

## Phase One Environmental Site Assessment



0 Atchison Drive, Caledon, Ontario  
G2S18845

Pluribus Corp.  
7681 Highway 27 (Unit # 16)  
Woodbridge, Ontario, L4L 4M5

## Executive Summary

G2S Environmental Consulting Inc. (G2S) was retained by Pluribus Corp. to complete a Phase One Environmental Site Assessment (ESA) for the property located at 0 Atchison Drive, in Caledon, Ontario, hereinafter referred to as the 'Site'. The current owner of the property is Pluribus Corp.

The Site is currently a vacant lot cleared for development. The Site is located in an area consisting of primarily residential and community land use. The irregular shaped Site is located along Old Church Road which runs along the south property boundary of the Site and Atchison Drive which runs along the west property boundary of the Site. A tributary of Innis Lake is approximately 285 m west of the Site. Innis Lake Road is approximately 1.09 km southeast of the Site. The Site location is illustrated on Drawing 1 in Appendix A.

The Site groundcover is composed of wild grasses with two areas on Site covered with gravel. The one area covered in gravel is located in the west portion of the Site and the second area covered in gravel is located in the southwest portion of the Site. Water has pooled in the low-lying area in the southwest corner of the Site. Metal wire fencing lines the west property boundary of the Site and a row of evergreen trees line the south property boundary. A storm drain is located in the southwest portion of the Site. Four hydro transformer boxes are located on Site, three in the southeast corner of the Site and one in the northwest corner of the Site. Entrance to the Site is accessed via Atchison Drive. The Site is approximately 0.57 hectares (1.41 acres) in size.

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. The Phase One ESA is required as Pluribus Corp. may be pursuing a Record of Site Condition (RSC) for the property. This Phase One ESA was completed in accordance with Ontario Regulation 153/04.

The Phase One ESA did not identify any Potentially Contaminating Activities (PCAs) or Areas of Potential Environmental Concern (APEC) on the property. The need for further investigation (i.e. a Phase Two ESA) is not recommended at this time.

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## 1. Introduction

G2S Environmental Consulting Inc. (G2S) was retained by Pluribus Corp. to complete a Phase One Environmental Site Assessment (ESA) for the property located at 0 Atchison Drive, Caledon, 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:

<b>Pluribus Corp.</b>
7681 Highway 27 (Unit # 16)
Woodbridge Ontario, L4L 4M5

The PIN number for 0 Atchison Drive is:

- PIN 14336-0857.

The legal description is:

- BLOCK 164, PLAN 43M1840; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 2, 3, PL 43R35150 AS IN PR2344892; TOWN OF CALEDON

#### 1.1.2 Site Location

The Site is located in an area consisting of primarily residential land use. The irregular shaped Site is located along Old Church Road which runs along the south property boundary of the Site, and Atchison Drive runs along the west property boundary of the Site. A tributary of Innis Lake is approximately 285 m west of the Site. Innis Lake is approximately 1.09 km southeast 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 Site is currently a vacant lot cleared for development.

#### **1.1.4 Site Features**

The Site groundcover is composed of wild grasses with two areas on Site covered with gravel. The one area covered in gravel is located in the west portion of the Site and the second area covered in gravel is located in the southwest portion of the Site. Water has pooled in the low-lying area in the southwest corner of the Site. Metal wire fencing lines the west property boundary of the Site and a row of evergreen trees line the south property boundary. A storm drain is located in the southwest portion of the Site. Four hydro transformer boxes are located on Site, three in the southeast corner of the Site and one in the northwest corner of the Site.

Entrance to the Site is accessed via Atchison Drive. The Site is approximately 0.57 hectares (1.41 acres) in size.

#### **1.1.5 Surrounding Properties**

The Site is surrounded primarily by residential and community land use properties. The north adjacent property is occupied by residential townhouses. The west adjacent property is occupied by residential townhouses. Old Church Road which runs along the south property boundary of the Site. Atchison Drive runs along the west property boundary of the Site.

## 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. The Phase One ESA is required as Pluribus Corp. may be pursuing a Record of Site Condition (RSC) for the property.

This Phase One ESA was completed in accordance with Ontario Regulation 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 250 metres of the Site, as shown on Drawing 2.

##### (ii) First Developed Use Determination

Historical aerial photographs and land title registry documents identify the Site as undeveloped from 2010 to present. Based on the land title search, the site was owned by The Corporation of the Town of Caledon up to until 2011.

##### (iii) Fire Insurance Plans

Fire Insurance Plans (FIPs) were not available for the Study Area.

##### (iv) Property Ownership

A land title search for the Site was conducted online at the Teranet Express website, for the Peel Land Registry Office. The Land Registry document indicates that the Site was owned by The Corporation of the Town of Caledon from to February 2011 to May 2013, when the property was transferred to Chateaux of Caledon Corporation in May 2013. Pluribus Corp. has remained the owner of the Site since August 2017. The Land Registry documents are included in Appendix D.

##### (v) Property Use Directories

Property use directories for the Town of Caledon were available for review at the Toronto Reference Library. The Site and Study Area were reviewed from the years 1995 to 2001, the most recent directory book available. The Site and all properties within the Study Area were not listed prior to 1995. The table below summarizes the land uses of the Site:

**Table 1: Property Use Directories, Site Use**

Site		
Address	Property Use	Years Occupied
0 Atchison Drive	Not Listed	1995 - 2001

The land uses for the surrounding properties as described in the reviewed directories, as well as the direction and distance of the surrounding properties to the Site, are included in Appendix C.

No potentially contaminating activities (PCAs) were identified within the Study Area based on the property use directories search.

(vi) *Official City Plan*

The Town of Caledon East, Schedule D Land Use Plan, was reviewed to determine the land use of the Site. The Site is classified as special use area. The west portion of Study Area is classified as low density residential and special use area. The north portion of Study Area is classified as low density residential, special use area and open space/ institutional policy area. The south portion of the Study Area is classified as institutional and open space/ institutional policy area, and low density residential. The east portion of the Study Area is classified as open space/ institutional policy area and special use area.

(vii) *Environmental Reports*

G2S was provided with a previous Phase One ESA report, which included the Site and is summarized in Table 2 below.

**Table 2: Summary of Previous Environmental Reports**

Report Details	Findings and Conclusions
<b>Title:</b> Phase I Environmental Site Assessment- Proposed residential development  <b>Date of Report:</b> October 2007  <b>Author of the Report:</b> Soil Engineers Ltd.  <b>Completed for:</b> Chateaux of Caledon Corporation	<p>The purpose of the Phase I was to identify any potential environmental liability associated with the subject site. The findings from the research of available historical records pertaining to the site, an environmental site reconnaissance and interviews with persons knowledgeable of the site, together with there own site assessment, will determine the recommendation made by the company.</p> <p>The findings from the Phase I ESA revealed no specific environmental hazards at or near the subjected Site, and Soil Engineer Ltd. consider that there is low potential for environmental liability attendant to the subject property associated with the past and current activates at the Site, and surrounding area. Soil Engineer Ltd. did not recommend that no further environmental investigation is required.</p>

### 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 2002-2016. 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 December 4, 2018. G2S requested a search for records of fuel storage on the Site and immediate surrounding properties on Atchison Drive, Fallis Crescent, Mcelroy Crescent and Old Church Road. A response from the TSSA was received on December 5, 2018 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 wetland is located approximately 335 m south 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 closed landfill was previously located approximately 1.26 km northwest.

(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, 1971, 1982, and 2018 (included as Drawings 4 through 7 in Appendix A) were reviewed at the Archives of Ontario at York University in Toronto, Ontario, and Google Earth. Comments for each photograph are presented in the following table:

**Table 3: Aerial Photographs**

Year	Site Description	Study Area Description
1954	The Site is undeveloped, primary use of the land is agricultural.	The Study Area appears primarily developed as agricultural land use. The adjacent properties to the Site are undeveloped. One small building is located in the southeast portion of the Study Area, details cannot be determined due to the scale of the aerial photograph. One L-shaped building is located southeast of the Study Area.
1971		The Study Area appears similar to 1954. East adjacent property to the Site is developed with a residential building. Two residential buildings are located east of the Site.
1982		The Study Area appears similar to 1971. A large commercial/ community building is located south of the Site, with parking areas cleared to the south and east of the building.
2018	The Site has been cleared and has been severed into a irregular shaped lot.	The west, north, east and southeast portions of the study area have been developed with residential buildings. Atchison drive is now developed along the west property line of the Site. The north and east adjacent properties have been developed with residential buildings. Two large commercial/ community buildings have been developed southwest of the Site. A large commercial/ community building is still located south of the Site, parking areas have been added to the west of the building.

