

Phase One Environmental Site Assessment



5435, 5475 & 5455 Old Brock Road, Claremont, Ontario
G2S15515G

S. Larkin Developments Inc.
5475 Old Brock Road
Claremont, ON
L1Y 1A1

Executive Summary

G2S Consulting Inc. (G2S) was retained by S. Larkin Developments Inc. (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the property located at 5435, 5475, and 5455 Old Brock Road in Claremont, Ontario (hereinafter referred to as the 'Site'). Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA was provided by Shaun Larkin of S. Larkin Developments Inc.

The triangular shaped Site is located on the east side of Old Brock Road and south of the intersection of Old Brock Road and Uxbridge-Pickering Townline. The Site is located in an area consisting of primarily agricultural and rural residential land use. The Site is located within the Oak Ridges Moraine. A tributary of Mitchell Creek is located approximately 120 m west, Mitchell Creek is located approximately 840 m west and a tributary of East Duffin Creek is located approximately 620 m east. A landscaping company is located to the west of Hoxton Street. A Canadian Pacific Railway (CPR) line is located approximately 155 m south of the Site traversing southwest to east.

G2S understands the Client requires a Phase One ESA for due diligence purposes related to the proposed redevelopment of the Site for industrial and commercial purposes. The Site is most recently used for residential/commercial/industrial purposes. Since there no change to a more sensitive property use planned, a Record of Site Condition (RSC) is not required under O. Reg. 153/04, as amended. This Phase One ESA was completed in accordance with Schedule D. of O. Reg. 153/04, as amended, for Site Plan approval purposes, and incorporates the concept of Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) identified by the Ministry of the Environment, Conservation and Parks (MECP) as outlined in Schedule D of O. Reg. 153/04, as amended.

This Phase One ESA was conducted to:

- i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii. Determine the need for a Phase Two ESA; and
- iii. Provide a basis for carrying out any Phase Two ESA required.

Based on information collected from the Site visit and records review, the Site was first developed with a "U" shaped building located in the central portion of the Site, currently identified as 5435 Old Brock Road (Barn #1 and Barn #2 and current workshop). It operated as a piggery in the late 1960s, later used as a quarantine facility until the early 1970s when the northern extent of the 'U' shaped building was converted to an equipment shop (workshop) and sales barn in approximately 1974. A residential building was developed on the north portion of the Site (5475 Old Brock Road) in approximately 1982. The office structure and storage yard (5455 Old Brock Road) were constructed between 1993 and 2005. The Site occupants historically consisted of a B & C Equipment Sales from 1974 to 2008 and various commercial/industrial companies since 2008.

Historical review of the Site and surrounding properties within a 250 m radius of the Site identified several on-Site and one off-Site PCA, as defined in the amended O. Reg. 153/04. The following reports were previously completed for the Site to investigate several PCA's historically identified on-Site:

- a) “*Soil Investigation, 5435 Old Brock Road, Claremont, Ontario,*” prepared by G2S Environmental Consulting Inc., for S. Larkin Developments Inc., dated August 20, 2015.
- b) “*Underground Storage Tank Decommissioning, 5435 Old Brock Road, Claremont, Ontario,*” prepared by G2S Environmental Consulting Inc., for S. Larkin Developments Inc., dated August 20, 2015.
- c) “*Shallow Soil Remediation, 5435 Old Brock Road, Claremont, Ontario,*” prepared by G2S Environmental Consulting Inc., for S. Larking Developments Inc., dated January 6, 2016.
- d) “*Soil Investigation, 5455 Old Brock Road, Claremont, Ontario,*” prepared by G2S Environmental Consulting Inc., dated January 31, 2019.

The PCAs were assessed based on the results of the above noted investigations, observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, no APECs were identified on-Site.

Based on the findings of this Phase One ESA, a Phase Two ESA is not recommended at this time.

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1. Introduction

G2S Consulting Inc. (G2S) was retained by S. Larkin Developments Inc. (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the property located at 5435, 5475, and 5455 Old Brock Road in Claremont, Ontario (hereinafter referred to as the 'Site'). Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA was provided by Shaun Larkin of S. Larkin Developments Inc.

G2S understands the Client requires a Phase One ESA for due diligence purposes related to the proposed redevelopment of the Site including the construction of commercial/industrial buildings on-Site. The Site is most recently used for residential/commercial/industrial purposes. Since there is no change in property use planned, a Record of Site Condition (RSC) is not required under O. Reg. 153/04, as amended. This Phase One ESA was completed in accordance with Schedule D. of O. Reg. 153/04, as amended, for Site Plan approval purposes.

1.1 Terms of Reference

This Phase One ESA incorporates the concept of Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) identified by the Ministry of the Environment, Conservation and Parks (MECP) as outlined in Schedule D of O. Reg. 153/04.

The nature of a Phase One ESA by definition is a nonintrusive site examination of "readily accessible features"; therefore, the Phase One ESA does not quantify the chemical or physical quality of the exposed or inaccessible features such as materials beneath buildings or buried on Site. In this regard, the Phase One ESA must be viewed as a mechanism that may assist in reducing, rather than eliminating, the uncertainty of encountering environmental contaminants during future use of the Site.

This Phase One ESA was conducted to:

- i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii. Determine the need for a Phase Two ESA; and
- iii. Provide a basis for carrying out any Phase Two ESA required.

1.2 Phase One ESA Property Information

Table 1: General Site Details

Municipal Address:	5435, 5455, and 5475 Old Brock Road, Claremont, Ontario
General Site Location:	East side of Old Brock Road and south of the intersection of Old Brock Road, and Uxbridge-Pickering Townline. A tributary of Mitchell Creek is located approximately 120 m west.
Approximate Plan Area:	Approximate plan area of 4.37 hectares (10.81 acres) with frontage of approximately 210 m on Old Brock Road.
Property Identification Number (PIN):	26392 - 0003 (LT)
Legal Description:	PT LT 17 CON 9 PICKERING AS IN CO255879; PICKERING
Current Site Owner and Contact Information:	S. Larkin Development Inc.
Current Site Occupant:	Hastings Utilities Contracting and S. Larkin Development Inc., drywall contractor

The Phase One Study Area includes the Site and lands within approximately 250 m of the Site, as shown on Drawing 2 in Appendix A (hereinafter referred to as the 'Study Area').

2. Scope of Investigation

This assessment was performed in accordance with the Phase One ESA protocols and included the following tasks:

1. Records review.
2. Interviews with pertinent Site contacts.
3. A Site reconnaissance to assess current Site and Study Area conditions and the presence of any visual indications or olfactory evidence of potential contamination. A detailed review of regulatory compliance issues was not within the terms of reference for this assignment.
4. An evaluation of the information gathered from the records review, interviews, and Site reconnaissance.
5. Preparation of this report discussing the information compiled and the corresponding conclusions and recommendations.

3. Records Review

G2S reviewed reasonably accessible information and records to determine the land use history of the Site and Study Area.

3.1 General

3.1.1 Phase One ESA Study Area Determination

In accordance with O. Reg. 153/04, as amended, the Phase One ESA must include, at a minimum the Site and any other property that is located within 250 m of the Site boundaries. This is referred to as the Phase One ESA Study Area (Study Area) as depicted on Drawing 2 in Appendix A.

3.1.2 First Developed Use Determination

In accordance with the O. Reg. 153/04, as amended, the following definition applies:

“First developed use” means *the earlier of*,

- i. The first use of a phase one property in or after 1875 that resulted in the development of a building or structure on the property, and
- ii. The first potentially contaminating use or activity on the phase one property.

Based on information from the records review, the first developed use of the Site was between 1964 and 1973, as a piggery/agricultural farm with a U-shaped building.

3.1.3 Chain of Title

A land title search for the Site was conducted online at the Teranet Express website for the Durham Region Land Registry Office. As well, historical data including land registry information was obtained by P.L.P Titles Ltd. and Site ownership information was provided dating back to 1812.

The Land Registry documents indicates that the Site was transferred from Doris Marie Burton to the current owner, S. Larkin Developments Inc., in May 2008. The Site was previously owned by Dorris Marie and Howard Kenneth Burton from 1974 – 2008. Ownership prior to 1974 generally included several private individuals.

For ease of reference, the Land Registry documents, and chain of title information is included in Appendix B and summarized in Section 6.1 of this report.

3.1.4 Fire Insurance Plans

Available Fire Insurance Plans (FIPs) for Claremont, Ontario were reviewed at the Toronto Reference Library. The Site and Study Area were not covered.

3.1.5 Street Directories

A street directories search was conducted for the Site and Study Area at the Toronto Reference Library and were reviewed in approximately five-year increments from 1981 – 2001, when publication ceased. The table below summarizes the directory information for the Site.

Table 2: Street Directories, Site Occupant

Address	Occupant/Site Use	Years Occupied
5435 Old Brock Road	Not Listed	<2001
5475 Old Brock Road	Residential – Burton, H.	1995 – 2001
5455 Old Brock Road	Not Listed	<2001

The Site occupant was not deemed to represent a PCA. Land uses for the surrounding properties as described in the reviewed directories, as well as the distance and direction of the surrounding properties to the Site, are included in Appendix C. No PCAs were identified within the Study Area based on the reviewed directories.

3.1.6 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 every other year from 2002 – 2021. Properties within the Study Area were also searched for records currently registered with Resource Productivity & Recovery Authority (RPRA) (formerly HWIN), included in Appendix D. The following records were found:

Table 3: HWIN Records

Address Direction and Distance from Site	Generator Name	Registered Wastes
5435 Old Brock Road Site	S. Larkin Developments (Larkin Homes) ON9193584 2010	252 – Waste Oil and Lubricants

The above record for the Site was not deemed to represent a PCA.

3.1.7 Environmental Reports

The following previous reports were completed for the Site and the following is a general summary of the information obtained. Refer to the reports for particulars.

Table 4: Summary of Previous Environmental Reports

Report Details	Findings and Conclusions
<p>Title: Soil Investigation, 5435 Old Brock Road, Claremont, Ontario</p> <p>Date of Report: August 2015</p> <p>Author of the Report: G2S Environmental Consulting Inc.</p> <p>Completed for: S. Larkin Developments Inc.</p>	<ul style="list-style-type: none"> • G2S was retained by S. Larkin Developments Inc. to sample stockpiled soil at the property located at 5435 Old Brock Road in Claremont, Ontario. • The objective of the soil investigation is to evaluate the environmental quality of the stockpiled soil material located on the southeastern extent of the Site. The stockpiled material was reportedly excavated from the northern portion of the property and stockpiled in the field located to the southeast of the barn. The scope of work for the investigation included the collection and submission of representative soil samples for analysis of metals, inorganics, petroleum hydrocarbons (PHCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and volatile organic compounds (VOCs) from the stockpiled soil located at the southeastern extent of the Site. • G2S compared the analytical results to the Ministry of Environment, Conservation and Parks (MECP) Table 1 Site Condition Standards (SCS) for residential property use and the Table 2 SCS for agricultural property use with medium-fine textured soil. The MECP Table 2 SCS was the relevant criteria for the Site. • The results indicated the soil met the MECP Table 1 SCS for all samples analyzed with the exception of Methyl Ethyl Ketone (2-Butanone) in sample SP1 B and the soil met the MECP Table 2 SCS for agricultural property use for all analyzed parameters.
<p>Title: Underground Storage Tank Decommissioning, 5435 Old Brock Road, Claremont, Ontario</p> <p>Date of Report: August 2015</p> <p>Author of the Report: G2S Environmental Consulting Inc.</p> <p>Completed for: S. Larkin Developments Inc.</p>	<ul style="list-style-type: none"> • G2S was retained by S. Larkin Developments Inc. to oversee the decommissioning of an underground storage tank (UST). • The UST was located on the north side of the workshop. • For assessment purposes, G2S selected the MECP Table 2 SCS for agricultural property with medium/fine textured soil. • The salient points of this UST decommissioning are as follows: <ul style="list-style-type: none"> - Excavation in the area of the UST was carried out by a contractor retained by the client on July 29, 2015. - The UST was a single-walled fiberglass tank. The storage capacity of the UST was approximately 2,000 L. - The UST was observed in good condition with no perforations upon removal.

Report Details	Findings and Conclusions
	<ul style="list-style-type: none"> - The final dimensions of the excavation were approximately 4.8 m wide by 9.5 m long (45.6 m²) with an average depth of 3.5 m. - Confirmatory soil samples from the excavation floor and walls were submitted and analysed for benzene, toluene, ethylbenzene, xylenes (BTEX) and PHC Fractions 1 to 4 (F1-F4). • Analytical results from the confirmatory soil samples collected from the walls and floor of the excavation were found to be below the MECP Table 2 SCS for agricultural property use.
<p>Title: Shallow Soil Remediation, 5435 Old Brock Road, Claremont, Ontario</p> <p>Date of Report: January 2016</p> <p>Author of the Report: G2S Environmental Consulting Inc.</p> <p>Completed for: S. Larkin Developments Inc.</p>	<ul style="list-style-type: none"> • G2S was retained by S. Larkin Developments Inc. to oversee the shallow soil remediation of four areas containing surficial PHC staining at 5435 Old Brock Road, Claremont, Ontario, Ontario. • Surficial PHC staining was observed in the following locations: <ol style="list-style-type: none"> 1. Staining around two aboveground storage tanks (ASTs) and waste oil tote located east of the Hayes Landscaping trailer. 2. Oil staining on the broken concrete located in the east barn. • Excavation of impacted soil was carried out by the client between November and December 2015. • Area 1 excavation, the area of staining in the barn, measured a total area approximately 2.7 m² with an average approximate depth of 1.2 m. • Area 2 excavation, the staining in the area of the small AST located to the east of Hayes Landscaping trailer, measured a total area of approximately 1.3 m² with an average approximate depth of 0.6 m. • Area 3 excavation, the staining in the area of the large diesel AST, located to the east of Hayes Landscaping trailer, measured a total area of approximately 3 m² with an average approximate depth ranging from 0.15 m to 0.8 m. • Area 4 excavation, the staining in the area of the waste oil tote, located to the east of Hayes Landscaping trailer, measured a total area of approximately 1.6 m² with an average approximate depth of 0.3 m. • Eight 55-gallon drums of impacted soil were transported off-site by licenced waste hauler Safety-Kleen Canada Inc. • Confirmatory soil samples from the four areas were submitted and analysed for BTEX and PHCs F1-F4. Analytical results from the final confirmatory soil samples collected from the areas

Report Details	Findings and Conclusions
<p>Title: Phase I Environmental Site Assessment, 5435, 5455 & 5475 Old Brock Road, Claremont, Ontario</p> <p>Date of Report: January 6, 2016</p> <p>Author of the Report: G2S Environmental Consulting Inc.</p> <p>Completed for: S. Larkin Developments Inc.</p>	<p>of concern were found to be below the MOECC Table 2 SCS for agricultural property use.</p> <ul style="list-style-type: none"> At the time of the Phase One ESA, the Site was developed with a one storey residential dwelling with a basement, a raised trailer used as an office by a landscaping company, a slab on grad metal clad tractor repair shop with two attached one storey metal clad barns. North of the barns and repair shop, an aggregate storage area, equipment storage and storage trailer were located. The occupants at the time of the Phase One ESA included S. Larkin Development Inc. and Hayes Landscaping. Three potentially contaminating activities (PCAs) were located on-Site and were identified as the followings: <ul style="list-style-type: none"> Gasoline and Associated Products Storage Tanks Truck and Tractor Repair and Maintenance Hazardous Waste Generator The PCAs were judged to represent a low environmental risk to the Site based on observations of the operations, and the results of recent shallow soil remediation completed for the Site in November and December of 2015. The need for a Phase Two ESA was not identified.
<p>Title: Soil Investigation, 5435 Old Brock Road, Claremont, Ontario</p> <p>Date of Report: January 31, 2019</p> <p>Author of the Report: G2S Environmental Consulting Inc.</p> <p>Completed for: S. Larkin Developments Inc.</p>	<ul style="list-style-type: none"> A soil investigation was conducted on December 20th, 2018. The two areas investigated included the ground surface located directly to the north of the shop where soil had formerly been stockpiled, and the ground surface surrounding the diesel AST located to the east of the Hayes landscaping office/shop. Soil samples collected from the ground surface in the area of the former stockpile were analyzed for PHCs, VOCs, metals, inorganics, PAHs, and PCBs. All soil samples submitted for analysis met the Ministry of Environmental, Conservation and Parks (MECP) Table 2 standards for industrial/commercial property use. Soil samples collected from the ground surface surrounding the diesel AST were analyzed for PHCs and VOCs. All soil samples submitted for analysis met the MECP Table 2 standards for industrial/commercial property use.
<p>Title: Preliminary Geotechnical/ Hydrogeological Report, Proposed Commercial/Industrial Development Claremont North Business Park Development</p>	<ul style="list-style-type: none"> In order to characterize hydrogeological conditions on the Site, four boreholes were advanced, three test pits were excavated and six groundwater monitoring wells were installed. In general, the subsurface stratigraphy across the Site at the time of the investigation could be described as dark grey organic silty

Report Details	Findings and Conclusions
<p>5435, 5455 and 5475 Old Brock Road Pickering Ontario.</p> <p>Date of Report: January 17, 2019</p> <p>Author of the Report: Stantec Consulting Ltd.</p> <p>Completed for: S. Larkin Developments Inc.</p>	<p>clay underlain by silty clay, sandy silt, silty sand, sand and gravel fill underlain by native silty clay till and/or sandy silt till.</p> <ul style="list-style-type: none"> • Significant deposits of fill material were identified on-Site varying from 1.5 m below ground surface (bgs) in the northern portion, increasing in depth to 5.2 m bgs in the southwest corner of the property. • Groundwater was encountered in all boreholes ranging in depth from 4.18 m bgs to 1.46 m bgs. • Shallow groundwater contours indicate horizontal groundwater flow is to the south-east, generally following surface topography. • Deep groundwater contours indicate that deep horizontal groundwater flow direction is to the south-west. • Water quality from both the shallow and deep monitoring wells indicate raw groundwater quality does not meet the Ontario Drinking Water Quality Standards (ODWQS) criteria.
<p>G2S Comments</p>	<ul style="list-style-type: none"> • Groundwater samples from the newly installed monitoring wells on-Site met the MECP Table 2 standards for industrial/commercial property use for all, metals and inorganic parameters.
<p>Title: Natural Heritage Evaluation Report and Oak Ridges Moraine Conformity Evaluation</p> <p>Date of Report: January 17, 2019</p> <p>Author of the Report: Stantec Consulting Ltd.</p> <p>Completed for: S. Larkin Developments Inc.</p>	<ul style="list-style-type: none"> • Based on the information obtained through the various agencies, records review and site investigations, the following key natural heritage features were identified in or within 120 m of the subject property: <ul style="list-style-type: none"> • Glen Major Wetland Complex Provincially Significant Wetland • A small unevaluated wetland area (meadow marsh) • Significant Woodlands
<p>Title: Phase I Environmental Site Assessment Update, 5435, 5455 & 5475 Old Brock Road, Claremont, Ontario</p> <p>Date of Report: February 7, 2019</p> <p>Author of the Report: G2S Environmental Consulting Inc.</p> <p>Completed for:</p>	<ul style="list-style-type: none"> • At the time of the Phase One ESA Update, the Site was observed to be developed similar to the conditions noted in the Phase One ESA completed in 2016. • The Site was occupied by S. Larkin Development Inc., and a residence. • PCAs identified in the 2016 Phase One ESA were considered to not pose an environmental risk to the property. • Three PCAs were identified in the current Phase One ESA Update and include gasoline and associated products storage tanks, chemical manufacturing, processing and bulk storage and importation of fill of unknown quality.

Report Details	Findings and Conclusions
<p>S. Larkin Developments Inc.</p>	<ul style="list-style-type: none"> Based on observations of the operations and the results of a recent shallow soil investigation completed for the Site in December of 2018, the PCAs were judged to represent a low environmental risk to the Site. The need for further investigation (i.e. a Phase Two ESA) was not identified at the time.
<p>Title: Phase I Environmental Site Assessment Update, 5435, 5455 & 5475 Old Brock Road, Claremont, Ontario</p> <p>Date of Report: July 23, 2021</p> <p>Author of the Report: G2S Consulting Inc.</p> <p>Completed for: S. Larkin Developments Inc.</p>	<ul style="list-style-type: none"> At the time of the Phase One ESA Update, the Site was developed with a one-storey residence with a basement, a one-story building including an office and small equipment storage for a landscaping company, a slab on grade metal clad shop with six bays, and two attached one storey metal clad barns. The area north of the barns and shop is rented by Hayes Landscaping, and includes an aggregate storage area, equipment storage and storage trailers. The shop includes workspace and storage for a tiny home construction company, a spray foam company, a small metal fabrication business, as well as a repair bay. The barns are currently used to store tractor parts, tools, cars and construction equipment and supplies. A small area is rented out to store merchandise. The Site was occupied by S. Larkin Development Inc., Hayes Landscaping, Buildit Construction, Revolution Spray Foam Inc., Revolution Industries and a residence. PCAs identified in the 2016 Phase One ESA were considered to not pose an environmental risk to the property. Three PCAs were identified in the current Phase One ESA Update and include gasoline and associated products storage tanks, chemical manufacturing, processing and bulk storage and metal fabrication. Based on observations of the operations and the results of a recent shallow soil investigation completed for the Site in December of 2018 the PCAs were judged to represent a low environmental risk to the Site. The need for further investigation (i.e. a Phase Two ESA) was not identified at the time.

