

Phase One Environmental Site Assessment



125 Arthur Street West, 123 Louisa Street West and
Surrounding Vacant Land, Thornbury, Ontario
G2S20445

Attn: Daniel Pasta
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L4K 4E6

Executive Summary

G2S Environmental Consulting Inc. (G2S) was retained by Daniel Pasta to complete a Phase One Environmental Site Assessment (ESA) for the property located at 125 Arthur Street West, 123 Louisa Street West and surrounding vacant land, in Thornbury, Ontario, hereinafter referred to as the 'Site'. The current owner of the property is 2275568 Ontario Ltd. and Thornbank Village Inc.

For the purpose of this report Arthur Street West is said to run west to east, as illustrated on Drawing 2 in Appendix A. The Site is currently consisting of seven parcels, one used for agricultural purposes, two residential and four vacant lots. The Site is located in an area consisting of primarily residential and agricultural land use. The irregular shaped Site is located along Arthur Street West which runs along the northern property boundary, Lansdowne Street South which runs along the eastern property boundary and Alice Street West which runs along the south property line of the Site. Peel Street South is approximately 155 m west and 10th Line is approximately 920 m northwest of the Site. Georgian Bay is approximately 450 m north of the Site. The Site location is illustrated on Drawing 1 in Appendix A.

The Site is currently used for agricultural purposes, with two vacant residential buildings on Site. The Site groundcover is composed of wild grasses and vegetation on the eastern portion of the Site. 125 Arthur Street West is located in the northeast portion of the Site and consists of a two-story residential building with a basement and a detached single car garage. The residential building is currently vacant. A well is located to the southwest, a storm drain is located south, and and two cement cisterns are located north of the residential building at 125 Arthur Street West. 123 Louisa Street West is located in the eastern portion of the Site and consists of a one-story residential building with a basement and a detached single car garage. A small pile of cinder blocks and wood was located to the east of the residential building at 123 Louisa Street West. The residential building is currently vacant. The west portion of the Site is used for agricultural purposes. The south-central area of the site is vacant land with groundcover composed of wild grasses and vegetation. Little Beaver Creek runs centrally through the Site and is lined with a forested area. Entrance to the Site is accessed via Arthur Street West, Louisa Street West and Alice Street West. The Site is approximately 12.14 hectares (30 acres) in size.

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

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

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

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

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1. Introduction

G2S Environmental Consulting Inc. (G2S) was retained by Daniel Pasta to complete a Phase One Environmental Site Assessment (ESA) for the property located at 125 Arthur Street West, 123 Louisa Street West and surrounding vacant land, in Thornbury, Ontario, hereinafter referred to as the 'Site'.

1.1 Phase One Property Information

1.1.1 Site Description

The current owner of the property is:

- 2275568 Ontario Ltd. and Thornbank Village Inc.

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

- PIN 371320083, PT PARKLT 11 NE/S ALICE ST, 12 NE/S ALICE ST, 11 SW/S LOUISA ST, 12 SW/S LOUISA ST PL THORNBURY PT 1 16R377; THE BLUE MOUNTAINS
- PIN 371320086, PT PARKLT 11 SW/S LOUISA ST, 12 SW/S LOUISA ST PL THORNBURY AS IN R386452; THE BLUE MOUNTAINS
- PIN 371320087, PT PARKLT 11 SW/S LOUISA ST PL THORNBURY AS IN R265729; THE BLUE MOUNTAINS
- PIN 371320088, PT PARKLT 11 SW/S LOUISA ST PL THORNBURY AS IN R156946; THE BLUE MOUNTAINS
- PIN 371320093, PARKLT 13 NE/S ALICE ST, 14 NE/S ALICE ST, 15 NE/S ALICE ST, 13 SW/S LOUISA ST, 14 SW/S LOUISA ST PL THORNBURY; PT LT 46 NE/S LOUISA ST, 47
- PIN 371320101, LT 40 NE/S LOUISA ST, 41 NE/S LOUISA ST, 42 NE/S LOUISA ST, 43 NE/S LOUISA ST, 44 NE/S LOUISA ST PL THORNBURY; PT LT 40 SW/S ARTHUR ST, 41
- PIN 371320102, PT LT 41 SW/S ARTHUR ST, 42 SW/S ARTHUR ST PL THORNBURY PT 2 16R373; THE BLUE MOUNTAINS

1.1.2 Site Location

The Site is currently consisting of seven parcels, one used for agricultural purposes, two residential and four vacant lots. The Site is located in an area consisting of primarily residential and agricultural land use. The irregular shaped Site is located along Arthur Street West which runs along the northern property boundary, Lansdowne Street South which runs along the eastern property boundary and Alice Street West which runs along the south property line of the Site. Peel Street South is approximately 155 m west and 10th Line is approximately 920 m northwest of the Site. Georgian Bay is approximately 450 m north of the Site.

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

1.1.3 Site Occupancy

The Sites residential buildings are currently unoccupied, and the eastern portion of the Site is vacant. All remaining lands are used for agricultural purposes.

1.1.4 Site Features

The Site is currently used for agricultural purposes, with two vacant residential buildings on Site. The Site groundcover is composed of wild grasses and vegetation on the eastern portion of the Site. 125 Arthur Street West is located in the northeast portion of the Site and consists of a two-story residential building with a basement and a detached single car garage. The residential building is currently vacant. A well is located to the southwest, a storm drain is located south, and two cement cisterns are located north of the residential building at 125 Arthur Street West. 123 Louisa Street West is located in the eastern portion of the Site and consists of a one-story residential building with a basement and a detached single car garage. A small pile of cinder blocks and wood was located to the east of the residential building at 123 Louisa Street West. The residential building is currently vacant. The west portion of the Site is used for agricultural purposes. The south-central area of the site is vacant land with groundcover composed of wild grasses and vegetation. Little Beaver Creek runs centrally through the Site and is lined with a forested area.

Entrance to the Site is accessed via Arthur Street West, Louisa Street West and Alice Street West. The Site is approximately 12.14 hectares (30 acres) in size.

1.1.5 Surrounding Properties

The Site is surrounded primarily by residential and agricultural land use. All adjacent properties surrounding the Site are residential. A Foodland grocery store is located east of the Site. A transformer/hydro substation is located approximately 130 m northeast of the Site. The remaining Study Area consists of residential and agricultural properties.

2. Scope of Work

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

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

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

3. Records Review

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

3.1 General

(i) Phase One Study Area Determination

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

(ii) First Developed Use Determination

According to a property detail report, the residential building located at 125 Arthur Street West was first developed in 1899 and the residential building located at 123 Louisa Street West was first developed in 1920. According to the Site representative the remaining lands on Site have always been used for agricultural purposes. Historical aerial photographs show the remaining lands on Site as undeveloped in 1954 and from 2005 to present.

(iii) Fire Insurance Plans

Available Fire Insurance Plans (FIPs) for the surrounding area were reviewed through Opta Information Intelligence Website. FIPs from 1925 covered the Site and Study Area. In 1925, the Site and Study Area are undeveloped. Louisa Street is developed through the northern portion of the Site and Albert Street and Minto Street are developed through the western portion of the Site.

(iv) Property Ownership

The current owner of the property is 2275568 Ontario Ltd. and Thornbank Village Inc.

(v) Property Use Directories

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

(vi) Official City Plan

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

(vii) *Environmental Reports*

No previous environmental reports were provided to G2S.

3.2 Environmental Source Information

(i) *National Pollutant Release Inventory*

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

(ii) *PCB Storage Sites*

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

(iii) *Environmental Registry*

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

(iv) *Coal Gasification Maps*

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

(v) *Coal Tar Sites*

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

(vi) *Freedom of Information Request*

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

(vii) *Waste Management Records*

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

(viii) *Other MECP Reports*

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

(ix) *Retail Fuel Storage Tanks*

G2S contacted the Technical Standards and Safety Authority (TSSA) by email on June 19 and July 6, 2020. G2S requested a search for records of fuel storage on the Site and immediate surrounding properties on Arthur Street West, Lansdowne Street South, Louisa Street West, Alice Street West and Peel Street North. A response from the TSSA was received on June 19 and July 7, 2020 and is included in Appendix E. No records were found.

(x) *Areas of Natural Significance*

The Ministry of Natural Resources, Ontario, Natural Heritage Areas database was reviewed. A woodland and wetland are located in the central portion of the Site. A woodland is located in the north, west and south portions of the Study Area. A wetland is located approximately 240 m south of the Site. Georgian Bay is approximately 450 m north of the Site.

(xi) *Landfills*

The Ministry of the Environment publication Waste Disposal Site Inventory, June 1991, was searched for waste disposal facilities located within the Study Area. No records were found within the Study Area. The nearest landfill was previously located approximately 45 m east of the Site and was closed in 1969. The landfill was classified as an A7 site for municipal/domestic wastes in urban areas, criteria “humans”. Based on the record description the site was located at Lansdowne Street North and King Street West, and historical aerial photograph in 1954 show the landfill is located approximately 160 m north of the Site.

(xii) *Notices and Instruments*

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

3.3 Physical Setting Sources

(i) *Aerial Photographs*

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

Table 1: Aerial Photographs

Year	Site Description	Study Area Description
1954	The Site appears developed for agricultural purposes with an orchard located on the western and northeastern portions of the Site. Little Beaver Creek is located in the central portion of the Site. Due to the scale of the image, details of the structures on-Site are indiscernible.	The Study Area appears primarily developed as agricultural land use. Little Beaver Creek is located central portion of the Study Area. Due to the scale of the image, details of the structures in the Study Area are indiscernible.
2005	A small square building is located in the northeast and east portion of the Site. A forested area is located	East adjacent property has been developed with a small square building. Residential/agricultural buildings have been developed in the western portion. Square buildings and a park have been

Year	Site Description	Study Area Description
	central on-Site. An orchard is located in the remaining land.	developed in the southeast portion of the Study Area. A roadway has been cleared in the northwest portion of the Study Area.
2010	The western portion Site has been cleared of all vegetation with some trees present. The eastern portion of the Site is covered in vegetation with some trees present.	North and south adjacent houses have been developed. Large square buildings have been developed in the southeast portion of the Study Area. Additional residential buildings have been developed in the western portion of the Study Area. A road has been developed in the northwest portion of the Study Area.
2016	The Site appears similar to 2010.	Additional residential buildings are located in the northwest of the Study Area.
2019	The Site appears similar to present.	Additional residential buildings have been developed to the east of the Site. The Study Area appears similar to present.

(ii) *Topography, Hydrology, and Geology*

Topographic Maps

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

The property is located approximately 196 m above sea level in the western portion of the Site decreasing gradually in a northeasterly direction. Topographic maps show surface elevations to be decreasing in a north/northeast direction. Based on our observations and review, the expected direction of groundwater flow in the area of the Site is to the north/northeast, following surface topography towards Georgian Bay, located approximately 450 m north of the Site.

Table 2: Topographic Maps

Year	Site Description	Study Area Description
2019	The northeast portion of the Site is developed with a small square building. The eastern portion of the Site is developed with another small square building. The western portion of the Site is undeveloped. Little Beaver Creek is located in the central portion of the Site.	The Study Area is partially developed with small residential buildings west, east and south of the Site. North and east adjacent properties are developed with small square buildings. A tributary of Little Beaver Creek is located in the western portion of the Study Area.

