



BURNSIDE

**Phase One Environmental Site
Assessment
205 to 213 Speedvale Avenue East
Guelph, Ontario**

**Mr. Mike Fortin
211 Speedvale Avenue East
Guelph, Ontario**

**R.J. Burnside & Associates Limited
292 Speedvale Avenue West Unit 20
Guelph ON N1H 1C4 CANADA**

**December 2018
300041770.0000**



Distribution List

No. of Hard Copies	PDF	Email	Organization Name
6	Yes	Yes	Ms. Nancy Shoemaker – J.D. Barnes

Record of Revisions

Revision	Date	Description
--	May 2018	Initial Submission Draft Report
1	December 14, 2018	Final Submission

R.J. Burnside & Associates Limited

Report Prepared By:



David Marks, P.Geo., QPESA
Hydrogeologist
DM:kl



Executive Summary

R.J. Burnside & Associates Limited (Burnside) was retained by Mr. Mike Fortin to complete a Phase One Environmental Site Assessment (ESA) of four properties located at 205, 207, 211 and 2013 Speedvale Avenue East in Guelph, Ontario (hereinafter referred to as the "Site").

The Phase One ESA was completed in general accordance with Ontario Regulation (O.Reg.) 153/04, as amended. The scope was also consistent with the Canadian Standards Association document Z768 01 (R2012). Burnside understands that a Record of Site Condition (as defined by O.Reg. 153/04) is not required for planning approvals.

The 5,400 m² Site is situated on the south side of Speedvale Avenue East, between Marlborough Road and Delhi Street. The Site contains four residential dwellings and various ancillary storage structures. There is a large garden area located at the rear of 205 and 207 Speedvale. The properties at 205, 207 and 211 Speedvale have driveways that access Speedvale Avenue East. The property at 213 Speedvale is accessed from Delhi Street.

All four buildings are story and a half with typical interior wood framed construction covered in painted gypsum wall coverings. The interior of 205 has been completely gutted and the wood framing is exposed. The dwellings at 207 and 211 Speedvale are both occupied. The interior of 213 has been completely renovated and is occupied. All the buildings have wood rafter roofs and the roofs of 205, 207 and 2013 Speedvale are covered in asphalt shingles. The roof of 211 is covered in steel. A long narrow building is present on 207 Speedvale. Historically this building was used to store vehicles, but the space was renovated and is now used as an office, general storage and an artist's studio. The houses are equipped with natural gas fired furnaces or boiler systems.

The Site is located on the Guelph Till Plain. The drumlins in this field are not closely grouped as those in other areas and there is more intervening low ground, which is occupied by fluvial materials (Chapman & Putnam, 1984). The Site is located in one of these low areas which is a former glacial spillway. The soil in these low areas is generally comprised of coarse-grained deposits of sand, gravel and cobbles. The bedrock in the area consists of limestone and dolostone of the Guelph Formation. A review of local well records indicates that the bedrock surface is approximately 10 m below grade. The elevation of the Site is about 328 meters above sea level (m asl).

The topography of the area gently slopes to the south west towards the Speed River, which is located approximately 350 m south west of the Site. Based on the local topography the shallow groundwater is interpreted to flow in a south westerly direction towards the river.

Historical records indicate that the property was developed for agricultural purposes in the late 1800s. Aerial photographs and satellite images indicate that the Site was used for cash crop or pasture land in the 1930's. Reportedly the homes were constructed in the 1950's and are noted in the air photographs from the early 1960's.

There were no "Potentially Contaminating Activities" or "Areas of Environmental Concern" on the Site. A Phase Two Environmental Site Assessment is not required to further characterize the actual environmental conditions on the property.

