



Terraprobe

*Consulting Geotechnical & Environmental Engineering
Construction Materials Inspection & Testing*

**PHASE ONE
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
901 ESSA ROAD AND BROWN BEAR STREET
BARRIE, ON**

Prepared for: **Brown Bear Dev Ltd.**
200 Consumers Rd. #212
Toronto ON
M2J 4R4

Attention: Mr. Mohammed Raja

Prepared by: **Terraprobe Inc.**
220 Bayview Drive, Unit 25
Barrie, Ontario
L4N 4Y8

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Terraprobe Inc.

Greater Toronto

11 Indell Lane
Brampton, Ontario L6T 3Y3
(905) 796-2650 Fax: 796-2250

Hamilton – Niagara

903 Barton Street, Unit 22
Stoney Creek, Ontario L8E 5P5
(905) 643-7560 Fax: 643-7559

Central Ontario

220 Bayview Drive, Unit 25
Barrie, Ontario L4N 4Y8
(705) 739-8355 Fax: 739-8369

Northern Ontario

1012 Kelly Lake Rd., Unit 1
Sudbury, Ontario P3E 5P4
(705) 670-0460 Fax: 670-0558

www.terraprobe.ca

EXECUTIVE SUMMARY

Terraprobe Inc. (Terraprobe) was retained by Brown Bear Dev Ltd. to conduct a Phase One Environmental Site Assessment (Phase One ESA) for a property located at the northwest corner of the intersection of Essa Road and Salem Road in Barrie, Ontario, hereinafter referred to as the Phase One Property or the Property. The western portion of the Property is identified as 'Block 281', while the eastern portion of the Property has the current municipal address of 901 Essa Road, Barrie, Ontario.

The western portion of the Property, 'Block 281,' is located at the northeast corner of Salem Road and Brown Bear Street; Block 281 is roughly rectangular in shape with an area of approximately 0.35 hectares (0.87 acres). The eastern portion of the Property, 901 Essa Road, is located at the northwest corner of Essa Road and Salem Road intersection; this portion is irregular in shape and approximately 0.79 hectares (1.96 acres) in size.

Following the redesign and reconfiguration of Essa Road, the 901 Essa Road portion of the Property will be reduced to approximately 0.53 hectares (1.31 acres) in size. Subsequently, there will be approximately 0.88 hectares (2.18 acres) of total remaining developable land. Block 281 is currently used as a construction staging area for the neighbouring subdivision. The 901 Essa Road portion is occupied by a two-storey residential building, a single-story workshop/structure, and gravel parking areas. Access to the Property is from Brown Bear Street and Salem Road. The surrounding properties are a mix of residential, industrial, and institutional, and agricultural land use.

Terraprobe understands that the purpose of the Environmental Site Assessment (ESA), preliminary geotechnical investigation, and preliminary hydrogeological study at this time is for due diligence purposes.

The purpose of the study was to identify obvious and potential environmental concerns, including an assessment of the likelihood that the environmental quality of the soil and ground water at the Property may have been adversely affected by past and present practices at the Property and/or those of the surrounding properties.

The Phase One ESA was completed to satisfy the intent of the requirements, methodology, and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The Phase One ESA involved the following main tasks:

- Review of Ontario Ministry of Environment publications, including the Ontario Inventory of PCB Storage Sites and the Ontario Waste Disposal Site Inventory.
- Review of available ownership/occupancy records for the subject site.
- Review of historical air photos, maps, surficial/bedrock geologic information, and various information available from Regulatory Agencies.
- Interviews with available individuals having some knowledge of current and/or historical site activities.
- A reconnaissance inspection of the Property; and



- Evaluation of the information and documentation.

The following summarizes the results of the investigation:

- Three (3) potentially contaminating activities (PCAs) were identified from the activities of the Phase One Study Area. Based on our assessment, none of the PCAs noted may cause an Area of Potential Environmental Concern (APEC) on the Property. The PCAs include the following:
- Others 1 – Pipeline Incidents a One (1) property within the Phase One Study Area historically had a pipeline incident. The property 6 Andean Lane, located 81 m north of the Phase One Property, has a pipeline incident that occurred in 2020. The pipeline involved natural gas and as such likely dissipated quickly into the air.
- Others 2 – Waste Generator – One (1) property within the Phase One Study Area historically listed as a waste generator for waste classes 221 Light Fuels, 213 Petroleum Distillates, 212 Aliphatic Solvents, 251 Oil Skimming's and Sludges, 146 Other Specified inorganics, 252 Waste Oils and Lubricants. The property is located at 4165 Salem Road/411 Salem Road, approximately 132-180 m southwest of the Phase One Property and is down-gradient to the Property with respect to the inferred direction of the groundwater flow to the west. It is not likely that the potentially contaminating activity would cause an APEC on the Property.
- Others 3 – Waste Disposal Site – One (1) property within the Phase One Study Area was historically listed as a waste disposal site. The property is located at Lot 1, Concession 11, South ½ Lot 1, approximately 163-178 m west of the Phase One Property. This location was listed as a waste disposal site that closed in 1980 and is down-gradient to the Property with respect to the inferred direction of the groundwater flow to the west. It is not likely that the potentially contaminating activity would cause an APEC on the Property
- No areas of potential environmental concern (APEC) were determined for the Property.

No requirement for a Phase Two ESA is identified at this time, and as such, no further investigation is required.



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1.0 INTRODUCTION

Terraprobe Inc. (Terraprobe) was retained by Brown Bear Dev Ltd. to conduct a Phase One Environmental Site Assessment (Phase One ESA) for a property located at the northwest corner of the intersection of Essa Road and Salem Road in Barrie, Ontario, hereinafter referred to as the Phase One Property or the Property. The western portion of the Property is identified as 'Block 281', while the eastern portion of the Property has the current municipal address of 901 Essa Road, Barrie, Ontario.

The western portion of the Property, 'Block 281,' is located at the northeast corner of Salem Road and Brown Bear Street; Block 281 is roughly rectangular in shape with an area of approximately 0.35 hectares (0.87 acres). The eastern portion of the Property, 901 Essa Road, is located at the northwest corner of Essa Road and Salem Road intersection; this portion is irregular in shape and approximately 0.79 hectares (1.96 acres) in size.

1.1 Phase One Property Information

The Property information is provided in tables below.

Phase One Property Information

Legal Description	Part S1/2 Lot 2 Con 11 Innisfil
PIN	58729-0942 (LT)
Roll Number	434209001820300
Municipal Address	901 Essa Road, Barrie
Zoning	Residential Rural (RR)

Legal Description	Block 281 Plan 51M1160
PIN	58729-1534 (LT)
Roll Number	434209001820881
Municipal Address	901 Essa Road, Barrie
Zoning	Residential Neighbourhood Mixed Use (NMU)

1.2 Site Description

The Property is irregular in shape and the western portion of the Property, 'Block 281,' is located at the northeast corner of Salem Road and Brown Bear Street; Block 281 is roughly rectangular in shape with an area of approximately 0.35 hectares (0.87 acres). The eastern portion of the Property, 901 Essa Road, is located at the northwest corner of Essa Road and Salem Road intersection; this portion is irregular in shape and approximately 0.79 hectares (1.96 acres) in size. Following the redesign and reconfiguration of Essa Road, the 901 Essa Road portion of the Property will be reduced to approximately 0.53 hectares (1.31 acres) in size. Subsequently, there will be approximately 0.88 hectares (2.18 acres) of total remaining developable land. Block 281 is currently used as a construction staging area for the neighbouring subdivision. The 901 Essa Road portion is occupied by a two-storey residential building, a single-story workshop/structure, and gravel parking areas. Access to the Property is from Brown Bear Street and Salem



Road. The surrounding properties are a mix of residential, industrial, and institutional, and agricultural land use

The general location of the Property is shown on Figure 1. Site features are presented in the Site Plan on Figure 2.

1.3 Purpose of Investigation

It is understood that the Property is to remain in residential use and that the intended use of the report is for due diligence purposes. Thus, the Phase One Environmental Site Assessment (ESA) is required to be completed in accordance with Ontario Regulation 153/04, as amended, to assess the environmental status of the Property and to identify environmental risks (if any) associated with the current conditions of the Property.

The objective of the Phase One ESA was as follows:

- To assess the environmental condition of the Property.
- To identify potentially contaminating activities within the Study Area.
- Based on the above, to identify issues of obvious or potential environmental concern with respect to the Property.

Current Land Use

Under the Ministry of the Environment, Conservation, and Parks (MECP) and in accordance with the applicable environmental regulation (Ontario Regulation 153/04), the current use of the 901 Essa Road portion of the Property is considered residential land use and the Block 281 portion is considered residential neighbourhood mixed-use.

Future Land Use

Under O. Reg. 153/04, the future land use of the Property is to remain residential. It is proposed to demolish the existing structures and construct a new 12-storey building supporting three levels of underground parking.

The Phase One ESA was completed to satisfy the intent of the requirements, methodology, and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The Phase One ESA involved the following main tasks:

- Review of Ontario Ministry of Environment publications, including the Ontario Inventory of PCB Storage Sites and the Ontario Waste Disposal Site Inventory.
- Review of available ownership/occupancy records for the subject site.



- Review of historical air photos, maps, surficial/bedrock geologic information, and various information available from Regulatory Agencies.
- Interviews with available individuals having some knowledge of current and/or historical site activities.
- A reconnaissance inspection of the Property; and
- Evaluation of the information and documentation.

2.0 SCOPE OF INVESTIGATION

The Phase One ESA involved the following principal tasks:

- A review of records and reports regarding historical and current occupancy and activities for the Property and Study Area.
- Interviews with available individuals having knowledge of current and/or past site activities.
- An inspection of the Property and observation of the Study Area.
- Evaluation of information and documentation.

The information on the Property and Study Area is summarized in this report. Sampling and analysis of soil, ground water, or other materials (e.g., construction materials, air) were not carried out as part of the investigation.

2.1 Records Review

The records review provides information on historical and current activities. The objectives of the records review were as follows:

- To obtain and review records that relate to the current and past uses, site features and activities at the Property.
- To obtain and review records that relate to potentially contaminating activities, water bodies, and areas of natural significance in the Study Area (in addition to the Property).
- Based on the above, to provide an assessment of actual and potential contaminating activities and concerns with respect to the environmental condition of the Property.

The following sources of information were reviewed:

- Archival information for the Property, including aerial photographs, topographic maps, historical maps, and drawings.
- Site-specific environmental reports and/or company records (e.g., Certificates of Approval, waste generator registration, approvals, and permits) provided to Terraprobe.
- Geological and hydrogeological information in published government maps and/or reports.



- Databases maintained by EcoLog ERIS containing environmentally related information from private, provincial, and federal sources.
- Fire insurance plans and insurance inspection reports (and related plans) are on file at the Toronto Reference Library.
- Published Ontario Ministry of the Environment, Conservation and Parks (MECP) directories related to registered PCB storage sites and active and closed landfill sites.
- The Ontario Ministry of Natural Resources (MNR) Natural Heritage Information Centre database for information specific to natural areas, such as locations of environmentally sensitive areas.
- Published information regarding an Official Plan for the area.
- Sensitivity mapping by the local Conservation Authority.

2.2 Interviews

The objectives of the interview were:

- To obtain information to assist in determining if an area of potential environmental concern exists.
- To identify details of potentially contaminating activities or potential contaminant pathways in, on or under the Property.

Key personnel were interviewed, and asked questions related to specific site activities, such as:

- The nature of the operations.
- Handling and storage of environmentally sensitive products and related wastes.
- Environmental approvals and registrations.
- Knowledge of previous reports related to the environmental condition of the Property.
- Issues related to non-compliance, orders, or charges related to environmental conditions on the Property.

2.3 Site Reconnaissance

The objectives of the site reconnaissance were:

- To identify potential environmental concerns based on observations of current and past uses, and potentially contaminating activities at the Property and in the Study Area.
- To identify potential pathways for contamination at the Property and Study Area.

The site reconnaissance included a review of issues of potential environmental concern, including the following:

- Activities and practices, including site operations, processes and waste management currently carried out on the Property.
- Evidence of past waste disposal, landfill, or fill placement on the Property.



- The presence of hazardous or toxic chemicals, materials, or processes.
- The presence of existing or former aboveground or underground fuel storage tanks.
- Identification of heating and cooling systems.
- The presence of floor cracks, hydraulic hoists, elevators, sumps and drains, wells, pits, and lagoons.
- Identification of water supply source to the Property.
- The presence of various designated substances and building materials, including friable and non-friable asbestos, PCB-containing materials and electrical equipment, lead-based paint, mould, and chlorofluorocarbons (CFCs) in air-conditioning and refrigeration equipment.
- Evidence of stained or odorous soils and stressed vegetation.

In addition, an inspection of surrounding properties within the Study Area (identified in Section 3.1.1) was completed to assess the potential for operations being carried out on those properties to impact on the environmental condition of the Property. The inspection of surrounding properties was limited to inspection from the Property boundaries and public areas (roads, sidewalks, etc.).

2.4 Documentation and Evaluation of Information

The information obtained from the records review, interviews and site reconnaissance was described, documented, and evaluated as summarized below:

- Documentation of information, as noted in subsequent sections of the report.
- Description of current and past uses of the Phase One Property.
- Description of potentially contaminating activities.
- Discussion of the need, if any, for further investigation.



3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The Phase One Study Area consisted of properties located within a 250 m radius from the boundary of the Property. The surrounding area is a combination of industrial and agricultural land use along Essa Road and Salem Road and residential land use to the north along Brown Bear Street, Olympic Gate, Koda Street, Andean Lane, and Kodiak Terrace. The surrounding neighbourhood is separated into industrial, agricultural/rural, and residential in land use. The industrial property is located southwest of the Property along Salem Road. The agricultural land is to the south, with Residential land to the west, north and southeast. There are several small tributaries and streams in the study area. The general locations of the Properties are shown on Figure 1, Figure 2 shows the Phase One Properties, and the surrounding properties are shown on Figure 3.

Based on the historical Property use and development on the Property and surrounding area, it was determined that a 250 m study area from the boundary of the Property was sufficient to identify issues of potential environmental concern that could potentially impact the environmental condition of the Property.

3.1.2 First Developed Use Determination

The determination of first developed use for the Property is based on the review of air photographs, historical maps, and Property records. Based on a review of aerial photographs, 901 Essa Road was developed as a residential between 1954 to 2004. Block 281 was undeveloped until about 2019, when the preoccupying forest was cleared for development. The historical land use for the Property and the surrounding area is interpreted as industrial, residential, and agricultural land use.

3.1.3 Chain of Title

A chain of title was prepared for Terraprobe by Domson's Title Search Inc., a freelance title search consultant. Site ownership records dating back to 1854 were reviewed.

The Property was owned by private individuals since 1854 and Block 281 since 1854 as well. The Property was owned by various individuals until 2015, when the current owner, Essa Estates Inc., owned the Property. Block 281 was owned by various individuals until 2017, when the current owner Crisdawn Construction Inc., owned the property. The results of the title search are presented in Appendix A.

3.1.4 City Directory Search

No city directories were available for review for the Property and Phase One Study Area.



3.1.5 Environmental Reports

There were no previous Phase One ESAs on the Properties for Terraprobe to review.

3.2 Environmental Source Information

3.2.1 EcoLog ERIS

EcoLog Environmental Risk Information Services Ltd. (ERIS) is an organization that maintains and searches various government and private databases for property-related environmental information. A search of the EcoLog ERIS Ltd. databases was requested for the Property and Study Area. The ERIS Report is provided in Appendix A.

The potentially contaminating activities identified in the Study area from the ERIS report are summarized below:

Location of PCA	PCA	Details
6 Andean Lane (81m north of the Phase One Property)	Others 1 – Pipeline Incidents	In April 2020, a pipeline incident occurred where an Enbridge Gas Inc. line had been damaged
Lot 1, Concession 11, South ½ Lot 1 (Approximately 163- 178m west of the Phase One Property)	Other 3 – Waste Disposal Site	This location was listed as a waste disposal site that closed in 1980, and an application was held up in 1999 pending more information from the applicant.
4165 Salem Road/441 Salem Road, 132-180m southwest of the Phase One Property	Others 2 – Waste Generators	The Site was registered as a waste generator for the years 2005, 2011-2016, 2018, 2020 for the following list of the waste class: 221 Light Fuels, 213 Petroleum Distillates, 212 Aliphatic Solvents, 251 Oil Skimming's and Sludges, 146 Other Specified inorganics, 252 Waste Oils and Lubricants.

3.2.2 Other Source Information

Other environmental source information was searched as part of the Phase One ESA. The information that was search includes:

- Technical Standards and Safety Authority (TSSA) was contacted in regard to records related to storage tanks for petroleum related products with respect to the Property
- The local Conservation Authority was contacted to determine if the Property was considered regulated under the Conservation Authorities Act and Ontario Regulations 42/06, 146/06 to 182/06 and 97/04.
- Municipal Zoning and Official Plan information was reviewed
- The Ministry of Environment, Conservation and Parks (MECP) Waste Disposal Site Inventory



- The Ministry of Environment, Conservation and Parks (MECP) Inventory of PCB Storage Sites
- The Ministry of Environment, Conservation and Parks (MECP) Brownfields Environmental Site Registry

The information requests and responses are provided in Appendix B and are summarized below.