3.2 Environmental Source Information

Table 5: Environmental Source Information

Document	Source	Pertinent Information
<p>The City of Pickering Official Plan: Schedule I – Land Use Structures</p>	<p>City of Pickering website</p>	<p>The Site and Study Area are generally classified as ‘Oak Ridges Moraine Rural Hamlets’ and ‘Oak Ridges Moraine Countryside Areas’. A ‘Oak Ridges Moraine Natural Core Areas’ is present on the southeast portion of the Study Area.</p>

Document	Source	Pertinent Information
Schedule IIIA – Resource Management: The Natural Heritage System		The west and southeast portion of the Study Area are generally classified as 'Natural Heritage System'.
Ministry of Natural Resources (MNR) and Forestry, Ontario, Natural Heritage Areas database	MNR online	Woodland and wetland classified areas are located in the west and southeast portion of the Study Area. A natural heritage system is located in the southeast portion of the Study Area.
National Pollutant Release Inventory (NPRI) database	NPRI online	Search for records in the vicinity of the Site was conducted in two-year increments for the years 1993-2022. No records were found for the Site or Study Area.
Ontario Inventory of Polychlorinated Biphenyl (PCB) Storage Sites (1991 & 1995)	MECP	No records for Site or Study Area.
Environmental Bill of Rights Registry (EBR)	MECP	No records for Site or Study Area.
Inventory of Coal Gasification Plant Waste Sites in Ontario	MECP	No records for the Site or Study Area.
Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars in Ontario	MECP	No records for the Site or Study Area.
Freedom of Information (FOI) Request	MECP	Requests generally take several weeks to months to generate a response. 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.
Waste Disposal Site Inventory, June 1991	MECP	No records for the Site or Study Area.
Brownfields Environmental Site Registry	MECP online	No records for the Site or Study Area.
Technical Standards and Safety Authority (TSSA)	TSSA via email	No records were located for the Site and immediate surrounding properties located on Old Brock Road and Uxbridge Pickering Townline in the Study Area.

None of the above records reviewed were deemed to represent a PCA. The environmental source information is included in Appendix D.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

For ease of reference, aerial photographs are included as Drawings 4 through 9 in Appendix A. The following table summarizes the information.

Table 6: Aerial Photographs

Year	Site Description	Study Area Description
1954	The Site is undeveloped and appears to be used for agricultural purposes.	Old Brock Road has been developed to the west of the Site, running northeast to southwest, and Uxbridge-Pickering Townline has been developed to the north of the Site, running west to east. Buildings associated with agricultural use are located throughout the Study Area. Forested areas are located to the west of Old Brock Road and south of the Site. A tributary of Mitchell Creek is located approximately 120 m west of the Site.
1978	The shop and barn buildings have been developed on the southern extent of the Site. A small, forested area is located on the southeastern extent of the Site.	Brock Road has been constructed to the east of the Site, running north to south, and Hoxton Street has been constructed in the west portion of the Study Area, running north to south. A barn and residential dwelling have been developed on the south adjacent property. A CPR railway line is located approximately 155 m south of the Site. Surrounding property use remains agricultural.
1982	A small residential building has been developed on the northern extent of the Site.	The Study Area is developed similar to the 1978 aerial photograph.
1993	A circular driveway has been constructed to the west of the barns and shop.	The property located at the southwest corner of Old Brock Road and Uxbridge Pickering Townline appears to be under construction.
2005	The southeastern extent of the Site appears to be disturbed. Tractors and machines appear to be stored around the barn. A trailer and aggregate storage area are located to the north of the shop.	Two buildings have been developed at the property located at the southwest corner of Old Brock Road and Uxbridge Pickering Townline. The Study Area is developed similar to the 1993 aerial photograph.
2023	The area north of the shop appears to be used as a storage area for small equipment and materials storage for a utility company. The Site appears to be similar as present.	The Study Area is developed similar to present.

3.3.2 Ontario Base Maps/Topographic and Other Maps

For ease of reference, selected maps are included as Drawings 10 through 14 in Appendix A. The following table summarizes the information.

Table 7: Topographic and Other Maps

Item	Year	Site Description	Study Area Description
Topographic Map	1951	The Site is undeveloped/used for agricultural purposes. The ground elevation is approximately 279 – 290 m above sea level (ASL) and elevations are decreasing to the southeast towards Mitchell Creek.	Old Brock Road has been developed to the west of the Site, running northeast to southwest, and Uxbridge-Pickering Townline has been developed to the north of the Site, running west to east. A CPR railway line is located approximately 155 m south. The Study Area appears to be vacant and/or used for agricultural purposes. Mitchell Creek is located approximately 840 m west of the Site. A building has been developed on the south adjacent property. Hoxton Street has been developed in the west portion of the Study Area, running north to south
Topographic Map	1964		An addition appears to be added to the building located on the south adjacent property. A gas pipeline is located approximately 2.2 km south of the Site. The remainder of Study Area appears similar to the 1954 Topographic Map.
Topographic Map	1973		Brock Road has been developed to the east of the Site, running north to south. The property located at northwest corner of Uxbridge Pickering Townline and Brock Road has been developed and includes a silo.
Topographic Map	1985	The Site appears to be developed with a 'U' shaped building in the central portion.	
Topographic Map	1994	A small square building appears to be developed on the north portion of the Site.	The Study Area appears similar to present.
Community Map of Canada Vector Basemap	2024	The Site is developed with an 'L' shaped building located in the north portion, a 'U' shaped building, and two rectangular buildings are located in the central portion of the Site.	The Study Area is developed with agricultural and residential properties. A green space is located in the west and southeast portion of the Study Area.
Soil Associations of Southern Ontario	1960	The Site and Study Area is dominantly medium textured soils formed on till with loam texture. Areas to the north include dominantly coarse textured soils formed on sand and gravel with sandy loam textured.	

Item	Year	Site Description	Study Area Description
Palaeozoic Geology of Southern Ontario, Map 2254, Ontario Division of Mines	1972	The Site and Study Area is underlain by grey and black shale of the Upper Ordovician, Whitby (Eastview and Billings) Formation.	

3.3.3 Hydrology and Hydrogeology

Surface water from the Site is expected to infiltrate through a grassed/gravel areas surrounding the buildings, or to flow towards the topographical depression located at the southeastern extent of the Site.

A tributary of Mitchell Creek is located approximately 120 m west, Mitchell Creek is located approximately 840 m west and a tributary of East Duffin Creek is located approximately 620 m east. Surface elevations in the area decrease to the south/southeast. Based on our observations and review, the expected direction of groundwater flow underlying the Site is south/southeast towards Mitchell Creek.

3.3.4 Water Bodies, Areas of Natural Significance and Groundwater Information

A tributary of Mitchell Creek is located approximately 120 m west, Mitchell Creek is located approximately 840 m west and a tributary of East Duffin Creek is located approximately 620 m east. A woodland and wetland area are located in the west and southeast portion of the Study Area. A natural heritage system is located in the southeast portion of the Study Area.

Domestic well records were located throughout the Study Area. The Site is within a rural setting and potable water is provided from privately owned domestic wells.

3.3.5 Well Records

According to the MECP records, there were several well records within the Study Area, one domestic well record, and four monitoring well record on-Site (included in Appendix E). A record from a domestic well located on-Site identified soil as black topsoil to a depth of 0.6 m below ground surface (bgs) underlain by brown/grey clay to a depth of 7.0 m bgs, brown clay sand to a depth of 12.2 m bgs, and grey sand to a depth of 16.7 m bgs. The static water level was found at 14.9 m bgs.

3.4 Site Operating Records

Site operating records were requested via a Phase One ESA questionnaire provided by G2S at the time of this Phase One ESA report. The following chart summarizes the records:

Table 8: Site Operating Records

Site Operating Records	
Regulatory Permits and Records	No records available
Material Safety Data Sheets	No records available
Underground Utility Drawings	No records available

Site Operating Records	
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	Existing Fireroute Site Plan prepared by Caricari Lee Architects dated June 2019, and Proposed Site Plan prepared by Caricari Lee Architects dated March 2017.

4. Interviews

4.1 Site Personnel

An interview regarding the Site was conducted with Site Representative and current Site owner Mr. Shaun Larkin, on March 19 and May 28, 2024. A Phase One ESA Questionnaire was completed by Mr. Shaun Larkin and is included in 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 (MECP), Freedom of Information and Protection of Privacy Office; and
2. Technical Standards and Safety Authority (TSSA).

5. Site Reconnaissance

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. Refer to Drawing 3 (Site Plan) in Appendix A. Photographs of the Site and the Study Area are included in Appendix F.

5.1 General Requirements

Table 9: Site Reconnaissance

Date:	March 19, 2024 & May 28, 2024	
Time:	9:30 a.m.	
Weather:	Cloudy, 1 °C	Cloudy, 10 °C
Person who conducted the Site visit:	Stephanie Lewis, B.A.	
Site Contact/Personnel accompanying G2S during Site visit	Shaun Larkin (Site Owner)	
Qualified Person supervising the Site visit:	Geoff Bell, P.Geo. (limited)	
Facility Operating: (Yes/No)	Yes	

5.2 Specific Observations at the Phase One Property

General Observations:
<p>5475 Old Brock Road:</p> <p>A one storey residence, with a basement, is located on the northern extent of the Site.</p> <p>5455 Old Brock Road:</p> <p>The central portion of the Site includes an office and an outdoor storage area, which is currently leased by Hastings Utilities Contracting. The tenant occupies the small office structure with a storage room at the eastern extent and a storage area to the south of the office. The utility contractor stores equipment, excavators, sandbags and hydro poles to the south and west of the office building. A GFL waste bin is located to the southwest of the office and SDL waste disposal bin is located approximately 10 m southwest. A tractor trailer is located to the southeast of the office.</p> <p>5435 Old Brock Road:</p> <p>A slab on grade metal clad shop with five bays, and two attached one storey metal clad barns are located on the west central portion of the Site.</p> <p>Bay 1, located at the western extent of the shop building is currently occupied by S.Larkin Developments Inc. and is used for completing minor maintenance, welding and an office is located in the southwest corner of the shop. Small quantities of engine lubricants and oils are stored on shelving units located on the north and east walls of the bay. A heating oil AST, associated with the adjacent heating furnace, are located in the northwest corner of the bay and a compressor is located along the west wall.</p> <p>Bay 2 is currently occupied personally by the owner and is used to store miscellaneous equipment and work on model airplanes.</p> <p>Bays 3 & 4 are currently occupied by the owner and are used to store wood, a car, a plastic tote containing water, metal shelving, a flatbed trailer and personal tools and equipment. The units were historically</p>

<p>occupied Hawkin's Contracting Services Limited (Hawkin's). The tenant only occupies the bay for 3 months of the year (winter).</p> <p>Bay 5, located at the eastern extent of the building, includes an above ground hoist in the centre of the bay, metal storage shelves, containing small amounts of lubricants and engine oils, a spill kit station and water band saw are located along the eastern wall. A work bench, two waste oil drums, oil change basin and a side-by-side are located along the west wall of the bay. A truck and a mini bobcat are currently being stored in the bay.</p> <p>The gravel parking area located to the south of the workshop building is currently being used by Hawkin's to store their construction vehicles.</p> <p>The barn located to the east of the workshops (Barn #1) is currently occupied by a drywall contractor to store drywalling associated materials, frost tarps, tools and equipment. Small amounts of lubricants and oils are stored in the northern extent of the barn. An office is located along the central portion of this barn and is used to store tools, small amounts of paint and propane tanks.</p> <p>The barn located to the south of the workshop building (Barn #2) is currently used to store e-bikes, tractor implements, old car parts, flat bed trailers, a cement mixer and empty drums and jerry cans of gas.</p> <p>Two tractor trailers are located to the northeast of the metal clad shop. Two secants, three tractor trailers, a fork life, small pile of gravel and a construction vehicle are located to the south and west of Barn #2.</p>	
<p>On-Site Potentially Contaminating Activities</p>	
<p>One PCA was identified on-Site and includes: PCA #28- Gasoline and Associated Products Storage in Fixed Tanks- the presence of the heating oil AST located in Bay 1, of the workshop building.</p>	
<p>Interior Observations</p>	
<p>Item</p>	<p>Observations</p>
<p>Building Observations</p>	<p>5475 Old Brock Road: Plaster walls and ceilings, carpet in the living space, ceramic tile in the bathroom, concrete floor in the basement.</p> <p>5455 Old Brock Road: Wood/metal clad walls, wood and vinyl floor tile flooring, interlocking in storage area.</p> <p>5435 Old Brock Road: Concrete floor, metal cladding walls and ceiling, concrete block drywall and wood paneling wall in the workshops and concrete floors and metal cladding walls and ceilings in the barn storage areas. Drywall walls, metal clad ceiling and wood flooring in the office/storage room in the southeast portion of the barn.</p>
<p>Existing and Former Heating and Cooling Systems</p>	<p>5475 Old Brock Road: Propane heating, central air conditioning.</p> <p>5455 Old Brock Road: Electric heater, wall mounted air conditioning unit.</p> <p>5435 Old Brock Road: Heating unit located in the western portion of the building is fueled by a heating oil, stored in a 1,137 L AST. No cooling system present. No heating or cooling within the barn buildings.</p>
<p>Description of Below-Ground Structures</p>	<p>None observed.</p>
<p>Exit and Entry Points</p>	<p>Entry through man doors and bay doors located on the southern walls of the shop building (5435 Old Brock Road).</p>

	Man doors located on the northern and southern walls of the residential house (5475 Old Brock Road). Man doors are located on the west, east and south walls of the Barns.
Drains, Pits and Sumps	None observed.
Mechanical Equipment	One aboveground hoist is located in the workshop building, within Bay 5.
Stained Materials	Minor staining was observed on the concrete floor in the workshop building, including around the compressor located in Bay 1, around the band saw in Bay 3.
Noise, Odours, Vibrations	None observed.
Storage Tanks and Bulk Containers	One 1,137 L heating oil AST is located in the northwest corner of Bay 1, within the workshop building. The AST was manufactured in 2004 and was observed in good condition and no staining was observed on the concrete floor or in the area of the vent and fill pipes located on the west exterior wall of the building. Waste oil drums are located in Bay 5.
Unidentified Substances	None observed.
Hazardous Materials and Special Attention Items:	It is noted that a Designated Substances Survey (DSS) was not within the requested scope of work for this Phase One ESA. In this regard, the following is provided for information purposes only and does not constitute a DSS.
(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, there is potential for PCB containing items to be present.
(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 potential for ACMs to be present within the buildings on-Site.
(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, there is potential for lead based paints to be present on-Site.
(iv) Mercury	Mercury is typically found in a variety of building materials including paints, thermostats and mercury-vapour lamps.

	Potential mercury containing building materials within the buildings may include paints and thermostats.
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, 1996 and put a freeze on the production and import of HCFC-22 by January 1, 1996. The regulation also requires the complete replacement of HCFC-22 equipment by the year 2020. There is the potential for ODS containing equipment to be present.
(vi) Urea Formaldehyde Foam Insulation	Urea Formaldehyde Foam Insulation (UFFI) was used as an insulation material for existing buildings (commonly houses) from the mid-1970s until its ban in Canada in 1980. Due to the age of the buildings, there is potential for UFFI to be present.
Site Limitations	The residential building located at 5475 Old Brock Road was not entered at the time of the Site visit, but the Site representative indicated that no renovations had occurred since the previous Phase One ESA was completed in 2021.
<u>Exterior Observations</u>	
Item	Observations
Structure Exteriors	5475 Old Brock Road: Brick, stone, shingle roof. 5455 Old Brock Road: Wood siding, metal clad roof. 5435 Old Brock Road: Metal cladding exterior and roof.
Hazardous Materials	None observed.
Storage Tanks and Containers	A propane tank is located to the northwest of the house located on the northern extent of the Site (5475 Old Brock Road). An old propane tank is located to the south of Barn #1. One empty plastic 1,040 L tote is located to the north of Barn #2.
Unidentified Substances	None observed.
Wells	Monitoring wells are located across the across the Site and are associated with the hydrogeological investigation that was completed by Stantec Consulting Ltd. in 2019 and is summarized in Table 4, Section 3.1.7 of this report.
Potable Water Supply	One potable well located to the north of the house (5475 Old Brock Road), and one is located to the east of the barn.
Underground Utility and Service Corridors	Although utility locations have not been identified as part of the Phase One ESA, it is likely that utilities are provided to the building via underground services (gas, sewer, phone, etc.).
Sewage Disposal	Septic beds are located to the southeast of the house and to the east of the barn. Two cisterns are located to the west of the southern barn and west of the eastern barn. An interceptor is located inside the southern barn. These below ground structures have reportedly

	not been utilized since the piggery closed in the late 1960's. It is unknown if these structures were used while the zoo utilized the barns.
Pits and Lagoons	None observed.
Stained Materials	None observed.
Stressed Vegetation	None observed.
Ground Surface	Asphalt, grass, stone/gravel, concrete to the south of the workshop building, interlocking to the south of the office structure (5455 Old Brock Road).
Fill Materials	Obvious signs of fill material such as berms, stockpiles and/or significant grade changes were not observed.
Watercourses, Ditches and/or Standing Water	None observed.
Roads, Parking Facilities and Rights of Way	Access to the Site is via Old Brock Road.
Noises, Odours, Vibrations	None observed.
Waste Disposal	One GFL garbage bin is located to the south and one SDL bin is located to the southwest of the office structure (5455 Old Brock Road).
Storage	<p>5455 Old Brock Road: Utility sandbags are stored to the west and large spools of piping are stored to the east of the building. Utility poles are being stored to the west and south of the building. A trailer for storage is located to the southeast of the building.</p> <p>5435 Old Brock Road: An old excavator, construction equipment, miscellaneous equipment parts and metal pieces are stored to the north of Barn #2.</p>
Adjacent Land Uses	
North	476 Uxbridge Pickering Townline (residential/agricultural)
South	5359 Old Brock Road (Barn/Agricultural)
East	Brock Road, followed by forest, agricultural and residential properties.
West	5460 & 5436 Old Brock Road- Rural residential properties. 5435 Hoxton Street- OJ Muller Landscape Contractor
Current or Former Railway Lines or Spurs	A CPR railway line is located approximately 155 m south.

5.2.1 Enhanced Investigation Property

An enhanced investigation of the Site is necessary when the Site is being used for one of the following uses as described in clause 32 (1) (b) of Ontario Regulation 153/04, as amended of the Environmental Protection Act (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.

The Site is currently used for residential and commercial purposes and has historically been used for agricultural and industrial/commercial use including the presence of several small industrial operations located in the workshop building; therefore, an enhanced investigation is required.

5.2.2 Operations of the Property

5435 Old Brock Road:

The workshop building was historically occupied by B and C Equipment Sales from 1974 to 2008. The company bought, sold, repaired and stored equipment. According to information obtained during interviews, the workshop building was used for similar purposes from 2008 to 2016. Since 2016, the workshop building has been occupied by various industrial/commercial companies. The workshop has also historically been occupied by S. Larkin Development Inc. from 2008 – 2024, Buildit Construction from 2014 – 2021, Revolution Spray Foam Inc. from 2017 – 2021, and Revolution Industries from 2019 to 2021. Hawkins Contracting Services Limited historically occupied Bay 3 and 4 and the tenant only occupies the building for three months of the year, during the winter months. The owner currently occupies the building for storage of personal equipment and tools.

The barns historically operated as a piggery in the late 1960s, later used as a quarantine facility until the early 1970s and was converted to an equipment shop and sales barn in approximately 1974.

5455 Old Brock Road:

The area to the north of the workshop building was historically occupied by Hayes Landscaping from 1996 to approximately 2023. The tenant used it as his principal yard and office for the operation of his landscaping business and it included an aggregate storage area, equipment storage and storage trailers. The current tenant is Hastings Utility Contracting. The tenant occupies the small office structure with a storage room at the eastern extent and a storage area to the south of the office. The utility contractor stores equipment, excavators, sandbags and utility poles to the south and west of the office building.

5.2.3 Hazardous Materials Used or Stored

The Site is not currently registered on the Hazardous Waste Information Network (HWIN). New motor oil is stored in small quantities within each Bay, located within the workshop building.

5.2.4 Products Manufactured

No products are currently being manufactured on-Site.

5.2.5 By-Products and Wastes

Two steel drums of waste oil are stored in Bay 5, awaiting disposal off-Site.

5.2.6 Raw Materials Handling and Storage

No raw materials are currently stored on-Site.

5.2.7 Drums, Totes, and Bins

Two 208 L drums are stored in Bay 5, within the workshop building and one plastic tote is located to the south of the workshop building, between Bay 3 and 4. A 1,040 plastic tote is located along the north wall of Bay 3 and 4 and is used to store water for general use. A small plastic storage container is located on the storage shelf, along the east wall of Bay 1, and is used to store water for general use. Empty drums are located in Barn #2 and Bay 3 and to the north of Barn #2. An empty 1,040 plastic tote is located to the north of Barn #2.

5.2.8 Oil Water Separators

No oil water separators were observed at the time of the Site visit.

5.2.9 Vehicle and Equipment Maintenance Areas

Small maintenance tasks are completed within the Bays located within the workshop building. There is one aboveground hoist located in Bay 5, in the eastern portion of the building.

5.2.10 Spills

The following small areas of staining were observed on the concrete floor in the workshop building:

- Around the compressor located in Bay 1.
- Near the band saw in Bay 3.
- Along the workbench along the north wall of Bay 3 & 4.
- A small area of staining was noted below the mini bobcat in Bay 5.

The concrete floor throughout the workshop building is in very good condition with no cracks, areas of damage and there are no floor drains present.

5.2.11 Liquid Discharge Points

No floor drains are located within the workshop, where commercial and industrial activities have historically and currently occurred.

5.2.12 Processing and Manufacturing Equipment Used in Property Operations

No processing or manufacturing equipment are used in current property operations of the Site.

