT STREET, COLLINGWOOD ON | INC |
| Incident No: | | 1573676 | | | |
| Incident ID: | | | | | |
| Attribute Category: | | FS-Perform L1 Incident Insp | | | |
| Status Code: | | | | | |
| Incident Location: | | 444 WALNUT STREET, COLLINGWOOD - FIRE | | | |
| Drainage System: | | | | | |
| Sub Surface Contam.: | | | | | |
| Aff. Prop. Use Water: | | | | | |
| Contam. Migrated: | | | | | |
| Contact Natural Env.: | | | | | |
| Near Body of Water: | | | | | |
| Approx. Quant. Rel.: | | | | | |
| Equipment Model: | | | | | |
| Serial No: | | | | | |
| Residential App. Type: | | | | | |
| Commercial App. Type: | | | | | |
| Industrial App. Type: | | | | | |
| Institutional App. Type: | | | | | |
| Venting Type: | | | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elevation (m) | Site | DB |
|---|-------------------|----------------------------|------------------|--|-----|
| Vent Connector Mater: Vent Chimney Mater: Pipeline Type: Pipeline Involved: Pipe Material: Depth Ground Cover: Regulator Location: Regulator Type: Operation Pressure: Liquid Prop Make: Liquid Prop Model: Liquid Prop Serial No: Equipment Type: Cylinder Capacity: Cylinder Capac. Units: Cylinder Material Type: Tank Capacity: Fuels Occurrence Type: Fire Fuel Type Involved: Natural Gas Date of Occurrence: 2015/02/10 00:00:00 Time of Occurrence: 13:00:00 Occur Insp Start Date: 2015/02/11 00:00:00 Any Health Impact: No Any Environmental Impact: No Was Service Interrupted: No Was Property Damaged: Yes Operation Type Involved: Private Dwelling Enforcement Policy: NULL Prc Escalation Required: NULL Task No: 5361703 Notes: Occurrence Narrative: Dryer fire Tank Material Type: Tank Storage Type: Tank Location Type: Pump Flow Rate Capac: Liquid Prop Notes: | | | | | |
| <u>3</u> | 1 of 2 | NNW/145.3 | 186.9 | 528 10 St Collingwood ON L9Y4C1 | EHS |
| Postal Code: City: Address2: Address1: Provstate: Order No.: 20140424031 Addit. Info Ordered.: Report Date: 30-APR-14 Report Type: Custom Report Search Radius (km): .25 | | | | | |
| <u>3</u> | 2 of 2 | NNW/145.3 | 186.9 | Delta Elevator Co Ltd 528-10th Street Collingwood ON | GEN |
| Generator No.: ON8122258 Status: Approval Years: 2012 Contam. Facility: MHSW Facility: SIC Code: 238291 PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin: | | | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elevation (m) | Site | DB |
|-------------------------|-------------------|---|------------------|------|----|
| SIC Description: | | Elevator and Escalator Installation Contractors | | | |

| | | | | | |
|-------------------|--------|-----------|-------|---------------------|------|
| 4 | 1 of 1 | SSW/211.0 | 196.2 | lot 43 con 10 ON | WWIS |
|-------------------|--------|-----------|-------|---------------------|------|

| | | | |
|-------------------------------|--------------|---------------------------|----------------------|
| Well ID: | 5729297 | Data Entry Status: | |
| Construction Date: | | Data Src: | 1 |
| Primary Water Use: | Domestic | Date Received: | 7/29/1992 |
| Sec. Water Use: | | Selected Flag: | 1 |
| Final Well Status: | Water Supply | Abandonment Rec: | |
| Water Type: | | Contractor: | 3602 |
| Casing Material: | | Form Version: | 1 |
| Audit No: | 111449 | Owner: | |
| Tag: | | Street Name: | |
| Construction Method: | | County: | SIMCOE |
| Elevation (m): | | Municipality: | NOTTAWASAGA TOWNSHIP |
| Elevation Reliability: | | Site Info: | |
| Depth to Bedrock: | | Lot: | 043 |
| Well Depth: | | Concession: | 10 |
| Overburden/Bedrock: | | Concession Name: | CON |
| Pump Rate: | | Easting NAD83: | |
| Static Water Level: | | Northing NAD83: | |
| Flowing (Y/N): | | Zone: | |
| Flow Rate: | | UTM Reliability: | |
| Clear/Cloudy: | | | |

Bore Hole Information

| | | | |
|-------------------------------------|------------|-------------------------|---------------------------------|
| Bore Hole ID: | 10406871 | Spatial Status: | |
| DP2BR: | 22 | Cluster Kind: | |
| Code OB: | r | UTMRC: | 5 |
| Code OB Desc: | Bedrock | UTMRC Desc: | margin of error : 100 m - 300 m |
| Open Hole: | | Location Method: | gjs |
| Elevation: | 196.275802 | Org CS: | |
| Elevrc: | | Date Completed: | 7/22/1992 |
| Remarks: | | | |
| Elevrc Desc: | | | |
| Location Source Date: | | | |
| Improvement Location Source: | | | |
| Improvement Location Method: | | | |
| Source Revision Comment: | | | |
| Supplier Comment: | | | |

**Overburden and Bedrock
Materials Interval**

| | |
|---------------------------------|-----------|
| Formation ID: | 932383112 |
| Layer: | 1 |
| Color: | 6 |
| General Color: | BROWN |
| Mat1: | 02 |
| Most Common Material: | TOPSOIL |
| Mat2: | |
| Other Materials: | |
| Mat3: | |
| Other Materials: | |
| Formation Top Depth: | 0.00 |
| Formation End Depth: | 1.00 |
| Formation End Depth UOM: | ft |
| Formation ID: | 932383113 |
| Layer: | 2 |

| Map Key | Number of Records | Direction/ Distance (m) | Elevation (m) | Site | DB |
|--|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Color: | | 6 | | | |
| General Color: | | BROWN | | | |
| Mat1: | | 05 | | | |
| Most Common Material: | | CLAY | | | |
| Mat2: | | 12 | | | |
| Other Materials: | | STONES | | | |
| Mat3: | | 87 | | | |
| Other Materials: | | STONEY | | | |
| Formation Top Depth: | | 1.00 | | | |
| Formation End Depth: | | 22.00 | | | |
| Formation End Depth UOM: | | ft | | | |
| Formation ID: | | 932383114 | | | |
| Layer: | | 3 | | | |
| Color: | | 2 | | | |
| General Color: | | GREY | | | |
| Mat1: | | 15 | | | |
| Most Common Material: | | LIMESTONE | | | |
| Mat2: | | 73 | | | |
| Other Materials: | | HARD | | | |
| Mat3: | | | | | |
| Other Materials: | | | | | |
| Formation Top Depth: | | 22.00 | | | |
| Formation End Depth: | | 60.00 | | | |
| Formation End Depth UOM: | | ft | | | |
| <u>Annular Space/Abandonment Sealing Record</u> | | | | | |
| Plug ID: | | 933192176 | | | |
| Layer: | | 1 | | | |
| Plug From: | | 8.00 | | | |
| Plug To: | | 12.00 | | | |
| Plug Depth UOM: | | ft | | | |
| <u>Method of Construction & Well Use</u> | | | | | |
| Method Construction ID: | | 965729297 | | | |
| Method Construction Code: | | 4 | | | |
| Method Construction: | | Rotary (Air) | | | |
| Other Method Construction: | | | | | |
| <u>Pipe Information</u> | | | | | |
| Pipe ID: | | 10955441 | | | |
| Casing No: | | 1 | | | |
| Comment: | | | | | |
| Alt Name: | | | | | |
| <u>Construction Record - Casing</u> | | | | | |
| Casing ID: | | 930660895 | | | |
| Layer: | | 1 | | | |
| Material: | | 1 | | | |
| Open Hole or Material: | | STEEL | | | |
| Depth From: | | | | | |
| Depth To: | | 22.00 | | | |
| Casing Diameter: | | 6.00 | | | |
| Casing Diameter UOM: | | inch | | | |
| Casing Depth UOM: | | ft | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elevation (m) | Site | DB |
|---|-------------------|----------------------------|------------------|-------------------------|----------------------|
| Casing Material: | | | | Form Version: | 1 |
| Audit No: | 72162 | | | Owner: | |
| Tag: | | | | Street Name: | |
| Construction Method: | | | | County: | SIMCOE |
| Elevation (m): | | | | Municipality: | NOTTAWASAGA TOWNSHIP |
| Elevation Reliability: | | | | Site Info: | |
| Depth to Bedrock: | | | | Lot: | 041 |
| Well Depth: | | | | Concession: | 09 |
| Overburden/Bedrock: | | | | Concession Name: | CON |
| Pump Rate: | | | | Easting NAD83: | |
| Static Water Level: | | | | Northing NAD83: | |
| Flowing (Y/N): | | | | Zone: | |
| Flow Rate: | | | | UTM Reliability: | |
| Clear/Cloudy: | | | | | |
| | | | | | |
| <u>Bore Hole Information</u> | | | | | |
| Bore Hole ID: | 10403723 | | | Spatial Status: | |
| DP2BR: | 31 | | | Cluster Kind: | |
| Code OB: | r | | | UTMRC: | 9 |
| Code OB Desc: | Bedrock | | | UTMRC Desc: | unknown UTM |
| Open Hole: | | | | Location Method: | lot |
| Elevation: | 188.638671 | | | Org CS: | |
| Elevrc: | | | | Date Completed: | 12/20/1989 |
| Remarks: | | | | | |
| Elevrc Desc: | | | | | |
| Location Source Date: | | | | | |
| Improvement Location Source: | | | | | |
| Improvement Location Method: | | | | | |
| Source Revision Comment: | | | | | |
| Supplier Comment: | | | | | |
| | | | | | |
| <u>Overburden and Bedrock Materials Interval</u> | | | | | |
| Formation ID: | 932367857 | | | | |
| Layer: | 1 | | | | |
| Color: | 6 | | | | |
| General Color: | BROWN | | | | |
| Mat1: | 02 | | | | |
| Most Common Material: | TOPSOIL | | | | |
| Mat2: | | | | | |
| Other Materials: | | | | | |
| Mat3: | | | | | |
| Other Materials: | | | | | |
| Formation Top Depth: | 0.00 | | | | |
| Formation End Depth: | 1.00 | | | | |
| Formation End Depth UOM: | ft | | | | |
| | | | | | |
| Formation ID: | 932367858 | | | | |
| Layer: | 2 | | | | |
| Color: | 6 | | | | |
| General Color: | BROWN | | | | |
| Mat1: | 05 | | | | |
| Most Common Material: | CLAY | | | | |
| Mat2: | 12 | | | | |
| Other Materials: | STONES | | | | |
| Mat3: | 87 | | | | |
| Other Materials: | STONEY | | | | |
| Formation Top Depth: | 1.00 | | | | |
| Formation End Depth: | 31.00 | | | | |
| Formation End Depth UOM: | ft | | | | |
| | | | | | |
| Formation ID: | 932367859 | | | | |