Information Request	Response
TSSA	The Technical Standards and Safety Authority (TSSA) maintain records of storage tanks for petroleum-related products. The TSSA was contacted on January 18 th , 2022, to establish the status of the Property with respect to their records. The response from the Public Information Agent at the TSSA indicates that there are no records were found for Property or within the Phase One Study Area.
Conservation Authority	The Property is not located within a Conservation Authority jurisdiction.
Zoning	The Corporation of the Town of Innisfil zoning by-law 054-04 was reviewed. The Properties are zoned as Residential Rural for 901 Essa and Block 281 as Neighbourhood Mixed Use. Copies of the Town of Innisfil zoning maps are provided in Appendix B.
Ministry of the Environment, Conservation and Parks (MECP)	Directories published by the MECP related to waste disposal sites [Ref. 7] and PCB storage sites [Ref. 8], and the Brownfields Environmental Site Registry [Ref. 9] were reviewed. The following summarizes the information from those sources for the Property and Study Area: • The MECP Waste Disposal Site Inventory did not identify any active waste disposal sites within 250 m of the Property. • The MECP Waste Disposal Site Inventory did identify a closed disposal sites Approximately 163-178m west of the Phase One Property. • There were no records of municipal coal gasification plants or industrial sites producing or using coal tar and related products for the Property or Study Area. • The MECP Inventory of PCB Storage Sites did not identify any PCB storage sites within 250 m of the Property. According to the MECP Brownfields Environmental Site Registry, no Records of Site Condition have been filed for the Property. Information from the Ontario Ministry of the Environment, Conservation and Parks was also reviewed as part of the EcoLog ERIS database search, which is summarized in Section 3.2.1. In particular, information on Certificates of Approval, Compliance and Convictions, Waste Disposal Sites, PCB Storage Sites, and Waste Generators were reviewed. The closed waste disposal site approximately 163-178m west of Phase One has been identified as a potentially contaminating activity.



3.3 Physical Setting Sources

3.3.1 Aerial Photographs and Historic Mapping

Aerial photographs and satellite imagery from 1954, 2004, 2006, 2010, 2014, 2019 and 2021 were reviewed. Aerial photographs and satellite images were selected based on available dates and scale in order to provide as much information as reasonably practical regarding the development of the Property and Study Area from first developed land use until the present development of the Property.

A selection of aerial photographs is presented in Appendix C. These documents provide a visual record of the physical conditions on the Property. Based on these sources of information, the state of development of the Property and Study Area is summarized below.

Date	Source	Property	Study Area
1954	Aerial Photograph	Vacant/agricultural land.	Interpreted as agricultural land and forested areas.
2004	Satellite Image	Appears similar to present day land usage for 901 Essa. Block 281 appears to be forested.	Interpreted as residential, rural, and forested areas. The southwest of the Property has been developed. East of the Property is under development.
2006	Satellite Image	No significant changes.	The Emmanuel Baptist Church has finished construction and appears to be similar to the present day.
2010	Satellite Image	Appears that the driveway has been extended south to connect with Salem Road, similar to the present-day Property.	No significant changes.
2014	Satellite Image	No significant changes.	No significant changes.
2019	Satellite Image	Block 281 has been cleared and appears to be used for the subdivision to the north and west of the Property.	No significant changes.
2021	Satellite Image	No significant changes.	No significant changes.

Based on a review of aerial photographs, 901 Essa Road has been developed as rural residential/ agriculture since between 1954 to 2004, and Block 281 has been developed as neighbourhood mixed-use since between 2019 to 2021; the property was forested from approximately 1954 to 2019. The historical land use for the Property and the surrounding area is interpreted as industrial, residential, and agricultural land use.

There is no evidence of the use of the Property or surrounding properties as orchards, nurseries, or greenhouses. No potentially contaminating activity were identified in the aerial photographs.



3.3.2 Topography, Hydrology, Geology

A topographic map from the Ontario Ministry of Natural Resources and Forestry (MNRF) and the geological mapping produced by the Ontario Ministry of Northern Development and Mines - Ontario Geological Survey was reviewed. The information gleaned from the mapping is summarized below. The maps are provided in Appendix D.

Topography	An Ontario Base map from 1982 was reviewed. The map showed that the elevation of the Property is 308 m above sea level (masl).
Hydrogeology	According to the Natural Resources (Toporama) topographic map, there are no large water bodies in the study area. There are watercourses that generally flow east to west, located north and south of the Property, which drains into a waterbody to the west. The approximate depth to ground water, based on Water Well Records in the local area, is expected to be between 5 to 10 m.
Geology (overburden)	Based on published geological information [Ref. 2] for the general area, the near surface overburden consists of ice-contact stratified deposits consisting of sand and gravel, minor silt, clay, and till.
Geology (bedrock)	Beneath the sequence of soil deposits is the bedrock of the Lindsay Formation, which is comprised primarily of limestone, nodular to black laminated, dolostone, shales, arkose, sandstone.
Geology (depth to bedrock)	Based upon historic borehole information from Ontario Geological Survey maps, the bedrock in the area of the Property is approximately 170 mbgs.

3.3.3 Fill Materials

No above-grade deposits of fill materials were noted on the subject property at the time of the site inspection.

3.3.4 Water Bodies, Wetlands, and Areas of Natural Significance

Mapping from the Ontario Ministry of Natural Resources and Forestry (MNRF) was reviewed to determine if water bodies were present on the Property and within the Study Area. The Ontario Ministry of Natural Resources and Forestry National Heritage Information Centre database for listings of Areas of Natural or Scientific Interest (ANSIs) was reviewed. The information is summarized below.

Water Bodies (Property)	No bodies of water are located on the Phase One Property.
Water Bodies (Study Area)	Watercourses flowing east to west pass south and north of the Property.
Wetland	<u>Provincially Significant</u>



(Property)	- No Provincially Significant wetlands were present on the Property <u>Non- Provincially Significant</u> - No Non-Provincially Significant wetlands were present on the Property <u>Unevaluated</u> - No unevaluated wetlands were present on the Property
Wetland (Study Area)	<u>Provincially Significant</u> - No Provincially Significant wetlands were present in the Study Area. <u>Non- Provincially Significant</u> - No Non- Provincially Significant wetlands were present in the Study Area <u>Unevaluated</u> - No unevaluated wetlands were present in the Study Area.
ANSIs (Property)	<u>Provincially Significant Life Science ANSI</u> - No Life Science ANSIs were identified on the Property. <u>Provincially Significant Earth Science ANSI</u> - No Earth Science ANSIs were identified on the Property.
ANSIs (Study Area)	<u>Provincially Significant Life Science ANSI</u> - No Life Science ANSIs were identified in the Study Area. <u>Provincially Significant Earth Science ANSI</u> - No Earth Science ANSIs were identified on the Property.

3.3.5 Well Records

The Ontario Ministry of the Environment, Conservation and Parks (MECP) well records database was searched through the MECP online Water Well Database for records located on the Property and in the Study Area (within a 250 m radius). A copy of the Well Records is provided in Appendix E and are summarized below.



Water Wells (Property)	• There are two (2) wells located on the Property.
Water Wells (Study Area)	• Seven (7) domestic water wells were located in the Study Area • Zero (0) commercial water wells were located in the Study Area • Eight (8) Test holes/monitoring water wells were located in the Study Area • Zero (0) public water wells were located in the Study Area • One (1) Industrial water wells were located in the Study Area • Zero (0) Cooling and AC water wells were located in the Study Area • Ten (10) water wells of unknown use were located in the Study Area
Stratigraphy	• 0 to 2.4 m – Brown, silt, sand, loose • 2.4 to 3.7 m – Grey, clay, sand • 3.7 to 9.1 m – Brown, sand • 9.1 to 15.2 m – Grey, silt, sand
Depth to Water Table	• 8 to 12 ft
Depth to Bedrock	• Bedrock was not encountered at any of the wells but is expected to be approximately 170 mbgs.



4.0 INTERVIEWS

A copy of Terraprobe's Interview Questionnaire was completed by Mr. Mohammed Raja. The following summarizes the information that was provided on the questionnaire.

Person(s) Conducting Interview	Justin Rumney P. Geo
Date & Time	Thursday, January 20 th , 2021
Location of Interview	E-mail
Person Interviews	Mr. Mohammed Raja
Reason for Selection	Mr. Raja is in Planning and Development for the Owner and has been with the company for one year.
Assessment of the Information	The information provided by Mr. Raja coincides with the information found about the Property from other sources.
Relevant Information	Mr. Raja provided the following information: • The Property has not been used for dry cleaning, fuel distribution or vehicle servicing. • The Property has not been used for storage and/or use of environmentally sensitive or hazardous products, such as paints, chemicals, fuels, oils, and lubricants.

Based on the information provided by Mr. Raja, no activities have occurred on the Property that are likely to cause a potential environmental concern.



5.0 SITE RECONNAISSANCE

5.1 General Requirements

The conditions at the time of the site reconnaissance are summarized below.

Table 5.1-1: Details of Site Reconnaissance

Date of Investigation	January 26 th , 2022
Time of Investigation	9:00
Weather Conditions	Sunny
Duration of Investigation	Approximately 3 hours
Was the Facility Operating?	N/A (Residential)
Person Conducting Investigation and Qualifications	Cole Burmeister under the supervision of Justin Rummy, P.Geo.

5.2 Specific Observations at Phase One Property

The site reconnaissance included a walking tour of the Property, as well as compiling written and photographic records. Site features are illustrated on Figure 2, and photographs are presented in Appendix G.

5.2.1 General Description

The Property identified as 901 Essa Road and Block 281 has historically been used as a residential property and construction staging. There are two structures on the Property, one residential building with an in-ground swimming pool that was occupied at the time of the site inspection and one garage used for storage. There was also a small wooden shed northwest of the garage and a motorhome south of the shed. Block 281 had various construction vehicles and a transport truck trailer stored on the Property.

5.2.2 Designated substances and Other Special Attention Items

The inspection was carried out in accessible areas and included an assessment of the potential presence of the following materials:

- Designated substances (i.e., acrylonitrile, asbestos, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica, vinyl chloride).
- Polychlorinated biphenyls (PCBs).
- Ozone depleting substances.
- Urea-formaldehyde foam insulation (UFFI).



- Special attention items (i.e., mould, radioactive materials).

The presence of these materials is summarized below.

Asbestos	No construction materials containing asbestos were observed during the site inspection.
Lead	No suspected or confirmed lead was noted during the site inspection.
Mercury	No suspected or confirmed mercury was noted during the site inspection.
PCBs	No suspected or confirmed PCB containing electrical equipment was noted on the Phase One Property during the site inspection.
Ozone Depleting Substances	No ozone depleting substances were noted during the investigation.
UFFI	No UFFI products were observed during the site inspection.
Mould	No mould or areas of excessive dampness was observed during the site inspection.
Radioactive Materials	No sources of radiation were observed during the site inspection.
Herbicides and Pesticides	During the site inspection no herbicides or pesticides were observed to be stored at the Property.

5.2.3 Exterior Site Conditions

The Property was irregular in shape and have a combined area of approximately 1.14 hectares (1.96 acres). 901 Essa Road is currently developed with a residential building, garage, a shed, and several vehicles. The remainder of the Property is occupied by a gravel parking area, natural vegetation including mature trees, landscaped areas used for recreation, and an in-ground swimming pool. The Block 281 portion of the Property is currently occupied by several construction vehicles as well as a transport truck trailer and a diesel aboveground storage tank on the central portion of the Property. The remainder of the property is occupied by a gravel parking area. Access to the 901 Essa Road portion of the Property is from a gravel driveway that goes from the east side of the property to the southwest corner of the Property; access to the Block 281 portion of the Property is from a gravel driveway to the southeast corner of the Property.

The surrounding properties are a mix of industrial, agricultural, and residential land use.

No stains or evidence of impact was noted on the driveways; no stained soil or stressed vegetation was noted at the Property.

Additional details of the Property are provided below.

Current and Former Wells	The well records indicate that there are two water wells on the Property.
---------------------------------	---



Sewage Works	The residential house located on 901 Essa Road uses a septic system
Railways	No railways, or historical evidence of railways, were noted to have gone through the Property.
Stained and Odorous Soils	No stained or odorous soils were observed during the site inspection.
Stressed Vegetation	No areas of stressed vegetation were noted during the site inspection.
Underground Utilities and Services	The inspection of the Property indicated the following information related to utility services: • Block 281 had a communication hydro box that travelled west towards Brown Bear Street.
Fill Materials	No fill material was present on the Property during the site inspection.
Watercourses, Ditches or Standing Water	No watercourses were observed at the time of the Site Reconnaissance.

5.2.4 Above-Ground Storage Tanks

Three above-ground storage tanks, or evidence of historical above-ground storage tanks, were observed at the Property. One was located on the north side of the residential building that provided heating. A second was located on the northeast corner of the garage that did not appear to be in use but contained liquid inside upon inspection. Lastly, a third tank was observed on the Block 281 portion of the Property that was used for diesel fuel for the construction vehicles on the Property.

5.2.5 Underground Storage Tanks

No underground storage tanks, or evidence of historical underground storage tanks (USTs), were observed at the Property.

5.2.6 Drains, Pits and Sumps

No drains, pits, or sumps were observed at the Property.

5.2.7 Unidentified Substances

No unidentified substances were observed on the Property.

5.2.8 Ground Surface

The ground surface of the Property is relatively flat. The surface is mainly gravel driveways, grass covered areas and gravel parking areas.

5.2.9 Air Emissions

No air emissions were observed on the Property.



5.2.10 Roads, Parking Facilities, and Rights-of-Way

One gravel driveway is located on 901 Essa Road to allow access to the residential building that connects to Salem Road to the south. Block 281 is accessible from a gravel driveway connected to Salem Road.

5.2.11 Potentially Contaminating Activity

The Phase One Property and the surrounding properties have historically been used for residential, agricultural, and industrial purposes. The current activity at the Property remains residential. The activities at the Property are not considered to be directly contaminating activities.

5.3 Investigation of Phase One Study Area

At the time of the site inspection, the following land uses were noted on the properties immediately adjacent to the Property.

Direction	Land Uses
North	Residential
East	Forested Area and Institutional
South	Agricultural and Industrial
West	Residential and forested areas

5.4 Written Description of Investigation

The site reconnaissance included a walking tour of the Property as well as compiling written and photographic records. The inspection of the Property and Study Area was conducted by Mr. Cole Burmeister on January 26th, 2022, under the supervision of Justin Rumney, P.Geo. The tour consisted of an inspection of the Property. Written and photographic records regarding the condition of the Property were compiled.



6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Uses

The Phase One Property and the surrounding properties have historically been used for residential, agricultural, and industrial purposes. The current activity at the 901 Essa Road portion of the Property remains residential, while the Block 281 portion of the property is used as a construction staging area for the neighbouring subdivision.

6.2 Potentially Contaminating Activities

The following PCAs were identified in the Study Area based on historical records and inspection of the Site. The detailed locations of the PCAs are illustrated in Figure 4.

Location of PCA	PCA	Potential APEC (yes/no)	Justification
6 Andean Lane (81m north of the Phase One Property)	Others 1 – Pipeline Incidents	No	Involved natural gas in an open area, and as such likely dissipated into the air quickly, leaving no contamination in the soil or groundwater.
Lot 1, Concession 11, South ½ Lot 1 (Approximately 163-178m west of the Phase One Property)	Other 3 – Waste Disposal Site	No	Down-gradient to the Property with respect to the inferred direction of the groundwater flow to the west. It is not likely that the potentially contaminating activity would cause an APEC on the Property.
4165 Salem Road/441 Salem Road, 132-180m southwest of the Phase One Property	Others 2 – Waste Generators	No	Down/trans-gradient to the Property with respect to the inferred direction of the groundwater flow is to the west. It is not likely that potential contaminating activity would cause an APEC on the Property.

6.3 Areas of Potential Environmental Concern

The Potentially Contaminating Activities identified in Section 6.1 were evaluated for their potential to create an Area of Potential Environmental Concern on the Phase One Property through consideration of:

- The type of PCA
- The potential magnitude of the PCA (e.g., small-scale waste generation versus significant commercial activity)
- The Potential Contaminants of Concern (PCoC) associated with the PCA
- The nature of those PCoCs in terms of their mobility in soil, ground water, and sediment as applicable
- The anticipated direction of ground water flow
- The anticipated hydraulic conductivity of saturated media



- The distance between the PCA and the Property

The analysis and rationale used to determine that a particular PCA does not create an APEC is provided in Section 6.1. There are no APECs identified on the Property or in the Study Area.

6.4 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) is presented in Appendix I, which is illustrated and includes Figure 1 through Figure 5.

6.5 Uncertainty or Absence of Information

The following uncertainties or absence of information may have impact the Phase One Conceptual Site Model:

Component	Uncertainty of Absence of Information	Effect on Phase One CSM
Fire Insurance Plans	No Fire Insurance Plans were available for review. However, it is the QP's opinion that this will not negatively affect the Phase One CSM.	No effect upon the Phase One CSM
Chain of Title	Chain of Title dating back to 1854 ownership was obtained as part of the investigation. As such, there exists no known void or absence of information for this component.	No effect upon the Phase One CSM



7.0 CONCLUSIONS

The Phase One ESA was completed to satisfy the intent of the requirements, methodology, and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The Phase One ESA involved the following main tasks:

- Review of Ontario Ministry of Environment publications, including the Ontario Inventory of PCB Storage Sites and the Ontario Waste Disposal Site Inventory.
- Review of available ownership/occupancy records for the subject site.
- Review of historical air photos, maps, surficial/bedrock geologic information, and various information available from Regulatory Agencies.
- Interviews with available individuals having some knowledge of current and/or historical site activities.
- A reconnaissance inspection of the Property; and
- Evaluation of the information and documentation.

