

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT**

**JASON AND HENRY ENG  
10850 CONCESSION ROAD 4  
UXBRIDGE, ONTARIO**

**Prepared For:**

**Jason and Henry Eng  
10850 Concession Road 4  
Uxbridge, ON  
L0E 1T0**

**Prepared By:**

**SIRATI & PARTNERS CONSULTANTS LTD.**



Project: SP21-981-00  
December 21, 2021

12700- Keele Street, King City  
ON L7B 1H5  
Tel: (905) 833-1582  
Fax: (905) 833-5360  
[www.sirati.ca](http://www.sirati.ca)

## TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY .....	6
2.0	INTRODUCTION.....	9
2.1	Phase One Property Information.....	9
2.2	Contact Information.....	10
2.3	Site Description.....	10
2.4	Objectives of Investigation .....	11
3.0	SCOPE OF INVESTIGATION.....	12
4.0	RECORDS REVIEW .....	14
4.1	General .....	14
4.1.1	Phase One Study Area Determination .....	14
4.1.2	First Developed Use Determination.....	14
4.1.3	Fire Insurance Plans .....	14
4.1.4	Chain of Title.....	14
4.1.5	Environmental Reports .....	14
4.1.6	Other Historical Information .....	15
4.2	Environmental Source Information .....	15
4.2.1	National Pollutant Release Inventory Information .....	15
4.2.2	PCB Information .....	15
4.2.3	Environmental Compliance Approvals, Certificates and Permits .....	15
4.2.4	Inventory of Coal Gasification Plants and Coal Tar Sites .....	15
4.2.5	Environmental Incidents, Orders, Offences, Spills, Discharges or Inspections .....	15
4.2.6	Waste Management Records .....	16
4.2.7	Reports Submitted to the Ministry.....	16
4.2.8	Retail Fuel Storage Tanks Information.....	16
4.2.9	Notices and Instruments, including Records of Site Condition.....	17
4.2.10	Landfill Information .....	17
4.2.11	Other Database Listings.....	17
4.3	Physical Setting Sources .....	18
4.3.1	Aerial Photographs .....	18
4.3.2	Topography, Hydrology, Geology.....	18
4.3.3	Fill Materials.....	20
4.3.4	Water Bodies, Areas of Natural Significance & Ground Water Information.....	20
4.3.5	Well Records .....	21

4.3.5.1	Water and Test Wells .....	21
4.3.5.2	Oil, Gas, and Salt Wells .....	21
4.4	Site Operation Records .....	21
5.0	INTERVIEWS .....	23
5.1	Property Owner Representative .....	23
5.2	Regulatory Correspondence .....	23
6.0	SITE RECONNAISSANCE.....	25
6.1	General Requirements.....	25
6.2	Specific Observations at Phase One Site.....	25
6.2.1	Site Description .....	25
6.2.2	General Description of Below-Ground Structures .....	26
6.2.3	Tanks .....	26
6.2.3.1	Underground Storage Tank.....	26
6.2.3.2	Aboveground Storage Tank.....	26
6.2.3.3	Other Storage Containers .....	26
6.2.4	Potable and Non-Potable Water Sources.....	26
6.2.5	Underground Utilities .....	26
6.2.6	Building Exit and Entry Points .....	26
6.2.7	Heating Systems .....	26
6.2.8	Cooling Systems .....	27
6.2.9	Drains, Pits and Sumps .....	27
6.2.10	Hydraulic Equipment.....	27
6.2.11	Unidentified Substances .....	27
6.2.12	Stains or Corrosion on Floors Near Drains, Pits, Sumps, Cracks and Discharge Points .....	27
6.2.13	Abandoned or Existing Wells .....	27
6.2.14	Sewage Works.....	27
6.2.15	Ground Surface Description .....	28
6.2.16	Current or Former Railway Lines or Spurs.....	28
6.2.17	Stained Soil, Vegetation or Pavement.....	28
6.2.18	Stressed Vegetation .....	28
6.2.19	Fill or Debris.....	28
6.2.20	Potentially Contaminating Activities on the Site .....	28
6.2.21	Chemical Inventory .....	29
6.2.22	Liquid Chemical Waste Generation, Storage & Disposal .....	29
6.2.23	Solids Waste Generation, Storage & Disposal .....	29
6.2.24	Special Attention Items.....	29
6.2.25	Odours.....	31

6.2.26	Noise .....	31
6.2.27	Watercourses, Ditches or Standing Water .....	31
6.2.28	Air Emissions.....	31
6.2.29	Road, Parking Facilities and Rights of Way.....	31
6.3	Enhanced Investigation Property .....	31
6.3.1	Site Production and Manufacturing .....	31
6.3.2	Hazardous Materials .....	31
6.3.3	Products Manufactured.....	31
6.3.4	By-Products and Wastes.....	31
6.3.5	Raw Material Handling and Storage Locations .....	32
6.3.6	Drums, Totes and Bins .....	32
6.3.7	Oil/Water Separators .....	32
6.3.8	Vehicle and Equipment Maintenance .....	32
6.3.9	Spills .....	32
6.3.10	Liquid Discharge Points.....	32
6.3.11	Hydraulic Lifts .....	32
6.4	Investigation of Phase One Study Area .....	32
6.4.1	Adjacent and Surrounding Properties .....	32
6.4.2	Water Bodies .....	33
6.4.3	Areas of Natural Significance .....	33
6.5	Written Description of Investigation .....	33
7.0	REVIEW AND EVALUATION OF INFORMATION.....	34
7.1	Current and Past Uses .....	34
7.2	Potentially Contaminating Activities.....	34
7.3	Areas of Potential Environmental Concern .....	34
7.4	Phase One Conceptual Site Model.....	35
7.4.1	CSM Figures .....	35
7.4.2	Description of Assessment .....	35
7.4.2.1	Identify and Locate Areas Where any Potentially Contaminating Activity Has Occurred .....	35
7.4.2.2	Identify and Locate any Areas of Potential Environmental Concern.....	36
7.4.2.3	Potential Underground Utilities to Affect Contaminant Distribution and Transport .....	36
7.4.2.4	Regional or Site Specific Geological and Hydrological Information .....	36
7.4.2.5	Uncertainty or Absence of Information Obtained.....	36
7.4.3	Exemption Set out in Paragraph 1, 1.1 or 2 of Section 49.1 of the Regulation .....	36
7.4.4	Exemption Set out in Paragraph 3 of Section 49.1 of the Regulation .....	36
8.0	CONCLUSIONS AND RECOMMENDATIONS .....	37
9.0	REFERENCES AND SUPPORTING DOCUMENTATION.....	38



10.0	GENERAL CONSIDERATIONS AND LIMITATIONS.....	39
11.0	SIGNATURES.....	40

## **TABLES**

<b>TABLE 1: PCAS IDENTIFIED WITHIN THE PHASE ONE STUDY AREA</b>	7
<b>TABLE 2: APECS IDENTIFIED ON THE PHASE ONE PROPERTY</b>	8
<b>TABLE 3: PHASE ONE PROPERTY INFORMATION</b>	10
<b>TABLE 5: AERIAL PHOTOGRAPHS FOR THE PHASE ONE PROPERTY AND THE ADJACENT PROPERTIES</b>	18
TABLE 6: TOPOGRAPHY, GEOLOGY AND PHYSIOGRAPHY OF THE PHASE ONE STUDY AREA	19
TABLE 7: SITE RECONNAISSANCE INFORMATION	25
<b>TABLE 8: SITE RECONNAISSANCE INFORMATION</b>	30

## **FIGURES**

- Figure 1: Site Location Plan
- Figure 2: Phase One Site and Study Area
- Figure 3: PCAs on the Phase One Study Area
- Figure 4: APECs on the Phase One Property

## **APPENDICES**

- A Photographic Record of the Site
- B Qualifications of Assessors
- C EcoLog ERIS Ltd. Report
- D Aerial Photographs
- E Maps
- F Regulatory Requests and Correspondences
- G Table of Current and Past Uses

## 1.0 EXECUTIVE SUMMARY

Sirati & Partners Consultants Ltd. (SIRATI) was retained by Mr. Jason and Henry Eng (“the Client”) to complete a Phase One Environmental Site Assessment (Phase One ESA) for a 2-hectare (5.0 acre) parcel of land situated within the property located at 10850 Concession Road 4, Uxbridge (hereinafter referred to as the “Phase One Property” or the “Site”).

The objective of this Phase One ESA was to determine the likelihood that contaminants affecting the Site are present on, in or under the property and to identify actual or potential contamination, which might pose a hazard to humans or the environment, or which may have a significant impact on the value of the Phase One Property.

This Phase One ESA is intended to support the filing of a Record of Site Condition (RSC) for the Phase One Property with the Ministry of Environment Conservation and Parks (MECP) for property rezoning purposes in accordance with Ontario Regulation (O. Reg.) 153/04, as amended.

Information regarding the Phase One Study Area was compiled through a records review, site reconnaissance and interviews with individuals knowledgeable about the Site. The gathered information was evaluated and compiled in this Phase One ESA report.

This Phase One ESA was carried out in accordance with the O. Reg. 153/04, as amended. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards. Sampling and testing of potentially contaminated media were not within the scope of this Phase One ESA.

This report was prepared for the exclusive use of Jason and Henry Eng. Any use of this report by any third-party, or any reliance on or decisions to be made based on it, are the responsibility of such parties. SIRATI accepts no responsibility for damages, if any, suffered by any third-party as a result of decisions made or actions based on this report. Full Report Limitations are provided in Section 11 of this report.

The Phase One ESA Site is rectangular in shape with a total property area of about 2 hectares (5.0 acres). The Site is located on the central portion of the 10850 Concession Road 4 property (about 800 to 950 m west of Con. Rd. 4). The Site is accessed by a gravel driveway that extends from the southeast corner of the operation area to Concession Road 4. The Phase One Site is currently being used as a ‘composting facility’, where imported agricultural waste (manure and vegetable matter) and imported excess soils (topsoil and inorganic soil materials) for the purpose of composting, mixing/blending or ‘organic soil conditioning’ is occurring. The composted material is exported and delivered to local farms, greenhouses and a limited number of garden centres.

The Phase One Site is located in an area with physiography of peat and muck. The area is also within drumlinized till plains with a surficial geology of coarse grained glacio-lacustrine sand, gravel, minor silt and clay deposits, alluvial sand, gravel, silt and clay deposits, organic deposits of peat and muck, stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain, over bedrock of Lindsay Formation limestone. These soils have a relatively low to high permeability. Bedrock is anticipated to be at approximately 40 m AMSL, approximately 200 mbgs.

The overall topography of the Site is sloping from east to west and is situated at an approximate elevation of about 238 to about 244 metres above mean sea level (mAMSL). Shallow groundwater flow is expected to flow towards the west. The Pefferlaw River (about 150m west), tributaries of the Pefferlaw River and ponds (about 200m north) were observed on the north and west portions Phase One Study Area.

No identified areas of natural significance were found within the Phase One Site and Phase One Study Area. A Provincially Significant Wetland is identified in the west portion of the Phase One Study Area (at the west boundary of the Phase One Study Property). Both the Phase One Study Site and Phase One Study Area are within the Natural Heritage System boundary.

The information, obtained through the records review, interview and Site Reconnaissance, identified two (2) potentially contaminating activities (PCAs) within the Phase One Study Site and Area. Both of these PCAs are considered to be areas of potential environmental concern (APECs) for the Site.

Based on the findings of the Phase One ESA, SIRATI recommends a Phase Two ESA to investigate the above APECs at the Site.

The PCAs and APECs are listed on Tables 1 and 2 below.

**Table 1: PCAs Identified within the Phase One Study Area**

Potentially Contaminating Activity	Location of PCA			Source of Information	Considered an APEC	Potentially Impacted Media (Ground Water, Soil and/or Sediment)
	On-site or off-site	Up-gradient (Y/N)	Proximity to Site			
<p>PCA-1 #30. Importation of Fill Material of Unknown Quality.</p> <p>Large amount of fill material and agricultural waste was brought to the site for composting, organic soil conditioning and mixing purposes including for access roads and working pads.</p>	On-Site	N/A	N/A	Fill or Debris (4.3.3), Interview (5.0)	Yes.	Soil and Groundwater
<p>PCA-2 #40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.</p> <p>Areas to the east of the processing Site on 10850 Con. Rd. 4 are being used as farmland (within the overall 10850 Con. Rd. property)</p>	On-Site	N/A	N/A	Aerial Photographs (4.3.1). Site Description (6.2.1)	Yes.	Soil and Groundwater

Potentially Contaminating Activity	Location of PCA			Source of Information	Considered an APEC	Potentially Impacted Media (Ground Water, Soil and/or Sediment)
	On-site or off-site	Up-gradient (Y/N)	Proximity to Site			
<p>PCA-3 #40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.</p> <p>The adjacent properties north, east and south are used for agricultural purposes</p>	Off-Site	Y	Adjacent properties to the N, E and S	Aerial Photographs (4.3.1). Adjacent and Surrounding Properties (6.4.1)	Yes.	Soil and Groundwater

**Table 2: APECs Identified on the Phase One Property**

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on the Phase One Site	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 Imported fill material of unknown quality (topsoil, inorganic silty sandy soil, Manure) for composting, organic soil conditioning, product mixing, including rubble fill soil for working pad at Site.	Entire Site	#30. Importation of Fill Material of Unknown Quality	On-Site	M&I, PHCs, VOCs, PAHs, and PCBs, OCs	Soil and Groundwater
APEC-2 Former usage of the Site as Farmland for agricultural purposes, including the importation and storage of agricultural waste for composting.	Entire Site	#40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	OCs	Soil and Groundwater

Notes: PHCs – Petroleum Hydrocarbons Fractions 1 to 4 (F1-F4)  
 PAHs – Polycyclic Aromatic Hydrocarbons  
 VOCs – Volatile Organic Compounds  
 PCBs – Polychlorinated Biphenyls  
 OCs - Organochlorine Pesticides  
 Metals (Ba, Be, B, Cd, Cr, Co, Cu, Pb, Mo, Ni, Ag, Tl, U, V and Zn), Hydride forming metals (Sb, As, Se), as well as Na and Other Regulated Parameters (B-HWS, Cl-, CN-, Electric Conductivity, Cr-VI, Hg, Low or high pH, SAR) as per O. Reg 153/04 Analytical Method, amended July 1, 2011.

Based on the findings of the Phase One ESA, SIRATI recommends a Phase Two ESA to investigate the above APECs at the Site.

## 2.0 INTRODUCTION

Sirati & Partners Consultants Ltd. (SIRATI) was retained by Mr. Jason and Henry Eng (“the Client”) to complete a Phase One Environmental Site Assessment (Phase One ESA) for a 2-hectare (5.0 acre) parcel of land situated within the property located at 10850 Concession Road 4, Uxbridge, Ontario (hereinafter referred to as the “Phase One Property” or the “Site”).

The Phase One ESA is being completed for the Site (‘composting facility’) located in the central portion of 10850 Concession Road 4, where imported agricultural waste (manure and vegetable matter) and imported excess soils (topsoil and inorganic soil materials) for the purpose of composting, mixing/blending or ‘organic soil conditioning’ is occurring (the Site, about 800 to 950 m west of Con. Rd. 4). The composted material is exported and delivered to local farms, greenhouses, and a limited number of garden centres. Approximately 40,000 m<sup>3</sup> of material are delivered to and from the Site per year. Figure 1 shows the Phase One ESA Site location.

The objective of this Phase One ESA was to determine the likelihood that contaminants affecting the Site are present on, in or under the property and to identify actual or potential contamination which might pose a hazard to humans or the environment, or which may have a significant impact on the value of the Phase One Site.

This Phase One ESA is intended to support the filing of a Record of Site Condition (RSC) for the Phase One Site with the Ministry of Environment Conservation and Parks (MECP) for property rezoning purposes in accordance with Ontario Regulation (O. Reg.) 153/04, as amended and potentially an Official Plan Amendment.

SIRATI carried out this Phase One ESA in accordance with the scope of work detailed in SIRATI’s proposal P21-11-127, dated November 23, 2021. The authorization for SIRATI to proceed with the Phase One ESA was given by Mr. Jason Eng of Jason and Henry Eng.

This Phase One ESA was carried out in accordance with the O. Reg. 153/04, as amended. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards. Sampling and testing of potentially contaminated media were not within the scope of this Phase One ESA.

This report was prepared for the exclusive use of Mr. Jason and Henry Eng. Any use of this report by any third-party, or any reliance on or decisions to be made based on it, are the responsibility of such parties. SIRATI accepts no responsibility for damages, if any, suffered by any third-party as a result of decisions made or actions based on this report. Full Report Limitations are provided in Section 10 of this report.

### 2.1 Phase One Property and Site Information

The Phase One Site is a 2-hectare (5.0 acre) parcel of land situated within the property located at 10850 Concession Road 4, Uxbridge, Ontario. The Site is located approximately about 800m to about 950m west of Concession Road 4. Figure 1 shows the Phase One Site Location. Selected Site photographs are included in Appendix A. The information for the Phase One Property is provided in the following Table 3:

**Table 3: Phase One Property Information**

<b>Municipal Address</b>	<b>Legal Description</b>	<b>Property Identification number (PIN)</b>	<b>Zoning</b>	<b>UTM Coordinates - Centre Point of the Site</b>
10850 Concession Road 4, Uxbridge, Ontario	PT LT 14, Con.3, Scott, PT 1 40R18863; Uxbridge, In the Regional Municipality of Durham	Not Provided to SIRATI to date	RU, Rural Zone	Easting: 4891586 m Northing: 641150 m.

## 2.2 Contact Information

At the time of the Phase One ESA, the Site was owned by Henry Eng. The contact information is as follows:

Company Name: Jason and Henry Eng  
Company Address: 10850 Concession Road 4, Uxbridge, Ontario  
Contact Name: Henry Eng  
Contact Telephone: (416) 677-8159  
Contact email: engpropertyworks@gmail.com

## 2.3 Site Description

The Phase One ESA Site is rectangular in shape with a total property area of about 2 hectares (5.0 acres). The Site is located on the central portion of the property identified as 10850 Concession Road 4. The Phase One ESA Site is located approximately about 800m to about 950 m west of Concession Road 4.

The Phase One ESA is being completed for the Site ('composting facility') located in the central portion of 10850 Concession Road 4, where imported agricultural waste (manure and vegetable matter) and imported excess soils (topsoil and inorganic soil materials) for the purpose of composting, mixing/blending or 'organic soil conditioning' is occurring (Site located about 800 to 950 m west of Con. Rd. 4). The composted material is exported and delivered to local farms, greenhouses and a limited number of garden centres. Approximately 40,000 m<sup>3</sup> of material are delivered to and from the Site per year. Figure 1 shows the Phase One ESA Site Location.

The Site is accessed by a gravel driveway that extends from the southeast corner of the operation area to Concession Road 4 (about 800m). A working pad, access area has been placed in the eastern portion and central access portion of the Site area.

We understand that there have been a number of PAC meetings with The County of Simcoe, Township of Uxbridge, and LSRCA in the past to determine the submission requirements for a Zoning By-Law Amendment and potentially an Official Plan Amendment.

The overall topography of the Site is sloping from east to west and is situated at an approximate elevation of about 238 to about 244 metres above mean sea level (mAMSL), according to Google Earth.

The Site is surrounded by the following properties:

North 10900 Con. Rd. 4, agricultural property  
East Remaining agricultural land of 10850 Con. Rd. 4  
South 10520 Con. Rd 4, agricultural and forested land  
West Remaining forested land of 10850 Con. Rd. 4

## **2.4 Objectives of Investigation**

The objectives of the Phase One ESA are:

- To assess the environmental condition of the Phase One Site 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 Site.
- To identify potentially contaminating activities within the Study Area (i.e., areas within 250 m of the Property's boundary).
- To determine the need for a Phase Two ESA.
- To provide a basis for carrying out any Phase Two ESA.
- To identify issues of obvious or potential environmental concern of the Site from the current and historical activities at the Phase One Site and Phase One Study Area.

### 3.0 SCOPE OF INVESTIGATION

This report was prepared by SIRATI for the Client. The Phase One ESA was executed in order to determine the likelihood that contaminants affecting the Site are present on, in or under the Phase One Site.

The Phase One ESA was completed in accordance with the O. Reg. 153/04, as amended.

The scope of work for this Phase One ESA included the following tasks carried out by SIRATI:

- Reviewed historical records of the past uses of the Site and adjacent lands through documentation including city directory searches and historical topographic maps from the Toronto Reference Library, aerial photographs from the Toronto Archives and fire insurance plans (FIPs) collection at the Toronto Reference Library, and Library and Archives Canada online collection;
- Reviewed geological, physiological and topographical maps of the Phase One Study Area;
- Obtained and reviewed a chain of title report for the Phase One Site;
- Obtained an EcoLog Environmental Risk Information Services Ltd. (ERIS) report for the Phase One Site and surrounding properties within 250 m radius from the Phase One Property boundaries;
- Carried out interviews with designated Site representative(s), as a resource for current and historical property information, with unrestricted access to all areas of the Site;
- Contacted municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available;
- Carried out a Site reconnaissance in order to identify any land use practices that may have impacted the environmental condition of the Site;
- Carried out a reconnaissance of the surrounding properties from the Site and publicly accessible areas in order to identify any land use practices that could have potentially impacted the environmental condition of the Site;
- Completed an evaluation of the information from the above to determine potentially contaminating activities (PCAs), and preparing a Conceptual Site Model (CSM) to identify areas of potential environmental concern (APECs) for the Site; and,
- Prepared a phase One ESA report (this report) to document the findings of this investigation.

The scope of Phase One ESA did not include any intrusive investigations, including sampling, analysis or monitoring.

SIRATI has confirmed neither the completeness nor the accuracy of any of the records that were obtained or any of the statements made by others.