(ii) *Topography, Hydrology, and Geology*

*Topographic Maps*

Topographic maps for the years 1954, 1976, 1994, and 2018 (included as Drawings 8 through 11 in Appendix A) were reviewed at the York University Scott Map Library.

The property is located approximately 296 m above sea level. Topographic maps show surface elevations to be decreasing in a southern direction. Based on our observations and review, the expected direction of groundwater flow in the area of the Site is to the south/southeast, following surface topography towards Innis Lake, located approximately 1.09 km southeast of the Site.

**Table 4: Topographic Maps**

Year	Site Description	Study Area Description
1954	The Site appears undeveloped.	The Study Area is partially developed with two small residential buildings south of the Site. One rectangular building is located south of the Site. A railway runs along the south portion of the Study area. A tributary of Innis Lake is located west of the Study Area.
1976		The Study Area appears similar to 1954. An L-shaped building is located southwest portion of the Study Area. Three residential buildings are located in the eastern portion of the Study Area.
1994		The Study Area appears similar to 1976. The L-shaped building in the southwest portion of the Study Area has been demolished. A new large square building is now located in the southwest portion of the Study Area, labeled municipal hall.
2018		The Study Area appears similar to 1994. New roadways have been developed in the west, north, and east portion of the Study Area.

#### *Soil and Geological Maps*

The Paleozoic Geology Map of Southern Ontario and the Soil Survey Report No. 18, Soils of Peel 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, Queenston Formation, overlain by red shale. The soil map indicates that the Site and Study Area consist of dominantly heavy textured till soils formed on shale and limestone, specifically clay loam.

The soil map identifies the Site and most of the Study Area as well sorted outwash, belonging to the Brighton series characterized by sandy loam that is stonefree, and more specifically dark grey brown sandy loam over well defined sand horizons. Grey calcareous sand parent material.

#### *Hydrology and Hydrogeology*

Surface water from the Site is expected to infiltrate through the grassed/vegetated surfaces of the Site. Topographic maps show surface elevations to be decreasing in a south/southeast direction. Based on our observations and review, the expected direction of groundwater flow in the area of the Site is to the south/southeast, following surface topography towards Innis Lake, located approximately 1.09 km southeast of the Site.

#### *(iii) Fill Materials*

Fill materials were not observed on-Site.

(iv) *Water Bodies and Areas of Natural Significance*

The Natural Heritage Area map of 0 Atchison Drive Features and Areas was reviewed. A wetland is located approximately 335 m south of the Site.

A tributary of Innis lake is approximately 285 m west of the Site. Innis Lake is approximately 1.09 km southeast 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 potable water well, located approximately 65 m southeast of the Site, identified the surrounding soils as topsoil from 0 to 0.3048 m below ground surface (bgs), sand with pebbles from 0.3048 to 8.2 m bgs, and quick sand from 8.2 to 9.1 m bgs. Groundwater was measured at 7 m bgs.
- A monitoring well record, located approximately 260 m west of the Site, identified the surrounding soils as topsoil from 0 to 0.4 m bgs over fine sand from 0.4 to 1.3 m bgs transitioning to sand with pebbles/ gravel from 1.3 to 7.4 m bgs, transitioning into grey brown sand/gravel from 7.4 to 10.5 m bgs. Groundwater details were not provided

### 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

Jun 29, 2020

## **4. Interviews**

### **4.1 Site Personnel**

The Site visit was conducted on December 3, 2018. Site representative, Mr. John-Paul Spina, 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 0 Atchison Drive in Caledon, 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 5: Site Reconnaissance**

Date	December 3, 2018
Time	9:00 am
Length of Site Visit	1 hour
Weather	cloudy, approximately 2° 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*

No limitations were encountered at the time of the Site visit.

*(ii) Property Use, Buildings, and Structures*

The Site is currently a vacant lot cleared for development. The Site groundcover is composed of wild grasses with two areas on Site covered with gravel. The one area covered in gravel is located in the west portion of the Site and the second area covered in gravel is located in the south west portion of the Site. Water has pooled in the low-lying area in the southwest corner of the Site. Metal wire fencing lines the west property boundary of the Site and a row of evergreen trees line the south property boundary. A storm drain is located in the southwest portion of the Site. Four hydro transformer boxes are located on Site, three in the southeast corner of the Site and one in the north west corner of the Site.

Entrance to the Site is accessed via Atchison Drive. The Site is approximately 0.57 hectares (1.41 acres) in size.

*(iii) Locations of Current and Former Wells*

G2S did not identify any wells at the time of our Site visit.

*(iv) Sewage Works*

The Site is vacant and not serviced with sewage works.

(v) *Ground Surface*

The Site groundcover is composed of wild grasses with two areas on Site covered with gravel. The one area covered in gravel is located in the west portion of the Site and the second area covered in gravel is located in the south west portion of the Site. Water has pooled in the low-lying area in the southwest corner of the Site.

(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 in the southwest corner of the Site.

(xiii) *Storage Tanks*

No storage tanks were observed at the time of the Site visit.

(xiv) *Material Storage*

No material were stored on Site.

(xv) *Hazardous Materials*

No hazardous materials were identified during the Site visit.

(xvi) *Potable and Non-Potable Water Sources*

The Site is not currently serviced with potable water.

(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 Site is vacant and there are no buildings present on Site.

(xx) *Exterior Features*

Surface water from the Site is expected to infiltrate through the grassed areas of the Site.

(xxi) *Surrounding Properties*

There were no PCAs identified within the Study Area.

## 5.2 Enhanced Investigation Property

An enhanced investigation of the Site is necessary when the property is being used for one of the following uses as described in clause 32 (1) (b) of Ontario Regulation 153/04 of the EPA. Clause 32 (1) (b) identifies properties that are being used in whole or in part for:

- i. For industrial use
- ii. As a garage
- iii. As a bulk liquid dispensing facility including gasoline service station
- iv. For the operation of dry cleaning equipment.

Due to the current and historical use of the Site as agricultural, the Site is not classified as an enhanced investigation property.

## 5.3 Description of Investigation

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

## 5.4 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.

Given that the Site is vacant, it is unlikely 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.

Given that the Site is vacant, no ACM containing building materials are present.

### (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).

Given that the Site is vacant, it is unlikely for lead based paint to be present.

### (iv) *Mercury*

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

No presence of mercury was identified on-Site at the time of the Site visit.

### (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 1<sup>st</sup>, 1996 and a freeze on the production and import of HCFC-22 by January 1<sup>st</sup>, 1996. This regulation also requires the complete replacement of HCFC-22 equipment by the year 2020.

No ODS containing equipment was observed during the Site visit.

(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 not identified during the Site visit.

## 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 6: Site Uses**

Site			
Address	Property Use	Years Occupied	Supporting Information
0 Atchison Drive	Undeveloped	1954 - 2013	1954 - 2006 historical aerial photographs show the Site being used for agricultural purposes. The Land Registry document indicates that the Site was owned by The Corporation of the Town of Caledon from to February 2011 to May 2013, when the property was transferred to Chateaux of Caledon Corporation in May 2013.
	Vacant	2013-present	2013 and 2018 historical aerial photographs show the Site as an irregular shaped vacant lot.

### (ii) Potentially Contaminating Activities

There were no PCAs as defined in the amended O. Reg. 153/04 that were identified in the Study Area.

## 7. Phase One Conceptual Site Model

The Site is currently a vacant lot cleared for development. The Site groundcover is composed of wild grasses with two areas on Site covered with gravel. The one area covered in gravel is located in the west portion of the Site and the second area covered in gravel is located in the south west portion of the Site. Water has pooled in the low-lying area in the southwest corner of the Site. Metal wire fencing lines the west property boundary of the Site and a row of evergreen trees line the south property boundary. A storm drain is located in the southwest portion of the Site. Four hydro transformer boxes are located on Site, three in the southeast corner of the Site and one in the north west corner of the Site. Entrance to the Site is accessed via Atchison Drive. The Site is not currently serviced with any utilities.