Soil and Geological Maps

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

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

The soil map identifies the Site and most of the Study Area as well sorted sandy outwash, belonging to the Brighton series characterized by sand that is essentially stonefree, and more

specifically dark grey sandy loam over yellow brown sand over reddish brown sandy loam over grey calcareous sand.

Hydrology and Hydrogeology

Surface water from the Site is expected to infiltrate through the grassed/vegetated and agricultural surfaces of the Site. Little Beaver Creek is located centrally on Site, flowing south to north. Topographic maps show surface elevations to be decreasing in a north/northeast direction. Based on our observations and review, the expected direction of groundwater flow in the area of the Site is to the north/northeast, following surface topography towards Georgian Bay, located approximately 450 m north of the Site.

(iii) Fill Materials

Fill materials were not observed on-Site.

(iv) Water Bodies and Areas of Natural Significance

No natural heritage areas were located in the Study Area. A woodland and wetland are located in the central portion of the Site. A woodland is located in the north, west and south portions of the Study Area. A wetland is located approximately 240 m south of the Site. Georgian Bay is located approximately 450 m north of the Site.

(v) Well Records

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

- A domestic well record, located 70 m south of the Site, identified the surrounding soils as brown topsoil from depths of 0 to 0.30 m bgs, brown sandy clay from depths of 0.30 to 2.44 m bgs, grey and shale from depths of 2.44 to 11.58 m bgs, grey clay and gravel hard from depths of 11.58 to 28.04 m bgs, grey clay and grit from depths of 28.04 to 42.67 m bgs, and black/grey shale from depths of 42.67 to 48.77 m bgs. Groundwater was measured at 45.72 m bgs.
- A domestic well record, located approximately 700 m west of the Site, identified the surrounding soils as yellow clay and stones from depths of 0 to 2.44 m below ground surface (bgs), grey clay gravel from depths of 2.44 to 12.19 m bgs, grey clay sand from depths of 12.19 to 15.24 m bgs, grey sand from depths of 15.24 to 25.9 m bgs, grey quick sand from depths of 25.9 to 39.62 m bgs, black stones from depths of 39.62 to 40.84 m bgs and grey sand gravel clay from depths of 40.84 to 41.75 m bgs. Groundwater was measured at 41.75 m bgs.
- A domestic well record, located approximately 265m southwest of the Site, identified the surrounding soils as brown topsoil from depths of 0 to 0.30 m bgs, grey clay and stones from depths of 0.30 to 4.87 m bgs, grey shale hard from depths of 4.87 to 10.66 m bgs, grey clay soft from depths of 10.66 to 30.48 m bgs, grey clay gravel from depths of 40.48

to 42.67 m bgs, and black rock and grey shale from depths of 42.67 to 48.76 m bgs. Groundwater was measured at 43.48 m bgs.

3.4 Site Operating Records

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

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

4. Interviews

4.1 Site Personnel

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

4.2 Third Party Individuals

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

4.3 Government Officials

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

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

5. Site Reconnaissance

5.1 General Requirements

Ms. Rachael Lesmeister, B.A. of G2S conducted a Phase One ESA Site visit at the northwest corner of 125 Arthur Street West, 123 Louisa Street West and surrounding vacant land, in Thornbury, Ontario. The purpose of the Site reconnaissance was to assess the current conditions of the Site, and the adjacent and surrounding properties to the extent practicable. The following table provides details regarding the Site visit:

Table 3: Site Reconnaissance

Date	June 23, 2020
Time	10 am
Length of Site Visit	1.5 hour
Weather	Cloudy, approximately 27° Celsius
Person who conducted the Site visit	Rachael Lesmeister, B.A.
Qualified Person supervising the Site visit	Jacky So, P.Eng.
Facility Operating: Yes/No	N/A

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

(i) Site Limitations

G2S was unable to access the basement in the residential building located at 123 Louisa Street West at the time of the Site visit due to flooding.

(ii) Property Use, Buildings, and Structures

The Site is currently used for agricultural purposes, with two vacant residential buildings on Site. The Site groundcover is composed of wild grasses and vegetation on the eastern portion of the Site. 125 Arthur Street West is located in the northeast portion of the Site and consists of a two-story residential building with a basement and a detached single car garage. The residential building is currently vacant. A well is located to the southwest, a storm drain is located south, and two cement cisterns are located north of the residential building at 125 Arthur Street West. 123 Louisa Street West is located in the eastern portion of the Site and consists of a one-story residential building with a basement and a detached single car garage. A small pile of cinder blocks and wood was located to the east of the residential building at 123 Louisa Street West. The residential building is currently vacant. The west portion of the Site is used for agricultural purposes. The south-central area of the site is vacant land with groundcover composed of wild grasses and vegetation. Little Beaver Creek runs centrally through the Site and is lined with a forested area.

Entrance to the Site is accessed via Arthur Street West, Louisa Street West and Alice Street West. The Site is approximately 12.14 hectares (30 acres) in size.

(iii) Locations of Current and Former Wells

G2S identified one potable well located to the southwest of the residential building located at 125 Arthur Street West and two cement cisterns are located north of the residential building.

(iv) Sewage Works

It is likely the residential buildings on Site utilize a septic system. 125 Arthur Street West is serviced with a well located to the southwest of the building, a storm drain is located to the south, and two cement cisterns are located north of the building on Site.

(v) Ground Surface

The Site groundcover is composed of wild grasses/vegetation on the eastern portion of the Site. 123 Louisa Street West is surrounded by wild grasses and vegetation with a gravel driveway to the north of the building on-Site. 125 Arthur Street West is surrounded by a grass, the property line is lined with trees and a gravel driveway is located to the west of the residential building on-Site. A storm drain is located to the south of the residential building located at 125 Arthur Street West. A forested area is located in the central portion of the Site. The western portion of the Site is used for agricultural purposes.

(vi) Current or Former Railway Lines or Spurs

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

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

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

(viii) Stressed Vegetation

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

(ix) Fill and Debris Materials

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

(x) Potentially Contaminating Activities On-Site

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

(xi) Unidentified Substances

No unidentified substances were located on-Site.

(xii) Below Ground Structures

No pits and/or lagoons were observed during our Site visit. A storm drain was identified south of the residential building located at 125 Arthur Street West.

(xiii) Storage Tanks

One empty 20 lb and one empty 60 lb propane tanks were located at 123 Louisa Street West in the front porch on the northern portion of the residential building on Site.

(xiv) Material Storage

123 Louisa Street West stored five car batteries and approximately 40 cans of paint in the western portion of the house. A pile of cinder blocks and wood was located west of the residential building on-Site. No other materials were observed to be stored on-Site.

(xv) Hazardous Materials

No hazardous materials were identified during the Site visit.

(xvi) Potable and Non-Potable Water Sources

125 Arthur Street West is serviced by a potable well located to the southwest of the residential building on-Site. It is likely that 123 Louisa Street West is also serviced by a potable well, although no well was observed during the Site visit due to overgrown wild grasses.

(xvii) Waste Management

The Site does not currently create waste.

(xviii) Underground Utilities

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

(xix) Interior Building Features

The building materials within the first floor of the residential building located at 125 Arthur Street West is comprised of small suspended square ceiling tiles, drywall walls and ceilings, wood panel walls, a brick wall, vinyl tile flooring and carpet. The second floor of the residential building is comprised of laminate flooring, drywall walls and ceiling. The basement is comprised of stone block walls and cement floors and the single car garage is comprised of plywood walls/ceilings and cement floors. The residential building at 123 Louisa Street West is comprised of drywall ceilings and walls, wood flooring, carpet, laminate and stone flooring. The basement was comprised of cement block walls and the flooring was not visible due to flooding. The single car garage is comprised of plywood walls/ceilings and cement flooring.

(xx) Exterior Features

Both residential buildings and garages were comprised of siding, metal cladding, cement blocks and shingle roofing.

(xxi) Surrounding Properties

The following PCAs were identified within the Study Area:

Table 4: Current Surrounding Property Use, Potentially Contaminating Activities

Address	Direction and Distance from Site	Potentially Contaminating Activity	Description	Contaminants of Potential Concern
95 King Street West	~130 m northeast	Transformer Manufacturing, Processing and Use	Hydro Sub Station 2	PCBs

Notes: PCBs - Polychlorinated Biphenyls

5.2 Description of Investigation

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

5.3 Special Attention Items

(i) *Polychlorinated Biphenyls*

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

Due to the age of the buildings on-Site, there is the possibility for PCB containing equipment to be present on-Site.

(ii) *Asbestos Containing Materials*

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

Due to the age of the buildings, there is the possibility for ACMs to be present on-Site. Potential ACMs observed in the building include vinyl floor tile, drywall joint compound and suspended ceiling tiles.

(iii) *Lead*

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

Due to the age of the buildings on-Site, there is a potential for lead based paint to be present on-Site.

(iv) *Mercury*

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

There is a potential for mercury to be present on-Site.

(v) *Ozone Depleting Substances*

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

Potential ODS containing equipment may be located on-Site.

(vi) *Urea Formaldehyde Foam Insulation*

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

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

(vii) *Mould*

Evidence of mould was observed at the residential building at 123 Louisa Street West in the front porch of the building located at the northern portion of the house, and in various rooms of the residence. Windows are all broken, floors are sunken in and some of the roof appeared to be caving in. Water damage was visible in various rooms of the residence.

6. Review and Evaluation of Information

(i) Current and Past Site Uses

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

Table 5: Site Uses

Address	Property Use	Years Occupied
125 Arthur Street West	Residential	1899 - present
123 Louisa Street West	Residential	1920 - present
Surrounding Vacant Land	Agricultural/vacant	1954, 2005 – present

(ii) Potentially Contaminating Activities

The following PCA as defined in the amended O. Reg. 153/04 was identified within the Study Area:

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

Table 6: Potentially Contaminating Activities – Risk to Site

Address Direction and Distance from Site	Potentially Contaminating Activities	Description	Years Occupied	Contaminants of Potential Concern	PCA - Risk to Site
Site	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Historical aerial photographs showing an orchard being present on-Site.	1954, 2005	Arsenic, Pesticides, Heavy Metals	High –historical presence of an orchard on-Site.
95 King Street West ~130 m northeast	Transformer Manufacturing, Processing and Use	Current use of a transformer located at a Hydro Sub Station.	present	PCBs	Low, down-gradient with respect to inferred groundwater flow direction, large distance from Site.