Although this report discusses designated substances and hazardous materials, the review was performed at a cursory level and for the Phase One Property as a whole. No sampling or analytical testing for designated substances and/or hazardous materials was performed. This report is not considered a designated



substance or hazardous materials survey or assessment. Recommendations made with respect to these items are provided as guidance only.

All activities of this Phase One ESA were completed under the supervision of the Qualified Person (QP), Edwin Safari, Ph.D., P. Eng., QP<sub>ESA</sub>, as defined by O.Reg. 153/04, as amended. In addition, the QP prepared the Conceptual Site Model, in accordance with Part VII of the Regulation. The Phase One ESA work was carried out by Sean O'Mara, P.Geo. and Edwin Safari, Ph.D., P. Eng., QP<sub>ESA</sub>. Appendix B includes the qualifications of SIRATI staff, who conducted the Phase One ESA.

## **4.0 RECORDS REVIEW**

### **4.1 General**

#### ***4.1.1 Phase One Study Area Determination***

The default 250 m radius from the Phase One Site boundaries was selected for the Phase One Study Area. The QP for this Phase One ESA, determined that the conventional distance of 250 m from the Site boundaries was adequate for defining the Phase One Study Area for all records reviewed. This was based on the facts that the Site is located in a rural area and said radius would cover most potential environmental concerns.

The Site is located on the central portion of 10850 Concession Road 4, Uxbridge, Ontario. The Site is approximately 800m west of Concession Road 4. The Phase One Study Area consists of private agricultural and forested lands (LSRCA regulated lands) within the default radius of 250 meters, from the Site boundaries. This default 250 m radius extends roughly to the property of 10900 Concession Road 4 to the north, 10520 Concession Road 4 to the south, and to the remaining property areas of 10850 10900 Concession Road 4 to the east and west.

The Phase One Study Area and Site uses are shown on Figure 2.

#### ***4.1.2 First Developed Use Determination***

According to the past uses of the Site, as summarized in Section 7.1 of this report, the earliest records available for former uses at the Site indicate that the Site was utilized for agricultural purposes.

#### ***4.1.3 Fire Insurance Plans***

Fire Insurance Plans (FIPs) can provide detailed information regarding aboveground storage tanks (ASTs) and underground storage tanks (USTs), transformers, boilers, electrical rooms, changes in building locations, building additions, site re-development, utilities, and information on surrounding properties.

A search was completed through the McMaster University website for Fire Insurance Plans pertaining to the Phase One Study Area. No Fire Insurance Plans for the Site were available for review.

#### ***4.1.4 Chain of Title***

A chain of title search was not conducted for the Phase One Site. The Phase One Property PIN number was not provided by the client during the completion of this report.

Based on information provided by the property owner, the Phase One Site (Property) was transferred to the current owner, Henry Eng in 1999.

#### ***4.1.5 Environmental Reports***

No environmental reports were provided to SIRATI, by the Client, for review.

#### **4.1.6 Other Historical Information**

City directories were not searched for the Site (a rural property).

### **4.2 Environmental Source Information**

An Environmental Risk Information Services (ERIS) report was prepared by EcoLog ERIS Ltd. for the Phase One Site and other properties within the Phase One Study Area. The report details a search of federal, provincial and private sector databases to identify areas of potential environmental concern at the Phase One Site.

The following sub-sections summarize the findings of various databases included in the ERIS report for the Phase One Site and other properties within the Phase One Study Area. Due to restricted access, private databases were researched strictly as they appear in the EcoLog report.

The EcoLog ERIS Ltd. report is included in Appendix C.

#### **4.2.1 National Pollutant Release Inventory Information**

A search of the National Pollutant Release Inventory (NPRI) database, maintained by Environment Canada, dated 1993-2017, identified no listings in the Phase One Study Area or for the Site.

#### **4.2.2 PCB Information**

A search of the “Ontario Inventory of PCB Storage Sites” (OPCB) database, maintained by the MECP (1987-2004, 2012-2013) and the “National PCB Inventory” (NPCB) database, maintained by the Environment Canada (1988-2008), identified no listings for the Phase One Site and the properties within the Phase One Study Area.

#### **4.2.3 Environmental Compliance Approvals, Certificates and Permits**

A search of the MECP’s “Certificates of Approval” (CA) (1985-October 2011), “Environmental Activity and Sector Registry” (EASR) (October 2011-Sept 2021), “Environmental Registry” (EBR) (1994-Sept. 2021), “Environmental Compliance Approval” (ECA) (October 2011 – Sept. 2021), “Non-Compliance Reports” (NCPL) (1994 – 2019), “Pesticide Register” (PES) (1988-Sept 2021) and “Permit to Take Water” (PTTW) (1994 – Sept.2021) databases did not identify any listings for the Phase One Site or the properties within the Phase One Study Area.

#### **4.2.4 Inventory of Coal Gasification Plants and Coal Tar Sites**

A search of the “Inventory of Coal Gasification Plants and Coal Tar Sites” (COAL) database, maintained by the MECP (April 1987 and November 1988) identified no listings in the Phase One Study Area.

#### **4.2.5 Environmental Incidents, Orders, Offences, Spills, Discharges or Inspections**

A search of the “Compliance and Convictions” (CONV) (1989 – July 2021), “Non-Compliance Reports” (NCPL) (1992[water only], 1994 – Dec 2019), “Ontario Spills” (SPL) (1988 – Sept 2020) and the “Orders”

(ORD) (1994 – Sep 2021) databases, maintained by the MECP, did not identify any listings for the Phase One Site or the properties within the Phase One Study Area.

#### **4.2.6 Waste Management Records**

Regulation 347 of the Revised Regulations of Ontario, 1990 (General — Waste Management), made under the 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. A search of the GEN (1986 – Aug 2021) database, maintained by the MECP identified listings for the Phase One Site.

Six (6) GEN listings were identified for the Phase One Property, as follows:

1. Six (6) listings for 10850 Concession Rd. #4 Zephyr, ON (Zephyr Garden Soils (2007) Ltd. for the generation of waste crank case oils, waste oils and lubricants, listed in 2012 to 2017, (ON8415234).

It was reported to SIRATI that equipment maintenance is not completed in the Site (compost facility area). The maintenance is likely completed within an out-building located about 750m east of the Site (a maintenance structure located on the east portion of 0850 Con. Rd. 4, outside of the Phase One Area). The above listings are not expected to present significant environmental concern the Phase One Site and any property on, under or adjacent to the phase one Site, due to distance (location).

A search of the “Ontario Regulation 347 Waste Receivers Summary” (REC) (1986- Aug 2021) database maintained by the MECP did not identify any listings for properties the Phase One Study Area.

#### **4.2.7 Reports Submitted to the Ministry**

To investigate reports submitted to the Ministry related to the environmental conditions of the Phase One Site and any property on, under or adjacent to the phase One Site, SIRATI carried out a search of the “Certificates of Property Use” (CPU) database (1994 – 2021) and the “Wastewater Discharger Registration Database” (SRDS) database (1990 – 2018), maintained by the MECP.

The above search identified no listings for the Phase One Site and did not include any listings for the Phase One Study Area.

Furthermore, a search of the “Environmental Effects Monitoring” (EEM) (1992 – 2007), “Environmental Issues Inventory System” (EIS) (1992 – 2001) and “Contaminated Sites on Federal Land” (FCS) (June 2000 – Aug 2021) databases, maintained by the Federal Government, did not include any listings for the Phase One Study Site or Phase One Study Area.

#### **4.2.8 Retail Fuel Storage Tanks Information**

The Technical Standards & Safety Authority (TSSA), maintains several databases, providing information on retail fuel storage tanks:

- “Commercial Fuel Oil Tanks” (CFOT) (1948 – December 2015)

- “Fuel Storage Tank” (FST) (2010 – Nov 2015)
- “Fuel Storage Tank – Historic” (FSTH) (Pre-Jan 2010)
- “List of TSSA Expired Facilities” (EXP) (Current to Nov 2015)
- “TSSA Variances for Abandonment of Underground Storage Tanks” (VAR) (current to Nov 2015); and
- “Private and Retail Fuel Storage Tanks” (PRT) (1989 -1996).

There were no records for the Phase One Site and Phase One Study area.

#### **4.2.9 Notices and Instruments, including Records of Site Condition**

A RSC summarizes the environmental conditions of a property as determined by a QP, by conducting a Phase One ESA and where necessary, a Phase Two ESA, confirmatory sampling and risk assessment. Upon completion of the necessary environmental site assessments, an RSC for an assessed property can be filed with the MECP and added to the Environmental Brownfields Site Registry database. This online publicly available database can be searched to identify what properties may have potential environmental concerns.

There were no listings identified for the Phase One Site or within the Phase One Study Area.

#### **4.2.10 Landfill Information**

A search of the “Landfill Inventory Management Ontario” (LIMO) (2012), the “Waste Disposal Sites – Inventory” (WDS) (1970 – June 2015), and the “Waste Disposal Sites – 1991 Historical Approval inventory” (WDSH) databases, maintained by the MECP, identified no listings in the Phase One Study Site or Phase One Study Area.

The “Anderson’s Waste Disposal Sites” (ANDR) private database (1860s – present) identified no listing for the Phase One Study Site or Phase One Study Area:

The “National Defense & Canadian Forces Waste Disposal Sites” (NDWD) (2001 – Apr 2007), maintained by the Department of National Defense and the Canadian Forces, did not identify any listings for the Phase One Study Site or Phase One Study Area.

#### **4.2.11 Other Database Listings**

The EcoLog ERIS Ltd. report’s search of the “Abandoned Aggregate Inventory” (AAGR), “Aggregate Inventory” (AGR), “Abandoned Mine information System” (AMIS), “Chemical Register” (CHEM), “Canadian Mine Locations” (MINE), “Mineral Occurrences” (MNR), and the “Canadian Pulp and Paper” (PAP) databases did not identify any listings for the Phase One Study Site or Phase One Study Area.

The “ERIS Historical Searches” (EHS) (1999 – March 2013) private database did not identify any listings for the Phase One Study Site or Phase One Study Area.

The “TSSA Pipeline Incidents” (PINC) database did not identify any listings for the Phase One Study Site or Phase One Study Area.

The “TSSA Historic Incidents” (HINC) database did not identify any listings for the Phase One Study Site or Phase One Study Area.

The “Scott’s Manufacturing Directory” (SCT) database did not identify any listings for the Phase One Study Site or Phase One Study Area.

### 4.3 Physical Setting Sources

#### 4.3.1 Aerial Photographs

Aerial photographs provide a visual chronology of previous land uses and activities on the Site and other properties within the Phase One Study Area. Historic aerial photographs, dated 1985 and from 2005 to 2021, were available for review and reproduction from Google Earth. The development and land use history of the Phase One Site and the properties adjacent to the Phase One Property are summarized on Table 5 below:

**Table 4: Aerial Photographs for the Phase One Property and the Adjacent Properties**

Year	Phase One Site	Adjacent Properties
1985	Agricultural	Agricultural
2005	Agricultural	Agricultural
2009 to 2021	Processing facility with material stockpiles in similar configuration to present conditions	Agricultural

Copies of the aerial photographs are included in Appendix D.

#### 4.3.2 Topography, Hydrology, Geology

The Phase One Site is located in UTM Zone 17, with approximate coordinates at the center of the Site of Easting 4891586 m and Northing 641150 m. Maps detailing geology, physiography and topography for the Phase One Study Area were reviewed from the following sources: EcoLog ERIS Ltd., the Ontario Geological Survey map publications on the Ontario Ministry of Northern Development and Mines website (via Google Earth). The information provided in the maps are shown in Table 6 below.

**Table 5: Topography, Geology and Physiography of the Phase One Study Area**

Map	Map Source	Findings
Surficial Geology	<ul style="list-style-type: none"> <li>Ontario Ministry of Northern Development and Mines website, available for viewing via OGS Earth (on Google Earth) - Surficial Geology of Southern Ontario, 2010.</li> <li>Ontario Ministry of Northern Development and Mines website, available for viewing via OGS Earth (on Google Earth) - Ontario's Quaternary Geology Map (2000).</li> </ul>	<p>The Phase One Study property and Phase One Study Area to the south is located in a region of coarse grained glaciolacustrine sand, gravel, minor silt and clay.</p> <p>Phase One Study Area to the north is also located in a region of alluvial, sand, gravel, silt and clay.</p> <p>Phase One Study Area to the east is located in a region of Till, sandy silt to silty sand.</p> <p>Phase One Study Area to the west is located in a region of organic deposits, peat, muck, marl.</p> <p>These soils may range from low (clay deposits and till) to high (sand deposits) permeability.</p>
Physiography	<ul style="list-style-type: none"> <li>Ontario Ministry of Northern Development and Mines website, available for viewing via OGS Earth (on Google Earth) - Physiography of Southern Ontario 2007.</li> </ul>	<p>The overburden in the Phase One Study property and Phase One Study Area to the north, west and south is derived from peat and muck.</p> <p>The overburden in the Phase One Study Area to the east is derived from drumlinized till plains (and drumlines).</p>
Bedrock Geology	<ul style="list-style-type: none"> <li>Ontario Ministry of Northern Development and Mines website, available for viewing via OGS Earth (on Google Earth) - Bedrock Geology of Ontario, 2011 – MRD 126.</li> <li>Ontario Ministry of Northern Development and Mines website, available for viewing via OGS Earth (on Google Earth) - Bedrock Topography and Overburden Thickness – MDR 207.</li> <li>Ontario Well Records – interactive well record map, 2016.</li> </ul>	<p>Bedrock is comprised of limestone and shale from the Lindsay Formation. Bedrock is anticipated to be at approximately about 200 m below ground surface.</p>
Surface Topography	<ul style="list-style-type: none"> <li>EcoLog ERIS Ltd: Ontario Base Map; Ontario Ministry of Natural Resources - Surveys and Mapping Branch, 2010.</li> <li>Google Earth - Elevation Profile provided by NASA's Shuttle Radar Topography Mission (SRTM), not dated.</li> <li>Atlas of Canada – Toporama website, Topographic Map dated 2015.</li> <li>Toronto Reference Library topographic maps dated 1927, 1949, 1969 and 1980.</li> </ul>	<p>The Phase One Property lies at an approximate elevation of 240 mAMSL. The topography across the Phase One Property is relatively flat with a gentle slope to the west.</p>

Topographic maps provide information about the topographic features of the Phase One Site and its physical setting, including features such as ground elevation contours, spot elevations, wetlands, surface water bodies, roadways, railways, mines, and historical buildings and structures. They identify that the general topography of the area has not changed significantly throughout the years. Furthermore, the soil and geology of the Phase One Study Area discussed in Table 5 above identifies that the soils may range from high permeability (sand) to low permeability (clay).

Based on topographic features and knowledge gained from other properties in the area, the regional groundwater flow direction is expected to be from east to west towards the Pefferlaw River, approximately 150 m west of the Site. Locally, the shallow ground water flow may be influenced by underground utility trenches, conduits, and structures, variations in soil type, and minor fluctuations in topography. Surface water was observed within ditching on the Phase One Study Property.

The “Borehole” (BORE) (1875 – July 2014) database includes borehole information from many sources, including the Ministry of Transportation (MTO) and the Ontario Geological Survey (OGS), the Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database. The EcoLog ERIS report identified three (3) unpotable water well listings, in the above databases, for the Phase One Study Area.

Copies of the Maps including Ontario Base Map from the EcoLog ERIS report, the topographic maps from the Atlas of Canada and the Toronto Reference Library, Surface Geological Map and Bedrock Geological Map from the Ontario Ministry of Northern Development and Mines website are included in Appendix E.

#### **4.3.3 Fill Materials**

Areas of fill may be recognized by unusual surface formations or unnatural topography. Fill material from construction or demolition activities often differs in colour, texture, and drainage properties from native soils, and may include such things as construction debris, municipal solid waste, or industrial waste products such as slag, cinders or ash.

Based on observations made at the time of the Site reconnaissance, the presence of fill material at the Phase One Site was identified, including inorganic soil stockpiles, manure stockpiles, topsoil stockpiles, compost curing stockpiles and work pads for area access. The work pad fill material contained sand, gravel, silt, brick rubble and concrete rubble.

#### **4.3.4 Water Bodies, Areas of Natural Significance & Ground Water Information**

To assess the presence of water bodies and areas of natural significance, a Ministry of Natural Resources and Forestry’s Natural Heritage Map was reviewed. The Pefferlaw River (about 150m west), tributaries of the Pefferlaw River and ponds (about 200m north) were observed on the north and west portions Phase One Study Area.

A review of the interactive natural heritage area map published by the Ministry of Natural Resources and Forestry (MNRF) (2015) identified no areas of natural significance within the Phase One Study Site and Phase One Study Area. A Provincially Significant Wetland is identified in the west portion of the Phase



One Study Area. Both the Phase One Study Site and Phase One Study Area are within the Natural Heritage System boundary.

Based on Schedule 'E' Map AP5, WHPA-Q1/WHPA-Q2 Design Overlay Corporation of the Township of Uxbridge, the Phase One Study Site and Phase One Study Area may lie within, partly within or adjacent to the WHPA-Q1/WHPA-Q2 zone (taking water without returning it to the same aquifer may be a threat, future reduction in recharge would signify a threat).

The water for human consumption (and agricultural purpose) was not observed within the Phase One Study Area, including the Phase One Site. Private water wells have been located in the areas outside of the 250 m Phase One Study Area. Please refer to Section 4.35 for well records.

Appendix E, Figure 8 shows water bodies and areas of natural significance, if any, on the Phase One Study Area.

#### **4.3.5 Well Records**

Well records can be useful in determining the hydrogeological and geological characteristics of the Phase One Study Area by providing information on the stratigraphy of the overburden from ground surface to bedrock, as well as the approximate depths to the bedrock and the water table.

##### **4.3.5.1 Water and Test Wells**

The "Water Well Information System" (WWIS) is a provincial database that covers well records data from 1899 - 2021. The database describes locations and characteristics of water wells found in Ontario in accordance with Ontario Regulation 903.

The EcoLog ERIS report identified three (3) unplotable water well listings for the Phase One Study Area. Details of depth and construction, and locations of these wells are illustrated in the EcoLog ERIS report in Appendix C.

No water wells were identified within the Phase One Study Area, including the Phase One Site.

##### **4.3.5.2 Oil, Gas, and Salt Wells**

A search of the Oil, Gas and Salt Resources database by EcoLog ERIS did not find any wells within the Phase One Study Site and Area.

#### **4.4 Site Operation Records**

Site operating records must be reviewed where the Phase One Site is an enhanced investigation property as defined under the O. Reg. 153/04, as amended: (a) the property was used at any time, in whole or in part, for an industrial use; or (b) used at any time, in whole or in part, for any of the following commercial uses:

- i. As a garage;
- ii. As a bulk liquid dispensing facility, including a gasoline outlet; and
- iii. For the operation of dry-cleaning equipment.

There are no historical records that indicate that the Site was used for any of the above purposes. As such, the Phase One Site is not considered an Enhanced Investigation Property.

## 5.0 INTERVIEWS

### 5.1 Property Owner Representative

On-site interviews with individuals knowledgeable about the history and use of the Phase One Site can identify details that might not be obtainable from a review of historical records.

Sean O'Mara of SIRATI interviewed Mr. Jason Eng, Site Representative, to obtain details on the Site, on December 16, 2021.

The results of the interview are summarized according to the information obtained from the completed Phase One ESA Questionnaire Form:

- The property was purchased by Henry Eng in 1999.
- Current activities in the Phase One Site includes organic soil works (composting, soil conditioning). Organic vegetable farming occurs in the Phase One Area to the east of the Site. There are no current activities occurring on the Phase One Site, which were related to industrial operations, fuel distribution or storage, vehicle servicing and/or maintenance.
- No operations which involve storage and/or use of environmentally sensitive or hazardous products occur on Site.
- There are no herbicides, pesticides or other agricultural chemicals currently being used on the Site.
- There are no underground structures, such as in-ground hoists, pits, storage tanks, or oil/water separators located on the Site.
- There was no existing or previous fuel storage tank or related leaks/spills or removal and remediation on the Site.
- There were no issues related to PCBs occurring on Site.
- There was no waste generation or emission at the Site.
- No environmental site assessment or required soil and/or groundwater remediation took place on Site.
- Agricultural Waste (Manure) and topsoil is imported yearly, and volume varies based on availability. This composting/organic soil conditioning operation has been occurring on the Site for approximately 15 to 20 years.
- No environmental testing of the imported manure or other imported soils has been completed at the Site. No testing records exist.
- It was reported that the imported mushroom farm agricultural waste material is from a certified organic agricultural operation.
- Equipment such as trucking equipment, loaders, excavators' screeners and a stacking belt are used at the Phase One Site.
- The owner confirmed the property is classified as a rural property land use.

### 5.2 Regulatory Correspondence

A formal request was made on December 10, 2021 to the MECP for the release of any information they

may have on file regarding the presence of any waste disposal sites, industrial discharges, sewer use violations or other environmental problems in the area, and any issuance of orders to comply against the Phase One Site.

Upon receipt of the MECP response the Client will be informed if this information has any impact on the conclusions of this Phase One ESA report.

In addition, Email correspondence with the Technical Standards and Safety Authority (TSSA) was carried out. Email correspondence with the Technical Standards and Safety Authority (TSSA) indicated no records of any active tanks at the Site or neighboring properties.

Appendix F includes a copy of the regulatory requests and correspondences.

