

June 22, 2023

File: 102792.001 – Rev0

2788035 Ontario Inc.
c/o Husson Limited
200 Cachet Woods Court, Suite 204
Markham, Ontario
L6C 0Z8

Attention: Paul Husson, P.Eng.

Re: Environmental Review Services
560, 580 and 590 Sixth Street, Collingwood, Ontario

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) has been retained by Husson Engineering + Management (Husson) on behalf of 2788035 Ontario Inc. to provide geotechnical and environmental consulting services to support the ongoing design of a proposed residential development located at 560, 580 and 590 Sixth Street in Collingwood, Ontario.

In brief, it is understood that Husson has received comments on the latest Draft Plan of Subdivision submission to the Town of Collingwood (the Town). The comments are in relation to the geotechnical and environmental reports previously written by Golder Associates Ltd. and WSP (provided to GEMTEC by Husson on June 12, 2023).

GEMTEC has reviewed the following reports previously submitted by Golder/WSP:

- Report – *Phase Two Environmental Site Assessment, 560 Sixth Street, Collingwood, Ontario*, dated June 9, 2021;
- Letter – *Phase I Environmental Site Assessment Update, 580 And 590 Sixth Street Collingwood, Ontario*, July 19, 2022;
- Report – *Phase II Environmental Site Assessment 590 Sixth Street, Collingwood, Ontario*, dated March 1, 2018;
- Report – *Phase One Environmental Site Assessment 560 Sixth Street, Collingwood, Ontario*, dated June 9, 2021; and
- Report – *Phase I Environmental Site Assessment 590 6th Street Collingwood, Ontario*, dated, February 2018.

At the time of the reports for properties 560, 580 and 590 Sixth Street, the investigation indicated that a majority of the lands met the applicable standards (Table 2 and Table 8 for lands within near Black Ash Creek) with the exception of “Issue 3” (Former orchard) where TP18-1-3 (1.20 to 1.35 m below ground surface), which had a reported DDE concentration (0.31 µg/g) above the standard of 0.05 µg/g. Further delineation of the DDE impact is required to determine the volume

of impacted soil. Since the material is buried beneath the existing fill layer it would be reasonable to complete this work at the time of site grading or pre-loading of the site under the supervision of qualified environmental personnel.

Given that the site has not previously been used for commercial or industrial purposes (according to the Phase 1 ESA reports), and the land use is not changing to a more sensitive use, an RSC is not required under the applicable Ontario regulations.

An additional comment from the Town requested that the seasonally high water level be established in order to ensure the required depth difference between the footings and the groundwater table is maintained. Based on discussions with Husson, we understand that monitoring the groundwater levels can be deferred until site grading and additional drainage is provided for the property.

CLOSURE

We trust that this letter is sufficient for your current needs. If you have any questions or require additional information, please contact the undersigned.

Regards,

GEMTEC Consulting Engineers and Scientists Limited



Matthew Kelly, P.Eng.
Senior Geotechnical Engineer



Jeff Tolton, C.E.T.
Senior Project Manager

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