The Site is approximately 0.57 hectares (1.41 acres) in size.

After review of current and historical use of the Site, no PCAs were identified on the property.

Historical review of the surrounding properties within a 250 m radius of the Site identified no PCAs within the Study Area.

The property is located approximately 296 m above sea level. Topographic maps show surface elevations to be decreasing in a southern direction. Based on our observations and review, the expected direction of groundwater flow in the area of the Site is to the south/southeast, following surface topography towards Innis Lake, located approximately 1.09 km southeast of the Site.

The geological map reviewed indicates that the Site and Study Area are characterized by the Ordovician Upper Ordovician, Queenston Formation, overlain by red shale. The soil map indicates that the Site and Study Area consist of dominantly heavy textured till soils formed on shale and limestone, specifically clay loam.

No Potentially Contaminating Activities (PCAs) or Areas of Potential Environmental Concern (APECs) were identified on-Site or within the Study Area, and as such the need for further investigation (i.e. a Phase Two ESA) has not been identified at this time.

Based on the information obtained in the Phase One ESA, there are no uncertainty or absence of information in each component of the Phase One ESA which could affect the validity of the model.

## 8. Phase Two ESA Required for a Record of Site Condition

Additional environmental investigation (i.e. a Phase Two ESA) is not required before a Record of Site Condition (RSC) can be filed, as no PCAs were identified on-Site.

## 9. Record of Site Condition Based on Phase One ESA Alone

An RSC can be filed based on this Phase One ESA alone. APECs were not identified on the Phase One ESA and RSC Property.

## 10. Conclusions and Recommendations

The Phase One ESA did not identify any Potentially Contaminating Activities (PCAs) or Areas of Potential Environmental Concern (APEC) on the property. The need for further investigation (i.e. a Phase Two ESA) has not been identified at this time.

## 11. 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 16 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).

## 12. 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](http://www.hwin.ca).
- f) Ministry of the Environment, Brownfields Environmental Site Registry, [www.ene.gov.on.ca/environet/BESR/index](http://www.ene.gov.on.ca/environet/BESR/index).
- g) National Pollutant Release Inventory, [www.ec.gc.ca](http://www.ec.gc.ca).
- h) Natural Heritage Information System, [www.nhic.mnr.gov.on.ca](http://www.nhic.mnr.gov.on.ca).
- i) Ontario's Environmental Registry, [www.ebr.gov.on.ca](http://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. 56, Sheet 3. Scale 1:63,360. Experimental Farms Service, Ottawa, 1953.
- l) "1954 Aerial Photograph." Roll 21, Flight line 4340, Frame 114. Scale Unknown. Viewed at the Ontario Archives.
- m) "1971 Aerial Photograph." Roll 35, Flight line 4336, Frame 91. Scale Unknown. Viewed at the Ontario Archives.
- n) "1982 Aerial Photograph." Roll 162, Flight line 21, Frame 26. Scale Unknown. Viewed at the Ontario Archives.
- o) "The Atlas of Canada, Toporama, Topographic Map. Her Majesty the Queen in Right of Canada, 2018. Viewed online at <http://atlas.gc.ca/site/english/toporama/#>
- p) "Topographic Map Ontario, Bolton, 30 M/13," Edition 4, Surveys and Mapping Branch, Department of Energy Mines and Resources. Scale 1:50,000. Published 1968.
- q) "Topographic Map Ontario, Bolton, 30 M/13", Edition 5, Surveys and Mapping Branch, Department of Energy Mines and Resources. Scale 1:50,000. Published 1976.
- r) "Topographic Map Ontario, Bolton, 30 M/13," Edition 7, Surveys and Mapping Branch, Department of Energy Mines and Resources. Scale 1:50,000. Published 1994.
- s) "2018 Aerial Photographs," Google Earth, Digital Globe, 2018.

Jun 29, 2020

Phase One Environmental Site Assessment  
0 Atchison Drive, Caledon, Ontario

G2S18845  
January 3, 2019

- t) "Town of Caledon", Schedule D – Caledon East Land Use Map, April, 2018.
- u) "Phase I Environmental Site Assessment, Proposed Residential Development, Old Church Road, Town of Caledon", prepared for Chateaux of Caledon Corporation by Soil Engineers Ltd., dated October 10, 2007.

### 13. Limitations

This report has been prepared for the sole benefit of Pluribus Corp. and is intended to provide a Phase One ESA on the Site, 0 Atchison Drive in Caledon, Ontario. The report may not be used by any other person or entity without the expressed written consent of Pluribus Corp., 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 (December 2018), 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.