## 6.0 SITE RECONNAISSANCE

### 6.1 General Requirements

The purpose of the Site reconnaissance was to determine if APECs exist, through observations about current and past uses and PCAs on, in or under the Phase One Site and within the Phase One Study Area, as well as to identify potential contaminant pathways. Interior and exterior observations of the Phase One Site and surrounding properties were carried out. The exterior observations were recorded by walking over the grounds on the Site. Adjoining properties and properties within the Phase One Study Area were observed from the Phase One Site and public accessible roadways. The following Table 7 includes information regarding the Site reconnaissance:

**Table 6: Site Reconnaissance Information**

<b>Date of Investigation:</b>	December 16, 2021
<b>Time of Investigation:</b>	2:00 pm – 4:00 pm
<b>Weather Conditions:</b>	Cloudy, 16°C
<b>Duration of Investigation:</b>	~2 hours
<b>Was the facility operating?</b>	No, shut down for the day
<b>Name and Qualification of Person(s) conducting the site reconnaissance</b>	Mr. Sean O'Mara, P. Geo.
<b>Limitations</b>	No

### 6.2 Specific Observations at Phase One Site

#### 6.2.1 Site Description

The Phase One ESA Site is rectangular in shape with a total property area of about 2 hectares (5.0 acres). The Site is located on the central portion of the property identified as 10850 Concession Road 4. The Phase One ESA Site is located approximately about 800m to about 950 m west of Concession Road 4.

The Phase One ESA is being completed for the Site ('composting facility') located in the central portion of 10850 Concession Road 4, where imported agricultural waste (manure and vegetable matter) and imported excess soils (topsoil and inorganic soil materials) for the purpose of composting, mixing/blending or 'organic soil conditioning' is occurring (Site located about 800 to 950 m west of Con. Rd. 4). The composted material is exported and delivered to local farms, greenhouses and a limited number of garden centres. Approximately 40,000 m<sup>3</sup> of material are delivered to and from the Site per year. Figure 1 shows the Phase One ESA Site Location.

The Site is accessed by a gravel driveway that extends from the southeast corner of the operation area to Concession Road 4 (about 800m). A working pad, access area has been placed in the eastern portion and central access portion of the operation area. No structures are located in the operations area.

The overall topography of the Site is sloping from east to west and is situated at an approximate elevation of about 238 to about 244 metres above mean sea level (mAMSL), according to Google Earth.

Photographs taken during the site visit and the accompanying descriptions are presented in Appendix A. The features observed during the site visit are shown on Figure 2.

## **6.2.2 General Description of Below-Ground Structures**

During the site reconnaissance, no below ground structures were observed at the Site.

## **6.2.3 Tanks**

### **6.2.3.1 Underground Storage Tank**

During the site reconnaissance, no underground storage tanks (USTs) or indications of fuel storage tanks were observed at the Site.

### **6.2.3.2 Aboveground Storage Tank**

During the site reconnaissance, no aboveground storage tanks (ASTs) or indications of fuel storage tanks were observed at the Site.

What appear to be possible storage containers and trailers in the northeast quadrant of the Phase One Site appear on the aerial photography from between the year 2013 to 2021.

### **6.2.3.3 Other Storage Containers**

During the site reconnaissance, one (1) trailer and one (1) metal storage container were observed on the Phase One Site (northeast quadrant area). The trailer is reported to be unused, and the metal storage container is used for tool storage.

What appear to be possible storage containers and trailers in the northeast quadrant of the Phase One Site appear on the aerial photography from between the year 2013 to 2021.

## **6.2.4 Potable and Non-Potable Water Sources**

No potable ground water well was observed on the Phase One Site during the site visit. A total of five (5) groundwater monitoring wells as installed by SIRATI & Partners (December 2021) were identified on the Site.

## **6.2.5 Underground Utilities**

The inspection of the Phase One Site indicated the following information related to utility services:

- No underground utilities noted in the Phase One Site.

## **6.2.6 Building Exit and Entry Points**

No structures were identified at the Phase One Site during the Site reconnaissance.

## **6.2.7 Heating Systems**

The Phase One Site does not have heating systems.

### **6.2.8 Cooling Systems**

The Phase One Site does not have cooling systems.

### **6.2.9 Drains, Pits and Sumps**

Visual observations of the catch basins, floor drains and sump pits at the Phase One Site can provide visual or olfactory evidence of contamination.

Catch basins can be conduits for the migration of contaminants from the Phase One Site, especially when storm water runoff flows across a spill or hazardous waste storage area before discharging to the catch basin. Furthermore, drains and sumps may have been used to discharge hazardous wastes, particularly when located near manufacturing, processing, or hazardous material storage areas.

- No sumps/pits or catch basins were observed at the site during the Site reconnaissance.

### **6.2.10 Hydraulic Equipment**

No hydraulic equipment was identified at the Phase One Site, during the Site reconnaissance with the exception of the operation's heavy equipment.

### **6.2.11 Unidentified Substances**

No unidentified substances were present at the Phase One Site at the time of the Site reconnaissance.

### **6.2.12 Stains or Corrosion on Floors Near Drains, Pits, Sumps, Cracks and Discharge Points**

No significant hydrocarbon type staining or corruptions were observed on floors, close to drains, pits, sumps, cracks or other potential discharge locations, at the Phase One Site during the Site reconnaissance.

### **6.2.13 Abandoned or Existing Wells**

Improper well construction and the failure to carry out routine preventative maintenance on wells can often result in contamination of the groundwater. Unplugged, abandoned water wells may constitute a hazard to public health and safety, and may provide a conduit for the downward migration of contaminants to the groundwater.

No potable ground water well was observed on the Phase One Site during the site visit.

A total of five (5) groundwater monitoring wells as installed by SIRATI & Partners (December 2021) were identified on the Site.

Note, groundwater monitoring wells must be decommissioned in accordance with O.Reg. 903.

### **6.2.14 Sewage Works**

The Phase One Site is not a human sourced municipal wastewater treatment facility, septage facility, and is not considered human sewage works.

The Site is currently being utilized as a composting facility and organic soil conditioning facility. The existing agricultural waste/organic waste (manure and vegetable matter) is producing a leachate from the composting/aging process. At the time of the Site reconnaissance, there were no leachate containment systems or leachate treatment systems.

#### **6.2.15 Ground Surface Description**

The ground surface at the Phase One Site is covered with fill soils, stockpiles of topsoil, manure, compost, mixed silty and sandy soils, including native sandy soils.

#### **6.2.16 Current or Former Railway Lines or Spurs**

During the Site reconnaissance, there was no evidence of current or former railway lines or spurs on the Phase One Site.

#### **6.2.17 Stained Soil, Vegetation or Pavement**

Various types of raw or waste materials may discolor soil directly or through the precipitation of chemicals in the soil. Chemical contaminants in runoff or discharge can stain concrete pavements.

No significant stains were observed at the Phase One Site during the Site reconnaissance.

#### **6.2.18 Stressed Vegetation**

No stressed vegetation was observed at the Site as well at the Phase One Site during the Site reconnaissance.

#### **6.2.19 Fill or Debris**

Areas of fill may be recognized by unusual surface formations or unnatural topography. Fill material from construction or demolition activities often differs in colour, texture, and drainage properties from native soils, and may include such things as construction debris, municipal solid waste, or industrial waste products such as slag, cinders or ash.

Based on observations made at the time of the Site reconnaissance, the presence of fill material at the Site is confirmed.

#### **6.2.20 Potentially Contaminating Activities on the Site**

During the Site Reconnaissance,

- PCAs include Importation of Fill Material of Unknown Quality, Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications (on and off Site).
- PCAs include Former usage of the Site as Farmland for agricultural purposes, including the importation and storage of agricultural waste for composting.



### **6.2.21 Chemical Inventory**

No chemicals observed at the Site during the Site reconnaissance.

### **6.2.22 Liquid Chemical Waste Generation, Storage & Disposal**

The Phase One Site may be considered a (non-human sourced) sewage producing/sewage biosolid storage facility. The existing agricultural waste/organic waste (manure and vegetable matter) is producing a leachate from the composting/aging process. At the time of the Site reconnaissance, there were no leachate containment systems or leachate treatment systems.

### **6.2.23 Solids Waste Generation, Storage & Disposal**

No special or hazardous solid industrial wastes are generated at the Phase One Site. Solid imported agricultural waste and imported organic waste including imported excess soil materials are being transported and stored at the Phase One Site for composting/organic soil conditioning process.

The Phase One Site (compost facility) may fall under the jurisdiction of The Ontario Compost Quality Standards (Ontario Ministry of Environment and Energy) and Temporary Field Storage of Solid Manure (Ontario Ministry of Agriculture, Food and Rural Affairs). As such, the Site may require an ECA.

As per the above noted Ontario guidelines/standards, environmental testing of stockpiles, leachate, product materials and site record keeping is likely required. This information was not made available during the completion of this report.

The address 10850 has a waste generator number (ON8415234) for waste oils and lubricants and is likely associated with the outbuilding located about 750m east of the Site (compost facility).

### **6.2.24 Special Attention Items**

Special attention items include designated substances and hazardous materials that may be present in the building materials. The building inspection was carried out in accessible areas. The inspection included assessment of the potential presence of:

- designated substances (acrylonitrile, asbestos, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica, vinyl chloride);
- hazardous materials (polychlorinated biphenyls (PCBs));
- ozone depleting substances (ODS);
- urea formaldehyde foam insulation (UFFI); and
- special attention items (mould, Radioactive Materials and Radon Gas).

The following Table 8 shows the include designated substances and hazardous materials that may be present in the building materials:

**Table 7: Site Reconnaissance Information**

Special Attention Items	Notes
acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, silica and vinyl chloride	These items were not observed at the Site. The presence of the special attention items in building/construction materials were investigated through observations made by SIRATI and does not necessarily imply adverse impact to the environmental condition of the Site.
Asbestos	Asbestos and asbestos-containing materials were used as insulation and construction materials until being phased out in the late 1970s. Asbestos is not expected at the Site.
Polychlorinated Biphenyls (PCBs)	Prior to the mid- to late-1970s, PCBs were used in the manufacture of electrical equipment, including fluorescent light ballasts. PCB-containing electrical equipment, such as fluorescent lamp ballasts, is not present on the Site.
Lead	The use of lead as a base in paints and plumbing solder was phased out in the late 1970s. Based on the age of the building (prior 1978), lead solder and leaded paint is not present on Site.
Ozone Depleting Substances (ODS)	<p>ODS generally contain chlorine, fluorine, bromine, carbon, and hydrogen in varying proportions and are often described by the general term halocarbons. Chlorofluorocarbons (CFCs), carbon tetrachloride, and methyl chloroform are important human-produced ozone-depleting gases that have been used in many applications including refrigeration, air conditioning, foam blowing, cleaning of electronics components, and as solvents. Another important group of human-produced halocarbons is the halons, which contain carbon, bromine, fluorine, and (in some cases) chlorine and have been mainly used as fire extinguishers.</p> <p>During the site reconnaissance, no ODS materials were observed at the Site.</p>
Urea-Formaldehyde Foam Insulation (UFFI)	Urea-Formaldehyde Foam Insulation (UFFI) was introduced in Canada during the 1970s and was banned in 1980. No record of UFFI was available for the subject buildings. No buildings were noted at the Site, therefore the potential for UFFI to be present on the Site is considered to be low.
Mercury	Based on the age of the buildings, the potential for mercury in fluorescent lights observed in the buildings is possible. Mercury in small quantities could be present inside the electrical switches or thermostats, if any, in the buildings. No structures were noted at the Site.
Mould	No structures were observed at the Site that could be impacted by Mould. Mould may be present within the stockpiles identified on Site.
Radioactive Materials and Radon Gas	Based on local geological formations in the area, it is unlikely that the Phase One Property is exposed to natural sources of radiation such as radon or uranium. Signs indicating radioactive materials were not observed during the site inspection. A radiometric survey was not conducted during this investigation.
Herbicides and Pesticides	During the site inspection, no bulk units herbicides or pesticides were observed to be stored. Based on the aerial photographs, and the site reconnaissance, the Phase One Site has been used for agricultural purposes. Also, imported agricultural waste is being transported and stored at the Site. Therefore, there is a potential for issues related to herbicides and pesticides.

### **6.2.25 Odours**

No chemical odours were detected during the Site reconnaissance. Decomposing organic odour was present during the Site reconnaissance.

### **6.2.26 Noise**

No unusual/excessive noise was detected at the Phase One Site during the Site reconnaissance.

### **6.2.27 Watercourses, Ditches or Standing Water**

During the site visit, ditches and standing water was observed on the Phase One Site.

### **6.2.28 Air Emissions**

At the time of the site visit, no air emissions were observed.

### **6.2.29 Road, Parking Facilities and Rights of Way**

The Site is accessed by a gravel driveway that extends from the southeast corner of the operation area to Concession Road 4 (about 800m).

## **6.3 Enhanced Investigation Property**

A Site is not considered an Enhanced Investigation Property, as per the O. Reg. 153/04,

*“if the property is used, or has ever been used, in whole or part, for an industrial use or for any of the following commercial uses (i) as a garage; (ii) as a bulk liquid dispensing facility, including a gasoline outlet, or (iii) for the operation of dry cleaning equipment.”*

There are no historical records that indicate that the Site was used for any of the above purposes. As such, the Phase One Site is not considered an Enhanced Investigation Property.

### **6.3.1 Site Production and Manufacturing**

Manufacturing activities are not expected at the Site.

### **6.3.2 Hazardous Materials**

No hazardous materials were identified during the Site reconnaissance.

### **6.3.3 Products Manufactured**

Manufacturing activities are not expected at the Site.

### **6.3.4 By-Products and Wastes**

No industrial by-products or wastes are generated at the Site.

### **6.3.5 Raw Material Handling and Storage Locations**

No raw materials were identified during the Site reconnaissance.

### **6.3.6 Drums, Totes and Bins**

No drums, totes or bins were identified during the Site reconnaissance.

### **6.3.7 Oil/Water Separators**

No oil/water separators were identified during the Site reconnaissance.

### **6.3.8 Vehicle and Equipment Maintenance**

No vehicle or equipment maintenance activities were present on the Phase One Site.

### **6.3.9 Spills**

Reportedly, there have been no spills or occurrence of other environmental incidents on the Phase One Site. Uncontrolled (and untested) leachate from the compost piles identified at the Site to the natural environment may be considered a spill. At the time of the Site reconnaissance, there were no leachate containment systems or leachate treatment systems.

### **6.3.10 Liquid Discharge Points**

No liquid industrial discharge points, or generation of industrial wastewater, were observed during the Site reconnaissance. Uncontrolled (and untested) leachate from the compost piles were identified at the Site. At the time of the Site reconnaissance, there were no leachate containment systems or leachate treatment systems.

### **6.3.11 Hydraulic Lifts**

Based on Site observations and interviews, no hydraulic lifts were present at the Site. The heavy equipment identified at the Site are hydraulically operated.

## **6.4 Investigation of Phase One Study Area**

### **6.4.1 Adjacent and Surrounding Properties**

A visual inspection of the adjacent properties and properties within 250 m of the Site was carried out from publicly accessible areas to identify the occupants and document the uses and sources of potential environmental concerns that may impact the Site.

The conditions of the adjacent properties were observed from the public accessible roadways and the Phase One Site at the time of the Site reconnaissance. The findings of the visual reconnaissance of the adjacent properties are shown in the photographs included in Appendix A:

North 10900 Con. Rd. 4, agricultural property

East Remaining agricultural land of 10850 Con. Rd. 4

South 10520 Con. Rd 4, agricultural and forested land

West Remaining forested land of 10850 Con. Rd. 4

#### **6.4.2 Water Bodies**

Naturally occurring surface waters such as rivers, streams, lakes, ponds, or wetlands may be significant because they are potential waste discharge points and may provide a conduit for off-site contaminants to migrate on-site or vice-versa.

The Pefferlaw River (about 150m west), tributaries of the Pefferlaw River and ponds (about 200m north) were observed on the north and west portions Phase One Study Area.

#### **6.4.3 Areas of Natural Significance**

As previously mentioned in Section 4.3.4, a review of the interactive natural heritage area map published by the Ministry of Natural Resources and Forestry (MNRF) (2015), identified no areas of natural significance within the Phase One Study Site and Phase One Study Area. A Provincially Significant Wetland is identified in the west portion of the Phase One Study Area (at the west boundary of the Phase One Study Site). Both the Phase One Study Site and Phase One Study Area are within the Natural Heritage System boundary.

### **6.5 Written Description of Investigation**

The site reconnaissance was conducted by SIRATI personnel on December 16, 2021 and included a walking tour and inspection of the Phase One Site. Written and photographic records regarding the condition of the Phase One Site and Study Area were compiled.

In areas of the Phase One Study Area, not covered by buildings or structures, observations were made of the surrounding properties within Phase One Study Area, from publicly accessible areas, for any signs of stained soil, vegetation or pavement, stressed vegetation, ASTs, evidence of USTs, water supply wells, and any potentially contaminating activities.

Copies of Site reconnaissance and interview notes were outlined throughout this Report. In summary, the Site reconnaissance and related inquiries identified the following:

- PCAs include Importation of Fill Material of Unknown Quality, Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications (on and off Site).
- PCAs include Former usage of the Site as Farmland for agricultural purposes, including the importation and storage of agricultural waste for composting.
- APECs included Importation of Fill Material of Unknown Quality. Materials include imported agricultural waste, imported topsoil, imported inorganic mineral soil for composting, organic soil conditioning. Imported fill also includes working pads and access driveways with mixed Type II crushed quarried stone, sand, gravel, brick rubble and concrete rubble.

- APECs include Former usage of the Site as Farmland for agricultural purposes, including the importation and storage of agricultural waste for composting.
- The Pefferlaw River (about 150m west), tributaries of the Pefferlaw River and ponds (about 200m north) were observed on the north and west portions Phase One Study Area.
- A Provincially Significant Wetland is identified in the west portion of the Phase One Study Area (at the west boundary of the Phase One Study Site). Both the Phase One Study Site and Phase One Study Area are within the Natural Heritage System boundary.
- Phase One Site may be considered a (non-human sourced) sewage producing/sewage biosolid storage facility. The existing agricultural waste/organic waste (manure and vegetable matter) is producing a leachate from the composting/aging process. At the time of the Site reconnaissance, there were no leachate containment systems or leachate treatment systems.
- What appear to be possible storage containers and trailers in the northeast quadrant of the Phase One Site appear on the aerial photography from between the year 2013 to 2021.

## **7.0 REVIEW AND EVALUATION OF INFORMATION**

### **7.1 Current and Past Uses**

The current and past uses of the Phase One Site were determined based on aerial photographs (Section 4.3.1), and other historical records reviewed including the property use records (Section 4.1.6).

The Phase One Site was likely used for agricultural purpose since it was transferred to the first individual owner, until it was first developed with the current composting facility (approximately 2009 based on aerial photography).

Table of current and past uses of the Phase One Area is included in Appendix G.

### **7.2 Potentially Contaminating Activities**

Based on the information obtained by the aerial photographs (Section 4.3.1), property use records (Section 4.1.6), previous reports (Section 4.1.5), environmental source information (Section 4.2), interview (Section 5.0) and Site Reconnaissance (Section 6.0) indicate activities that are considered to be PCAs, as defined by Table 2 of Schedule D in O. Reg. 153/04, and are summarized in Table 1 in Executive Summary. These PCAs have historically been or are currently located within the Phase One Study Area. The column identifying the PCAs as being up-gradient (Y/N) refers to the inferred southeast groundwater flow direction in the area relative to the Phase One Site. A comprehensive list of PCA types and locations present in the Phase One Study Area are shown on Figure 3.

### **7.3 Areas of Potential Environmental Concern**

Details of the APECs identified on the Phase One Site are outlined in Table 1 in Executive Summary. List of APECs is included on Figure 4.

## **7.4 Phase One Conceptual Site Model**

### **7.4.1 CSM Figures**

Figures 1 to 4 and Appendix E, Figures 1, 7, 8 and 9 show the following information:

- i. Existing buildings and structures on the Phase One Study Area
- ii. Water bodies on the Phase One Study Area
- iii. Areas of natural significance on the Phase One Study Area
- iv. Drinking water wells at the Phase One Site
- v. Site location map, showing roads, including names on the Phase One Study Area
- vi. Uses of properties adjacent to the Phase One Site
- vii. PCAs on the Phase One Study Area
- viii. APECs on the Phase One Site

### **7.4.2 Description of Assessment**

This Phase One Conceptual Site Model is prepared as part of a Phase One Environmental Site Assessment (Phase One ESA) for the Site located at the municipal address of 10850 Concession Road 4, Uxbridge, Ontario (hereinafter referred to as the “Phase One Property” or the “Site”).

The Phase One Site is a 2-hectare (5.0 acre) parcel of land situated within the property located at 10850 Concession Road 4, Uxbridge, Ontario. The Site is located approximately about 800m to about 950m west of Concession Road 4. Figure 1 shows the Phase One Site Location.

Based on the records review, the Phase One Site has been used for agricultural purposes until approximately 2005. The Phase One Site has been used as a Compost Facility and for Organic Soil Conditioning since the mid-2000s (post 2005).

The Property Identification Numbers of the Phase One Site was not provided to SIRATI for the completion of the report.

The legal description of the Phase One Property is:

PT LT 14, Con.3, Scott, PT 1 40R18863; Uxbridge, In the Regional Municipality of Durham

Neighboring properties consist mainly of agricultural and forested properties.

#### **7.4.2.1 Identify and Locate Areas Where any Potentially Contaminating Activity Has Occurred**

Potentially Contaminating Activities (PCAs) were identified at the Phase One Site and at properties within the Phase One Study Area based on the records review, interviews, and Site reconnaissance. The PCAs identified within the Phase One Study Area are listed in Table 1 in Executive Summary of this report.

#### **7.4.2.2 Identify and Locate any Areas of Potential Environmental Concern**

The Areas of Potential Environmental Concern (APECs) identified on the Phase One Site that may have resulted from the PCAs identified within the Phase One Study Area are included in Table 2 in Executive Summary of this report.

The locations of the PCAs and APECs are shown on **Error! Reference source not found.**

#### **7.4.2.3 Potential Underground Utilities to Affect Contaminant Distribution and Transport**

No subsurface structures or underground utilities were observed or are expected at the Phase One Site.