The following summarizes the results of the investigation:

- Three (3) potentially contaminating activities (PCAs) were identified from the activities of the Phase One Study Area. Based on our assessment, none of the PCAs noted may cause an Area of Potential Environmental Concern (APEC) on the Property. The PCAs include the following:
- Others 1 – Pipeline Incidents a One (1) property within the Phase One Study Area historically had a pipeline incident. The property 6 Andean Lane, located 81 m north of the Phase One Property, has a pipeline incident that occurred in 2020. The pipeline involved natural gas and as such likely dissipated quickly into the air.
- Others 2 – Waste Generator – One (1) property within the Phase One Study Area historically listed as a waste generator for waste classes 221 Light Fuels, 213 Petroleum Distillates, 212 Aliphatic Solvents, 251 Oil Skimming's and Sludges, 146 Other Specified inorganics, 252 Waste Oils and Lubricants. The property is located at 4165 Salem Road/411 Salem Road, approximately 132-180 m southwest of the Phase One Property and is down-gradient to the Property with respect to the inferred direction of the groundwater flow to the west. It is not likely that the potentially contaminating activity would cause an APEC on the Property.
- Others 3 – Waste Disposal Site – One (1) property within the Phase One Study Area was historically listed as a waste disposal site. The property is located at Lot 1, Concession 11, South ½ Lot 1, approximately 163-178 m west of the Phase One Property. This location was listed as a waste disposal site that closed in 1980 and is down-gradient to the Property with respect to the inferred direction of the groundwater flow to the west. It is not likely that the potentially contaminating activity would cause an APEC on the Property
- No areas of potential environmental concern (APEC) were determined for the Property.



8.0 RECOMMENDATION

Based upon the review and evaluation of information gathered from the Phase One ESA, there are no potentially contaminating activities noted on the Phase One Property or within the Phase One Study Area that cause an Areas of Potential Environmental Concern on the Property.

No requirement for a Phase Two ESA is identified at this time and as such, no further investigation is required.

9.0 SIGNATURES

The Phase One Environmental Site Assessment has been completed by Mr. Justin Rumney, P. Geo., under the direction and supervision of Samuel Oyedokun, P.Eng., PMP, QP_{ESA}. The findings and conclusions presented in this report have been determined on the basis of the information that was obtained and reviewed and on an assessment of the existing conditions on the Phase One Property and properties within the Phase One Study Area.

We trust this report meets with your requirements. Should you have any questions regarding the information presented, please do not hesitate to contact our office.

Yours truly,
Terraprobe Inc.



Justin Rumney, P. Geo.
Project Manager



Samuel Oyedokun, P.Eng., PMP, QP_{ESA}
Associate, Environmental Engineering



10.0 REFERENCES

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2. Chapman, L.J. and Putnam, D.F. 2007. *The Physiography of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release – Data 228.
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10. Lake Simcoe Region Conservation Authority (LSRCA). *Regulated Area Search*. Retrieved from: <https://www.lsrca.on.ca/Pages/PDF-Key-Map.aspx>
11. Terraprobe Inc., “Results of Environmental Soil Quality Analysis, Proposed Residential Subdivision, Newmarket, Ontario”, dated July 13, 2018, File 1-18-0345-49. Prepared for Preston Homes/Redwood Properties.



11.0 LIMITATIONS AND USE OF THE REPORT

This report was prepared for the exclusive use of Brown Bear Dev Ltd. and is intended to provide an assessment of the environmental condition on the Property located at 901 Essa Road, Barrie, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Terraprobe Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, including consequential financial effects on transactions or Property values, or requirements for follow-up actions and costs.

The assessment should not be considered a comprehensive audit that eliminates all risks of encountering environmental problems. The information presented in this report is based on information collected during the completion of the Phase One Environmental Site Assessment by Terraprobe Inc. It is based on the conditions on the Phase One Property at the time of the site inspection supplemented by a review of historical information to assess the environmental conditions on the Phase One, as reported herein.

Sampling and analysis of soil, ground water or any other material was not carried out as part of this assessment. Consequently, the presence and/or extent of any adverse environmental impact cannot be verified. The potential for environmental liability and/or environmental impact is an opinion that has been arrived at within the scope of this assessment.

In assessing the environmental conditions/history of the Phase One, Terraprobe Inc. has relied in good faith on information provided by others, as noted in this report, and has assumed that the information provided by those individuals is factual and accurate. Terraprobe Inc. accepts no responsibility for any deficiency, misstatement or inaccuracy in this report resulting from the information provided by those individuals.

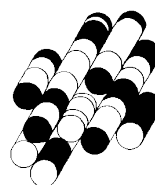
There is no warranty expressed or implied by this report regarding the environmental status of the Phase One. Professional judgement was exercised in gathering and analysing information collected by our staff, as well as that submitted by others. The conclusions presented are the product of professional care and competence and cannot be construed as an absolute guarantee.

In the event that during future work new information regarding the environmental condition of the Phase One is encountered, or in the event that the outstanding responses from the regulatory agencies indicate outstanding issues on file with respect to the Phase One, Terraprobe Inc. should be notified in order that we may re-evaluate the findings of this assessment and provide amendments, as required.



FIGURES

TERRAPROBE INC.



Y:\Shared\CAIT\Terraprobe\Brampton\1-Project Files\2022\2022_Branch Folders\3-22-0008 - 901 Essa Road and Brown Bear Street, Barrie\41 - Phase One ESA\A. Dwg. Log\AutoCAD\3-22-0008-41 Phase One.dwg, FIG 1 - AutoCAD PDF (General Documentation).pc3





Terraprobe Inc.
Consulting Geotechnical & Environmental Engineering
Construction Materials, Inspection & Testing
11 Indell Lane - Brampton Ontario L6T 3Y3 (905) 796-2650



Reference:

County of Simcoe
Interactive Maps

Notes:

Legend:

Phase One Property Boundary

Project Title:

Phase One Environmental Site Assessment

Site Location:

901 Essa Road and Brown Bear Street
Barrie, Ontario

Figure Title:

Phase One Property Location

Designed By:
JR

Drawn By:
AA

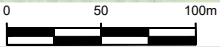
Reviewed By:
BW

Date:
March 2022

File No.:
3-22-0008-41

Scale:
As Shown

Figure No.:
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Reference:
County of Simcoe
Interactive Maps

Notes:

Legend:



Phase One Property Boundary

Project Title:
Phase One Environmental Site Assessment

Site Location:
901 Essa Road and Brown Bear Street
Barrie, Ontario

Figure Title:
Phase One Property

Designed By: JR

Drawn By: AA

Reviewed By: BW

Date: March 2022

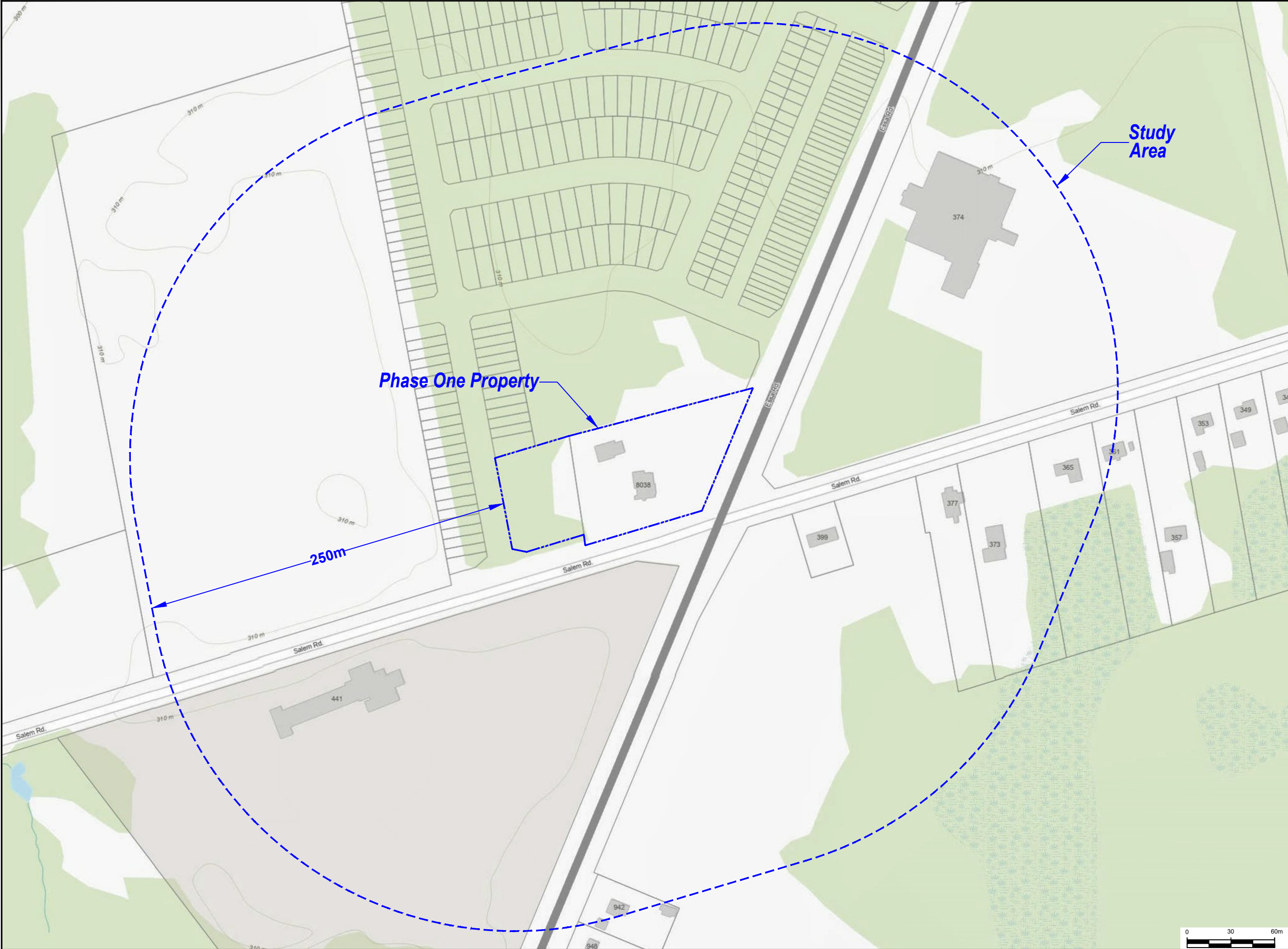
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Figure No.:
2



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Reference:
County of Simcoe
Interactive Maps

Notes:

Legend:

Phase One Property Boundary

Phase One Study Area, 250m

Project Title:
Phase One Environmental Site Assessment

Site Location:
901 Essa Road and Brown Bear Street
Barrie, Ontario

Figure Title:
Phase One Study Area

Designed By: JR	File No.: 3-22-0008-41
Drawn By: AA	Scale: As Shown
Reviewed By: BW	Figure No.: 3
Date: March 2022	

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Reference:

County of Simcoe
Interactive Maps

Notes:

Legend:

- Phase One Property Boundary
- Phase One Study Area, 250m
- Residential Land Use
- Community Land Use (Roads)
- Institutional Land Use
- Industrial Land Use
- Agricultural / Other Land Use
- Environmental Protection

Project Title:

Phase One Environmental Site Assessment

Site Location:

901 Essa Road and Brown Bear Street
Barrie, Ontario

Figure Title:

Adjacent Property Land Uses

Designed By:

JR

File No.:

3-22-0008-41

Drawn By:

AA

Scale:

As Shown

Reviewed By:

BW

Date:

March 2022

Figure No.:

4

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Reference:
 County of Simcoe
 Interactive Maps

Notes:
 PCA - Potentially Contaminating Activity
 Red PCA Causing APEC
 Green PCA Not Causing APEC

Legend:

----	Phase One Property Boundary
----	Phase One Study Area, 250m
Others1	Pipeline Indent
Others2	Waste Generator
Others1	Waste Disposal Site

Project Title:
 Phase One Environmental Site Assessment

Site Location:
 901 Essa Road and Brown Bear Street
 Barrie, Ontario

Figure Title:
 PCA Locations

Designed By:	JR	File No.:	3-22-0008-41
Drawn By:	AA	Scale:	As Shown
Reviewed By:	BW	Figure No.:	5
Date:	March 2022		

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Reference:

County of Simcoe
Interactive Maps

Notes:

APEC - Area of Potential Environmental Concern

Legend:

Phase One Property Boundary

Project Title:

Phase One Environmental Site Assessment

Site Location:

901 Essa Road and Brown Bear Street
Barrie, Ontario

Figure Title:

APEC Locations

Designed By: JR

Drawn By: AA

Reviewed By: BW

Date: March 2022

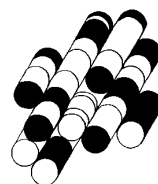
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As Shown

Figure No.:
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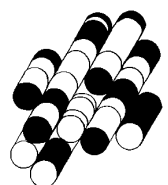
APPENDICES

TERRAPROBE INC.



APPENDIX A

TERRAPROBE INC.



CHAIN OF TITLE REPORT

Project #: 3-22-0008-41
Address: 901 Essa Road, Barrie
Legal: Part S1/2 Lot 2 Con 11 Innisfil
Description: as in RO175686

PIN #: 58729-0942 (LT)

Searched at: Barrie
LRO #: 51

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (S1/2 - 100 Acres)	21 11 1854	Crown	William GIBSON, Sr.
35063	Deed	27 02 1863	William Gibson, Sr.	William GIBSON, Jr.
5756	Will	27 12 1895	William Gibson, Jr. - Estate	Arthur GIBSON
7571	Deed	06 01 1904	Arthur Gibson	Fred A. TEBO
7572	Mortgage	06 01 1904	Fred A. Tebo	James HEYLANDS (Mortgagee)
12420	Deed (Power of Sale)	11 11 1920	James Heylands - Estate (Fred A. Tebo defaulted in Mtg #7572)	Charles Gerbert MacDONALD
12422	Mortgage	11 11 1920	Charles Gerbert MacDonald	George ESTER (Mortgagee)
14682	Assign's Mortgage #12422	01 12 1923	George Ester	John B. HARRIS
14862	Deed (Power of Sale)	16 05 1924	John B. Harris (Charles Gerbert MacDonald defaulted in Mtg 12422)	W. Harris Company Limited

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: 3-22-0008-41
Address: 901 Essa Road, Barrie
Legal Description: Part S1/2 Lot 2 Con 11 Innisfil
as in RO175686

PIN #: 58729-0942 (LT)

Searched at: Barrie
LRO #: 51

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
15215	Deed	28 03 1925	W. Harris Company Limited	George SPEERS
17449	Deed	14 08 1930	George Speers	Jane DINWOODIE
26437A	Deed	03 05 1946	Jane Dinwoodie	Charles BURGER & Lillian BURGER
26462A	Deed	10 05 1946	Charles Burger & Lillian Burger	Nelson BRIMISTIN & Esther BRIMISTIN
143476	Deed	14 12 1961	Esther Brimistin (Surviving Joint Tenant)	Pearl CURRIE
RO175686	Deed	06 11 1963	Pearl Currie	William LAYCOCK & Inez May LAYCOCK
RO1414252	Deed	25 06 1999	William Laycock & Inez May Laycock	Ronald Andrew EISSES & Margaret Karen EISSES
SC1238167	Deed (Present Owner)	21 08 2015	Ronald Andrew Eisses & Margaret Karen Eisses	Essa Estates Inc.

CHAIN OF TITLE REPORT

Project #: 3-22-0008-41
Address: 901 Essa Road, Barrie
Legal Block 281 Plan 51M1160
Description:

PIN #: 58729-1534 (LT)

Searched at: Barrie
LRO #: 51

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (S1/2 - 100 Acres)	21 11 1854	Crown	William GIBSON, Sr.
35063	Deed	27 02 1863	William Gibson, Sr.	William GIBSON, Jr.
5756	Will	27 12 1895	William Gibson, Jr. - Estate	Arthur GIBSON
7571	Deed	06 01 1904	Arthur Gibson	Fred A. TEBO
7572	Mortgage	06 01 1904	Fred A. Tebo	James HEYLANDS (Mortgagee)
12420	Deed (Power of Sale)	11 11 1920	James Heylands - Estate (Fred A. Tebo defaulted in Mtg #7572)	Charles Gerbert MacDONALD
12422	Mortgage	11 11 1920	Charles Gerbert MacDonald	George ESTER (Mortgagee)
14682	Assign's Mortgage #12422	01 12 1923	George Ester	John B. HARRIS
14862	Deed (Power of Sale)	16 05 1924	John B. Harris (Charles Gerbert MacDonald defaulted in Mtg 12422)	W. Harris Company Limited

CHAIN OF TITLE REPORT

Project #: 3-22-0008-41
Address: 901 Essa Road, Barrie
Legal Block 281 Plan 51M1160
Description:

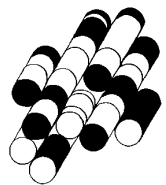
PIN #: 58729-1534 (LT)

Searched at: Barrie
LRO #: 51

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
15215	Deed	28 03 1925	W. Harris Company Limited	George SPEERS
17449	Deed	14 08 1930	George Speers	Jane DINWOODIE
IN20852	Deed	14 11 1938	Jane Dinwoodie	The Corporation of the County of Simcoe
SC504055	Deed	05 12 2006	The Corporation of the County of Simcoe	Crisdawn Construction Inc. - 50% Barrie Financial Inc. - 50%
SC1418967	Deed (Present Owner)	12 06 2017	Barrie Financial Inc.	Crisdawn Construction Inc.
SC1580095	Easement (Over Pt 2, 51R41969)	08 03 2019	Crisdawn Construction Inc.	The Corporation of The City of Barrie

APPENDIX B

TERRAPROBE INC.