Table of Contents

1.0	Introduction	1
1.1	Phase One Property Information	1
2.0	Scope of Investigation	2
3.0	Records Review	3
3.1	Phase One Study Area	3
3.2	First Developed Use	3
3.3	Fire Insurance Plans	3
3.4	Environmental Source Information.....	3
3.4.1	Ecolog ERIS Search.....	3
3.5	Physical Setting Sources	6
3.5.1	Aerial Photographs.....	6
3.5.2	Topography, Hydrology, Geology.....	8
3.5.3	Water Bodies and Areas of Natural Significance	8
3.6	Site Operating Records.....	9
4.0	Interviews	10
5.0	Site Reconnaissance	11
5.1	General Requirements.....	11
5.2	Specific Observations at Phase One Property.....	11
5.2.1	Buildings.....	11
5.2.2	Water Sources	12
5.2.3	Sewage Systems.....	12
5.2.4	Chemical Storage and Tanks	12
5.2.5	Designated Substances	13
5.2.6	Staining/Vegetation Distress	13
5.2.7	Fill Materials	13
5.2.8	Neighbouring Lands	13
5.2.9	Written Description of Investigation.....	13
6.0	Review and Evaluation of Information	15
6.1	Current and Past Uses.....	15
6.1.1	Potentially Contaminating Activities	15
6.1.2	Areas of Potential Environmental Concern	15
6.1.3	Phase One Conceptual Site Model	15
7.0	Conclusions	16
7.1	Phase Two Environmental Site Assessment Requirements	16
8.0	Qualifications of Assessors	17
9.0	References	18
10.0	Limitations and Use of Report	19

Figures

- Figure 1: Site Location
- Figure 2: Site Plan
- Figure 3: Topography and Drainage
- Figure 4: 1930 Air Photograph
- Figure 5: 1964 Air Photograph
- Figure 6: 1975 Air Photograph
- Figure 7: 1981 Air Photograph
- Figure 8: 1990 Air Photograph
- Figure 9: 2000 Air Photograph
- Figure 10: Surficial Geology
- Figure 11: Bedrock Geology
- Figure 12: Conceptual Site Model

Appendices

- Appendix A Ecolog ERIS Report
- Appendix B Historical County Map 1880

Disclaimer

Other than by the addressee, copying or distribution of this document, in whole or in part, is not permitted without the express written consent of R.J. Burnside & Associates Limited.

In the preparation of the various instruments of service contained herein, R.J. Burnside & Associates Limited was required to use and rely upon various sources of information (including but not limited to: reports, data, drawings, observations) produced by parties other than R.J. Burnside & Associates Limited. For its part R.J. Burnside & Associates Limited has proceeded based on the belief that the third party/parties in question produced this documentation using accepted industry standards and best practices and that all information was therefore accurate, correct and free of errors at the time of consultation. As such, the comments, recommendations and materials presented in this instrument of service reflect our best judgment in light of the information available at the time of preparation. R.J. Burnside & Associates Limited, its employees, affiliates and subcontractors accept no liability for inaccuracies or errors in the instruments of service provided to the client, arising from deficiencies in the aforementioned third party materials and documents.

R.J. Burnside & Associates Limited makes no warranties, either express or implied, of merchantability and fitness of the documents and other instruments of service for any purpose other than that specified by the contract.

1.0 Introduction

R.J. Burnside & Associates Limited (Burnside) was retained by Mr. Mike Fortin to complete a Phase One Environmental Site Assessment (ESA) of four adjoining residential properties located on Speedvale Avenue East in Guelph, Ontario (hereinafter, referred to as “the Site”). Figure 1 displays the Site location.

Burnside understands that a Record of Site Condition (as defined by Ontario Regulation (O.Reg.) 153/04 as amended) is not required.

1.1 Phase One Property Information

The addresses of the properties are 205, 207, 211 and 213 Speedvale Avenue East in Guelph, Ontario. The 5,400 m² Site is situated on the south side of Speedvale Avenue East, between Marlborough Road and Delhi Street. The Site contains four residential dwellings and various ancillary storage structures. There is a large garden area located at the area of 205 and 207 Speedvale Avenue East. Three properties (205, 207 and 211) have driveways that access Speedvale Avenue East. The driveway for 213 Speedvale accesses Delhi Street. Figure 2 illustrates the site boundary, features and surrounding lands.

Client Contact Information
Ms. Nancy Shoemaker, MCIP RPP J.D. Barnes 351 Speedvale Avenue West Guelph ON N1H 1C6 Tel.: (519) 822-4031 Email: nshoemaker@bsrd.com

2.0 Scope of Investigation

The Phase One ESA was completed in general accordance with O.Reg. 153/04. The scope was also consistent with the Canadian Standards Association document Z768-01 (R2012). The general scope of work included:

- Records review for the property and surrounding lands through Ecolog's Environmental Risk Information System;
- A site inspection of the property and fence line inspection of neighbouring lands;
- A personal interview with Mr. Mike Fortin, a co-owner of the property since the mid 1990's; and
- Preparation of a Phase One ESA report.