Notes: PCBs - Polychlorinated Biphenyls

(iii) *Areas of Potential Environmental Concern*

Table 7: Areas of Potential Environmental Concern

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

7. Conclusions and Recommendations

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

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

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

8. Qualifications of the Assessor

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

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

9. References and Supporting Documentation

- a) Canadian Standards Association. November 2001. *Z768-0 Phase I Environmental Site Assessment*.
- b) Occupational Health and Safety Act - Ministry of Labour (MOL).
- c) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- d) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- e) Hazardous Waste Information Network (HWIN, 1986 – 2005), www.hwin.ca.
- f) Ministry of the Environment, Brownfields Environmental Site Registry, www.ene.gov.on.ca/environet/BESR/index.
- g) National Pollutant Release Inventory, www.ec.gc.ca.
- h) Natural Heritage Information System, www.nhic.mnr.gov.on.ca.
- i) Ontario's Environmental Registry, www.ebr.gov.on.ca.
- j) "Paleozoic Geology of Southern Ontario", Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.
- k) "Soil Map of Peel County, Ontario," Soil Survey Report No. 17, North Sheet. Scale 1:63,360. Experimental Farms Service, Ottawa, 1979.
- l) "1954 Air Photos of Southern Ontario". University of Toronto Libraries, 2010. Viewed online at <https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>
- m) "The Atlas of Canada, Toporama, Topographic Map. Her Majesty the Queen in Right of Canada, 2019. Viewed online at <http://atlas.gc.ca/site/english/toporama/#>
- n) "2005, 2016 and 2019 Aerial Photographs," Google Earth, Digital Globe, 2019.
- o) "The Blue Mountains Official Plan", Schedule A-2 – Thornbury and Clarksbury, August, 2014.
- p) "Sheet 1, Fire Insurance Plan of Thornbury, Ont., 1925." Underwriters Survey Bureau Toronto and Montreal., 1960.
- q) "Property Detail Report – 125 Arthur Street West, Thornbury", Municipal Property Assessment Corporation. June 27, 2020.
- r) "Property Detail Report – 123 Louisa Street West, Thornbury", Municipal Property Assessment Corporation. June 27, 2020.

10. Limitations

This report has been prepared for the sole benefit of Daniel Pasta and is intended to provide a Phase One ESA on the Site, 125 Arthur Street West, 123 Louisa Street West and surrounding vacant land in Thornbury, Ontario. The report may not be used by any other person or entity without the expressed written consent of Daniel Pasta, and G2S Environmental Consulting Inc. (G2S). Any use which a third party makes of this report, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

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

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

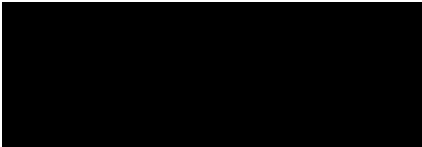
At the time of this report, the Covid-19 pandemic restrictions may have limited G2S's access to historical records for review purposes. Due to these limitations, G2S may be required to provide addendums to the report or complete additional site visits in the future.

11. Closing Remarks

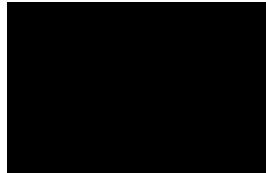
We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

G2S Environmental Consulting Inc.



Rachael Lesmeister, B.A.
Environmental Technician



Jacky So, P.Eng.
Senior Engineer

Appendix A: Drawings



Scale: N.T.S.
 Project No.: G2S20445
 Date: JULY 2020
 Drawn by: RL/JS
 File name: 125ARTHUR.dwg

125 ARTHUR STREET W, 123 LOUISA STREET WEST
 AND SURROUNDING VACANT LAND
SITE LOCATION PLAN

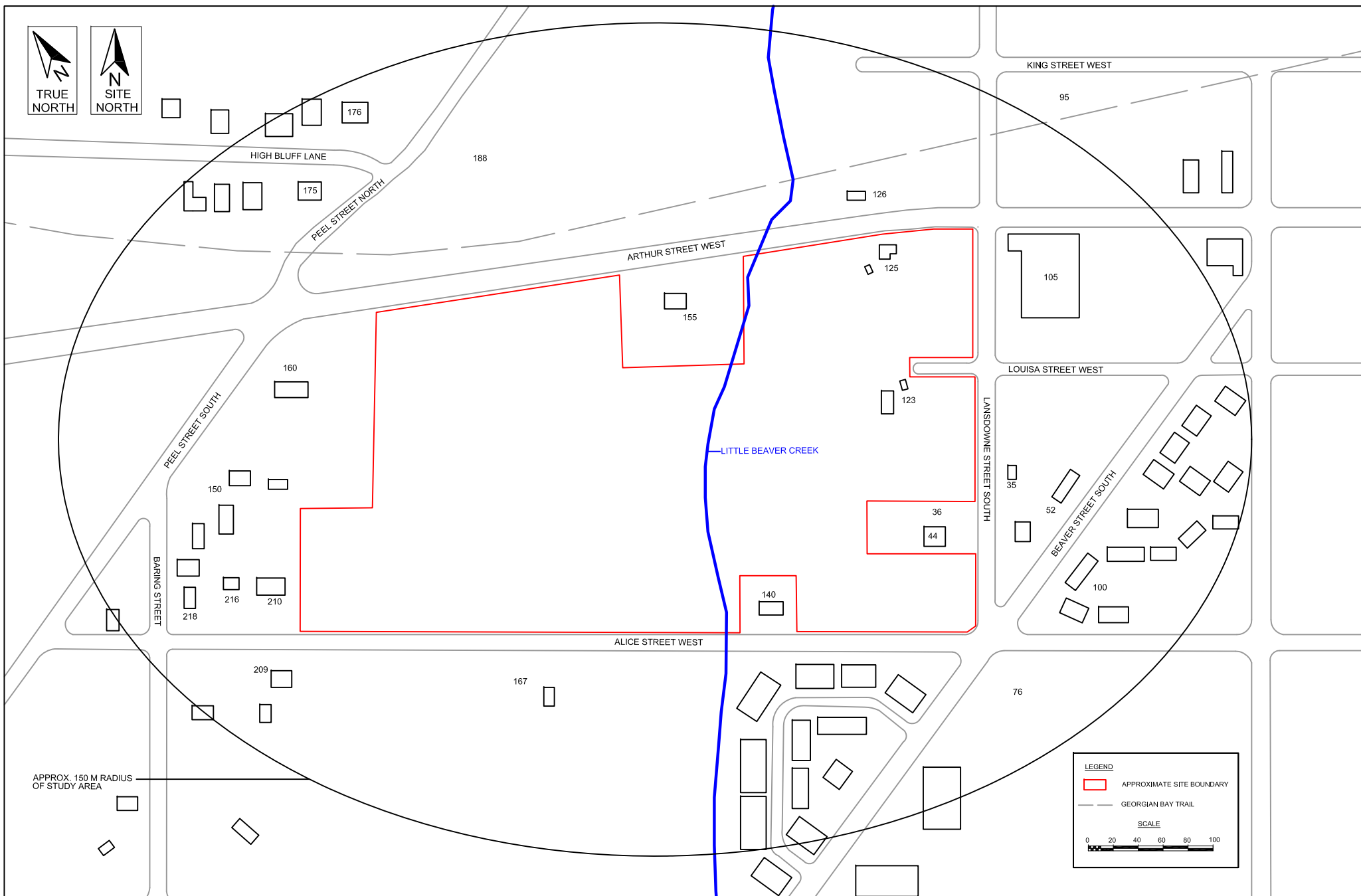
THORNBURY

ONTARIO



Drawing No.

1

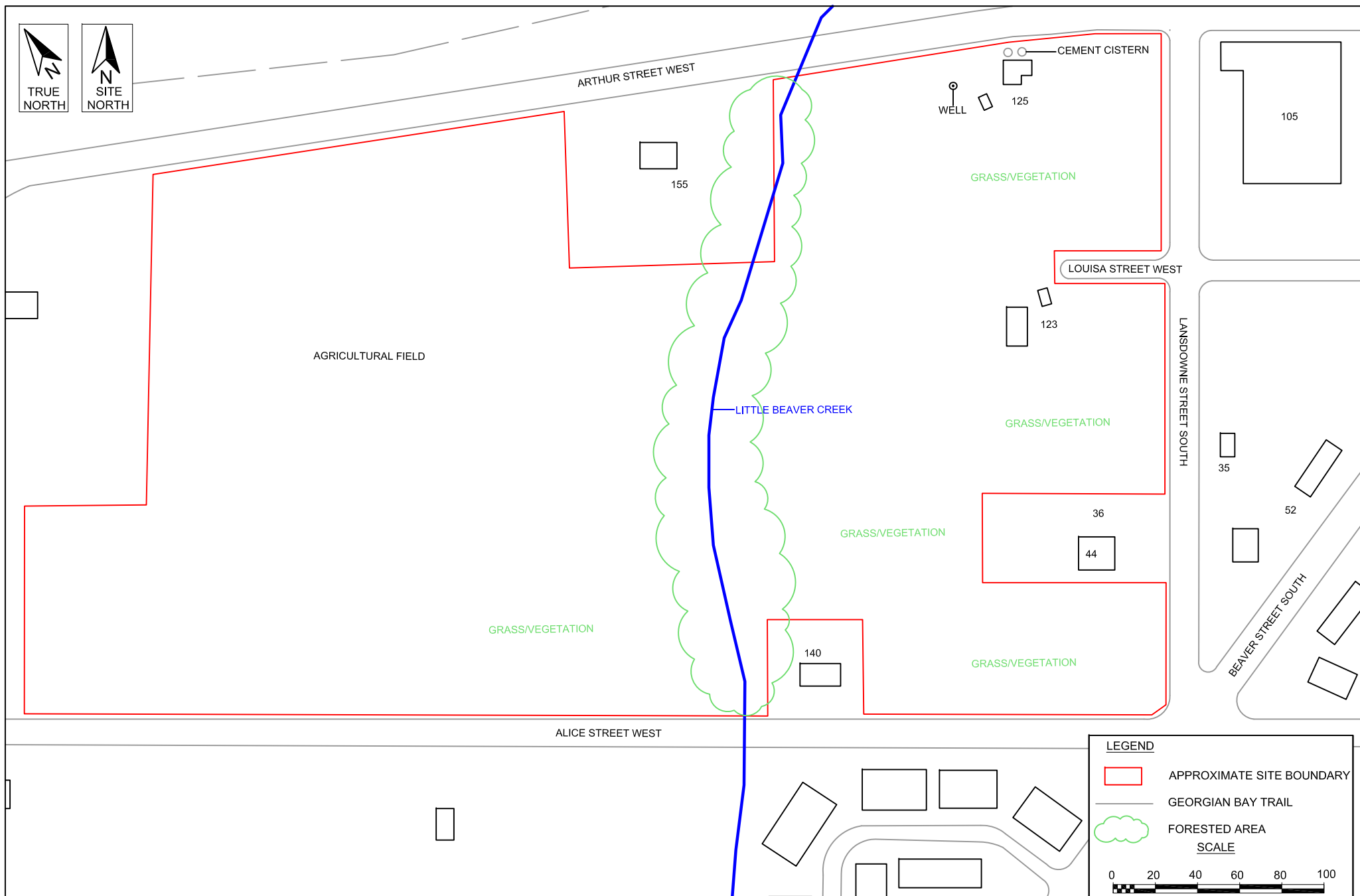
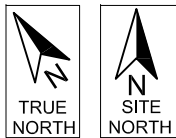


Scale: AS SHOWN
Project No.: G2S20445
Date: JULY 2020
Drawn by: RL/JS
File name: 125ARTHUR.dwg

125 ARTHUR STREET W, 123 LOUISA STREET WEST
AND SURROUNDING VACANT LAND
PHASE ONE ESA STUDY AREA
THORNBURY



Drawing No.
2



LEGEND

- APPROXIMATE SITE BOUNDARY
- GEORGIAN BAY TRAIL
- FORESTED AREA

SCALE

0 20 40 60 80 100

Scale: AS SHOWN
Project No.: G2S20445
Date: JULY 2020
Drawn by: RL/JS
File name: 125ARTHUR.dwg

125 ARTHUR STREET W, 123 LOUISA STREET WEST
AND SURROUNDING VACANT LAND
SITE PLAN

THORNBURY

ONTARIO



Drawing No.