#### **7.4.2.4 Regional or Site Specific Geological and Hydrological Information**

The Phase One Site is located in an area with physiography of peat and muck. The area is within drumlinized till plains with a surficial geology of coarse grained glacio-lacustrine sand, gravel, minor silt and clay deposits, alluvial sand, gravel, silt and clay deposits, organic deposits of peat and muck, stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain, over bedrock of Lindsay Formation limestone. The Phase One Site is located in an area with physiography of peat and muck. The area is also within drumlinized till plains with a surficial geology of coarse grained glacio-lacustrine sand, gravel, minor silt and clay deposits, alluvial sand, gravel, silt and clay deposits, organic deposits of peat and muck, stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain, over bedrock of Lindsay Formation limestone. These soils have a relative moderate to high permeability. Bedrock is anticipated to be at approximately 40 mAMSL, approximately 200 mbgs.

A watershed map provided by the Lake Simcoe Region Conservation Authority (LSRCA) shows the Phase One Site is situated within the Lake Simcoe Watershed, Pefferlaw Brook Sub-Watershed.

The ground surface at the Phase One Site is sloping from east to west. Shallow groundwater flow is expected to flow towards the west.

#### **7.4.2.5 Uncertainty or Absence of Information Obtained**

No uncertainty or absence of information noted in the Phase One ESA could affect the validity of this conceptual site model.

#### **7.4.3 Exemption Set out in Paragraph 1, 1.1 or 2 of Section 49.1 of the Regulation**

There is a potential that de-icing salt impacted soils were transported to and stored on the Phase One Site.

#### **7.4.4 Exemption Set out in Paragraph 3 of Section 49.1 of the Regulation**

There is a potential that fill containing a contaminant that exceeds the applicable site condition standard was used at the Site. It is unknown if potential contaminants exceed the naturally occurring range of concentrations of the contaminant typically found within the area. A Phase Two Environmental Site Assessment has not been completed for the Site.



## 8.0 CONCLUSIONS AND RECOMMENDATIONS

This Phase One ESA was carried out in accordance with the O. Reg. 153/04, as amended. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards. Sampling and testing of potentially contaminated media were not within the scope of this Phase One ESA.

The Phase One ESA Site is rectangular in shape with a total property area of about 2 hectares (5.0 acres). The Site is located on the central portion of the property identified as 10850 Concession Road 4. The Phase One ESA Site is located approximately about 800m to about 950 m west of Concession Road 4.

The Phase One ESA is being completed for the Site ('composting facility') located in the central portion of 10850 Concession Road 4, where imported agricultural waste (manure and vegetable matter) and imported excess soils (topsoil and inorganic soil materials) for the purpose of composting, mixing/blending or 'organic soil conditioning' is occurring. The composted material is exported and delivered to local farms, greenhouses and a limited number of garden centres. Approximately 40,000 m<sup>3</sup> of material are delivered to and from the Site per year. Figure 1 shows the Phase One ESA Site Location.

The Phase One Site is located in an area with physiography of peat and muck. The area is also within drumlinized till plains with a surficial geology of coarse grained glacio-lacustrine sand, gravel, minor silt and clay deposits, alluvial sand, gravel, silt and clay deposits, organic deposits of peat and muck, stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain, over bedrock of Lindsay Formation limestone. These soils have a relatively low to high permeability. Bedrock is anticipated to be at approximately 40 mAMSL, approximately 200 mbgs.

The overall topography of the Site is sloping from east to west and is situated at an approximate elevation of about 238 to about 244 metres above mean sea level (mAMSL). Shallow groundwater flow is expected to flow towards the west. The Pefferlaw River (about 150m west), tributaries of the Pefferlaw River and ponds (about 200m north) were observed on the north and west portions Phase One Study Area.

No identified areas of natural significance were found within the Phase One Study Site and Phase One Study Area. A Provincially Significant Wetland is identified in the west portion of the Phase One Study Area (at the west boundary of the Phase One Site). Both the Phase One Study Site and Phase One Study Area are within the Natural Heritage System boundary.

The information, obtained through the records review, interview and Site Reconnaissance, identified two (2) potentially contaminating activities (PCAs) within the Phase One Study Area. Both of these PCAs are considered to be areas of potential environmental concern (APECs) for the Site.

The PCAs and APECs are listed on Tables 1 and 2 in Section 1.0. As a result, a Record of Site Condition cannot be filed based on the Phase One ESA alone.

Based on the findings of the Phase One ESA, SIRATI recommends a Phase Two ESA to investigate the above APECs at the Site.

It is recommended that the Site owner decommission the five (5) groundwater monitoring wells in accordance with O.Reg. 903.

## 9.0 REFERENCES AND SUPPORTING DOCUMENTATION

A list of relevant legislation and guidelines referred to as part of the Phase One ESA process is as follows:

- Ontario Ministry of Environment, Conservation and Parks (MECP), Soil, Groundwater and Sediment Standards for Use Under Part XC.1 of the Environmental Protection Act., April 15, 2011
- Natural Resources Canada Toporama for Google Earth (2011)  
<http://glib.com/natural-resources-canada-toporama.htm>
- [Ministry of Energy, Northern Development and Mines database/Interactive Maps – OGSEarth](#)
- Chapman, L.J., and Putnam, D. F., Ontario Geological Survey, Physiography of Southern Ontario, Map P. 2715, Scale 1: 600,000, 1984
- Ontario Geological Survey, 2013. Quaternary Geology of Ontario. Ontario Geological Survey, scale 1: 100,000.
- Ontario Ministry of Northern Development and Ontario Geological Survey, 1991. Bedrock Geology of Ontario, Southern Sheet; Ontario Geological Survey, Map 2544, scale 1: 1,000,000.
- Ontario Ministry of Environment and Energy, Ontario Compost Quality Standards. July 25, 2012.
- Ontario Ministry of Agriculture, Food and Rural Affairs, Temporary Field Storage of Solid Manure or Other Agriculture Source Materials. January 2019.
- Lake Simcoe Regional Conservation Authority (LSRCA) online mapping
- Inventory of Coal Gasification Plan Waste Sites in Ontario, 1987
- Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, 1998
- Ontario Inventory of PCB Storage Sites, 1994-2004
- Waste Disposal Site Inventory, 1991
- 1860 Tremains Map of the County of Ontario, Upper Canada, Map of Ontario Counties. Ontario Historical County Maps Web site.
- MECP Map: Well Records (<https://www.ontario.ca/environment-and-energy/map-well-records>)
- Zoning By-Law Number 81-19 (As Amended), The Corporation of The Township of Uxbridge, July 2020.
- Ministry of Natural Resources and Forestry, Make A Map: Natural Heritage Areas  
[http://www.gisapplication.lrc.gov.on.ca/mamnh/Index.html?site=MNR\\_NHLUPS\\_NaturalHeritage&viewer=NaturalHeritage&locale=en-US](http://www.gisapplication.lrc.gov.on.ca/mamnh/Index.html?site=MNR_NHLUPS_NaturalHeritage&viewer=NaturalHeritage&locale=en-US)

## 10.0 GENERAL CONSIDERATIONS AND LIMITATIONS

This report was prepared for the exclusive use of the Client and may not be relied upon by any other person or entity without the written authorization of SIRATI.

The conclusions presented in this report are professional opinions based on the historical and current records search, visual observations and limited information provided by persons knowledgeable about past and current activities on this Site. As such, SIRATI cannot be held responsible for environmental conditions at the Property/Site that was not apparent from the available information. No investigation method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level.

Professional judgement was exercised in gathering and analyzing data and formulation of recommendations using current industry guidelines and standards. Similar to all professional persons rendering advice, SIRATI cannot act as absolute insurer of the conclusion we have reached. No additional warranty or representation, expressed or implied, is included or intended in this report other than stated herein the report.

The assessment should not be considered a comprehensive audit that eliminates all risks of encountering environmental problems. The information presented herein this report is primarily based on information collected during the Phase One ESA based on the condition of the Site at the time of the site assessment/inspection followed by a review of historical data, as appended to this report.

In assessing the environmental setting of the Property, SIRATI has solely relied upon information supplied by others in good faith and has therefore assumed that the information supplied is factual and accurate. We accept no responsibility for any inaccurate information, misinterpretation, misrepresentation or for any deficiency of the information supplied by any third party.

No intrusive investigation (to include soil sampling and analysis, groundwater monitoring or sampling or other form of intrusive investigation) was carried out as part of this assessment. Consequently, the presence and/or extent of any adverse environmental impact cannot be verified. Potential existence of any environmental liability/impact is primarily an opinion expressed based on professional judgement and within the Scope of Work of this assignment. The Phase One Environmental Site Assessment was prepared to identify existing environmental concerns based on the review of available data in accordance with the principal components of O. Reg. 153/04 as amended, and/or CSA Z768-01 Phase I Environmental Site Assessment. Professional judgement was also exercised in the formulation of recommendations. The report is not intended to constitute or provide a legal opinion.

The scope of services performed in the execution of this investigation may not be appropriate to satisfy third parties. SIRATI accepts no responsibility for damages if any, suffered by any third party as a result of decisions made or action taken based on this report. Any use, copying or distribution of the report in whole or in part is not permitted without the express written permission of SIRATI and use of findings, conclusions and recommendations represented in this report, is at the sole risk of third parties.

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 Site, SIRATI should be notified in order that we may re-evaluate the findings of this assessment and provide amendments, as required.

## 11.0 SIGNATURES

All activities of this Phase One ESA were completed under the supervision of the Qualified Person (QP), Edwin Safari, Ph.D, P. Eng., QP<sub>ESA</sub>, as defined by O.Reg. 153/04, as amended. In addition, the QP prepared the Conceptual Site Model, in accordance with Part VII of the Regulation. Appendix B includes the qualifications of SIRATI staff, who conducted the Phase One ESA.

Should you have any questions regarding the information presented or limitation set in this report, please do not hesitate to contact our office.

Yours truly,

**Sirati and Partners Consultants Ltd.**



**Sean O'Mara, P.Geol.**  
Project Manager



**Edwin Safari, Ph.D., P. Eng., QP<sub>ESA</sub>**  
Senior Geo-Environmental Engineer

# FIGURES



your map.

# SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions  
12700- Keele Street  
King City, ON. L7B 1H5  
Phone# 905 833 1582, Fax# 905 833 5360

North:



Legend:

 Approximate Property Boundary

**Project Title:**

Phase One Environmental Site Assessment

**Site Location:**

10850 Concession Rd 4, Uxbridge, Ontario

**Figure Title:**

Site Location Plan

**Scale:**

As Shown

**Project Number:**

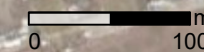
SP21-981-00

**Date:**

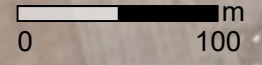
DEC. 2021

**Figure Number:**

1







# SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions  
 12700- Keele Street  
 King City, ON. L7B 1H5  
 Phone# 905 833 1582, Fax# 905 833 5360



- Legend:**
- Approximate Property Boundary
  - - - Approximate Boundary of the Phase One Study Area

**Project Title:**  
 Phase One Environmental Site Assessment

**Site Location:**  
 10850 Concession Rd 4, Uxbridge, Ontario

**Figure Title:**  
 Phase One Property and Study Area

**Scale:**  
 As Shown

**Project Number:**  
 SP21-981-00

**Date:**  
 DEC. 2021

**Figure Number:**  
 2



North:



Legend:

- Approximate Property Boundary
- - - 250m Study Area

Note: The entire PH1ESA Property contains fill material and was formerly agricultural land. PCA-1 and PCA-2 apply to entire property

**Project Title:**

Phase One Environmental Site Assessment

**Site Location:**

10850 Concession Rd 4, Uxbridge, Ontario

**Figure Title:**

Potentially Contaminating Activities

**Scale:**

As Shown

**Project Number:**

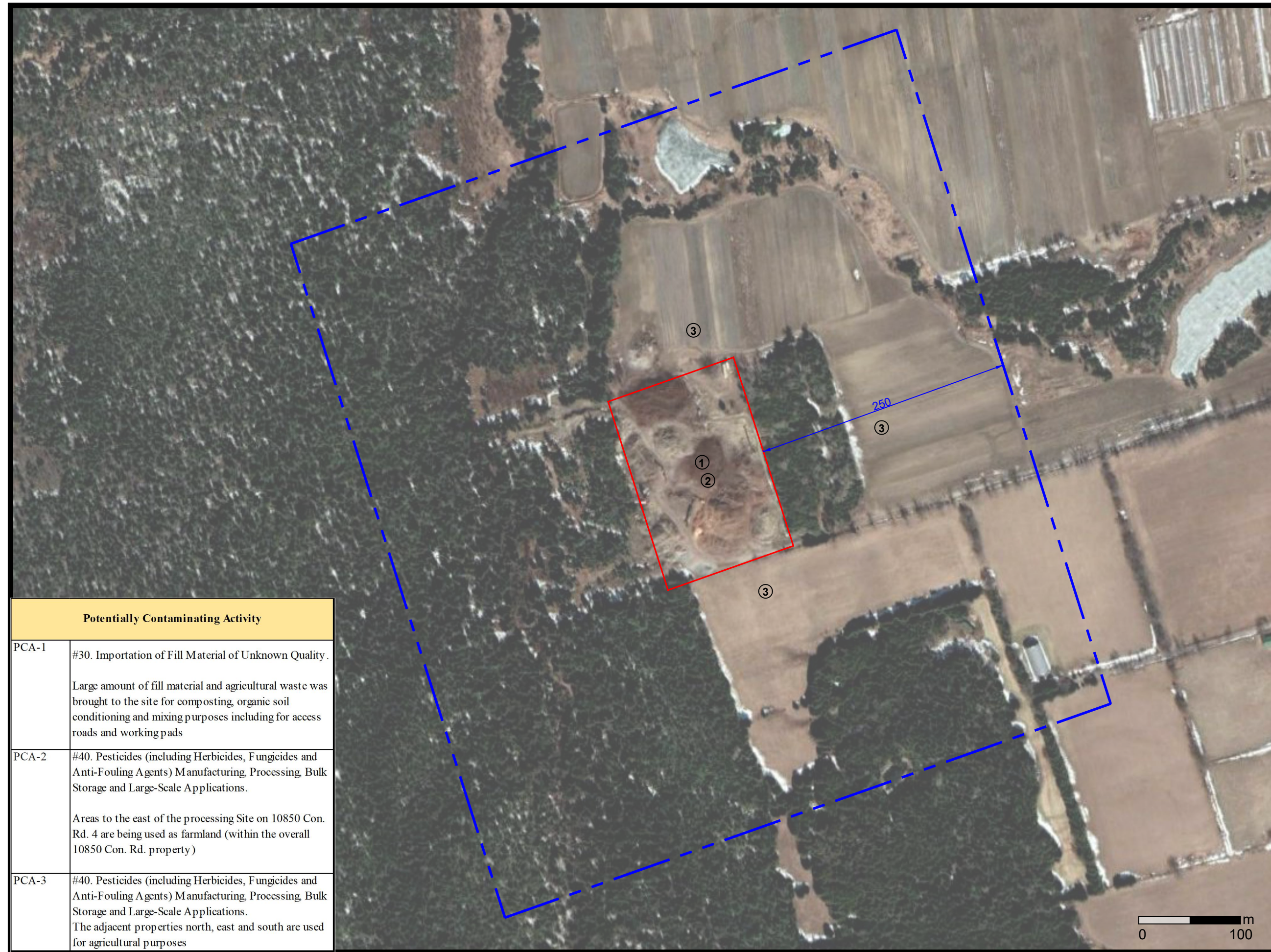
SP21-981-00

**Date:**

DEC. 2021

**Figure Number:**

3



**Potentially Contaminating Activity**

PCA-1	#30. Importation of Fill Material of Unknown Quality.  Large amount of fill material and agricultural waste was brought to the site for composting, organic soil conditioning and mixing purposes including for access roads and working pads
PCA-2	#40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.  Areas to the east of the processing Site on 10850 Con. Rd. 4 are being used as farmland (within the overall 10850 Con. Rd. property)
PCA-3	#40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.  The adjacent properties north, east and south are used for agricultural purposes



North:



**Legend:**

- Approximate Property Boundary
- - - 250m Study Area

APEC	
APEC-1 & 2	

**Project Title:**

Phase One Environmental Site Assessment

**Site Location:**

10850 Concession Rd 4, Uxbridge, Ontario

**Figure Title:**

Area of Potential Environmental Concern (APECs)

**Scale:**

As Shown

**Project Number:**

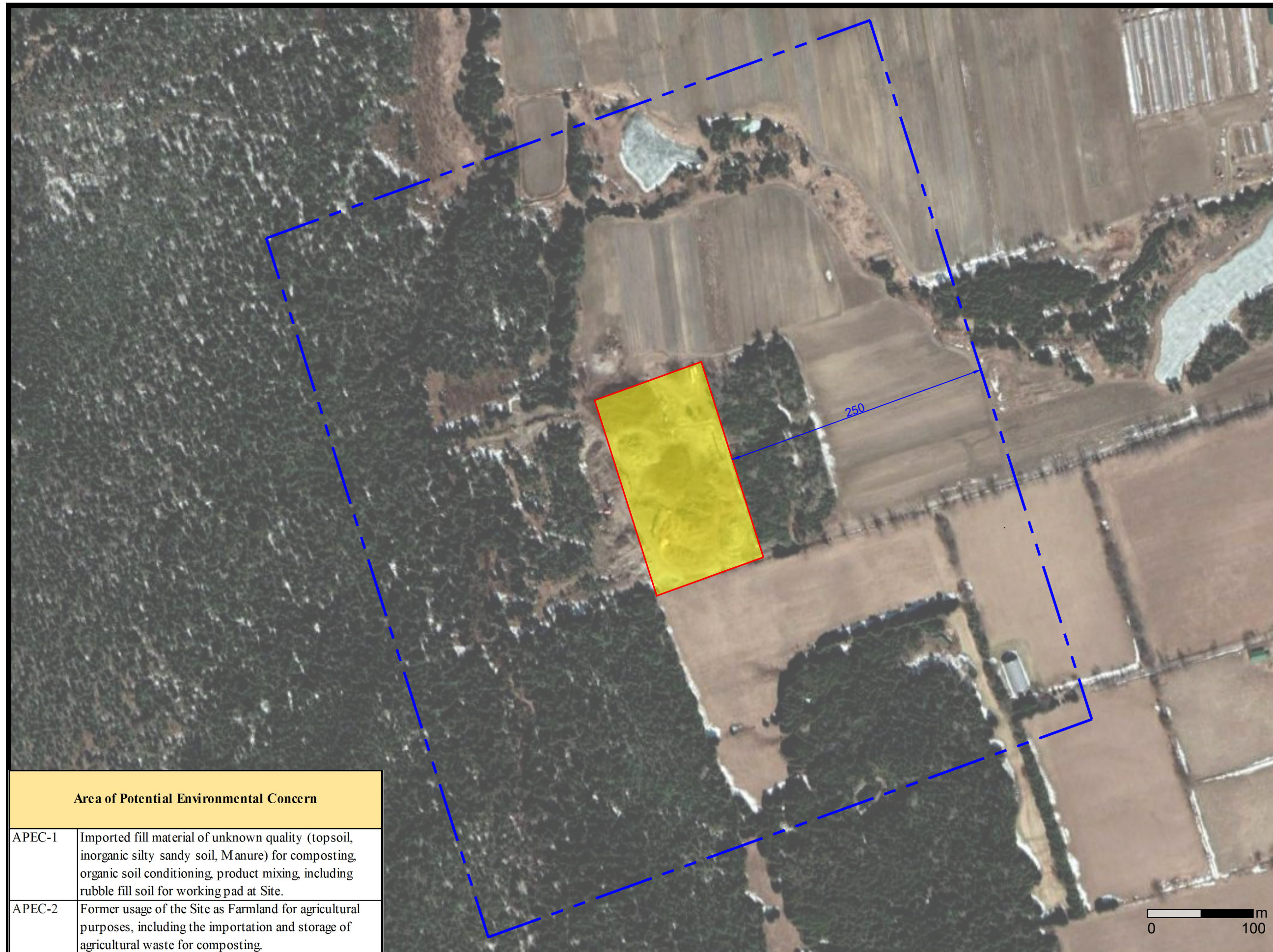
SP21-981-00

**Date:**

DEC. 2021

**Figure Number:**

4



**Area of Potential Environmental Concern**

APEC-1	Imported fill material of unknown quality (topsoil, inorganic silty sandy soil, Manure) for composting, organic soil conditioning, product mixing, including rubble fill soil for working pad at Site.
APEC-2	Former usage of the Site as Farmland for agricultural purposes, including the importation and storage of agricultural waste for composting.



# APPENDICES

**SIRATI** & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions

# APPENDIX A

**SIRATI** & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions



Photograph 1

Location: Phase One Property

Viewing: Southeast

Description: Phase One Property, imported manure stockpiles, imported soil material stockpiles, processed soil stockpiles



Photograph 2

Location: Phase One Property

Viewing: North view

Description: Imported topsoil and organics stockpile



Photograph 3

Location: Phase One Property

Viewing: North view

Description: Imported manure stockpiles, imported topsoil stockpiles, mixed stockpiles, imported fill driving surface (working pad)



Photograph 4

Location: Phase One Property  
Viewing:  
Description: Imported fill driving surface (work pad), note brick rubble



Photograph 5

Location: Phase One Property  
Viewing: North view  
Description: Work pad, east edge of Property.



Photograph 6

Location: Phase One Property  
Viewing: South view  
Description: East edge of Property, soil stockpile, mixed inorganic and organic material





Photograph 7

Location: Phase One Property  
Viewing: East  
Description: Ditching



Photograph 8

Location: South neighboring property  
Viewing: South view  
Description: Agricultural property



Photograph 9

Location: Phase One Property  
Viewing: West  
Description: West view of forested area, including view of north adjacent property (agricultural field).