The following information was reviewed to evaluate past and / or current practices on the property:

- Aerial photos from the National Air Photo Library depicting historic land uses;
- Geological and topographical maps;
- Insurance Advisory Mapping (fire insurance plans);
- Municipal directories and records search to identify past occupants, servicing and building / demolition permits;
- TSSA Fuels Safety Branch Records for installation, removal or testing of underground storage tanks; and
- MOE records for PCB storage, waste disposal, spills, Orders and Certificates of Approval (if any), FOI request.

The site visit and interview the property was conducted to assess:

- History of the lands;
- Infrastructure and servicing;
- Areas of known or potential underground storage tanks;
- Waste disposal practices;
- Evidence of fill material importation;
- Chemical storage and handling;
- Housekeeping practices; and
- Site drainage and topography.

3.0 Records Review

3.1 Phase One Study Area

The study area for the Phase One ESA included the lands referred as the Site, as well as surrounding properties located within 250 m of the Site boundaries. The surrounding lands were visually examined from public property. In addition, an archived records search of the study area, which covered a 250 m radius around the Site, was completed through Ecolog's Environmental Risk Information System (ERIS). A copy of the ERIS report is provided in Appendix A.

3.2 First Developed Use

A review of the 1880 Guelph Township map indicates that the Site was located on the northern limit of the City of Guelph and was owned by Mr. William Hood. The mapping indicates that a saw mill may have been located west of the property in the current location of the Fire Station #2, located at 74 Speedvale Avenue East.

Although located on the City limits, the 1930 air photograph indicates that the property was used for agricultural purposes. Based on the historical information the first developed use of the property was agricultural, which occurred prior to 1875. A copy of the 1880 Map is provided in Appendix B. A discussion on the historical air photographs is provided in Section 3.5.1.

3.3 Fire Insurance Plans

A search of the fire insurance mapping for the area was completed through Library and Archives Canada. An 1897 fire insurance map was identified; however, the Site is located outside the area of inspection.

3.4 Environmental Source Information

3.4.1 Ecolog ERIS Search

A review of available federal, provincial and private environmental databases was conducted through Ecolog Environmental Risk Information Service (ERIS) with a primary search radius of approximately 300 m. The search included the following databases:

Federal Government Source Databases

- Contaminated Sites on Federal Land
- Environmental Effects Monitoring
- Environmental Issues Inventory System
- Federal Convictions
- Fisheries & Oceans Fuel Tanks
- Indian & Northern Affairs Fuel Tanks

- National Analysis of Trends in Emergencies System (NATES)
- National Defense & Canadian Forces Fuel Tanks
- National Defense & Canadian Forces Spills
- National Defense & Canadian Forces Waste Disposal Sites
- National Environmental Emergencies System (NEES)
- National PCB Inventory
- National Pollutant Release Inventory
- Parks Canada Fuel Storage Tanks
- Transport Canada Fuel Storage Tanks

Provincial Government Source Databases

- Abandoned Aggregate Inventory
- Abandoned Mine Information System
- Aggregate Inventory
- Borehole
- Certificates of Approval
- Certificates of Property Use
- Commercial Fuel Oil Tanks
- Compliance and Convictions
- Drill Hole Database
- Environmental Activity and Sector Registry
- Environmental Compliance Approval
- Environmental Registry
- Fuel Storage Tank
- Fuel Storage Tank - Historic
- Inventory of Coal Gasification Plants and Coal Tar Sites
- Inventory of PCB Storage Sites
- Landfill Inventory Management Ontario
- List of TSSA Expired Facilities
- Mineral Occurrences
- Non-Compliance Reports
- Ontario Oil and Gas Wells
- O.Reg. 347 Waste Generators Summary
- O.Reg. 347 Waste Receivers Summary
- Ontario Spills
- Orders
- Permit to Take Water
- Pesticide Register
- Private and Retail Fuel Storage Tanks
- Record of Site Condition
- TSSA Historic Incidents

- TSSA Incidents
- TSSA Pipeline Incidents
- TSSA Variances for Abandonment of Underground Storage Tanks
- Waste Disposal Sites – MOE 1991 Historical Approval Inventory
- Waste Disposal Sites – MOE CA Inventory
- Wastewater Discharger Registration Database
- Water Well Information System

