G2S Consulting Inc.
4361 Harvester Rd., Unit 12, Burlington, ON L7L 5M4
P 905.331.3735 F 905.642.5999
G2Sconsulting.com

Phase One Environmental Site Assessment

140 Hadati Road, Guelph, Ontario

G2S21200

DC&F Corp
8750 Jane Street Unit 12
Vaughan, Ontario
L4K 0E7

May 2021

EXECUTIVE SUMMARY

G2S Consulting Inc. (G2S) was retained by DC&F Group (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the property located at 140 Hadati Road in Guelph, Ontario, hereinafter referred to as the 'Site'. Authorization to proceed with the work was provided by Mr. Joe Bartolo of DC&F Group.

G2S understands the Client requires a Phase One ESA for due diligence purposes related to the potential purchase of the Site. This Phase One ESA was completed in accordance with Ontario Regulation (O.Reg.) 153/04, as amended.

The purpose of this Phase One ESA was to determine the likelihood that one or more contaminants have affected the Phase One ESA property from present or past Site activities or from surrounding properties. 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 (O. Reg. 153/04).

The current owner of 140 Hadati Road is Gulam Ali Kassam.

For the purpose of this report, Site north has been established with Hadati Road running north to south and Leacock Avenue running east to west. The rectangular shaped Site is located on the east side of Hadati Road between Leacock Avenue and Upton Crescent, and covers an approximate plan area of 0.25 ha (0.63 ac.). Properties within the Study Area consist of residential and institutional land use. Hadati Creek is located approximately 335 m southeast of the Site, travelling south towards the Eramosa River, located approximately 1.6 m south. The Site location is illustrated on Drawing 1 in Appendix A.

The Site was vacant undeveloped land until the 1993 when the current commercial building was developed for use as a convenience store. The Site has been used for commercial purposes since its development.

The Phase One ESA identified one on-Site PCA (presence of a transformer) which was assessed based on observations of the operations, the location relative to the Site with respect to the inferred groundwater flow direction, the tenure and expected chemical storage amounts. The PCA was judged to have low potential to cause an adverse effect to the property, as such no APECs have been identified on-Site.

Based on the findings of this Phase One ESA, further environmental work in the form of a Phase Two ESA is not required.

Given the age of the buildings on Site, there is the potential for the presence hazardous materials in building materials, including mercury, ozone-depleting substances (ODSs), and lead based paints. Should renovation or demolition be planned for the buildings on Site, a designated substances survey should be performed in accordance with Ministry of Labour regulations.

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

It should be noted that if a Record of Site Condition (RSC) is required for the property under O.Reg. 153/04, further investigation may be required.

TABLE OF CONTENTS

Executive Summary ii
1. Introduction 1
2. Terms of Reference and Scope of Work 2
3. Phase One ESA Property Information 3
4. Records Review 4
4.1 Property Ownership 4
4.2 Property Use Records 4
4.2.1 Fire Insurance Plans 4
4.2.2 Street Directories 4
4.2.3 Waste Management Records 4
4.3 Regulatory Information 5
4.4 Physical Setting Sources 6
4.4.1 Aerial Photographs 6
4.4.2 Ontario Base Maps/Topographic and Other Maps 6
4.4.3 Hydrology and Hydrogeology 7
4.5 Site Operating Records 8
4.6 Environmental Reports 8
5. Interviews 9
5.1 Site Personnel 9
5.2 Third Party Individuals 9
5.3 Government Officials 9
6. Site Reconnaissance 10
6.1 Enhanced Investigation Property 13
7. Review and Evaluation of Information 14
7.1 Current and Past Uses 14
7.2 Potentially Contaminating Activities 15
7.3 Areas of Potential Environmental Concern (APECs) 15
8. Conclusions and Recommendations 16
9. Qualifications of the Assessor 17
10. References and Supporting Documentation 18
11. Limitations 19
12. Closing Remarks 20

APPENDICES

Appendix A: Drawings
Appendix B: Site Ownership
Appendix C: Street Directories
Appendix D: Environmental Source Information
Appendix E: Well Records
Appendix F: Phase One Questionnaire
Appendix G: Site Photos

LIST OF TABLES

Table 1: General Site Details
Table 2: Street Directories, Site Occupant
Table 3: Environmental Source Information
Table 4: Aerial Photographs
Table 5: Topographic and Other Maps
Table 6: Site Operating Records
Table 7: Site Reconnaissance
Table 8: Summary of Current and Past Site Uses
Table 9: Potentially Contaminating Activities
Table 10: Areas of Potential Environmental Concern

1. INTRODUCTION

G2S Consulting Inc. (G2S) was retained by DC&F Group (the Client) to complete a Phase One Environmental Site Assessment (ESA) for the property located at 140 Hadati Road in Guelph, Ontario, hereinafter referred to as the 'Site'. Authorization to proceed with the work was provided by Mr. Joe Bartolo of DC&F Group.

G2S understands the Client requires a Phase One ESA for due diligence purposes related to the potential purchase of the Site. This Phase One ESA was completed in accordance with Schedule D. of Ontario Regulation (O.Reg.) 153/04, as amended.

2. TERMS OF REFERENCE AND SCOPE OF WORK

The purpose of this Phase One ESA was to determine the likelihood that one or more contaminants have affected the Phase One ESA property from present or past Site activities or from surrounding properties. This Phase One ESA was completed in accordance with O. Reg. 153/04, which outlines the protocol for Phase One ESAs.

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 (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 assessment 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 assessment 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 property.

The Phase One ESA scope of work involved a records review, a Site visit, interviews, evaluation of the information gathered and preparation of this report.

3. PHASE ONE ESA PROPERTY INFORMATION

Table 1: General Site Details

Municipal Address	140 Hadati Road, Guelph
General Site Location	East side of Hadati Road, between Leacock Avenue and Upton Crescent.
Approximate Plan Area	0.25 ha (0.63 ac.)
Property Identification Number (PIN)	PIN 71345-0099 (LT)
Legal Description	PT BLOCK B, PLAN 675, PART 5, 61R3875, GUELPH.
Current Site Owner	Gulam Ali Kassam
Current Site Occupant	One Stop Convenience

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

4. RECORDS REVIEW

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

4.1 Property Ownership

A land title search for the Site was conducted online at the Teranet Express website for the Wellington Land Registry Office. The Land Registry document indicates that the Site was transferred to the current owner, Gulam Ali Kassam, in November 1994. The Land Registry documents for the Site are included in Appendix B.

4.2 Property Use Records

4.2.1 Fire Insurance Plans

Opta Environmental Services HEIRS was contacted regarding available historical information; namely Fire Insurance Plans (FIPs) for the Study Area. FIPs were not available for the Site or Study Area.

4.2.2 Street Directories

A city directories search was conducted for the Site by Environmental Risk Information Services (ERIS). Vernon's Guelph City Directories were reviewed in approximately five-year increments from 1959-2011, when publication ceased. The Site addresses were not listed prior to 1990. The table below summarizes the directory information for the Site.

Table 2: Street Directories, Site Occupant

Address	Occupant/Site Use	Years Occupied
140 Hadati Road	One Stop Convenience	2001-2011
	The Mad Potter	2011
	Sandy's Hair & Beauty Centre	2001
	Becker Milk Co.	1990-1996
	Bruno's Hairstyling	1996
	Not listed	<1985

None of the Site occupants are deemed to represent a PCA for the Site. The Study Area consisted of residential and institutional properties, none of which are deemed to represent PCAs.

4.2.3 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 2002-2018. Properties within the Study Area were also searched for records currently registered with HWIN. No records were found on Site or within the Study Area.

4.3 Regulatory Information

Table 3: Environmental Source Information

Document	Source	Pertinent Information
City of Guelph Official Plan, Schedule 2: Land Use Plan Schedule 4: Natural Heritage System	City of Guelph Website	-Site and adjacent properties are classified as low density residential. -Open space and park is located in the north portion of the Study Area.
Ministry of Natural Resources (MNR) and Forestry, Ontario, Natural Heritage Areas database	MNR online	-No Areas of Natural Significance located on Site or within 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 1994-2017. 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 Site or Study Area.
Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars in Ontario	MECP	-No records for 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 Site or Study Area.
Brownfields Environmental Site Registry	MECP online	-No records for Site or Study Area.
Technical Standards and Safety Authority (TSSA)	TSSA via email	-No records for Site or Study Area.

None of the above addresses resulted in PCAs. The environmental source information is included in Appendix D.

4.4 Physical Setting Sources

4.4.1 Aerial Photographs

Aerial photographs are included as Drawings 4 through 8 in Appendix A. The following table summarizes the information.

Table 4: Aerial Photographs

Year	Site Description	Study Area Description
1966	The Site is vacant or used as agricultural land.	The Study Area is partially developed with residential and agricultural properties. Residences have been developed along Victoria Road North, and agricultural properties are located throughout the remainder of the Study Area. A forest is located south of the Site.
1978	The Site is vacant, and in the stages of development.	Adjacent properties are in the stages of development. Additional residences have been developed southwest, north and west of the Site. An institutional property is located south of the Site on Victoria Road North.
2006	The Site is developed with the current commercial building. Asphalt pavement surrounds the building.	All properties within the Study Area have been developed. Residential properties and open space parks comprise the majority of the Study Area. The institutional property located south of the Site on Victoria Road North has been further developed, similar to present.
2013		
2020		

4.4.2 Ontario Base Maps/Topographic and Other Maps

Selected maps are included as Drawings 9 through 12 in Appendix A. The following table summarizes the information.

Table 5: Topographic and Other Maps

Item	Year	Site Description	Study Area Description
Topographic Map	1939	-Site is vacant. The ground elevation is approximately 330m. The expected direction of groundwater flow is south following surface topography towards the Speed River/Eramosa River, located approximately 1.6 km south.	The Study Area is primarily vacant or agricultural land. Victoria Road North has been developed southwest of the Site, with some residences. A forest is located south of the Site. Hadati Creek is located southeast of the Site and runs south towards the Speed River.
Topographic Map	1975	The Site is undeveloped.	Several streets in the Study Area have been developed with residences. The remainder of the south portion of the Study Area is developed with residential properties. A school has been

Item	Year	Site Description	Study Area Description
			developed at 63 Victoria Road North).
Topographic Map	2013	The Site is shaded red, indicating residential or commercial use.	All properties within the Study Area have been developed with residences or institutional buildings, similar to present. A school has been developed at 63 Victoria Road North.
Ontario Base Map (OBM)	Reviewed on May 21, 2021	-No buildings are depicted on Site.	The Study Area is developed with residential and institutional properties. Hadati Creek is located southeast of the Site.
Palaeozoic Geology of Southern Ontario, Map 2254, Ontario Division of Mines	1972	-Site is characterized by Middle and Lower Silurian Guelph Formation, overlain by dolomite.	
Soil Map of Wellington County, Map No. 35	Circa 1971	-Site area is dominantly fox sandy loam over bedrock.	
MECP Well Records	Reviewed on May 21, 2021	-According to the MECP records, there was one record within the Study Area (included in Appendix E). -A record from a monitoring well located west of the Study Area identified soil as stoney clay and gravel from 0 m below ground surface (bgs) to 9.1 m bgs, underlain by white limestone to a depth of 14.9 m bgs, and brown and black rock to a depth of 29.5 m bgs. Grey shale was encountered at a depth of 29.5 m bgs. The static water level was recorded at 18.2 m bgs.	