3



LEGEND

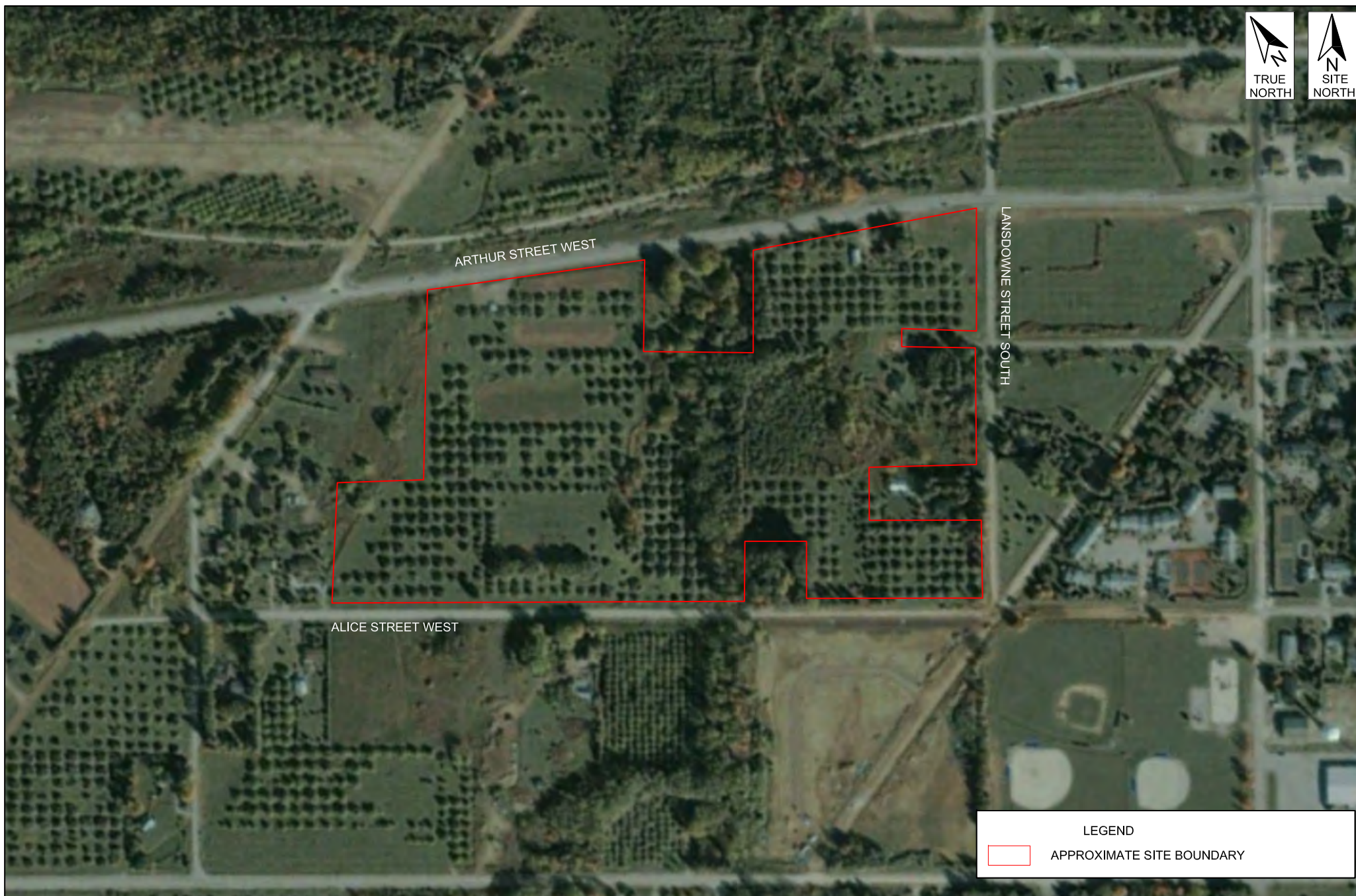
APPROXIMATE SITE BOUNDARY

Scale: N.T.S.
Project No.: G2S20445
Date: JULY 2020
Drawn by: RL/JS
File name: 125ARTHUR.dwg

125 ARTHUR STREET W, 123 LOUISA STREET WEST
AND SURROUNDING VACANT LAND
1954 AERIAL PHOTOGRAPH
THORNBURY ONTARIO


Environmental Consulting Inc.

Drawing No.
4



LEGEND



APPROXIMATE SITE BOUNDARY

Scale: N.T.S.
Project No.: G2S20445
Date: JULY 2020
Drawn by: RL/JS
File name: 125ARTHUR.dwg

125 ARTHUR STREET W, 123 LOUISA STREET WEST
AND SURROUNDING VACANT LAND
2005 AERIAL PHOTOGRAPH

THORNBURY

ONTARIO



Drawing No.

5



LEGEND

 APPROXIMATE SITE BOUNDARY

Scale: N.T.S.
Project No.: G2S20445
Date: JULY 2020
Drawn by: RL/JS
File name: 125ARTHUR.dwg

125 ARTHUR STREET W, 123 LOUISA STREET WEST
AND SURROUNDING VACANT LAND
2010 AERIAL PHOTOGRAPH
THORNBURY ONTARIO



G2S
Environmental Consulting Inc.

Drawing No.
6



Scale: N.T.S.
Project No.: G2S20445
Date: JULY 2020
Drawn by: RL/JS
File name: 125ARTHUR.dwg

125 ARTHUR STREET W, 123 LOUISA STREET WEST
AND SURROUNDING VACANT LAND
2016 AERIAL PHOTOGRAPH

THORNBURY

ONTARIO



Drawing No.

7



Scale: N.T.S.
 Project No.: G2S20445
 Date: JULY 2020
 Drawn by: RL/JS
 File name: 125ARTHUR.dwg

125 ARTHUR STREET W, 123 LOUISA STREET WEST
 AND SURROUNDING VACANT LAND
 2019 AERIAL PHOTOGRAPH

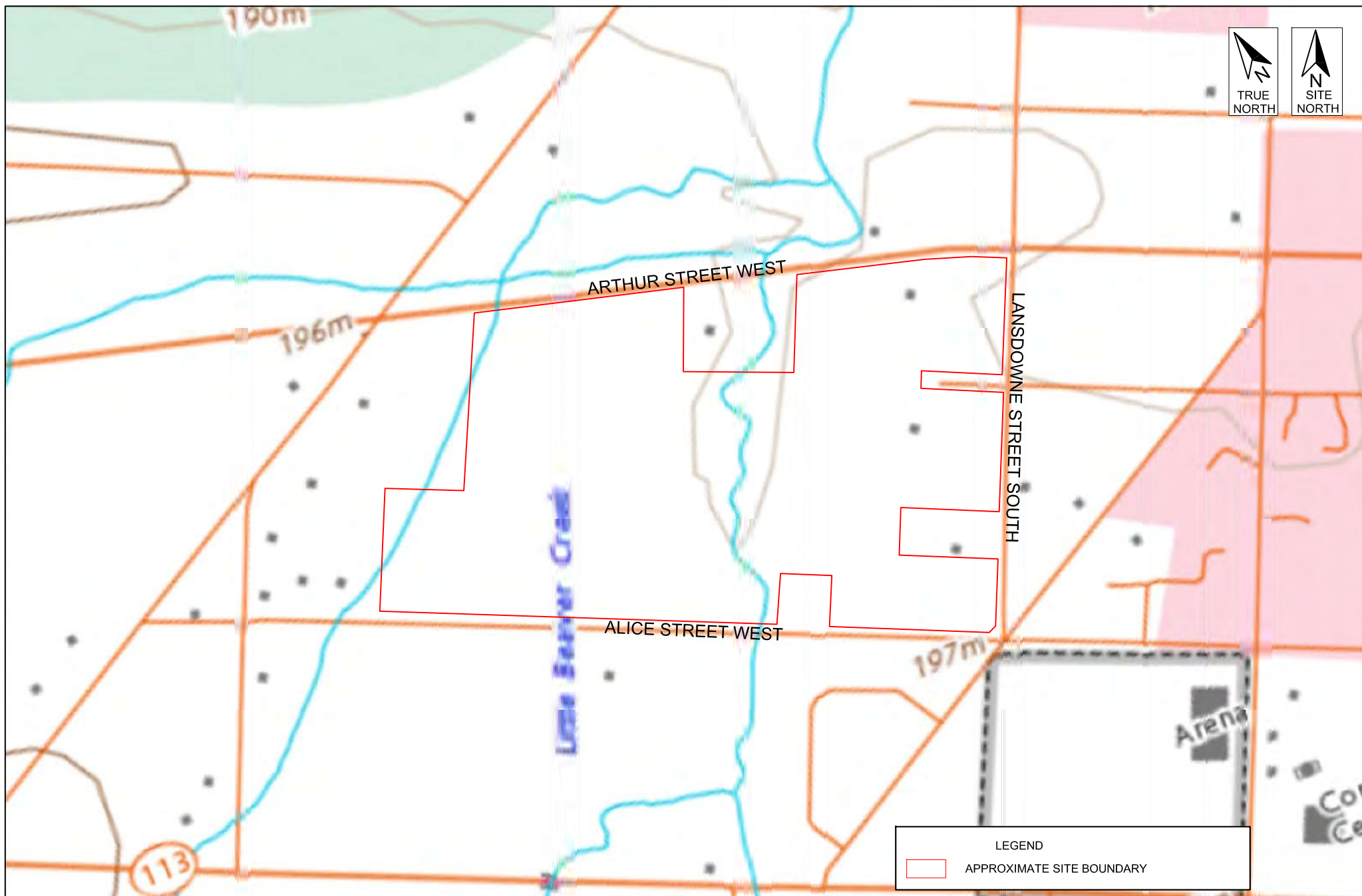
THORNBURY

ONTARIO



Drawing No.