| Map Key | Number of Records | Direction/ Distance (m) | Elevation (m) | Site | DB |
|---------------------------------|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Layer: | | 3 | | | |
| Color: | | 2 | | | |
| General Color: | | GREY | | | |
| Mat1: | | 15 | | | |
| Most Common Material: | | LIMESTONE | | | |
| Mat2: | | 73 | | | |
| Other Materials: | | HARD | | | |
| Mat3: | | | | | |
| Other Materials: | | | | | |
| Formation Top Depth: | | 31.00 | | | |
| Formation End Depth: | | 100.00 | | | |
| Formation End Depth UOM: | | ft | | | |

**Annular Space/Abandonment
Sealing Record**

| | |
|------------------------|-----------|
| Plug ID: | 933190281 |
| Layer: | 1 |
| Plug From: | 6.00 |
| Plug To: | 8.00 |
| Plug Depth UOM: | ft |

**Method of Construction & Well
Use**

| | |
|-----------------------------------|------------|
| Method Construction ID: | 965726134 |
| Method Construction Code: | 1 |
| Method Construction: | Cable Tool |
| Other Method Construction: | |

Pipe Information

| | |
|-------------------|----------|
| Pipe ID: | 10952293 |
| Casing No: | 1 |
| Comment: | |
| Alt Name: | |

DRAFT

Unplottable Summary

Total: **15** Unplottable sites

| DB | Company Name/Site Name | Address | City | Postal |
|-----|--|--|---------------------|---------|
| CA | LAW DEVELOPMENT GROUP (1989) LTD. | HIGH ST., CRANBERRY RESORT | COLLINGWOOD TOWN ON | |
| CA | | East of the Oak St. Extension etc. | Simcoe ON | |
| CA | AMBER-ROCK CONSTRUCTION LTD. GLEN ETON E | REID CRES. SHADOW RUN ESTATES | COLLINGWOOD TOWN ON | |
| CA | R.M. OF HALDIMAND-NORFOLK | CAMPBELL AVE. CAMPBELL SUBD. | SIMCOE TOWN ON | |
| CA | The Corporation of the Town of Collingwood | High St from Tenth Street to 100 m north of Fifth Street | Collingwood ON | |
| CA | Part of Lot 11, in the Gore | East of Oak St. Extension & South of Evergreen Rd | Simcoe ON | |
| CA | LANDSFOUND DEV. LTD APPEVALE PROPERTIES | CAMPBELL STREET | COLLINGWOOD TOWN ON | |
| CA | RALPH FERRACUTI & SONS BUILDERS LTD. | ST."A" CAMPBELL ST. | COLLINGWOOD TOWN ON | |
| CA | TWP. | CAMPBELL ST. | COLLINGWOOD TWP. ON | |
| CA | RALPH FERRACUTI & SONS BUILDERS LTD. | ST."A" CAMPBELL ST. FERRACUTI | COLLINGWOOD TOWN ON | |
| CA | AMBER-ROCK CONSTRUCTION LTD. GLEN ETON | REID CRES. SHADOW RUN ESTATES | COLLINGWOOD TOWN ON | |
| EXP | IMPERIAL OIL LIMITED C/O AUDREY STURGE | HIGH ST | COLLINGWOOD ON | M3J 2E4 |
| EXP | IMPERIAL OIL LIMITED C/O AUDREY STURGE | HIGH ST | COLLINGWOOD ON | M3J 2E4 |
| EXP | IMPERIAL OIL LIMITED C/O AUDREY STURGE | HIGH ST | COLLINGWOOD ON | M3J 2E4 |
| PRT | IMPERIAL OIL LIMITED LINDA BOWES | HIGH ST | COLLINGWOOD ON | |

Unplottable Report

Site: LAW DEVELOPMENT GROUP (1989) LTD.
HIGH ST., CRANBERRY RESORT COLLINGWOOD TOWN ON

Database:
CA

Certificate #: 7-1163-97-
Application Year: 97
Issue Date: 11/20/1997
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: East of the Oak St. Extension etc. Simcoe ON

Database:
CA

Certificate #:
Application Year: 00
Issue Date: 4/13/00
Approval Type: Municipal & Private sewage
Status: Cancelled
Application Type: Amended CofA
Client Name:: Town of Simcoe
Client Address:: 50 Colborne St., South
Client City:: Simcoe
Client Postal Code:: N3Y 4N5
Project Description:: Installation of 620 metres of storm sewer piping, outletting into to an existing storm water management pond.
Contaminants::
Emission Control::

Site: AMBER-ROCK CONSTRUCTION LTD. GLEN ETON E
REID CRES. SHADOW RUN ESTATES COLLINGWOOD TOWN ON

Database:
CA

Certificate #: 7-0422-89-
Application Year: 89
Issue Date: 5/26/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: R.M. OF HALDIMAND-NORFOLK
CAMPBELL AVE. CAMPBELL SUBD. SIMCOE TOWN ON

Database:
CA

Certificate #: 7-0985-86-

Application Year: 86
Issue Date: 8/22/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *The Corporation of the Town of Collingwood
High St from Tenth Street to 100 m north of Fifth Street Collingwood ON*

Database:
CA

Certificate #: 2819-77KPHD
Application Year: 2007
Issue Date: 10/1/2007
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *Part of Lot 11, in the Gore
East of Oak St. Extension & South of Evergreen Rd Simcoe ON*

Database:
CA

Certificate #: 6536-4MNG68
Application Year: 00
Issue Date: 8/25/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name:: Brant Haldimand-Norfolk Catholic District School Board
Client Address:: P.O. Box 217, 322 Fairview Drive
Client City:: Brantford
Client Postal Code:: N3T 2H8
Project Description:: Storm sewers to be constructed the Town of Simcoe. New 375 mm, 450 mm and 525 mm dia. storm sewer extending south and east from the existing sewer within the Oak Street extension across the Holy Trinity Catholic Secondary School Site and along a Drainage Easement. The total length is approximately 625 metres.
Contaminants::
Emission Control::

Site: *LANDSFOUND DEV. LTD APPEVALE PROPERTIES
CAMPBELL STREET COLLINGWOOD TOWN ON*

Database:
CA

Certificate #: 3-0997-88-
Application Year: 88
Issue Date: 8/25/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::

Emission Control::

Site: RALPH FERRACUTI & SONS BUILDERS LTD.
ST."A" CAMPBELL ST. COLLINGWOOD TOWN ON

Database:
CA

Certificate #: 7-1157-86-
Application Year: 86
Issue Date: 12/12/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: TWP.
CAMPBELL ST. COLLINGWOOD TWP. ON

Database:
CA

Certificate #: 7-0943-85-006
Application Year: 85
Issue Date: 11/8/85
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: RALPH FERRACUTI & SONS BUILDERS LTD.
ST."A" CAMPBELL ST. FERRACUTI COLLINGWOOD TOWN ON

Database:
CA

Certificate #: 3-1454-86-
Application Year: 86
Issue Date: 12/12/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: AMBER-ROCK CONSTRUCTION LTD. GLEN ETON
REID CRES. SHAWDOW RUN ESTATES COLLINGWOOD TOWN ON

Database:
CA

Certificate #: 3-0486-89-
Application Year: 89
Issue Date: 5/26/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:

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

Site: IMPERIAL OIL LIMITED C/O AUDREY STURGE
HIGH ST COLLINGWOOD ON M3J 2E4

Database:
EXP

Instance No: 10683221
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description:
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 10/3/1989

Site: IMPERIAL OIL LIMITED C/O AUDREY STURGE
HIGH ST COLLINGWOOD ON M3J 2E4

Database:
EXP

Instance No: 9503311
Instance ID:
Instance Type: FS Facility
Description:
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date: 5/4/1993