Private Source Databases

- Anderson's Storage Tanks
- Anderson's Waste Disposal Sites
- Automobile Wrecking & Supplies
- Canadian Mine Locations
- Canadian Pulp and Paper
- Chemical Register
- ERIS Historical Searches
- Oil and Gas Wells
- Retail Fuel Storage Tanks
- Scott's Manufacturing Directory

A total of fourteen (14) plottable records were identified within the 250 m search radius. There were no records registered to the Site. Details associated with these records are summarized in the following sections. The results of the database search, including a map displaying the location of the records identified during the search are provided in Appendix A.

3.4.1.1 Waste Generator Summary (GEN)

Regulation 347 of the Ontario Environmental Protection Act defines a waste generation Site as any property, equipment and / or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site.

There were ten (10) records listed in the Waste Generators Summary (GEN) database as follows:

- Four of the records were registered to Etelvina Sousa located at 206 to 208 Speedvale Avenue West. These records are actually for the express lube facility located at Dawson Road and Speedvale Ave West and are located well outside the 250 m search area.
- The remaining six records are for the Dentistry Office located at 7 Riverview Drive for waste class # 312 "Pathological Waste".

3.4.1.2 Pesticide Registry

The MECP maintains a database of all manufacturers and vendors of registered pesticides. The records indicate that Norac Concepts located at 222 Speedvale Avenue East was listed as having a “General” license. We understand that Norac Concepts manufactures and supplies a range of crop protection products to the Canadian agricultural market. The site at 222 Speedvale Avenue East appears to be an office and there were no manufacturing or storage facilities present.

3.4.1.3 Ontario Spills

The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MECP's Environmental Protection Act, Part X. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc.

There were three records in the database including:

- A release of natural gas was reported to the SAC in May 2001 at 231 Speedvale Avenue East. The cause was attributed to a pipe leak. The MECP indicated that air contamination was considered possible.
- A release of 1,800 L of diesel fuel was reported to the SAC in March 2007. The spill was registered to the Goderich Exeter Railway Company. The cause of the spill was attributed to frost heave. The location of the spill is over 1 km away and is not considered a significant risk to the property.
- A release of natural gas was reported to the SAC in October 2011 at Paul Avenue and Delhi Street. The cause was attributed to “operator error” and it appears that a 5 cm diameter gas line was ruptured during construction activities in the area. The MECP indicated that air contamination was considered possible.

The release of natural gas is not considered a significant risk to the soil and / or groundwater at the Site.

3.5 Physical Setting Sources

3.5.1 Aerial Photographs

A review of historical aerial photographs, available through the National Air Photo Library, as well as recent satellite images, was completed. Aerial photographs and images from 1930 to 2014, covering a period of 84 years, were examined to assess development patterns on the Site and in the general area. While the resolution of the photographs limits some observation of the surface conditions, the following provides a summary of our interpretation.

1930 Aerial Photograph – Figure 4

Examination of the 1930 aerial photograph shows the Site is used for agricultural purposes. There are no structures present and surrounding lands also appear to be used for agricultural purposes. Speedvale Avenue and Delhi Street is present and the nearest residential neighbourhoods are located on the west side of the Speed River.

1964 Aerial Photograph – Figure 5

Examination of the 1964 aerial photograph indicates that the Site and surrounding lands have now been developed for residential purposes. There are four residential type structures present on the Site. Marlborough Street is now present.

1975 Aerial Photograph – Figure 6

Examination of the 1975 aerial photograph indicates that the Site contains the four residential structures. Two apartment buildings have been constructed on the land immediately south of the Site.

1981 Aerial Photograph – Figure 7

The 1981 aerial photograph indicate that the Site and surroundings lands are fully developed and in their current configurations. There are not noticeable changes to the Site or the surrounding lands.

1990 Aerial Photograph – Figure 8

The 1990 aerial photograph indicates that the Site and surroundings lands are fully developed and in their current configurations. There are not noticeable changes to the Site or the surrounding lands.

2000 Aerial Photograph – Figure 9

The 2000 aerial image shows that a long narrow structure has been constructed at 205 Speedvale. There are no significant changes to the Site or the surrounding lands.