8



Scale: N.T.S.
 Project No.: G2S20445
 Date: JULY 2020
 Drawn by: RL/JS
 File name: 125ARTHUR.dwg

125 ARTHUR STREET W, 123 LOUISA STREET WEST
 AND SURROUNDING VACANT LAND
 2019 TOPOGRAPHIC MAP

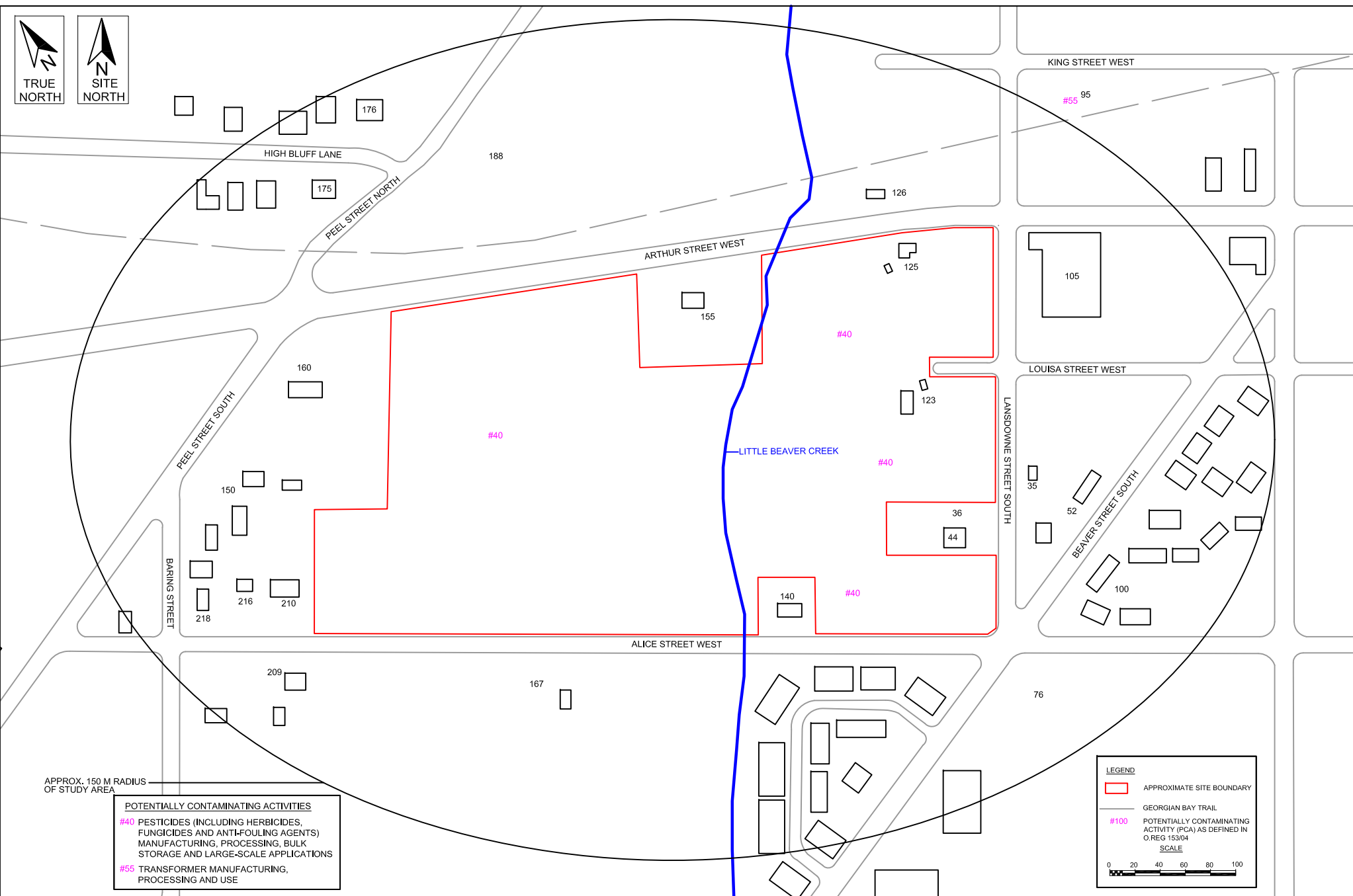
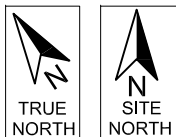
THORNBURY

ONTARIO



Drawing No.

9



Scale: AS SHOWN
Project No.: G2S20445
Date: JULY 2020
Drawn by: RL/JS
File name: 125ARTHUR.dwg

125 ARTHUR STREET W, 123 LOUISA STREET WEST
AND SURROUNDING VACANT LAND
POTENTIALLY CONTAMINATING ACTIVITIES

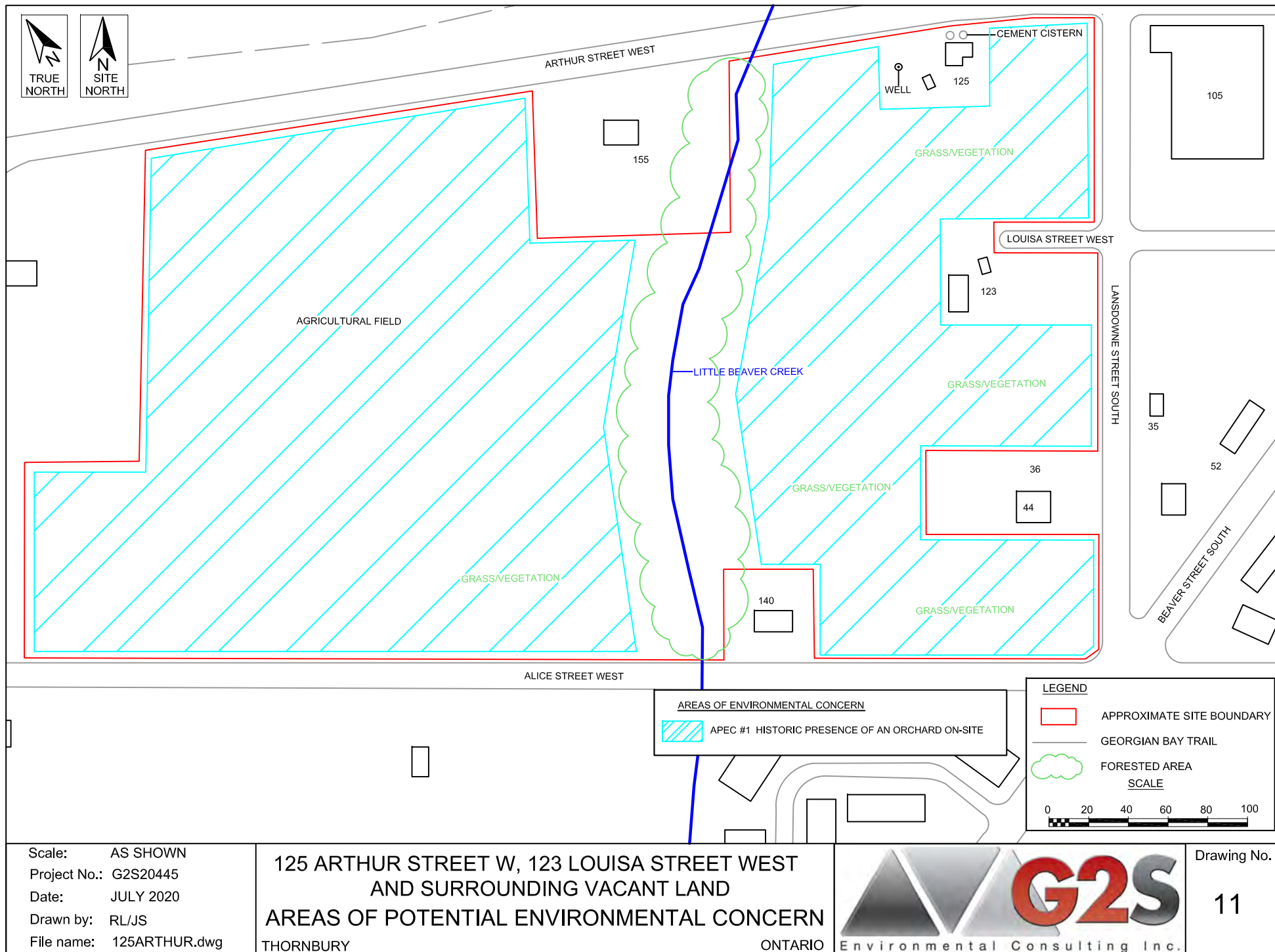
THORN BURY

ONTARIO



Drawing No.

10



Appendix B: Site Photos

Picture and Description	
	
Photo #1: 125 Arthur Street West, western portion of the residential building.	Photo #2: Western portion of 125 Arthur Street West.
	
Photo #3: Well located at 125 Arthur Street West.	Photo #4: Northern portion of the Site, facing west.
	
Photo #5: Northern portion of the Site, facing south.	Photo #6: Southern portion of the 125 Arthur Street West, facing east.

Picture and Description	
	
Photo #7: Storm drain located south of the residential building.	Photo #8: Eastern portion of the Site, facing south.
	
Photo #9: Eastern portion of 125 Arthur Street West, facing north.	Photo #10: Eastern portion of the residential building, located at 125 Arthur Street West.
	
Photo #11: Two cement cisterns, north of the residential building.	Photo #12: Kitchen located at 125 Arthur Street West.

Picture and Description	
	
Photo #13: Eastern portion of the residential building located at 125 Arthur Street West.	Photo #14: Bedroom located at 125 Arthur Street West.
	
Photo #15: Southern portion of the residential building located at 125 Arthur Street West.	Photo #16: Basement located at 125 Arthur Street West.
	
Photo #17: Northeast portion of the Site.	Photo #18: Single car garage located at 123 Louisa Street West.

Picture and Description	
	
Photo #19: Northern portion of 123 Louisa Street West, facing south.	Photo #20: Western portion of the residential building located at 123 Louisa Street West.
	
Photo #21: Pile of cement blocks and wood located west of the residential building at 123 Louisa Street West.	Photo #22: Central portion of the Site.
	
Photo #23: Southern portion of 123 Louisa Street West.	Photo #24: Northern portion of 123 Louisa Street West.

Picture and Description	
	
Photo #25: Northern portion of the residential building located at 123 Louisa Street West.	Photo #26: Northern portion of the residential building located at 123 Louisa Street West.
	
Photo #27: Bedroom located in 123 Louisa Street West.	Photo #28: Eastern portion of the Site.
	
Photo #29: Southeast portion of the Site.	Photo #30: South central portion of the Site.

Picture and Description



Photo #31: Western portion of the Site.