Site: IMPERIAL OIL LIMITED C/O AUDREY STURGE
HIGH ST COLLINGWOOD ON M3J 2E4

Database:
EXP

Instance No: 10683221
Instance ID:
Instance Type: FS Liquid Fuel Tank
Description: FS Bulk Plant (Medium)
Status: EXPIRED
TSSA Program Area:
Maximum Hazard Rank:
Facility Type: FS Liquid Fuel Tank
Expired Date: 10/3/1989

Site: IMPERIAL OIL LIMITED LINDA BOWES
HIGH ST COLLINGWOOD ON

Database:
PRT

Location ID: 3338
Type: retail
Expiry Date: 1994-04-30
Capacity (L): 728000
Licence #: 0016533364

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Sep 2017

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Nov 2016

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-May 2017

Borehole:

Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial [CA](#)

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

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks:

Provincial [CFOT](#)

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

Government Publication Date: Feb 28, 2017

Chemical Register:

Private [CHEM](#)

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

Government Publication Date: 1999-May 2017

Compressed Natural Gas Stations:

Private [CNG](#)

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

Government Publication Date: Dec 31, 2012

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial [COAL](#)

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial [CONV](#)

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

Government Publication Date: 1989-Sep 2017

Certificates of Property Use:

Provincial [CPU](#)

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

Government Publication Date: 1994-Oct 2017

Drill Hole Database:

Provincial [DRL](#)

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

Government Publication Date: 1886-Aug 2015

Environmental Activity and Sector Registry:

Provincial [EASR](#)

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

Government Publication Date: Oct 2011-Oct 2017

Environmental Registry:

Provincial [EBR](#)

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

Government Publication Date: 1994-Oct 2017

Environmental Compliance Approval:

Provincial ECA

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

Government Publication Date: Oct 2011-Oct 2017

Environmental Effects Monitoring:

Federal EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private EHS

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

Government Publication Date: 1999-Aug 2016

Environmental Issues Inventory System:

Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial EMHE

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

Government Publication Date: Dec 31, 2016

List of TSSA Expired Facilities:

Provincial EXP

List of facilities with removed tanks which were once registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal FCS

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

Government Publication Date: Jun 2000-Mar 2017

Fisheries & Oceans Fuel Tanks:

Federal FOFT

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

Government Publication Date: 1964-Apr 2015

Fuel Storage Tank:

Provincial **FST**

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

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial **FSTH**

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial **GEN**

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

Government Publication Date: 1986-Jun 2017

Greenhouse Gas Emissions from Large Facilities:

Federal **GHG**

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

Government Publication Date: 2013-Dec 2015

TSSA Historic Incidents:

Provincial **HINC**

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal **IAFT**

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial **INC**

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial **LIMO**

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Dec 31, 2013

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Feb 2017

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2014

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008 -Jun 2017

National Energy Board Wells:

Federal

NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-Sep 2017

Ontario Oil and Gas Wells:

Provincial

OOGW

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

Government Publication Date: 1800-Oct 2017

Inventory of PCB Storage Sites:

Provincial

OPCB

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

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

Orders:

Provincial

ORD

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

Government Publication Date: 1994-Oct 2017

Canadian Pulp and Paper:

Private

PAP

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

Government Publication Date: 1999, 2002, 2004, 2005, 2009

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: 1988-Aug 2017

TSSA Pipeline Incidents:

Provincial PINC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994-Oct 2017

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Aug 2017

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-May 2017

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Jun 2017

Wastewater Discharger Registration Database:

Provincial **SRDS**

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

Government Publication Date: 1990-2014

Anderson's Storage Tanks:

Private **TANK**

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal **TCFT**

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

Government Publication Date: 1970-Jan 2015

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial **VAR**

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial **WDS**

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

Government Publication Date: Oct 31, 2017

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial **WDSH**

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial **WWIS**

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

Government Publication Date: Mar 31, 2017

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

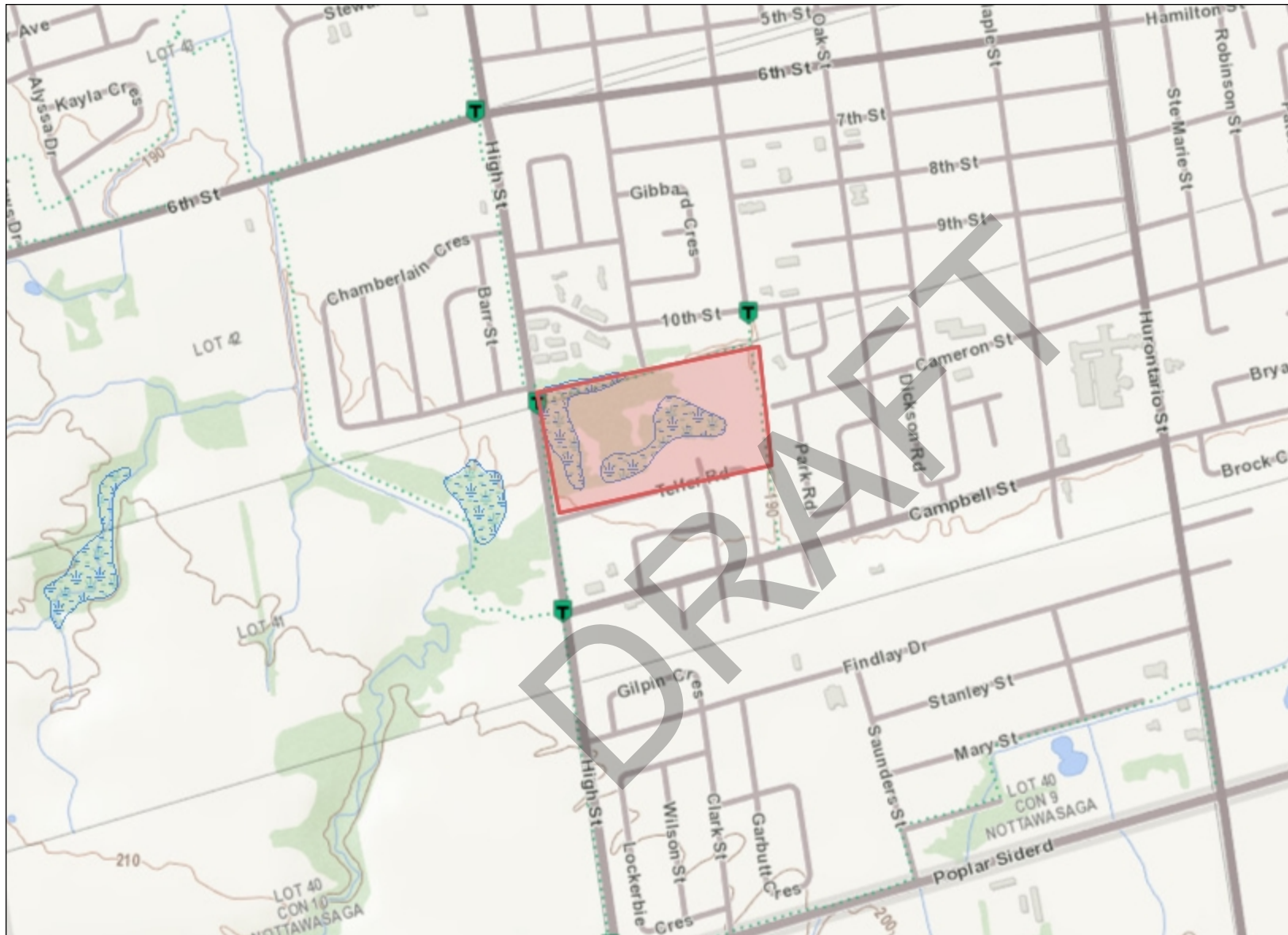
APPENDIX K

Topographic Map and Geologic Mapping

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Legend

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



Scale: 1 : 18,055

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

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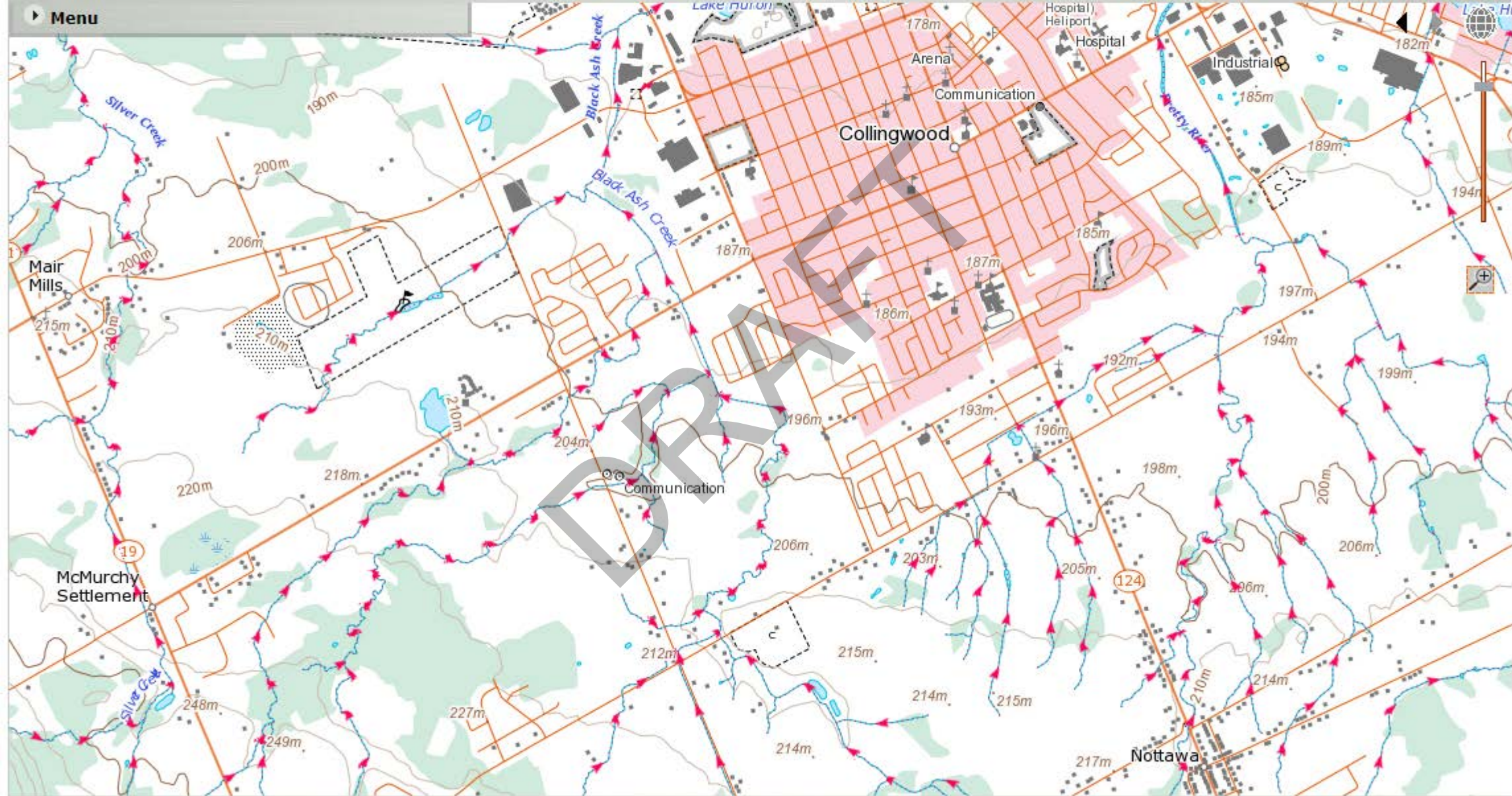


The Atlas of Canada - Toporama

▶ Instructions: Keyboard Navigation ?

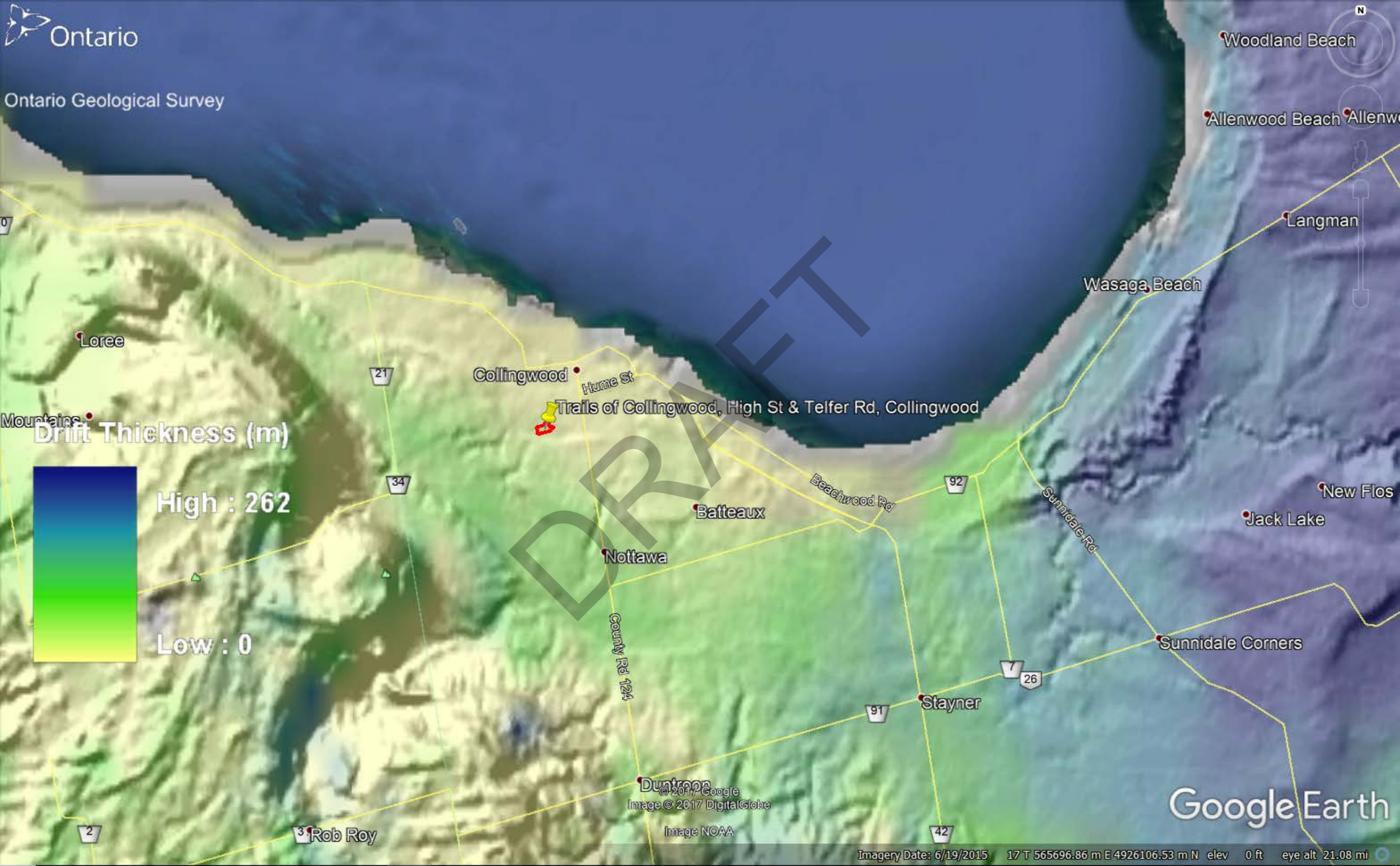
Toporama

▶ Menu



Position: 44° 30' 26" N | 80° 16' 33" W
44.507 N | 80.276 W

0 0.5 1km



Drift Thickness (m)

High : 262

Low : 0

Ontario

Ontario Geological Survey

Griffith Island

Christian Island

South Bruce Peninsula

Owen Sound

55b

Shale, limestone, dolostone, siltstone
Georgian Bay Formation; Blue Mountain
Formation; Billings Formation;
Collingwood Member; Eastview Member

Trails of Collingwood, High St & Telfer Rd, Collingwood
Collingwood
Lake Simcoe

Barrie

Kawartha Lakes

Lindsay

Peterborough

6

10

26

400

89

404

Newmarket

9

48

7A

57

7

3

115

2

Minto

86

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7300 Hwy 27, Queen of Heaven Chapel, Woodbridge