5.2.13 Hydraulic Lift Equipment

There is one aboveground hoist located in Bay 5, located at the eastern extent of the workshop building.

5.3 Written Description of Investigation

The investigation carried out by G2S included inspection and examination of the Site as well as a visual inspection of the Study Area from areas accessible to the public. The investigation included documenting Site and Study Area conditions through notes and photographs and review of reasonably accessible information. The data compiled was reviewed and evaluated for APECs, as presented in this report.

6. Review and Evaluation of Information

6.1 Current and Past Uses

Based on the information gathered from the Site visit, records review and interviews, the following is a summary of the current and past uses of the Site:

Table 10: Summary of Current and Past Site Uses

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
Prior to 1812	Crown	Undeveloped	Agricultural or other use	Based on information from title search, no aerial photos or Fire Insurance Plan (FIP) available.
1812 – 1820	Janet Elliott			
1820 – 1858	Joseph & Joshua Wixson			
1858 – 1859	James Middleton			
1859 – 1862	Anthony Avery			
1862 – 1869	Issac Middleton			
1869 – 1881	Thomas Appleby			
1881 – 1912	Alexander Morgan			
1912 – 1935	George Gray Morgan			
1935 – 1936	The Commissioner of Agricultural Loans			
1936 – 1948	Wesley A. & Orvilla Lorene Lehman	A 'U' shaped building is located on the central portion of the Site		Based on information from title search. 1954 aerial photograph and 1951 topographic map identify Site as undeveloped.
1948 – 1966	Robert Baker			Based on information from title search. 1973 topographic map
1966 – 1974	Frabak Corp. Ltd.			

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
		and was reportedly utilized as a piggery.		identify one 'U' shaped building on-Site.
1974 – 2008	Doris Maire & Howard Kenneth Burton	Additional buildings are located to the north of the "U" shaped building on-Site. One residential building is located in the north portion of the Site. The northern portion of the "U" shaped building was converted into a shop and occupied by B and C Equipment Sales from 1974 to 2008.		Based on information from title search. 1985 and 1994 topographic map identified several buildings on-Site. 1982 and 2005 aerial photograph identified one "U" shaped buildings, two buildings north of the 'U' shaped building, and one building located in the north portion of the Site.
2008 – 2024	S. Larkin Developments Inc.	A small office structure and outdoor storage area are located to the north of the workshop and was occupied by Hayes Landscaping from 1996 to approximately 2022. Hastings Utility Contracting has occupied this area of the Site from 2022-present (5455 Old Brock Road). The workshop building was partitioned and has been occupied by S. Larkin Development Inc. from 2008 – 2024, Buildit Construction from 2014 – 2022, Revolution Spray Foam Inc. from 2017 – 2023, and Revolution Industries from 2019 to 2023. Hawkins Contracting Services Limited historically occupied Bay 3 & 4 of the workshop building during the winter months. Bays 1, 2 and 5 are currently occupied by the owner and are used for storage and small maintenance activities. The barns are currently used for	Industrial/Commercial/ Residential use	2023 aerial photograph identified one "U" shaped buildings, two buildings north of the 'U' shaped building, and one building located in the north portion of the Site. Based on information from title search and 2016 Phase One ESA, and 2019 and 2021 Phase One ESA Update. Based on information from title search and 2024 Site Reconnaissance.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
		storage by the owner and a drywall contractor.		

6.2 Potentially Contaminating Activities

The following Potentially Contaminating Activities (PCAs) were identified for the Site and/or Study Area. Refer to Drawing 15 in Appendix A.

Table 11: Potentially Contaminating Activities

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
5435, 5455 & 5475 Old Brock Road (Site)	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	Staining was historically noted around two ASTs and one waste oil tote located to the east of the office structure (5455 Old Brock Road).	2019 - 2021	No, the shallow soil impacts were remediated in this area in 2016. Confirmatory samples met the MECP Table 2 SCS for agricultural property use property use. ASTs are no longer present in this area of the Site. A soil investigation was also completed in this area in 2019 and the sample collected from the ground surface surrounding the AST met the MECP Table 2 SCS for industrial/commercial property use.

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
		Oil staining was historically located in Barn #1.	2016	No, the shallow soil impacts were remediated in this area in 2016. Confirmatory samples met the MECP Table 2 SCS for agricultural property use property use.
		One, 1,137 L heating oil AST located inside the northwestern corner of the workshop.	<2015- Present	No, the AST is currently and has historically been observed and reported in good condition with no surficial staining or signs of spills and is located on a concrete floor with no cracks or floor drains.
		One, 2,000 L single walled fiberglass UST, was historically located to the north of the workshop building. The UST decommissioning was overseen by G2S in 2015. The UST was observed in good condition with no perforations upon removal.	<2015	No, analytical results from the confirmatory soil samples collected from the walls and floor of the excavation were found to be below the MECP Table 2 SCS for agricultural property use.
	PCA #30: Importation of Fill Material of Unknown Quality	Soil was historically stockpiled to the east and south of the historic aggregate storage area, located to the southeast of the office structure (5455 Old Brock Road).	2016- 2019	No, a soil investigation was completed in 2019 and indicated that the soil in the area of the historic stockpile of soil met the MECP Table 2 SCS for industrial/commercial property use.

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
	PCA #8 – Chemical Manufacturing, Processing, and Bulk Storage	Approximately 15 drums of rigid polyurethane foam and A-PMDI (Diphenylmethane Diisocyanate) located in the central portion of the shop occupied by Revolution Spray Foam from 2019 to 2021.	2019 – 2021	No, drums not opened on-Site, no staining was observed on the floor in the vicinity of the drums, concrete flooring appeared in good condition, no floor drains in the vicinity of the drums. Short tenure of tenant.
	PCA #34 – Metal Fabrication	Revolution Industries occupied the central portion of the shop and manufactured miniature forklifts. Machinery on-Site included a welding machine, a mill a lathe and a CNC machine.	2019 – 2021	No, all operations within the shop on concrete flooring, small operations, no staining observed in the area of the machinery. Short tenure of tenant.
	PCA #10 – Commercial Autobody Shop	Historic use of the shop for truck and tractor repairs, occupied by B and C Equipment Sales	1974 - 2008	No, all operations within the shop on concrete flooring, small operations, no staining observed.
CPR Railway Line ~155 m south	PCA #46 – Rail Yards, Tracks and Spurs	A CPR Railway line has historically and is currently located to the south of the Site	<1954- Present	No, large distance from Site.

Notes: APEC – Area of Potential Environmental Concern
PHC – Petroleum Hydrocarbon

AST – Aboveground Storage Tank

7. Phase One Conceptual Site Model

Site Description

The triangular shaped Site is located on the east side of Old Brock Road and south of the intersection of Old Brock Road and Uxbridge-Pickering Townline. The Site is located in an area consisting of primarily agricultural and rural residential land use. The Site is located within the Oak Ridges Moraine. A tributary of Mitchell Creek is located approximately 120 m west, Mitchell Creek is located approximately 840 m west and a tributary of East Duffin Creek is located approximately 620 m east. An equestrian facility and landscaping company are located to the east of Hoxton Road. A CPR rail line is located approximately 155 m south of the Site traversing southwest to east. The Site location is illustrated on Drawing 1 in Appendix A and photographs of Site are included in Appendix F.

The Site is currently developed with a one-story residential dwelling with a basement located in the north portion, a slab on-grade metal clad shop with six bays occupied by S. Larkin Developments Inc., and two attached one storey metal clad barns used for equipment storage ("U" shaped building) located in the central portion of the Site. The area north of the barns and shop is currently rented by Hastings Utility Contracting. The tenant occupies the small office structure with a storage room at the eastern extent and a storage area to the south of the office. The utility contractor stores equipment, excavators, sandbags and utility poles to the south and west of the office building.

Based on information collected from the Site visit and records review, the Site was first developed as a piggery in the late 1960s, later used as a quarantine facility until the early 1970s, the 'U' shaped building was converted to an equipment shop and sales barn in approximately 1974. A residential building was developed on the north portion of the Site in approximately 1982. The Site occupants historically consisted of a B & C Equipment Sales from 1974 to 2008 and various industrial companies using the Site for storage, and small engine repairs since 2008. The workshop was divided into separate bays and several industrial/commercial tenants have occupied portions of the workshop from 2008 to present.

Water Bodies/Areas of Natural Significance

A tributary of Mitchell Creek is located approximately 120 m west, Mitchell Creek is located approximately 840 m west and a tributary of East Duffin Creek is located approximately 620 m east. A woodland and wetland area are located in the west and southeast portion of the Study Area. A natural heritage system is located in the southeast portion of the Study Area.

Domestic well records were located throughout the Study Area. The Site is within a rural setting and potable water is provided from privately owned domestic wells.

Surface water from the Site is expected to infiltrate through a grassed/gravel areas surrounding the buildings, or to flow towards the topographical depression located at the southeastern extent of the Site.

Drinking Water Wells

Domestic well records were located throughout the Study Area. The Site is within a rural setting and potable water is provided from privately owned domestic wells.

Geological and Hydrogeological Setting

The Site is located approximately 279 to 290 m above sea level. A tributary of Mitchell Creek is located approximately 120 m west, Mitchell Creek is located approximately 840 m west and a tributary of East Duffin Creek is located approximately 620 m east.

Surface elevations in the area decrease to the south/southeast. Based on our observations and review, the expected direction of groundwater flow underlying the Site is south/southeast towards Mitchell Creek.

Based on a review of soil and geological mapping for the area, the near surface overburden soils at and in the vicinity of the Site are comprised medium textured soils formed on till with loam texture. The bedrock comprises grey and black shale of the Upper Ordovician, Whitby (Eastview and Billings) Formation.

Underground Utilities

Although utility locations have not been identified as part of the Phase One ESA, it is likely that utilities such as gas, hydro, septic system and domestic well are provided to the Site via underground services. Based on the shallow depth of most utility lines and the expected depth of groundwater in the area, utilities are unlikely to affect contaminant distribution and transport.

Surrounding Properties

The Phase One ESA Study Area is developed primarily for residential and agricultural land use (as shown on Drawing 2 in Appendix A). Uxbridge-Pickering Townline is located north adjacent followed by a residential dwelling with agricultural buildings, a residential dwelling with agricultural buildings are located south adjacent, Old Brock Road is located west adjacent followed by a residential building and woodlands, and Brock Road is located east adjacent to the Site followed by woodlands. A tributary of Mitchell Creek is located approximately 120 m west of the Site.

Potentially Contaminating Activities (PCAs)

Historical review of the Site and surrounding properties within a 250 m radius of the Site identified several on-Site and one off-Site PCAs, as defined in the amended O. Reg. 153/04. PCAs identified during the Phase One ESA are summarized in Section 6.2.

Areas of Potential Environmental Concern (APECs)

The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, no APECs were identified on-Site.

8. Conclusions and Recommendations

This Phase One ESA was conducted to:

- i) develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii) determine the need for a Phase Two ESA; and
- iii) provide a basis for carrying out any Phase Two ESA required.

The assessment was performed in accordance with the Phase One ESA protocols outlined in O.Reg. 153/04, as amended, which came into force on July 1, 2011 and meets the requirements of Schedule D of the Regulation.

Based on information collected from the Site visit and records review, the Site was first developed as a piggery in the late 1960s, later used as a quarantine facility until the early 1970s, the 'U' shaped building was converted to an equipment shop and sales barn in approximately 1974. A residential building was developed on the north portion of the Site in approximately 1982. The Site occupants historically consisted of a B & C Equipment Sales from 1974 to 2008 and various industrial companies using the Site for storage, and small engine repairs since 2008.

Historical review of the Site and surrounding properties within a 250 m radius of the Site identified several on-Site and one off-Site PCAs, as defined in the amended O. Reg. 153/04. Several historic PCAs previously identified on-Site were investigated during the surface and subsurface investigations completed by G2S between 2015 and 2019.

The PCAs were assessed based on the results of the above referenced investigations, observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, no APECs were identified on-Site.

Based on the findings of this Phase One ESA, a Phase Two ESA is not recommended at this time.

9. Qualifications of the Assessors

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 completed numerous projects on behalf of private and public sector clients for industrial, commercial, and residential sites.

This Phase One ESA was reviewed by Ms. Stephanie Lewis, B.A. Ms. Lewis has been trained to conduct Phase One and Two ESAs in accordance with the CSA and O. Reg. 153/04, as amended. She is a senior project manager with over 12 years of professional experience specializing in environmental investigations and project management. Her main areas of expertise include Phase One and Phase Two ESAs, project management, site cleanup/remediation, UST and AST removals, and site remediation. She has completed numerous projects on behalf of private and public-sector clients for industrial, commercial, and residential sites.

This Phase One ESA was reviewed by Mr. Geoff Bell, P. Geo. (limited). Mr. Bell has over 20 years of environmental consulting experience, including Phase One and Two ESAs, hazardous materials management, contaminant hydrogeology, air quality, environmental monitoring, and remediation of contaminated sites. Mr. Bell is responsible for the overall management of projects, QA/QC, and health and safety, as well as acting as a technical lead on projects. Mr. Bell is a Qualified Person as defined in Ontario Regulation 153/04 for signing off on Phase One and Two ESAs, remediation reports and Records of Site Condition (RSCs).

10. References and Supporting Documentation

- e) Ontario Ministry of the Environment, Conservation and Parks (MECP) Ontario Regulation 153/04 (made under the Environmental Protection Act), May 2004, as amended.
- f) Occupational Health and Safety Act - Ministry of Labour (MOL).
- g) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- h) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- i) MECP Water Well Records Interactive Mapping, website.
- j) "Ontario Inventory of PCB Storage Sites", Waste Management Branch, Ontario Ministry of the Environment. June 1991.
- k) "Ontario Inventory of PCB Storage Sites", Waste Management Branch, Ontario Ministry of the Environment. April 1995.
- l) Ontario Base Map (OBM), Scale: 1:10,000, 2004, Ontario Basic Maps ArcIMS Service, Environmental Systems Research Institute Canada, website.
- m) Environmental Registry of Ontario, website.
- n) Hazardous Waste Information Network (HWIN), 1986 – 2005, website.
- o) MECP Brownfields Environmental Site Registry, website.
- p) National Pollutant Release Inventory, Government of Canada, website.
- q) Natural Heritage Information Centre (NHIC) and Land Information Ontario (LIO) Map, Ontario Ministry of Natural Resources (MNR) website.
- r) Paleozoic Geology of Southern Ontario, Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.
- s) "Soil Associations of Southern Ontario" Scale 1 inch to 10 miles. Published by the Soil Research Institute, Research Branch, Canada Department of Agriculture. Ottawa, 1960.
- t) "Markham, Ontario, Topographic Map", 30 M/14 West Half, Edition 5, Army Survey Establishment, R.C.E. Scale 1:50,000. Published 1951.
- u) "Markham, Ontario, Topographic Map", 30 M/14 West Half, Edition 5, Army Survey Establishment, R.C.E. Scale 1:50,000. Published 1964.
- v) "Green River, Ontario, Topographic Map", 30 M/14G, Edition 2. Surveys and Mapping Branch, Department of Energy, Mines and Resources. Scale 1:25,000. Published 1973.
- w) "Markham, Ontario, Topographic Map", 30 M/14, Edition 8. Surveys and Mapping Branch, Department of Energy, Mines and Resources. Scale 1:50,000. Published 1985.

- x) "Markham, Ontario, Topographic Map", 30 M/14, Edition 9. Canada Centre for Mapping, Department of Energy, Mines and Resources. Scale 1:50,000. Published 1994.
- y) "Flightline 4345, Roll 14, Frame 59," 1954 Aerial Photograph. Ontario Ministry of Natural Resources, Forest Resource Inventory. Scale 1:15,840.
- z) "Flightline 4369, Roll 50, Frame 64," 1978 Aerial Photograph. Ontario Ministry of Natural Resources, Forest Resource Inventory. Scale 1:10,000.
- aa) "1993 Aerial Photograph, Photo ASC93049-105" Airborne Sensing Corporation, City of Pickering Planning Department, Pickering Public Library. Viewed online at: <http://www.pada.ca/images/details/?id=2280>
- bb) "2005 and 2023 Aerial Photograph," Google Earth, Digital Globe, 2024.
- cc) "City of Pickering Official Plan," Schedule I, Land Structures. March 2022.
- dd) "City of Pickering Official Plan," Schedule IIIA, Resource Management: The Natural Heritage System. March 2022.
- ee) "*Soil Investigation, 5435 Old Brock Road, Claremont, Ontario,*" prepared by G2S Environmental Consulting Inc., for S. Larkin Developments Inc., dated August 20, 2015.
- ff) "*Underground Storage Tank Decommissioning, 5435 Old Brock Road, Claremont, Ontario,*" prepared by G2S Environmental Consulting Inc., for S. Larkin Developments Inc., dated August 20, 2015.
- gg) "*Shallow Soil Remediation, 5435 Old Brock Road, Claremont, Ontario,*" prepared by G2S Environmental Consulting Inc., for S. Larkin Developments Inc., dated January 6, 2016.
- hh) "*Phase I Environmental Site Assessment, 5435, 5455 & 5475 Old Brock Road, Claremont, Ontario*", prepared by G2S Environmental Consulting Inc., dated January 6, 2016.
- ii) "*Soil Investigation, 5455 Old Brock Road, Claremont, Ontario*", prepared by G2S Environmental Consulting Inc., dated January 31, 2019.
- jj) "*Preliminary Geotechnical/ Hydrogeological Report, Proposed Commercial/Industrial Development Claremont North Business Park Development - 5435, 5455 and 5475 Old Brock Road Pickering Ontario.*" prepared by Stantec, dated January 17, 2019.
- kk) "*Natural Heritage Evaluation Report and Oak Ridges Moraine Conformity Evaluation- 5435, 5455 and 5475 Old Brock Road Pickering Ontario*" prepared by Stantec Consulting Ltd. dated January 17, 2019.
- ll) "*Phase One Environmental Site Assessment Update, 5435, 5455 & 5475 Old Brock Road, Claremont, Ontario*", prepared by G2S Consulting Inc., dated February 7, 2019.
- mm) "*Phase One Environmental Site Assessment Update, 5435, 5455 & 5475 Old Brock Road, Claremont, Ontario*", prepared by G2S Consulting Inc., dated July 23, 2021.

11. Limitations

This Phase One Environmental Site Assessment (ESA) has been prepared for the sole benefit of the Client (S. Larkin Development Inc.) and is intended to provide a Phase One ESA for the Site, 5435, 5455, and 5475 Old Brock Road in Claremont, Ontario. The Phase One ESA may not be relied upon by any other person or entity without the expressed written consent of the Client and G2S Consulting Inc. (G2S). Any use which a third party makes of this Phase One ESA, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for any loss, damage, expenses, or penalties suffered by any third parties that may arise or result from the use of any information or recommendations contained in this report.

The report is based solely on the scope of services which are specifically referred to in this report. No physical or intrusive testing has been performed, except as specifically referenced in this report. This report is not a certification of compliance with past or present regulations, codes, guidelines and policies.

The findings in this Phase One ESA are limited to the conditions at the Site at the time of this investigation (March/April 2024) 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 Phase One ESA should not be construed as legal advice.

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

This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the Site and must be viewed as a mechanism to reduce risk rather than eliminate the risk of contamination concerns.

12. Signatures and Closing Remarks

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

Yours truly,

G2S Consulting Inc.



Rachael Lesmeister, B.A.
Senior Environmental Technician



Geoff Bell, P.Geo. (limited)
Principal, Senior Geoscientist

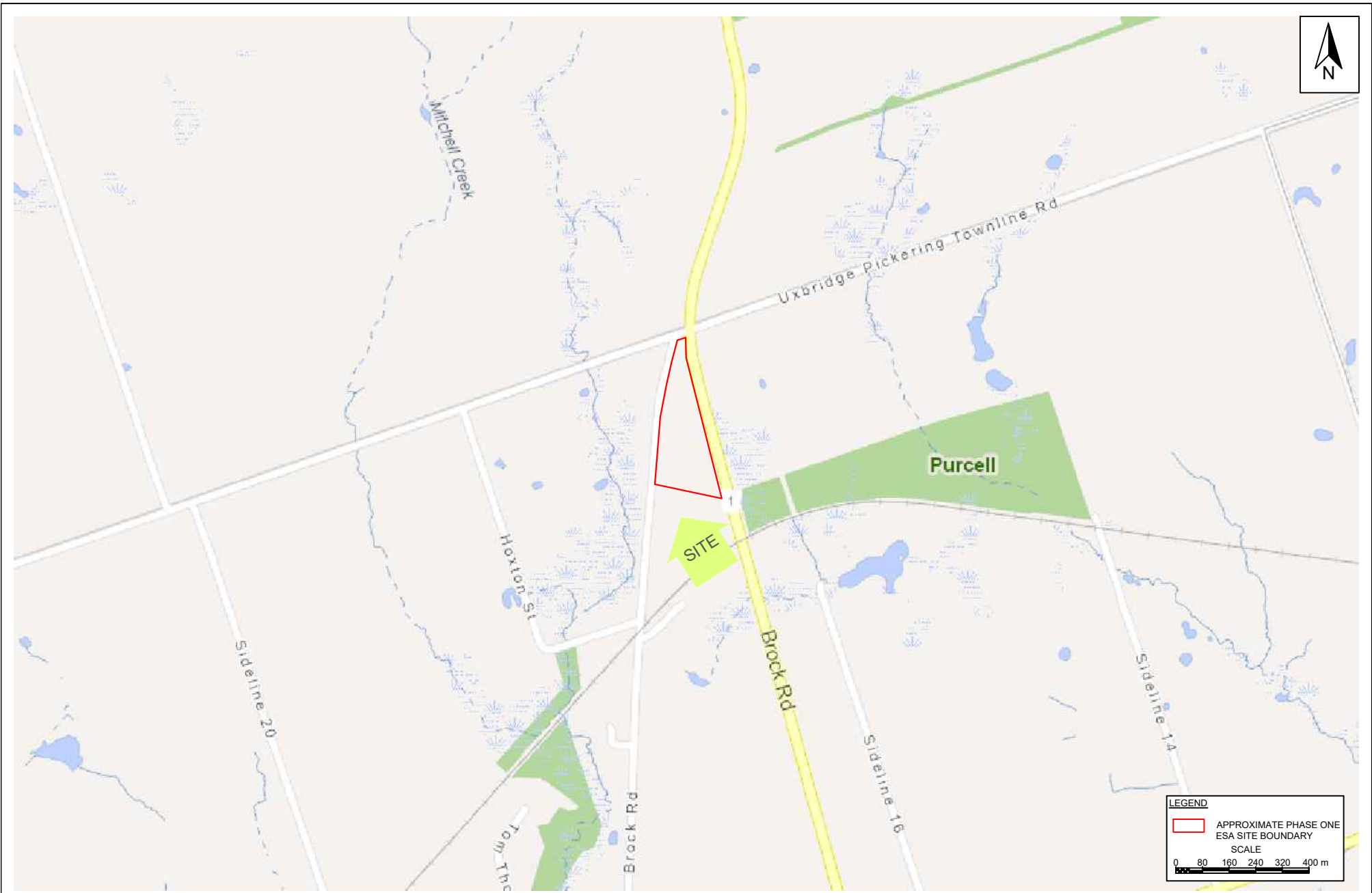


Stephanie Lewis, B.A.
Senior Project Manager

13. Appendices

The following are Appendices A to G which must be read in conjunction with this report.