#### 14. 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.**

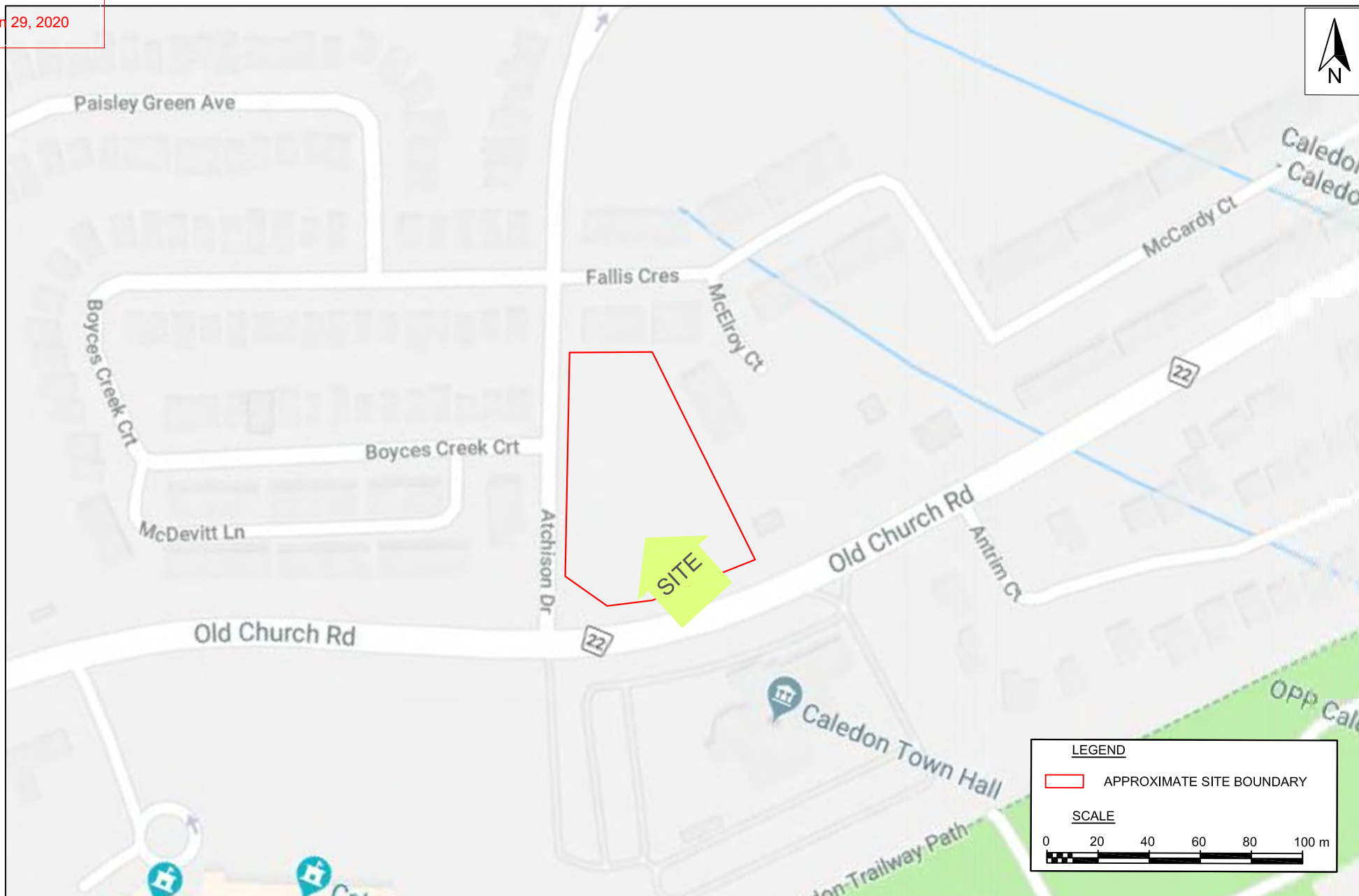


Rachael Lesmeister, B.A.  
Environmental Technician



Jacky So, P.Eng.  
Senior Engineer

## Appendix A: Drawings

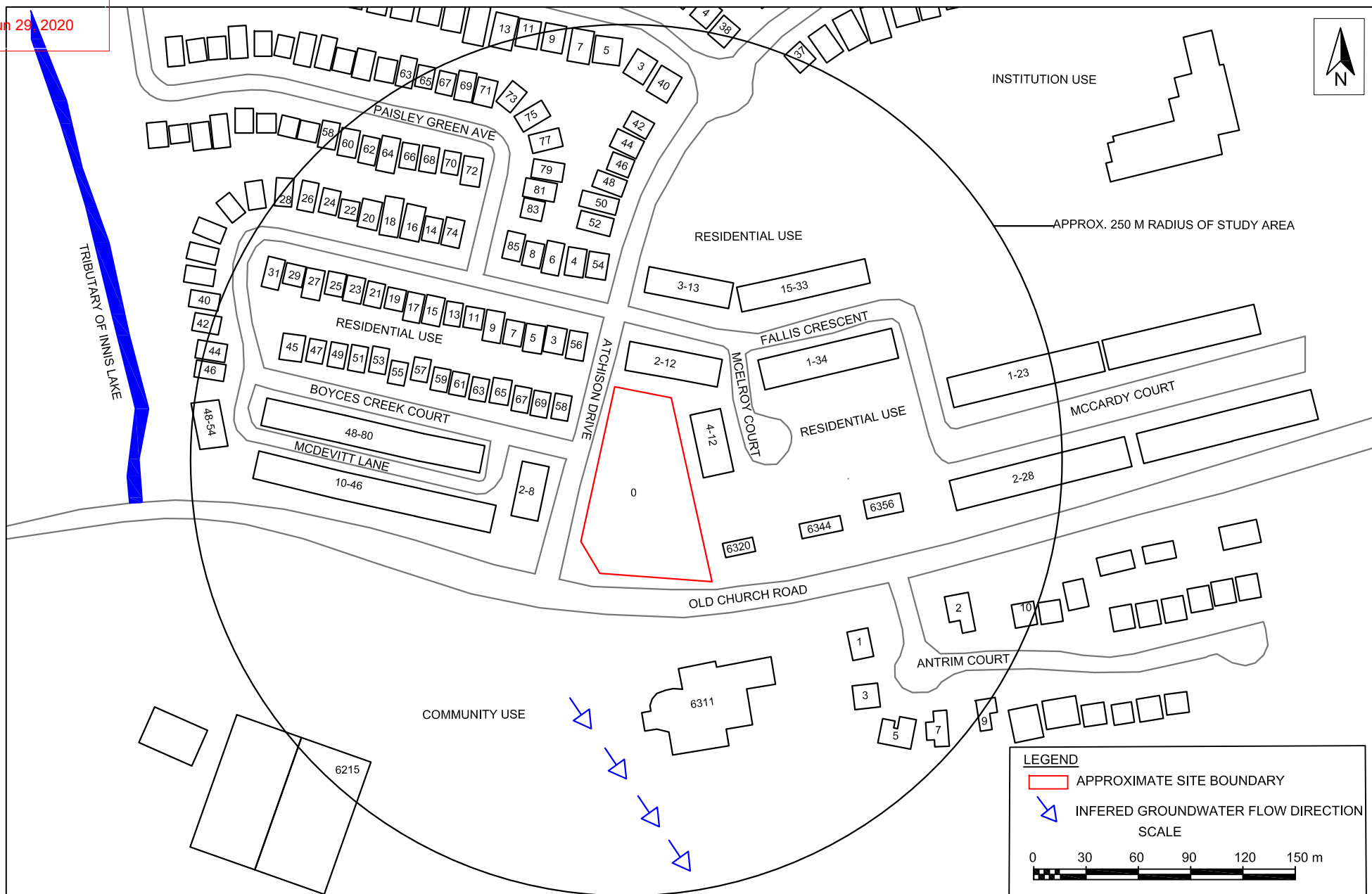


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Date: JANUARY 2019  
Drawn by: RL/JS  
File name: 0ATCHISON.DWG

0 ATCHISON DRIVE  
SITE LOCATION PLAN  
CALEDON  
ONTARIO



Drawing No.  
1



Scale: AS SHOWN  
Project No.: G2S18845  
Date: JANUARY 2019  
Drawn by: RL/JS  
File name: 0ATCHISON.DWG

# 0 ATCHISON DRIVE PHASE ONE ESA STUDY AREA

CALEDON

ONTARIO



Drawing No.

2



Scale: AS SHOWN  
Project No.: G2S18845  
Date: JANUARY 2019  
Drawn by: RL/JS  
File name: 0ATCHISON.DWG

## 0 ATCHISON DRIVE SITE PLAN

CALEDON


ONTARIO



Drawing No.

3



Scale: AS SHOWN	0 ATCHISON DRIVE 1954 AERIAL PHOTOGRAPH  CALEDON ONTARIO		Drawing No.  4
Project No.: G2S18845			
Date: JANUARY 2019			
Drawn by: RL/JS			
File name: 0ATCHISON.DWG			



Scale: AS SHOWN  
Project No.: G2S18845  
Date: JANUARY 2019  
Drawn by: RL/JS  
File name: 0ATCHISON.DWG

0 ATCHISON DRIVE  
1971 AERIAL PHOTOGRAPH

CALEDON

ONTARIO



Drawing No.