Photograph 10

Location: Phase One Property  
Viewing: North  
Description: Adjacent property to the North



Photograph 11

Location: 10850 Con. Rd. 4  
Viewing: West  
Description: 10850 Con. Rd. 4 lot, approximately 200 m east of Phase One Property (Compost Process Facility)



Photograph 12

Location: Phase One Property  
Viewing: North View  
Description: Imported manure and compost stockpiles, site equipment





Photograph 13

Location: Phase One Property  
Viewing: South View  
Description: Processing equipment, processed material stockpile



Photograph 14

Location: 10850 Con. Rd. 4  
Viewing: West  
Description: Forested area 100m west of Phase One Property (west of compost/processing area)



# APPENDIX B

**SIRATI** & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions

**Edwin Safari, Ph.D., P.Eng., QPESA**: Edwin is a senior Environmental Engineer with over 20 years of experience in Geo-Environmental Engineering, Environmental Impact Assessment, Environmental Site Assessment as per Ontario Regulation 153/04, Excess Soil Management, Remediation, Risk Assessment and Management for contaminated sites, waste management planning and landfill design. Edwin is also highly experienced in conducting hydrogeological investigation along with contaminant fate and transport in subsurface environment in support of Risk Assessment.

Edwin also provides professional training on Environmental Site Assessment, Risk Assessment and Remediation of contaminated soil and groundwater and he is a sessional lecturer at the University of Toronto, Department of Physical and Environmental Sciences (Scarborough) teaching Environmental Impact Assessment and Auditing.

Edwin is also a peer reviewer for the City of Barrie providing professional advice on environmental issues of land development projects.

Edwin has worked on and managed numerous Environmental Site Assessment, due diligence risk assessment, remedial action plans and risk management design as well as hydrogeological investigations and, discharge permit application among others, mostly in Ontario.

Edwin has also patented a graphene-based adsorbent trademarked as Grafta™ for environmental remediation which is currently under commercialization

**Sean O'Mara, P.Ge., QP<sub>ESA</sub>** is a Geo-Environmental Project Manager with Sirati & Partners. Sean O'Mara P.Ge. has over 20 years of experience completing Geo-Environmental works that include construction inspection and testing, geotechnical investigations, environmental site assessments, site remediation, excess soil management, construction dewatering and hydrogeological assessments.

**Sirati & Partners Consultants Ltd.** is a multi-disciplinary Canadian owned consulting firm providing engineering solutions for Geotechnical, Environmental, Hydrogeological, Materials Engineering, Material Testing & Inspection, Concrete and Pavement Technology.

The principal founders are members of former geotechnical and environmental companies who achieved the highest recognition for engineering consultancy providing geotechnical, environmental and hydro geological support to our clients.

SIRATI provides expertise in these disciplines to a wide range of projects such as planning, design, and construction of pipelines, tunnels, pump stations, municipal buildings, roads, bridges, slope and landslide management, low and high rise as well as commercial buildings, light rail systems, dams and reservoirs, water and wastewater treatment facilities, outfalls, retaining walls, embankments, airports, and port facilities.

### **Statement of Qualified Person**

The Phase One Environmental Site Assessment has been completed under the direction and supervision of **Edwin Safari, Ph.D., P.Eng., QPESA**. The findings and conclusions presented in this report have been determined on the basis of the information that was obtained and reviewed, and on an assessment of the existing conditions on the Phase One Property and properties within the Phase One Study Area. The QP has determined that the phase one ESA meets the requirements of Part VII (sections 23 to 31) and Schedule D of the O. Reg. 153/04, including the requirements for reports (Table 1 of Schedule D of the Regulation).

# APPENDIX C

**SIRATI** & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions



---

# DATABASE REPORT

**Project Property:** *SP21-981-00 - PH One ESA 10850  
Concession Road 4, Uxbridge  
SP21-981-00 - PH One ESA 10850  
Concession Road 4, Uxbridge  
Zephyr ON L0E 1T0*

**Project No:** *SP21-981-00*

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

**Order No:** *21112600090*

**Requested by:** *Sirati & Partners Consultants Ltd.*

**Date Completed:** *December 16, 2021*

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

# Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	6
Executive Summary: Site Report Summary - Surrounding Properties.....	7
Executive Summary: Summary By Data Source.....	8
Map.....	9
Aerial.....	10
Topographic Map.....	11
Detail Report.....	12
Unplottable Summary.....	14
Unplottable Report.....	15
Appendix: Database Descriptions.....	26
Definitions.....	35

## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

**Reliance on information in Report:** This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

**License for use of information in Report:** No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

**Your Liability for misuse:** Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

**No warranty of Accuracy or Liability for ERIS:** The information contained in this report has been produced by ERIS Information Limited Partnership ("ERIS") using various sources of information, including information provided by Federal and Provincial government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

**Trademark and Copyright:** You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report (s) are protected by copyright owned by ERIS Information Limited Partnership. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

# Executive Summary

## **Property Information:**

**Project Property:** SP21-981-00 - PH One ESA 10850 Concession Road 4, Uxbridge  
SP21-981-00 - PH One ESA 10850 Concession Road 4, Uxbridge Zephyr ON L0E 1T0

**Project No:** SP21-981-00

## **Order Information:**

**Order No:** 21112600090  
**Date Requested:** November 26, 2021  
**Requested by:** Sirati & Partners Consultants Ltd.  
**Report Type:** Quote - Custom-Build Your Own Report

## **Historical/Products:**

## 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
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking &amp; Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<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
DTNK	<i>Delisted Fuel Tanks</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	0	0
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety 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 &amp; Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</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	6	0	6
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0



<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Boundary to 0.25km</b>	<b>Total</b>
IAFT	<i>Indian &amp; Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
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
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense &amp; Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense &amp; Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence &amp; Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<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
OGWE	<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>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>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	0	0
<b>Total:</b>			6	0	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>
<a href="#">1</a>	GEN	Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON	W/0.0	-1.87	<a href="#">12</a>
<a href="#">1</a>	GEN	Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON	W/0.0	-1.87	<a href="#">12</a>
<a href="#">1</a>	GEN	Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON L0E 1T0	W/0.0	-1.87	<a href="#">12</a>
<a href="#">1</a>	GEN	Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON L0E 1T0	W/0.0	-1.87	<a href="#">12</a>
<a href="#">1</a>	GEN	Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON L0E 1T0	W/0.0	-1.87	<a href="#">13</a>
<a href="#">1</a>	GEN	Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON L0E 1T0	W/0.0	-1.87	<a href="#">13</a>

## 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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

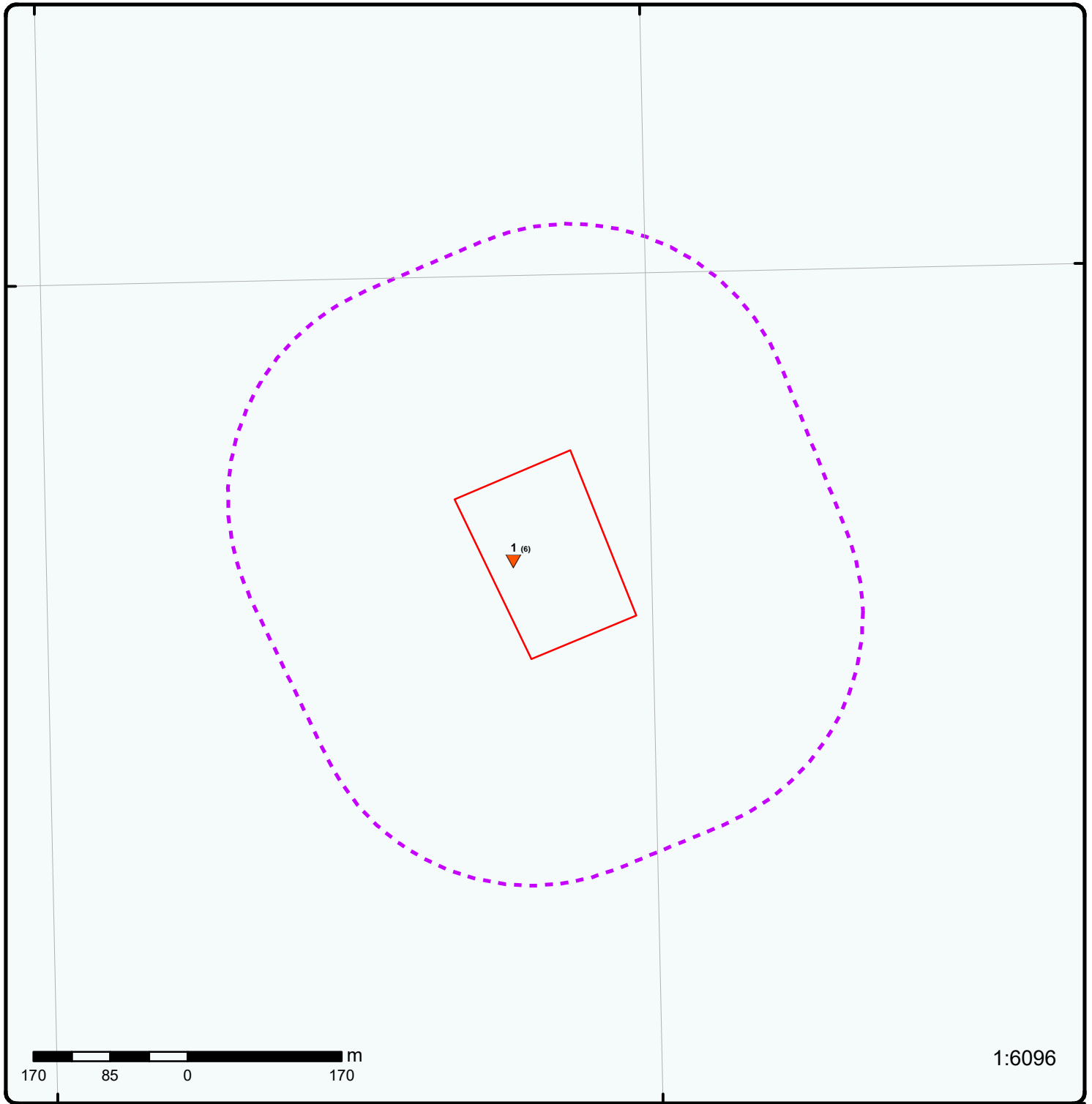
No records found in the selected databases for the surrounding properties.

# Executive Summary: Summary By Data Source

## **GEN - Ontario Regulation 347 Waste Generators Summary**

A search of the GEN database, dated 1986-Aug 31, 2021 has found that there are 6 GEN site(s) within approximately 0.25 kilometers of the project property.

<b><u>Site</u></b>	<b><u>Address</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON L0E 1T0	0.0	<a href="#"><u>1</u></a>
Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON L0E 1T0	0.0	<a href="#"><u>1</u></a>
Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON	0.0	<a href="#"><u>1</u></a>
Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON L0E 1T0	0.0	<a href="#"><u>1</u></a>
Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON	0.0	<a href="#"><u>1</u></a>
Zephyr Garden Soils (2007) Ltd.	10850 Concession Rd. # 4 Zephyr ON L0E 1T0	0.0	<a href="#"><u>1</u></a>



### Map: 0.25 Kilometer Radius

Order Number: 21112600090

Address: SP21-981-00 - PH One ESA 10850 Concession Road 4, Uxbridge, Zephyr, ON



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	





250 125 0 250 m

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:10000

**Aerial** Year: 2018

Order Number: 21112600090

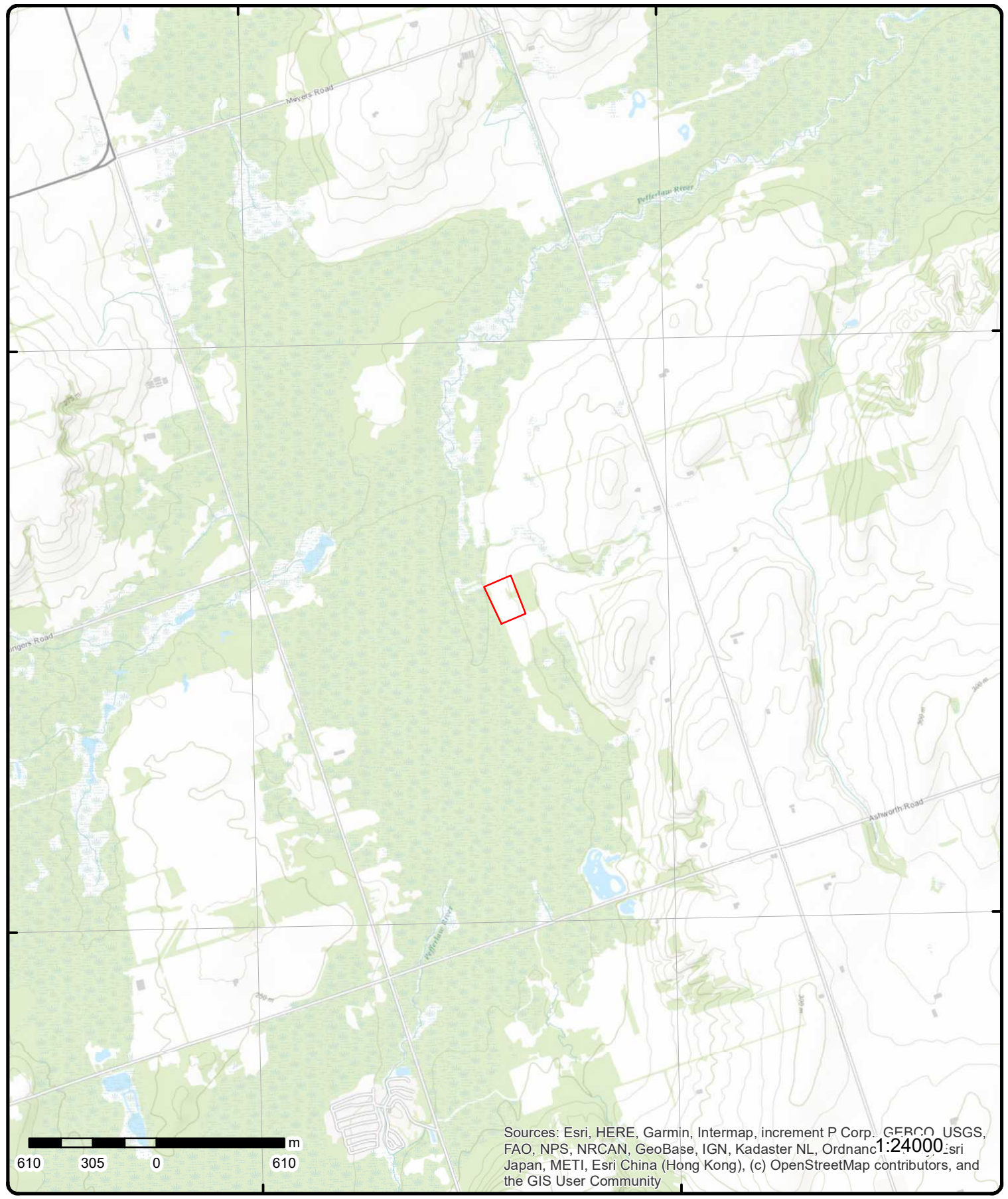
Address: SP21-981-00 - PH One ESA 10850 Concession Road 4, Uxbridge, Ze



Source: ESRI World Imagery

© ERIS Information Limited Partnership





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

# Topographic Map

Order Number: 21112600090

Address: SP21-981-00 - PH One ESA 10850 Concession Road 4, Uxbridge, ON



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#"><u>1</u></a>	1 of 6	W/0.0	243.1 / -1.87	Zephyr Garden Soils (2007) Ltd. 10850 Concession Rd. # 4 Zephyr ON	GEN
<b>Generator No:</b> ON8415234 <b>Status:</b> <b>Approval Years:</b> 2012 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 411190 <b>SIC Description:</b> Other Farm Product Wholesaler-Distributors					
<b>PO Box No:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>					
<a href="#"><u>1</u></a>	2 of 6	W/0.0	243.1 / -1.87	Zephyr Garden Soils (2007) Ltd. 10850 Concession Rd. # 4 Zephyr ON	GEN
<b>Generator No:</b> ON8415234 <b>Status:</b> <b>Approval Years:</b> 2013 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 411190 <b>SIC Description:</b> OTHER FARM PRODUCT WHOLESALER-DISTRIBUTORS					
<b>PO Box No:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>					
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b>		252			
<b>Waste Class Desc:</b>		WASTE OILS & LUBRICANTS			
<a href="#"><u>1</u></a>	3 of 6	W/0.0	243.1 / -1.87	Zephyr Garden Soils (2007) Ltd. 10850 Concession Rd. # 4 Zephyr ON L0E 1T0	GEN
<b>Generator No:</b> ON8415234 <b>Status:</b> <b>Approval Years:</b> 2015 <b>Contam. Facility:</b> No <b>MHSW Facility:</b> No <b>SIC Code:</b> 411190 <b>SIC Description:</b> OTHER FARM PRODUCT WHOLESALER-DISTRIBUTORS					
<b>PO Box No:</b> <b>Country:</b> Canada <b>Choice of Contact:</b> CO_OFFICIAL <b>Co Admin:</b> <b>Phone No Admin:</b>					
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b>		252			
<b>Waste Class Desc:</b>		WASTE OILS & LUBRICANTS			
<a href="#"><u>1</u></a>	4 of 6	W/0.0	243.1 / -1.87	Zephyr Garden Soils (2007) Ltd. 10850 Concession Rd. # 4 Zephyr ON L0E 1T0	GEN
<b>Generator No:</b> ON8415234 <b>Status:</b>					
<b>PO Box No:</b> <b>Country:</b> Canada					



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Approval Years:</b> 2016 <b>Contam. Facility:</b> No <b>MHSW Facility:</b> No <b>SIC Code:</b> 411190 <b>SIC Description:</b> OTHER FARM PRODUCT WHOLESALER-DISTRIBUTORS				<b>Choice of Contact:</b> CO_OFFICIAL <b>Co Admin:</b> <b>Phone No Admin:</b>	
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b> 252 <b>Waste Class Desc:</b> WASTE OILS & LUBRICANTS					
<u>1</u>	5 of 6	W/0.0	243.1 / -1.87	<b>Zephyr Garden Soils (2007) Ltd.</b> <b>10850 Concession Rd. # 4</b> <b>Zephyr ON L0E 1T0</b>	GEN
<b>Generator No:</b> ON8415234 <b>Status:</b> <b>Approval Years:</b> 2014 <b>Contam. Facility:</b> No <b>MHSW Facility:</b> No <b>SIC Code:</b> 411190 <b>SIC Description:</b> OTHER FARM PRODUCT WHOLESALER-DISTRIBUTORS				<b>PO Box No:</b> <b>Country:</b> Canada <b>Choice of Contact:</b> CO_OFFICIAL <b>Co Admin:</b> <b>Phone No Admin:</b>	
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b> 252 <b>Waste Class Desc:</b> WASTE OILS & LUBRICANTS					
<u>1</u>	6 of 6	W/0.0	243.1 / -1.87	<b>Zephyr Garden Soils (2007) Ltd.</b> <b>10850 Concession Rd. # 4</b> <b>Zephyr ON L0E 1T0</b>	GEN
<b>Generator No:</b> ON8415234 <b>Status:</b> Registered <b>Approval Years:</b> As of Dec 2017 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> <b>SIC Description:</b>				<b>PO Box No:</b> <b>Country:</b> Canada <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>	
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b> 252 L <b>Waste Class Desc:</b> Waste crankcase oils and lubricants					

# Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
WWIS		lot 15	ON	
WWIS		con 3	ON	
WWIS		lot 14 con 3	ON	

# Unplottable Report

**Site:** lot 15 ON

**Database:**  
WWIS

**Well ID:** 1909181  
**Construction Date:**  
**Primary Water Use:** Domestic  
**Sec. Water Use:**  
**Final Well Status:** Water Supply  
**Water Type:**  
**Casing Material:**  
**Audit No:** 30058  
**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:** 12/5/1988  
**Selected Flag:** True  
**Abandonment Rec:**  
**Contractor:** 2662  
**Form Version:** 1  
**Owner:**  
**Street Name:**  
**County:** DURHAM  
**Municipality:** UXBRIDGE TOWNSHIP (UXBRIDGE)  
**Site Info:**  
**Lot:** 015  
**Concession:**  
**Concession Name:** CON  
**Easting NAD83:**  
**Northing NAD83:**  
**Zone:**  
**UTM Reliability:**

## Bore Hole Information

**Bore Hole ID:** 10077808  
**DP2BR:**  
**Spatial Status:**  
**Code OB:** o  
**Code OB Desc:** Overburden  
**Open Hole:**  
**Cluster Kind:**  
**Date Completed:** 17-May-1988 00:00:00  
**Remarks:**  
**Elevrc Desc:**  
**Location Source Date:**  
**Improvement Location Source:**  
**Improvement Location Method:**  
**Source Revision Comment:**  
**Supplier Comment:**

**Elevation:**  
**Elevrc:**  
**Zone:** 17  
**East83:**  
**North83:**  
**Org CS:**  
**UTMRC:** 9  
**UTMRC Desc:** unknown UTM  
**Location Method:** na

## Overburden and Bedrock Materials Interval

**Formation ID:** 931173645  
**Layer:** 11  
**Color:**  
**General Color:**  
**Mat1:** 11  
**Most Common Material:** GRAVEL  
**Mat2:** 84  
**Mat2 Desc:** SILTY  
**Mat3:** 05  
**Mat3 Desc:** CLAY  
**Formation Top Depth:** 95.0  
**Formation End Depth:** 132.0  
**Formation End Depth UOM:** ft

**Overburden and Bedrock**  
**Materials Interval**

**Formation ID:** 931173641  
**Layer:** 7  
**Color:** 2  
**General Color:** GREY  
**Mat1:** 05  
**Most Common Material:** CLAY  
**Mat2:** 11  
**Mat2 Desc:** GRAVEL  
**Mat3:**  
**Mat3 Desc:**  
**Formation Top Depth:** 45.0  
**Formation End Depth:** 69.0  
**Formation End Depth UOM:** ft