**Appendix A:
Drawings**



LEGEND

APPROXIMATE PHASE ONE
ESA SITE BOUNDARY

SCALE
0 80 160 240 320 400 m

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 Date: APRIL 2024
 Drawn by: RL
 File name: G2S15515G.dwg

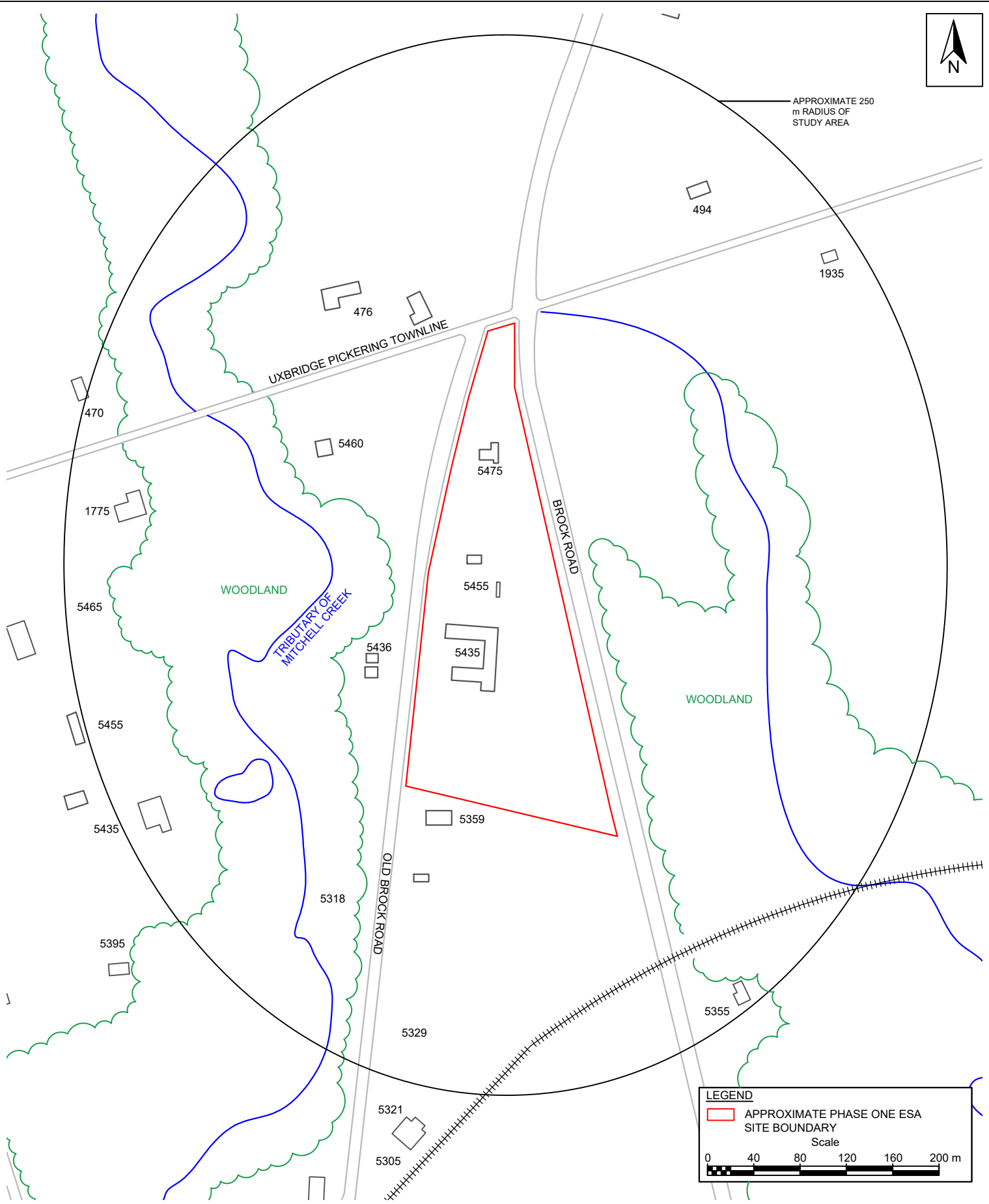
SITE LOCATION PLAN
5435, 5455, & 5475 OLD BROCK ROAD
 CLAREMONT ONTARIO




Drawing No.
1



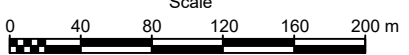
APPROXIMATE 250
m RADIUS OF
STUDY AREA



LEGEND

 APPROXIMATE PHASE ONE ESA
SITE BOUNDARY

Scale
0 40 80 120 160 200 m



Scale: AS SHOWN
 Project No.: G2S15515G
 Date: APRIL 2024
 Drawn by: RL
 File name: G2S15515G.dwg

PHASE ONE STUDY AREA
 5435, 5455, & 5475 OLD BROCK ROAD

CLAREMONT

ONTARIO



Drawing No.

2



Scale: AS SHOWN
 Project No.: G2S15515G
 Date: APRIL 2024
 Drawn by: RL
 File name: G2S15515G.dwg

1954 AERIAL PHOTOGRAPH
 5435, 5455, & 5475 OLD BROCK ROAD

CLAREMONT

ONTARIO



Drawing No.

4



Scale: AS SHOWN
 Project No.: G2S15515G
 Date: APRIL 2024
 Drawn by: RL
 File name: G2S15515G.dwg

1978 AERIAL PHOTOGRAPH
 5435, 5455, & 5475 OLD BROCK ROAD

CLAREMONT

ONTARIO



Drawing No.

5



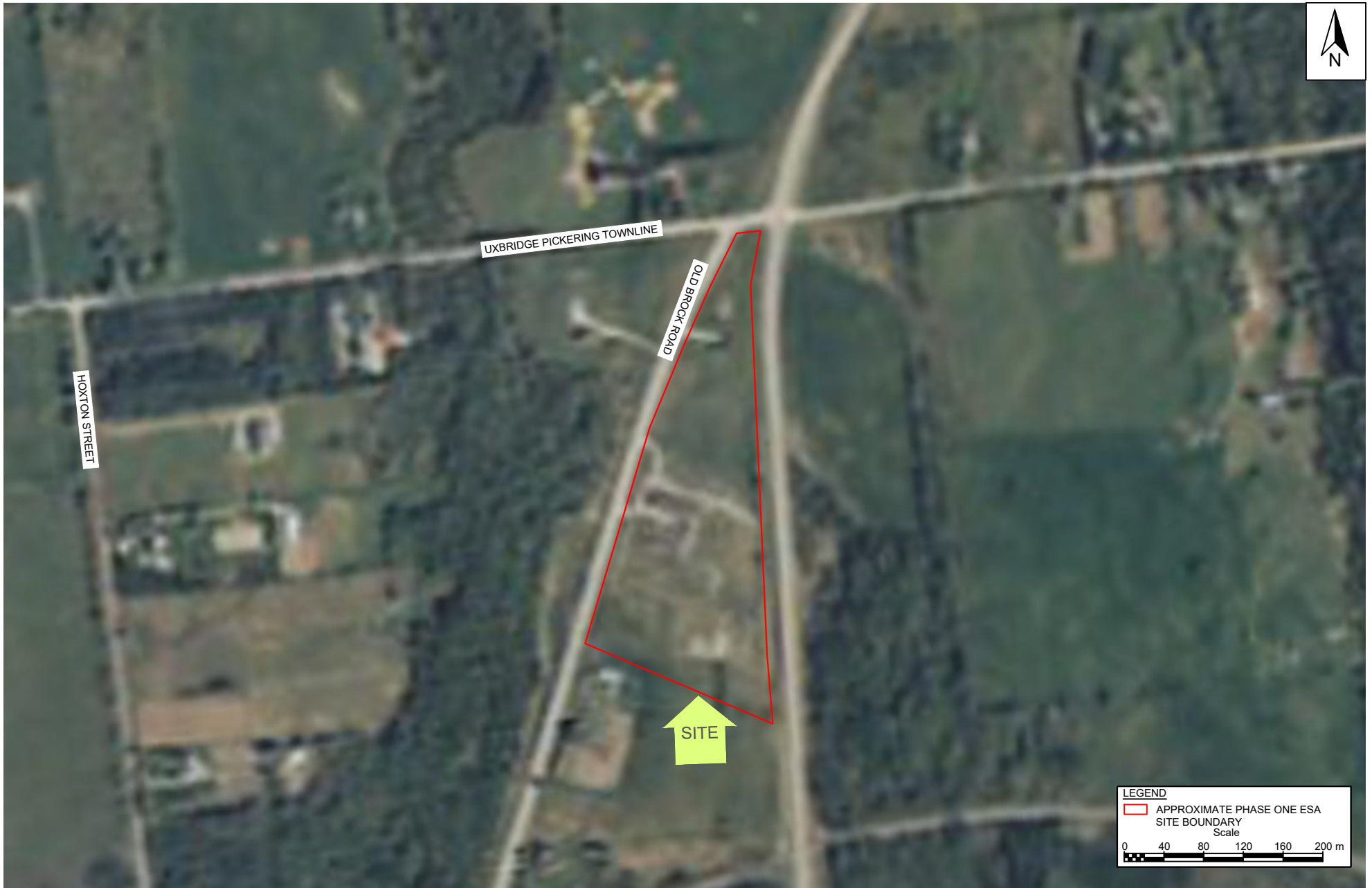
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 Date: APRIL 2024
 Drawn by: RL
 File name: G2S15515G.dwg

1982 AERIAL PHOTOGRAPH
 5435, 5455, & 5475 OLD BROCK ROAD

CLAREMONT ONTARIO



Drawing No.
 6



LEGEND

APPROXIMATE PHASE ONE ESA
 SITE BOUNDARY

Scale

0 40 80 120 160 200 m

Scale: AS SHOWN
 Project No.: G2S15515G
 Date: APRIL 2024
 Drawn by: RL
 File name: G2S15515G.dwg

1993 AERIAL PHOTOGRAPH
 5435, 5455, & 5475 OLD BROCK ROAD

CLAREMONT

ONTARIO



Drawing No.

7

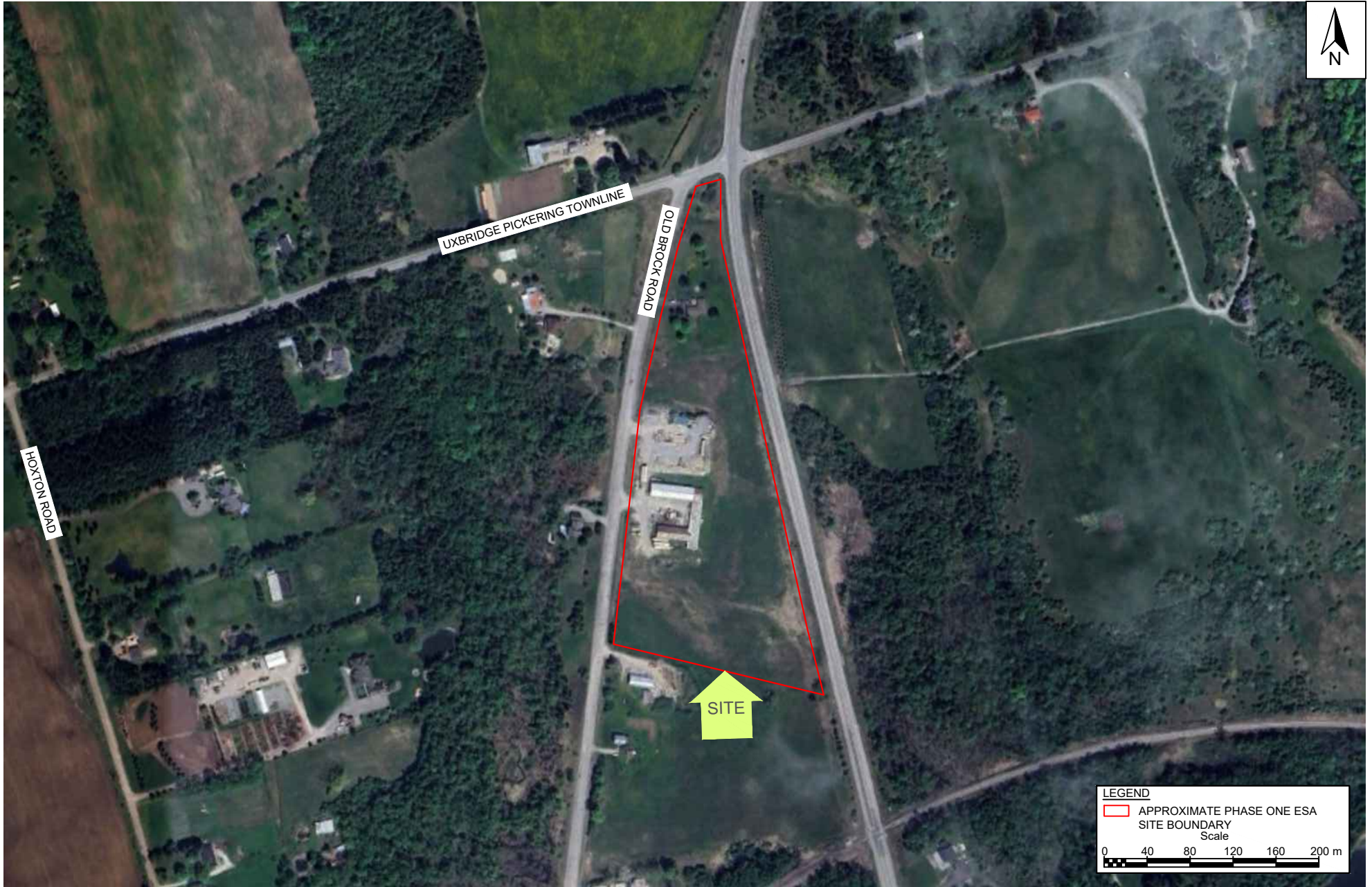


Scale: AS SHOWN
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 Date: APRIL 2024
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2005 AERIAL PHOTOGRAPH
 5435, 5455, & 5475 OLD BROCK ROAD
 CLAREMONT ONTARIO



Drawing No.
 8



Scale: AS SHOWN
 Project No.: G2S15515G
 Date: APRIL 2024
 Drawn by: RL
 File name: G2S15515G.dwg

2023 AERIAL PHOTOGRAPH
 5435, 5455, & 5475 OLD BROCK ROAD

CLAREMONT

ONTARIO



Drawing No.

9



Scale: AS SHOWN
Project No.: G2S15515G
Date: APRIL 2024
Drawn by: RL
File name: G2S15515G.dwg

1951 TOPOGRAPHIC MAP
5435, 5455, & 5475 OLD BROCK ROAD

CLAREMONT

ONTARIO



Drawing No.

10



Scale: AS SHOWN
 Project No.: G2S15515G
 Date: APRIL 2024
 Drawn by: RL
 File name: G2S15515G.dwg

1964 TOPOGRAPHIC MAP
 5435, 5455, & 5475 OLD BROCK ROAD

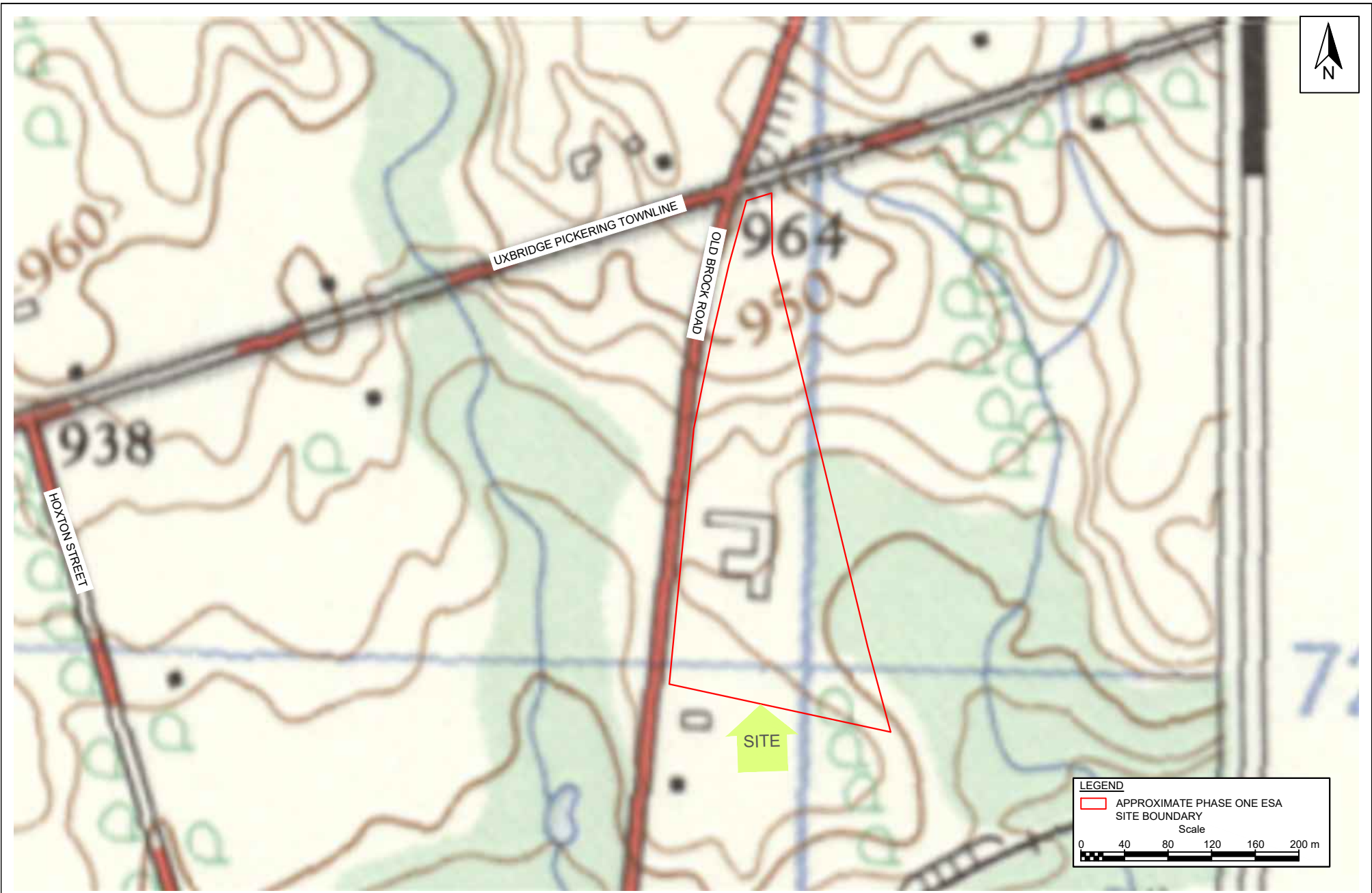
CLAREMONT

ONTARIO



Drawing No.

11



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 Date: APRIL 2024
 Drawn by: RL
 File name: G2S15515G.dwg

1973 TOPOGRAPHIC MAP
 5435, 5455, & 5475 OLD BROCK ROAD

CLAREMONT

ONTARIO



Drawing No.