5

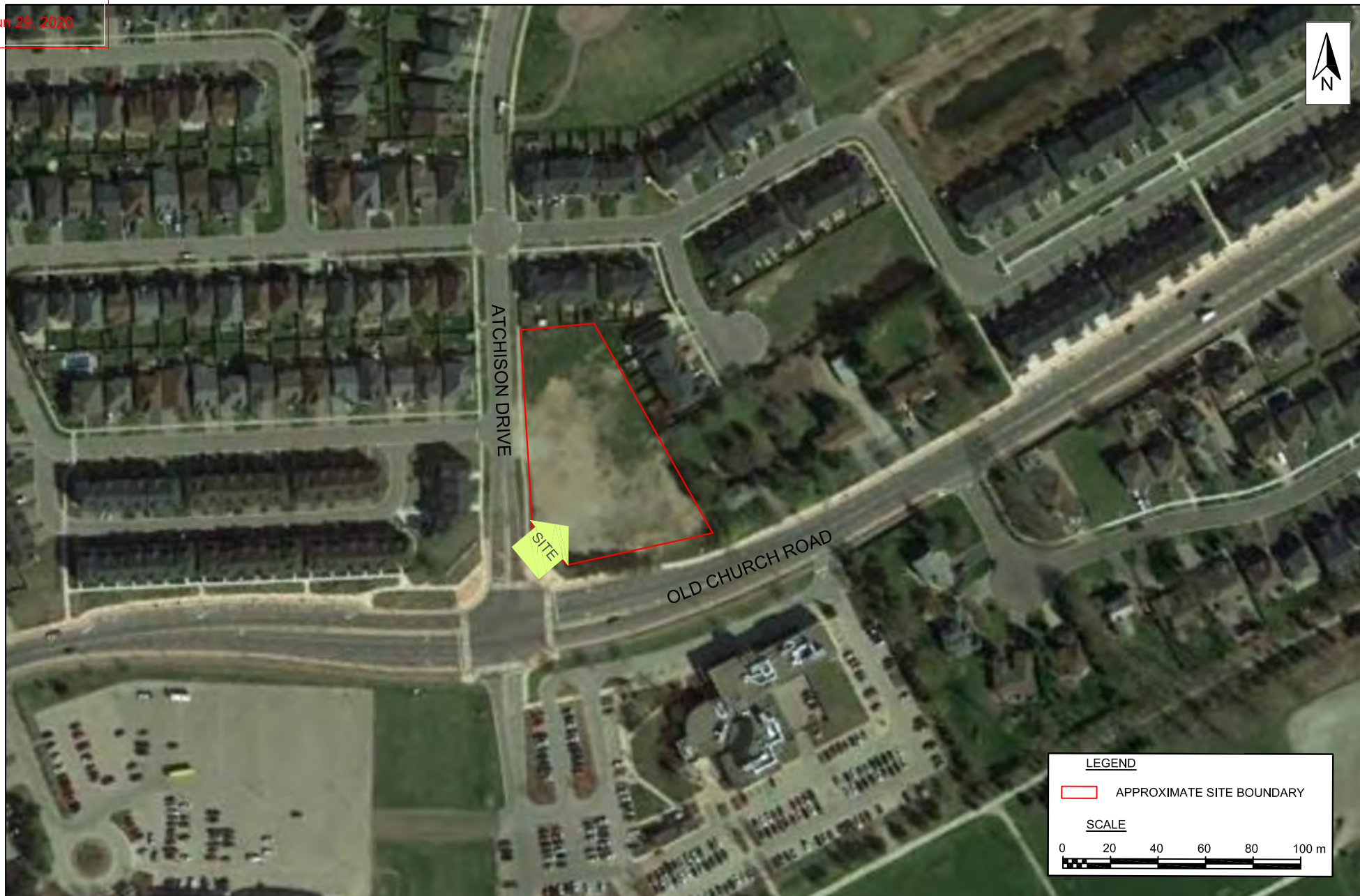



Scale: AS SHOWN  
Project No.: G2S18845  
Date: JANUARY 2019  
Drawn by: RL/JS  
File name: 0ATCHISON.DWG

0 ATCHISON DRIVE  
1982 AERIAL PHOTOGRAPH  
CALEDON ONTARIO



Drawing No.  
6



Scale: AS SHOWN	0 ATCHISON DRIVE 2018 AERIAL PHOTOGRAPH		Drawing No.
Project No.: G2S18845			7
Date: JANUARY 2019			
Drawn by: RL/JS			
File name: 0ATCHISON.DWG			
CALEDON	ONTARIO		



Scale: AS SHOWN  
Project No.: G2S18845  
Date: JANUARY 2019  
Drawn by: RL/JS  
File name: 0ATCHISON.DWG

0 ATCHISON DRIVE  
1954 TOPOGRAPHIC MAP

CALEDON

ONTARIO



Drawing No.

8

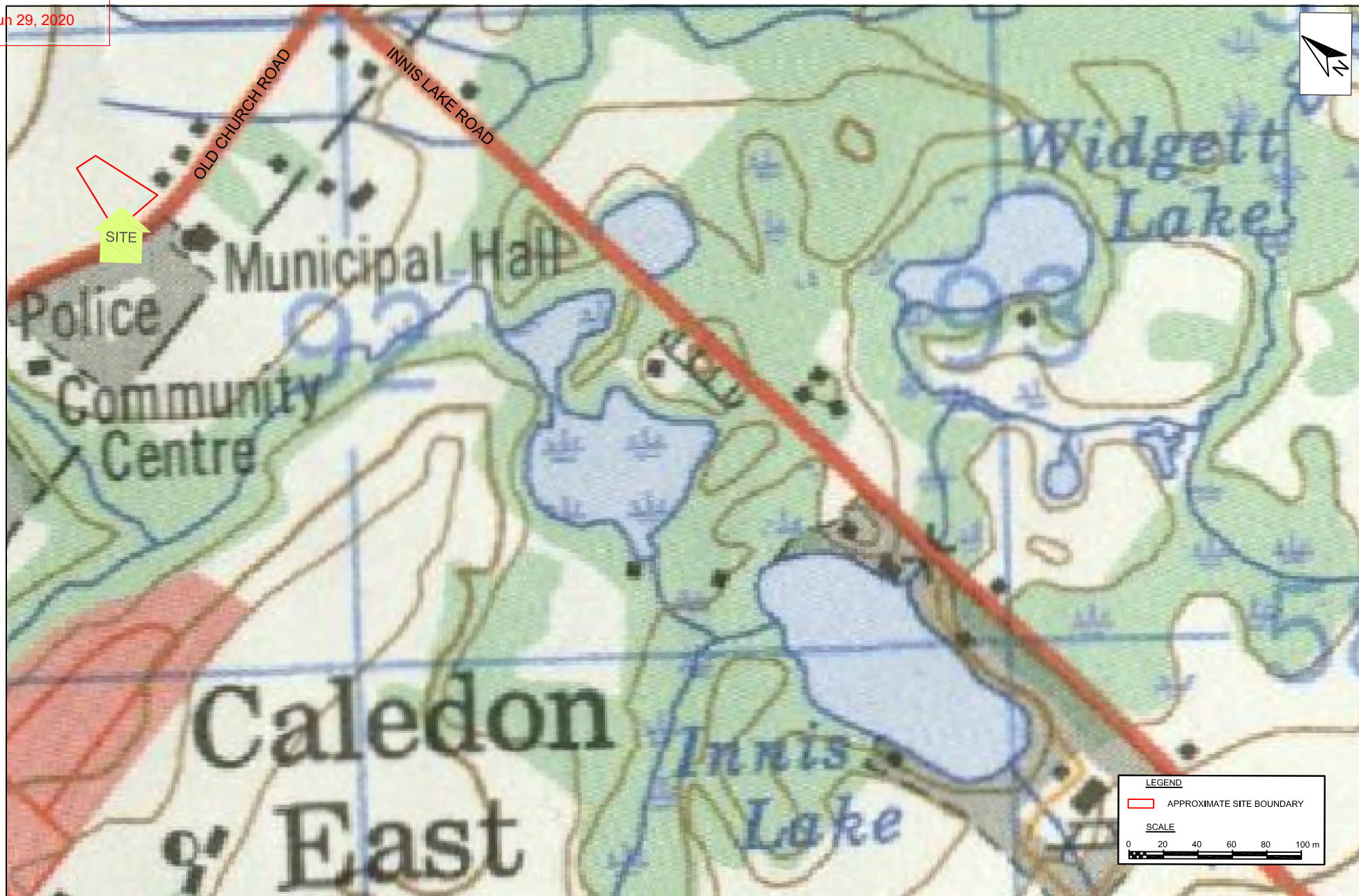


Scale: AS SHOWN  
Project No.: G2S18845  
Date: JANUARY 2019  
Drawn by: RL/JS  
File name: 0ATCHISON.DWG

0 ATCHISON DRIVE  
1976 TOPOGRAPHIC MAP  
CALEDON ONTARIO



Drawing No.  
9



Scale: AS SHOWN  
Project No.: G2S18845  
Date: JANUARY 2019  
Drawn by: RL/JS  
File name: 0ATCHISON.DWG

0 ATCHISON DRIVE  
1994 TOPOGRAPHIC MAP

CALEDON

ONTARIO



Drawing No.

10



Scale: AS SHOWN  
Project No.: G2S18845  
Date: JANUARY 2019  
Drawn by: RL/JS  
File name: 0ATCHISON.DWG

0 ATCHISON DRIVE  
2018 TOPOGRAPHIC MAP

CALEDON


ONTARIO



Drawing No.

11

## **Appendix B: Site Photos**

Picture and Description	
	
<b>Photo #1:</b> West property line, facing north.	<b>Photo #2:</b> Southwest corner.
	
<b>Photo #3:</b> Storm drain located in the southwest portion.	<b>Photo #4:</b> Pooling water in the Southwest portion.
	
<b>Photo #5:</b> Gravel area in southwest portion.	<b>Photo #6:</b> South property line.

Picture and Description	
	
<b>Photo #7:</b> Central portion of the site, facing north.	<b>Photo #8:</b> Three hydro transformer boxes, located in the southeast corner.
	
<b>Photo #9:</b> East property line, facing north.	<b>Photo #10:</b> Northeast corner.
	
<b>Photo #11:</b> Central portion of the Site, facing south.	<b>Photo #12:</b> North property line, facing west.