**Overburden and Bedrock**  
**Materials Interval**

**Formation ID:** 931173642  
**Layer:** 8  
**Color:**  
**General Color:**  
**Mat1:** 09  
**Most Common Material:** MEDIUM SAND  
**Mat2:** 10  
**Mat2 Desc:** COARSE SAND  
**Mat3:**  
**Mat3 Desc:**  
**Formation Top Depth:** 69.0  
**Formation End Depth:** 78.0  
**Formation End Depth UOM:** ft

**Overburden and Bedrock**  
**Materials Interval**

**Formation ID:** 931173636  
**Layer:** 2  
**Color:** 6  
**General Color:** BROWN  
**Mat1:** 28  
**Most Common Material:** SAND  
**Mat2:**  
**Mat2 Desc:**  
**Mat3:**  
**Mat3 Desc:**  
**Formation Top Depth:** 1.0  
**Formation End Depth:** 4.0  
**Formation End Depth UOM:** ft

**Overburden and Bedrock**  
**Materials Interval**

**Formation ID:** 931173635  
**Layer:** 1  
**Color:**  
**General Color:**  
**Mat1:** 02  
**Most Common Material:** TOPSOIL  
**Mat2:**  
**Mat2 Desc:**  
**Mat3:**  
**Mat3 Desc:**

Formation Top Depth: 0.0  
Formation End Depth: 1.0  
Formation End Depth UOM: ft

Overburden and Bedrock  
Materials Interval

Formation ID: 931173638  
Layer: 4  
Color: 2  
General Color: GREY  
Mat1: 05  
Most Common Material: CLAY  
Mat2:  
Mat2 Desc:  
Mat3:  
Mat3 Desc:  
Formation Top Depth: 9.0  
Formation End Depth: 25.0  
Formation End Depth UOM: ft

Overburden and Bedrock  
Materials Interval

Formation ID: 931173640  
Layer: 6  
Color:  
General Color:  
Mat1: 29  
Most Common Material: FINE GRAVEL  
Mat2:  
Mat2 Desc:  
Mat3:  
Mat3 Desc:  
Formation Top Depth: 39.0  
Formation End Depth: 45.0  
Formation End Depth UOM: ft

Overburden and Bedrock  
Materials Interval

Formation ID: 931173639  
Layer: 5  
Color: 2  
General Color: GREY  
Mat1: 05  
Most Common Material: CLAY  
Mat2: 11  
Mat2 Desc: GRAVEL  
Mat3: 28  
Mat3 Desc: SAND  
Formation Top Depth: 25.0  
Formation End Depth: 39.0  
Formation End Depth UOM: ft

Overburden and Bedrock  
Materials Interval

Formation ID: 931173637  
Layer: 3  
Color: 6  
General Color: BROWN  
Mat1: 28  
Most Common Material: SAND  
Mat2:

**Mat2 Desc:**  
**Mat3:**  
**Mat3 Desc:**  
**Formation Top Depth:** 4.0  
**Formation End Depth:** 9.0  
**Formation End Depth UOM:** ft

**Overburden and Bedrock**  
**Materials Interval**

**Formation ID:** 931173644  
**Layer:** 10  
**Color:**  
**General Color:**  
**Mat1:** 29  
**Most Common Material:** FINE GRAVEL  
**Mat2:** 28  
**Mat2 Desc:** SAND  
**Mat3:**  
**Mat3 Desc:**  
**Formation Top Depth:** 84.0  
**Formation End Depth:** 95.0  
**Formation End Depth UOM:** ft

**Overburden and Bedrock**  
**Materials Interval**

**Formation ID:** 931173646  
**Layer:** 12  
**Color:**  
**General Color:**  
**Mat1:** 28  
**Most Common Material:** SAND  
**Mat2:** 60  
**Mat2 Desc:** CEMENTED  
**Mat3:**  
**Mat3 Desc:**  
**Formation Top Depth:** 132.0  
**Formation End Depth:** 178.0  
**Formation End Depth UOM:** ft

**Overburden and Bedrock**  
**Materials Interval**

**Formation ID:** 931173643  
**Layer:** 9  
**Color:** 2  
**General Color:** GREY  
**Mat1:** 05  
**Most Common Material:** CLAY  
**Mat2:** 11  
**Mat2 Desc:** GRAVEL  
**Mat3:**  
**Mat3 Desc:**  
**Formation Top Depth:** 78.0  
**Formation End Depth:** 84.0  
**Formation End Depth UOM:** ft

**Annular Space/Abandonment**  
**Sealing Record**

**Plug ID:** 933120475  
**Layer:** 3  
**Plug From:** 20  
**Plug To:** 316

**Plug Depth UOM:** ft

**Annular Space/Abandonment  
Sealing Record**

**Plug ID:** 933120473  
**Layer:** 1  
**Plug From:** 0  
**Plug To:** 15  
**Plug Depth UOM:** ft

**Annular Space/Abandonment  
Sealing Record**

**Plug ID:** 933120474  
**Layer:** 2  
**Plug From:** 15  
**Plug To:** 20  
**Plug Depth UOM:** ft

**Method of Construction & Well  
Use**

**Method Construction ID:** 961909181  
**Method Construction Code:** 2  
**Method Construction:** Rotary (Convent.)  
**Other Method Construction:**

**Pipe Information**

**Pipe ID:** 10626378  
**Casing No:** 1  
**Comment:**  
**Alt Name:**

**Construction Record - Casing**

**Casing ID:** 930135685  
**Layer:** 1  
**Material:** 1  
**Open Hole or Material:** STEEL  
**Depth From:**  
**Depth To:** 312  
**Casing Diameter:** 6  
**Casing Diameter UOM:** inch  
**Casing Depth UOM:** ft

**Construction Record - Screen**

**Screen ID:** 933331449  
**Layer:** 1  
**Slot:** 020  
**Screen Top Depth:** 312  
**Screen End Depth:** 316  
**Screen Material:**  
**Screen Depth UOM:** ft  
**Screen Diameter UOM:** inch  
**Screen Diameter:** 6

**Results of Well Yield Testing**

**Pump Test ID:** 991909181  
**Pump Set At:**

**Static Level:**  
**Final Level After Pumping:**  
**Recommended Pump Depth:** 305.0  
**Pumping Rate:** 8.0  
**Flowing Rate:**  
**Recommended Pump Rate:** 5.0  
**Levels UOM:** ft  
**Rate UOM:** GPM  
**Water State After Test Code:** 1  
**Water State After Test:** CLEAR  
**Pumping Test Method:** 1  
**Pumping Duration HR:** 4  
**Pumping Duration MIN:** 0  
**Flowing:** No

**Water Details**

**Water ID:** 933519815  
**Layer:** 2  
**Kind Code:** 1  
**Kind:** FRESH  
**Water Found Depth:** 320.0  
**Water Found Depth UOM:** ft

**Water Details**

**Water ID:** 933519814  
**Layer:** 1  
**Kind Code:** 1  
**Kind:** FRESH  
**Water Found Depth:** 310.0  
**Water Found Depth UOM:** ft

**Site:**  
 con 3 ON

**Database:**  
 WWIS

**Well ID:** 1916110  
**Construction Date:**  
**Primary Water Use:** Domestic  
**Sec. Water Use:**  
**Final Well Status:** Water Supply  
**Water Type:**  
**Casing Material:**  
**Audit No:** 245817  
**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:** 10/10/2002  
**Selected Flag:** True  
**Abandonment Rec:**  
**Contractor:** 6874  
**Form Version:** 1  
**Owner:**  
**Street Name:**  
**County:** DURHAM  
**Municipality:** UXBRIDGE TOWNSHIP (SCOTT)  
**Site Info:**  
**Lot:**  
**Concession:** 03  
**Concession Name:** CON  
**Easting NAD83:**  
**Northing NAD83:**  
**Zone:**  
**UTM Reliability:**

**Bore Hole Information**

**Bore Hole ID:** 10530648  
**DP2BR:**  
**Spatial Status:**  
**Code OB:** o  
**Code OB Desc:** Overburden  
**Open Hole:**  
**Cluster Kind:**

**Elevation:**  
**Elevrc:**  
**Zone:** 17  
**East83:**  
**North83:**  
**Org CS:**  
**UTMRC:** 9



**Date Completed:** 01-Oct-2002 00:00:00  
**Remarks:**  
**Elevrc Desc:**  
**Location Source Date:**  
**Improvement Location Source:**  
**Improvement Location Method:**  
**Source Revision Comment:**  
**Supplier Comment:**

**UTMRC Desc:** unknown UTM  
**Location Method:** na

**Overburden and Bedrock**  
**Materials Interval**

**Formation ID:** 932882769  
**Layer:** 1  
**Color:** 6  
**General Color:** BROWN  
**Mat1:** 28  
**Most Common Material:** SAND  
**Mat2:**  
**Mat2 Desc:**  
**Mat3:**  
**Mat3 Desc:**  
**Formation Top Depth:** 0.0  
**Formation End Depth:** 65.0  
**Formation End Depth UOM:** ft

**Method of Construction & Well**  
**Use**

**Method Construction ID:** 961916110  
**Method Construction Code:** 1  
**Method Construction:** Cable Tool  
**Other Method Construction:**

**Pipe Information**

**Pipe ID:** 11079218  
**Casing No:** 1  
**Comment:**  
**Alt Name:**

**Construction Record - Casing**

**Casing ID:** 930142567  
**Layer:** 1  
**Material:** 3  
**Open Hole or Material:** CONCRETE  
**Depth From:**  
**Depth To:**  
**Casing Diameter:** 30  
**Casing Diameter UOM:** inch  
**Casing Depth UOM:** ft

**Results of Well Yield Testing**

**Pump Test ID:** 991916110  
**Pump Set At:**  
**Static Level:** 57.0  
**Final Level After Pumping:** 64.0  
**Recommended Pump Depth:** 63.0  
**Pumping Rate:** 25.0  
**Flowing Rate:**  
**Recommended Pump Rate:** 20.0  
**Levels UOM:** ft  
**Rate UOM:** GPM

**Water State After Test Code:** 1  
**Water State After Test:** CLEAR  
**Pumping Test Method:** 2  
**Pumping Duration HR:** 4  
**Pumping Duration MIN:** 0  
**Flowing:** No

**Draw Down & Recovery**

**Pump Test Detail ID:** 934419140  
**Test Type:** Recovery  
**Test Duration:** 30  
**Test Level:** 57.0  
**Test Level UOM:** ft

**Draw Down & Recovery**

**Pump Test Detail ID:** 934678486  
**Test Type:** Recovery  
**Test Duration:** 45  
**Test Level:** 57.0  
**Test Level UOM:** ft

**Draw Down & Recovery**

**Pump Test Detail ID:** 934932750  
**Test Type:** Recovery  
**Test Duration:** 60  
**Test Level:** 57.0  
**Test Level UOM:** ft

**Draw Down & Recovery**

**Pump Test Detail ID:** 934130558  
**Test Type:** Recovery  
**Test Duration:** 15  
**Test Level:** 59.0  
**Test Level UOM:** ft

**Water Details**

**Water ID:** 934023404  
**Layer:** 1  
**Kind Code:** 1  
**Kind:** FRESH  
**Water Found Depth:** 57.0  
**Water Found Depth UOM:** ft

**Site:** lot 14 con 3 ON

**Database:**  
WWIS

**Well ID:** 7139184  
**Construction Date:**  
**Primary Water Use:** Domestic  
**Sec. Water Use:**  
**Final Well Status:** Water Supply  
**Water Type:**  
**Casing Material:**  
**Audit No:** Z095352  
**Tag:** \_NO\_TAG  
**Construction Method:**  
**Elevation (m):**  
**Elevation Reliability:**  
**Depth to Bedrock:**

**Data Entry Status:**  
**Data Src:**  
**Date Received:** 2/4/2010  
**Selected Flag:** True  
**Abandonment Rec:**  
**Contractor:** 7415  
**Form Version:** 7  
**Owner:**  
**Street Name:**  
**County:** GREY  
**Municipality:** DURHAM TOWN  
**Site Info:**  
**Lot:** 014

**Well Depth:**  
**Overburden/Bedrock:**  
**Pump Rate:**  
**Static Water Level:**  
**Flowing (Y/N):**  
**Flow Rate:**  
**Clear/Cloudy:**

**Concession:** 03  
**Concession Name:**  
**Easting NAD83:**  
**Northing NAD83:**  
**Zone:**  
**UTM Reliability:**

**Bore Hole Information**

**Bore Hole ID:** 1002933036  
**DP2BR:**  
**Spatial Status:**  
**Code OB:**  
**Code OB Desc:**  
**Open Hole:**  
**Cluster Kind:**  
**Date Completed:** 14-Jan-2010 00:00:00  
**Remarks:**  
**Elevrc Desc:**  
**Location Source Date:**  
**Improvement Location Source:**  
**Improvement Location Method:**  
**Source Revision Comment:**  
**Supplier Comment:**

**Elevation:**  
**Elevrc:**  
**Zone:**  
**East83:**  
**North83:** UTM83  
**Org CS:** 9  
**UTMRC:** unknown UTM  
**UTMRC Desc:** wwr  
**Location Method:**

**Overburden and Bedrock  
Materials Interval**

**Formation ID:** 1003090859  
**Layer:** 1  
**Color:** 3  
**General Color:** BLUE  
**Mat1:** 05  
**Most Common Material:** CLAY  
**Mat2:**  
**Mat2 Desc:**  
**Mat3:**  
**Mat3 Desc:**  
**Formation Top Depth:** 0.0  
**Formation End Depth:** 35.0  
**Formation End Depth UOM:** ft

**Method of Construction & Well  
Use**

**Method Construction ID:** 1003090869  
**Method Construction Code:** 1  
**Method Construction:** Cable Tool  
**Other Method Construction:**

**Pipe Information**

**Pipe ID:** 1003090857  
**Casing No:** 0  
**Comment:**  
**Alt Name:**

**Construction Record - Casing**

**Casing ID:** 1003090863  
**Layer:** 1  
**Material:** 3  
**Open Hole or Material:** CONCRETE  
**Depth From:** 0

Depth To: 35  
Casing Diameter: 30  
Casing Diameter UOM: inch  
Casing Depth UOM: ft

**Construction Record - Screen**

Screen ID: 1003090864  
Layer:  
Slot:  
Screen Top Depth:  
Screen End Depth:  
Screen Material:  
Screen Depth UOM: ft  
Screen Diameter UOM: inch  
Screen Diameter:

**Results of Well Yield Testing**

Pump Test ID: 1003090858  
Pump Set At:  
Static Level: 29.0  
Final Level After Pumping:  
Recommended Pump Depth:  
Pumping Rate:  
Flowing Rate: 2.0  
Recommended Pump Rate:  
Levels UOM: ft  
Rate UOM: GPM  
Water State After Test Code: 0  
Water State After Test:  
Pumping Test Method: 0  
Pumping Duration HR:  
Pumping Duration MIN:  
Flowing:

**Draw Down & Recovery**

Pump Test Detail ID: 1003090865  
Test Type: Recovery  
Test Duration: 15  
Test Level: 1.0  
Test Level UOM: ft

**Draw Down & Recovery**

Pump Test Detail ID: 1003090866  
Test Type: Recovery  
Test Duration: 30  
Test Level: 1.7999999523162842  
Test Level UOM: ft

**Draw Down & Recovery**

Pump Test Detail ID: 1003090867  
Test Type: Recovery  
Test Duration: 60  
Test Level: 3.4000000953674316  
Test Level UOM: ft

**Water Details**

Water ID: 1003090862  
Layer: 1

**Kind Code:** 1  
**Kind:** FRESH  
**Water Found Depth:** 35.0  
**Water Found Depth UOM:** ft

**Hole Diameter**

**Hole ID:** 1003090860  
**Diameter:**  
**Depth From:**  
**Depth To:**  
**Hole Depth UOM:** ft  
**Hole Diameter UOM:** inch

# 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 2020**

## **Abandoned Mine Information System:**

Provincial [AMIS](#)

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

**Government Publication Date: 1800-Oct 2018**

## **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**

## **Aboveground Storage Tanks:**

Provincial [AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

**Government Publication Date: May 31, 2014**

## **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-Sep 30, 2021**

## **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 2018**

**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\***

**Dry Cleaning Facilities:**

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

**Government Publication Date: Jan 2004-Dec 2019**

**Commercial Fuel Oil Tanks:**

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

**Government Publication Date: May 31, 2021**

**Chemical Manufacturers and Distributors:**

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-Jan 31, 2020**

**Chemical Register:**

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

**Government Publication Date: 1999-Sep 30, 2021**

**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 2012 -Aug 2021**

**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-Jul 2021**

**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 - Sep 30, 2021**

**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 - Sep 2020**

**Delisted Fuel Tanks:**

Provincial [DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

**Government Publication Date: May 31, 2021**

**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- Sep 30, 2021**

**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- Sep 30, 2021**

**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- Sep 30, 2021**

**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-Jun 30, 2021**

**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**

**Environmental Penalty Annual Report:**

Provincial **EPAR**

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land / water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

**Government Publication Date: Jan 1, 2011 - Dec 31, 2020**

**List of Expired Fuels Safety Facilities:**

Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

**Government Publication Date: May 31, 2020**

**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. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

**Government Publication Date: Jun 2000-Aug 2021**

**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-Sep 2019**

**Federal Identification Registry for Storage Tank Systems (FIRSTS):**

Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

**Government Publication Date: May 31, 2018**

**Fuel Storage Tank:**

Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

**Government Publication Date: May 31, 2021**

**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-Aug 31, 2021**

**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 2019**

**TSSA Historic Incidents:**

Provincial

[HINC](#)

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The 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, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

**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\***

**Fuel Oil Spills and Leaks:**

Provincial

[INC](#)

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

**Government Publication Date: May 31, 2021**

**Landfill Inventory Management Ontario:**

Provincial

[LIMO](#)

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: 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 include information such as site owner, site location and certificate of approval # and status.

**Government Publication Date: Feb 28, 2019**

**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-Dec 2020**

**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, 2019**

**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-Apr 2018**

**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 Canada Energy Regulator (CER) - previously 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 30, 2021**

**National Energy Board Wells:**

Federal

[NEBP](#)

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

OGWE

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](http://www.nickles.com).

**Government Publication Date: 1988-Feb 28, 2021**

**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-Jan 2021**

**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-Sep 30, 2021**

**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, 2009-2014**

**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: Oct 2011- Sep 30, 2021**

**Pipeline Incidents:**

Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

**Government Publication Date: May 31, 2021**

**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 - Sep 30, 2021**

**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: 1986-1990, 1992-2019**

**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-Oct 2021**

**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-Sep 30, 2021**

**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

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. 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-Sep 2020**

**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-Dec 31, 2018**

**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 - Dec 2020**

**Variations for Abandonment of Underground Storage Tanks:**

Provincial [VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered 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.

Records are not verified for accuracy or completeness.

**Government Publication Date: May 31, 2021**

**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 2011- Sep 30, 2021**

**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 30th, 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: Apr 30, 2021**



# 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 D

**SIRATI** & PARTNERS


Geotechnical Hydrogeological & Environmental Solutions



North:



Legend:

 Approximate Site Location



**Project Title:**  
 Phase I Environmental Site Assessment

**Site Location:**  
 10850 Concession Road 4,  
 Uxbridge, ON

**Figure Title:**  
 1985 Historical Aerial Photo

<b>Scale:</b> As Shown	<b>Project Number:</b> SP21-981-00
---------------------------	---------------------------------------

<b>Date:</b> Dec.2021	<b>Figure Number</b> 1
--------------------------	---------------------------





**Untitled Map**

Write a description for your map.