Image NOAA

Markham

Pickering

Oshawa

Clarington

410

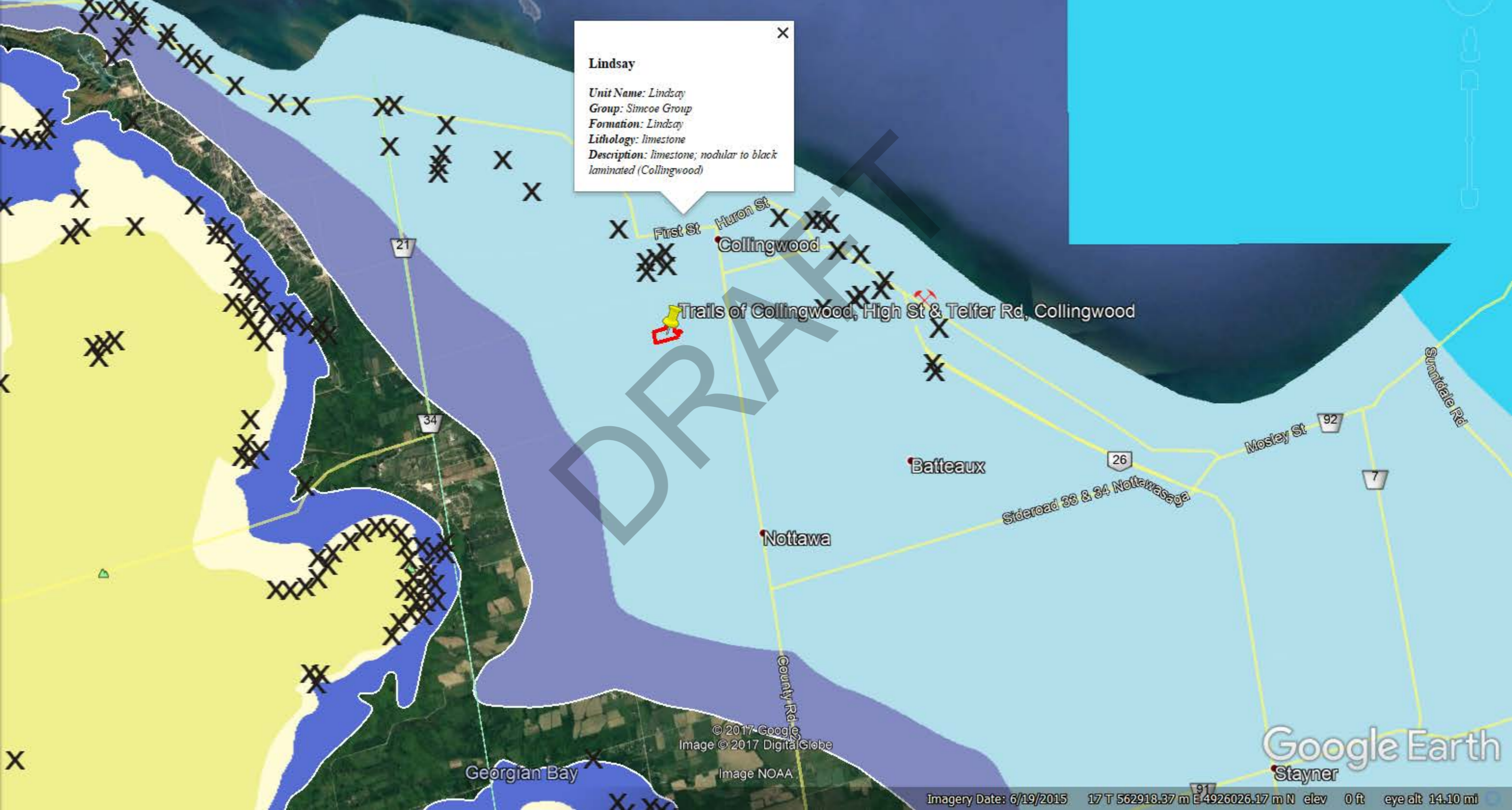
Brampton

Google Earth

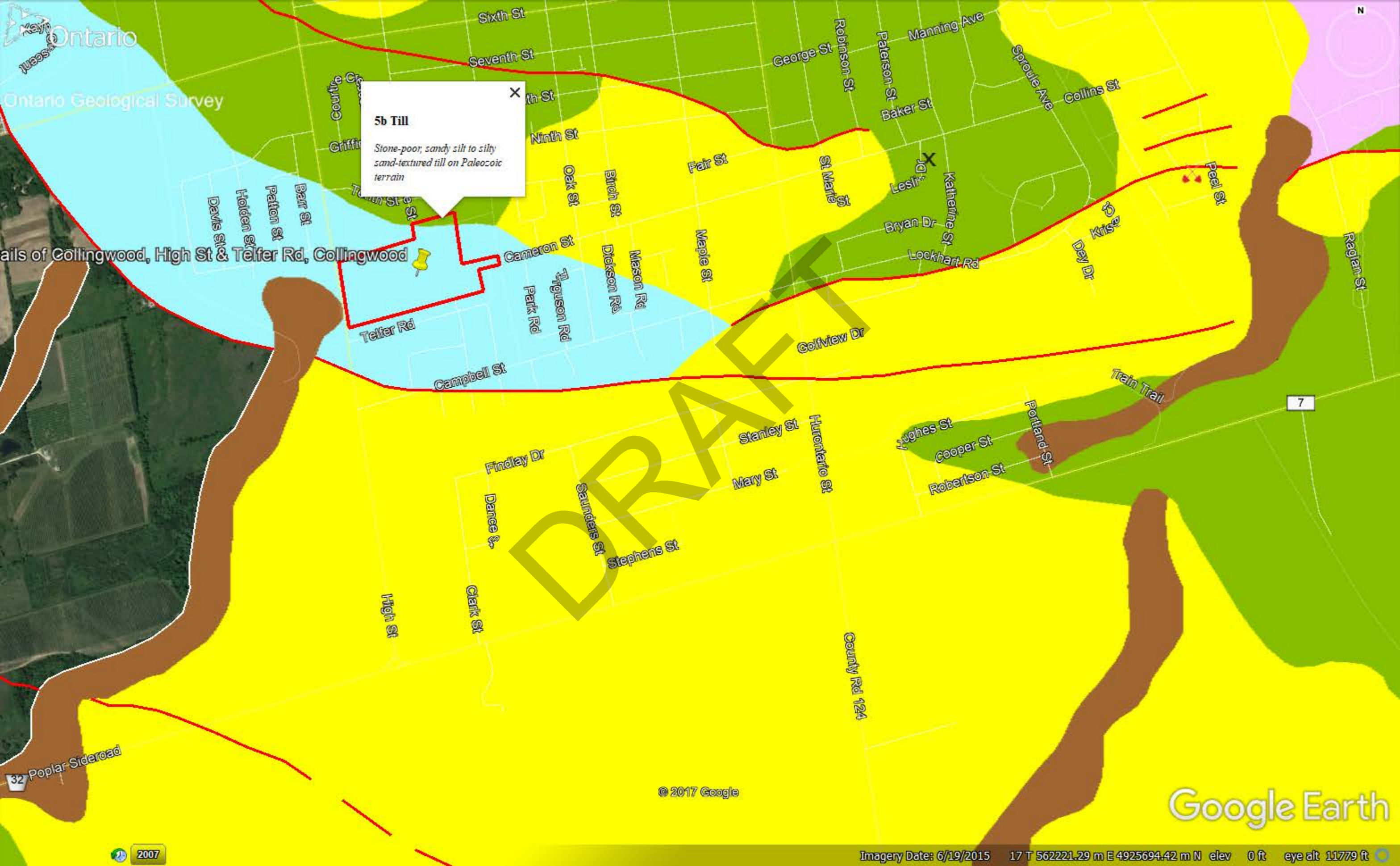
17 T 602614.66 m E 4920921.99 m N elev 0 ft eye alt 137.70 mi

Lindsay

Unit Name: Lindsay
Group: Simcoe Group
Formation: Lindsay
Lithology: limestone
Description: limestone; nodular to black laminated (Collingwood)



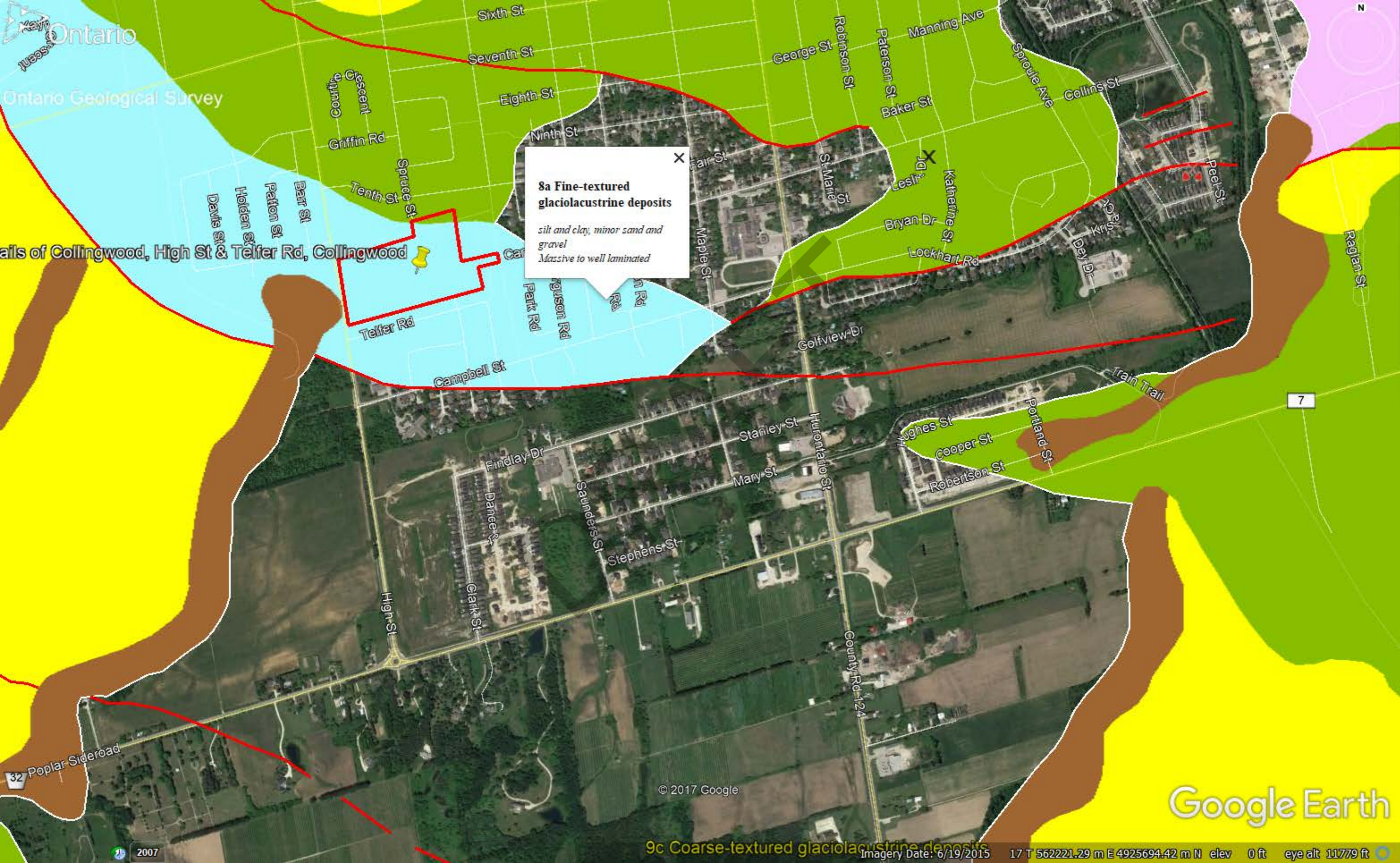
© 2017 Google
 Image © 2017 DigitalGlobe
 Image NOAA