Picture and Description	
	
<b>Photo #13:</b> Hydro transformer box located in the northeast corner.	<b>Photo #14:</b> West property line, facing south.

## **Appendix C: Property Use Directories**

**Property Use Directories, Surrounding Property Use**

Site		
<i>Address</i>	<i>Property Use</i>	<i>Years Occupied</i>
0 Atchison Drive	Not Listed	1995-2001

East		
<i>Address</i>	<i>Property Use</i>	<i>Years Occupied</i>
6320 Old Church Road East Adjacent	Residential	2001
6344 Old Church Road ~45m	Residential	1995-2001

Southeast		
<i>Address</i>	<i>Property Use</i>	<i>Years Occupied</i>
6215 Old Church Road ~95 m	Caledon Community Complex	2001
	Robert F Hall Catholic Secondary School	2001

## Appendix D: Land Title

LAND  
REGISTRY  
OFFICE #43

14336-0857 (LT)

PAGE 1 OF 1  
PREPARED FOR G2S  
ON 2018/12/18 AT 10:50:42

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: BLOCK 164, PLAN 43M1840; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 2, 3, PL 43R35150 AS IN PR2344892; TOWN OF CALEDON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2010/03/04.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT ABSOLUTE PLUS

RECENTLY:  
SUBDIVISION FROM 14336-0690

PIN CREATION DATE:  
2011/05/12

OWNERS' NAMES  
PLURIBUS CORP.

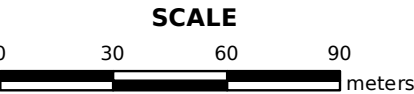
CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
PR1870996	2010/08/04	NOTICE		THE CORPORATION OF THE TOWN OF CALEDON		C
PR1912221	2010/10/28	NOTICE	\$1	THE CORPORATION OF THE TOWN OF CALEDON		C
PR1958533	2011/02/03	NOTICE		THE CORPORATION OF THE TOWN OF CALEDON		C
43M1840	2011/05/05	PLAN SUBDIVISION				C
PR2000092	2011/05/06	NO SUB AGREEMENT		THE CORPORATION OF THE TOWN OF CALEDON THE REGIONAL MUNICIPALITY OF PEEL	CHATEAUX OF CALEDON CORPORATION	C
43R35150	2013/03/14	PLAN REFERENCE				C
PR2344892	2013/03/18	TRANSFER EASEMENT	\$1	CHATEAUX OF CALEDON CORPORATION	HYDRO ONE NETWORKS INC.	C
PR3185418	2017/08/17	TRANSFER	\$2	CHATEAUX OF CALEDON CORPORATION	PLURIBUS CORP.	C
REMARKS: PLANNING ACT STATEMENTS.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PRINTED ON 18 DEC, 2018 AT 10:52:20  
FOR G2S



PROPERTY INDEX MAP  
PEEL(No. 43)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND  
DOCUMENTS RECORDED IN THE LAND  
REGISTRATION SYSTEM AND HAS BEEN PREPARED  
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED



## **Appendix E: Environmental Source Information**

Jun 29, 2020

Ministry of the Environment  
Freedom of Information and Protection of Privacy Office  
40 St. Clair Avenue West, 12<sup>th</sup> 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 <b>Rachael Lesmeister</b> <b>625 Environmental Consulting</b> <b>37 Sandiford Dr, Suite 411, Stouffville, ON. L4A 3Z2</b> Email Address: <b>rachael@qasenvironmental.com</b>		FOI Request No.	Date Request Received
Tel: <b>416-275-3954</b> Fax: <b>905-642-5999</b>		Fee Paid <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC/AMEX <input type="checkbox"/> CASH/MONEY ORDER <input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SCB <input type="checkbox"/> SDW	
Your Project/Reference No.	Signature of Requester <i>Rachael Lesmeister</i>		
<b>Request Parameters</b>			
Municipal Address/Lot, Concession, Geographic Township (Municipal address mandatory for cities, towns or regions) <b>0 Atchison Drive, Caledon, L7C 3S4</b>			
Present Property Owner(s) and Date(s) of Ownership <b>Pluribus Corp. present</b>			
Previous Property Owner(s) and Date(s) of Ownership			
Present/Previous Tenant(s) (if applicable)			
<b>Search Parameters</b> Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.			<b>Specify Year(s) Requested</b>
Environmental concerns (General correspondence, occurrence reports, abatement)			<b>1980 - current</b>
Orders			↓
Spills			
Investigations/prosecutions ▶ <b>Owner and tenant information must be provided</b>			
Waste Generator number/classes			
<b>Certificates of Approval</b> ▶ Proponent information must be provided and Certificates of Approval number(s) (if known). 1985 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> may be incurred, depending on the types and years of records to be searched. <b>If supporting documents are also required, mark SD box.</b>			
	SD	Specify Year(s) Requested	
Air - emissions		<b>1985 - current</b>	
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		↓

PLANNING  
RECEIVED

Jun 29, 2020

From: Public Information Services <[publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)>  
Re: Record Search  
To: Rachael Lesmeister

---

**From:** Rachael Lesmeister <[rachaell@g2senvironmental.com](mailto:rachaell@g2senvironmental.com)>

**Sent:** December 4, 2018 1:38 PM

**To:** Public Information Services <[publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)>

**Subject:** Record Search

Hey there,

Can you please search for the records for the following addresses located in Caledon East, Ontario:

- Atchison Drive- 0, 55
- Fallis Crescent- 4, 6, 8, 10, 12
- Mcelroy Crescent-2, 4, 6

Thank you !

Rachael Lesmeister, B.A.

Rachael Lesmeister, B.A.

**G2S Environmental Consulting Inc.**

37 Sandiford Drive, Suite 411

Stouffville, ON, L4A 3Z2

TOWN OF CALEDON  
PLANNING  
RECEIVED

2018-12-04 3:00 PM

Public Information Services <publicinformation@tssa.org>

Jun 29, 2016: Record Search

To: Rachael Lesmeister

Good afternoon Rachael,

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 [publicinformation@tssa.org](mailto:publicinformation@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,

Sarah



**Sarah Quibell | Public Information Agent**

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-877-682-8772 | Fax: +1-416-231-6183 | E-Mail: [squibell@tssa.org](mailto:squibell@tssa.org)

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



TOWN OF CALEDON  
PLANNING  
RECEIVED  
Jun 29, 2020  
18-12-05 9:51 AM  
Public Information Services <[publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)>  
RE: Record Search  
To: Rachael Lesmeister

---

**From:** Rachael Lesmeister <[rachaell@g2senviromental.com](mailto:rachaell@g2senviromental.com)>  
**Sent:** December 5, 2018 9:35 AM  
**To:** Public Information Services <[publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)>  
**Subject:** Record Search

Hello,

Could you please search the following addresses located in Caledon East, Ontario?

- old church road 6320, 6344, 6356
- Mcelroy crt 8, 10, 12
- Fallis crest 3, 5, 7, 9

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

Jun 29, 2020

To: Rachael Lesmeister

18-12-05 9:51 AM

Public Information Services &lt;publicinformationservices@tssa.org&gt;

RE: Record Search

Good morning Rachael,

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](https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392) and email the completed form to [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Kind regards,

Sarah



**Sarah Quibell | Public Information Agent**

Facilities

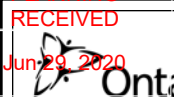
345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-877-682-8772 | Fax: +1-416-231-6183 | E-Mail: [squibell@tssa.org](mailto:squibell@tssa.org)