4.4.3 Hydrology and Hydrogeology

Surface water from the Site is expected to infiltrate through catch basins on the paved ground surfaces of the Site.

Hadati Creek is located approximately 335 m southeast of the Site, travelling south towards the Eramosa River, located approximately 1.6 m south. Surface elevations in the area decrease to the south. Based on our observations and review, the expected direction of groundwater flow underlying the Site is south/southwest, towards the Eramosa River.

4.5 Site Operating Records

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

Table 6: 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
Chemical Inventory and Storage	No records available
Storage Tanks	No records available
Environmental Monitoring Data	No records available
Waste Management Records	No records available
Process, Production and Maintenance Documents	No records available
Spills and Discharges	No records available
Emergency Response and Contingency Plans	No records available
Environmental Audit Reports	No records available
Facility Site Plans	No records available

4.6 Environmental Reports

No previous environmental reports were provided for the Site.

5. INTERVIEWS

5.1 Site Personnel

An interview regarding the Site was conducted with Site Representative, Mr. Joe Bartolo, client and potential purchaser of the Site, on May 21, 2021. A Phase One Questionnaire was provided to the Mr. Bartolo and is included in Appendix F.

Based on information provided during the interview, the commercial building at 140 Hadati Road was developed in 1993 and has been used as a convenience store since development.

5.2 Third Party Individuals

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

5.3 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;

2. Technical Standards and Safety Authority.

6. 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.

Table 7: Site Reconnaissance

Date	May 12, 2021
Time	9:00 am
Weather	Sunny, 10º Celsius
Person who conducted the Site visit	Cassia Dal Bello, B.Sc.
Qualified Person supervising the Site visit	Steve Campbell, P.Geo.
Facility Operating: Yes/No	Yes
General Observations:	
140 Hadati Road is developed with a single storey slab-on-grade commercial building. The building is divided into two units. Unit one is occupied by One Stop Convenience, a convenience store, and unit two is currently vacant. Unit one consists of a retail space at the east portion of the building, with a commercial refrigerator, storage room, and washroom at the east portion. Unit two consists of one vacant room and a washroom. Asphalt pavement surrounds the building on all sides and extends to the property line. A transformer is located at the north exterior of the building.	
Interior Observations	
Item	Observations
Building Observations	Ceramic tile floors, drywall walls, suspended ceiling tiles, fluorescent lighting throughout.
Heating and Cooling Systems	Natural gas heating, HVAC cooling system.
Interior Observations	
Item	Observations
Drains, Pits and Sumps	None observed
Mechanical Equipment	None observed
Stained Materials	None observed
Noise, Odours, Vibrations	None observed
Storage Tanks and Containers	None observed
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 no 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 building, it is unlikely for PCBs to be present in building materials.
(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 building, the potential for ACMs to be present in the building is low.
(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 building, there is potential for lead based paint to be present on-Site.
(iv) Mercury	Mercury is typically found in a variety of building materials including paints, thermostats and mercury-vapour lamps. Potential mercury-containing equipment may be located on Site.
v) Ozone Depleting Substances	Ozone-Depleting Substances (ODSs) include any substances containing chlorofluorocarbon ("CFCs"), hydro chlorofluorocarbon ("HCFCs"), halon or any other material capable of destroying ozone in the atmosphere. Federal regulations eliminated the production and import of CFCs by January 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. Potential ODS-containing equipment may be located on-Site including refrigerators and an air conditioning unit.
(vi) Urea Formaldehyde Foam Insulation	Urea Formaldehyde Insulation (UFFI) was used as an insulation material for existing buildings (commonly houses) from the mid-1970s until its ban in Canada in 1980. Potential UFFI-containing materials are unlikely to be located on Site.
Site Limitations	None
Exterior Observations	
Item	Observations
Structure Exteriors	Brick and metal deck.
Hazardous Materials	None observed

Storage Tanks and Containers	None observed
Unidentified Substances	None observed
Wells	None observed
Potable Water Supply	Municipal (groundwater aquifer)
Sewage Disposal	Municipal sewer
Pits and Lagoons	None observed
Stained Materials	None observed
Stressed Vegetation	None observed
Ground Surface	Asphalt pavement
Fill Materials	None observed
Watercourses, Ditches and/or Standing Water	None observed on Site
Roads, Parking Facilities and Rights of Way	Access to the Site is via Upton Crescent and Leacock Avenue.
Noises, Odours, Vibrations	None observed
Waste Disposal	General waste is serviced by the municipality.
Storage	None observed.
Adjacent Land Uses	
North	Leacock Avenue followed by residential properties.
South	Upton Crescent followed by residential properties. St. James Catholic Highschool, St. John Catholic Elementary School, and Saint John the Baptist Parish are located southwest of the Site.
East	Residential properties.
West	Hadati Road followed by residential properties.
Current or Former Railway Lines or Spurs	None observed on Site or in the Study Area

6.1 Enhanced Investigation Property

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

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

The Site is currently vacant and used for commercial purposes. The Site has historically been used for commercial retail purposes; therefore, an enhanced investigation is not required.

7. REVIEW AND EVALUATION OF INFORMATION

7.1 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 8: Summary of Current and Past Site Uses

Year	Name of Owner/Occupant	Description of Property Use	Other Observations
140 Hadati Road			
2001-2011	One Stop Convenience	Commercial use	1966 and 1978 aerial photographs show the Site vacant. 2006, 2013 & 2020 aerial photographs show the current commercial building. Site representative indicated that the Site was developed in 1993 with the current commercial building.
2011	The Mad Potter		
2001	Sandy's Hair & Beauty Centre		
1990-1996	Becker Milk Co.		
1996	Bruno's Hairstyling		
1993	Current commercial building/convenience store		
<1993	Undeveloped or agricultural land	Undeveloped or agricultural land	

7.2 Potentially Contaminating Activities

The following Potentially Contaminating Activities (PCAs) were identified for the Site and/or Study Area. Refer to Drawing 13 in Appendix A.

Table 9: Potentially Contaminating Activities

Address Direction and Distance from Site	Potentially Contaminating Activity Refer to Table 2, Schedule D O.Reg. 153/04	Description	Date(s)	Contaminants of Potential Concern	Results in an APEC (yes/no)
140 Hadati Road Site	**PCA #55:** Transformer Manufacturing and Processing	Transformer located at the north exterior of the building on Site. Transformer is in good condition and located on a concrete pad with no evidence of staining.	~1993-current	PCBs, PHCs	No – transformer is situated on a concrete pad on asphalt with no evidence of staining or leakage.

Notes: PCA – Potentially Contaminating Activity
PCBs – Polychlorinated biphenyls
APEC – Area of Potential Environmental Concern
PHCs – Petroleum Hydrocarbons

7.3 Areas of Potential Environmental Concern (APECs)

Based on review and evaluation of the PCAs, no APECs were identified for the Site.

8. CONCLUSIONS AND RECOMMENDATIONS

The purpose of this Phase One ESA was to determine the likelihood that one or more contaminants have affected the Phase One ESA property from present or past Site activities or from surrounding properties. 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 (O. Reg. 153/04).

The Site is currently developed with a commercial building occupied by One Stop Convenience. Based on information collected from the Site visit and records review, the Site was vacant undeveloped land until 1993 when the current commercial building was developed for use as a convenience store. The Site has been used for commercial purposes since its development.

The Phase One ESA identified one on-Site PCA (presence of a transformer) which was assessed based on observations of the operations, the location relative to the Site with respect to the inferred groundwater flow direction, the tenure and expected chemical storage amounts. The PCA was judged to have low potential to cause an adverse effect to the property, as such no APECs have been identified on-Site.

Based on the findings of this Phase One ESA, further environmental work in the form of a Phase Two ESA is not required.

Given the age of the buildings on Site, there is the potential for the presence hazardous materials in building materials, including mercury, ozone-depleting substances (ODSs), and lead based paints. Should renovation or demolition be planned for the buildings on Site, a designated substances survey should be performed in accordance with Ministry of Labour regulations.

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

It should be noted that if a Record of Site Condition (RSC) is required for the property under O.Reg. 153/04, further investigation may be required.

9. QUALIFICATIONS OF THE ASSESSOR

This Phase One ESA was conducted by Ms. Cassia Dal Bello, B.Sc. Ms. Dal Bello is responsible for the successful completion of field work and reporting. Ms. Dal Bello 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. Dana Haslett, B.A. Ms. Haslett 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 project manager with over 9 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. Steve Campbell, P. Geo. Mr. Campbell 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. Campbell 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. Campbell 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). Mr. Campbell has managed numerous asbestos, designated substances and mould assessments, as well as remediation programs.

10. REFERENCES AND SUPPORTING DOCUMENTATION

a) Canadian Standards Association, *Z768-0,* Re-affirmed 2016. Phase One Environmental Site Assessment.

b) Occupational Health and Safety Act - Ministry of Labour (MOL).

c) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry if the Environment, April 1987.

d) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.

e) Hazardous Waste Information Network (HWIN, 1986 – 2005), www.hwin.ca.

f) Ministry of the Environment, Brownfields Environmental Site Registry, www.ene.gov.on.ca/environet/BESR/index.

g) National Pollutant Release Inventory, www.ec.gc.ca.

h) Ontario's Environmental Registry, www.ebr.gov.on.ca.

i) Paleozoic Geology of Southern Ontario, Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.

j) Soil Map of Wellington County, Ontario, South Sheet, Soil Survey Report No. 35. Scale 1:63, 360. Soil Research Institute, Research Branch, Canada Department of Agriculture, Ottawa, 1971.

k) Guelph, Ontario, Topographic Map, 40 P/9, Department of National Defence. Scale 1:63,360. Published 1939. Viewed at the McMaster Map Library.

l) Guelph, Ontario, Topographic Map, 40 P/9, Edition 3. Surveys and Mapping Branch, Department of Energy, Mines and Resources, Ottawa. Scale 1:50,000. Published 1975. Viewed at the McMaster Map Library.

m) 1966 Aerial Photograph, Photo 4325, Source unknown. Scale Unknown. Viewed online at the University of Waterloo Geospatial Centre.

n) Flightline 4339, Frame 76, 1978 Aerial Photograph. Source unknown. Scale unknown. Viewed at the Archives of Ontario.

o) 2006, 2013, and 2018 Aerial Photograph, Google Earth, Digital Globe, 2020.

p) City of Guelph Official Plan, Schedule 1: Land Use Plan. City of Guelph Planning Services. July 27, 2010.

q) City of Guelph Official Plan, Schedule 10: Natural Heritage System. City of Guelph Planning Services. July 27, 2010.