5b Till
Stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain

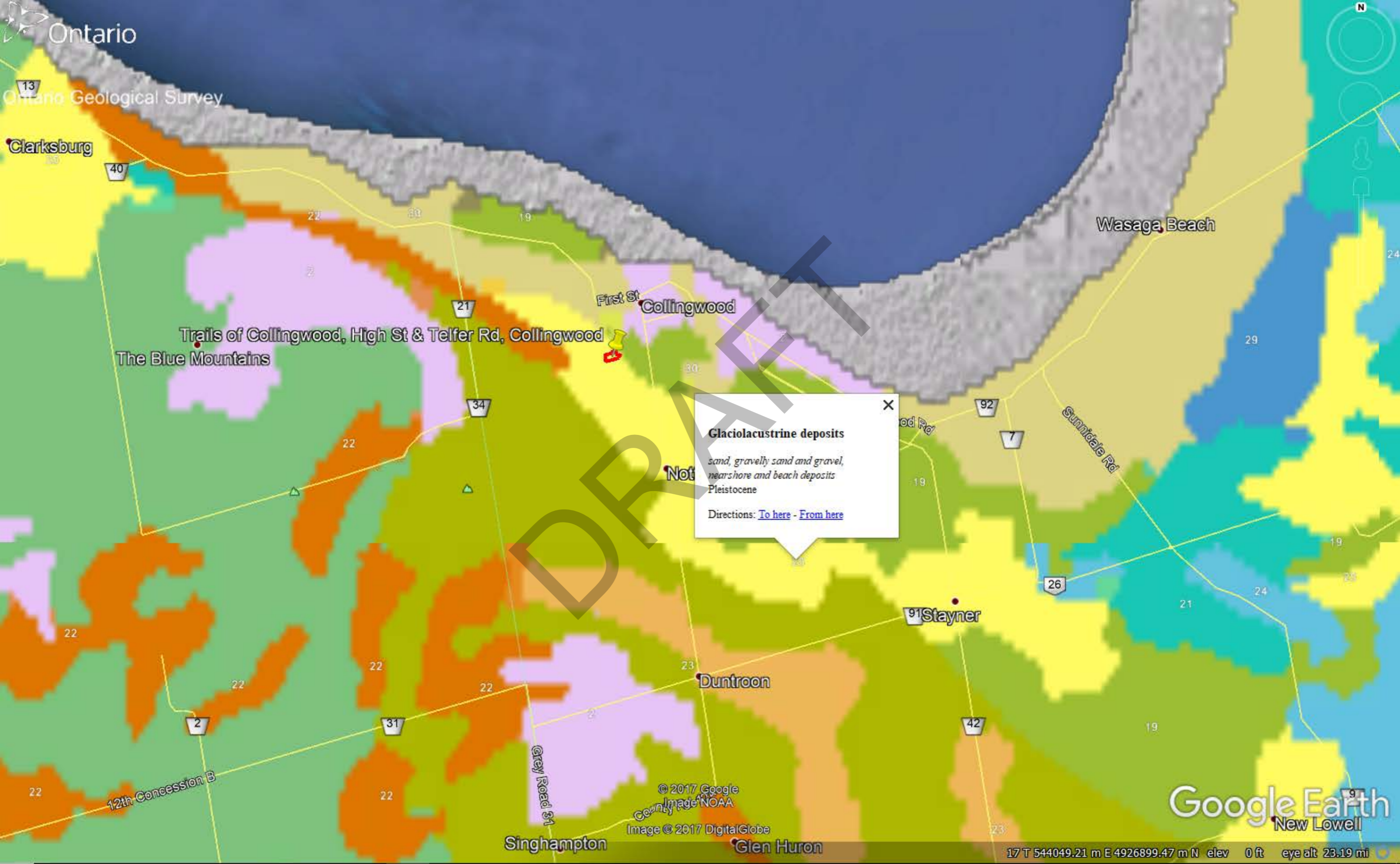
Trails of Collingwood, High St & Telfer Rd, Collingwood

DRAFT



8a Fine-textured glaciolacustrine deposits
*silt and clay, minor sand and gravel
Massive to well laminated*

ails of Collingwood, High St & Telfer Rd, Collingwood



Ontario

Ontario Geological Survey

Clarksburg

Wasaga Beach

Collingwood

Trails of Collingwood, High St & Telfer Rd, Collingwood

The Blue Mountains

Glaciolacustrine deposits

*sand, gravelly sand and gravel,
nearshore and beach deposits*
Pleistocene

Directions: [To here](#) - [From here](#)

Google Earth
New Lowell

17 T 544049.21 m E 4926899.47 m N elev 0 ft eye alt 23.19 mi



35 Simcoe Lowlands
Simcoe Lowlands

Trails of Collingwood, High St & Telfer Rd, Collingwood



© 2017 Google
Image NOAA
Image © 2017 TerraMetrics

Google Earth

Imagery Date: 6/19/2015 17 T 562289.00 m E 4926523.39 m N elev 0 ft eye alt 11.45 mi



8 Bevelled Till Plains
Bevelled Till Plains

Trails of Collingwood, High St & Telfer Rd, Collingwood

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Image NOAA
Image © 2017 TerraMetrics

Google Earth

Imagery Date: 6/19/2015 17 T 562289.00 m E 4926523.39 m N elev 0 ft eye alt 11.45 mi



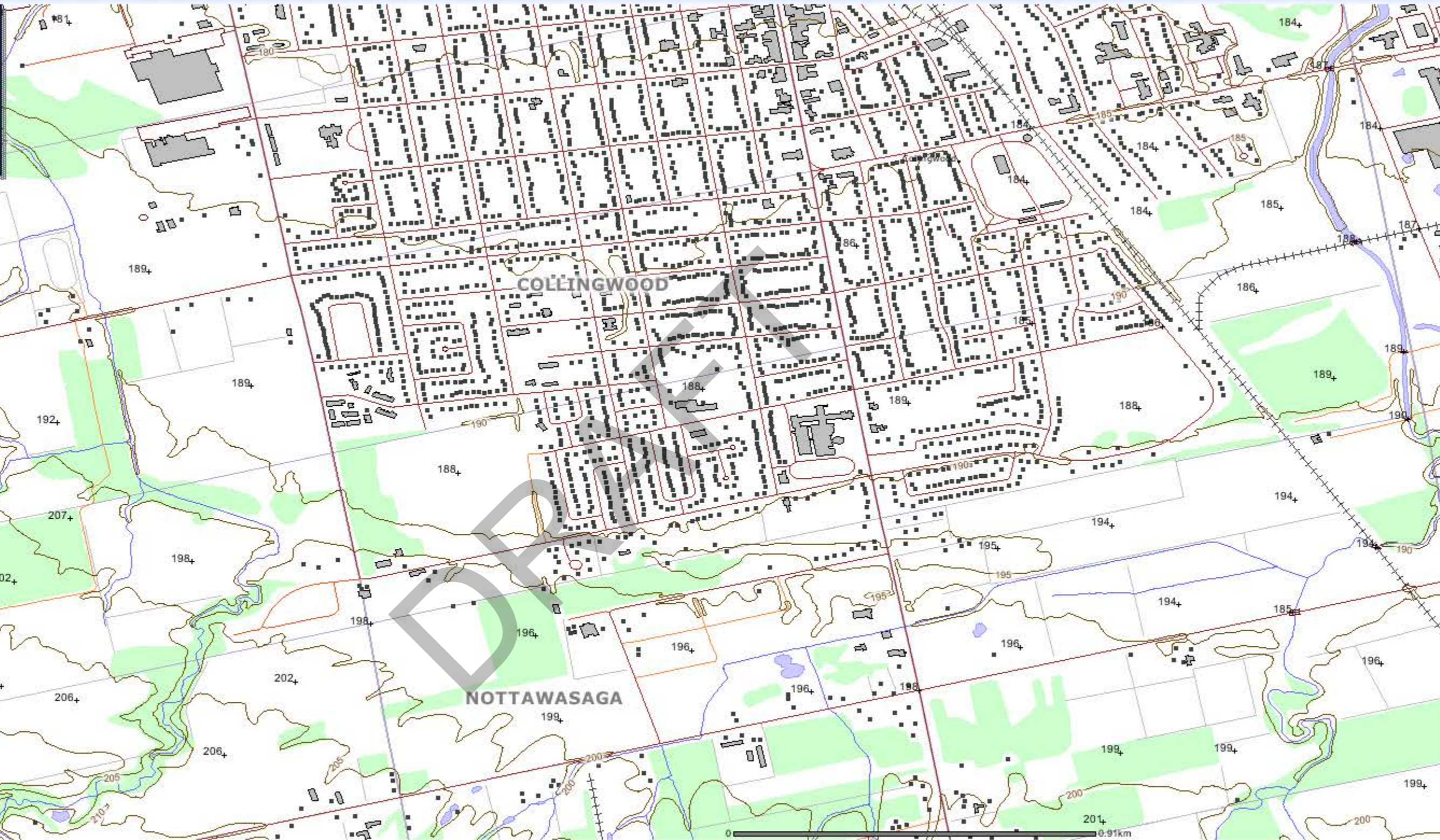
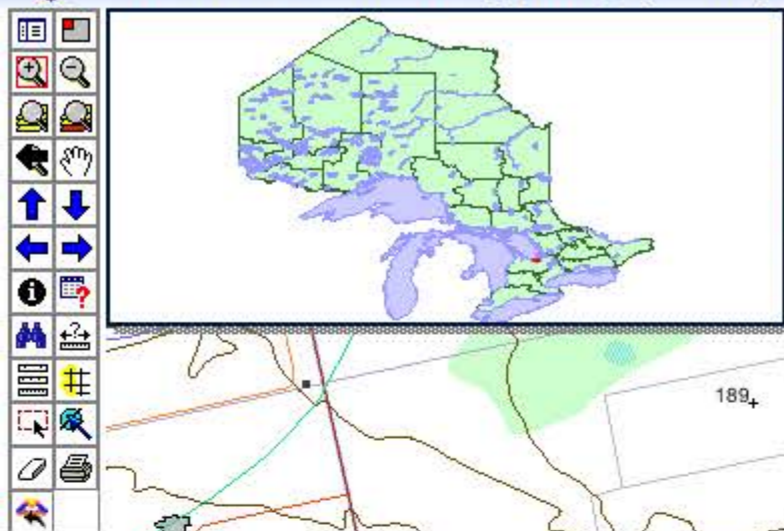
11 Sand Plains