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





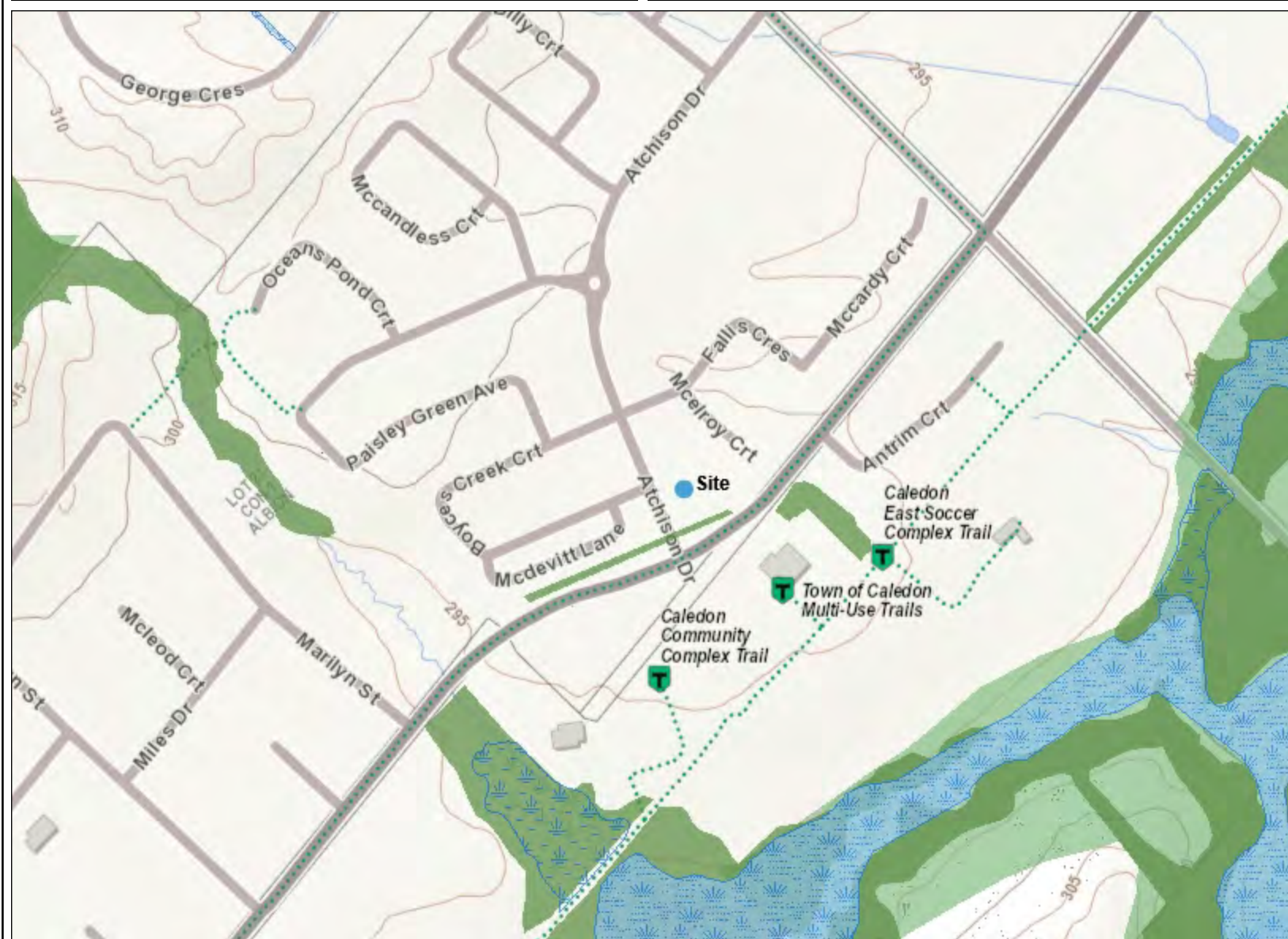
Ontario

Ministry of Natural Resources and Forestry

Make-a-Map: Natural Heritage Areas

# Natural Heritage Area- 0 Atchison Drive

Notes: Enter map notes



## Legend

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

0.3 0 0.17 0.3 Kilometers

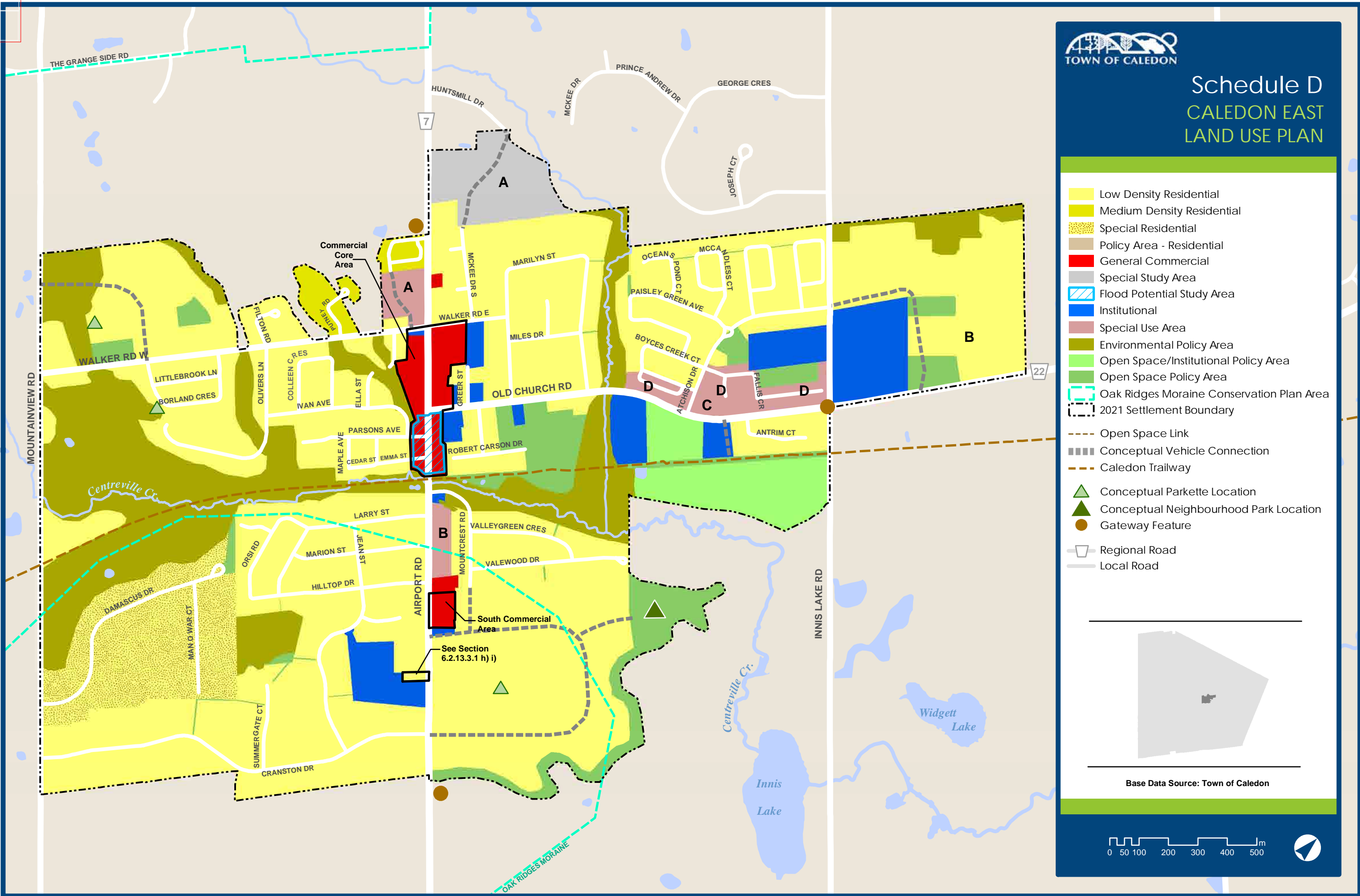


This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

© Queen's Printer for Ontario, 2014

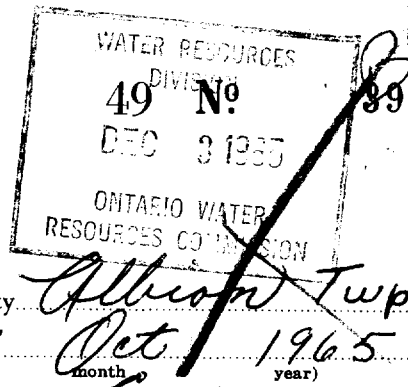
Imagery Copyright Notices: DRAPE © Aéro-Photo (1961) Inc., 2008 - 2009  
 GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008  
 © Copyright for Ontario Parcel data is held by Queen's Printer for Ontario and its licensors [2013] and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.