11. LIMITATIONS

This Phase One Environmental Site Assessment (ESA) has been prepared for the sole benefit of DC&F Corp and is intended to provide a Phase One ESA for the subject Site. The Phase One ESA may not be relied upon by any other person or entity without the expressed written consent of DC&F Corp 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 (May 2021), 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 subject property and must be viewed as a mechanism to reduce risk rather than eliminate the risk of contamination concerns.

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

12. 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,

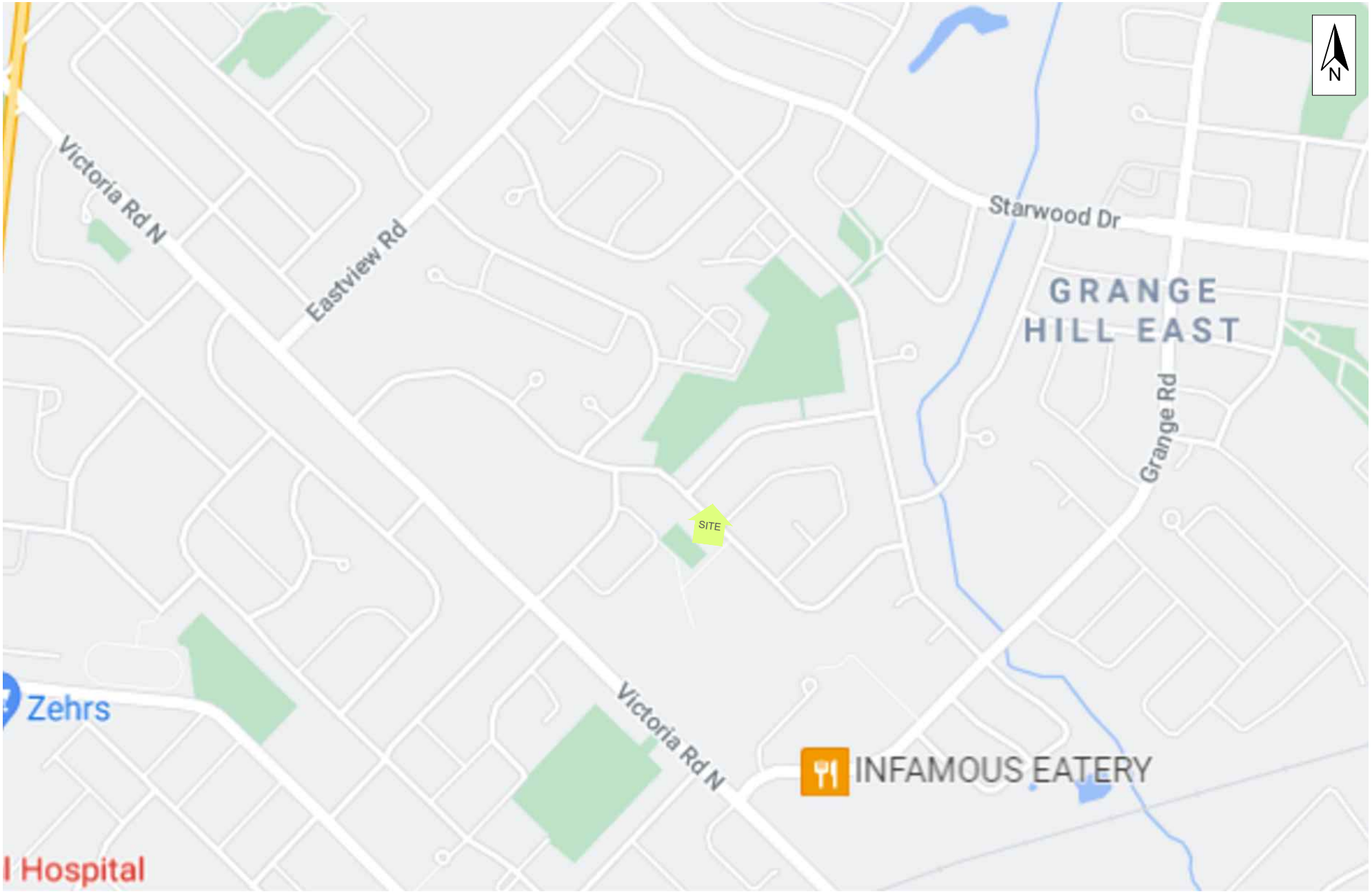
G2S Consulting Inc.

Cassia Dal Bello, B.Sc.
Environmental Scientist

Dana Haslett, B.A.
Project Manager

Steve Campbell, P.Geo.
Principal, Senior Geoscientist

Appendix A:
Drawings



Scale: N.T.S. Project No.: G2S21200 Date: MAY 2021 Drawn by: CDB/SC File name: HADATI.dwg	SITE LOCATION PLAN 140 HADATI ROAD GUELPH ONTARIO	G2S	Drawing No. 1

Scale: AS SHOWN Project No.: G2S21200 Date: MAY 2021 Drawn by: CDB/SC File name: HADATI .dwg	PHASE ONE ESA STUDY AREA 140 HADATI ROAD GUELPH ONTARIO	G2S	Drawing No. 2

Scale:	AS SHOWN
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

PHASE ONE ESA SITE PLAN
140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

3

Scale:	N.T.S.
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

1966 AERIAL PHOTOGRAPH
140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

4

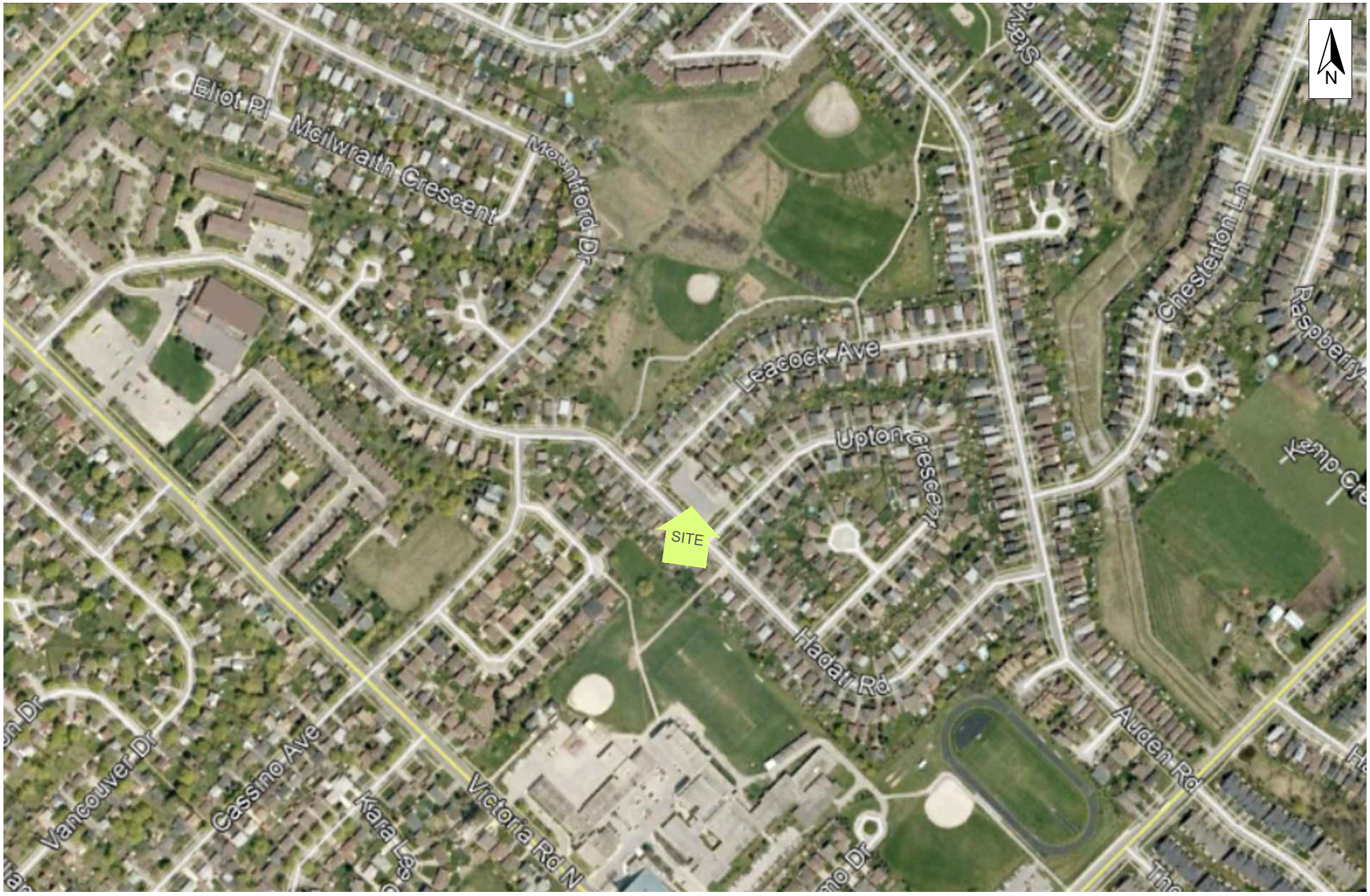
Scale:	N.T.S.
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

