

Appendix B - City of Guelph Site Screening Questionnaire for Identifying Potential Contamination At A Site

Instruction guide

- To be completed by applicant/landowner or, if applicable, by a Qualified Person (QP; Professional Engineer or Professional Geoscientist) representing the applicant/landowner of the subject property.
- Try to answer all applicable questions. If a question is not pertinent to the application, write "Not Applicable" or "N/A" in the space provided.
- Where requested, provide details of the circumstances.
- If the answer to a question will not fit in the space on the printed questionnaire, write the full answer on a separate sheet of paper.

General Information

Landowner / Applicant / QPs Name(s)	Baker Street Development Fund LP			
Municipal Address (Including Postal Code)	55 Baker Street, Guelph, ON, N1H 4G1			
Legal Property Description	Lots	Concession	Registered Plan Number	Township/ Municipality
	Part of Lots 73 and 74	--	61R-22635	City of Guelph County of Wellington
Related Planning Application(s) and File Number(s)	N/A			
Land Use Planning/ Zoning Category	Official Plan Amendment and Zoning By-Law Amendment			
Size of Property	0.57 ha			
Present Land Use	Parking Lot			
Proposed Land Use	Residential			

Detailed Property Information

- 1. Does the historical use of the property or the properties immediately adjacent to the subject property include industrial or commercial usage (e.g. gas station, dry cleaner, automotive repair shop etc.); on-site storage of hazardous materials/chemicals; completion of environmental study, remediation or risk assessment on-site; filing of record of site conditions and/or issuance of certificate of property use by the MOECC for the property etc.:**

☒ Yes ☐ No ☐ Uncertain

If yes, describe:

The Property has historically been used for various commercial and industrial purposes, including manufacturing of coiled wire springs, manufacturing of sewing machines, a curling club, and public burying grounds. Most recently, the Site has been used as a public parking area. Jacobs Consultants completed an O.Reg. 153/04 Modified Generic Risk Assessment and subsequently filed an RSC for the Property, followed by a MECP-issued Certificate of Property Use (CPU) No. 6202-BXDL9W on February 23, 2021.

- 2. Has landfilling or waste dumping or fill of unknown quality ever been placed on or immediately adjacent to the property?**

☐ Yes ☒ No ☐ Uncertain

If yes, describe:

- 3. Is or was the property ever used for agricultural operation where herbicide/fungicides/pesticides and/or sewage sludge have been applied?**

☐ Yes ☒ No ☐ Uncertain

If yes, describe:

- 4. Are there drinking water wells, monitoring wells, standpipes or other open pipes leading underground on or adjacent to the site?**

☐ Yes ☐ No ☒ Uncertain

If yes, describe:

As part of the Jacob's Phase Two ESA, monitoring wells were installed at the Property. It is expected that the monitoring wells have been decommissioned.

- 5. Indicate the presence and/or known historical presence of aboveground or underground fuel or chemical storage tanks on-site. Where applicable, describe type, of tank(s) (i.e. steel, fiberglass or plastic), approximate size, contents, general conditions of tank(s), evidence of spills and/or leaks, proximity to drains, sumps, sewers, presence/absence of secondary containment etc.:**

☐ Yes ☒ No ☐ Uncertain

If yes, describe:

As part of the Stantec Phase One ESA, a request was sent to the TSSA for records related to the Property. A reply from the TSSA indicated that no fuel safety records were available for the Property.

- 6. Indicate the presence of designated substances (asbestos containing materials, lead-based paint, PCB-based paints, urea formaldehyde foam insulation etc.) stored and/or utilized either within the property (including structures). Where applicable, indicate the types, locations, conditions, and approximate quantities of designated substances:**

☐ Yes ☒ No ☐ Uncertain

If yes, describe:

- 7. Is the property on or adjacent to a wellhead protection zone or area of natural significance (e.g. surface water bodies, wetland etc.)? Describe size, location, and distance from the site (refer to attached Figure 2- City of Guelph Wellhead Protection Areas):**

☒ Yes ☐ No ☐ Uncertain

If yes, describe:

The property is within WHPA Zone B, with a vulnerability score of 10.

- 8. Does the property have, or has the property ever used, a septic system?**

☐ Yes ☐ No ☒ Uncertain

If yes, describe:

9. Additional Comments, if any:

Declaration

I, Joel van Popta, P.Geo. [Name],
Environmental Consultant (Stantec Consulting Ltd.) [Relationship to the Applicant] do solemnly
declare that, to the best of my knowledge and belief, and having reviewed all relevant
documents, maps, and information within my power or control, the all information contained
in the foregoing **Site Screening Questionnaire for Identifying Potential
Contamination at a Site** is true, and I make this solemn declaration conscientiously
believing it to be true and knowing it is of the same force and effect as if made under oath
and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at the City)

of Mississauga in the Province of Ontario)

this 11th day of September, 2025)


Christina Ajodhia)

A Commissioner of Oaths or Notary)
Public for the Province of Ontario)


Name: Joel Van Popta

Christina Ajodhia
Barrister, Solicitor & Notary Public
Canada Notary
401-30 Eglinton Ave W
Mississauga, ON L5R 3E7
289-729-0220 notary@canadanotary.ca
LSO #73772I

I am commissioning this document.

September 11, 2025

In accordance with O. Reg 431/20 by
video conference and secured file sharing.
The affiant(s) were located in


Hamilton, ONTARIO

while the Notary was located in
Mississauga, Ontario



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