Appendix C: Environmental Source Information

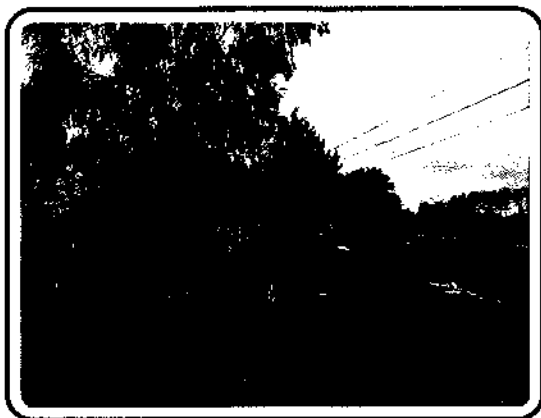


(M):
(O):

Property Detail Report



Date: 2020-06-27



Property Address: 123 LOUISA ST W

Municipality: BLUE MOUNTAINS TOWN

Roll Number: 424200001708400

Base Sales & Assessment Data

Property Information:

Property Type: Residential
Property Code & Description: 301-Single-family detached (not on water)
Assessment Roll Legal Description: TOWN PLOT PT LOT 11 PT LOT 12 LOUISA W/S
Legal Description: PT PARKLT 11 SW/S LOUISA ST, 12 SW/S LOUISA ST PL THORNBURY AS IN R386452; THE BLUE MOUNTAINS

Year Built:	1920	Frontage(ft):	180.66
Number of Full Storeys:	1	Depth(ft):	180.66
Number of Partial Storeys:	No part storey	Site Area(sq.ft.):	32,638.03 Sq. Feet
		Variance:	Regular

Sale Information:

Last Sale Date: 27/10/2016
Last Sale Amount: \$448,500

Valuation Information:

Assessed Value on January 1, 2016*: \$233,000
Assessed Value on January 1, 2012: \$202,000
Taxation Year: **Phased-In Assessment**

2016	\$202,000
2017	\$209,750
2018	\$217,500
2019	\$225,250
2020	\$233,000**

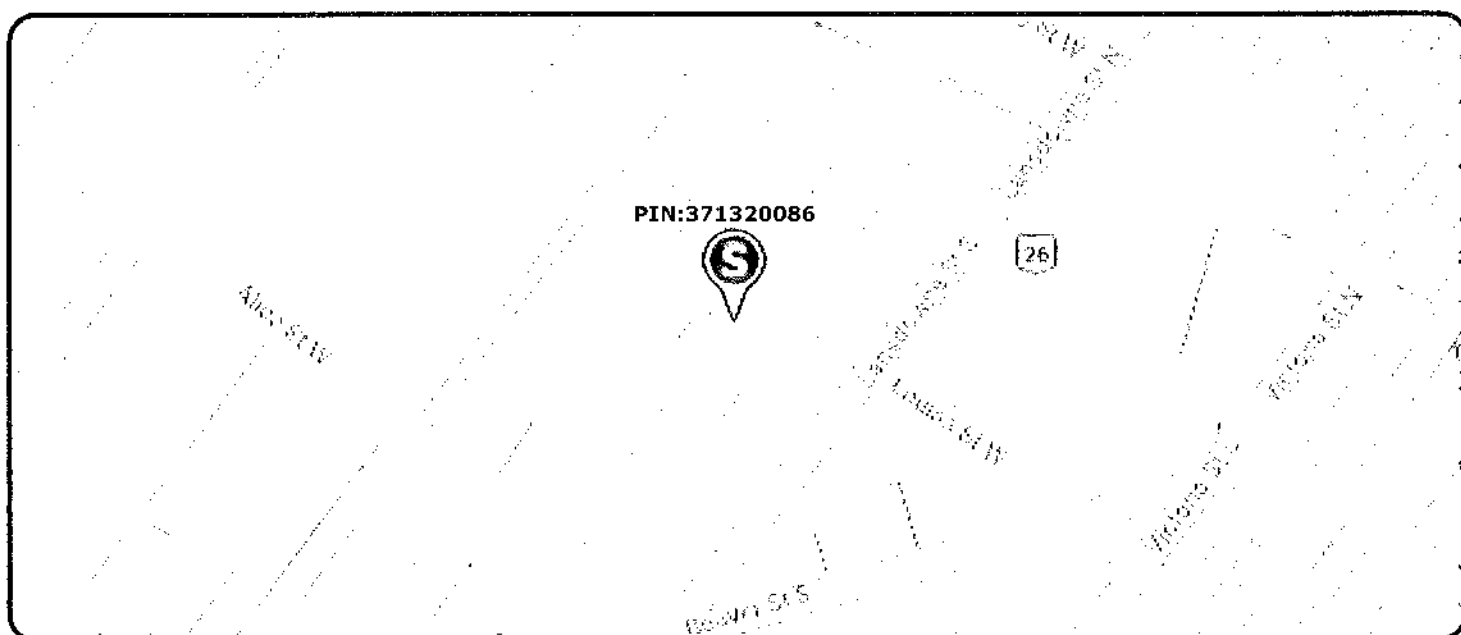
NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates visit www.mpac.ca

*Assessed Value is based on a January 1, 2016 Valuation Date.

**Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2019 Assessment Roll for the 2020 taxation year.

Enhanced Data

Bedrooms:	4
Bathrooms:	1
Half Bathrooms:	0
FirePlaces:	No
Garage Type:	Not Applicable
Garage Spaces:	0
Driveway:	
Pool:	No
Split Level:	No Split
Private Sanitary Service:	
Private Water Service:	
Zoning Code:	R3





(M):
(O):

Property Detail Report



Date: 2020-06-27



Property Address: 125 ARTHUR ST W

Municipality: BLUE MOUNTAINS TOWN

Roll Number: 424200001714800

Base Sales & Assessment Data

Property Information:

Property Type: Residential
Property Code & Description: 301-Single-family detached (not on water)
Assessment Roll Legal Description: TOWN PLOT PT LOT 41 PT LOT 42 ARTHUR W/S
Legal Description: PT LT 41 SW/S ARTHUR ST, 42 SW/S ARTHUR ST PL THORNBURY PT 2 16R373;
THE BLUE MOUNTAINS

Year Built:	1899	Frontage(ft):	140.00
Number of Full Storeys:	1	Depth(ft):	111.89
Number of Partial Storeys:	3/4 storey	Site Area(sq.ft.):	15,664.60 Sq.Feet
		Variance:	Regular

Sale Information:

Last Sale Date: 28/09/2016
Last Sale Amount: \$400,000

Valuation Information:

Assessed Value on January 1, 2016*: \$232,000
Assessed Value on January 1, 2012: \$206,000
Taxation Year: **Phased-In Assessment**

2016	\$206,000
2017	\$212,500
2018	\$219,000
2019	\$225,500
2020	\$232,000**

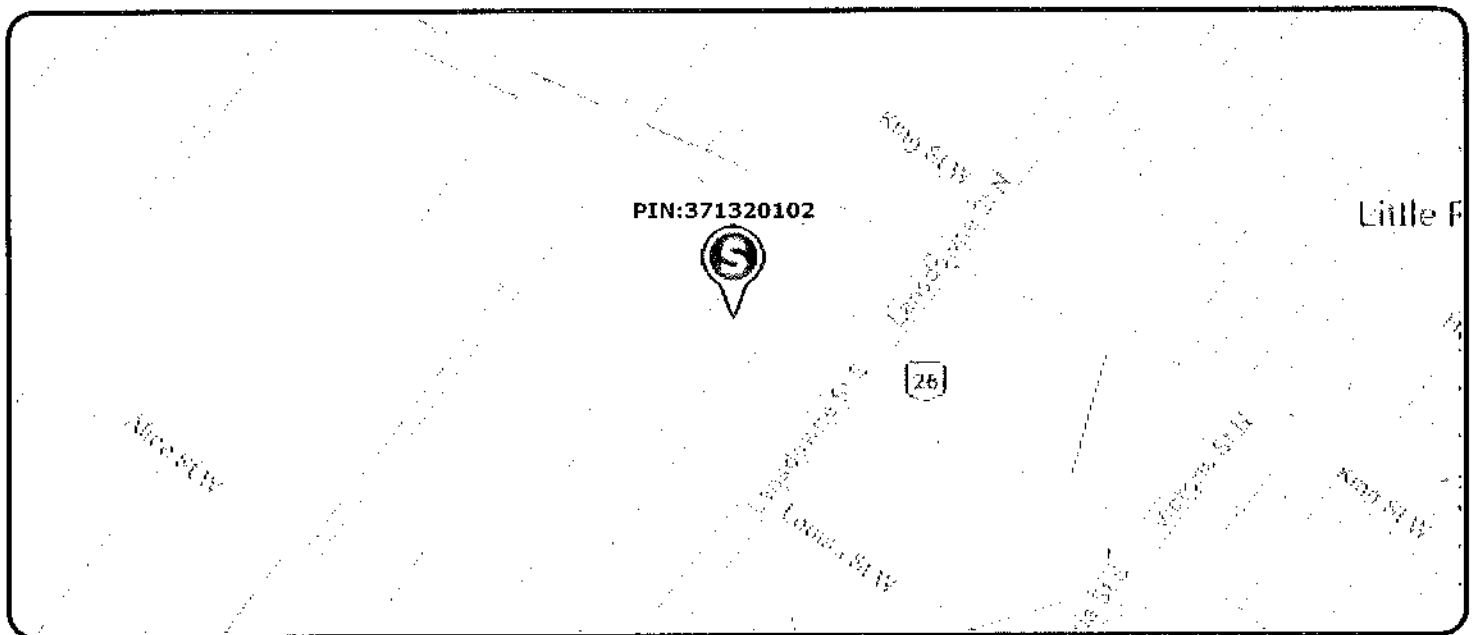
NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four -year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates visit www.mpac.ca

*Assessed Value is based on a January 1, 2016 Valuation Date.

**Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2019 Assessment Roll for the 2020 taxation year.

Enhanced Data

Bedrooms:	3
Bathrooms:	1
Half Bathrooms:	0
FirePlaces:	No
Garage Type:	Detached Garage Detached Garage
Garage Spaces:	0
Driveway:	
Pool:	No
Split Level:	No Split
Private Sanitary Service:	
Private Water Service:	
Zoning Code:	R3



Ministry of the Environment
Freedom of Information and Protection of Privacy Office
40 St. Clair Avenue West, 12th Floor
Toronto, ON M4V 1M2
Tel: 416-314-4075
Fax: 416-314-4285



Use this form to request records that are in the Ministry's files on environmental concerns related to properties.
Please refer to the guide on the completion and use of this form. Our fax no. is 416-314-4285.