2013 Aerial Image – Figure 2

The 2013 aerial image shows the current buildings are present on the property. The gardens and various ancillary structures (sheds, pools, etc.) are evident.

3.5.1.1 Summary

Aerial photographs and satellite images covering the period from 1930 to 2013 were examined showing the changes on the Site over a period of 83 years. The Site was originally used for agricultural purposes but was developed for residential purposes in approximately the late 1950's.

The area surrounding the Site was also primarily used for agricultural purposes, but residential homes were constructed, and the area was fully developed by the mid-1960s.

There was no evidence of any significant environmental concerns identified on the Site or on surrounding lands such as bulk fuel storage, land filling or heavy industrial activities.

3.5.2 Topography, Hydrology, Geology

The elevation of the Site is about 328 m asl. The topography of the area gently slopes to the south west towards the Speed River, which is located approximately 350 m south west of the Site. Based on the local topography the shallow groundwater is interpreted to flow in a south westerly direction towards the river.

The Site is located on the Guelph Till Plain. The drumlins in this field are not closely grouped as those in other areas and there is more intervening low ground, which is occupied by fluvial materials (Chapman & Putnam, 1984). The Site is located in one of these low areas which is a former glacial spillway. The soil in these low areas is generally comprised of coarse grained deposits of sand, gravel and cobbles (Figure 10). The bedrock in the area consists of limestone, dolostone of the Guelph Formation (Figure 11). A review of local well records indicates that the bedrock surface is approximately 10 m below grade.

There is no evidence that fill materials, other than granular materials for the driveways and parking areas, were imported onto the property. Former structures were constructed on “greenfield” and as a result demolition and/or significant backfilling was not likely required.

3.5.3 Water Bodies and Areas of Natural Significance

Various databases maintained by the Ministry of Natural Resources (MNR) were reviewed, to determine if the Site is in an area of natural significance, under any of the following designations:

- An area reserved or set aside as a provincial park or conservation reserve;
- An area of natural or scientific interest identified by the MNR as having provincial significance;
- A wetland identified by the MNR as having provincial significance (PSW);
- An area designated by the municipality in its official plan as being environmentally significant;
- An area designated under the Niagara Escarpment Plan;
- An area identified by the MNR as significant habitat for threatened or endangered species;
- An area designated under the Oak Ridges Moraine Conservation Act; and

- An area set apart as wilderness under the Wilderness Areas Act.

Based on a review of Ministry of Natural Resources and Forestry Natural Heritage Area Mapping the Site does not contain any of the above features. The nearest surface water feature is the Speed River located approximately 350 m west of the property.

3.6 Site Operating Records

As the property is used for residential purposes there are no available Site Operating Records.

4.0 Interviews

During the Phase One ESA, Mr. David Marks P.Geo., QP_{ESA} (Burnside) interviewed Mr. Mike Fortin – co-owner of the Site. Mr. Fortin was familiar with the activities at the property since late 1990's. The information gathered as part of the discussions is included in the following sections.

5.0 Site Reconnaissance

5.1 General Requirements

Burnside has been working on various engineering studies at the property since 2016 and Mr. David Marks P.Geo., QP_{ESA} (Burnside) has inspected the Site (and surrounding lands) on a number of occasions. The general observations are provided in the following sections

5.2 Specific Observations at Phase One Property

5.2.1 Buildings

The following provides a summary of the types of buildings that are present on the Site.

205 Speedvale Avenue East

The house at this property is a 1 ½ story dwelling that is unoccupied. The house is typical wood framed construction with a roof supported on wooden rafters covered by wood decking and asphalt shingles. The interior of the house is completely gutted with open wood framing on the main floor and upper level. It was observed that the upper level was expanded in the past. The basement of the house is unfinished. The exterior to the house is covered in vinyl siding.

The home is supplied with natural gas, electricity and municipal water and sewer services. The house was heated with a natural gas fired boiler system. The property owner was not aware of any fuel oil storage tanks on the property. A gravel driveway from the property is shared with 207 Speedvale and accesses Speedvale Ave.

207 Speedvale Avenue East

The house at this property is also 1 ½ story dwelling that is occupied by the property owners. The house is typical wood framed construction with a roof supported on wooden rafters covered by wood decking and asphalt shingles. The interior of the house is completely finished with a variety of flooring. The exterior of the house is covered in brick. A gravel driveway from the property is shared with 205 Speedvale and accesses Speedvale Ave.