12



Scale: AS SHOWN
 Project No.: G2S15515G
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1985 TOPOGRAPHIC MAP
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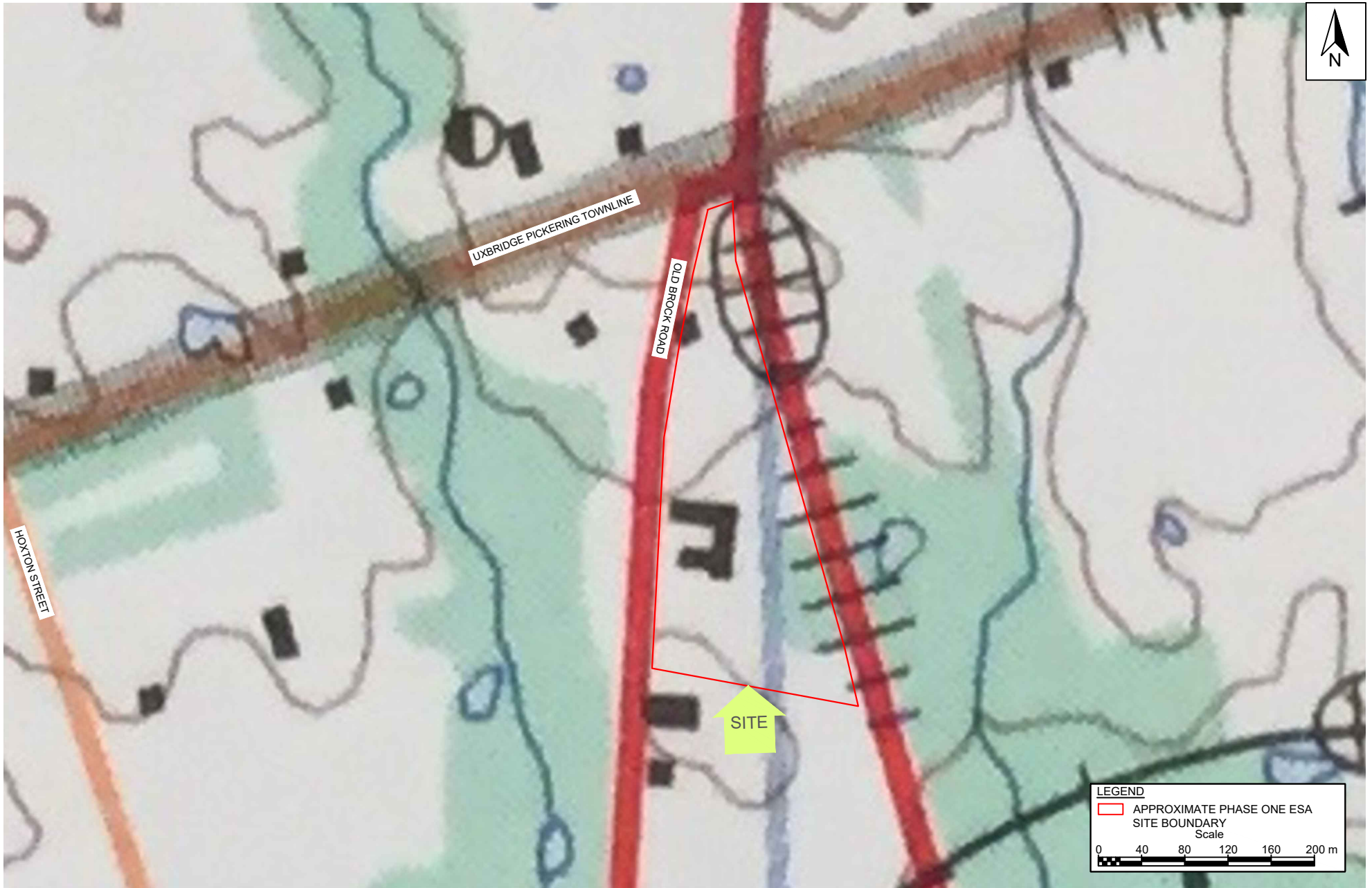
CLAREMONT

ONTARIO



Drawing No.

13



Scale: AS SHOWN
 Project No.: G2S15515G
 Date: APRIL 2024
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1994 TOPOGRAPHIC MAP
 5435, 5455, & 5475 OLD BROCK ROAD

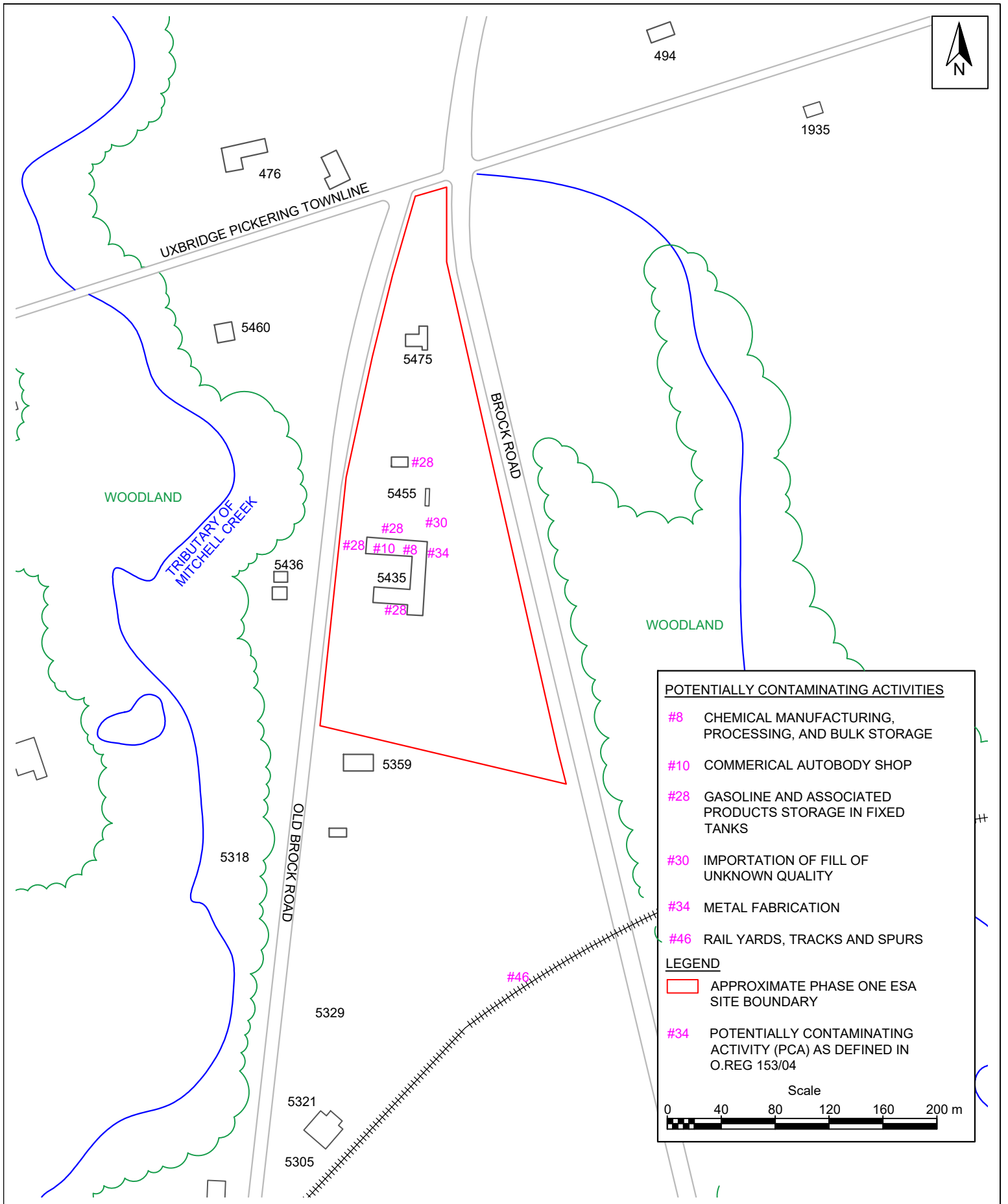
CLAREMONT

ONTARIO



Drawing No.

14



Scale: AS SHOWN
 Project No.: G2S15515G
 Date: APRIL 2024
 Drawn by: RL
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**POTENTIALLY CONTAMINATING
 ACTIVITIES**
 5435, 5455, & 5475 OLD BROCK ROAD
 CLAREMONT ONTARIO



Drawing No.
15

**Appendix B:
Site Ownership**



LAND
REGISTRY
OFFICE #40

26392-0003 (LT)

PREPARED FOR G2S
ON 2024/03/20 AT 15:21:43

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

PROPERTY DESCRIPTION: PT LT 17 CON 9 PICKERING AS IN CO255879 ; PICKERING

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1999/02/15

OWNERS' NAMES

S. LARKIN DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/02/15 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/02/15**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/02/12 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/02/15 **</p>						
CO94360	1961/05/17	BYLAW				C
REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN						
CO220539	1972/03/03	ORDER				C
CO255879	1974/05/16	TRANSFER		*** COMPLETELY DELETED ***	BURTON, HOWARD K.	
DR429855	2005/09/22	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
REMARKS: AIRPORT ZONING REGULATIONS						
DR603187	2007/05/14	TRANSFER		*** COMPLETELY DELETED *** BURTON, HOWARD K.	BURTON, HOWARD KENNETH BURTON, DORIS MARIE	

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.

LAND
 REGISTRY
 OFFICE #40

26392-0003 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR710358	2008/05/13	APL OF SURV-LAND		*** COMPLETELY DELETED *** BURTON, HOWARD KENNETH	BURTON, DORIS MARIE	
DR715636	2008/05/30	TRANSFER <i>REMARKS: PLANNING ACT STATEMENTS</i>	\$750,000	BURTON, DORIS MARIE	S. LARKIN DEVELOPMENTS INC.	C
DR715637	2008/05/30	CHARGE		*** COMPLETELY DELETED *** S. LARKIN DEVELOPMENTS INC.	BURTON, DORIS MARIE	
DR1059789	2012/01/30	DISCH OF CHARGE <i>REMARKS: DR715637.</i>		*** COMPLETELY DELETED *** BURTON, DORIS MARIE		

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.

Chain OF TITLE**5435 Brock Rd., Pickering****Parcel Register 26392-0003 - L.R.O. 40 Durham****Part Lot 17 Concession 9 Pickering**

Instr. No.	Type	Registration Date	From	To	Value / Land / Remarks
	Patent	26 Mar 1812	CROWN	ELLIOTT, JANET	Lot 17 Con 9 – 200 Acres
3615	B & S	16 Mar 1820	ELLIOT, JANET	WIXSON, JOSEPH	Lot 17 – 200 Acres
19346	B & S	15 Feb 1842	WIXSON, JOSEPH	WIXSON, JOSHUA	Part Lot 17
28497	B & S	12 Feb 1846	WIXSON, JOSEPH	AVERY, ANTHONY	N ¼
38072	B & S	12 Feb 1846	WIXSON, JOSHUA	WIXSON, JOSEPH	
10083	B & S	27 Apr 1858	WIXSON, JOS. JR.	MIDDLETON, JAMES	
12085	B & S	5 Apr 1859	MIDDLETON, JAS.	AVERY, ANTHONY	
18012	B & S	29 Jan 1862	AVERY, ANTHONY	MIDDLETON, ISAAC	
470	B & S	17 Nov 1869	MIDDLETON, ISAAC	APPLEBY, THOMAS	North ¼ (except ¼ acre & other part)
4412	B & S	17 Oct 1881	APPLEBY, THOMAS	MORGAN, ALEXANDER	
12730	Will	12 Oct 1907 6 May 1912	ALEXANDER MORGAN		
12734	Extrs Deed	6 May 1912	ESTATE OF ALEXANDER MORGAN, deceased MORGAN, DUNCAN EVANS, JAMES MORGAN, GEORGE EXTRS	MORGAN, GEORGE GRAY	

Chain OF TITLE**5435 Brock Rd., Pickering****Parcel Register 26392-0003 - L.R.O. 40 Durham****Part Lot 17 Concession 9 Pickering**

19486	Mortgage	9 Mar 1932	MORGAN, GEORGE GRAY	THE AGRICULTURAL DEVELOPMENT BOARD	
20471	Grant	26 Dec 1934	MORGAN, GEORGE GRAY	MORGAN, MAGUUS E. MORGAN, ADA M.	As in 12734
20724	Quit Claim	19 Nov 1935	MORGAN, MAGUUS MORGAN, ADA M.	THE COMMISSIONER OF AGRICULTURAL LOANS	
20847	Conveyance under Power of Sale	13 May 1936	THE COMMISSIONER OF AGRICULTURAL LOANS	LEHMAN, WESLEY A. LEHMAN, ORVILLA LORENE	As in 20724
27538	Grant	2 Apr 1948	LEHMAN, WESLEY A. LEHMAN, ORVILLA LORENE	BAKER, ROBERT	As in 20847 except land in 24850
146767	Grant	18 Oct 1966	BAKER, ROBERT C. & wife	FRABAK CORP. LTD.	1stly – All that part lying E of Brock Rd as widened & N of C.P.R. lying N & E of land in 42212 2ndly – All that part lying N & W of Brock Rd as widened
CO255879	Transfer	1974/05/16	FRABAK CORP. LTD.	BURTON, HOWARD K.	10.81 Acres
Automated 1999/02/15 as Parcel Register 26392-0003 – Part Lot 17 Con 9 Township of Pickering – as in CO255879					
First Conversion from the Book					
DR603187	Transfer	2007/05/14	BURTON, HOWARD K.	BURTON, HOWARD KENNETH BURTON, DORIS MARKE	

Chain OF TITLE

5435 Brock Rd., Pickering

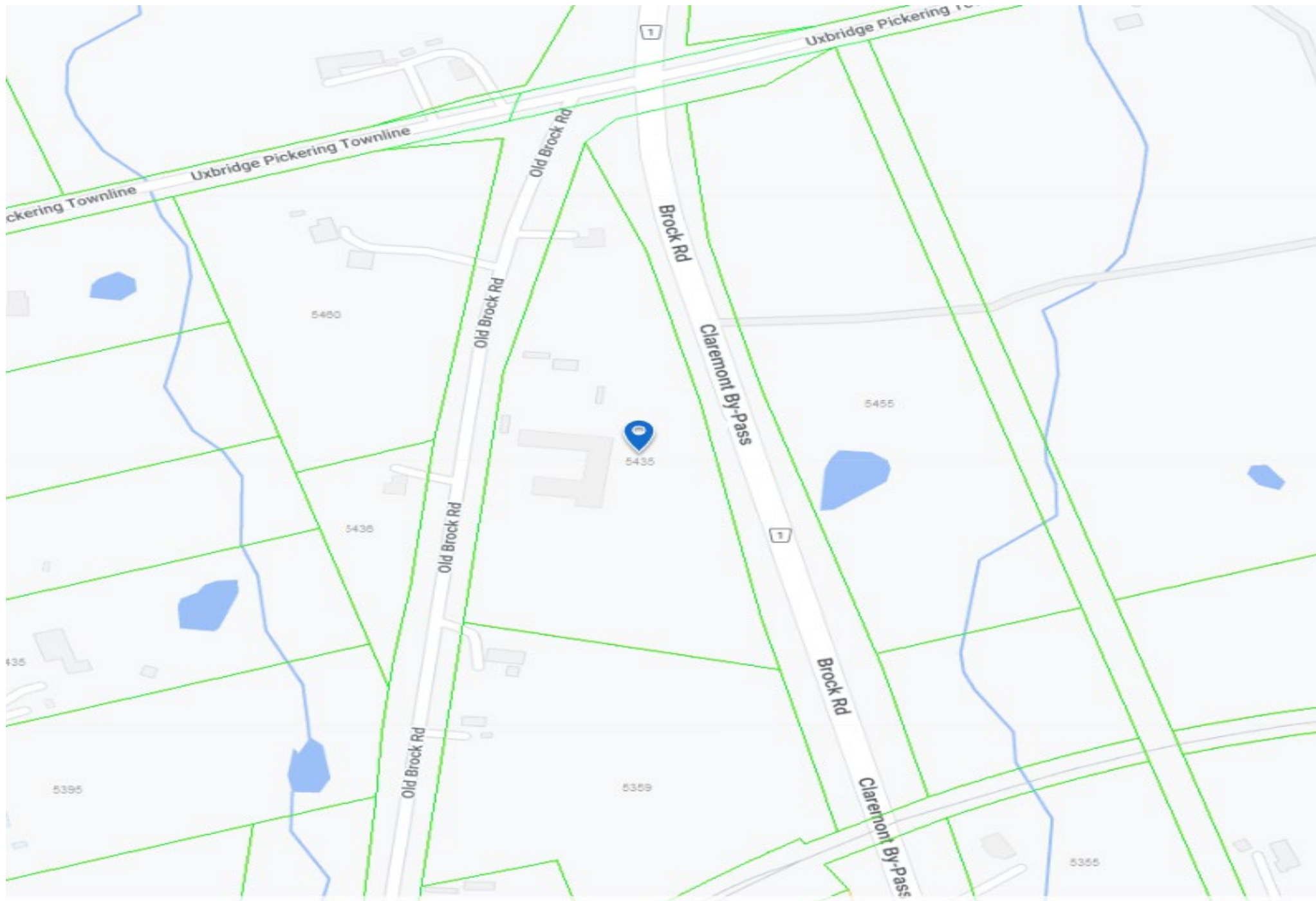
Parcel Register 26392-0003 - L.R.O. 40 Durham

Part Lot 17 Concession 9 Pickering

DR710358	Apl of Surv- Land	2008/05/13	BURTON, HOWARD KENNETH	BURTON, DORIS MARIE
-----------------	----------------------	------------	------------------------	---------------------

DR715636	Transfer	2008/05/30	BURTON, DORIS MARIE	S. LARKIN DEVELOPMENTS INC.
-----------------	----------	------------	---------------------	-----------------------------

E. & O. E. – Completed by P.L.P. Titles Ltd. - 3 April 2024 - Information has been obtained from the Title Abstracts – Please Note that the Title Abstract pages have been microfilmed – are difficult to read – dates, names & registration numbers may not be interpreted correctly – documents have Not been printed or reviewed to determine the accuracy of the lands to the subject property – This Search is done by following the names back in the title – For 100% Accuracy the deeds should be acquired and plotted --



**Appendix C:
Street Directories**

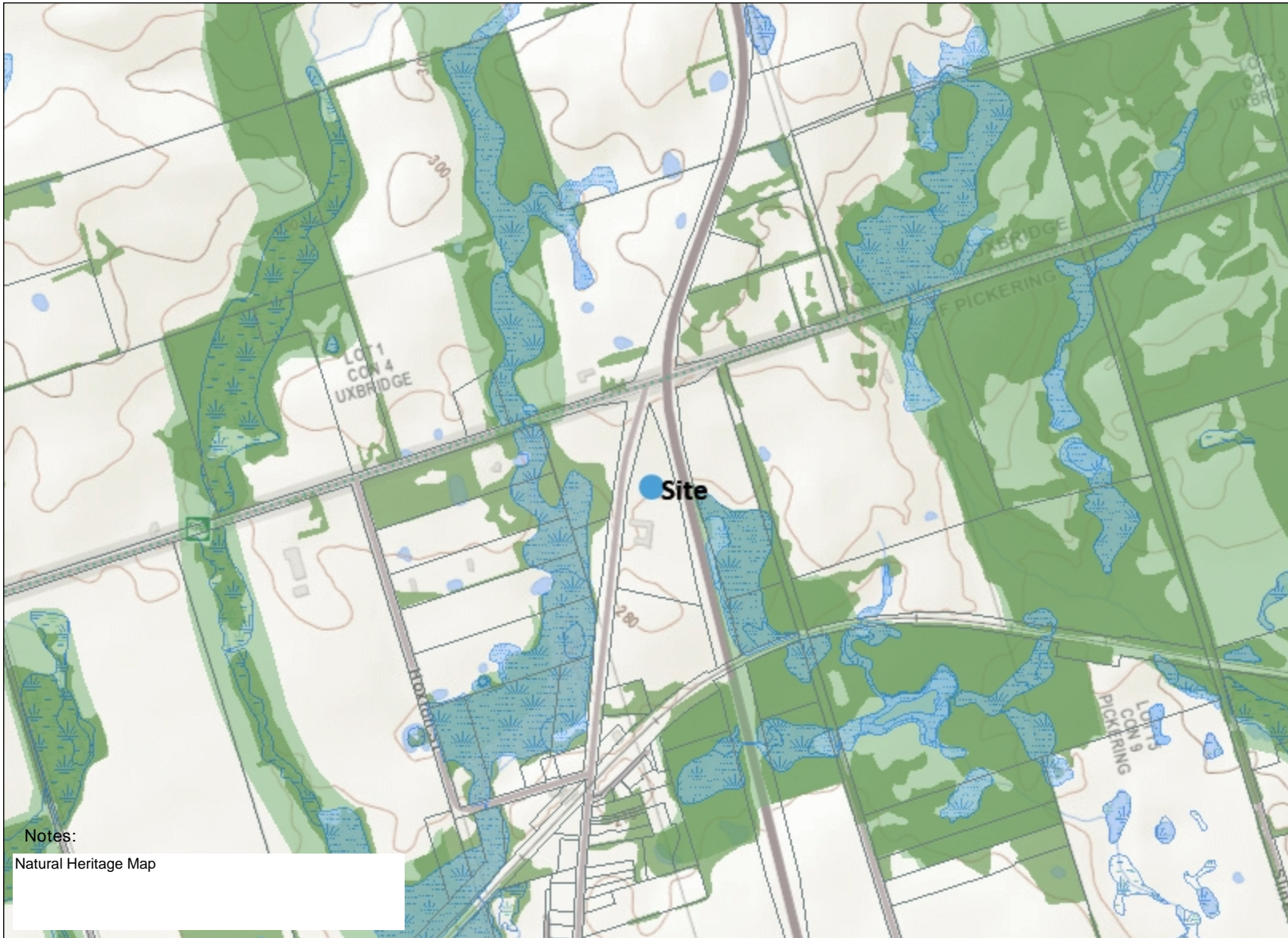
Property Use Directories, Surrounding Property Use

Site		
<i>Address</i>	<i>Property Use</i>	<i>Years Occupied</i>
5435 Old Brock Road	Not Listed	<2001
5475 Brock Road	Residential- Burton, H.	1995- 2001
5455 Old Brock Road	Not Listed	<2001

If included, all other addresses located within the Study Area were listed as residential for years available.