1978 AERIAL PHOTOGRAPH
140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

5



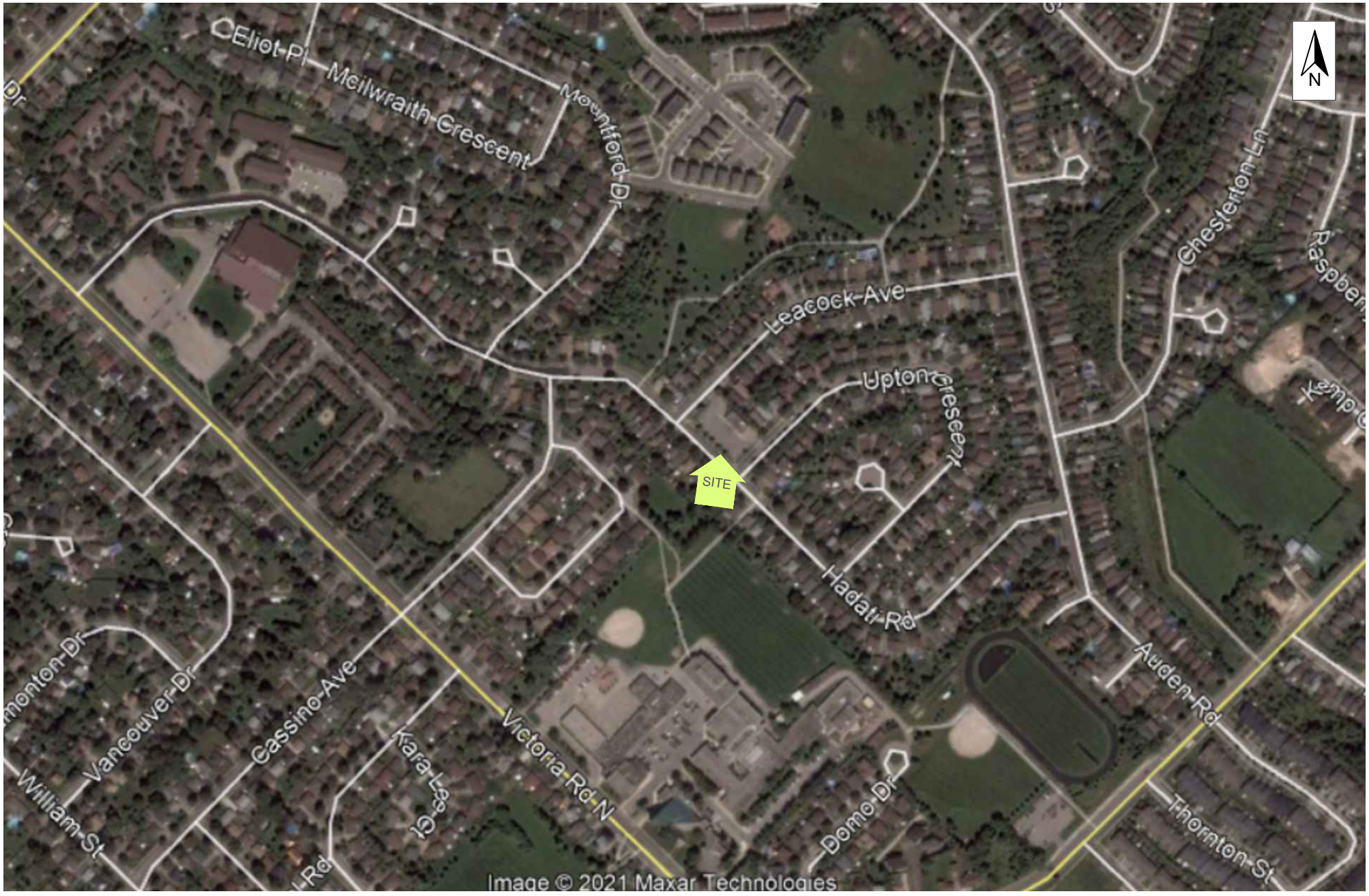
Scale:	N.T.S.
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

2006 AERIAL PHOTOGRAPH
140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

6



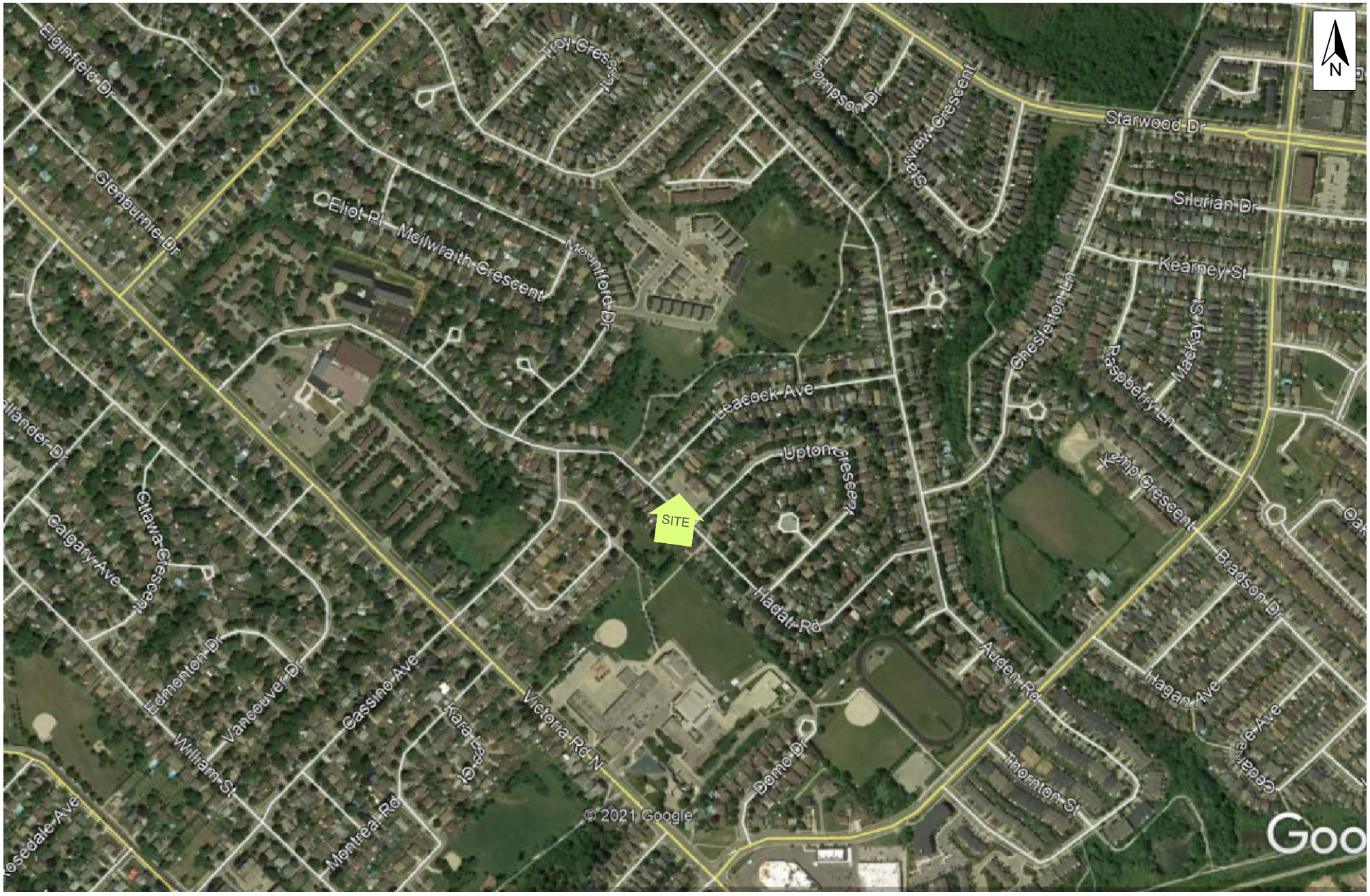
Scale:	N.T.S.
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

2013 AERIAL PHOTOGRAPH
140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

7



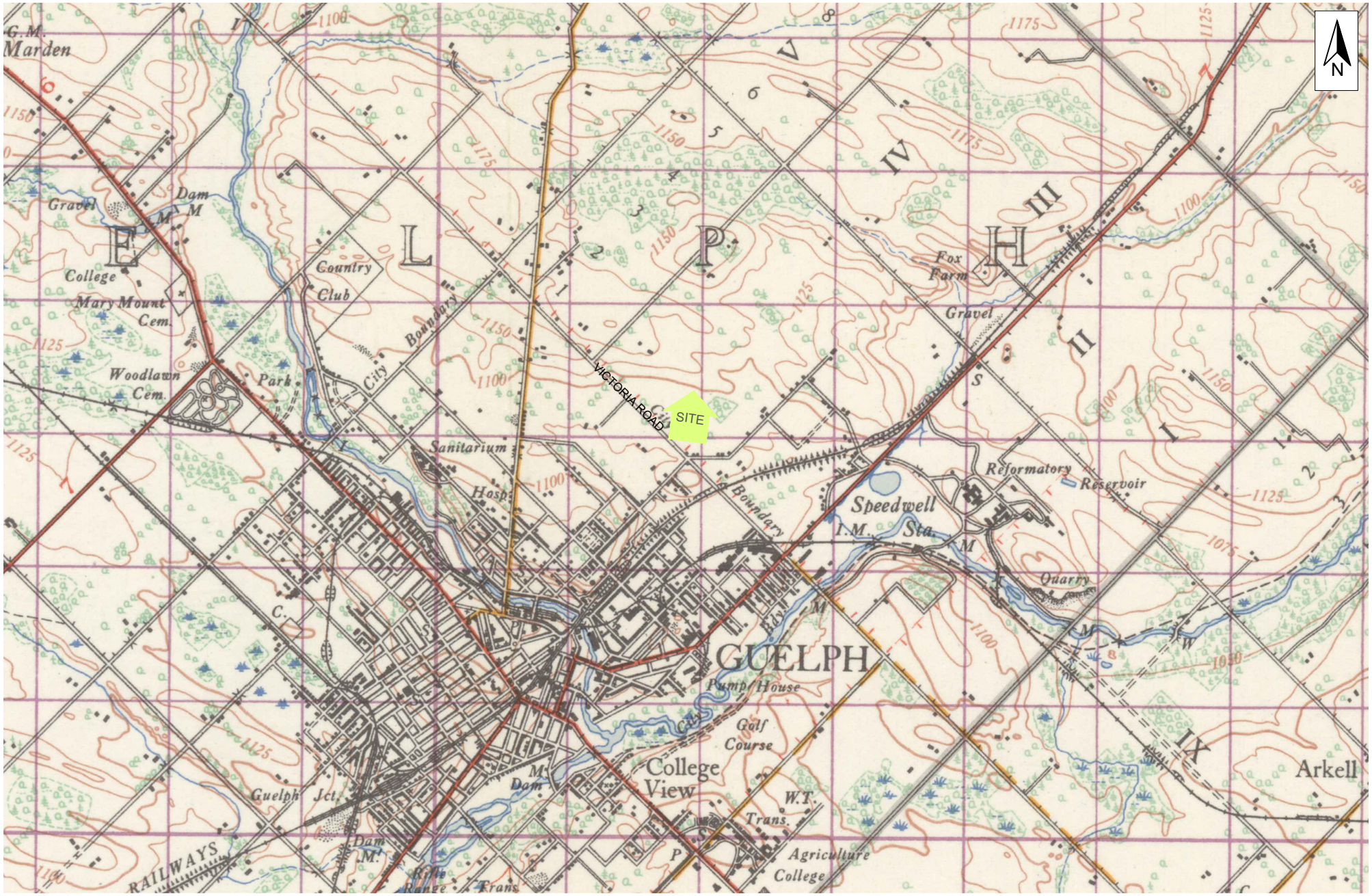
Scale:	N.T.S.
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