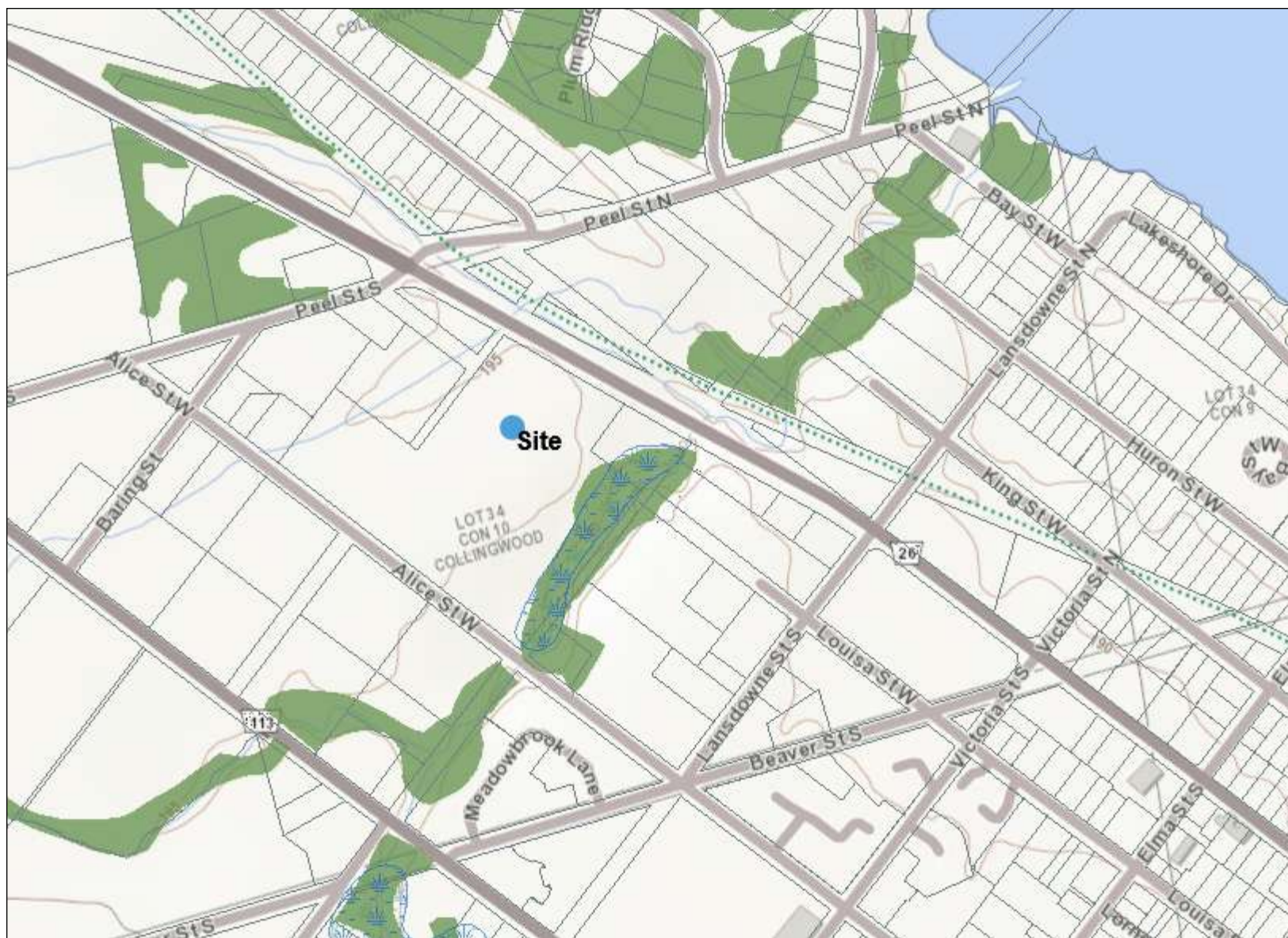
Requester Data			For Ministry Use Only						
Name, Title, Company Name and Mailing Address of Requester Rachael Lesmeister G2S Environmental Consulting Inc. 37 Sandford Drive, Suite 411, Stouffville ON, L4A3Z2			FOI Request No.		Date Request Received				
Email Address: rachael@g2senvironmental.com			Fee Paid						
			CHQ ORDER		VISA/MC/AMEX		CASH/MONEY		
Tel: 416-275-3454		Your Project/Reference No.	Signature of Requester		CNR	ER	NOR	SWR	WCR
Fax: 905-642-5999					IEB	EAA	EMR	SCB	SDW
Request Parameters									
Municipal Address/Lot, Concession, Geographic Township (Municipal address mandatory for cities, towns or regions) 125 Arthur Street West, Thornbury, ON, N0H 2P0									
Present Property Owner(s) and Date(s) of Ownership Thornbank Village Inc. Current									
Previous Property Owner(s) and Date(s) of Ownership									
Present/Previous Tenant(s) (if applicable)									
Search Parameters							Specify Year(s) Requested		
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.									
Environmental concerns (General correspondence, occurrence reports, abatement)							1895 - Current		
Orders									
Spills									
Investigations/prosecutions ▶ Owner and tenant information must be provided									
Waste Generator number/classes									
Certificates of Approval ▶ Proponent information must be provided and Certificates of Approval number(s) (if known). 1985 and prior records are searched manually. Search fees in excess of \$300.00 may be incurred, depending on the types and years of records to be searched. If supporting documents are also required, mark SD box.									
							SD	Specify Year(s) Requested	
Air - emissions								1895 - Current	
Renewable Energy									
Water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)									
Sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations									
Waste water - industrial discharge									
Waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites									
Waste systems		- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction							

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Freedom of Information and Protection of Privacy Office
40 St. Clair Avenue West, 12th Floor
Toronto, ON M4V 1M2
Tel: 416-314-4075
Fax: 416-314-4285



Use this form to request records that are in the Ministry's files on environmental concerns related to properties.
Please refer to the guide on the completion and use of this form. Our fax no. is 416-314-4285.

Requester Data		For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Rachael Lesmeister 625 Environmental Consulting Inc. 37 Sandiford Drive, Suite 411, Stouffville, ON L4A3Z2 Email Address: rachael@625environmental.com		FOI Request No.	Date Request Received
Tel: 416-275-3954 Fax: 905-642-5999		Fee Paid CHQ ORDER VISA/MC/AMEX CASH/MONEY	
Your Project/Reference No.	Signature of Requester	CNR	ER NOR SWR WCR
		IEB	EAA EMR SCB SDW
Request Parameters			
Municipal Address/Lot, Concession, Geographic Township (Municipal address mandatory for cities, towns or regions) 123 Louisa Street West, Thornbury, ON, N0H 2R0			
Present Property Owner(s) and Date(s) of Ownership Thornbank Village Inc. Current			
Previous Property Owner(s) and Date(s) of Ownership			
Present/Previous Tenant(s) (if applicable)			
Search Parameters		Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.			
Environmental concerns (General correspondence, occurrence reports, abatement)		1920 - Current	
Orders			
Spills			
Investigations/prosecutions > Owner and tenant information must be provided			
Waste Generator number/classes			
Certificates of Approval > Proponent information must be provided and Certificates of Approval number(s) (if known). 1985 and prior records are searched manually. Search fees in excess of \$300.00 may be incurred, depending on the types and years of records to be searched. If supporting documents are also required, mark SD box.			
	SD	Specify Year(s) Requested	
Air - emissions		1920 - Current	
Renewable Energy			
Water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)			
Sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations			
Waste water - industrial discharge			
Waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites			
Waste systems	- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction		



Legend

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

0.3 0 0.16 0.3 Kilometers



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

Designations

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

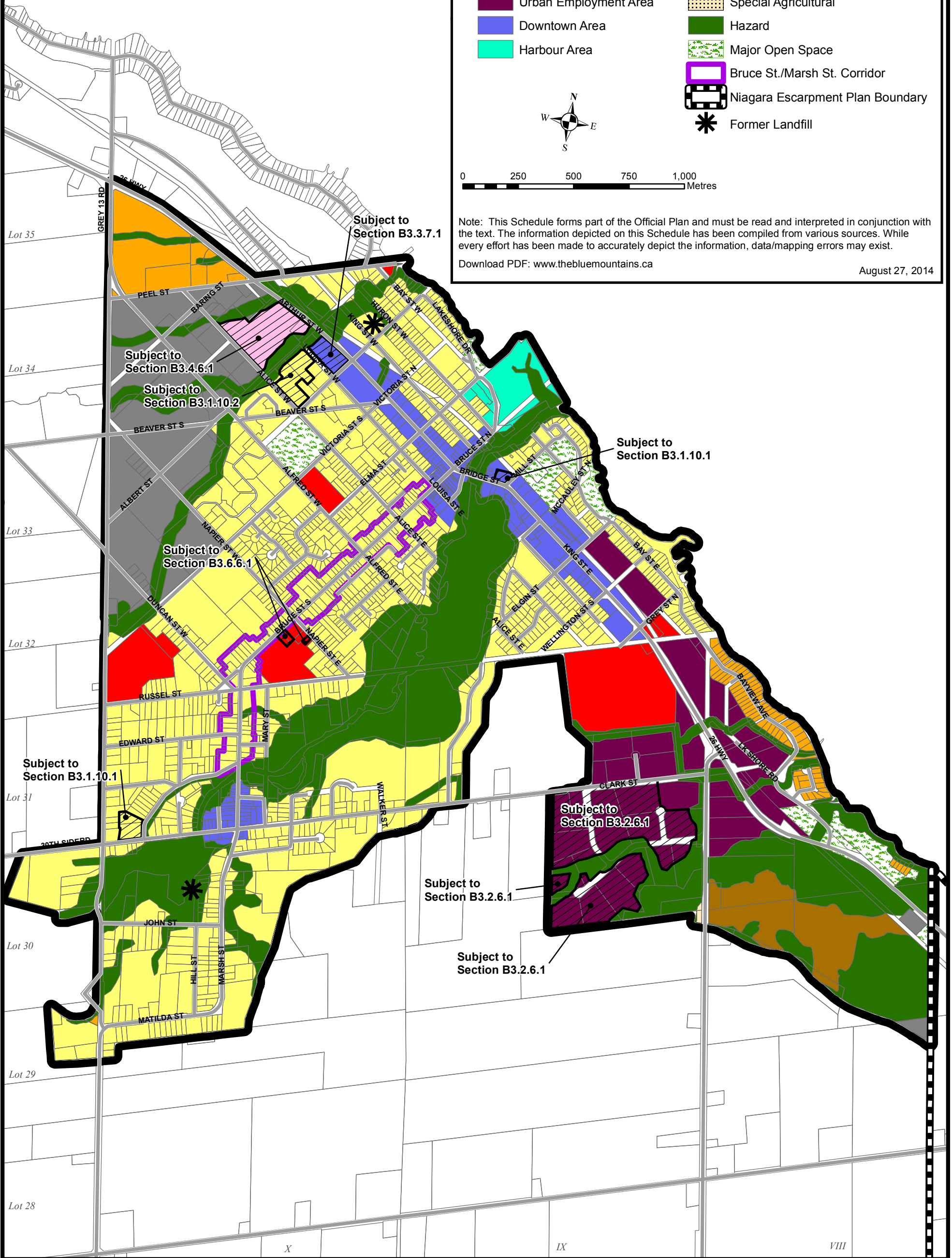


0 250 500 750 1,000 Metres

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

Download PDF: www.thebluemountains.ca

August 27, 2014



From: Rachael Lesmeister <rachaell@g2senvironmental.com>

Sent: July 6, 2020 4:45 PM

To: Public Information Services <publicinformationsservices@tssa.org>

Subject: Record Search

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hey,

Could you please search 123 Louisa Street West, in Thornbury Ontario?

Thank you,

Rachael Lesmeister, B.A.

G2S Environmental Consulting Inc.

37 Sandiford Drive, Suite 411

Stouffville, ON, L4A 3Z2

Office: 905-766-4054

Cell:416-275-3954

Email: rachaell@g2senvironmental.com

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.