DATABASE REPORT

Project Property:	<i>901 Essa Road and Brown Bear Street 901 Essa Road and Brown Bear Street Barrie ON L9J 0B1</i>
Project No:	<i>3-22-0008-41</i>
Report Type:	<i>Quote - Custom-Build Your Own Report</i>
Order No:	<i>22011800555</i>
Requested by:	<i>Terraprobe Ltd.</i>
Date Completed:	<i>January 19, 2022</i>

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Executive Summary

Property Information:

Project Property: 901 Essa Road and Brown Bear Street
901 Essa Road and Brown Bear Street Barrie ON L9J 0B1

Project No: 3-22-0008-41

Order Information:

Order No: 22011800555
Date Requested: January 18, 2022
Requested by: Terraprobe Ltd.
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

City Directory Search CD - Subject Site plus 250m Radius

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	1	1
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	1	1
ECA	Environmental Compliance Approval	Y	0	2	2
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	17	17
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	4	4
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	1	1
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	1	1
WWIS	Water Well Information System	Y	2	14	16
Total:			2	42	44

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<u>1</u>	WWIS		ESSA RD Barrie ON <i>Well ID:</i> 7319523	E/0.0	0.00	<u>20</u>
<u>2</u>	WWIS		ESSA RD Barrie ON <i>Well ID:</i> 7319522	ESE/0.3	0.00	<u>23</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
3	WWIS		ESSA RD Barrie ON Well ID: 7319525	ENE/4.3	0.00	26
4	WWIS		8181 ESSA RD BARRIE ON Well ID: 7306468	NW/43.5	0.00	29
5	WWIS		851 ESSA RD lot 2 con 11 Barrie ON Well ID: 7333266	NW/45.4	0.00	31
6	WWIS		N/A ESSA ROAD lot 2 con 11 BARRIE ON Well ID: 7353251	WNW/61.6	0.00	33
7	WWIS		851 ESSA RD Barrie ON Well ID: 7319537	NNE/68.2	-0.96	35
8	PINC	ENBRIDGE GAS INC	6 ANDEAN LN,,BARRIE,ON,L9J 0J4,CA ON	NE/80.9	-1.00	37
9	WWIS		lot 2 con 10 ON Well ID: 5715880	SW/86.6	-1.00	38
10	WWIS		SALEM ROAD Innisfil ON Well ID: 7048667	W/88.2	-1.00	42
11	WWIS		851 ESSA RD Barrie ON Well ID: 7319536	NNE/91.3	-1.00	45
12	WWIS		851 ESSA RD Barrie ON Well ID: 7319539	WNW/119.9	0.00	47
13	GEN	Unilock Ltd	441 Salem Rd. Barrie ON L9J 0C8	WSW/131.7	-1.00	49
13	GEN	Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	WSW/131.7	-1.00	49

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>13</u>	GEN	Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	WSW/131.7	-1.00	<u>50</u>
<u>13</u>	GEN	Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	WSW/131.7	-1.00	<u>50</u>
<u>13</u>	GEN	Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	WSW/131.7	-1.00	<u>51</u>
<u>13</u>	GEN	Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	WSW/131.7	-1.00	<u>51</u>
<u>13</u>	GEN	Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	WSW/131.7	-1.00	<u>52</u>
<u>14</u>	WWIS		lot 2 con 10 ON Well ID: 5701248	E/152.6	0.00	<u>52</u>
<u>15</u>	WWIS		lot 1 con 10 ON Well ID: 5710487	WSW/152.9	-1.00	<u>55</u>
<u>16</u>	ANDR	Innisfil Con 11 Dump	Stroud ON L0L 2M0	W/163.5	-1.00	<u>57</u>
<u>17</u>	WWIS		lot 2 con 10 ON Well ID: 5709516	E/168.4	0.00	<u>58</u>
<u>18</u>	WDS	MTO HOLLY PIT LANDFILL SITE	INNISFIL ON	W/178.2	-0.97	<u>62</u>
<u>19</u>	WDSH		PT 1 S1/2 11 INNISFIL ON	W/178.4	-0.97	<u>63</u>
<u>20</u>	GEN	UNILOCK LTD	4165 SALEM ROAD INNISFIL ON L9S 3K9	SW/180.6	-1.00	<u>63</u>
<u>20</u>	EBR	Holcim (Canada) Inc.	4165 Salem Road West Innisfil, County of Simcoe, L9S 3K9 TOWN OF INNISFIL ON	SW/180.6	-1.00	<u>64</u>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
20	NPRI	Dufferin Concrete	4165 West Salem Rd. Innisfil ON L4M4S7	SW/180.6	-1.00	64
20	GEN	Holcim (Canada) Inc.	4165 Salem Rd. Innisfil ON L9S 3K9	SW/180.6	-1.00	65
20	GEN	Holcim (Canada) Inc.	4165 Salem Rd. Innisfil ON L9S 3K9	SW/180.6	-1.00	65
20	GEN	Holcim (Canada) Inc.	4165 Salem Rd. Innisfil ON L9S 3K9	SW/180.6	-1.00	66
20	ECA	Holcim (Canada) Inc.	4165 Salem Road West Innisfil Town ON L9S 3K9	SW/180.6	-1.00	66
20	GEN	Holcim (Canada) Inc.	4165 Salem Rd. Innisfil ON	SW/180.6	-1.00	66
20	NPRI	DUFFERIN CONCRETE	4165 Salem Road Innisfil ON L9S3L1	SW/180.6	-1.00	67
20	NPRI	DUFFERIN CONCRETE	4165 Salem Road Innisfil ON L9S3L1	SW/180.6	-1.00	68
20	ECA	Holcim (Canada) Inc.	4165 Salem Rd W Innisfil ON L4K 5X6	SW/180.6	-1.00	68
20	GEN	CRH Canada Group Inc.	4165 Salem Rd. Innisfil ON L4M4S7	SW/180.6	-1.00	69
20	GEN	CRH Canada Group Inc.	4165 Salem Rd. Innisfil ON L4M4S7	SW/180.6	-1.00	69
20	GEN	Holcim (Canada) Inc.	4165 Salem Rd. Innisfil ON L4M4S7	SW/180.6	-1.00	70
20	GEN	CRH Canada Group Inc. Dufferin Concrete	4165 Salem Rd. Innisfil ON L4M4S7	SW/180.6	-1.00	70

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>20</u>	NPRI	Dufferin Concrete a Division of CRH Canada Group Inc.	4165 Salem Road Innisfil ON L9S3L1	SW/180.6	-1.00	<u>71</u>
<u>20</u>	GEN	CRH Canada Group Inc. Dufferin Concrete	4165 Salem Rd. Innisfil ON L4M4S7	SW/180.6	-1.00	<u>71</u>
<u>21</u>	WWIS		4081 SALEM RD lot 2 con 10 BARRIE ON <i>Well ID:</i> 5739342	E/212.9	-0.96	<u>72</u>
<u>22</u>	WWIS		SALEM RD lot 2 con 11 INNISFILL ON <i>Well ID:</i> 5739780	ENE/226.2	-1.00	<u>78</u>

Executive Summary: Summary By Data Source

ANDR - Anderson's Waste Disposal Sites

A search of the ANDR database, dated 1860s-Present has found that there are 1 ANDR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Innisfil Con 11 Dump	Stroud ON L0L 2M0	163.5	<u>16</u>

EBR - Environmental Registry

A search of the EBR database, dated 1994 - Dec 31, 2021 has found that there are 1 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Holcim (Canada) Inc.	4165 Salem Road West Innisfil, County of Simcoe, L9S 3K9 TOWN OF INNISFIL ON	180.6	<u>20</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Nov 30, 2021 has found that there are 2 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Holcim (Canada) Inc.	4165 Salem Road West Innisfil Town ON L9S 3K9	180.6	<u>20</u>
Holcim (Canada) Inc.	4165 Salem Rd W Innisfil ON L4K 5X6	180.6	<u>20</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Nov 30, 2021 has found that there are 17 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	131.7	<u>13</u>
Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	131.7	<u>13</u>
Unilock Ltd	441 Salem Rd. Barrie ON L9J 0C8	131.7	<u>13</u>
Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	131.7	<u>13</u>
Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	131.7	<u>13</u>
Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	131.7	<u>13</u>
Unilock Ltd	441 Salem Rd. Barrie ON L9J 0S8	131.7	<u>13</u>
CRH Canada Group Inc.	4165 Salem Rd. Innisfil ON L4M4S7	180.6	<u>20</u>
CRH Canada Group Inc.	4165 Salem Rd. Innisfil ON L4M4S7	180.6	<u>20</u>
Holcim (Canada) Inc.	4165 Salem Rd. Innisfil ON L4M4S7	180.6	<u>20</u>
CRH Canada Group Inc. Dufferin Concrete	4165 Salem Rd. Innisfil ON L4M4S7	180.6	<u>20</u>
CRH Canada Group Inc. Dufferin Concrete	4165 Salem Rd. Innisfil ON L4M4S7	180.6	<u>20</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
UNILOCK LTD	4165 SALEM ROAD INNISFIL ON L9S 3K9	180.6	<u>20</u>
Holcim (Canada) Inc.	4165 Salem Rd. Innisfil ON	180.6	<u>20</u>
Holcim (Canada) Inc.	4165 Salem Rd. Innisfil ON L9S 3K9	180.6	<u>20</u>
Holcim (Canada) Inc.	4165 Salem Rd. Innisfil ON L9S 3K9	180.6	<u>20</u>
Holcim (Canada) Inc.	4165 Salem Rd. Innisfil ON L9S 3K9	180.6	<u>20</u>

NPRI - National Pollutant Release Inventory

A search of the NPRI database, dated 1993-May 2017 has found that there are 4 NPRI site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Dufferin Concrete	4165 West Salem Rd. Innisfil ON L4M4S7	180.6	<u>20</u>
DUFFERIN CONCRETE	4165 Salem Road Innisfil ON L9S3L1	180.6	<u>20</u>
Dufferin Concrete a Division of CRH Canada Group Inc.	4165 Salem Road Innisfil ON L9S3L1	180.6	<u>20</u>
DUFFERIN CONCRETE	4165 Salem Road Innisfil ON L9S3L1	180.6	<u>20</u>

PINC - Pipeline Incidents

A search of the PINC database, dated May 31, 2021 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
ENBRIDGE GAS INC	6 ANDEAN LN,,BARRIE,ON,L9J 0J4,CA ON	80.9	<u>8</u>

WDS - Waste Disposal Sites - MOE CA Inventory

A search of the WDS database, dated Oct 2011- Nov 30, 2021 has found that there are 1 WDS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
MTO HOLLY PIT LANDFILL SITE	INNISFILL ON	178.2	<u>18</u>

WDSH - Waste Disposal Sites - MOE 1991 Historical Approval Inventory

A search of the WDSH database, dated Up to Oct 1990* has found that there are 1 WDSH site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	PT 1 S1/2 11 INNISFIL ON	178.4	<u>19</u>

WWIS - Water Well Information System

A search of the WWIS database, dated Apr 30, 2021 has found that there are 16 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ESSA RD Barrie ON <i>Well ID: 7319523</i>	0.0	<u>1</u>
	ESSA RD Barrie ON <i>Well ID: 7319522</i>	0.3	<u>2</u>

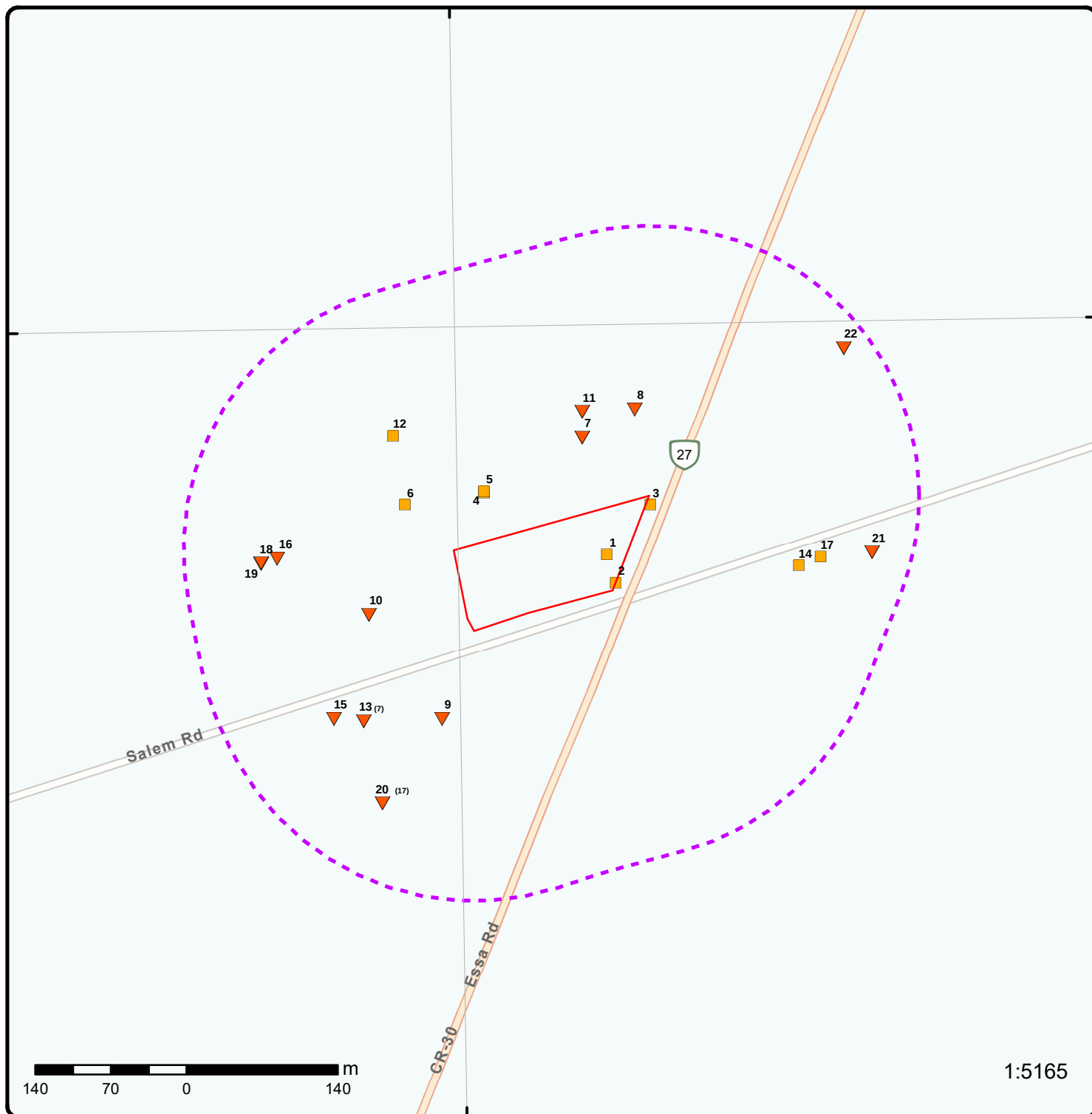
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ESSA RD Barrie ON <i>Well ID: 7319525</i>	4.3	<u>3</u>
	8181 ESSA RD BARRIE ON <i>Well ID: 7306468</i>	43.5	<u>4</u>
	851 ESSA RD lot 2 con 11 Barrie ON <i>Well ID: 7333266</i>	45.4	<u>5</u>
	N/A ESSA ROAD lot 2 con 11 BARRIE ON <i>Well ID: 7353251</i>	61.6	<u>6</u>
	851 ESSA RD Barrie ON <i>Well ID: 7319537</i>	68.2	<u>7</u>
	lot 2 con 10 ON <i>Well ID: 5715880</i>	86.6	<u>9</u>
	SALEM ROAD Innisfil ON <i>Well ID: 7048667</i>	88.2	<u>10</u>
	851 ESSA RD Barrie ON <i>Well ID: 7319536</i>	91.3	<u>11</u>
	851 ESSA RD Barrie ON <i>Well ID: 7319539</i>	119.9	<u>12</u>
	lot 2 con 10 ON <i>Well ID: 5701248</i>	152.6	<u>14</u>
	lot 1 con 10 ON <i>Well ID: 5710487</i>	152.9	<u>15</u>
	lot 2 con 10 ON	168.4	<u>17</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	<i>Well ID:</i> 5709516		
	4081 SALEM RD lot 2 con 10 BARRIE ON	212.9	<u>21</u>
	<i>Well ID:</i> 5739342		
	SALEM RD lot 2 con 11 INNISFILL ON	226.2	<u>22</u>
	<i>Well ID:</i> 5739780		