The home is supplied with natural gas, electricity and municipal water and sewer services. The house was heated with a natural gas furnace. The property owner was not aware of any fuel oil storage tanks on this property.

On the west side of the house was a long narrow building that was used as office space, storage and for an artist's studio. The space was heated with a natural gas fired furnace. At the rear of the property was a small shed that housed various gardening supplies. There was also a shed that housed about a dozen chickens.

The rear area of the property also contained flower gardens, vegetable gardens and some trees. At the rear of the house was a pool.

211 Speedvale Avenue East

The house at this property is a 1 ½ story dwelling that is occupied. The house is typical wood framed construction with a roof supported on wooden rafters covered by steel sheets. The interior of the house is finished with a variety of flooring. The exterior to the house is covered in vinyl siding. An asphalt cover driveway accesses Speedvale Ave.

The home is supplied with natural gas, electricity and municipal water and sewer services. The house was heated with a natural gas fired boiler system. The property owner was not aware of any fuel oil storage tanks on the property.

At the rear of the property was a small single car garage that was used to store various gardening and landscape equipment.

213 Speedvale Avenue East

The house at this property is a 1 ½ story dwelling that is occupied. The house is typical wood framed construction with a roof supported on wooden rafters covered by steel sheets. The interior of the house is finished with a variety of flooring. The exterior of the house is covered in red brick. An asphalt cover driveway accesses Delhi Street.

The home is supplied with natural gas, electricity and municipal water and sewer services. The house was heated with a natural gas fired furnace. The property owner was not aware of any fuel oil storage tanks on the property.

At the rear of the property was a small single car garage that was used to store various gardening and landscape equipment. There are three garden sheds on the property.

5.2.2 Water Sources

The water for the property is provided by the City of Guelph which is derived from a groundwater-based supply. The property is not located with the well head protection areas.

5.2.3 Sewage Systems

All four homes are connected to the City of Guelph's sanitary sewer system.

5.2.4 Chemical Storage and Tanks

There were no underground or above ground chemical or fuel storage tanks observed at the Site.

5.2.5 Designated Substances

Asbestos containing pipe wrap was observed in the basement of 205 Speedvale Avenue East. Given the age of the buildings asbestos may be present in the plaster and older floor tiles.

5.2.6 Staining/Vegetation Distress

There were no signs of staining or severe vegetation distress noted on either of the properties at the Site.

5.2.7 Fill Materials

Granular fill, from a clean source, has been imported onto the property for covering the driveways and parking areas. There was no evidence of any debris, waste, staining or other environmental concerns identified in the fill materials on the Site.

5.2.8 Neighbouring Lands

Neighbouring properties and land use are as follows:

- North – Speedvale Avenue runs along the north property line. Further north the lands are primarily used for residential purposes. There are some small commercial offices located on the north side of Speedvale.
- South – Directly south of the property are two apartment buildings. Farther south the lands are also used for residential purposes.
- East – The lands to the east are used for residential or institutional (church) purposes.
- West – The lands to the west of the Site are used primarily for residential purposes. There are some small commercial activities (Speedvale Variety) and institutional (Churches) present.

There were no significant environmental issues identified at neighbouring properties during the inspection process.

5.2.9 Written Description of Investigation

The Phase One ESA was completed in accordance with O.Reg. 153/04, as amended, with minor modifications specific to this project. The work included:

- A records review of the Site and surrounding lands of regulatory information including federal, provincial, and municipal records, for all lands with 250 m of the property, was completed through Ecolog's Environmental Risk Information Systems (ERIS);

- A review of available aerial photography and geological mapping was completed to examine Site conditions;
- A review of available Ministry of Natural Resource and Forestry records was completed to identify any issues or designations relevant to the Site;
- A title search and review of historical Ontario County map collection were completed to determine the ownership of the Site and the possible first developed use;
- Site reconnaissance and visual assessment of the property and surrounding lands completed by Mr. David Marks P.Geo., QP_{ESA} on several occasions since 2016 to document the present environmental conditions; and
- An interview with Mr. Mike Fortin the owner of the property since the 1990's.