RE: Record Search



Public Information Services <publicinformationsservices@tssa.org>

To Rachael Lesmeister

Reply

Reply All

Forward



Tue 2020-07-07 12:43 PM

NO RECORD FOUND (FUEL STORAGE TANKS ONLY)

Hello. 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 or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Kind regards,

Gaya

RE: Record Search



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

↩ Reply

↩ Reply All

➡ Forward

⋮

Fri 2020-06-19 2:13 PM

From: Rachael Lesmeister <rachaell@g2senvironmental.com>
Sent: June 19, 2020 11:21 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Record Search

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

Hey,

Can you please check the following addresses in Thornbury:

- Arthur Street West : 123, 125, 155
- Landsdown Street South : 36, 44, 35, 105
- Peel Street North : 188
- Alice Street West : 167, 209, 210

Thank you,

Rachael Lesmeister, B.A.

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

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Kyle Byckalo
RE: Coutice BH logs
Ok great, thanks! Kyle Byckalo, P.
Eng., Senior Geotechnical Engineer
G2S Environmental Consulting Inc. 33
Mail • G2senvironmental

🚩 Set flag

📁 Archive

✕ Dismiss

RE: Record Search



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

↩ Reply

↩ Reply All

➡ Forward

⋮

Fri 2020-06-19 2:13 PM

No Records Found

Thank you for your request for confirmation of public information.

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

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to publicinformationsservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Kind regards,



Connie Hill | Public Information Agent

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



Appendix D: Water Well Records

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

2514093

25003

11

PLAN

CON

10

County or District CRFV	Township/Borough/City/Town/Village TOWN OF BLUE MNTN 16R2688	Con. block tract survey, etc. PAR 2	Lot 35
Address COLLINGWOOD		Date completed 26 10 99 day month year	
Address THORNBURY		Basin Code 139, PEEL ST	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BROWN	TOP SOIL			0	1
GREY	clay	STONE'S		1	16
GREY	shale		Hard	16	35
GREY	clay		Soft	35	100
GREY	clay	GRAVEL		100	140
BLACK	ROCK	GREY SHALE		140	160

31	
32	ID. NO 139

WATER RECORD	
Water found at - feet	Kind of water
143	1 ☒ Fresh 2 ☐ Sulphur 14 ☐ Minerals 15 ☐ Gas
160	2 ☐ Salty 3 ☐ Sulphur 19 ☐ Minerals 20 ☐ Gas
	21 ☐ Fresh 22 ☐ Sulphur 24 ☐ Minerals 25 ☐ Gas
	26 ☐ Fresh 27 ☐ Sulphur 29 ☐ Minerals 30 ☐ Gas
	31 ☐ Fresh 32 ☐ Sulphur 34 ☐ Minerals 35 ☐ Gas

CASING & OPEN HOLE RECORD			
Inside diam inches	Material	Wall thickness inches	Depth - feet
6 1/4	1 ☒ Steel 2 ☐ Galvanized 3 ☐ Concrete 4 ☐ Open hole 5 ☐ Plastic	1.98	18" 142
	1 ☐ Steel 2 ☐ Galvanized 3 ☐ Concrete 4 ☐ Open hole 5 ☐ Plastic		
	1 ☐ Steel 2 ☐ Galvanized 3 ☐ Concrete 4 ☐ Open hole 5 ☐ Plastic		

Screen	Sizes of opening (Slot No.)	Diameter inches	Length feet
	Material and type		Depth at top of screen feet

PLUGGING & SEALING RECORD	
☐ Annular space	☐ Abandonment
Depth set at - feet	Material and type (Cement grout, bentonite, etc.)
From To	
8 10	BAN SEAL

PUMPING TEST	
71	Pumping test method 1 ☐ Pump 2 ☒ Coffer
	Pumping rate 85 GPM Duration of pumping 1 Hours 17 Mins
	Static level Water level end of pumping
	Water levels during ☐ Pumping ☐ Recovery
	15 minutes 25-28 30 minutes 29-31 45 minutes 32-34 60 minutes 35-37
	60 feet 80 feet 80 feet 80 feet 80 feet
	If flowing give rate GPM Pump intake set at feet Water at end of test ☒ Clear ☐ Cloudy
	Recommended pump type ☐ Shallow ☒ Deep Recommended pump setting 125 feet Recommended pump rate 25 GPM

FINAL STATUS OF WELL	
1 ☒ Water supply 2 ☐ Observation well 3 ☐ Test hole 4 ☐ Recharge well	5 ☐ Abandoned, insufficient supply 6 ☐ Abandoned, poor quality 7 ☐ Abandoned (Other) 8 ☐ Dewatering
9 ☐ Unfinished 10 ☐ Replacement well	
WATER USE	
1 ☒ Domestic 2 ☐ Stock 3 ☐ Irrigation 4 ☐ Industrial	5 ☐ Commercial 6 ☐ Municipal 7 ☐ Public supply 8 ☐ Cooling & air conditioning
9 ☐ Not use 10 ☐ Other	
METHOD OF CONSTRUCTION	
1 ☐ Cable tool 2 ☐ Rotary (conventional) 3 ☐ Rotary (reverse) 4 ☒ Rotary (air)	5 ☐ Air percussion 6 ☐ Boring 7 ☐ Diamond 8 ☐ Jetting
9 ☐ Driving 10 ☐ Digging 11 ☐ Other	

LOCATION OF WELL	
In diagram below show distances of well from road and lot line. Indicate north by arrow.	
209612	

Name of Well Contractor MIGHTON'S WELL DRILLING	Well Contractor's Licence No. 3602
Address RA2 STAYNER	
Name of Well Technician Larry Mighton	Well Technician's Licence No. 70129
	Submission date day 11 mo 11 yr 99

MINISTRY USE ONLY	Date source 3602	Contractor 3602	Date received NOV 18 1999
	Date of inspection	Inspector	
	Remarks		CSS.ES0



Ministry
of the
Environment
Ontario

The Ontario Water Resources Act
WATER WELL RECORD

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

11

2510597

MUNICIPALITY
25003

CON. CON.

10

COUNTY OR DISTRICT: Grey TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: Collingwood CON. BLOCK, TRACT, SURVEY, ETC.: Con 10 LOT: 35

DATE COMPLETED: 48-53 DAY: 16 NO: 4 YR: 90
ELEVATION: 620 BASIN CODE: 634984

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

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

31 32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
10-13 137	1 ☒ FRESH 3 ☒ SULPHUR 2 ☒ SALTY 4 ☒ MINERALS 6 ☒ GAS
15-18	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERALS 6 ☐ GAS
20-23	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERALS 6 ☐ GAS
25-28	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERALS 6 ☐ GAS
30-33	1 ☐ FRESH 3 ☐ SULPHUR 2 ☐ SALTY 4 ☐ MINERALS 6 ☐ GAS

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET
10-11 6	1 ☒ STEEL 2 ☒ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC	188	135
17-18	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC		
24-25	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC		

61 PLUGGING & SEALING RECORD

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

71 PUMPING TEST

PUMPING TEST METHOD 1 ☐ PUMP 2 ☒ BAILEY	PUMPING RATE 12-15 GPM	DURATION OF PUMPING 1 15-16 HOURS 30 17-18 MINS
STATIC LEVEL 19-21 62 FEET	WATER LEVEL END OF PUMPING 22-24	WATER LEVELS DURING 1 ☐ PUMPING 2 ☒ RECOVERY
IF FLOWING, GIVE RATE 38-41	PUMP INTAKE SET AT 42	WATER AT END OF TEST 43-45 1 ☐ CLEAR 2 ☒ CLOUDY
RECOMMENDED PUMP TYPE ☐ SHALLOW ☒ DEEP	RECOMMENDED PUMP SETTING 125 FEET	RECOMMENDED PUMPING RATE 46-48 12 GPM

FINAL STATUS OF WELL

1 ☒ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL	5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED 8 ☐ DEWATERING
---	---

WATER USE

1 ☒ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL 5 ☐ OTHER	6 ☐ COMMERCIAL 7 ☐ MUNICIPAL 8 ☐ PUBLIC SUPPLY 9 ☐ COOLING OR AIR CONDITIONING 10 ☐ NOT USED
--	---

METHOD OF CONSTRUCTION

1 ☒ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☐ AIR PERCUSSION	6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING 10 ☐ DIGGING ☐ OTHER
---	---

LOCATION OF WELL

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

Thornbury Hwy #26

0.5km

40'

63945

DRILLERS REMARKS

CONTRACTOR

NAME OF WELL CONTRACTOR: Highland Water Wells
WELL CONTRACTOR'S LICENCE NUMBER: 2576
ADDRESS: Box 141 Durham
NAME OF WELL TECHNICIAN: C. Schievel
WELL TECHNICIAN'S LICENCE NUMBER: 70577
SIGNATURE OF WELL CONTRACTOR: [Signature]
SUBMISSION DATE: DAY 30 MO. 4 YR. 90

OFFICE USE ONLY

DATE SOURCE: 2576
DATE RECEIVED: MAY 03 1990
DATE OF INSPECTION: 2576
INSPECTOR: [Signature]
REMARKS: [Signature]

Appendix E: Phase One Questionnaire

PHASE I ESA QUESTIONNAIRE

Site Address: 125 ARTHUR ST. W / 123 LOUISA ST. W THORN BURY	
Project #: G2S20445	
Owner: 2275568 ONT INC / THORN BANK	Occupant: 2 VACANT HOMES / VACANT FARM LAND
Interviewee: DANIEL PASTA	Relation to Site: OWNERS REPRESENTATIVE
Property and Building Description and Size: 30 ACRES - 2 VACANT SFD HOMES - FARM LAND - VACANT RES. LAND - RAVIDE	

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

Interviewee	Observed During Site Visit
Yes ☒ No ☐ Unknown	Yes ☐ No ☒

NOTES:

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

Interviewee	Observed During Site Visit
Yes ☒ No ☐ Unknown	Yes ☐ No ☒

NOTES:

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

Interviewee	Observed During Site Visit
Yes ☒ No ☐ Unknown	Yes ☐ No ☒

NOTES:

Phase I ESA Questionnaire

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

Interviewee		Observed During Site Visit	
Yes	☒ No	Unknown	
Yes		☒ No	

NOTES:

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

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

Phase I ESA Questionnaire

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

Interviewee			Observed During Site Visit	
Yes	☒ No	Unknown	Yes	☒ No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	☒ No	Unknown	Yes	☒ No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	☒ No	Unknown	Yes	☒ No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	☒ No	Unknown	Yes	☒ No

NOTES:

Phase I ESA Questionnaire

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES: Evidence of a well Northwest of the Residential building on 125 Arthur St W
No evidence of contamination

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

Phase I ESA Questionnaire

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

Interviewee	Observed During Site Visit
Yes ☒ No ☐ Unknown	Yes ☐ No ☒

NOTES:

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

Interviewee	Observed During Site Visit
Yes ☒ No ☐ Unknown	Yes ☐ No ☒

NOTES:

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

Interviewee	Observed During Site Visit
Yes ☒ No ☐ Unknown	Yes ☐ No ☒

NOTES:

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

Interviewee	Observed During Site Visit
Yes ☒ No ☐ Unknown	Yes ☐ No ☒

NOTES:

Phase I ESA Questionnaire

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

Phase I ESA Questionnaire

Date: JUNE 23/20

Signature of Assessor: 

Name of Assessor: Rachael Lesmeister

Signature of Interviewee: 

Name of Interviewee: DANIEL PASTA