**Appendix D:
Environmental Source Information**





Notes:
Natural Heritage Map

Legend

-  Assessment Parcel
- ANSI**
-  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
-  Earth Science Regionally Significant/sciences de la terre d'importance régionale
-  Life Science Provincially Significant/sciences de la vie d'importance provinciale
-  Life Science Regionally Significant/sciences de la vie d'importance régionale
-  Evaluated Wetland
-  Provincially Significant/considérée d'importance provinciale
-  Non-Provincially Significant/non considérée d'importance provinciale
-  Unevaluated Wetland
-  Woodland
-  Conservation Reserve
-  Provincial Park
-  Natural Heritage System



Absence of a feature in the map does not mean they do not exist in this area.

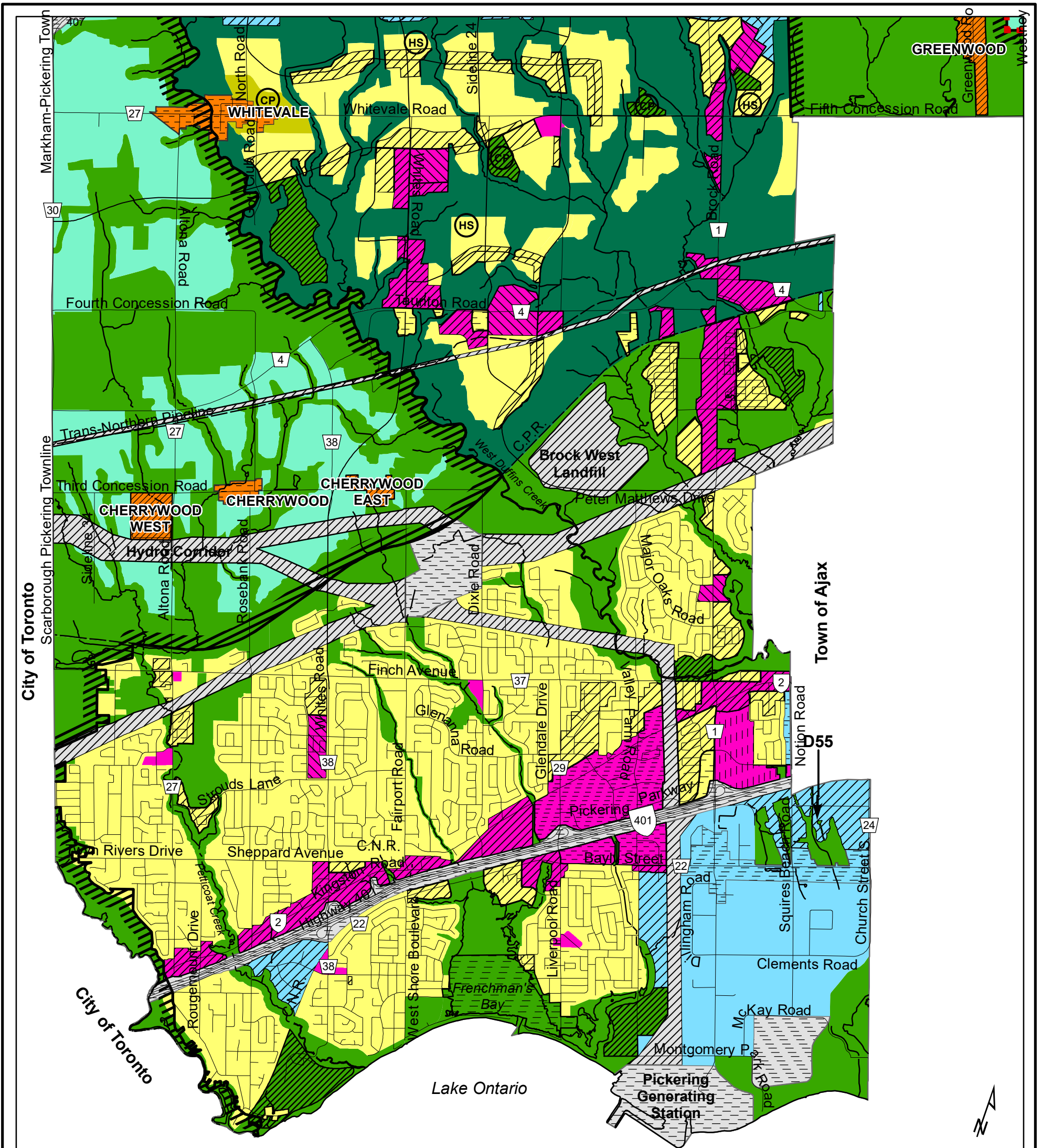
This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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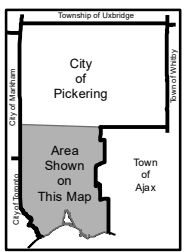
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Schedule I to the
**Pickering
 Official Plan**

Edition 9



Sheet 1 of 3

City of Pickering
 City Development Department
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 This Map Forms Part of Edition 9 of the Pickering Official Plan and
 Must Be Read in Conjunction with the Other Schedules and the Text.

Open Space System

- Seaton Natural Heritage System
- Natural Areas
- Active Recreational Areas
- Marina Areas
- Hamlet Heritage Open Space

Rural Settlements

- Rural Clusters
- Rural Hamlets

Land Use Structure

Urban Residential Areas

- Low Density Areas
- Medium Density Areas
- High Density Areas

Mixed Use Areas

- Local Nodes
- Community Nodes
- Mixed Corridors
- Specialty Retailing Node
- City Centre

Employment Areas

- General Employment
- Prestige Employment
- Mixed Employment

Freeways and Major Utilities

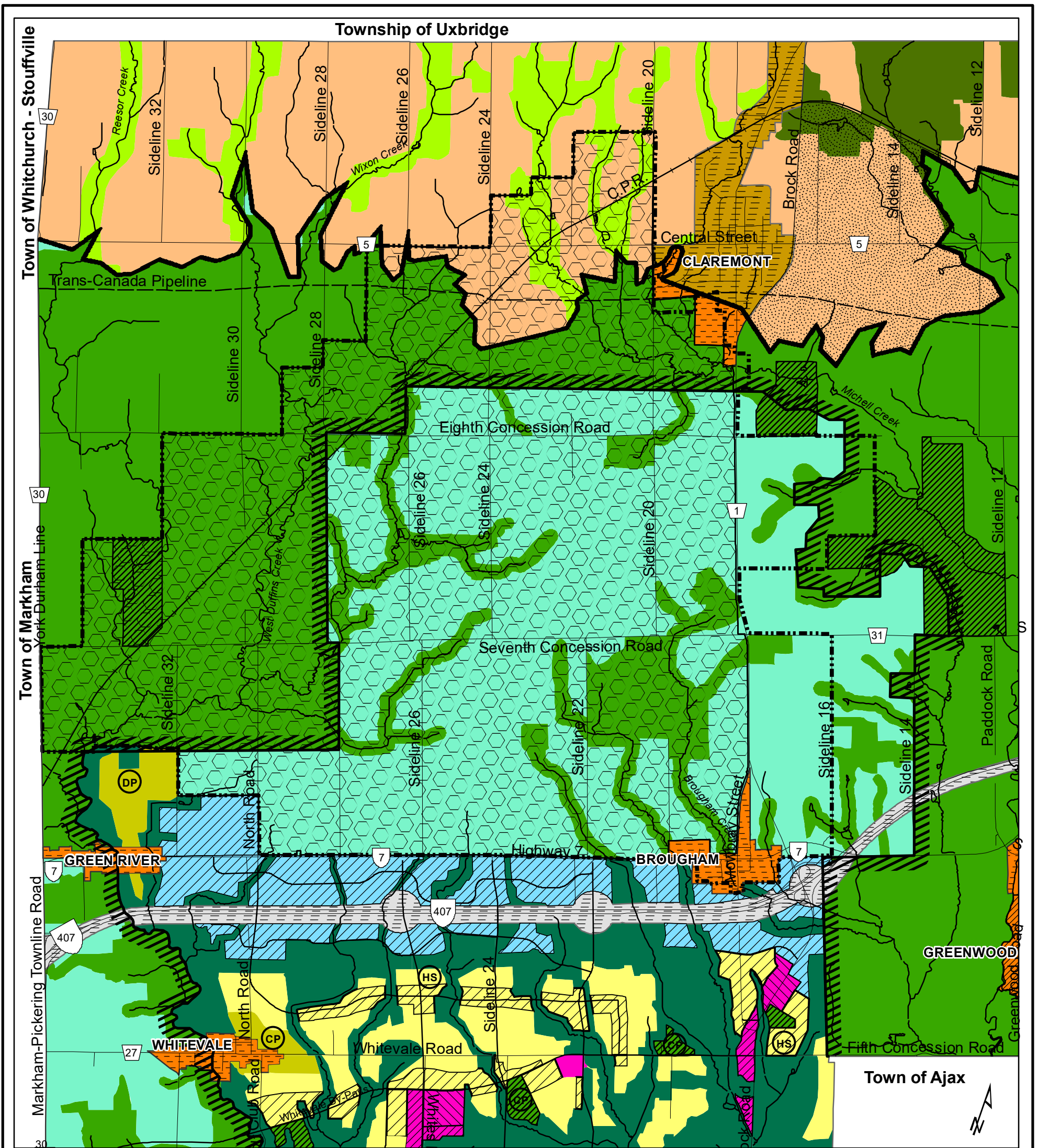
- Controlled Access Areas
- Potential Multi Use Areas

Seaton Symbols

- District Park
- Community Park
- High School

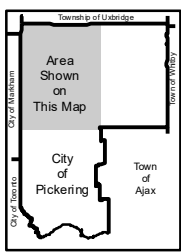
Other Designations

- Prime Agricultural Areas
- Deferrals
- Greenbelt Boundary



Schedule I to the
**Pickering
Official Plan**

Edition 9



Sheet 2 of 3

City of Pickering
City Development Department
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Open Space System

- Seaton Natural Heritage System
- Natural Areas
- Active Recreational Areas
- Oak Ridges Moraine Natural Linkage Areas
- Hamlet Heritage Open Space
- Oak Ridges Moraine Natural Core Areas

Rural Settlements

- Rural Clusters
- Rural Hamlets
- Oak Ridges Moraine Rural Hamlets

Land Use Structure

Urban Residential Areas

- Low Density Areas
- Medium Density Areas

Mixed Use Areas

- Local Nodes
- Community Nodes
- Mixed Corridors

Employment Areas

- Prestige Employment

Seaton Symbols

- District Park
- Community Park
- High School

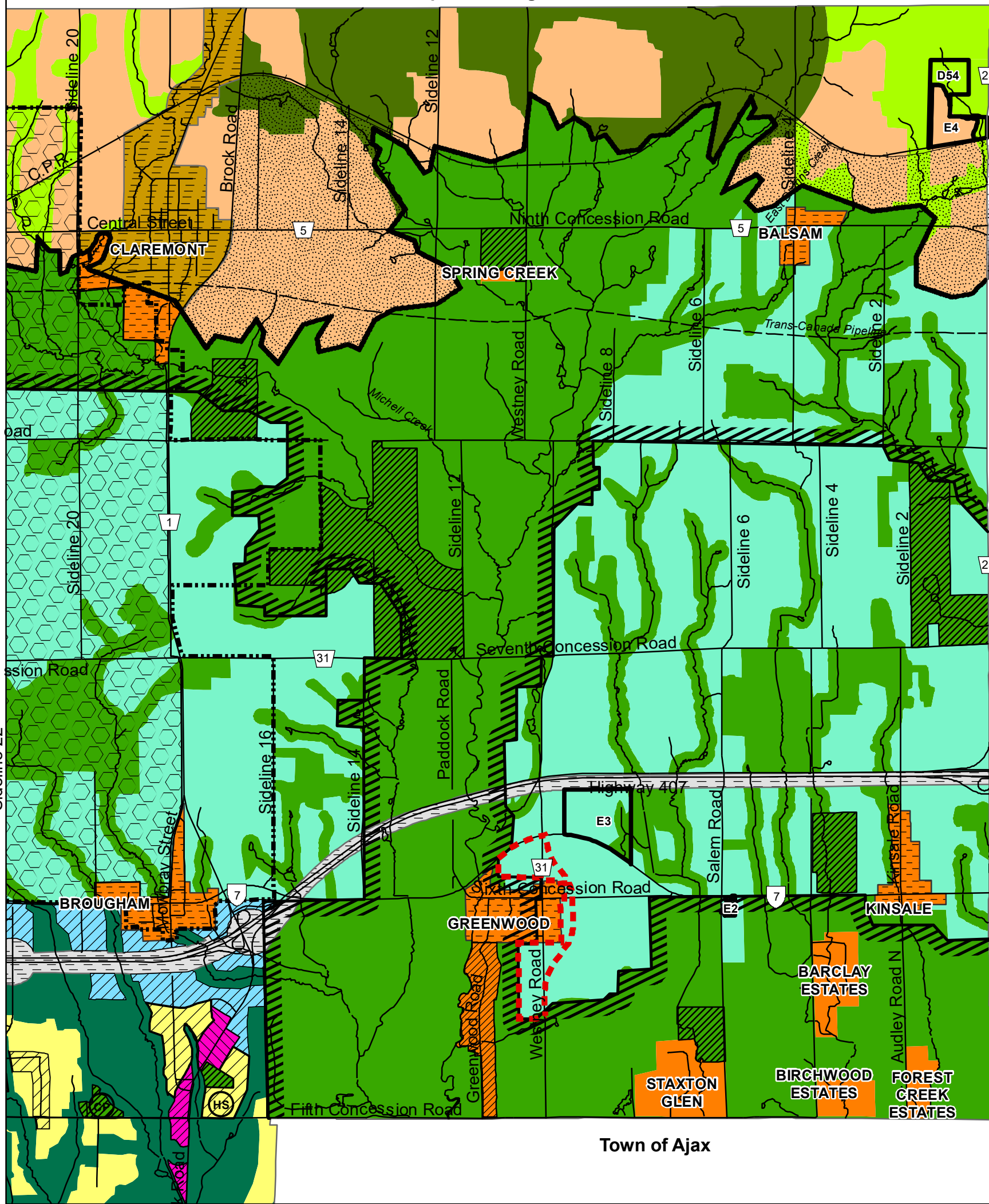
Freeways and Major Utilities

- Controlled Access Areas

Other Designations

- Proposed Airport Site
- Prime Agricultural Areas
- Prime Agricultural Areas On The Oak Ridges Moraine
- Oak Ridges Moraine Countryside Areas
- Rural Study Area
- Federal Lands
- Oak Ridges Moraine Boundary
- Greenbelt Boundary

Township of Uxbridge



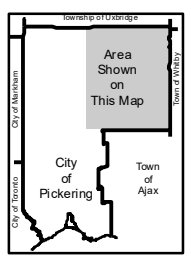
Town of Whitby

Town of Ajax



Schedule I to the
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Edition 9



Sheet 3 of 3

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Land Use Structure

Open Space System

- Seaton Natural Heritage System
- Natural Areas
- Active Recreational Areas
- Oak Ridges Moraine Natural Linkage Areas
- Oak Ridges Moraine Natural Core Areas

Urban Residential Areas

- Low Density Areas
- Medium Density Areas

Mixed Use Areas

- Mixed Corridors
- Community Nodes

Rural Settlements

- Country Residential
- Rural Clusters
- Rural Hamlets
- Oak Ridges Moraine Rural Hamlets

Employment Areas

- Prestige Employment

Freeways and Major Utilities

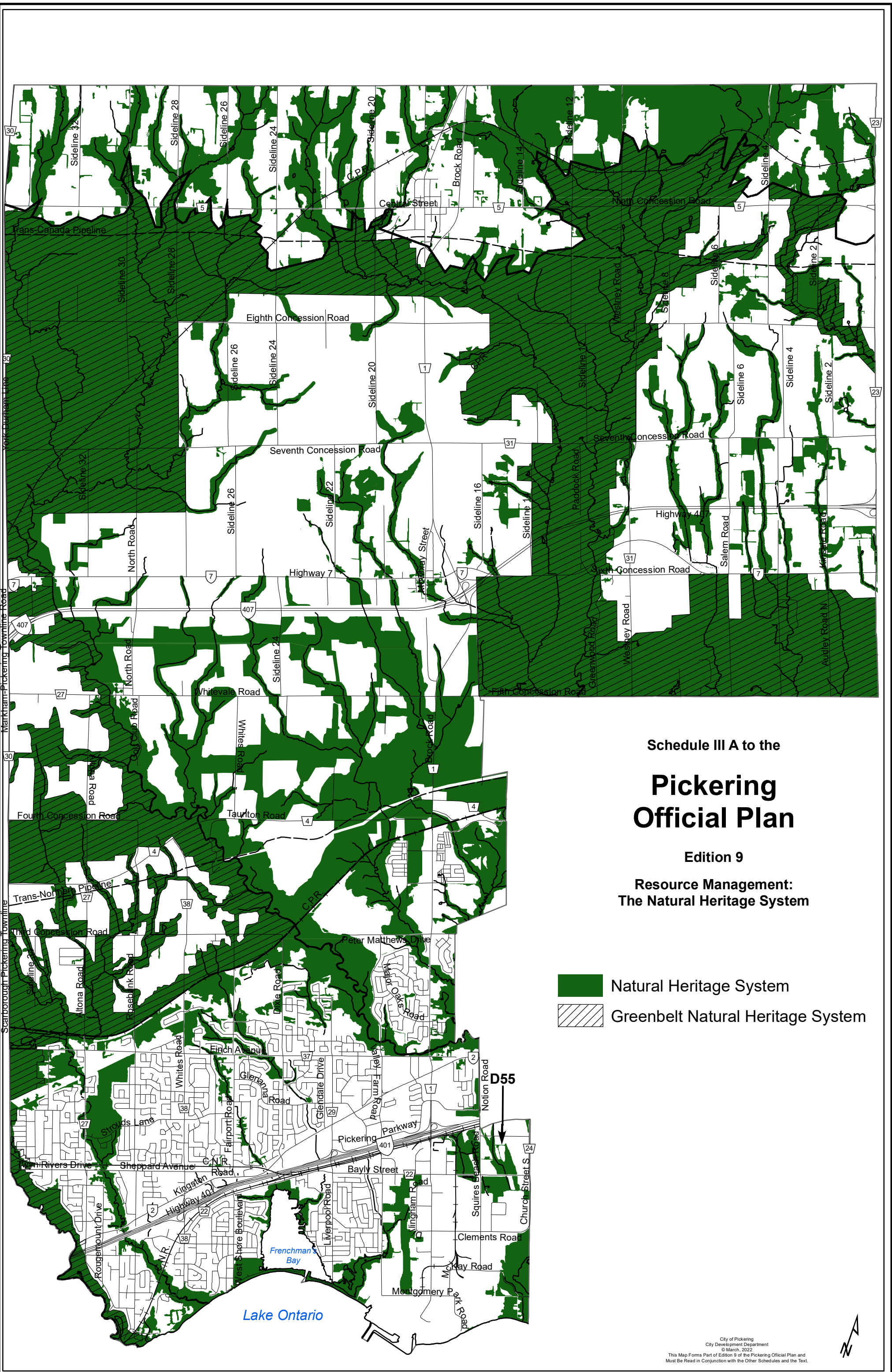
- Controlled Access Areas

Seaton Symbols

- District Park
- Community Park
- High School

Other Designations

- Prime Agricultural Areas
- Oak Ridges Moraine Countryside Areas
- Prime Agricultural Areas On The Oak Ridges Moraine
- Proposed Airport Site
- Deferrals
- Rural Study Area
- Federal Lands
- Oak Ridges Moraine Boundary
- Greenbelt Boundary
- Exceptions