79°43'30"W

44°19'N

44°19'N



1:5165

Map: 0.25 Kilometer Radius

Order Number: 22011800555

Address: 901 Essa Road and Brown Bear Street, Barrie, ON

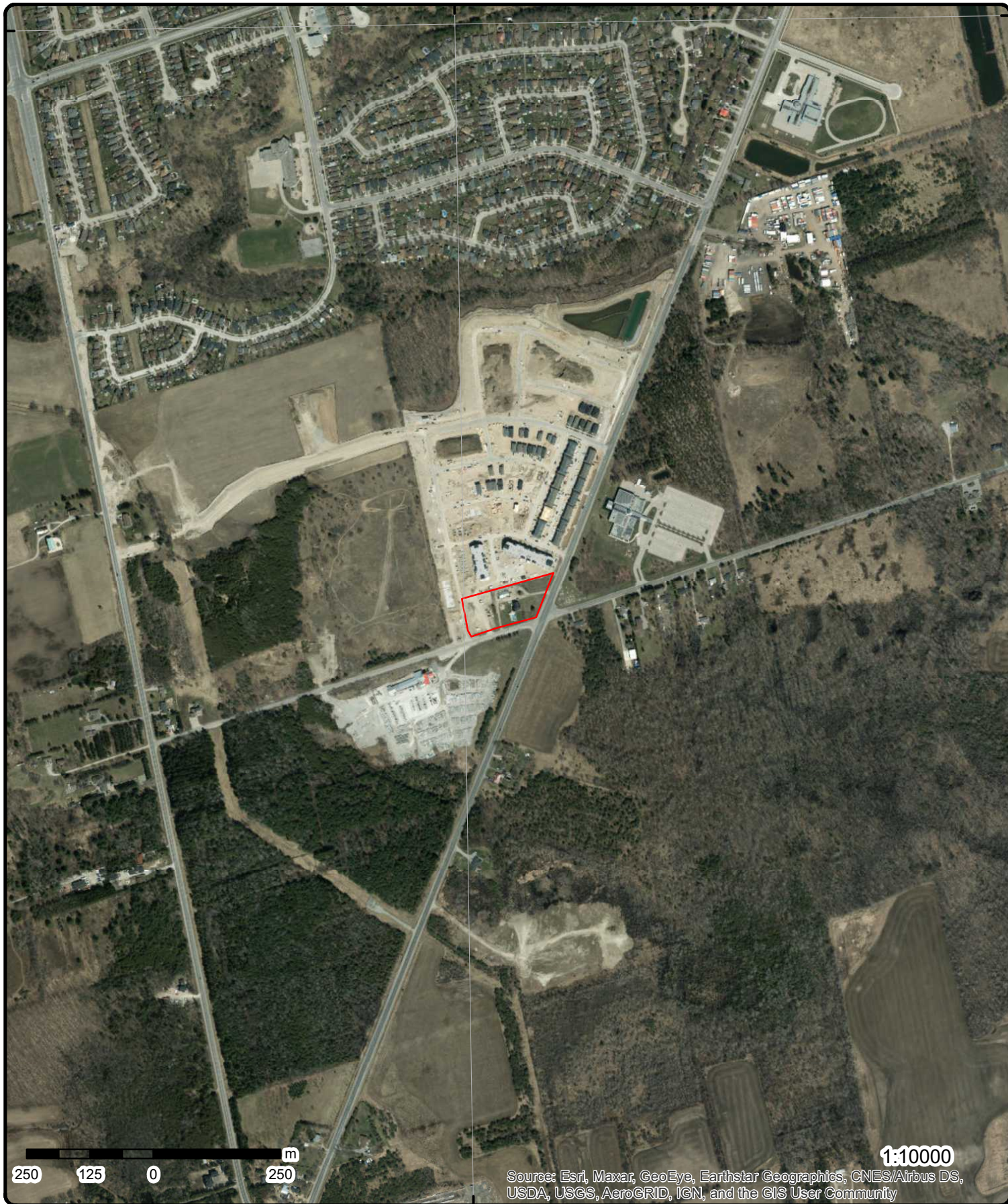


Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	

44°19'30"N

79°43'30"W

44°19'30"N



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:10000

Aerial

Year: 2020

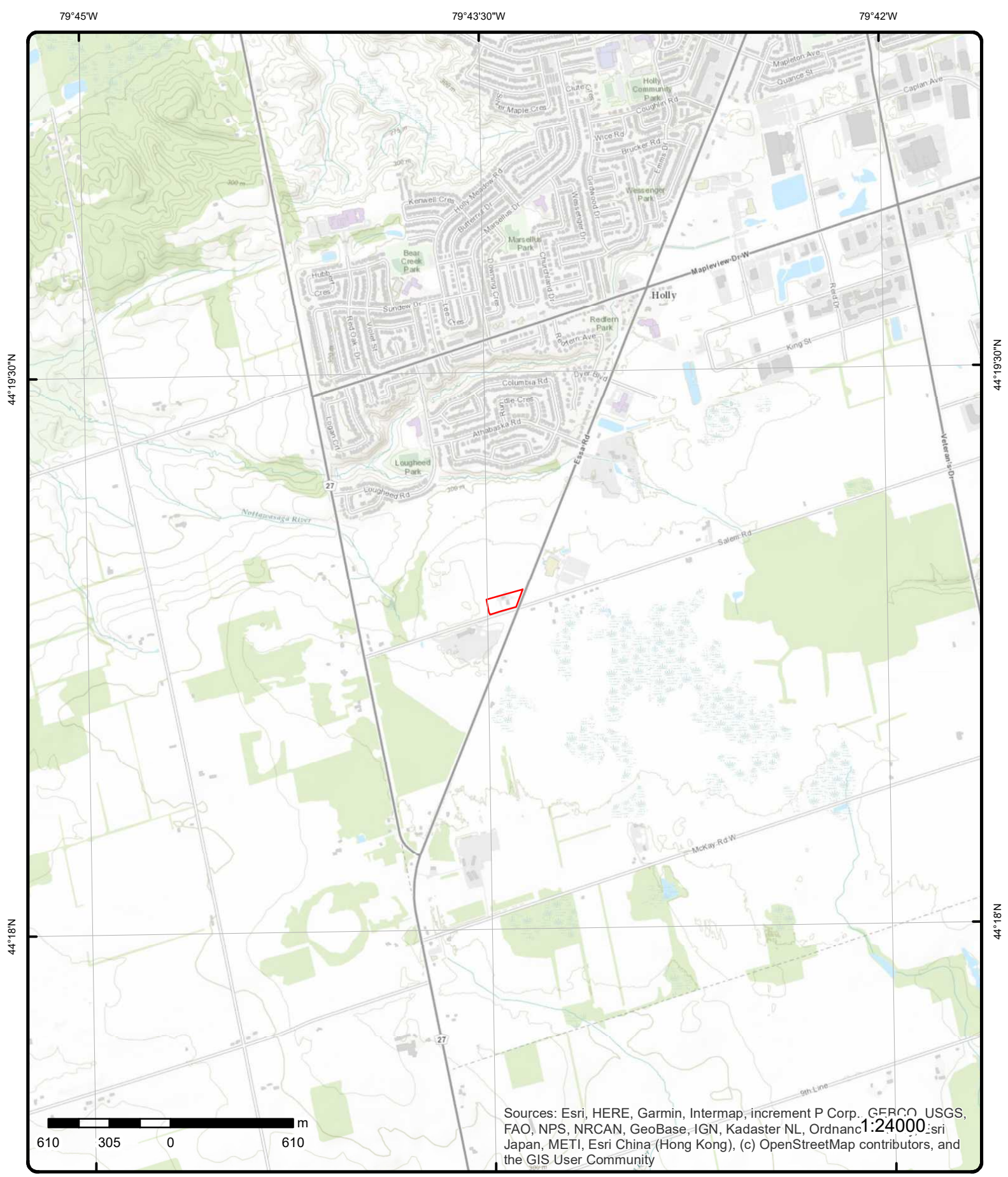
Order Number: 22011800555

Address: 901 Essa Road and Brown Bear Street, Barrie, ON

Source: ESRI World Imagery



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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[1](#)

1 of 1

E/0.0

311.9 / 0.00

ESSA RD
Barrie ON

WWIS

Well ID: 7319523
Construction Date:
Primary Water Use: Monitoring
Sec. Water Use:
Final Well Status: Observation Wells
Water Type:
Casing Material:
Audit No: Z294501
Tag: A254116
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src:
Date Received: 10/4/2018
Selected Flag: True
Abandonment Rec:
Contractor: 7190
Form Version: 7
Owner:
Street Name: ESSA RD
County: SIMCOE
Municipality: INNISFIL TOWNSHIP
Site Info:
Lot:
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

PDF URL (Map):

Additional Detail(s) (Map)

Well Completed Date: 2018/08/20
Year Completed: 2018
Depth (m): 3.048
Latitude: 44.3147504838795
Longitude: -79.7232853704891
Path:

Bore Hole Information

Bore Hole ID: 1007291615
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 20-Aug-2018 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83: 601817.00
North83: 4907625.00
Org CS: UTM83
UTMRC: 4
UTMRC Desc: margin of error : 30 m - 100 m
Location Method: wwr

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1007560674			
Layer:		3			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		9.0			
Formation End Depth:		10.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1007560672			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		01			
Most Common Material:		FILL			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		1.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1007560673			
Layer:		2			
Color:		6			
General Color:		BROWN			
Mat1:		06			
Most Common Material:		SILT			
Mat2:		81			
Mat2 Desc:		SANDY			
Mat3:		91			
Mat3 Desc:		WATER-BEARING			
Formation Top Depth:		1.0			
Formation End Depth:		9.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007560682			
Layer:		1			
Plug From:		0			
Plug To:		4			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plug ID:		1007560683			
Layer:		2			
Plug From:		4			
Plug To:		10			
Plug Depth UOM:		ft			
 <u>Method of Construction & Well Use</u>					
Method Construction ID:		1007560681			
Method Construction Code:		2			
Method Construction:		Rotary (Convent.)			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		1007560670			
Casing No:		0			
Comment:					
Alt Name:					
 <u>Construction Record - Screen</u>					
Screen ID:		1007560679			
Layer:		1			
Slot:		010			
Screen Top Depth:		5			
Screen End Depth:		10			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		1.25			
 <u>Results of Well Yield Testing</u>					
Pump Test ID:		1007560671			
Pump Set At:					
Static Level:		8.0			
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		0			
Water State After Test:					
Pumping Test Method:		0			
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:					
 <u>Water Details</u>					
Water ID:		1007560676			
Layer:		1			
Kind Code:					
Kind:					
Water Found Depth:		8.0			
Water Found Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Hole Diameter</u>					
Hole ID:		1007560675			
Diameter:		8.25			
Depth From:		0.0			
Depth To:		10.0			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
2	1 of 1	ESE/0.3	311.9 / 0.00	ESSA RD Barrie ON	WWIS
Well ID:	7319522			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Monitoring			Date Received:	10/4/2018
Sec. Water Use:				Selected Flag:	True
Final Well Status:	Observation Wells			Abandonment Rec:	
Water Type:				Contractor:	7190
Casing Material:				Form Version:	7
Audit No:	Z294601			Owner:	
Tag:	A254114			Street Name:	ESSA RD
Construction Method:				County:	SIMCOE
Elevation (m):				Municipality:	INNISFIL TOWNSHIP
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:	2018/08/20				
Year Completed:	2018				
Depth (m):	4.572				
Latitude:	44.3145153426544				
Longitude:	-79.7231901558513				
Path:					
<u>Bore Hole Information</u>					
Bore Hole ID:	1007291612			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	601825.00
Code OB Desc:				North83:	4907599.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	20-Aug-2018 00:00:00			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1007560648			
Layer:		2			
Color:		6			
General Color:		BROWN			
Mat1:		06			
Most Common Material:		SILT			
Mat2:		81			
Mat2 Desc:		SANDY			
Mat3:		77			
Mat3 Desc:		LOOSE			
Formation Top Depth:		1.0			
Formation End Depth:		8.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1007560649			
Layer:		3			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		28			
Mat2 Desc:		SAND			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		8.0			
Formation End Depth:		12.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1007560650			
Layer:		4			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		12.0			
Formation End Depth:		15.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1007560647			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		01			
Most Common Material:		FILL			
Mat2:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		1.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007560658			
Layer:		2			
Plug From:		9			
Plug To:		15			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007560657			
Layer:		1			
Plug From:		0			
Plug To:		9			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1007560656			
Method Construction Code:		2			
Method Construction:		Rotary (Convent.)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007560645			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Screen</u>					
Screen ID:		1007560654			
Layer:		1			
Slot:		010			
Screen Top Depth:		10			
Screen End Depth:		15			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		1.25			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		1007560646			
Pump Set At:					
Static Level:		8.0			
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		0			
Water State After Test:					
Pumping Test Method:		0			
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:					
<u>Water Details</u>					
Water ID:		1007560652			
Layer:		1			
Kind Code:					
Kind:					
Water Found Depth:		8.0			
Water Found Depth UOM:		ft			
<u>Hole Diameter</u>					
Hole ID:		1007560651			
Diameter:		8.25			
Depth From:		0.0			
Depth To:		15.0			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
3	1 of 1	ENE/4.3	311.9 / 0.00	ESSA RD Barrie ON	WWIS
Well ID:	7319525			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Monitoring			Date Received:	10/4/2018
Sec. Water Use:				Selected Flag:	True
Final Well Status:	Observation Wells			Abandonment Rec:	
Water Type:				Contractor:	7190
Casing Material:				Form Version:	7
Audit No:	Z294602			Owner:	
Tag:	A254115			Street Name:	ESSA RD
Construction Method:				County:	SIMCOE
Elevation (m):				Municipality:	INNISFIL TOWNSHIP
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:	2018/08/20				
Year Completed:	2018				
Depth (m):	4.572				
Latitude:	44.3151589127671				
Longitude:	-79.7227749399926				
Path:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Bore Hole Information</u>					
Bore Hole ID:	1007291621			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	601857.00
Code OB Desc:				North83:	4907671.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	20-Aug-2018 00:00:00			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007560770				
Layer:	1				
Color:	6				
General Color:	BROWN				
Mat1:	01				
Most Common Material:	FILL				
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:	0.0				
Formation End Depth:	1.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007560771				
Layer:	2				
Color:	6				
General Color:	BROWN				
Mat1:	06				
Most Common Material:	SILT				
Mat2:	12				
Mat2 Desc:	STONES				
Mat3:	81				
Mat3 Desc:	SANDY				
Formation Top Depth:	1.0				
Formation End Depth:	13.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007560772				
Layer:	3				
Color:	2				
General Color:	GREY				
Mat1:	05				
Most Common Material:	CLAY				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat2:		28			
Mat2 Desc:		SAND			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		13.0			
Formation End Depth:		15.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007560779			
Layer:		1			
Plug From:		0			
Plug To:		9			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007560780			
Layer:		2			
Plug From:		9			
Plug To:		15			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1007560778			
Method Construction Code:		2			
Method Construction:		Rotary (Convent.)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007560768			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Screen</u>					
Screen ID:		1007560776			
Layer:		1			
Slot:		.01			
Screen Top Depth:		10			
Screen End Depth:		15			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		1.25			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		1007560769			
Pump Set At:					
Static Level:		12.0			
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Flowing Rate: Recommended Pump Rate: Levels UOM:ft Rate UOM:GPM Water State After Test Code:0 Water State After Test: Pumping Test Method:0 Pumping Duration HR: Pumping Duration MIN: Flowing:					
Water Details Water ID:1007560774 Layer:1 Kind Code: Kind: Water Found Depth:12.0 Water Found Depth UOM:ft					
Hole Diameter Hole ID:1007560773 Diameter:8.25 Depth From:0.0 Depth To:15.0 Hole Depth UOM:ft Hole Diameter UOM:inch					
4	1 of 1	NW/43.5	311.9 / 0.00	8181 ESSA RD BARRIE ON	WWIS
Well ID:7306468 Construction Date: Primary Water Use:Monitoring Sec. Water Use: Final Well Status:Observation Wells Water Type: Casing Material: Audit No:Z279619 Tag:A234591 Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:		Data Entry Status: Data Src: Date Received:2/23/2018 Selected Flag:True Abandonment Rec: Contractor:7360 Form Version:7 Owner: Street Name:8181 ESSA RD County:SIMCOE Municipality:INNISFIL TOWNSHIP Site Info: Lot: Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:			
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/730\7306468.pdf			
Additional Detail(s) (Map) Well Completed Date:2018/01/25 Year Completed:2018 Depth (m):4.572 Latitude:44.3152794948217 Longitude:-79.7247033865813					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Path:		730\7306468.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:	1006992639			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	601703.00
Code OB Desc:				North83:	4907682.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	25-Jan-2018 00:00:00			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007170505				
Layer:	1				
Color:					
General Color:					
Mat1:	01				
Most Common Material:	FILL				
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:	0.0				
Formation End Depth:	5.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007170506				
Layer:	2				
Color:					
General Color:					
Mat1:	28				
Most Common Material:	SAND				
Mat2:					
Mat2 Desc:					
Mat3:	91				
Mat3 Desc:	WATER-BEARING				
Formation Top Depth:	5.0				
Formation End Depth:	15.0				
Formation End Depth UOM:	ft				
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:	1007170513				
Layer:	1				
Plug From:	8				
Plug To:	0				
Plug Depth UOM:	ft				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Method of Construction & Well Use</u>					
Method Construction ID:	1007170512				
Method Construction Code:	E				
Method Construction:	Auger				
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:	1007170504				
Casing No:	0				
Comment:					
Alt Name:					
<u>Construction Record - Screen</u>					
Screen ID:	1007170510				
Layer:	1				
Slot:	10				
Screen Top Depth:	10				
Screen End Depth:	15				
Screen Material:	5				
Screen Depth UOM:	ft				
Screen Diameter UOM:	inch				
Screen Diameter:	2				
<u>Water Details</u>					
Water ID:	1007170508				
Layer:	1				
Kind Code:	8				
Kind:	Untested				
Water Found Depth:	15.0				
Water Found Depth UOM:	ft				
<u>Hole Diameter</u>					
Hole ID:	1007170507				
Diameter:	6.0				
Depth From:	0.0				
Depth To:	15.0				
Hole Depth UOM:	ft				
Hole Diameter UOM:	inch				
5	1 of 1	NW/45.4	311.9 / 0.00	851 ESSA RD lot 2 con 11 Barrie ON	WWIS
Well ID:	7333266			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:				Date Received:	5/22/2019
Sec. Water Use:				Selected Flag:	True
Final Well Status:	Other Status			Abandonment Rec:	Yes
Water Type:				Contractor:	7190
Casing Material:				Form Version:	7
Audit No:	Z309591			Owner:	
Tag:				Street Name:	851 ESSA RD
Construction Method:				County:	SIMCOE
Elevation (m):				Municipality:	INNISFIL TOWNSHIP
Elevation Reliability:				Site Info:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Depth to Bedrock:				Lot:	002
Well Depth:				Concession:	11
Overburden/Bedrock:				Concession Name:	CON
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/733\7333266.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		2019/04/09			
Year Completed:		2019			
Depth (m):					
Latitude:		44.3152974963755			
Longitude:		-79.7247029966448			
Path:		733\7333266.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:	1007447901			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	601703.00
Code OB Desc:				North83:	4907684.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	09-Apr-2019 00:00:00			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:	1007848450				
Layer:	1				
Plug From:	15				
Plug To:	0				
Plug Depth UOM:	ft				
<u>Pipe Information</u>					
Pipe ID:	1007844730				
Casing No:	0				
Comment:					
Alt Name:					
<u>Results of Well Yield Testing</u>					
Pump Test ID:	1007851430				
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Flowing Rate: Recommended Pump Rate: Levels UOM: ft Rate UOM: GPM Water State After Test Code: Water State After Test: Pumping Test Method: 0 Pumping Duration HR: Pumping Duration MIN: Flowing:					