Sand Plains

Trails of Collingwood, High St & Telfer Rd, Collingwood

5 Till Plains (Undrumlinized)

Google Earth



- Legend**
- Contour Line Labels
 - ArcCanada Named Places
 - Lower Tier Municipality Names
 - Building Points
 - Spot Height
 - Towers
 - Utility Points
 - Contour Lines
 - Railroads
 - Trails
 - Roads
 - Primary
 - Secondary
 - Tertiary
 - Transportation Lines
 - Utility Lines
 - Drainage Lines
 - Water Structure
 - Water Segments (Northeast)
 - Water Segments (Northwest)
 - Water Segments (South Central)
 - Miscellaneous Lines
 - Airport Runways
 - Building Footprints
 - Mines
 - Pits and Quarries
 - Tanks
 - Concessions
 - Lots
 - Water Polygons (Northeast)
 - Waterbody Segment
 - Wetland Area, Permanent
 - Water Polygons (Northwest)
 - Waterbody Segment
 - Wetland Area, Permanent
 - Water Polygons (South Central)
 - Waterbody Segment
 - Wetland Area, Permanent
 - Municipal Parks
 - Wetlands

Help
and
How to
download
data

Data Copyright (C) Ontario Government. Map created with ArcIMS.

0 0.91km

APPENDIX L

Water Well Records

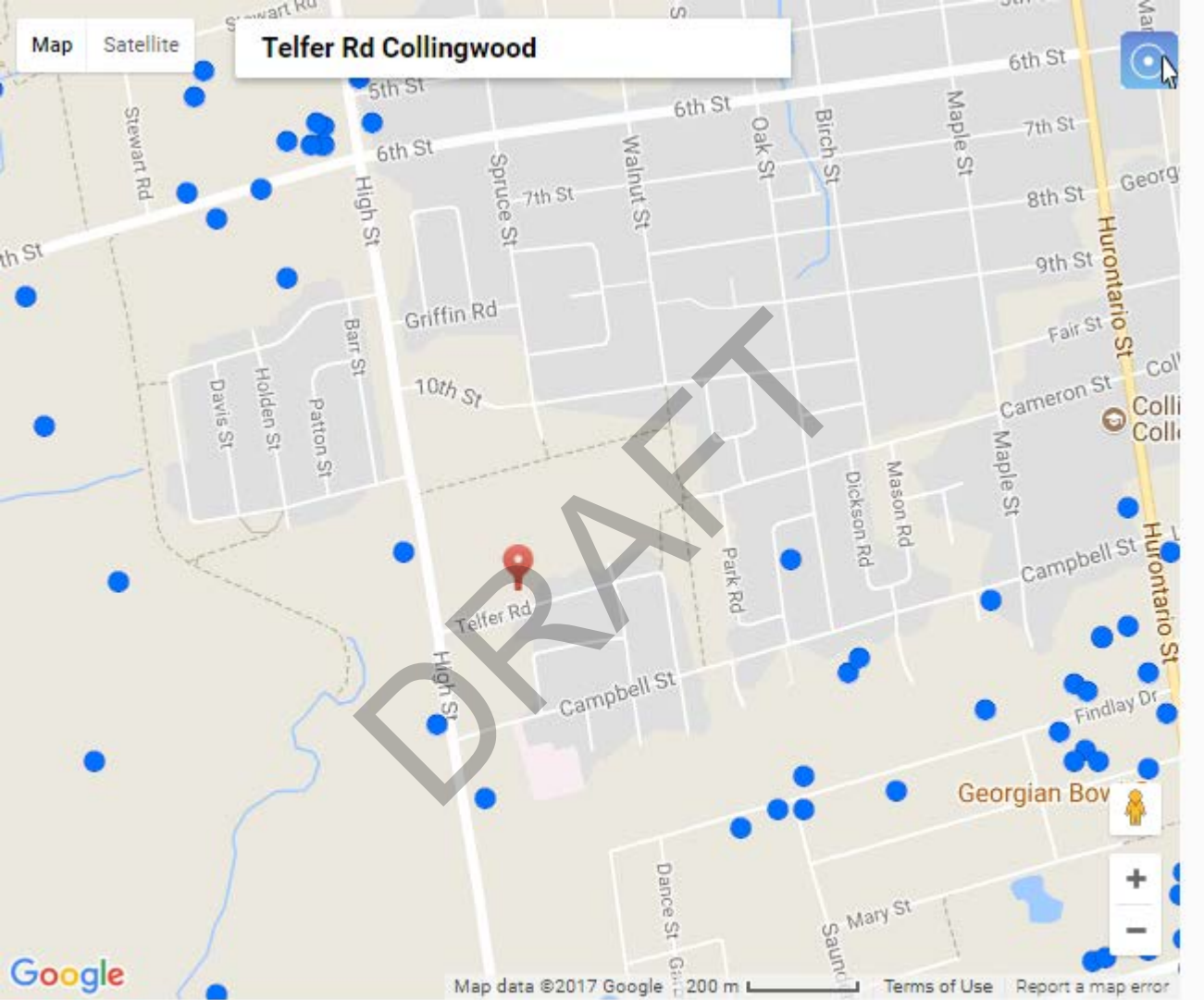
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Map Satellite

Telfer Rd Collingwood



Map data ©2017 Google 200 m Terms of Use Report a map error

Latitude:44.49188, Longitude:-80.23307 (UTM Zone:17, Easting:560978, Northing:4926794)

Updated: March 20, 2017

Water Well Records

Thursday, December 7, 2017

6:26:43 PM

| TOWNSHIP CON LOT | UTM | DATE CNTR | CASING DIA | WATER | PUMP TEST | WELL USE | SCREEN | WELL | FORMATION |
|------------------------------------|------------------------|--------------|------------|--------------------|--------------|----------|--------|----------------------|---|
| COLLINGWOOD TOWN | 17 561270 4925646 W | 1973/08 4716 | 5 5 | FR 0035 SU 0080 | 12/30/10/3:0 | DO | | 5710151 () | PRDG 0020 GREY CLAY 0026 GREY SHLE 0086 |
| NOTTAWASAGA TOWNSHIP CON 09 040 | 17 561864 4925694 W | 1969/08 5510 | 4 | FR 0044 | 8/8/5/2:30 | DO | | 5706753 () | BRWN MSND CLAY 0011 BRWN CLAY STNS 0014 BRWN CLAY FSND 0024 BLUE CLAY SHLE 0030 BLCK LMSN 0044 |
| NOTTAWASAGA TOWNSHIP CON 09 041 | 17 561831 4926092 L | 1989/12 3602 | | | | | | 5726134 (72162) A | BRWN LOAM 0001 BRWN CLAY STNS STNY 0031 GREY LMSN HARD 0100 |
| NOTTAWASAGA TOWNSHIP CON 10 041 | 17 561117 4926100 W | 1966/05 3805 | 4 4 | FR 0028 FR 0033 | 2/4/15/2:0 | ST DO | | 5702574 () | LOAM 0003 BLUE CLAY 0008 LMSN 0033 |
| NOTTAWASAGA TOWNSHIP CON 10 042 | 17 560898 4926590 W | 1972/01 4608 | 30 | FR 0012 | 10/18/2/0:30 | DO | | 5708799 () | GREY SAND STNS 0022 |
| NOTTAWASAGA TOWNSHIP CON 10 043 | 17 561183 4925780 W | 1992/07 3602 | 6 | FR 0030 | 10/50/20/1:0 | DO | | 5729297 (111449) | BRWN LOAM 0001 BRWN CLAY STNS STNY 0022 GREY LMSN HARD 0060 |

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Notes:

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

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

1. Core Material and Descriptive terms

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

2. Core Color

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

3. Well Use

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

4. Water Detail

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



APPENDIX M

Regulatory Responses

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Menu

Imagery Topo

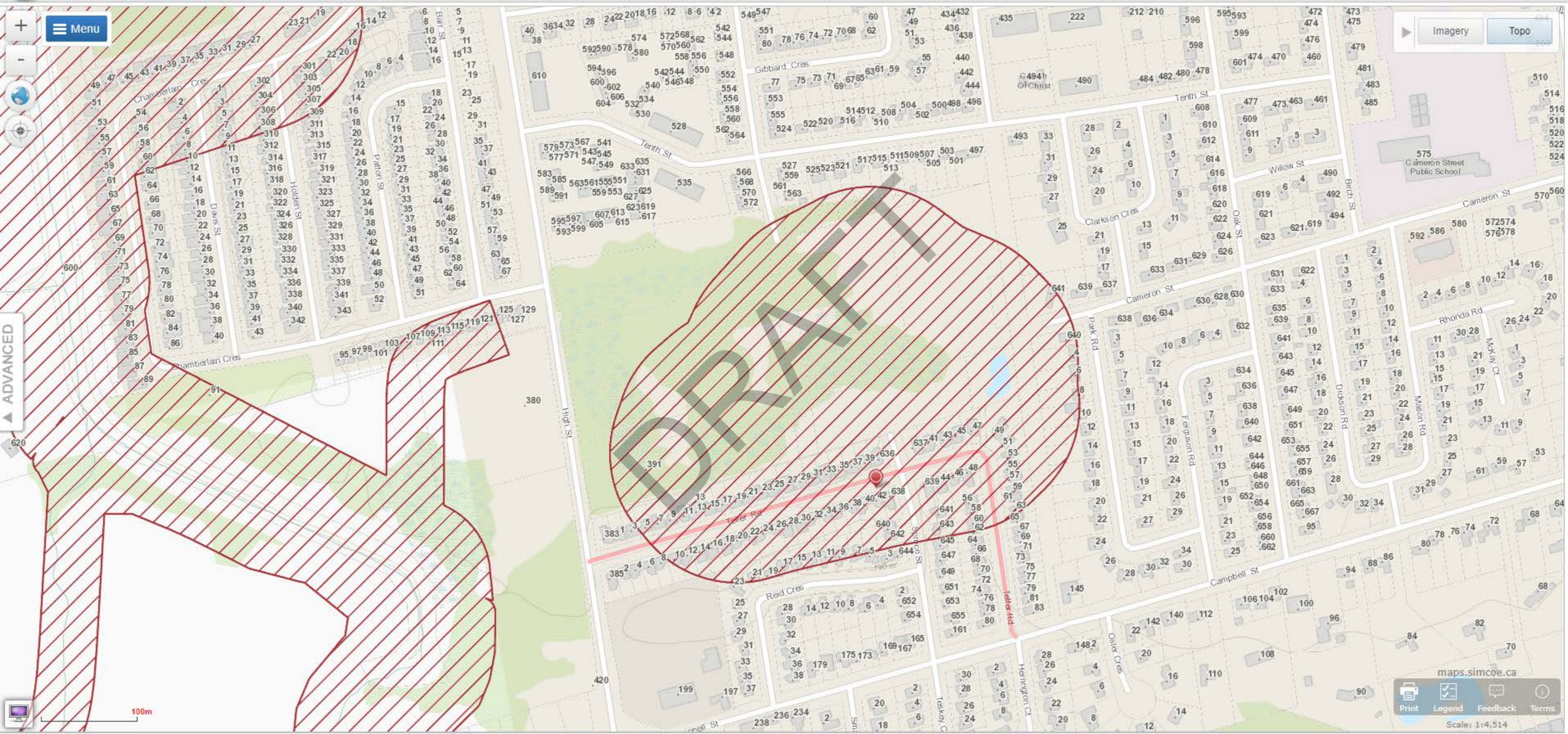
ADVANCED



100m

maps.simcoe.ca
Print Legend Feedback Terms

Scale: 1:4,514





High Street & Telfer Road, Collingwood



21-Dec-2017

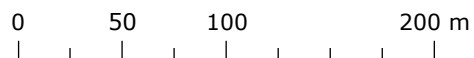


Legend

- Parcel Boundaries
- Evaluated Wetlands (MNR)**
 - Evaluated - Other
 - Evaluated - Provincial
- Unevaluated Wetlands (NVCA)
- Regulated Extent
- Wetland Interference Hazard
- River / Stream

Nottawasaga Valley Conservation Authority

8195 8th Line
Utopia, ON L0M 1T0
www.nvca.on.ca



1 : 5000

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From: Julie Panovski <jpanovski@nvca.on.ca>
Sent: Friday, December 22, 2017 8:47 AM
To: 'aschittenhelm@terraprobe.ca'
Cc: Andrew Fera
Subject: Conservation Authority Inquiry_High St and Telfer Rd
Attachments: High Street & Telfer Road, Collingwood.pdf; Permit Application.pdf

Hello Alex,

Thank you for your inquiry to the Nottawasaga Valley Conservation Authority (NVCA) regarding the above noted property.

The noted property appears to be partially regulated under the Conservation Authorities Act due to unevaluated wetlands (Locally Significant) and wetland buffer.

Permits will be required for any proposed development, or interference with wetlands on the lot within the regulated boundary. Development includes the placing or dumping of fill as well as construction or reconstruction of structures. Any proposed works outside of the regulated boundary you would only deal with the Town of Collingwood.

At a minimum, any proposed developed will require a setback of 30 meters from the unevaluated wetlands.

Development or redevelopment on the lot may be limited due to the natural heritage (wetland) features present. Additional development should be located within an area of least (and acceptable) risk. The proposal would need to be completely reviewed by NVCA staff through the permit process, once an application has been submitted with full payment received. Additional information may be required depending on the proposal, this would be determined through the review of a permit application submission.

I have attached a map displaying the NVCA's general regulation boundaries. Please keep in mind, our maps are a tool for preliminary review of properties and to provide a visual display of any hazards.

Furthermore, if not already initiated I would encourage you to consult with the townships planning and building department staff to determine setback and zoning restrictions which may apply to the parcel.

Additional information can be found using the links provided below. Please let me know if you have any further questions.

Julie Panovski | Regulations Assistant

Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0

T 705-424-1479 ext. 227 | F 705-424-2115
jpanovski@nvca.on.ca | nvca.on.ca

To see if your property is regulated by the NVCA, use our Interactive Property Map at <http://www.nvca.on.ca/planning-permits/interactive-property-map>

To find out if your property may be affected by NVCA policies and regulations, complete our online property inquiry form at <http://www.nvca.on.ca/planning-permits/property-inquiries>

For more information about planning and permits, visit our website at <http://www.nvca.on.ca/planning-permits/Permits-Regs>

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Contact Information

Name: Alex Schittenhelm
Phone: 905 796 2650 ext. 129
E-mail: aschittenhelm@terraprobe.ca

Where is the property you are interested in located?

Address: High St and Telfer Rd
Township/Municipality: Town of Collingwood
Lot/Con:

Additional Notes:

Hi,

I am currently doing some background research for a Phase One ESA. It is for the vacant land north of Telfer Rd and East of High St in Collingwood. I can attach a map for your reference if you contact me via email.

I was hoping you could provide me some general information on how the areas is regulated and what the specific regulations guiding the area are.

If you require any additional information, please let me know.

Thanks,

From: Alex Schittenhelm [<mailto:aschittenhelm@terraprobe.ca>]

Sent: Wednesday, December 20, 2017 2:41 PM

To: admin <admin@nvca.on.ca>

Subject: Conservation Authority Inquiry_High St and Telfer Rd

Good Afternoon,

I am doing a Phase One ESA for the Property east of High St and north of Telfer Rd in Collingwood, Ontario. I noticed that this site is regulated by the NVCA. I put in an inquiry on your website, but have since not heard back. I was wondering if you were able to confirm if the site is regulated and how it is regulated. I have attached two maps of the site for your reference.

Any help with this matter would be greatly appreciated.

Thanks,

Alex Schittenhelm, EIT

Environmental Engineering

Terraprobe

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Construction Materials, Inspection & Testing

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t: [905.796.2650](tel:905.796.2650) f: [905.796.2250](tel:905.796.2250)

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DRAFT

aschittenhelm@terraprobe.ca

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: Wednesday, December 27, 2017 3:25 PM
To: Alex Schittenhelm
Subject: RE: TSSA Search Inquiry 1-17-0918-41

Hello Alex,

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 complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationsservices@tssa.org 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,

Sherees



Sherees Thompson | Public Information Agent

Facilities
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Toronto, Ontario M9W 6N9
Tel: +1-416-734-3363 | Fax: +1-416-231-6183 | E-Mail:
sthompson@tssa.org
www.tssa.org



From: Alex Schittenhelm [mailto:aschittenhelm@terraprobe.ca]
Sent: December 13, 2017 3:59 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: TSSA Search Inquiry 1-17-0918-41

Good Afternoon,

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

535, 528, 610, 494, 490 Tenth St

199, 197 Campbell St

25, 31 Telfer Rd

572 Spruce St

If you require any additional information, please let me know.

Thank you,

Alex Schittenhelm, EIT
Environmental Engineering

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DRAFT