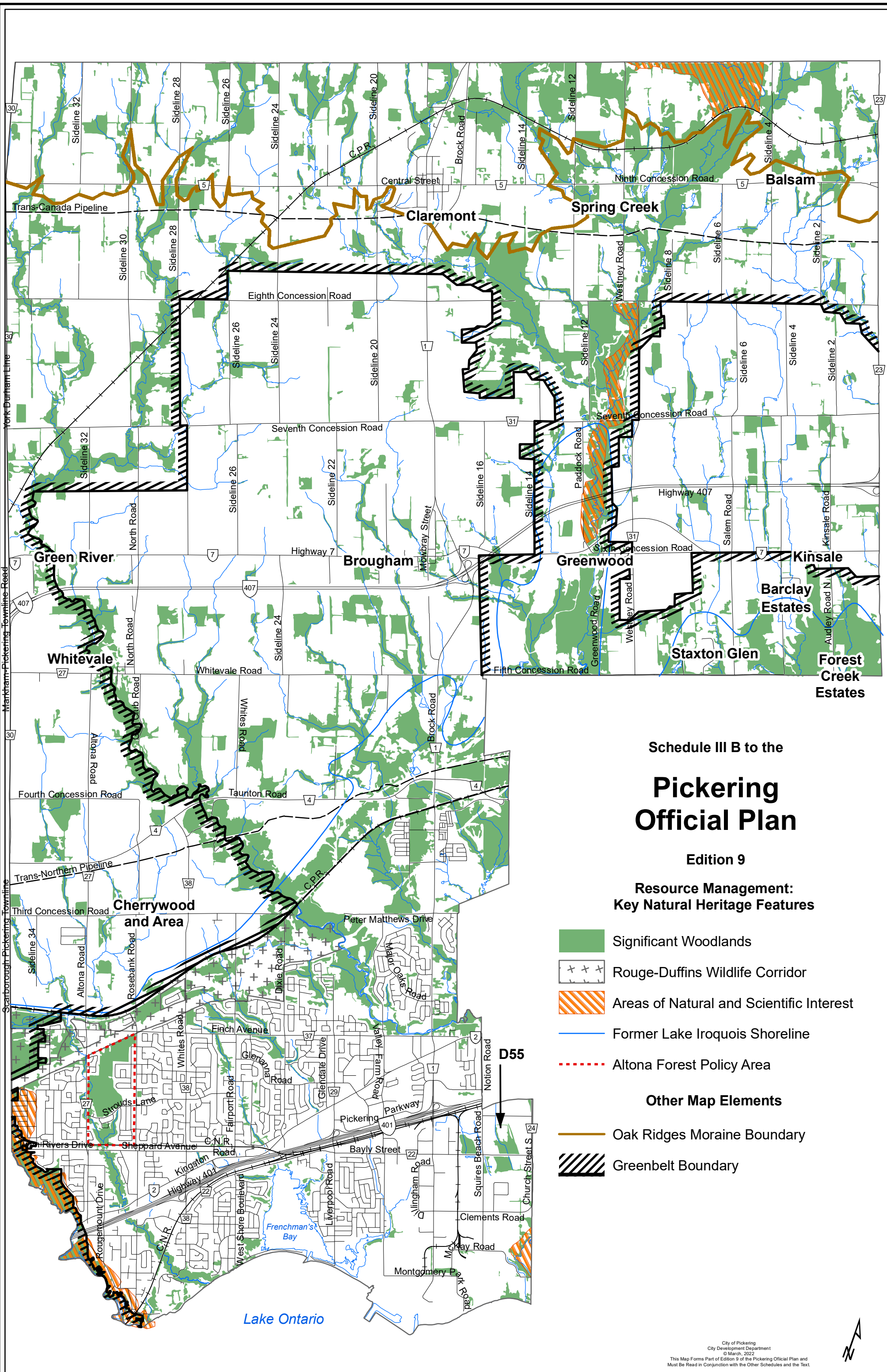
Schedule III A to the
**Pickering
Official Plan**

Edition 9

**Resource Management:
The Natural Heritage System**

- Natural Heritage System
- Greenbelt Natural Heritage System












Schedule III B to the
**Pickering
Official Plan**

Edition 9

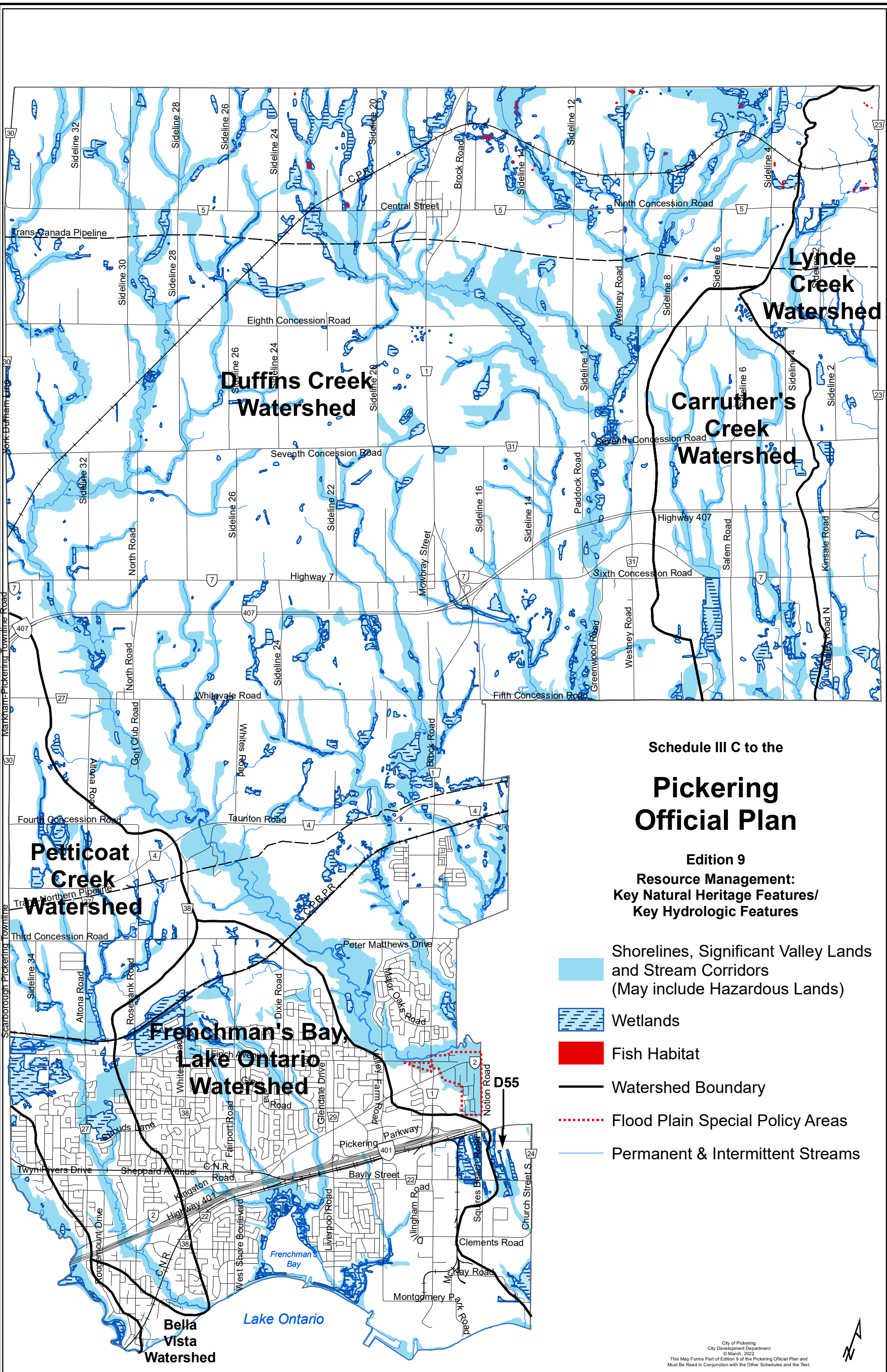
**Resource Management:
Key Natural Heritage Features**

-  Significant Woodlands
-  Rouge-Duffins Wildlife Corridor
-  Areas of Natural and Scientific Interest
-  Former Lake Iroquois Shoreline
-  Altona Forest Policy Area

Other Map Elements

-  Oak Ridges Moraine Boundary
-  Greenbelt Boundary



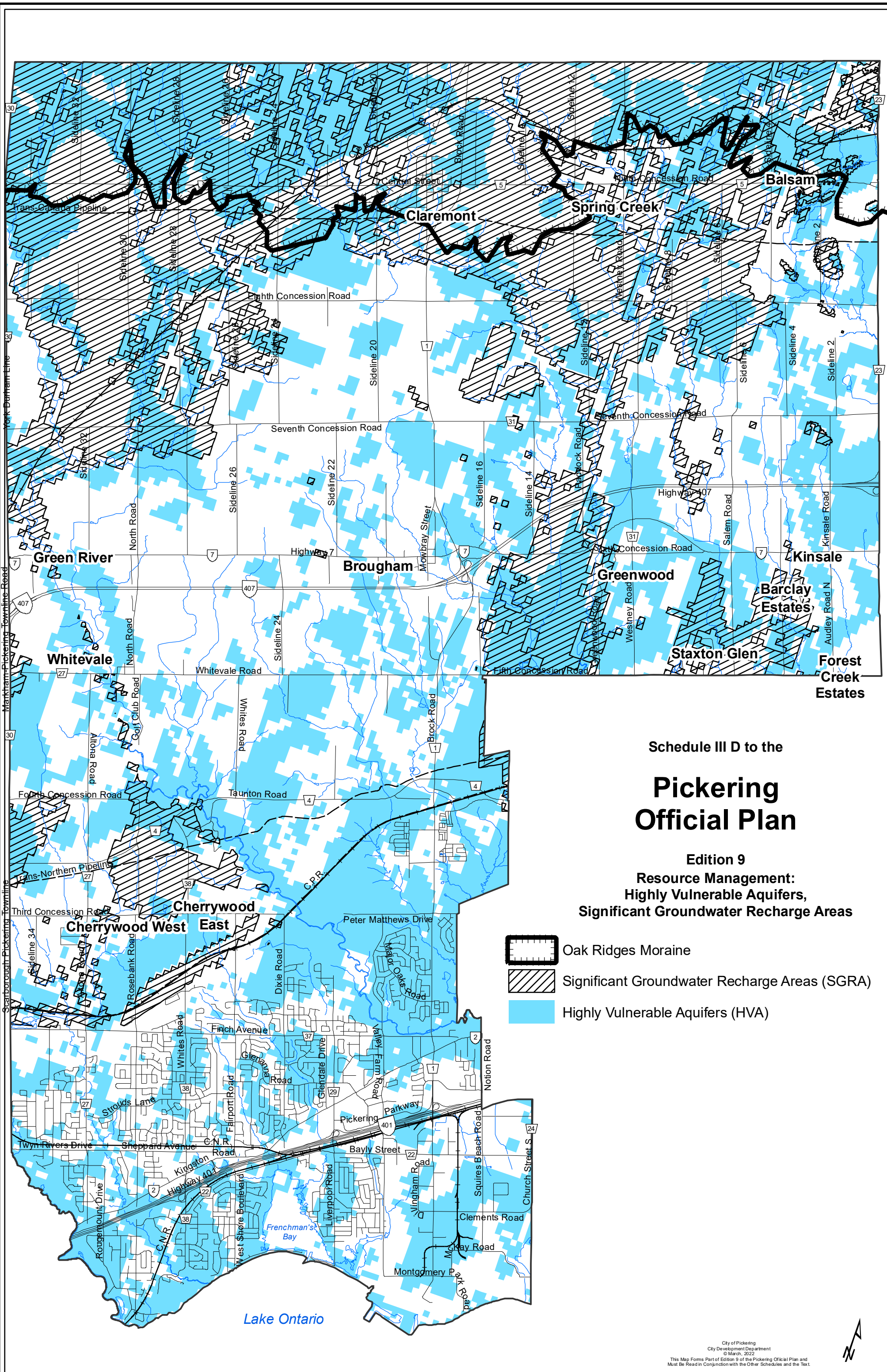


Schedule III C to the
**Pickering
Official Plan**


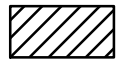
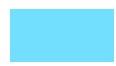
Edition 9
**Resource Management:
Key Natural Heritage Features/
Key Hydrologic Features**

- Shorelines, Significant Valley Lands and Stream Corridors (May include Hazardous Lands)
- Wetlands
- Fish Habitat
- Watershed Boundary
- Flood Plain Special Policy Areas
- Permanent & Intermittent Streams

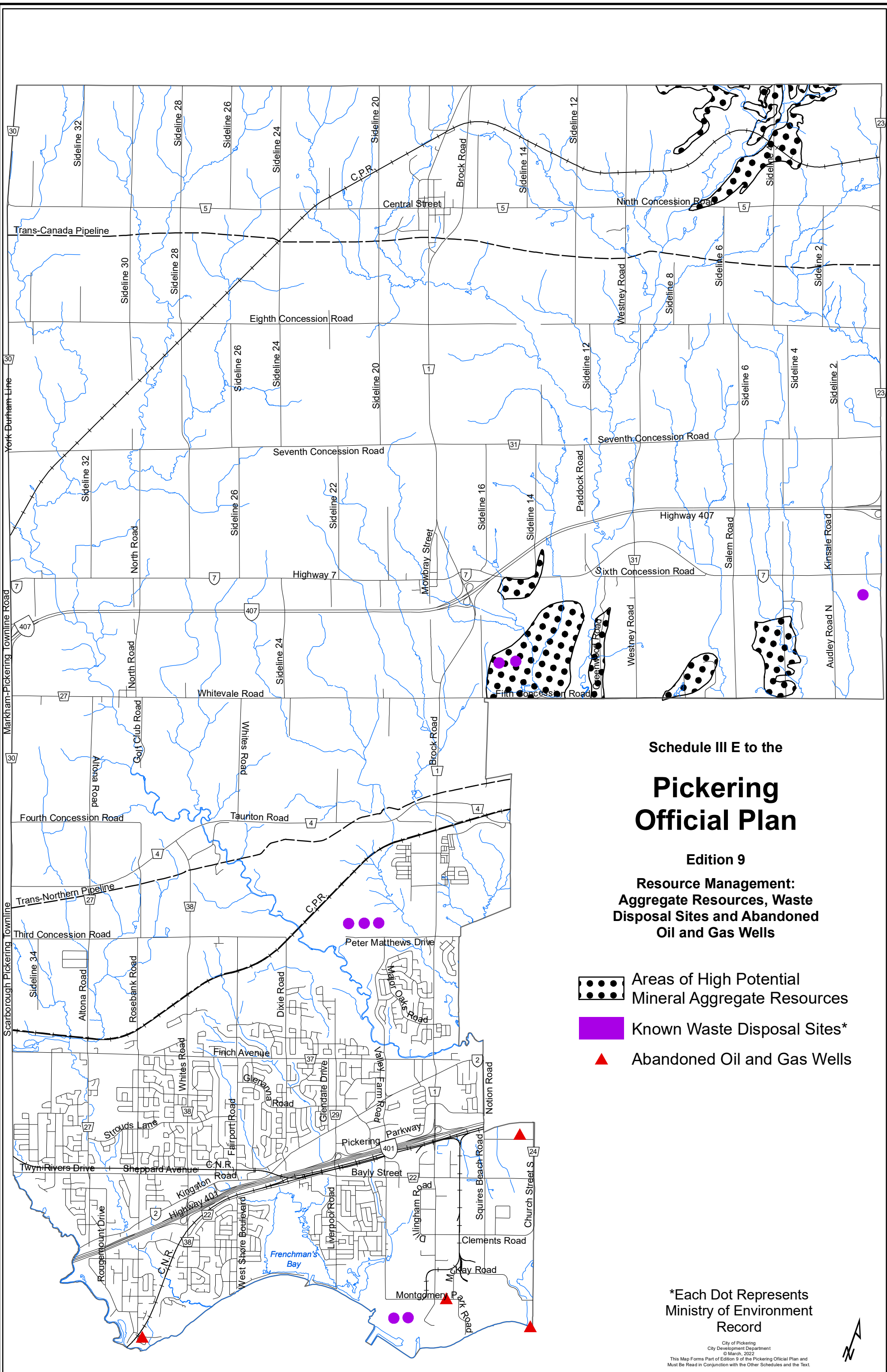




Schedule III D to the
**Pickering
 Official Plan**
 Edition 9
 Resource Management:
 Highly Vulnerable Aquifers,
 Significant Groundwater Recharge Areas

-  Oak Ridges Moraine
-  Significant Groundwater Recharge Areas (SGRA)
-  Highly Vulnerable Aquifers (HVA)

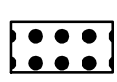






Schedule III E to the
**Pickering
 Official Plan**

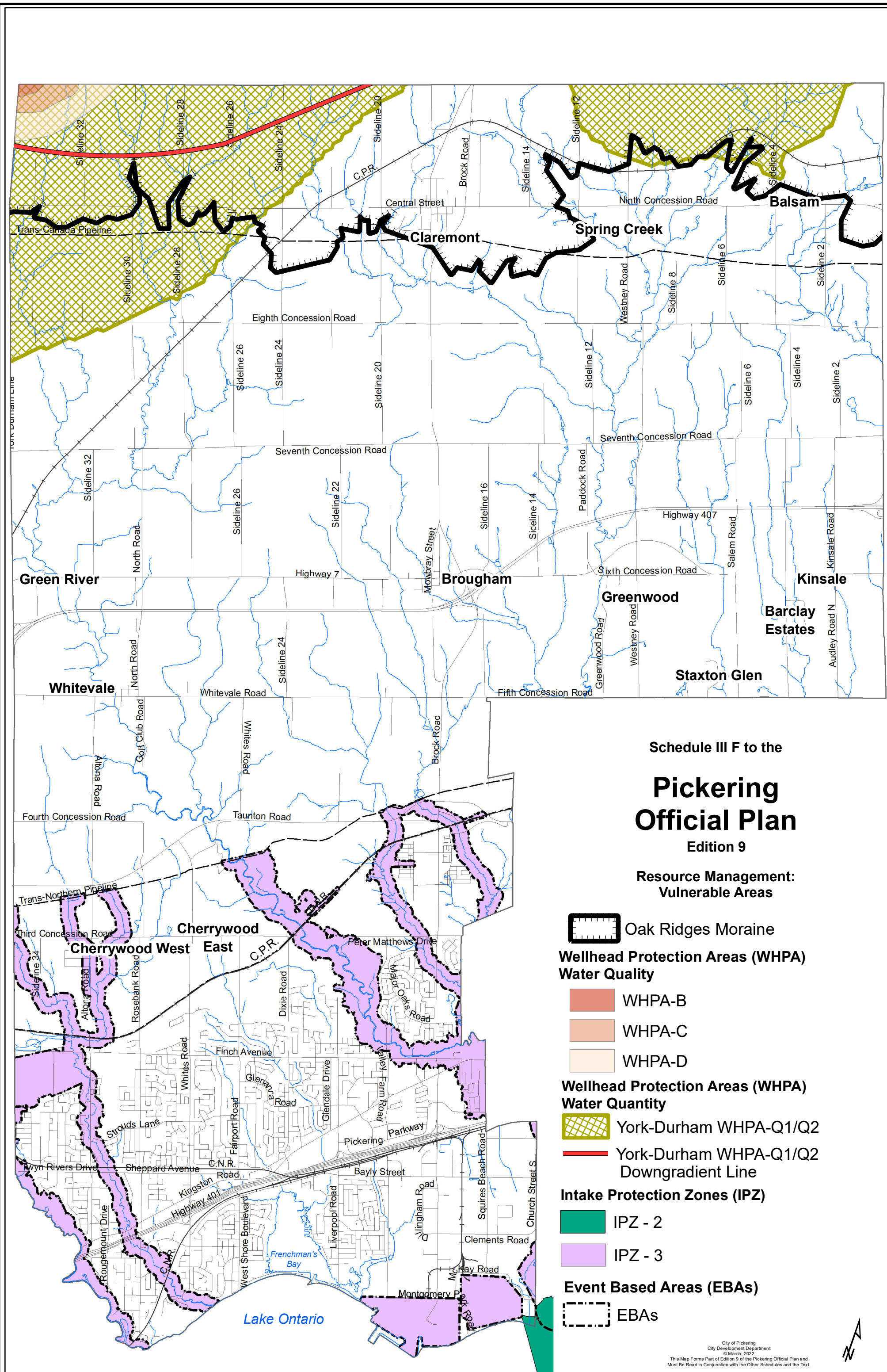
Edition 9

**Resource Management:
 Aggregate Resources, Waste
 Disposal Sites and Abandoned
 Oil and Gas Wells**

-  Areas of High Potential Mineral Aggregate Resources
-  Known Waste Disposal Sites*
-  Abandoned Oil and Gas Wells










*Each Dot Represents
 Ministry of Environment
 Record



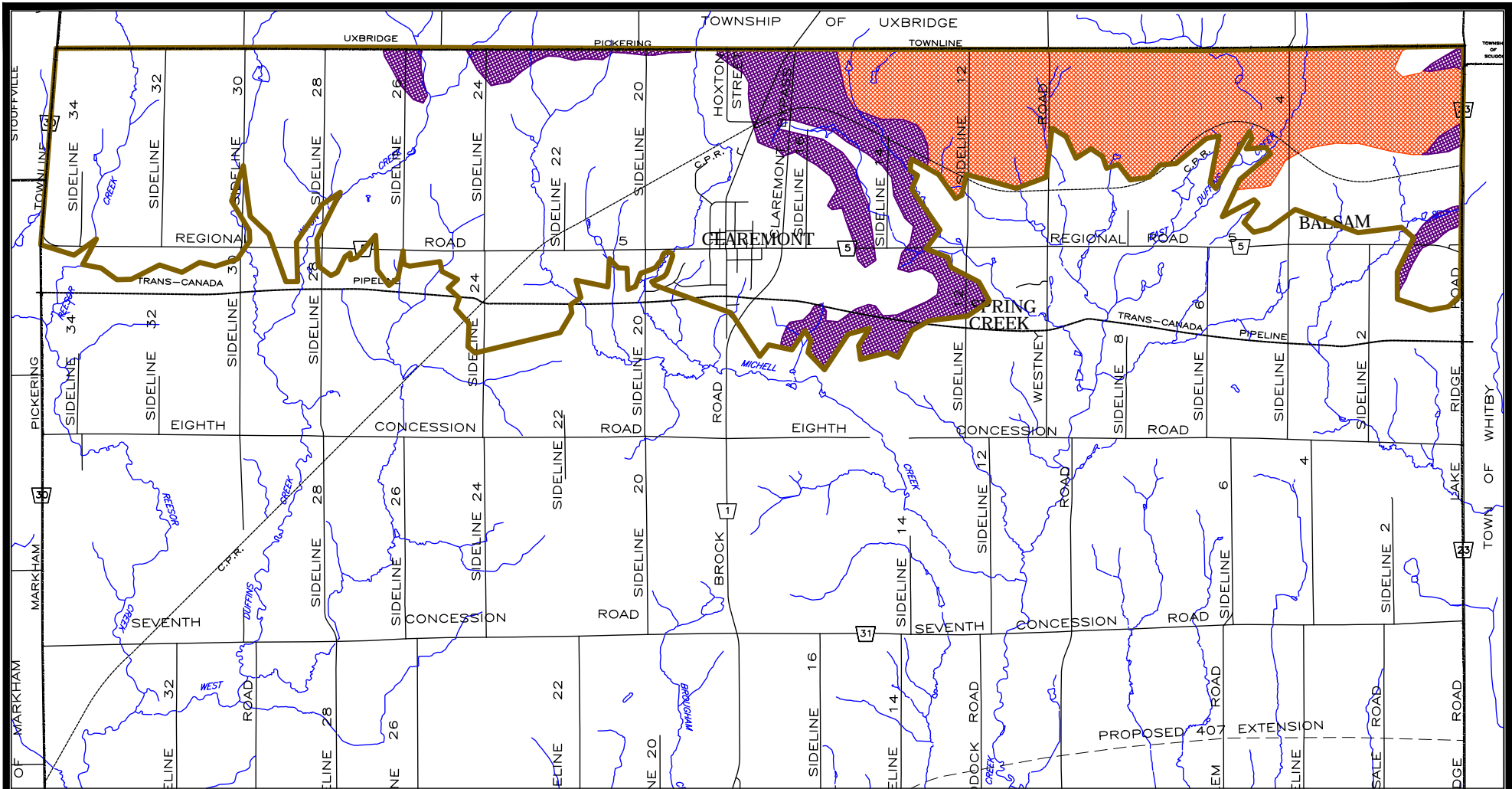


Schedule III F to the
**Pickering
Official Plan**
Edition 9

Resource Management:
Vulnerable Areas




-  Oak Ridges Moraine
- Wellhead Protection Areas (WHPA) Water Quality**
-  WHPA-B
-  WHPA-C
-  WHPA-D
- Wellhead Protection Areas (WHPA) Water Quantity**
-  York-Durham WHPA-Q1/Q2
-  York-Durham WHPA-Q1/Q2 Downgradient Line
- Intake Protection Zones (IPZ)**
-  IPZ - 2
-  IPZ - 3
- Event Based Areas (EBAs)**
-  EBAs

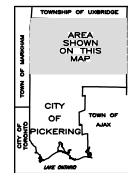




SCHEDULE VI TO THE
PICKERING
 OFFICIAL PLAN
 EDITION 9

OAK RIDGES MORAINELANDFORM CONSERVATION AREAS

-  OAK RIDGES MORAINELANDFORM BOUNDARY
-  CATEGORY 1
-  CATEGORY 2



CITY OF PICKERING
 PLANNING & DEVELOPMENT DEPARTMENT
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Rachael Lesmeister

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: April 8, 2024 2:52 PM
To: Rachael Lesmeister
Subject: RE: Record Search

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please apply for release of public information (PI Form) through TSSA's new Service Prepayment Portal. The associated fee must be paid via credit card (Visa or MasterCard) through a secure site.