<u>6</u>	1 of 1	WNW/61.6	311.9 / 0.00	N/A ESSA ROAD lot 2 con 11 BARRIE ON	WWIS
Well ID: 7353251 Construction Date: Primary Water Use: Monitoring Sec. Water Use: Final Well Status: Other Status Water Type: Casing Material: Audit No: D4PW6H4M Tag: _NO_TAG Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:					
Data Entry Status: Data Src: Date Received: 2/3/2020 Selected Flag: True Abandonment Rec: Yes Contractor: 7190 Form Version: 9 Owner: Street Name: N/A ESSA ROAD County: SIMCOE Municipality: INNISFIL TOWNSHIP Site Info: Lot: 002 Concession: 11 Concession Name: CON Easting NAD83: Northing NAD83: Zone: UTM Reliability:					

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/735\7353251.pdf

Additional Detail(s) (Map)

Well Completed Date: 2019/10/17
Year Completed: 2019
Depth (m):
Latitude: 44.3151907012812
Longitude: -79.7256206823688
Path: 735\7353251.pdf

Bore Hole Information

Bore Hole ID: 1008080360	Elevation:
DP2BR:	Elevrc:
Spatial Status:	Zone: 17
Code OB:	East83: 601630.00
Code OB Desc:	North83: 4907671.00
Open Hole:	Org CS: UTM83
Cluster Kind:	UTMRC: 4
Date Completed: 17-Oct-2019 00:00:00	UTMRC Desc: margin of error : 30 m - 100 m
Remarks:	Location Method: wwr
Elevrc Desc:	
Location Source Date:	
Improvement Location Source:	
Improvement Location Method:	
Source Revision Comment:	
Supplier Comment:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1008082411			
Layer:		1			
Color:					
General Color:					
Mat1:					
Most Common Material:					
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:					
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1008082412			
Layer:		2			
Color:					
General Color:					
Mat1:					
Most Common Material:					
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:					
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1008082413			
Layer:		3			
Color:					
General Color:					
Mat1:					
Most Common Material:					
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:					
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1008083690			
Layer:		1			
Plug From:		0			
Plug To:		24			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Sealing Record

Plug ID: 1008084362
Layer: 1
Plug From: 0
Plug To: 24
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1008081294
Method Construction Code: E
Method Construction: Auger
Other Method Construction:

Pipe Information

Pipe ID: 1008080956
Casing No: 0
Comment:
Alt Name:

Results of Well Yield Testing

Pump Test ID: 1008080957
Pump Set At:
Static Level:
Final Level After Pumping:
Recommended Pump Depth:
Pumping Rate:
Flowing Rate:
Recommended Pump Rate:
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code:
Water State After Test:
Pumping Test Method:
Pumping Duration HR:
Pumping Duration MIN:
Flowing:

Hole Diameter

Hole ID: 1008083401
Diameter: 8.5
Depth From: 0.0
Depth To: 24.0
Hole Depth UOM: ft
Hole Diameter UOM: inch

7	1 of 1	NNE/68.2	310.9 / -0.96	851 ESSA RD Barrie ON	WWIS
Well ID:	7319537			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Not Used			Date Received:	10/4/2018
Sec. Water Use:				Selected Flag:	True
Final Well Status:	Abandoned-Other			Abandonment Rec:	Yes
Water Type:				Contractor:	7190
Casing Material:				Form Version:	7
Audit No:	Z294652			Owner:	

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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plug ID:		1007560974			
Layer:		1			
Plug From:		0			
Plug To:		26			
Plug Depth UOM:		ft			
 <u>Method of Construction & Well Use</u>					
Method Construction ID:		1007560973			
Method Construction Code:					
Method Construction:					
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		1007560966			
Casing No:		0			
Comment:					
Alt Name:					
 <u>Construction Record - Screen</u>					
Screen ID:		1007560971			
Layer:					
Slot:					
Screen Top Depth:					
Screen End Depth:					
Screen Material:					
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:					
 <u>Water Details</u>					
Water ID:		1007560969			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		ft			
 <u>Hole Diameter</u>					
Hole ID:		1007560968			
Diameter:					
Depth From:					
Depth To:					
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
8	1 of 1	NE/80.9	310.9 / -1.00	ENBRIDGE GAS INC 6 ANDEAN LN,,BARRIE,ON,L9J 0J4,CA ON	PINC
Incident ID:				Pipe Material:	
Incident No:	2834560			Fuel Category:	
Incident Reported Dt:	4/23/2020			Health Impact:	
Type:	FS-Pipeline Incident			Environment Impact:	
Status Code:				Property Damage:	
Tank Status:	Pipeline Damage Reason Est			Service Interrupt:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Task No: Spills Action Centre: Fuel Type: Fuel Occurrence Tp: Date of Occurrence: Occurrence Start Dt: Depth: Customer Acct Name: Incident Address: Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:					
Enforce Policy: Public Relation: Pipeline System: PSIG: Attribute Category: Regulator Location: Method Details:					
ENBRIDGE GAS INC 6 ANDEAN LN.,,BARRIE,ON,L9J 0J4,CA					

9	1 of 1	SW/86.6	310.9 / -1.00	lot 2 con 10 ON	WWIS
Well ID: 5715880 Construction Date: Primary Water Use: Industrial Sec. Water Use: 0 Final Well Status: Water Supply Water Type: Casing Material: Audit No: Tag: Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:					
Data Entry Status: Data Src: 1 Date Received: 4/5/1979 Selected Flag: True Abandonment Rec: Contractor: 4816 Form Version: 1 Owner: Street Name: County: SIMCOE Municipality: INNISFIL TOWNSHIP Site Info: Lot: 002 Concession: 10 Concession Name: CON Easting NAD83: Northing NAD83: Zone: UTM Reliability:					
PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/571\5715880.pdf					

Additional Detail(s) (Map)

Well Completed Date: 1979/01/31
Year Completed: 1979
Depth (m): 47.244
Latitude: 44.3134037340593
Longitude: -79.7252280200756
Path: 571\5715880.pdf

Bore Hole Information

Bore Hole ID:	10393585	Elevation:	310.529296
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:	0	East83:	601664.40
Code OB Desc:	Overburden	North83:	4907473.00
Open Hole:		Org CS:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Cluster Kind:			UTMRC:	5	
Date Completed:	31-Jan-1979 00:00:00		UTMRC Desc:	margin of error : 100 m - 300 m	
Remarks:			Location Method:	p5	
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	932322122				
Layer:	5				
Color:					
General Color:					
Mat1:	08				
Most Common Material:	FINE SAND				
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:	99.0				
Formation End Depth:	139.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	932322120				
Layer:	3				
Color:					
General Color:					
Mat1:	05				
Most Common Material:	CLAY				
Mat2:	11				
Mat2 Desc:	GRAVEL				
Mat3:	28				
Mat3 Desc:	SAND				
Formation Top Depth:	15.0				
Formation End Depth:	52.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	932322121				
Layer:	4				
Color:	2				
General Color:	GREY				
Mat1:	05				
Most Common Material:	CLAY				
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:	52.0				
Formation End Depth:	99.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Materials Interval</u>					
Formation ID:		932322119			
Layer:		2			
Color:					
General Color:					
Mat1:		09			
Most Common Material:		MEDIUM SAND			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		4.0			
Formation End Depth:		15.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932322123			
Layer:		6			
Color:					
General Color:					
Mat1:		08			
Most Common Material:		FINE SAND			
Mat2:		06			
Mat2 Desc:		SILT			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		139.0			
Formation End Depth:		155.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932322118			
Layer:		1			
Color:					
General Color:					
Mat1:		28			
Most Common Material:		SAND			
Mat2:		11			
Mat2 Desc:		GRAVEL			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		4.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		933187555			
Layer:		1			
Plug From:		139			
Plug To:		155			
Plug Depth UOM:		ft			
<u>Method of Construction & Well</u>					
<u>Use</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Method Construction ID:		965715880			
Method Construction Code:		2			
Method Construction:		Rotary (Convent.)			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		10942155			
Casing No:		1			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		930644146			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		134			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Construction Record - Screen</u>					
Screen ID:		933369897			
Layer:		1			
Slot:		018			
Screen Top Depth:		131			
Screen End Depth:		136			
Screen Material:					
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		6			
 <u>Results of Well Yield Testing</u>					
Pump Test ID:		995715880			
Pump Set At:					
Static Level:		109.0			
Final Level After Pumping:					
Recommended Pump Depth:		130.0			
Pumping Rate:		5.0			
Flowing Rate:					
Recommended Pump Rate:		5.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		3			
Pumping Duration MIN:		0			
Flowing:		No			
 <u>Water Details</u>					
Water ID:		933875768			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		130.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Water Found Depth UOM:		ft			
10	1 of 1	W/88.2	310.9 / -1.00	SALEM ROAD Innisfil ON	WWIS
Well ID: 7048667				Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use: Monitoring				Date Received: 8/28/2007	
Sec. Water Use:				Selected Flag: True	
Final Well Status: Observation Wells				Abandonment Rec:	
Water Type:				Contractor: 6809	
Casing Material:				Form Version: 4	
Audit No: Z63332				Owner:	
Tag: A059618				Street Name: SALEM ROAD	
Construction Method:				County: SIMCOE	
Elevation (m):				Municipality: INNISFIL TOWNSHIP	
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/704\7048667.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		2007/08/02			
Year Completed:		2007			
Depth (m):		25.6032			
Latitude:		44.3142772368062			
Longitude:		-79.7260542464574			
Path:		704\7048667.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID: 23048667				Elevation: 308.993927	
DP2BR:				Elevrc:	
Spatial Status:				Zone: 17	
Code OB:				East83: 601597.00	
Code OB Desc:				North83: 4907569.00	
Open Hole:				Org CS: UTM83	
Cluster Kind:				UTMRC: 3	
Date Completed: 02-Aug-2007 00:00:00				UTMRC Desc: margin of error : 10 - 30 m	
Remarks:				Location Method: wwr	
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID: 1000030549					
Layer: 2					
Color: 2					
General Color: GREY					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat1:		28			
Most Common Material:		SAND			
Mat2:		06			
Mat2 Desc:		SILT			
Mat3:		66			
Mat3 Desc:		DENSE			
Formation Top Depth:		45.0			
Formation End Depth:		80.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1000030550			
Layer:		3			
Color:		2			
General Color:		GREY			
Mat1:		06			
Most Common Material:		SILT			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		80.0			
Formation End Depth:		84.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1000030548			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		11			
Mat2 Desc:		GRAVEL			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		45.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1000030553			
Layer:		2			
Plug From:		10			
Plug To:		70			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1000030555			
Layer:		4			
Plug From:		72			
Plug To:		82			
Plug Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1000030554			
Layer:		3			
Plug From:		70			
Plug To:		72			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1000030552			
Layer:		1			
Plug From:		0			
Plug To:		10			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1000030560			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1000030546			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1000030557			
Layer:					
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:					
Depth To:		74			
Casing Diameter:		2			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1000030558			
Layer:					
Slot:					
Screen Top Depth:					
Screen End Depth:					
Screen Material:		5			
Screen Depth UOM:					
Screen Diameter UOM:					
Screen Diameter:					
<u>Results of Well Yield Testing</u>					
Pump Test ID:		1000030547			
Pump Set At:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Static Level: Final Level After Pumping: Recommended Pump Depth: Pumping Rate: Flowing Rate: Recommended Pump Rate: Levels UOM: ft Rate UOM: GPM Water State After Test Code: 0 Water State After Test: Pumping Test Method: 0 Pumping Duration HR: Pumping Duration MIN: Flowing:					
<u>Water Details</u>					
Water ID: 1000030556 Layer: 1 Kind Code: Kind: Water Found Depth: Water Found Depth UOM: ft					
<u>Hole Diameter</u>					
Hole ID: 1000030551 Diameter: 8.25 Depth From: Depth To: 84.0 Hole Depth UOM: ft Hole Diameter UOM: inch					
11	1 of 1	NNE/91.3	310.9 / -1.00	851 ESSA RD Barrie ON	WWIS
Well ID: 7319536 Construction Date: Primary Water Use: Not Used Sec. Water Use: Final Well Status: Abandoned-Other Water Type: Casing Material: Audit No: Z294649 Tag: Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:					
Data Entry Status: Data Src: Date Received: 10/4/2018 Selected Flag: True Abandonment Rec: Yes Contractor: 7190 Form Version: 7 Owner: Street Name: 851 ESSA RD County: SIMCOE Municipality: INNISFIL TOWNSHIP Site Info: Lot: Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:					
PDF URL (Map):					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date: 2018/07/30					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Year Completed:		2018			
Depth (m):					
Latitude:		44.3159418086673			
Longitude:		-79.7235479445543			
Path:					
 <u>Bore Hole Information</u>					
Bore Hole ID:	1007291654			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	601794.00
Code OB Desc:				North83:	4907757.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	30-Jul-2018 00:00:00			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
 <u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007560958				
Layer:					
Color:					
General Color:					
Mat1:					
Most Common Material:					
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:					
Formation End Depth:					
Formation End Depth UOM:	ft				
 <u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:	1007560965				
Layer:	1				
Plug From:	0				
Plug To:	25				
Plug Depth UOM:	ft				
 <u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:	1007560964				
Method Construction Code:					
Method Construction:					
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:	1007560957				
Casing No:	0				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Comment: Alt Name:					
<u>Construction Record - Screen</u>					
Screen ID:		1007560962			
Layer:					
Slot:					
Screen Top Depth:					
Screen End Depth:					
Screen Material:					
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:					
<u>Water Details</u>					
Water ID:		1007560960			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		ft			
<u>Hole Diameter</u>					
Hole ID:		1007560959			
Diameter:					
Depth From:					
Depth To:					
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			