6.0 Review and Evaluation of Information

6.1 Current and Past Uses

Historical records indicate that the property was developed for agricultural purposes in the 1800s. Aerial photographs and satellite images indicate that the Site was used for cash crop or pasture land until about 1950s, when the area was developed for residential purposes. The Site has been used for residential purposes since the 1950's and has never been used for industrial purposes. A dog grooming business (Brushcuts Pet Grooming) operated out of the long building located at 207 Speedvale Avenue. This structure is now used as an artist's studio.

6.1.1 Potentially Contaminating Activities

No actual Potentially Contaminating Activities (PCA), as defined in O.Reg. 153/04, were identified on the Site.

6.1.2 Areas of Potential Environmental Concern

There were no potentially contaminating activities or areas of potential environmental concern identified on the Site.

6.1.3 Phase One Conceptual Site Model

The Conceptual Site Model (Figure 12) identifies the approximate Site boundary, buildings, storage areas, waste areas, roads, surrounding land uses and the inferred direction of regional groundwater flow.

7.0 Conclusions

The Phase One ESA was completed in accordance with O.Reg. 153/04, as amended, with minor modifications specific to this project. The scope was also consistent with the Canadian Standards Association document Z768-01 (R2012).

7.1 Phase Two Environmental Site Assessment Requirements

Based on a review of the available information, a subsurface investigation in the form of a Phase Two Environmental Site Assessment, consisting of soil and groundwater sampling, is not required to further characterize the actual environmental conditions on the property.

8.0 Qualifications of Assessors

O.Reg. 153/04, as amended, requires the assessors to document their qualifications. The following staff conducted the work presented herein:

Mr. David R. Marks P.Geo., QP_{ESA}

Mr. David Marks, P.Geo., QP_{ESA} is a Licensed Professional Geoscientist with 30 years of experience in the environmental consulting industry. David is registered with the MECP as a qualified person, under O.Reg. 153/04, for the purposes of conducting Phase One and Two ESAs in support of a Record of Site Condition. David has completed numerous ESAs, Environmental Compliance Audits, Site Remediation and Brownfield Redevelopments, Designated Substance Audits, and Hydrogeological Assessments.

R.J. Burnside & Associates Limited

Burnside was founded in 1970 and currently comprises over 350 professional, technical, and support staff providing a wide range of environmental and engineering services to both the public and private sectors, domestically and internationally. Burnside provides a wide range of specialized ESA services.

9.0 References

Chapman, L.J., and Putnam, D.F., 1984: The Physiography of Southern Ontario; Ontario Geological Survey, Special Volume 2, 270p.

Canadian County Atlas Digital Project Map Collection. Township of York South East. 1880.

Ontario Geological Survey 2010. 1:50,000 scale. Surficial Geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release – Data 128 – Revised.

Ontario Geological Survey 2011. 1:250,000 scale. Bedrock geology of Ontario; Ontario Geological Survey, Miscellaneous Release – Data 126 – Revision 1.

Ontario Regulation 153/04, Environmental Protection Act, 2004.

Ontario Regulation 511/09, Environmental Protection Act, 2009.

Ontario Regulation 269/11, Environmental Protection Act, 2011

10.0 Limitations and Use of Report

Burnside confirms that it has completed a Phase One ESA at the Site, identified as 205, 207, 211 and 2013 Speedvale Avenue East in Guelph, Ontario, and has made the findings and conclusions provided herein.

The conclusions in this report are professional opinions based upon visual observations of the Site conditions existing at the time of our assessment. This report has been prepared in accordance with accepted environmental study and/or engineering practices for a Phase One ESA. It should be noted that some of the information and resulting conclusions of a Phase One ESA are time sensitive. Burnside does not guarantee the accuracy and reliability of the information provided by other persons or agencies and does not claim responsibility for undisclosed or non-visible environmental concerns that may result in costs for environmental clean-up or remediation.

The results of an investigation of this nature should, in no way, be construed as a warranty that the Site is free from any and all contamination from past or current practices. Sampling and analysis of soils, groundwater, and other material were not carried out as part of this investigation.

This report was prepared for the use of the owners of the Site (Mr. Mike Fortin and Ms. Victoria Beard). Any use of, reliance on, or decisions based on this report by a third party are the responsibility of such third parties. Burnside accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. Reports or memoranda resulting from this assignment are not to be used, in whole or in part, outside the client's organization without prior written permission.



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]



Figures



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix A

Ecolog ERIS Report



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix B

Historical County Map 1880