Legend


**SIRATI & PARTNERS**

Geotechnical Hydrogeological & Environmental Solutions  
 12/00- Keele Street  
 King City, ON. L7B 1H5  
 Phone# 905 833 1582, Fax# 905 833 5360

North:



Legend:

 Approximate Site Location

**Project Title:**

Phase I Environmental Site Assessment

**Site Location:**

10850 Concession Road 4,  
 Uxbridge, ON

**Figure Title:**

2005 Historical Aerial Photo

**Scale:**

As Shown

**Project Number:**

SP21-981-00

**Date:**

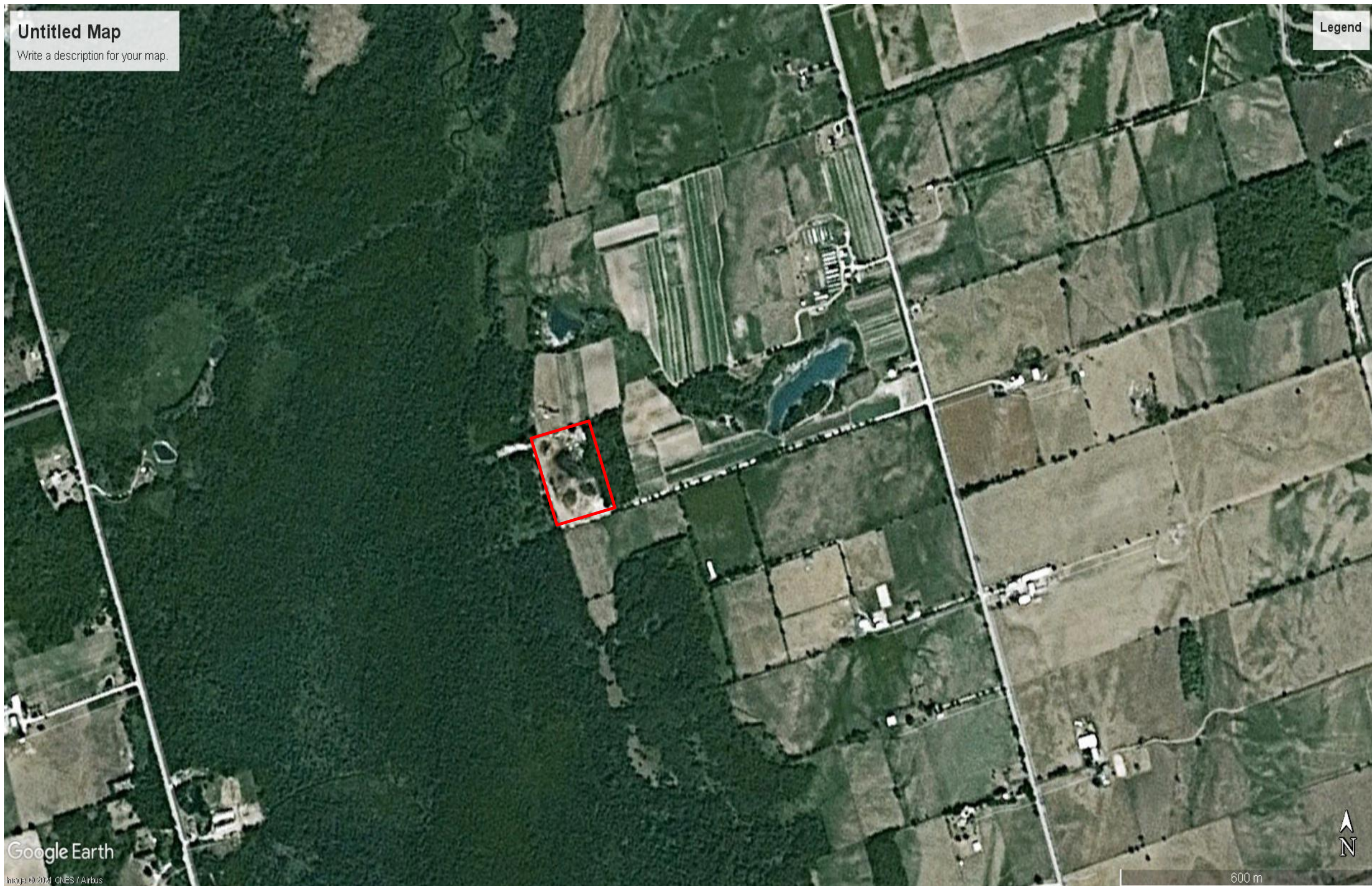
Dec.2021

**Figure Number**

2

Source: Google Earth





# SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions  
 12 /00- Keele Street  
 King City, ON. L7B 1H5  
 Phone# 905 833 1582, Fax# 905 833 5360

North:



Legend:

Approximate Site Location

**Project Title:**

Phase I Environmental Site Assessment

**Site Location:**

10850 Concession Road 4,  
 Uxbridge, ON

**Figure Title:**

2009 Historical Aerial Photo

**Scale:**

As Shown

**Project Number:**

SP21-981-00

**Date:**

Dec.2021

**Figure Number**

3

Source: Google Earth







**Untitled Map**  
Write a description for your map.

Legend

**SIRATI & PARTNERS**  
Geotechnical Hydrogeological & Environmental Solutions  
12 /00- Keele Street  
King City, ON. L7B 1H5  
Phone# 905 833 1582, Fax# 905 833 5360

**North:**  


**Legend:**  
 Approximate Site Location

**Project Title:**  
Phase I Environmental Site Assessment

**Site Location:**  
10850 Concession Road 4,  
Uxbridge, ON

**Figure Title:**  
2013 Historical Aerial Photo

<b>Scale:</b> As Shown	<b>Project Number:</b> SP21-981-00
---------------------------	---------------------------------------

<b>Date:</b> Dec.2021	<b>Figure Number</b> 4
--------------------------	---------------------------





Untitled Map  
Write a description for your map.

Legend

# SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions  
12 /00- Keele Street  
King City, ON. L7B 1H5  
Phone# 905 833 1582, Fax# 905 833 5360

North:

Legend:

Approximate Site Location

**Project Title:**  
Phase I Environmental Site Assessment

**Site Location:**  
10850 Concession Road 4,  
Uxbridge, ON

**Figure Title:**  
2016 Historical Aerial Photo

<b>Scale:</b> As Shown	<b>Project Number:</b> SP21-981-00
---------------------------	---------------------------------------

<b>Date:</b> Dec.2021	<b>Figure Number</b> 5
--------------------------	---------------------------

Google Earth  
Image © 2021 CNES / Airbus


Google Earth

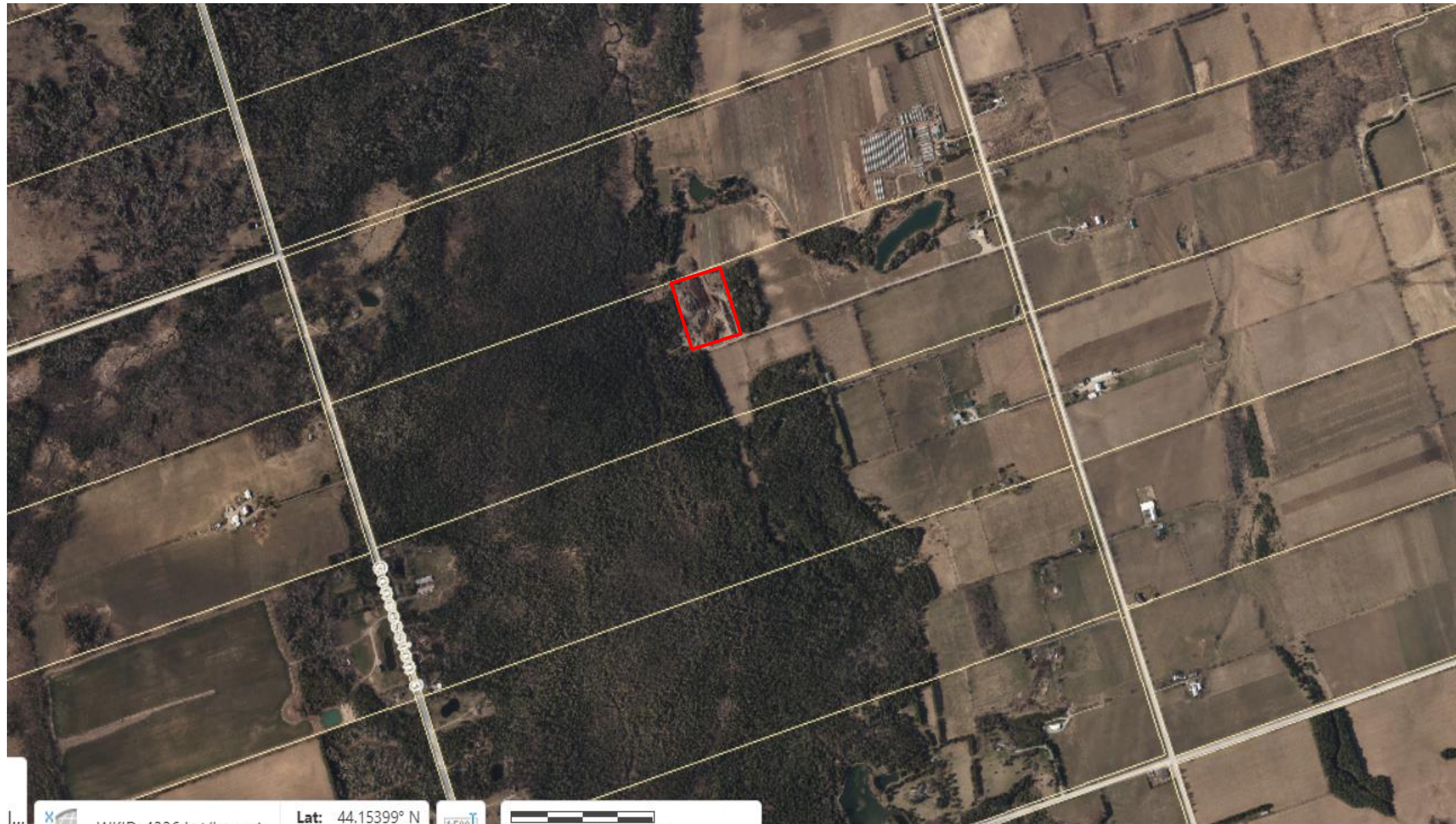


North:



Legend:

 Approximate Site Location



WKID: 4326 Lat/Long ▲ Lat: 44.15399° N Lon: 79.25315° W 1:500 0 0.2 0.4km

© 2021 Regional Municipality of Durham: 2020 Orthophotography provided by © First

**Project Title:**  
 Phase I Environmental Site Assessment

**Site Location:**  
 10850 Concession Road 4,  
 Uxbridge, ON

**Figure Title:**  
 2021 Historical Aerial Photo

<b>Scale:</b> As Shown	<b>Project Number:</b> SP21-981-00
---------------------------	---------------------------------------

<b>Date:</b> Dec.2021	<b>Figure Number</b> 6
--------------------------	---------------------------

# APPENDIX E

**SIRATI** & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions






# SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions  
 12/00- Keele Street  
 King City, ON. L7B 1H5  
 Phone# 905 833 1582, Fax# 905 833 5360

North:



Legend:

 Approximate Site Location

**Project Title:**

Phase I Environmental Site Assessment

**Site Location:**

10850 Concession Rd. 4,  
 Uxbridge, ON

**Figure Title:**

Site Location Plan

**Scale:**

As Shown

**Project Number:**

SP21-981-00

**Date:**

Dec. 2021

**Figure Number**


1

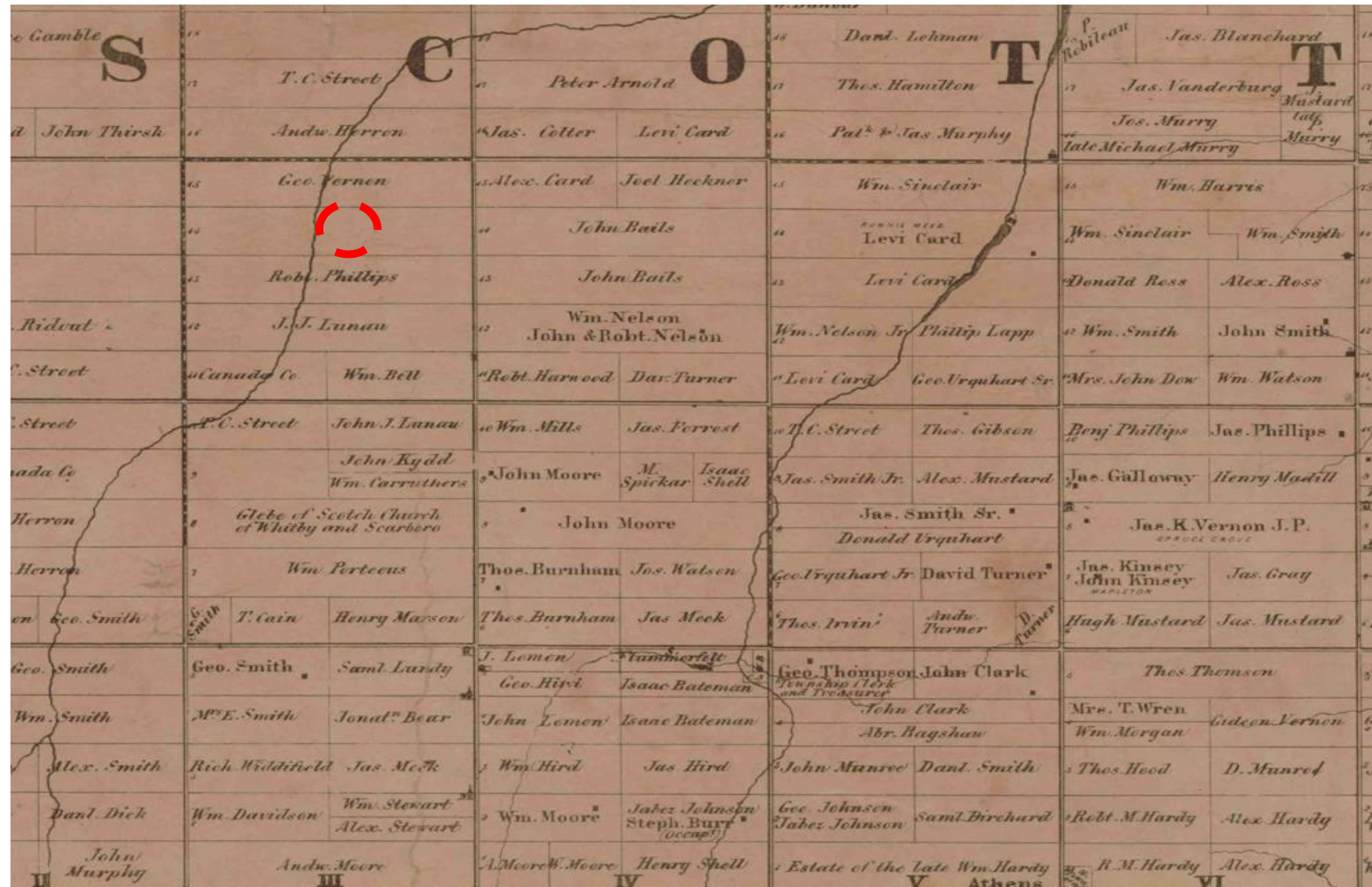


North:



Legend:

 Approximate Site Location



Project Title:

Phase I Environmental Site Assessment

Site Location:

10850 Concession Rd. 4,  
 Uxbridge, ON

Figure Title:

1859 Historic County Map of Peel  
 County

Scale:

As Shown

Project Number:

SP21-981-00

Date:

Dec. 2021

Figure Number

2

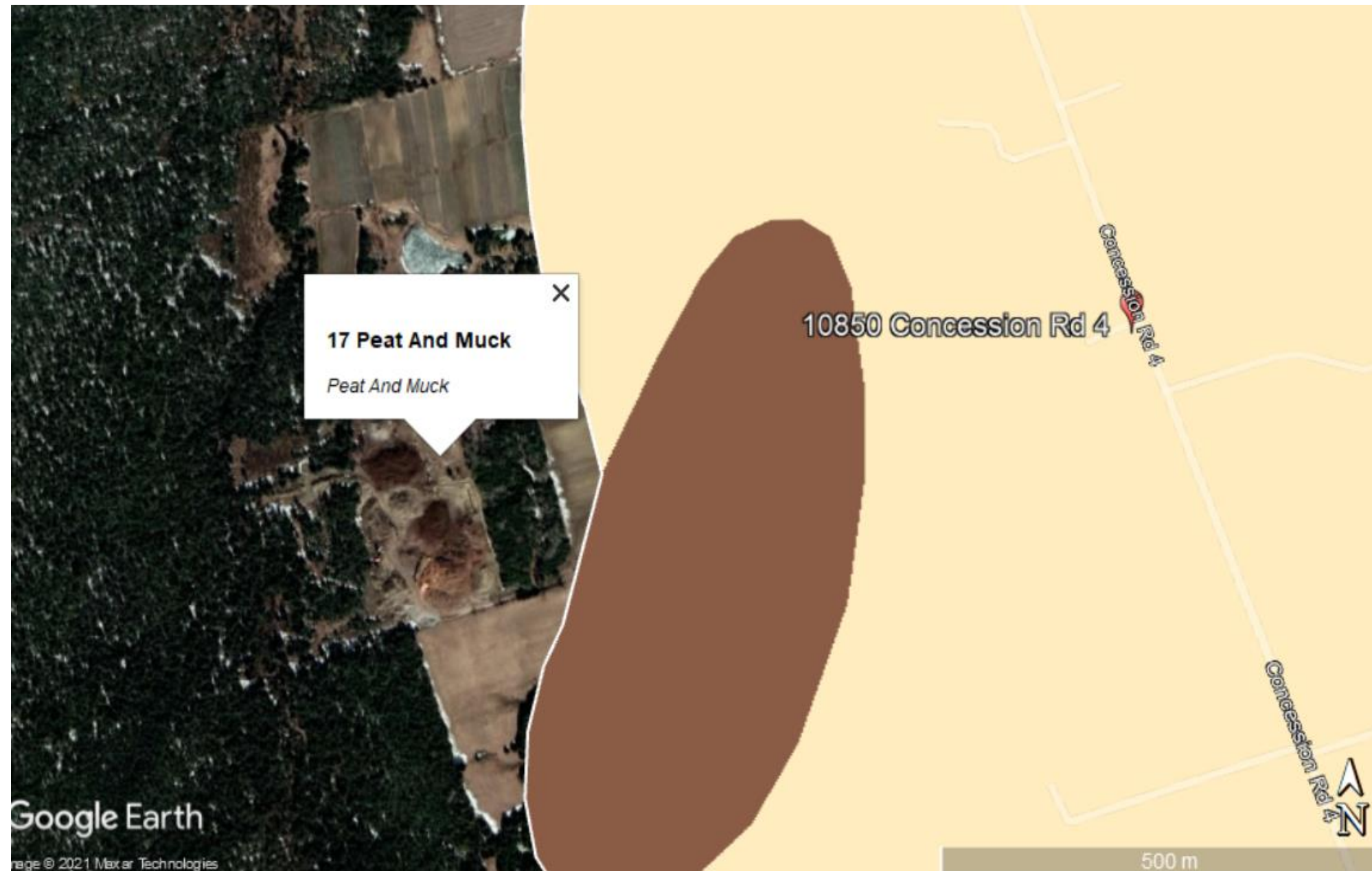
Source: Ontario Historic County Map Project

<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>

North:



Legend:



**Project Title:**

Phase I Environmental Site Assessment

**Site Location:**

10850 Concession Rd. 4,  
 Uxbridge, ON

**Figure Title:**

Physiography Map

**Scale:**

As Shown

**Project Number:**

SP21-981-00

**Date:**

Dec. 2021

**Figure Number**

3



North:



Legend:

Project Title:

Phase I Environmental Site Assessment

Site Location:

10850 Concession Rd. 4,  
 Uxbridge, ON

Figure Title:

Surficial Geology

Scale:

As Shown

Project Number:

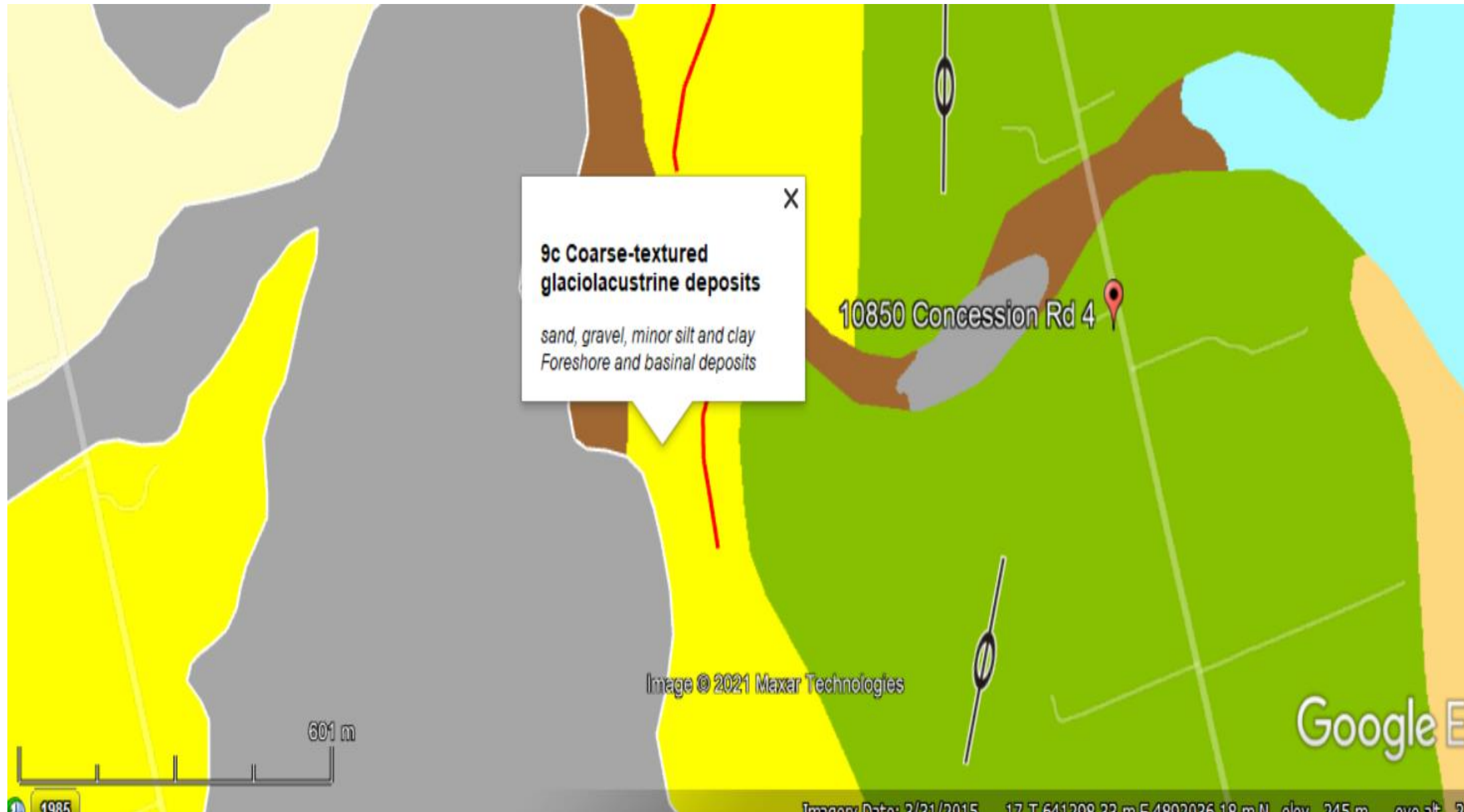
SP21-981-00

Date:

Dec. 2021

Figure Number

4



**Lindsay** ×

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



Legend:

**Project Title:**  
 Phase I Environmental Site Assessment

**Site Location:**  
 10850 Concession Rd. 4,  
 Uxbridge, ON

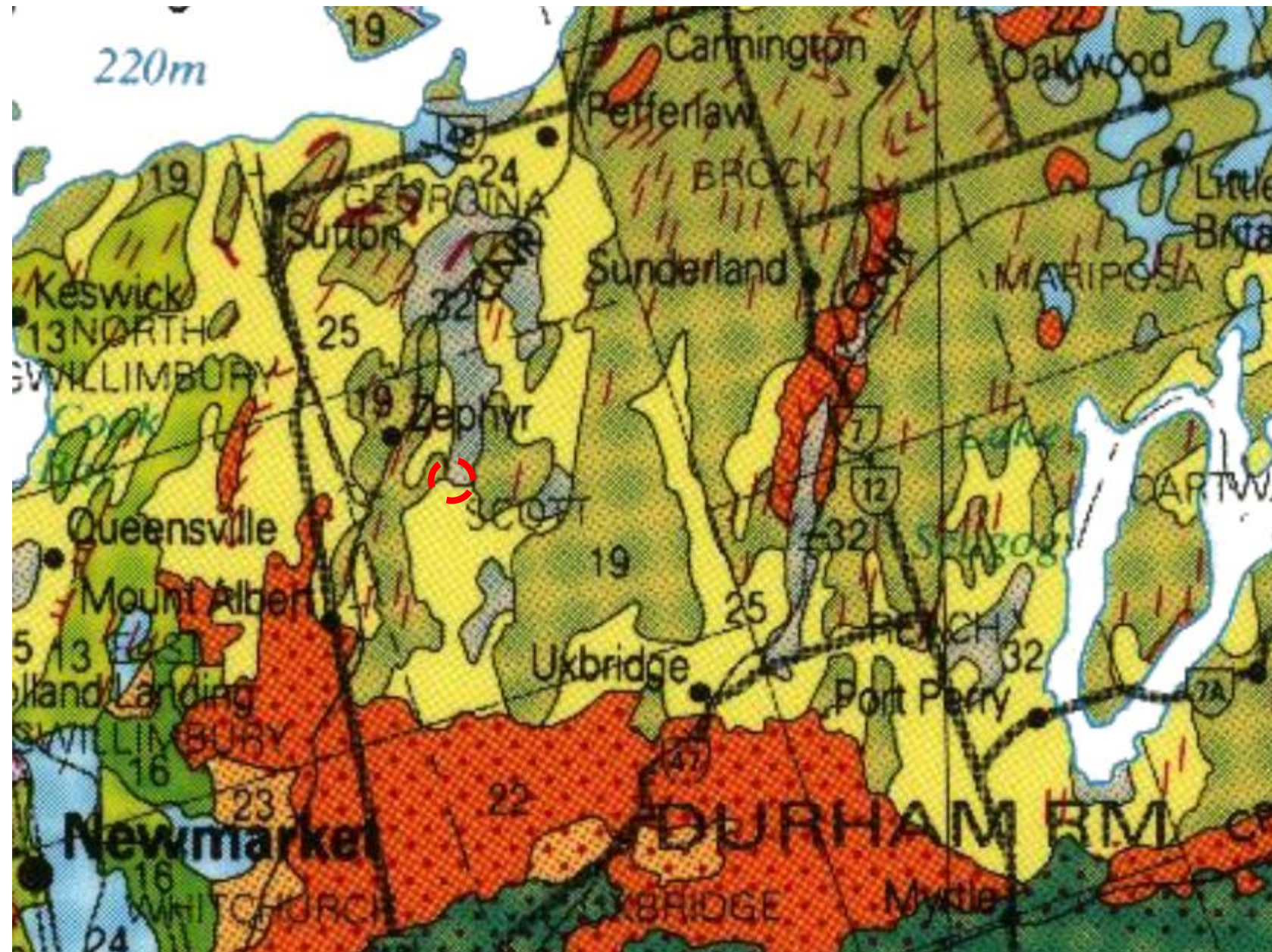
**Figure Title:**  
 Bedrock Geology

<b>Scale:</b> As Shown	<b>Project Number:</b> SP21-981-00
---------------------------	---------------------------------------

<b>Date:</b> Dec. 2021	<b>Figure Number</b> 5
---------------------------	---------------------------



Scale 1:1 000 000



Source: Quaternary Geology of Southern Ontario, Map P.2556  
<http://www.geologyontario.mndm.gov.on.ca>

**SIRATI & PARTNERS**

Geotechnical Hydrogeological & Environmental Solutions  
 12/00- Keele Street  
 King City, ON, L7B 1H5  
 Phone# 905 833 1582, Fax# 905 833 5360

North:



Legend:

Approximate Site Location

Project Title:

Phase I Environmental Site Assessment

Site Location:

10850 Concession Rd. 4,  
 Uxbridge, ON

Figure Title:

Quaternary Map

Scale:

As Shown

Project Number:

SP21-981-00

Date:

Dec. 2021

Figure Number

6

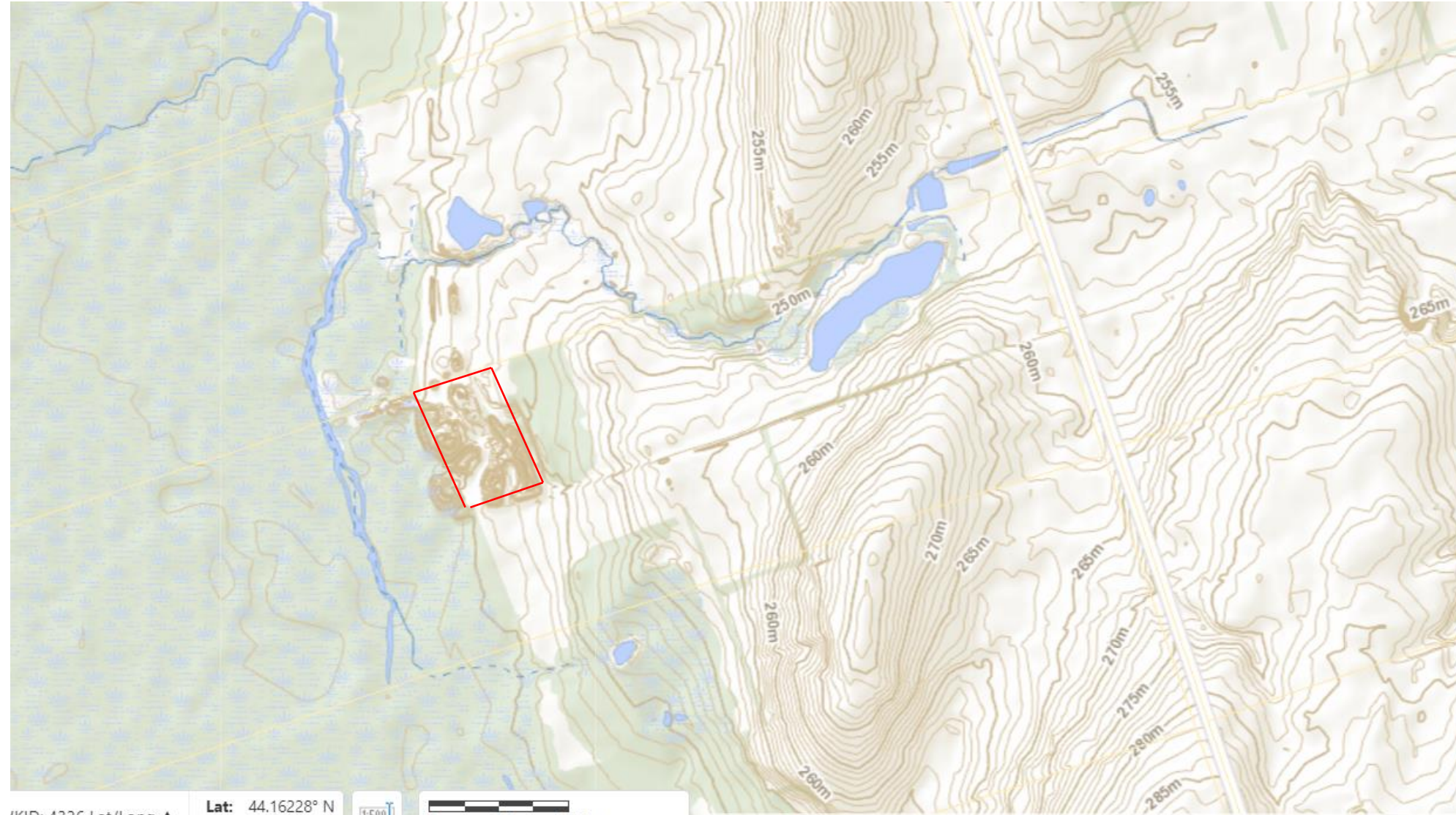


North:



Legend:

Approximate Site Location



KID: 4326 Lat/Long ▲ Lat: 44.16228° N Lon: 79.24209° W 1:500 0 0.1 0.2km © 2021 Regional Municipality of Durham; © Queens Printer for Ontario. 2021: 2020 Drainag

**Project Title:**  
 Phase I Environmental Site Assessment

**Site Location:**  
 10850 Concession Rd. 4,  
 Uxbridge, ON

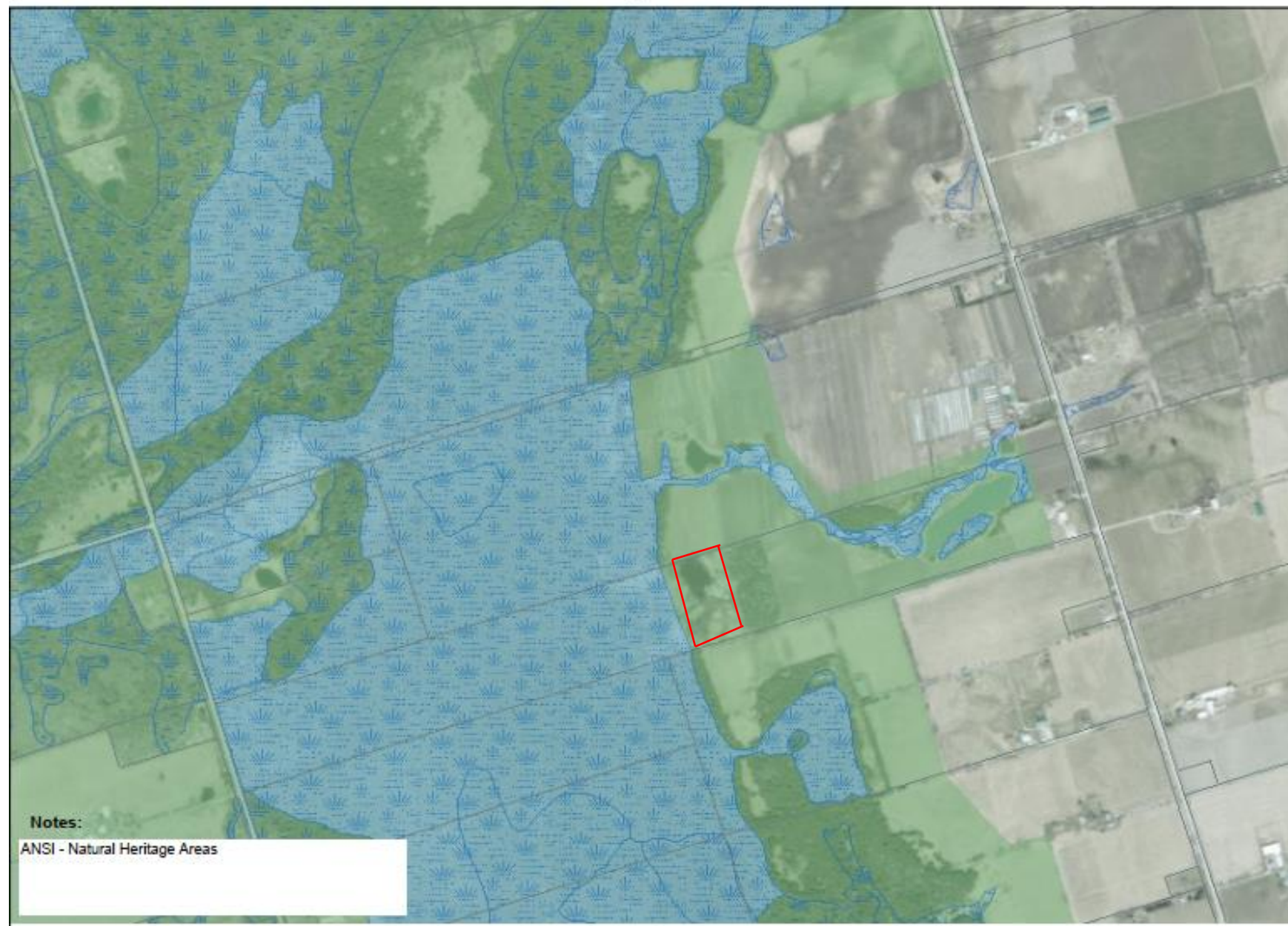
**Figure Title:**  
 Topographical Map

<b>Scale:</b> As Shown	<b>Project Number:</b> SP21-981-00
---------------------------	---------------------------------------

<b>Date:</b> Dec. 2021	<b>Figure Number</b> 7
---------------------------	---------------------------

Source: Regional Municipality of Durham GIS Map  
<https://geoapps.durham.ca>

















**Notes:**  
 ANSI - Natural Heritage Areas



This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.  
 © Copyright for Ontario Parcel data is held by Queen's Printer for Ontario and its licensors and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.

Imagery Copyright Notices: DRAPE © Aéro-Photo (1961) Inc., 2008 - 2009  
 GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008  
 © Queen's Printer for Ontario, 2021



- Legend:**
-  Approximate Site Location
  -  Assessment Parcel
  -  Greenbelt Area Boundary
  - ANSI
  -  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
  -  Earth Science Regionally Significant/sciences de la terre d'importance régionale
  -  Life Science Provincially Significant/sciences de la vie d'importance provinciale
  -  Life Science Regionally Significant/sciences de la vie d'importance régionale
  -  Evaluated Wetland
  -  Provincially Significant/considérée d'importance provinciale
  -  Non-Provincially Significant/non considérée d'importance provinciale
  -  Unevaluated Wetland
  -  Natural Heritage System

**Project Title:**  
 Phase I Environmental Site Assessment

**Site Location:**  
 10850 Concession Rd. 4,  
 Uxbridge, ON

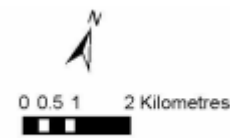
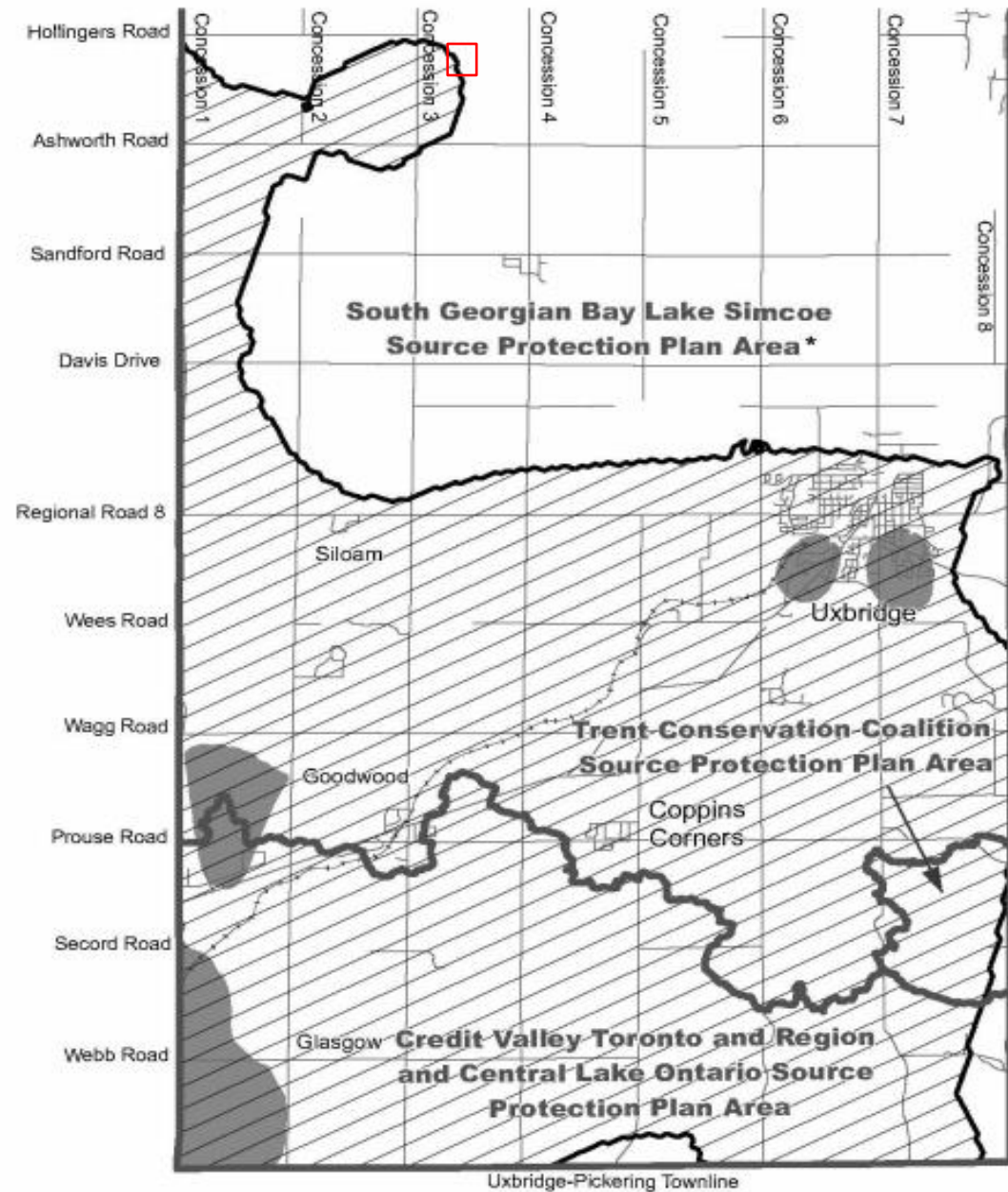
**Figure Title:**  
 Heritage Map

**Scale:** As Shown  
**Project Number:** SP21-981-00

**Date:** Dec. 2021  
**Figure Number:** 8



# WHPA-Q1/WHPA-Q2 DESIGNATION OVERLAY CORPORATION OF THE TOWNSHIP OF UXBRIDGE



Source: Map AP5 Schedule 'E' Zoning By-Law Number 81-19 (As Amended), The Corporation of The Township of Uxbridge, July 2020  
<https://www.uxbridge.ca/en/business-and-development/resources/Documents/Zoning-2---July-2020-Update/ZBL-81-19-July-2020-Consolidation---Complete.pdf>

North:



Legend:

- Approximate Site Location
  
- Township of Uxbridge Boundary
- Oak Ridges Moraine Conservation Plan Area
- Source Water Protection Plan Areas
- Wellhead Protection Areas (WHPA)
- WHPA-Q1/WHPA-Q2

**Project Title:**

Phase I Environmental Site Assessment

**Site Location:**

10850 Concession Rd. 4,  
Uxbridge, ON

**Figure Title:**

Wellhead Protection Map

**Scale:**

As Shown

**Project Number:**

SP21-981-00

**Date:**

Dec. 2021

**Figure Number**

9



# APPENDIX F

**SIRATI** & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions

## Sean O'Mara

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** December 20, 2021 11:49 AM  
**To:** Sean O'Mara  
**Subject:** RE: TSSA Search 10850 Concession Road 4, Uxbridge

**Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.**

### **NO RECORD FOUND**

Hello Sean,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject 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](mailto:publicinformationsservices@tssa.org) along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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

Kind regards,

Sherees



### **Public Information Agent**

Facilities and Business Services  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)

[www.tssa.org](http://www.tssa.org)



---

**From:** Sean O'Mara <sean@sirati.ca>  
**Sent:** December 18, 2021 2:57 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Cc:** Sean O'Mara <sean@sirati.ca>; Moji Salimbahrami <moji@sirati.ca>  
**Subject:** TSSA Search 10850 Concession Road 4, Uxbridge

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

Good Afternoon

We are conducting an environmental investigation for the property located at 10850 Concession Road 4, Zephyr, Town of Uxbridge, Ontario. The project involves locating potential environmental concern in the area of the Site. We will greatly appreciate it if the TSSA search their database to determine if there are any fuel tanks (existing or expired) at the following addresses in Zephyr, Uxbridge, ON.

- 10850 Concession Road 4
- 10900 Concession Road 4
- 10699 Concession Road 4
- 10520 Concession Road 4
- 10550 Concession Road 4
- 10700 Concession Road 3
- 10780 Concession Road 3

Thanks !

**Sean O'Mara, P.Ge.**

**Project Manager**



**C: 705 529 6365**

**T: 905 833 1582**

**F: 905 833 5360**

**E: [sean@sirati.ca](mailto:sean@sirati.ca)**

**12700 Keele Street, King City, ON L7B 1H5**

**[www.sirati.ca](http://www.sirati.ca)**

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

# APPENDIX G

**SIRATI** & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions

**"Table of current and past uses of the phase one property"  
 (Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)**

Address; 10850 Concession Road 4, Uxbridge Ontario

Year	Name of owner	Description of property use	Property use <sup>1</sup>	Other observations from aerial photographs, fire insurance plans, etc.
1999 to Present	Henry Eng	Rural, Agricultural	Agriculture or other use	2005 – 2021 Aerial photography, interview, site reconnaissance

*Notes:*

1 - For each owner, specify one of the following types of property use (as defined in O. Reg. 153/04) that

- applies: Agriculture or other use
- Commercial use
- Community use
- Industrial use
- Institutional use
- Parkland use
- Residential use

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