2020 AERIAL PHOTOGRAPH
140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

8



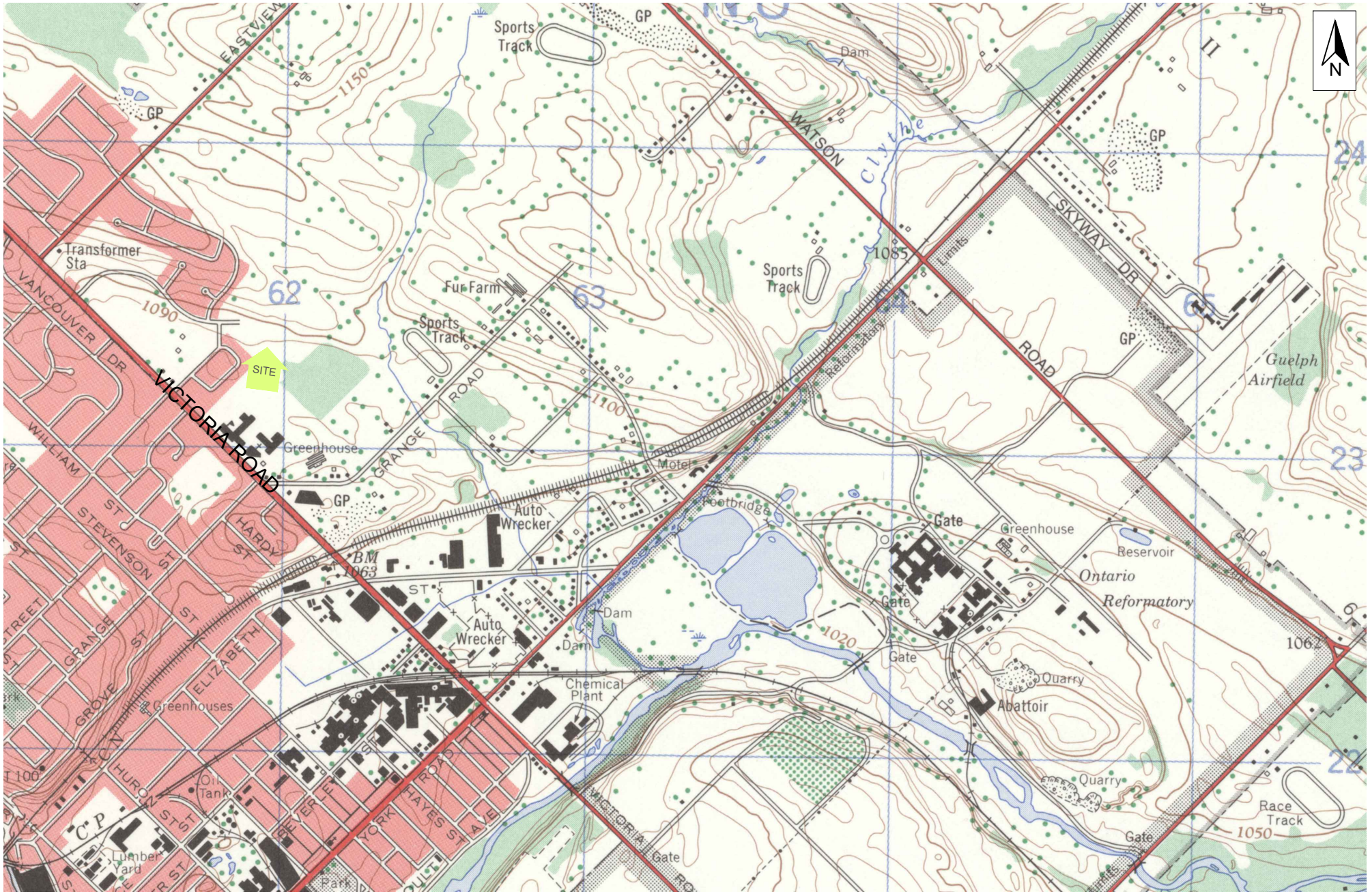
Scale:	N.T.S.
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

1939 TOPOGRAPHIC MAP
140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

9



Scale:	N.T.S.
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

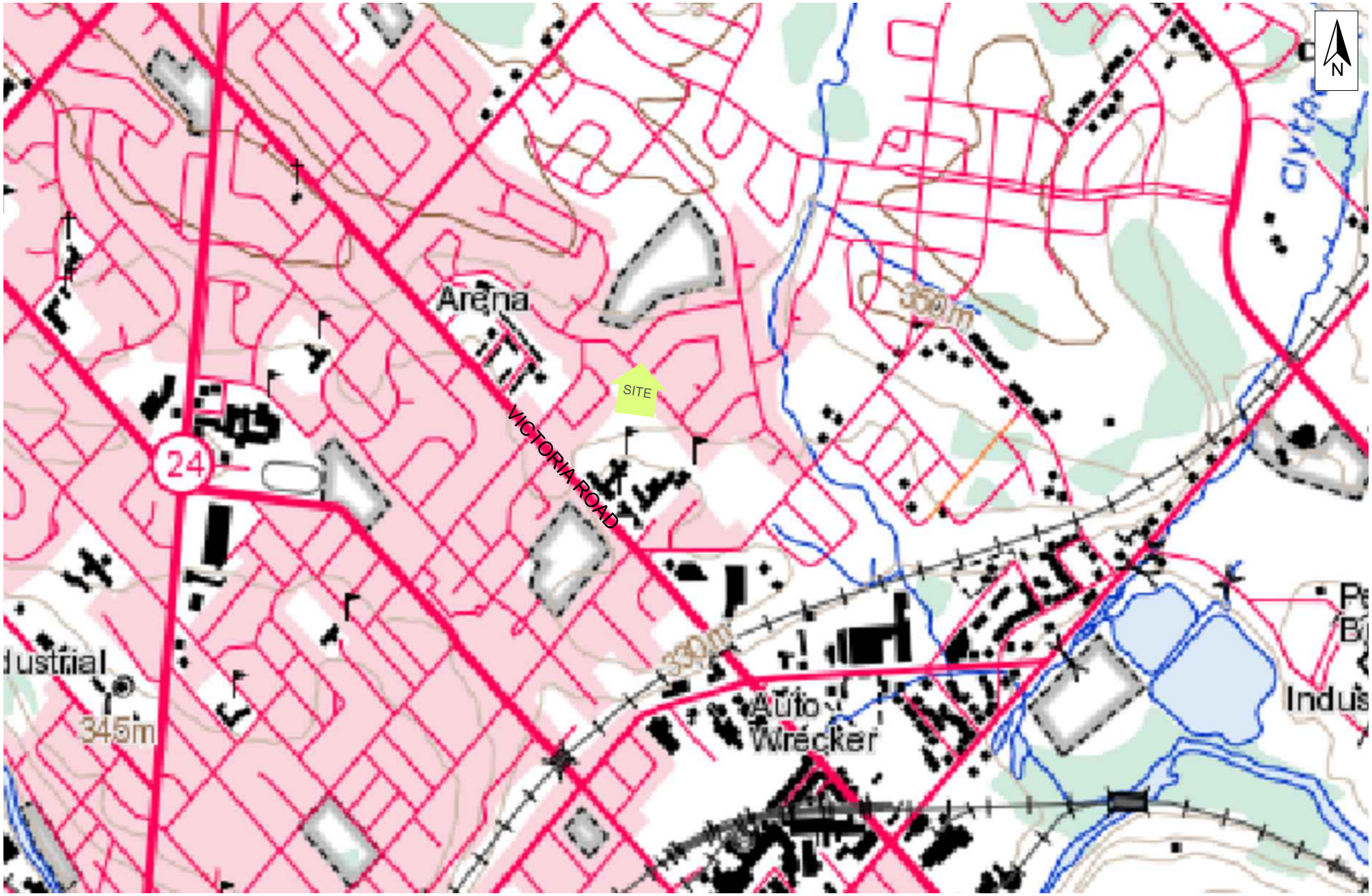
1975 TOPOGRAPHIC MAP

140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

10



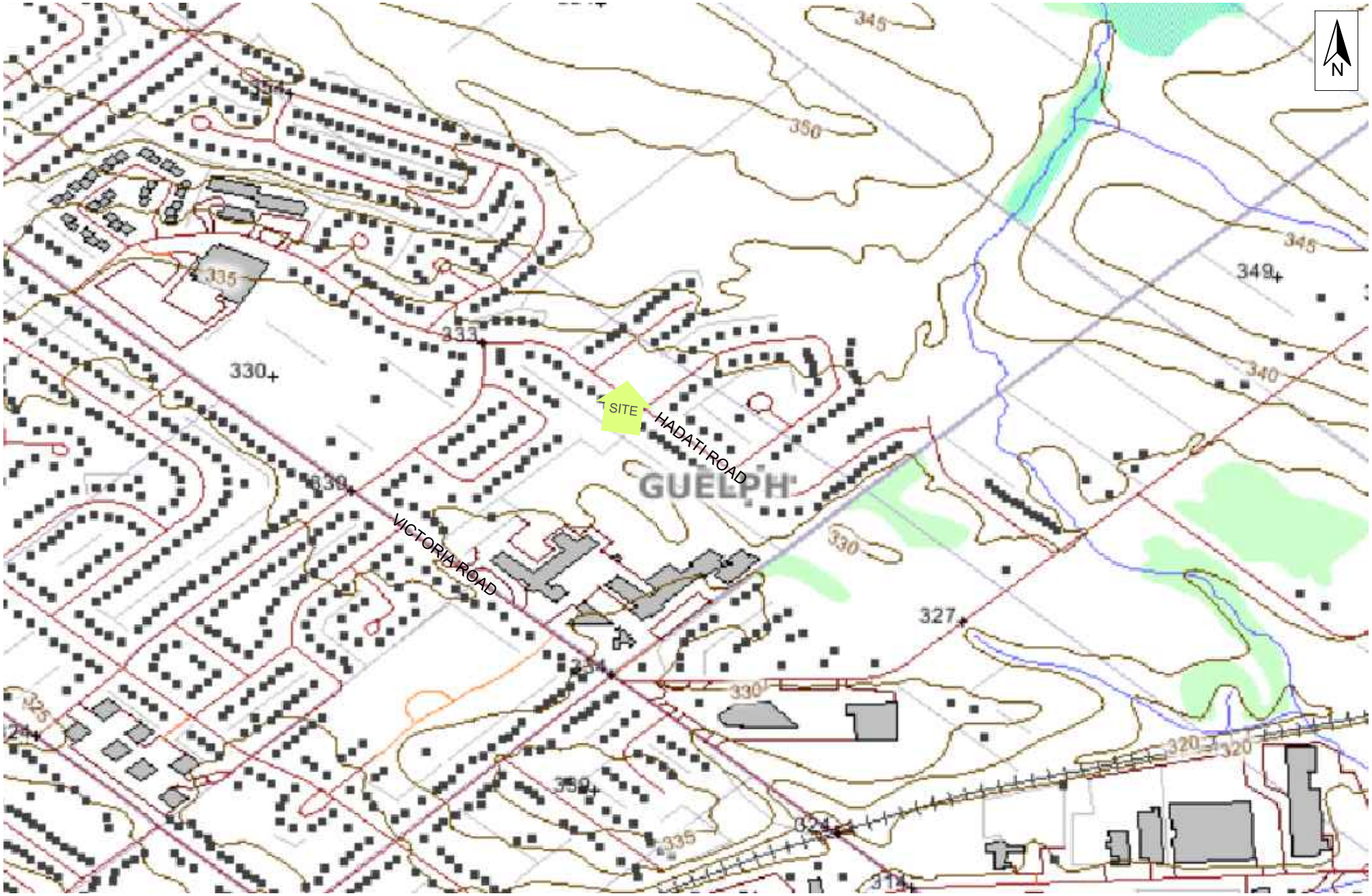
Scale:	N.T.S.
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

2013 TOPOGRAPHIC MAP
140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

11



Scale:	N.T.S.
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

ONTARIO BASE MAP
140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

12

Scale:	AS SHOWN
Project No.:	G2S21200
Date:	MAY 2021
Drawn by:	CDB/SC
File name:	HADATI.dwg

POTENTIALLY CONTAMINATING ACTIVITIES
140 HADATI ROAD

GUELPH ONTARIO

Drawing No.