12	1 of 1	WNW/119.9	311.9 / 0.00	851 ESSA RD Barrie ON	WWIS
Well ID:	7319539			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Not Used			Date Received:	10/4/2018
Sec. Water Use:				Selected Flag:	True
Final Well Status:	Abandoned-Other			Abandonment Rec:	Yes
Water Type:				Contractor:	7190
Casing Material:				Form Version:	7
Audit No:	Z294651			Owner:	
Tag:				Street Name:	851 ESSA RD
Construction Method:				County:	SIMCOE
Elevation (m):				Municipality:	INNISFIL TOWNSHIP
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:	2018/07/30				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Year Completed:		2018			
Depth (m):					
Latitude:		44.3157682898307			
Longitude:		-79.7257461141117			
Path:					
<u>Bore Hole Information</u>					
Bore Hole ID:	1007291663			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	601619.00
Code OB Desc:				North83:	4907735.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	30-Jul-2018 00:00:00			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007560985				
Layer:					
Color:					
General Color:					
Mat1:					
Most Common Material:					
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:					
Formation End Depth:					
Formation End Depth UOM:	ft				
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:	1007560992				
Layer:	1				
Plug From:	0				
Plug To:	47.5				
Plug Depth UOM:	ft				
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:	1007560991				
Method Construction Code:					
Method Construction:					
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:	1007560984				
Casing No:	0				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Comment: Alt Name:					
<u>Construction Record - Screen</u>					
Screen ID:		1007560989			
Layer:					
Slot:					
Screen Top Depth:					
Screen End Depth:					
Screen Material:					
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:					
<u>Water Details</u>					
Water ID:		1007560987			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		ft			
<u>Hole Diameter</u>					
Hole ID:		1007560986			
Diameter:					
Depth From:					
Depth To:					
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
<u>13</u>	1 of 7	WSW/131.7	310.9 / -1.00	Unilock Ltd 441 Salem Rd. Barrie ON L9J 0C8	GEN
Generator No:	ON4653547			Status:	
SIC Code:	444190			Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:	2011			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>13</u>	2 of 7	WSW/131.7	310.9 / -1.00	Unilock Ltd 441 Salem Rd. Barrie ON L9J 0S8	GEN
Generator No:	ON4653547			Status:	
SIC Code:	444190			Co Admin:	Jamie Connor
SIC Description:	OTHER BUILDING MATERIAL DEALERS			Choice of Contact:	CO_ADMIN
Approval Years:	2016			Phone No Admin:	705-721-7800 Ext.227
PO Box No:				Contam. Facility:	No
Country:	Canada			MHSW Facility:	No
<u>Detail(s)</u>					
Waste Class:	232				
Waste Class Desc:	POLYMERIC RESINS				
Waste Class:	268				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		AMINES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		112			
Waste Class Desc:		ACID WASTE - HEAVY METALS			
Waste Class:		331			
Waste Class Desc:		WASTE COMPRESSED GASES			
13	3 of 7	WSW/131.7	310.9 / -1.00	Unilock Ltd 441 Salem Rd. Barrie ON L9J 0S8	GEN
Generator No:		ON4653547		Status:	
SIC Code:		444190		Co Admin: Jamie Connor	
SIC Description:		OTHER BUILDING MATERIAL DEALERS		Choice of Contact: CO_ADMIN	
Approval Years:		2015		Phone No Admin: 705-721-7800 Ext.227	
PO Box No:				Contam. Facility: No	
Country:		Canada		MHSW Facility: No	
<u>Detail(s)</u>					
Waste Class:		232			
Waste Class Desc:		POLYMERIC RESINS			
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		331			
Waste Class Desc:		WASTE COMPRESSED GASES			
Waste Class:		112			
Waste Class Desc:		ACID WASTE - HEAVY METALS			
13	4 of 7	WSW/131.7	310.9 / -1.00	Unilock Ltd 441 Salem Rd. Barrie ON L9J 0S8	GEN
Generator No:		ON4653547		Status:	
SIC Code:		444190		Co Admin: Jamie Connor	
SIC Description:		OTHER BUILDING MATERIAL DEALERS		Choice of Contact: CO_ADMIN	
Approval Years:		2014		Phone No Admin: 705-721-7800 Ext.227	
PO Box No:				Contam. Facility: No	
Country:		Canada		MHSW Facility: No	
<u>Detail(s)</u>					
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		112			
Waste Class Desc:		ACID WASTE - HEAVY METALS			
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		331			
Waste Class Desc:		WASTE COMPRESSED GASES			
Waste Class:		232			
Waste Class Desc:		POLYMERIC RESINS			
13	5 of 7	WSW/131.7	310.9 / -1.00	Unilock Ltd 441 Salem Rd. Barrie ON L9J 0S8	GEN
Generator No:	ON4653547			Status:	Registered
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:	As of Dec 2018			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:	Canada			MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		112 C			
Waste Class Desc:		Acid solutions - containing heavy metals			
Waste Class:		145 H			
Waste Class Desc:		Wastes from the use of pigments, coatings and paints			
Waste Class:		232 L			
Waste Class Desc:		Polymeric resins			
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
Waste Class:		268 C			
Waste Class Desc:		Amines			
Waste Class:		331 I			
Waste Class Desc:		Waste compressed gases including cylinders			
13	6 of 7	WSW/131.7	310.9 / -1.00	Unilock Ltd 441 Salem Rd. Barrie ON L9J 0S8	GEN
Generator No:	ON4653547			Status:	Registered
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:	As of Jul 2020			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:	Canada			MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		112 C			
Waste Class Desc:		Acid solutions - containing heavy metals			
Waste Class:		331 I			
Waste Class Desc:		Waste compressed gases including cylinders			
Waste Class:		268 C			
Waste Class Desc:		Amines			
Waste Class:		232 L			
Waste Class Desc:		Polymeric resins			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
Waste Class:		145 H			
Waste Class Desc:		Wastes from the use of pigments, coatings and paints			
13	7 of 7	WSW/131.7	310.9 / -1.00	Unilock Ltd 441 Salem Rd. Barrie ON L9J 0S8	GEN
Generator No:		ON4653547		Status:	Registered
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:		As of Nov 2021		Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:		Canada		MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		331 I			
Waste Class Desc:		Waste compressed gases including cylinders			
Waste Class:		232 L			
Waste Class Desc:		Polymeric resins			
Waste Class:		267 C			
Waste Class Desc:		Organic acids			
Waste Class:		268 C			
Waste Class Desc:		Amines			
Waste Class:		113 C			
Waste Class Desc:		Acid solutions - containing other metals and non-metals			
Waste Class:		145 H			
Waste Class Desc:		Wastes from the use of pigments, coatings and paints			
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
Waste Class:		112 C			
Waste Class Desc:		Acid solutions - containing heavy metals			
14	1 of 1	E/152.6	311.9 / 0.00	lot 2 con 10 ON	WWIS
Well ID:		5701248		Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:		Domestic		Date Received:	8/24/1964
Sec. Water Use:		0		Selected Flag:	True
Final Well Status:		Water Supply		Abandonment Rec:	
Water Type:				Contractor:	1631
Casing Material:				Form Version:	1
Audit No:				Owner:	
Tag:				Street Name:	
Construction Method:				County:	SIMCOE
Elevation (m):				Municipality:	INNISFIL TOWNSHIP
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	002
Well Depth:				Concession:	10
Overburden/Bedrock:				Concession Name:	CON
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB	
Flowing (Y/N):			Zone:			
Flow Rate:			UTM Reliability:			
Clear/Cloudy:						
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/570\5701248.pdf				
<u>Additional Detail(s) (Map)</u>						
Well Completed Date:		1964/08/12				
Year Completed:		1964				
Depth (m):		12.192				
Latitude:		44.3146355943541				
Longitude:		-79.7210634025461				
Path:		570\5701248.pdf				
<u>Bore Hole Information</u>						
Bore Hole ID:		10379141		Elevation:		312.391632
DP2BR:				Elevrc:		
Spatial Status:				Zone:		17
Code OB:		0		East83:		601994.40
Code OB Desc:		Overburden		North83:		4907615.00
Open Hole:				Org CS:		
Cluster Kind:				UTMRC:		5
Date Completed:		12-Aug-1964 00:00:00		UTMRC Desc:		margin of error : 100 m - 300 m
Remarks:				Location Method:		p5
Elevrc Desc:						
Location Source Date:						
Improvement Location Source:						
Improvement Location Method:						
Source Revision Comment:						
Supplier Comment:						
<u>Overburden and Bedrock</u>						
<u>Materials Interval</u>						
Formation ID:		932260424				
Layer:		2				
Color:		2				
General Color:		GREY				
Mat1:		05				
Most Common Material:		CLAY				
Mat2:						
Mat2 Desc:						
Mat3:						
Mat3 Desc:						
Formation Top Depth:		10.0				
Formation End Depth:		40.0				
Formation End Depth UOM:		ft				
<u>Overburden and Bedrock</u>						
<u>Materials Interval</u>						
Formation ID:		932260423				
Layer:		1				
Color:						
General Color:						
Mat1:		02				
Most Common Material:		TOPSOIL				
Mat2:		09				
Mat2 Desc:		MEDIUM SAND				
Mat3:						

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		10.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		965701248			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10927711			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930626954			
Layer:		1			
Material:		3			
Open Hole or Material:		CONCRETE			
Depth From:					
Depth To:		40			
Casing Diameter:		30			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		995701248			
Pump Set At:					
Static Level:		12.0			
Final Level After Pumping:					
Recommended Pump Depth:		39.0			
Pumping Rate:		2.0			
Flowing Rate:					
Recommended Pump Rate:		2.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:		No			
<u>Water Details</u>					
Water ID:		933860616			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		28.0			
Water Found Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		1.0			
Formation End Depth:		5.0			
Formation End Depth UOM:		ft			
 <u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932298405			
Layer:		1			
Color:					
General Color:					
Mat1:		02			
Most Common Material:		TOPSOIL			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		1.0			
Formation End Depth UOM:		ft			
 <u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932298407			
Layer:		3			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		5.0			
Formation End Depth:		28.0			
Formation End Depth UOM:		ft			
 <u>Method of Construction & Well Use</u>					
Method Construction ID:		965710487			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		10936873			
Casing No:		1			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		930637928			
Layer:		1			
Material:		3			
Open Hole or Material:		CONCRETE			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Depth From:					
Depth To:		28			
Casing Diameter:		30			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		995710487			
Pump Set At:					
Static Level:		13.0			
Final Level After Pumping:					
Recommended Pump Depth:		26.0			
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:		2.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:					
Water State After Test:					
Pumping Test Method:					
Pumping Duration HR:		0			
Pumping Duration MIN:		30			
Flowing:		No			
<u>Water Details</u>					
Water ID:		933870336			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		15.0			
Water Found Depth UOM:		ft			
16	1 of 1	W/163.5	310.9 / -1.00	Innisfil Con 11 Dump Stroud ON LOL 2M0	ANDR
Legal Description:		Innisfil Con 11 Lot 1s pt			
Location Description:					
Municipality:		Innisfil Township			
Current Municipality:		Innisfil Town			
RM:		Simcoe County			
Facility:		Dump			
Date Active:		1970s-80s			
Date Begun:					
Date Complete:		Sep 1 1980			
Area (Ha):					
Landfill Type:					
Group Name:					
Operated By:					
Serial:		MOEE a252204			
NTS:		31D05			
Diameter (m):					
<u>Historical Summary:</u>					
Innisfil Con 11 Landfill Listed in Ontario Ministry of the Environment [1994] Waste disposal site inventory, [Toronto]: Ontario Environment, 1994., i, 196 pp., maps, ISBN 0772984093					
Waste Type:					
UTM X Nad 27:		601500			
UTM Y Nad 27:		4907400			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB		
UTM Zone:		17					
17	1 of 1	E/168.4	311.9 / 0.00	lot 2 con 10 ON	WWIS		
Well ID: 5709516		Data Entry Status:					
Construction Date:		Data Src:		1			
Primary Water Use: Domestic		Date Received:		2/16/1973			
Sec. Water Use: 0		Selected Flag:		True			
Final Well Status: Water Supply		Abandonment Rec:					
Water Type:		Contractor:		3203			
Casing Material:		Form Version:		1			
Audit No:		Owner:					
Tag:		Street Name:					
Construction Method:		County:		SIMCOE			
Elevation (m):		Municipality:		INNISFIL TOWNSHIP			
Elevation Reliability:		Site Info:					
Depth to Bedrock:		Lot:		002			
Well Depth:		Concession:		10			
Overburden/Bedrock:		Concession Name:		CON			
Pump Rate:		Easting NAD83:					
Static Water Level:		Northing NAD83:					
Flowing (Y/N):		Zone:					
Flow Rate:		UTM Reliability:					
Clear/Cloudy:							
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/570\5709516.pdf					
<u>Additional Detail(s) (Map)</u>							
Well Completed Date:		1972/08/14					
Year Completed:		1972					
Depth (m):		50.9016					
Latitude:		44.3147047925898					
Longitude:		-79.7208111144956					
Path:		570\5709516.pdf					
<u>Bore Hole Information</u>							
Bore Hole ID:		Elevation:		312.287597			
DP2BR:		Elevrc:					
Spatial Status:		Zone:		17			
Code OB: 0		East83:		602014.40			
Code OB Desc: Overburden		North83:		4907623.00			
Open Hole:		Org CS:					
Cluster Kind:		UTMRC:		4			
Date Completed: 14-Aug-1972 00:00:00		UTMRC Desc:		margin of error : 30 m - 100 m			
Remarks:		Location Method:		p4			
Elevrc Desc:							
Location Source Date:							
Improvement Location Source:							
Improvement Location Method:							
Source Revision Comment:							
Supplier Comment:							
<u>Overburden and Bedrock Materials Interval</u>							
Formation ID:		932294428					
Layer:		5					
Color:		2					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		66.0			
Formation End Depth:		120.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932294426			
Layer:		3			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		22.0			
Formation End Depth:		60.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932294424			
Layer:		1			
Color:		5			
General Color:		YELLOW			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		28			
Mat2 Desc:		SAND			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		14.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932294429			
Layer:		6			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		120.0			
Formation End Depth:		155.0			
Formation End Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932294425			
Layer:		2			
Color:		2			
General Color:		GREY			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		14.0			
Formation End Depth:		22.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932294427			
Layer:		4			
Color:		2			
General Color:		GREY			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		60.0			
Formation End Depth:		66.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932294430			
Layer:		7			
Color:		2			
General Color:		GREY			
Mat1:		28			
Most Common Material:		SAND			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		155.0			
Formation End Depth:		167.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		965709516			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10935906			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing No: Comment: Alt Name:		1			
<u>Construction Record - Casing</u>					
Casing ID:		930636832			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		164			
Casing Diameter:		4			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		933366843			
Layer:		1			
Slot:		012			
Screen Top Depth:		164			
Screen End Depth:		167			
Screen Material:					
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		4			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		995709516			
Pump Set At:					
Static Level:		20.0			
Final Level After Pumping:		140.0			
Recommended Pump Depth:		150.0			
Pumping Rate:		6.0			
Flowing Rate:					
Recommended Pump Rate:		5.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		2			
Pumping Duration HR:		1			
Pumping Duration MIN:		15			
Flowing:		No			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934300794			
Test Type:		Draw Down			
Test Duration:		15			
Test Level:		140.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934827320			
Test Type:		Draw Down			
Test Duration:		45			
Test Level:		140.0			
Test Level UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		935084714			
Test Type:		Draw Down			
Test Duration:		60			
Test Level:		140.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934568219			
Test Type:		Draw Down			
Test Duration:		30			
Test Level:		140.0			
Test Level UOM:		ft			
<u>Water Details</u>					
Water ID:		933869289			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		140.0			
Water Found Depth UOM:		ft			
18	1 of 1	W/178.2	310.9 / -0.97	MTO HOLLY PIT LANDFILL SITE	WDS
INNISFILL ON					
Approval No:	A252204			Total Area (ha):	0
Mob Unit Cert No:				Landfill Cap (m³):	0
EBR Registry No:				Transfer Area (ha):	0
Status:	Held up pending more information from applicant			Transfer Cap (m³):	0
Facility Type:	Landfill			Transfer Cert No:	
Record Type:				Inciner. Area (ha):	0
Link Source:				Inciner. Cap (t):	0
Project Type:				Process Area (m³):	0
Application Status:				Process Cap (m³/d):	0
Issue Date:	12/31/1999			Process Vol (m³):	0
Input Date:	9/23/99			Process Feed (m³):	0
Date Received:	5/17/99			Site Concession:	11
Est Closure Date:				Site Region/County:	SIMCOE
Mobile Capacity:	0			SWP Area Name:	
Mobile Units:				MOE District:	
Mobile Description:				District Office:	Barrie
Prop City:	ONTARIO, INNISFILL			Latitude:	
Prop Postal:	L0L-1X0			Longitude:	
Prop Phone:				Geometry X:	
Serial Link:	252204			Geometry Y:	
Approval Type:					
Proponent:	MTO HOLLY PIT LANDFILL SITE				
Prop Address:	LOT 1 CONCESSION 11				
Proponent County/District:					
Full Address:					
Site Lot:	SOUTH 1/2 LOT 1				
Waste Class Code:					
Waste Class:					
Waste Type:					
Waste Type Other:	No				
Waste Description:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Landfill Monitoring: Landfill Ctrl Type: Site Closing Description: Project Description: Municipalities Served: Approval Description: Other Approvals/Permits: PDF URL: PDF Site Location:					
19	1 of 1	W/178.4	310.9 / -0.97	PT 1 S1/2 11 INNISFIL ON	WDSH
Site No.: Region: County: Concession: Lot: Easting: Northing: Zone: Date Closed: Status: Classification: %CommercialWste: %DomesticWste Rec: %LiquidWste Rec: %HazardousWste Rec: %Non-haz.Wste Rec: %Sewage/Sludge Rec: %Other Wste Rec:		A252204 CENTRAL SIMCOE 11 PT 1 S1/2 601500 4907400 17 1980/9/1 CLOSED A4 - POTENTIAL HUMAN IMPACT-RURAL MUNICIPAL/DOMESTIC WASTE - CLOSED <10 YRS n/a n/a n/a n/a n/a n/a n/a			
20	1 of 17	SW/180.6	310.9 / -1.00	UNILOCK LTD 4165 SALEM ROAD INNISFIL ON L9S 3K9	GEN
Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country:		ON3441608 327330 Concrete Pipe Brick and Block Manufacturing 05		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	
Detail(s)					
Waste Class: Waste Class Desc:		145 PAINT/PIGMENT/COATING RESIDUES			
Waste Class: Waste Class Desc:		148 INORGANIC LABORATORY CHEMICALS			
Waste Class: Waste Class Desc:		252 WASTE OILS & LUBRICANTS			
Waste Class: Waste Class Desc:		263 ORGANIC LABORATORY CHEMICALS			
Waste Class: Waste Class Desc:		331 WASTE COMPRESSED GASES			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
20	2 of 17	SW/180.6	310.9 / -1.00	Holcim (Canada) Inc. 4165 Salem Road West Innisfil, County of Simcoe, L9S 3K9 TOWN OF INNISFIL ON	EBR
EBR Registry No: 010-7535 Ministry Ref No: 4657-7UNQQ4 Notice Type: Instrument Decision Notice Stage: Notice Date: February 11, 2014 Proposal Date: August 11, 2009 Year: 2009 Instrument Type: (EPA Part II.1-air) - Environmental Compliance Approval (project type: air) Off Instrument Name: Posted By: Company Name: Holcim (Canada) Inc. Site Address: Location Other: Proponent Name: Proponent Address: 2300 Steeles avenue West, Concord Ontario, Canada L4K 5X6 Comment Period: URL: Decision Posted: Exception Posted: Section: Act 1: Act 2: Site Location Map:					
Site Location Details: 4165 Salem Road West Innisfil, County of Simcoe, L9S 3K9 TOWN OF INNISFIL					
20	3 of 17	SW/180.6	310.9 / -1.00	Dufferin Concrete 4165 West Salem Rd. Innisfil ON L4M4S7	NPRI
NPRI ID: 8800000024 Other ID: * No Other ID: Track ID: Report ID: Report Type: Rpt Type ID: Report Year: 2009 Not-Current Rpt?: Yr of Last Filed Rpt: Fac ID: Fac Name: Innisfil Plant Fac Address1: Fac Address2: Fac Postal Zip: Facility Lat: Facility Long: DLS (Last Filed Rpt): Facility DLS: Datum: Facility Cmnts: No URL: No of Empl.: 0 Parent Co.: * No Parent Co.: Pollut Prev Cmnts: No Stacks: No No of Stacks: Canadian SIC Code (2 digit): Canadian SIC Code: SIC Code Description: American SIC Code: Org ID: Submit Date: Last Modified: Contact ID: Cont Type: Contact Title: Cont First Name: Cont Last Name: Contact Position: Contact Fax: Contact Ph.: Cont Area Code: Contact Tel.: Contact Ext.: Cont Fax Area Cde: Contact Fax: Contact Email: Latitude: Longitude: UTM Zone: UTM Northing: UTM Easting: Waste Streams: No No Streams: Waste Off Sites: No No Off Sites: Shutdown: No No of Shutdown:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
NAICS Code (2 digit): NAICS 2 Description: NAICS Code (4 digit): NAICS 4 Description: NAICS Code (6 digit): NAICS 6 Description:					
20	4 of 17	SW/180.6	310.9 / -1.00	Holcim (Canada) Inc. 4165 Salem Rd. Innisfil ON L9S 3K9	GEN
Generator No:		ON5112908	Status:		
SIC Code:		327320	Co Admin:		
SIC Description:		Ready-Mix Concrete Manufacturing	Choice of Contact:		
Approval Years:		2010	Phone No Admin:		
PO Box No:			Contam. Facility:		
Country:			MHSW Facility:		
Detail(s)					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		251			
Waste Class Desc:		OIL SKIMMINGS & SLUDGES			
Waste Class:		146			
Waste Class Desc:		OTHER SPECIFIED INORGANICS			
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
20	5 of 17	SW/180.6	310.9 / -1.00	Holcim (Canada) Inc. 4165 Salem Rd. Innisfil ON L9S 3K9	GEN
Generator No:		ON5112908	Status:		
SIC Code:		327320	Co Admin:		
SIC Description:		Ready-Mix Concrete Manufacturing	Choice of Contact:		
Approval Years:		2011	Phone No Admin:		
PO Box No:			Contam. Facility:		
Country:			MHSW Facility:		
Detail(s)					
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		251			
Waste Class Desc:		OIL SKIMMINGS & SLUDGES			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class: Waste Class Desc:		146 OTHER SPECIFIED INORGANICS			
Waste Class: Waste Class Desc:		252 WASTE OILS & LUBRICANTS			
20	6 of 17	SW/180.6	310.9 / -1.00	Holcim (Canada) Inc. 4165 Salem Rd. Innisfil ON L9S 3K9	GEN
Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country:		ON5112908 327320 Ready-Mix Concrete Manufacturing 2012		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	
<u>Detail(s)</u>					
Waste Class: Waste Class Desc:		212 ALIPHATIC SOLVENTS			
Waste Class: Waste Class Desc:		146 OTHER SPECIFIED INORGANICS			
Waste Class: Waste Class Desc:		251 OIL SKIMMINGS & SLUDGES			
Waste Class: Waste Class Desc:		213 PETROLEUM DISTILLATES			
Waste Class: Waste Class Desc:		252 WASTE OILS & LUBRICANTS			
Waste Class: Waste Class Desc:		221 LIGHT FUELS			
20	7 of 17	SW/180.6	310.9 / -1.00	Holcim (Canada) Inc. 4165 Salem Road West Innisfil Town ON L9S 3K9	ECA
Approval No: Approval Date: Status:		4495-9FUQDY 05-FEB-14 Approved		MOE District: City: Longitude:	Innisfil Town -79.7250000000000085265128291212022304 534912109375
Record Type:				Latitude:	44.31388888888888288875023135915398597 71728515625
Link Source: SWP Area Name: Approval Type: Project Type: Business Name: Address: Full Address: Full PDF Link: PDF Site Location:		Air/Noise Holcim (Canada) Inc. 4165 Salem Road West Innisfil Town, County of Simcoe L9S 3K9		Geometry X: Geometry Y:	
20	8 of 17	SW/180.6	310.9 / -1.00	Holcim (Canada) Inc. 4165 Salem Rd. Innisfil ON	GEN
Generator No:		ON5112908		Status:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC Code:		327320		Co Admin:	
SIC Description:		READY-MIX CONCRETE MANUFACTURING		Choice of Contact:	
Approval Years:		2013		Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		146			
Waste Class Desc:		OTHER SPECIFIED INORGANICS			
Waste Class:		251			
Waste Class Desc:		OIL SKIMMINGS & SLUDGES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
20	9 of 17	SW/180.6	310.9 / -1.00	DUFFERIN CONCRETE 4165 Salem Road Innisfil ON L9S3L1	NPRI
NPRI ID:		500131		Org ID:	102166
Other ID:				Submit Date:	5/29/2014
No Other ID:				Last Modified:	7/24/2015 11:40:22 AM
Track ID:		118440		Contact ID:	
Report ID:		37676		Cont Type:	
Report Type:		DNMC		Contact Title:	
Rpt Type ID:		2		Cont First Name:	
Report Year:		2013		Cont Last Name:	
Not-Current Rpt?:		Yes		Contact Position:	
Yr of Last Filed Rpt:				Contact Fax:	
Fac ID:		233015		Contact Ph.:	
Fac Name:		Dufferin Concrete, Innisfil Plant		Cont Area Code:	
Fac Address1:		4165 Salem Road		Contact Tel.:	
Fac Address2:				Contact Ext.:	
Fac Postal Zip:		L9S3L1		Cont Fax Area Cde:	
Facility Lat:		44.31429		Contact Fax:	
Facility Long:		-79.72364		Contact Email:	
DLS (Last Filed Rpt):				Latitude:	
Facility DLS:				Longitude:	
Datum:				UTM Zone:	
Facility Cmnts:				UTM Northing:	
URL:				UTM Easting:	
No of Empl.:				Waste Streams:	
Parent Co.:				No Streams:	
No Parent Co.:				Waste Off Sites:	
Pollut Prev Cmnts:				No Off Sites:	
Stacks:				Shutdown:	
No of Stacks:				No of Shutdown:	
Canadian SIC Code (2 digit):					
Canadian SIC Code:					
SIC Code Description:					
American SIC Code:					
NAICS Code (2 digit):		32			
NAICS 2 Description:		Manufacturing			