Please follow the steps below to access the applications and the Service Prepayment Portal:

Accessing the applications

1. Click [Request a Public Record](#)
2. Select the appropriate application, download it, complete it in full and save it (you will have to upload application)
3. Proceed to page 3 of the application and click the "TSSA Service Prepayment Portal" link under payment options (the link will take you the secure site where you can pay for the request via credit card)

Accessing the Service Prepayment Portal

1. Select new or existing customer (*if you are an existing customer, you will need your account number & postal code to access your account)
2. Under "Program Area" select **Public Information** and click continue
3. Enter application form number (found on the bottom left corner of the application form - **PI-095-v2**) and click continue
4. Complete the primary contact information section
5. Complete the fee section
6. Upload your completed application
7. Upload supporting documents (if required) and click continue

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Kind regards,



Slavka Zahrebelny | Public Information & Records Agent

Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3585 | Fax: +1 416-734-6242 | E-Mail: szahrebelny@tssa.org
www.tssa.org



Winner of 2023 5-Star Safety Cultures Award

From: Rachael Lesmeister <rachaell@g2sconsulting.com>
Sent: Monday, April 8, 2024 2:06 PM
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,

I was just wondering if you could search the following records in Pickering, Ontario:

- Old Brock Road: 5435, 5455, 5475, 5460, 5436, 5359, 5329, 5318
- Uxbridge Pickering Townline Road: 476, 494

Thank you,

Rachael Lesmeister, B.A.
Senior Environmental Technician
G2S Consulting Inc.



37 Sandiford Drive, Suite 411
Stouffville, Ontario
L4A 3Z2

Tel: 905-766-4054

Fax: 905-642-5999

Cell: 416-275-3954

rachaell@g2sconsulting.com

www.g2sconsulting.com

Offices in Burlington and Stouffville

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,

**Appendix E:
Well Records**



Measurements recorded in: Metric Imperial

Address of Well Location (Street Number/Name): **5359 OLD BROCK RD.**
 County/District/Municipality: **DURHAM**
 Township: **CITY OF PICKERING**
 City/Town/Village: **CLAREMONT**
 Lot: **9**
 Concession: **9**
 Province: **Ontario**
 Postal Code: **L1Y1B4**
 UTM Coordinates: Zone **17**, Easting **6499064872**, Northing **142**
 Municipal Plan and Sublot Number: **83**

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
BLACK TOP SOIL			MED	0	0.3
BROWN CLAY		SAND	MED	0.3	5.4
GREY CLAY		STONES	MED	5.4	12.1
GREY CLAY			SOFT	12.1	16.4
BROWN SAND			PACKED	16.4	19.5

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 to 6	BENTONITE SLURRY	.18
6 to 17	BENTONITE SLURRY	.27

Method of Construction

Cable Tool Diamond Public Commercial Not used
 Rotary (Conventional) Jetting Domestic Municipal Dewatering
 Rotary (Reverse) Driving Livestock Test Hole Monitoring
 Boring Digging Irrigation Cooling & Air Conditioning
 Air percussion Industrial
 Other, specify _____ Other, specify _____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
15.4	STEEL	.477+.55	17.6		<input checked="" type="checkbox"/> Water Supply <input checked="" type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____
12.7	STEEL	.477	17	18.2	

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To
14.25	STAINLESS	10	18.2	19.5

Water Details

Water found at Depth (m/ft)	Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
18	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	0 to 6	25.4
		6 to 17.6	22.8
		17.6 to 19.5	15.36

Well Contractor and Well Technician Information

Business Name of Well Contractor: **E.S. WELL DRILLING**
 Well Contractor's Licence No.: **7108**
 Business Address (Street Number/Name): **632 NORTHLINE RD. SENECA FALLS ONTARIO**
 Municipality: **KAWARTA**
 Province: **ONT**
 Postal Code: **K0M1N0**
 Business E-mail Address: _____

Bus. Telephone No. (inc. area code): **2054542323**
 Name of Well Technician (Last Name, First Name): **HOUSTON EARL**
 Well Technician's Licence No.: **1554**
 Signature of Technician and/or Contractor: _____
 Date Submitted: **2010/1/12**

Results of Well Yield Testing

After test of well yield, water was:
 Clear and sand free
 Other, specify _____

If pumping discontinued, give reason: _____

Static Level: **7.21**

Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
1	9.68	1	11.25
2	11.1	2	9.82
3	11.95	3	8.95
4	12.47	4	8.42
5	12.78	5	8.09
10	13.28	10	7.54
15	13.39	15	7.44
20	13.44	20	7.39
25	13.48	25	7.35
30	13.51	30	7.33
40	13.55	40	7.29
50	13.59	50	7.26
60	13.62	60	7.23

Pump intake set at (m/ft): **17**

Pumping rate (l/min / GPM): **60**

Duration of pumping: **1 hrs + 30 min**

Final water level end of pumping (m/ft): **13.71**

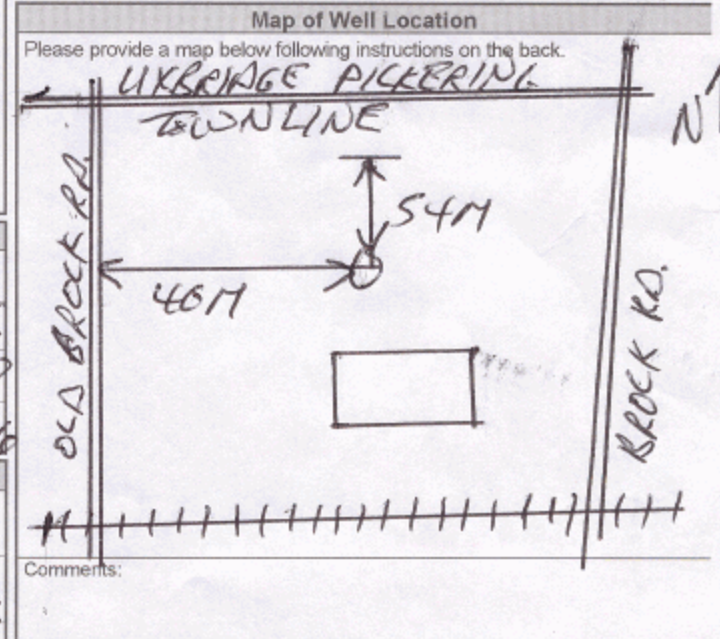
If flowing give rate (l/min / GPM): _____

Recommended pump depth (m/ft): **17**

Recommended pump rate (l/min / GPM): **40**

Well production (l/min / GPM): **40**

Disinfected? Yes No



Well owner's information package delivered: Yes No

Date Package Delivered: **2010/10/2**

Date Work Completed: **2010/10/2**

Ministry Use Only

Audit No.: **z121505**

Received: **NOV 17 2010**



All measurements recorded in: Metric Imperial

Follow instructions on the front and back of this form. Print or Type

Well Tag No. of Deepest Well: (Print Well Tag No.)

A206741

Well No. on Drawing of Deepest Well: MW 1

Dewatering wells

Test holes

No. of wells reported 4

Page 1 of 1

Well Cluster Location Information					
Address of Well Location (Street Number(s)/Name(s), RR, if available)		Lot(s)	Concession(s)	Geographic Township	County/District/Upper Tier Municipality
5435 5435 Old Brock Rd.					
City, Town, Village or Hamlet		Province	GPS Unit Make	Model	Unit Mode of Operation
Pickering		Ontario	Garmin	etrex.	<input checked="" type="checkbox"/> Undifferentiated <input type="checkbox"/> Averaged
<input type="checkbox"/> Differentiated, specify: _____					

Mandatory Attachments/Additional Information
<input checked="" type="checkbox"/> Land Owner Consent Form must be attached.
<input checked="" type="checkbox"/> Detailed Drawing of All Well Locations must be attached.
I, the person constructing the well, will promptly submit to the Director, on request, any additional information in my custody or control related to any well in the well cluster that I have constructed.
Signature of Technician/Contractor Date (yyyy/mm/dd) 2016/08/31

Well # on Drawing	UTM Coordinates		Hole Depth (m)	Hole Diameter (cm/in)	Method of Construction	Casing Material; Diameter (cm/in)	Casing (m/ft)		Screen Interval (m)		Annular Space Material (m)			Overburden/Bedrock or Abandonment Filing Material Intervals (m)	Static Water Level (m/ft)	Date of Completion (yyyy/mm/dd)		
	Zone	Easting					Northing	From	To	From	To	From	To				Material:	
MW1	17	64	99	01	48	72	27	7	77'	0'	87'	77'	87'	75'	1'	0-2 top soil, 2-75' silty sand, bentonite, gravel		2016/6/07
MW2	17	64	98	98	48	72	27	7	5	0	15	5	16	3	1'	0-2 top soil, 2-15 silty sand		2016/06/07
MW3	17	65	00	03	48	72	38	8	5	0	15	5	16	3	1'	0-2 top soil, 2-15 silty clay	14'	2016/06/13
MW4	17	64	99	49	48	72	54	6	6	0	16	6	17	4	1'	0-2 fill, 2-16 silty clay	DM	2016/06/13

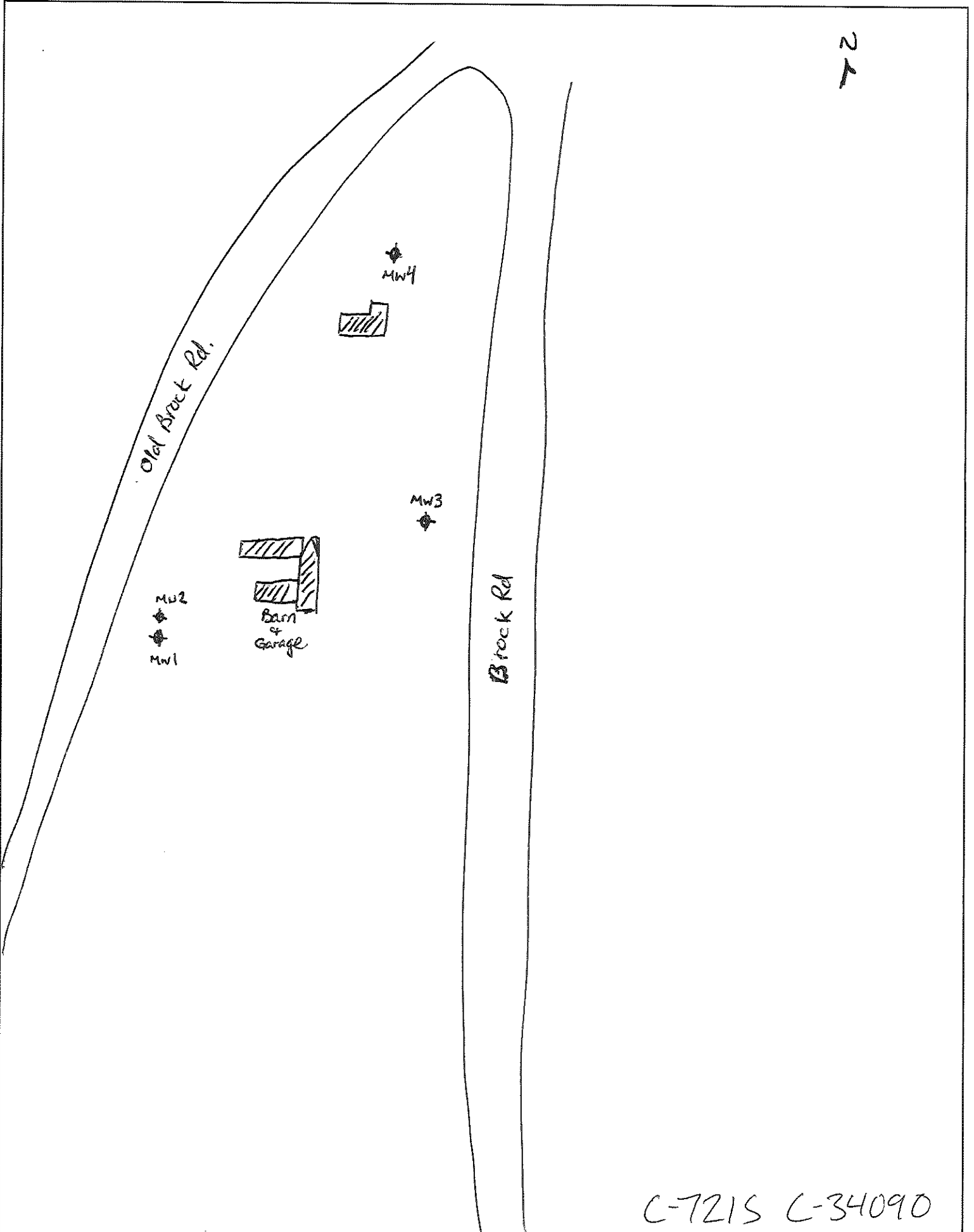
Well Contractor and Well Technician Information					Date First Well in Cluster Constructed or Abandoned (yyyy/mm/dd)	Date Last Well in Cluster Completed (yyyy/mm/dd)	Ministry Use Only		
Business Name of Well Contractor		Business Address (Street Number/Name, RR)		Municipality	Province	2016/06/07	2016/06/13	Date Received (yyyy/mm/dd)	Audit No.
Profile Drilling Inc		6525 Northam Dr		Mississauga	ON			SEP 13 2016	C 34090
Postal Code	Bus. Telephone No.	Well Contractor's Licence No.	Business E-mail Address		Well Abandonment Person Abandoning the Wells: Name _____ (Print or Type) - See instruction 11 on the back of this form				
L4V 1J 2	416 650 6444	7215	mike@profiledrilling.com						
Name of Well Technician (First Name, Last Name)		Well Technician's Licence No.	Signature of Well Technician	Date Submitted (yyyy/mm/dd)	Comments:				
Adam Stocki		3767		2016/09/06					

Note: This Well Record for Well Cluster Part 3 - Detailed Drawing of all Well Locations, must be attached to Parts 1 and 2. The drawing must include all property boundaries, an arrow indicating the North direction, all named roads and sufficient measurements to locate all wells in the cluster in relation to fixed points. The drawing must show the location of each well and each well must be numbered on the drawing to match number used for that well on the Well Record for Well Cluster Parts 1 and 2. The well with the well tag must be clearly identified on the Drawing.

UTM coordinates should appear beside each well, if space permits. Additional comments on wells can be included on the drawing







Well Tag Number: # A206741

"Well Record for Well Cluster" Form Audit Number: # C34090



**Appendix F:
Site Photographs**



Picture and Description	
	
<p>Photo #1: Workshop building located in the central portion of the Site.</p>	<p>Photo #2: Eastern extent of Barn #1, facing north.</p>
	
<p>Photo #3: AST located in the northwest corner of Bay #1 of the workshop.</p>	<p>Photo #4: Minor oil staining around the bandsaw, located along the west wall of Bay #3.</p>
	
<p>Photo #5: Waste oil drums located in Bay #5.</p>	<p>Photo #6: Minor staining around mini excavator, in Bay #5.</p>

Picture and Description	
	
<p>Photo #7: Current storage in Bay #3 and Bay #4.</p>	<p>Photo #8: Equipment stored to the north of Barn #2.</p>
	
<p>Photo #9: Office structure and storage yard, located to the north of the workshop building.</p>	<p>Photo #10: Residential building, potable and monitoring wells, located on the northern extent of the Site.</p>
	
<p>Photo #11: Eastern extent of the Site.</p>	<p>Photo #12: Utility pole and equipment storage, located to the south of the office structure.</p>

**Appendix G:
Phase One ESA Questionnaire**



PHASE ONE ESA QUESTIONNAIRE
 *Answers since last Phase 1 in 2021



37 Sandiford Drive, Suite 411, Stouffville, ON L4A 3Z2
 P 905.766.4054 F 905.642.5999
 G2Sconsulting.com

Site Address: 5435, 5455 & 5475 Old Brock Road, Claremont, Ontario	
Project #: G2S15515F	
Owner: S. Larkin Developments Inc.	Occupant:
Interviewee: Shaun Larkin	Relation to Site: Owner
Property and Building Description and Size: 10.81 acre, 1 residential building, 1 shop, 2 attached barns	

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 X No Unknown	<input checked="" type="radio"/> Yes <input type="radio"/> No

NOTES: 4 bays used commercially by owner for business.

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 X No Unknown	<input checked="" type="radio"/> Yes <input type="radio"/> No

NOTES: Misc. minor leaks from various equipment parked on property such as tenant's car.

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 X No Unknown	<input checked="" type="radio"/> Yes <input type="radio"/> No

NOTES: Spray foam drums up to November 2023 in Bay 3 (see ESA 2021). No longer stored on Premises.



Phase One 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 X Unknown	Yes No

NOTES:

1. 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	X		Historical – Spray foam
Electrical Equipment		X	
Metal Smelting and/or Processing		X	
Mining		X	
Milling	X		Historical – CNC machine
Petroleum and Natural Gas Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station)		X	
Transportation		X	
Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling		X	
Wood, Pulp and Paper Products	X		Various lumber storage
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage	X		Repair of Farm/Auto/Construction Equipment
Ash Deposit from boilers and/or other Thermal Facilities		X	
Asphalt Tar Manufacturing		X	
Coal Gasification		X	
Medical/Chemical/Radiological and/or Biological Labs		X	
Rifle and/or Pistol Firing Ranges		X	
Road Salt Storage Facilities		X	
Dry Cleaning Facilities		X	
Commercial Printing Facilities and/or Photo Developing Laboratory		X	
Site which have been or are likely to have been contaminated by substances migrating from other properties.		X	

Phase One 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 X 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 X No Unknown	Yes No

Historic staining near AST and totes investigated

NOTES: Minor from parked equipment.

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 X No Unknown	Yes No

NOTES: Furnace Oil tank inside Shop next to furnace. Outdoor Diesel AST removed 2021. No outdoor Storage tanks on property presently.

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 X Unknown	Yes No

NOTES:



Phase One 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 X	No	Unknown	Yes	No

NOTES: Some stains from motor oil on 8" concrete shop floor. No floor drains in this building.

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 X	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	No X	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 X	Unknown	Yes	No

NOTES:

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 X No Unknown	Yes No

NOTES: Regular petroleum products used to service equipment. Spray Foam stored in shop up to mid 2022.

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 X 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 X 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 X 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	No X	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 X	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 X	Unknown	Yes	No

NOTES:

21. Are there currently any site operating records available for the property? (please provide documents if obtainable):

SITE OPERATING RECORD	YES	NO	N/A
Regulatory Permits and Records		X	
Material Safety Data Sheets		X	
Underground Utility Drawings		X	
Chemical Inventory and Storage		X	
Storage Tanks		X	
Environmental Monitoring Data		X	
Waste Management Records		X	
Process, Production and Maintenance Documents		X	
Spills and Discharges		X	
Emergency Response and Contingency Plans		X	
Environmental Audit Reports		X	
Facility Site Plans		X	

Phase One ESA Questionnaire

Date: **March 19, 2024** -----

Signature of Assessor: *Stephanie Lewis* -----

Name of Assessor: **Stephanie Lewis** -----

Signature of Interviewee: *Shaun Larkin* -----

Name of Interviewee: **Shaun Larkin** -----