13

Appendix B:
Site Ownership

PROPERTY DESCRIPTION: PT BLOCK B, PLAN 675 , PART 5 , 61R3875 ; GUELPH

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1998/07/27

OWNERS' NAMES
KASSAM, GULAM ALI

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/07/27 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/07/27						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/07/24 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** 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.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/07/27 **						
ROS205796	1978/08/03	AGR SUBDIVISION			THE CORPORATION OF THE CITY OF GUELPH THE BOARD OF LIGHT AND HEAT COMMISSIONERS OF THE CITY OF GUELPH COB GUELPH HYDRO	C
	REMARKS: SKETCH ATT'D					
61R3875	1987/06/01	PLAN REFERENCE				C
ROS642902	1991/05/23	CHARGE		*** COMPLETELY DELETED ***	NATIONAL TRUST COMPANY	
ROS642904	1991/05/23	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***		
	REMARKS: RENTS, 642902					

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RO701154	1993/10/01	AGREEMENT				C
RO724303	1994/11/24	TRANSFER	$435,000		KASSAM, GULAMALI	C
RO770684	1997/04/01	CHARGE		*** COMPLETELY DELETED ***	MCENERY INDUSTRIES LIMITED	
LT17451	1999/06/30	CHARGE		*** COMPLETELY DELETED *** KASSAM, GULAMALI (FIRSTLY) KASSAM, ROZINA (SECONDLY)	MCENERY INDUSTRIES LIMITED	
WC54932	2004/03/02	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** NATIONAL TRUST COMPANY	SCOTIA MORTGAGE CORPORATION	
	REMARKS: ROS642902					
WC54934	2004/03/02	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION	HOME TRUST COMPANY	
	REMARKS: ROS642902 & WC54932					
WC177395	2007/06/25	CHARGE		*** COMPLETELY DELETED *** KASSAM, GULAMALI	HOME TRUST COMPANY	
WC177396	2007/06/25	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** KASSAM, GULAMALI	HOME TRUST COMPANY	
	REMARKS: WC177395					
WC177397	2007/06/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCENERY INDUSTRIES LIMITED		
	REMARKS: RE: RO770684					
WC177398	2007/06/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCENERY INDUSTRIES LIMITED		
	REMARKS: RE: LT17451					
WC186932	2007/09/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** HOME TRUST COMPANY		
	REMARKS: RE: ROS642902					
WC347856	2012/07/05	CHARGE	$225,000	KASSAM, GULAMALI	ROYAL BANK OF CANADA	C
WC347857	2012/07/05	NO ASSGN RENT GEN		KASSAM, GULAMALI	ROYAL BANK OF CANADA	C
	REMARKS: WC347856.					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WC354743	2012/09/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** HOME TRUST COMPANY		
	REMARKS: WC177395.					
WC516613	2017/09/12	APL CH NAME OWNER		KASSAM, GULAMALI	KASSAM, GULAM ALI	C
WC516614	2017/09/12	CHARGE	$340,000	KASSAM, GULAM ALI	ROYAL BANK OF CANADA	C

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.

Appendix C:
Street Directories

ENVIRONMENTAL RISK INFORMATION SERVICES

CITY DIRECTORY

Project Property: *140 Hadati Road, Guelph, ON*
Report Type: *City Directory*
Order No: *21051200202*
Information Source: *Vernon's Guelph Online City Directory*
Date Completed: *17-05-2021*

City Directory Information Source

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Vernon's Guelph Online City Directory

PROJECT NUMBER: 21051200202	
Site Address:	140 Hadati Road, Guelph, ON
Year:2011	
Site Listing:	-One Stop Convience -The Mad Potter

PROJECT NUMBER: 21051200202	
Site Address:	140 Hadati Road, Guelph, ON
Year:2006	
Site Listing:	-One Stop Convience -The Mad Potter

PROJECT NUMBER: 21051200202	
Site Address:	140 Hadati Road, Guelph, ON
Year:2001	
Site Listing:	-One Stop Convience -Sandy's Hair & Beauty Centre

PROJECT NUMBER: 21051200202	

Site Address:	140 Hadati Road, Guelph, ON
Year:1996	
Site Listing:	-Becker Milk Co -Bruno's Hairstyling

PROJECT NUMBER: 21051200202	
Site Address:	140 Hadati Road, Guelph, ON
Year:1990	
Site Listing:	-Becker Milk Co

PROJECT NUMBER: 21051200202	
Site Address:	140 Hadati Road, Guelph, ON
Year:1985	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 21051200202	
Site Address:	140 Hadati Road, Guelph, ON
Year:1980	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 21051200202	
Site Address:	140 Hadati Road, Guelph, ON
Year:1975	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 21051200202	
Site Address:	140 Hadati Road, Guelph, ON
Year:1970	
Site Listing:	-Street Not Listed

PROJECT NUMBER: 21051200202	
Site Address:	140 Hadati Road, Guelph, ON
Year:1966	
Site Listing:	-Street Not Listed

PROJECT NUMBER: 21051200202	
Site Address:	140 Hadati Road, Guelph, ON
Year:1959	

Site Listing:	-Street Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.

Appendix D:
Environmental Source Information

Ontario

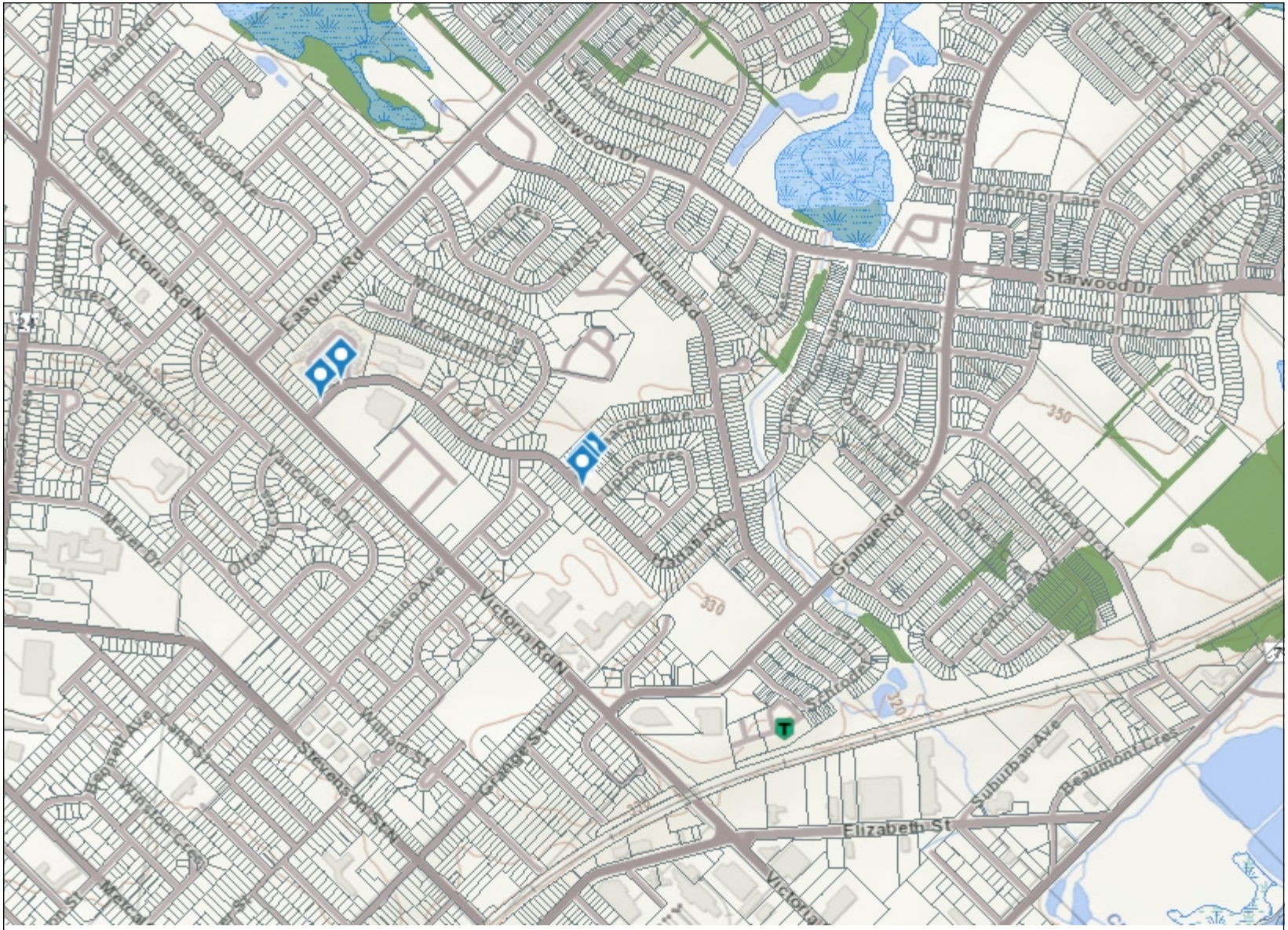
Ministry of Natural Resources and Forestry

Make-a-Map: Natural Heritage Areas

Natural Heritage Map

Map created: 5/21/2021

Notes: 140 Hadati Road, Guelph



Legend

- Assessment Parcel
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System
- Ecoregion

Wetland

- Provincially Significant Wetland Evaluated
- Non - Provincially Significant Wetland Evaluated
- Unevaluated Wetland

Area of Natural Heritage & Scientific Interest (ANSI)

- Provincially Significant Life Science ANSI
- Provincially Significant Earth Science ANSI