## **Appendix F: Water Well Records**

TOWN OF CALEDON  
PLANNING  
RECEIVED  
JUL 21 2020



1 7 Z 5 9 1 8 2 3 E

Co 5 R 4 8 5 8 5 4 8 N

Elev. 105 R 20

Basin 24  
County or District Peel County

Con. E. 1

Lot 20

The Ontario Water Resources Commission Act

# WATER WELL RECORD

Township, Village, Town or City

Albion Twp.

Date completed

4<sup>th</sup> Oct 1965  
(day month year)

Address

Caledon East

## Casing and Screen Record

Inside diameter of casing 36"  
Total length of casing 30 ft  
Type of screen  
Length of screen  
Depth to top of screen  
Diameter of finished hole 36"

## Pumping Test

Static level 23 ft  
Test-pumping rate 3 G.P.M.  
Pumping level  
Duration of test pumping  
Water clear or cloudy at end of test clear  
Recommended pumping rate 3 G.P.M.  
with pump setting of 28 feet below ground surface

## Well Log

## Water Record

### Overburden and Bedrock Record

From ft.

To ft.

Depth(s) at which water(s) found

Kind of water (fresh, salty, sulphur)

Topsoil  
sand with pebbles  
quick sand

0  
1  
27

1  
27  
30

23 ft

fresh

For what purpose(s) is the water to be used?

house

Is well on upland, in valley, or on hillside?

upland

Drilling or Boring Firm

Mervin Mason

Address

RR#1 Colgan

Licence Number

78

Name of Driller or Borer

Mervin Mason

Address

RR#1 Colgan

Date

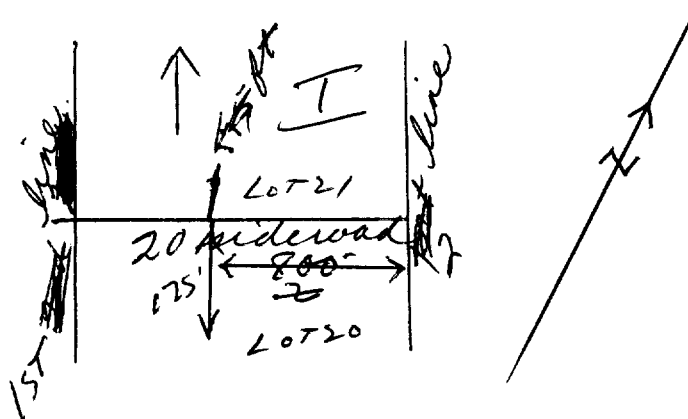
Oct 4 1965

Mervin Mason

(Signature of Licensed Drilling or Boring Contractor)

## Location of Well

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



Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10<sup>th</sup> of a metre.
- Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information

First Name	Last Name	Mailing Address (Street Number/Name, RR, Lot, Concession)			
REGIONAL MUNICIPALITY OF PEEL		10 PEEL CENTRE DR.			
County/District/Municipality	Township/City/Town/Village	Province	Postal Code	Telephone Number (include area code)	
	BRAMPTON	Ontario			
Address of Well Location (County/District/Municipality)		Township	Lot	Concession	
OLD CHURCH RD. ACROSS FR. O.P.P. STATION					
RR#/Street Number/Name	City/Town/Village	Site/Compartment/Block/Tract etc.			
	CALEDON EAST ON				
GPS Reading	NAD	Zone	Easting	Northing	Unit Make/Model
	83	17	591466	4858610	
Mode of Operation: <input type="checkbox"/> Undifferentiated <input type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify					

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
	TOPSOIL			0	0.4
Brown	SAND		fine	0.4	1.3
Brown	SAND	pebbles, gravel	medium to fine	1.3	7.4
Grey/Brown	SAND / GRAVEL		Coarse	7.4	10.5

<b>Hole Diameter</b>			<b>Construction Record</b>				<b>Test of Well Yield</b>							
Depth	Metres	Diameter	Inside diam centimetres	Material	Wall thickness centimetres	Depth		Metres		Pumping test method	Draw Down		Recovery	
From	To	Centimetres				From	To	Time min	Water Level Metres		Time min	Water Level Metres		
0	10.5	20												
			<b>Casing</b>											
			6.3	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	.4	0	7.4							
			<b>Screen</b>											
			7.1	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	0.010	7.4	10.4							
			<b>No Casing or Screen</b>											
			<input type="checkbox"/> Open hole											
<b>Water Record</b>														
Water found at _____ m	Kind of Water													
<input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other:														
<input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other:														
<input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other:														
After test of well yield, water was														
<input type="checkbox"/> Clear and sediment free														
<input type="checkbox"/> Other, specify														
Chlorinated <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														

<b>Plugging and Sealing Record</b>			<input checked="" type="checkbox"/> Annular space <input type="checkbox"/> Abandonment
Depth set at - Metres	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)	
From To			
0 0.3	CONCRETE		
0.3 6.4	BENTONITE		
6.4 10.5	SAND		

<b>Method of Construction</b>			
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	A.S.A.
<b>Water Use</b>			
<input type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	MINI TOWER
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning	
<b>Final Status of Well</b>			
<input type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Abandoned, (Other)
<input checked="" type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering	
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	

<b>Well Contractor/Technician Information</b>	
Name of Well Contractor	Well Contractor's Licence No.
All-Terrain Drilling Ltd.	1129
Business Address (street name, number, city etc.)	
3-661 Colby Dr. Waterloo N2V 1C2	
Name of Well Technician (last name, first name)	Well Technician's Licence No.
ROCK BUCKLEY	
Signature of Technician/Contractor	Date Submitted
	2005 02 24

<b>Location of Well</b>	
In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.	
Audit No.	Date Well Completed
Z 17482	2004 05 06
Was the well owner's information package delivered? <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Delivered
	2005 02 24

<b>Ministry Use Only</b>	
Data Source	Contractor
	1129
Date Received	Date of Inspection
MAR 08 2005	
Remarks	Well Record Number

## **Appendix G: Phase One Questionnaire**

## PHASE I ESA QUESTIONNAIRE

Site Address: 0 Atchison Drive (Intersection of Old Church Road and Atchison Drive)	
Project #:	
Owner: Pluribus Corp.	Occupant: N/A
Interviewee: John-Paul Spina	Relation to Site:
Property and Building Description and Size: Vacant land	

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 <input checked="" type="checkbox"/> No <input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Yes No

NOTES:

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	<input checked="" type="checkbox"/> 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		<input checked="" type="checkbox"/>	
Electrical Equipment		<input checked="" type="checkbox"/>	
Metal Smelting and/or Processing		<input checked="" type="checkbox"/>	
Mining		<input checked="" type="checkbox"/>	
Milling		<input checked="" type="checkbox"/>	
Petroleum and Natural Gas Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station)		<input checked="" type="checkbox"/>	
Transportation		<input checked="" type="checkbox"/>	
Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling		<input checked="" type="checkbox"/>	
Wood, Pulp and Paper Products		<input checked="" type="checkbox"/>	
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage		<input checked="" type="checkbox"/>	
Ash Deposit from boilers and/or other Thermal Facilities		<input checked="" type="checkbox"/>	
Asphalt Tar Manufacturing		<input checked="" type="checkbox"/>	
Coal Gasification		<input checked="" type="checkbox"/>	
Medical/Chemical/Radiological and/or Biological Labs		<input checked="" type="checkbox"/>	
Rifle and/or Pistol Firing Ranges		<input checked="" type="checkbox"/>	
Road Salt Storage Facilities		<input checked="" type="checkbox"/>	
Dry Cleaning Facilities		<input checked="" type="checkbox"/>	
Commercial Printing Facilities and/or Photo Developing Laboratory		<input checked="" type="checkbox"/>	
Site which have been or are likely to have been contaminated by substances migrating from other properties.		<input checked="" type="checkbox"/>	

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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> No	Unknown	Yes	No

NOTES:

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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> No	Unknown	Yes	No

NOTES:

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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> No	Unknown	Yes	No

NOTES:

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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> No	Unknown	Yes	No

NOTES:

Date: Nov 29th 2018

Signature of Assessor:-----

Name of Assessor:-----

Signature of Interviewee:



Name of Interviewee: John-Paul Spina