Greenbelt Plan

- Boundary
- Greenbelt External Connections

Land Use Designations

- Protected Countryside
- Greenbelt Towns and Villages
- Greenbelt Hamlets
- Urban River Valley
- Greenbelt Specialty Crop Area

Niagara Escarpment Plan (NEP)

- Boundary
- Parks and Open Space System

Land Use Designations

- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Escarpment Recreation Area
- Urban Area
- Minor Urban Centre

Oak Ridges Moraine Conservation Plan (ORM)

- Boundary

Land Use Designations

- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement
- Palgrave Estates Residential Community
- Settlement Area

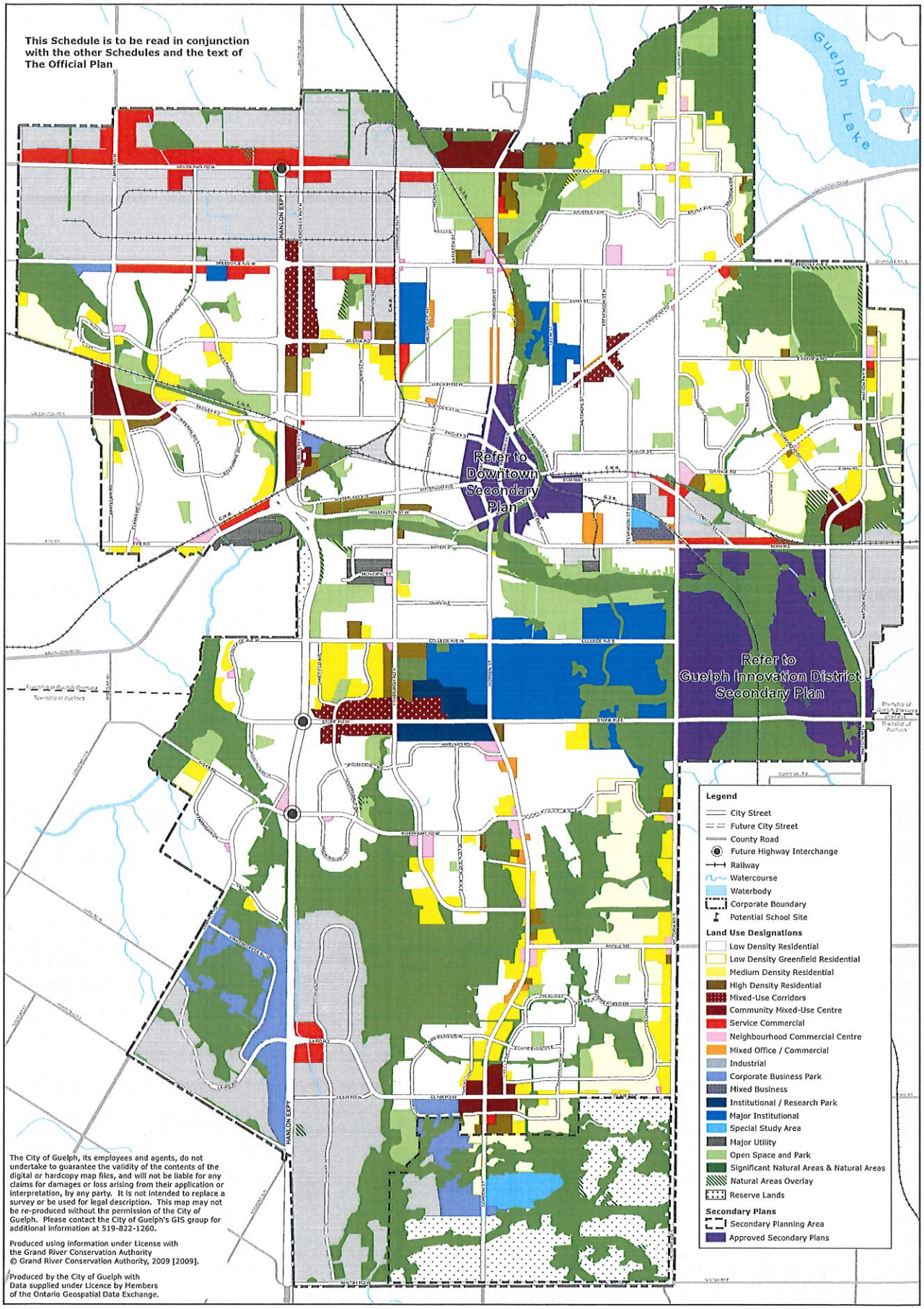
0.7 0 0.33 0.7 Kilometers

This map may not display all features listed in the legend because the feature layer was not turned on at the time the map was made; the features do not exist in the geographic range; or features have not been mapped. 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.

© Copyright for Ontario Parcel data is held by Queen's Printer for Ontario and its licensors [2020] and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.

Imagery Copyright Notices: DRAPE © Aéro-Photo (1961) Inc., 2008 - 2009
GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008
© Queen's Printer for Ontario, 2020



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

Produced using information under License with the Grand River Conservation Authority
© Grand River Conservation Authority, 2009 [2009].

Produced by the City of Guelph with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange.

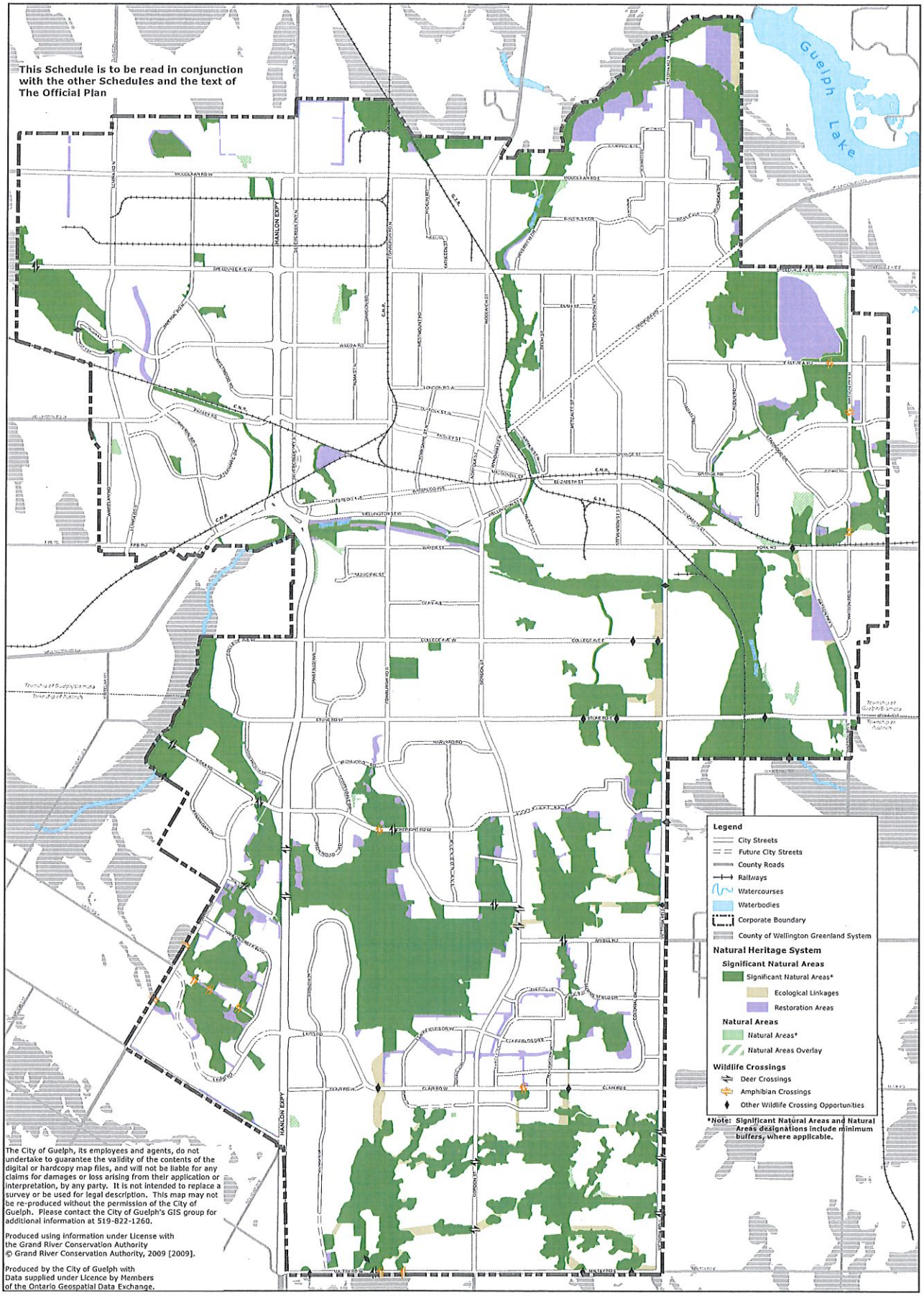
1 0.5 0 1 KM

Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
March 2018 Consolidation

CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 2: LAND USE PLAN

CITY OF Guelph
Making a Difference



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

Produced using information under License with the Grand River Conservation Authority
© Grand River Conservation Authority, 2009 [2009].

Produced by the City of Guelph with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange.

1 0.5 0 1 KM

Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
March 2018 Consolidation

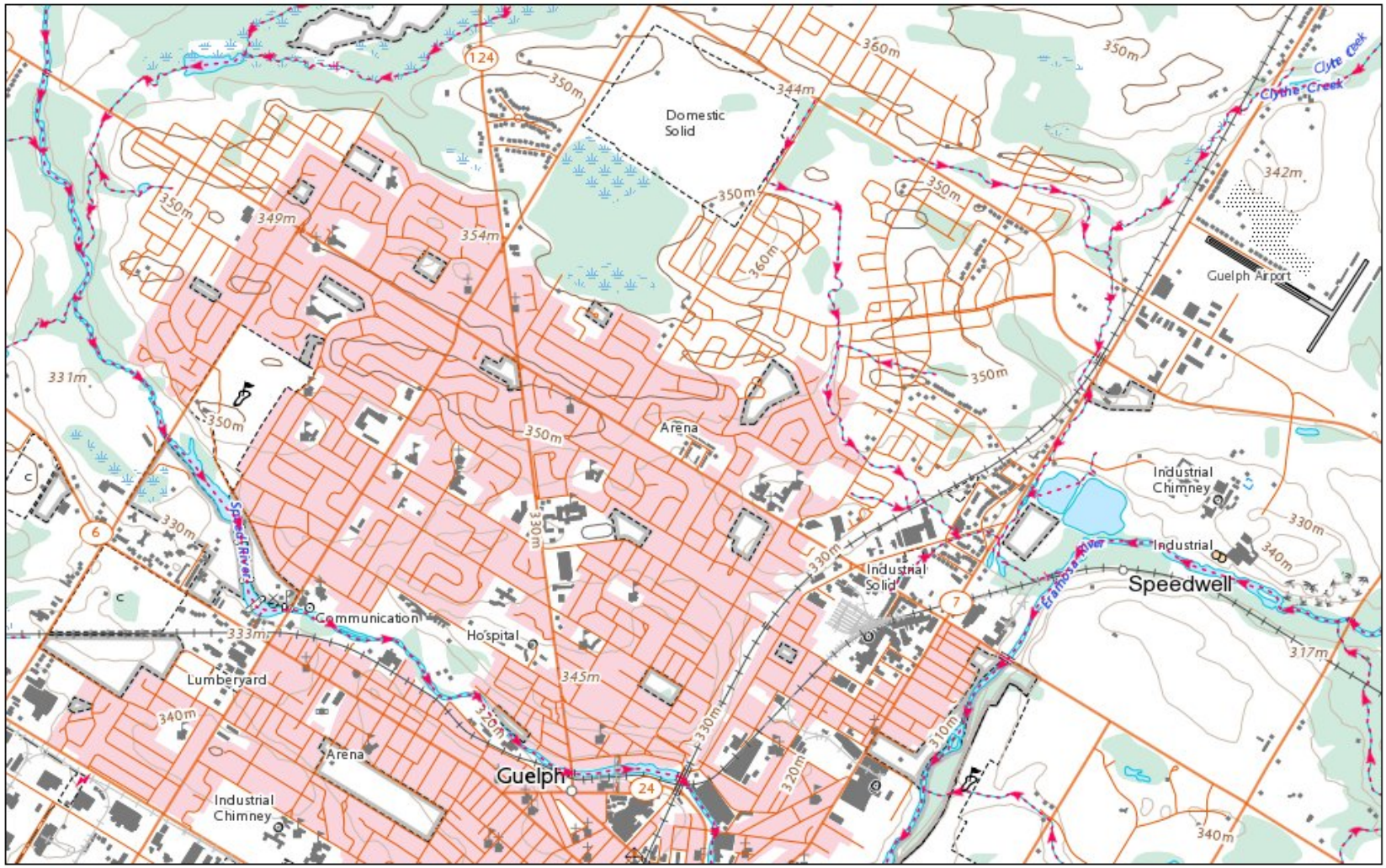
CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 4: NATURAL HERITAGE SYSTEM

Natural Heritage System

CITY OF Guelph
Making a Difference

Toporama



May 21, 2021

1:30,000

0 0.25 0.5 1 mi

0 0.4 0.8 1.6 km

Natural Resources Canada Ressources naturelles Canada

© Her Majesty the Queen in Right of Canada, as represented by the Minister of Natural Resources, 2021.
© Sa Majesté la Reine du chef du Canada, représentée par le ministre de Ressources naturelles Canada, 2021.

Canada

Cassia Dalbello

From: Public Information Services <publicinformationservices@tssa.org>
Sent: May 21, 2021 11:51 AM
To: Cassia Dalbello
Subject: RE: Fuel Tank Search

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

NO RECORD FOUND

Hello Cassia,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject addresses:

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

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

Kind regards,

Saara

Public Information Agent
Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org
www.tssa.org

From: Cassia Dalbello <cassiad@g2sconsulting.com>
Sent: May 21, 2021 11:44 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Fuel Tank 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.

Good Morning,

Could you please perform a fuel tank search for the following properties in Guelph, ON:

- 140 Hadati Road
- 2, 9 Leacock Avenue
- 90, 95 Upton Crescent
- 45, 57, and 63 Victoria Road North

Thanks!!

Cassia Dal Bello, B.Sc.
Environmental Scientist
G2S Consulting Inc.
4361 Harvester Road, Unit 12
Burlington, Ontario
L7L 5M4
Tel: 905-331-3735 ext.6010
Fax: 905-642-5999
Cell: 905-220-8587
cassiad@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, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

Appendix E:
Well Records

15e

UTM Z E

5 R N

Elev. 5 R 1 0 9 0

Basin 2 3

ONTARIO

The Well Drillers Act

Department of Mines, Province of Ontario

RECEIVED
FEB 20 1953
GEOLOGICAL BRANCH
DEPARTMENT of MINES

No. 871

Water Well Record

(Bradburn site)

County or Territorial District. Wellington Township, Village, Town or City. Guelph

Con. Lot. Street and Number (if in Village, Town or City) Victoria Rd.

Owner. City of Guelph Address. Guelph Ont.

Date Completed. 5th (day) Feb. (month) 1953 (year) Cost of Well (excluding pump)

Pipe and Casing Record

Casing diameter(s). 10"

Length(s) of casing(s). 30. ft.

Type of screen.

Length of screen.

Distance from top of screen to ground level.

Is well a gravel-wall type? rock

Pumping Test

Date. Feb. 5th. 1953

Static level. 42. ft

Pumping level. 61. ft

Pumping rate. 400. GPM

Duration of test. 36. hrs

Distance from cylinder or bowls to ground level.

Water Record

Kind (fresh or mineral). fresh

Quality (hard, soft, contains iron, sulphur, etc.). hard

Appearance (clear, cloudy, coloured). clear

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

How far is well from possible source of contamination? none

What is the source of contamination? none

Enclose a copy of any mineral analysis that has been made of water

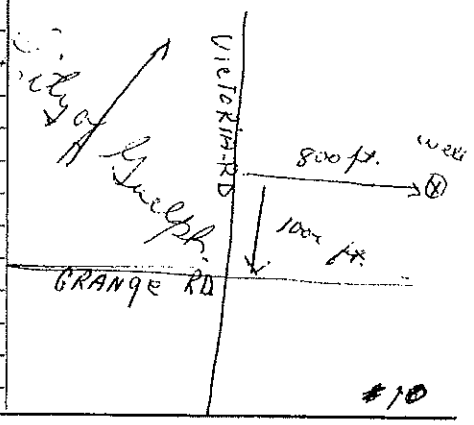
Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
60' -232'	fresh	194'

Well Log

Overburden and Bedrock Record	From	To
stoney clay	0 ft.	9 ft.
stoney gravel	9	16
stohey clay	16	30
white limestone	30	49
dark brown rock	49	60
black rock hard	60	87
brown clay	87	88
black rock	88	97
grey shale, grey rock	97	99
grey rock	99	116
blue grey rock	116	134
light blue & white rock	134	166
grey rock	166	195
blue & grey rock	195	204
blue rock	204	232
blue shale	232	236

Location of Well

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



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

Drilling Firm. J.L.GRAHAM

Address. R.R. #.3 Guelph Ontario

Name of Driller. Earley & Henderson Address. Guelph Ont.

Date. Feb. 5th 1953 Licence Number. 353 - 367

Signature of Licensee

FORM 5

CSS.S8

Appendix F:
Phase One
Questionnaire

G2S Consulting Inc.
4361 Harvester Rd., Unit 12, Burlington, ON L7L 5M4
905.331.3735 | 905.642.5999
G2Sconsulting.com

G2S Consulting Inc.
37 Sandiford Drive, Suite 411, Stouffville, ON L4A 3Z2
905.766.4054 | 905.642.5999
G2Sconsulting.com

PHASE ONE ESA QUESTIONNAIRE

Site Address: 140 Hadati Road, Guelph	
Project #: G2S21200	
Owner: Gulam Ali Kassam	Occupant: One Stop Convenience
Interviewee: Mr. Joe Bartolo	Relation to Site: Potential Purchaser
Property and Building Description and Size:	

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	[Yes] No

NOTES: Commercial use as a convenience store.

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

AREA OF CONCERN	YES	NO	COMMENT
Chemicals		x	
Electrical Equipment		x	
Metal Smelting and/or Processing		x	
Mining		x	
Milling		x	
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	
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage		x	
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	

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES:

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

Interviewee	Observed During Site Visit
Yes (No) Unknown	Yes [No]

NOTES: Transformer on Site - possibility of containing PCBs

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	

Date: May 21, 2021

Signature of Assessor:

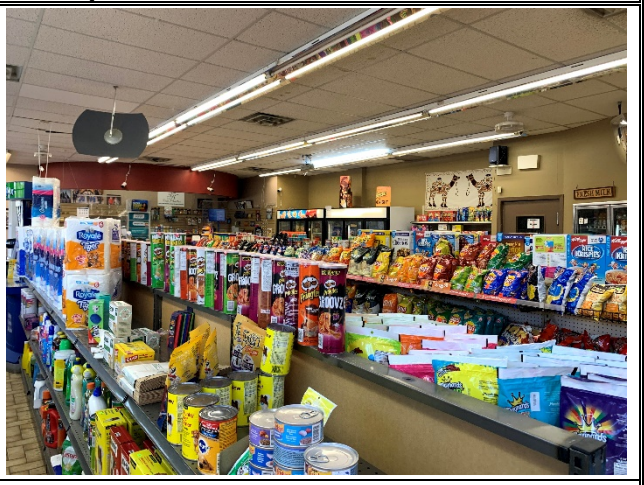
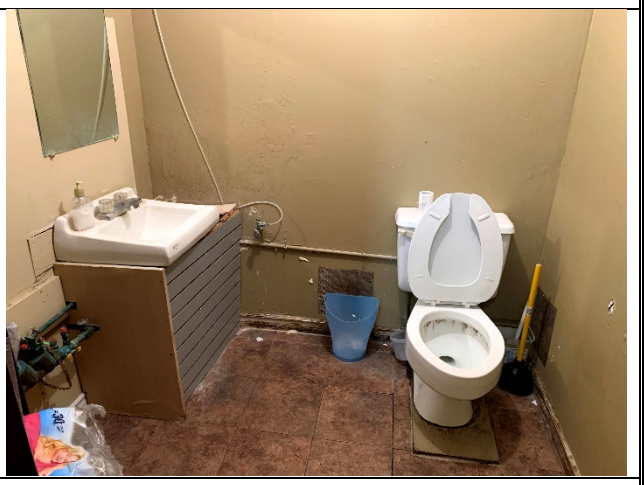
Name of Assessor: Cassia Dal Bello

Signature of Interviewee:

Name of Interviewee: Giuseppe Bortolis

Appendix G:
Site Photos

Picture and Description	
Photo #1: Building entrance, facing east.	**Photo #2:** North building exterior, facing east.
Photo #3: Transformer located along the north building exterior.	**Photo #4:** Transformer located along the north building exterior. Situated on a concrete pad.
Photo #5: East building exterior, facing south.	**Photo #6:** South building exterior, facing west.

Picture and Description	
	
Photo #7: Interior of unit one – One Stop Convenience.	**Photo #8:** Interior of unit one.
	
Photo #9: Storage area inside unit one.	**Photo #10:** Bathroom inside unit one.
Photo #11: Interior of unit 2 – currently vacant.	**Photo #12:** Bathroom inside unit two.