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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
PDF Site Location:					
20	12 of 17	SW/180.6	310.9 / -1.00	CRH Canada Group Inc. 4165 Salem Rd. Innisfil ON L4M4S7	GEN
Generator No:		ON5112908	Status:		
SIC Code:		327320	Co Admin:		Elizabeth Lopes
SIC Description:		READY-MIX CONCRETE MANUFACTURING	Choice of Contact:		CO_ADMIN
Approval Years:		2016	Phone No Admin:		416 671 5137 Ext.
PO Box No:			Contam. Facility:		No
Country:		Canada	MHSW Facility:		No
<u>Detail(s)</u>					
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
Waste Class:		251			
Waste Class Desc:		OIL SKIMMINGS & SLUDGES			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		146			
Waste Class Desc:		OTHER SPECIFIED INORGANICS			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
20	13 of 17	SW/180.6	310.9 / -1.00	CRH Canada Group Inc. 4165 Salem Rd. Innisfil ON L4M4S7	GEN
Generator No:		ON5112908	Status:		
SIC Code:		327320	Co Admin:		Elizabeth Lopes
SIC Description:		READY-MIX CONCRETE MANUFACTURING	Choice of Contact:		CO_ADMIN
Approval Years:		2015	Phone No Admin:		416 671 5137 Ext.
PO Box No:			Contam. Facility:		No
Country:		Canada	MHSW Facility:		No
<u>Detail(s)</u>					
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
Waste Class:		146			
Waste Class Desc:		OTHER SPECIFIED INORGANICS			
Waste Class:		251			
Waste Class Desc:		OIL SKIMMINGS & SLUDGES			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		252			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		WASTE OILS & LUBRICANTS			
20	14 of 17	SW/180.6	310.9 / -1.00	Holcim (Canada) Inc. 4165 Salem Rd. Innisfil ON L4M4S7	GEN
Generator No:		ON5112908		Status:	
SIC Code:		327320		Co Admin:	Maria Topalovic
SIC Description:		READY-MIX CONCRETE MANUFACTURING		Choice of Contact:	CO_ADMIN
Approval Years:		2014		Phone No Admin:	905 532 3232 Ext.
PO Box No:				Contam. Facility:	No
Country:		Canada		MHSW Facility:	No
<u>Detail(s)</u>					
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		146			
Waste Class Desc:		OTHER SPECIFIED INORGANICS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		251			
Waste Class Desc:		OIL SKIMMINGS & SLUDGES			
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
20	15 of 17	SW/180.6	310.9 / -1.00	CRH Canada Group Inc. Dufferin Concrete 4165 Salem Rd. Innisfil ON L4M4S7	GEN
Generator No:		ON5112908		Status:	Registered
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:		As of Dec 2018		Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:		Canada		MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		146 L			
Waste Class Desc:		Other specified inorganic sludges, slurries or solids			
Waste Class:		212 L			
Waste Class Desc:		Aliphatic solvents and residues			
Waste Class:		213 L			
Waste Class Desc:		Petroleum distillates			
Waste Class:		251 L			
Waste Class Desc:		Waste oils/sludges (petroleum based)			
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
20	16 of 17	SW/180.6	310.9 / -1.00	Dufferin Concrete a Division of CRH Canada Group Inc. 4165 Salem Road Innisfil ON L9S3L1	NPRI
NPRI ID: 500131				Org ID: 105857	
Other ID:				Submit Date: 5/26/2016	
No Other ID:				Last Modified: 11/18/2016 8:28:05 AM	
Track ID: 138653				Contact ID:	
Report ID: 72598				Cont Type:	
Report Type: DNMC				Contact Title:	
Rpt Type ID: 2				Cont First Name:	
Report Year: 2015				Cont Last Name:	
Not-Current Rpt?: No				Contact Position:	
Yr of Last Filed Rpt:				Contact Fax:	
Fac ID: 233015				Contact Ph.:	
Fac Name: Dufferin Concrete, Innisfil Plant				Cont Area Code:	
Fac Address1: 4165 Salem Road				Contact Tel.:	
Fac Address2:				Contact Ext.:	
Fac Postal Zip: L9S3L1				Cont Fax Area Cde:	
Facility Lat: 44.31429				Contact Fax:	
Facility Long: -79.72364				Contact Email:	
DLS (Last Filed Rpt):				Latitude:	
Facility DLS:				Longitude:	
Datum:				UTM Zone:	
Facility Cmnts:				UTM Northing:	
URL:				UTM Easting:	
No of Empl.:				Waste Streams:	
Parent Co.:				No Streams:	
No Parent Co.:				Waste Off Sites:	
Pollut Prev Cmnts:				No Off Sites:	
Stacks:				Shutdown:	
No of Stacks:				No of Shutdown:	
Canadian SIC Code (2 digit):					
Canadian SIC Code:					
SIC Code Description:					
American SIC Code:					
NAICS Code (2 digit): 32					
NAICS 2 Description: Manufacturing					
NAICS Code (4 digit): 3273					
NAICS 4 Description: Cement and concrete product manufacturing					
NAICS Code (6 digit): 327320					
NAICS 6 Description: Ready-mix concrete manufacturing					
20	17 of 17	SW/180.6	310.9 / -1.00	CRH Canada Group Inc. Dufferin Concrete 4165 Salem Rd. Innisfil ON L4M4S7	GEN
Generator No: ON5112908				Status: Registered	
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years: As of Jul 2020				Phone No Admin:	
PO Box No:				Contam. Facility:	
Country: Canada				MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		213 L			
Waste Class Desc:		Petroleum distillates			
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
Waste Class:		212 L			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		Aliphatic solvents and residues			
Waste Class:		251 L			
Waste Class Desc:		Waste oils/sludges (petroleum based)			
Waste Class:		146 L			
Waste Class Desc:		Other specified inorganic sludges, slurries or solids			
21	1 of 1	E/212.9	310.9 / -0.96	4081 SALEM RD lot 2 con 10 BARRIE ON	WWIS
Well ID:		5739342		Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:		Domestic		Date Received:	
Sec. Water Use:				Selected Flag:	
Final Well Status:		Water Supply		Abandonment Rec:	
Water Type:				Contractor:	
Casing Material:				Form Version:	
Audit No:		Z02983		Owner:	
Tag:		A002889		Street Name:	
Construction Method:				County:	
Elevation (m):				Municipality:	
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):					
Additional Detail(s) (Map)					
Well Completed Date:		2004/07/23			
Year Completed:		2004			
Depth (m):		24.0792			
Latitude:		44.3147341106582			
Longitude:		-79.7202136091905			
Path:					
Bore Hole Information					
Bore Hole ID:		11178586		Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	
Code OB:		0		East83:	
Code OB Desc:		Overburden		North83:	
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	
Date Completed:		23-Jul-2004 00:00:00		UTMRC Desc:	
Remarks:				Location Method:	
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
Overburden and Bedrock					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Materials Interval</u>					
Formation ID:		932987069			
Layer:		4			
Color:		3			
General Color:		BLUE			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		34			
Mat2 Desc:		TILL			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		39.0			
Formation End Depth:		72.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932987070			
Layer:		5			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		06			
Mat2 Desc:		SILT			
Mat3:		03			
Mat3 Desc:		MUCK			
Formation Top Depth:		72.0			
Formation End Depth:		79.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932987066			
Layer:		1			
Color:		8			
General Color:		BLACK			
Mat1:		03			
Most Common Material:		MUCK			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		1.5			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932987068			
Layer:		3			
Color:		6			
General Color:		BROWN			
Mat1:		11			
Most Common Material:		GRAVEL			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:		74			
Mat3 Desc:		LAYERED			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation Top Depth:		19.0			
Formation End Depth:		39.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932987067			
Layer:		2			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		1.5			
Formation End Depth:		19.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933261115			
Layer:		1			
Plug From:		0			
Plug To:		18			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		965739342			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11187105			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930851421			
Layer:		1			
Material:					
Open Hole or Material:					
Depth From:		3			
Depth To:		71			
Casing Diameter:		6.25			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		11193927			
Pump Set At:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Static Level:		10.0			
Final Level After Pumping:		73.0			
Recommended Pump Depth:		76.0			
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:		20.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:					
Water State After Test:					
Pumping Test Method:					
Pumping Duration HR:		2			
Pumping Duration MIN:		30			
Flowing:					
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283861			
Test Type:		Draw Down			
Test Duration:		30			
Test Level:		55.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283868			
Test Type:		Recovery			
Test Duration:		60			
Test Level:		45.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283851			
Test Type:		Draw Down			
Test Duration:		5			
Test Level:		39.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283860			
Test Type:		Recovery			
Test Duration:		25			
Test Level:		52.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283865			
Test Type:		Draw Down			
Test Duration:		50			
Test Level:		75.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283844			
Test Type:		Recovery			
Test Duration:		1			
Test Level:		75.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283853			
Test Type:		Draw Down			
Test Duration:		10			
Test Level:		43.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283854			
Test Type:		Recovery			
Test Duration:		10			
Test Level:		59.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283859			
Test Type:		Draw Down			
Test Duration:		25			
Test Level:		52.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283864			
Test Type:		Recovery			
Test Duration:		40			
Test Level:		49.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283848			
Test Type:		Recovery			
Test Duration:		3			
Test Level:		67.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283843			
Test Type:		Draw Down			
Test Duration:		1			
Test Level:		20.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283845			
Test Type:		Draw Down			
Test Duration:		2			
Test Level:		25.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pump Test Detail ID:		11283857			
Test Type:		Draw Down			
Test Duration:		20			
Test Level:		49.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283862			
Test Type:		Recovery			
Test Duration:		30			
Test Level:		50.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283863			
Test Type:		Draw Down			
Test Duration:		40			
Test Level:		65.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283849			
Test Type:		Draw Down			
Test Duration:		4			
Test Level:		35.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283855			
Test Type:		Draw Down			
Test Duration:		15			
Test Level:		46.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283858			
Test Type:		Recovery			
Test Duration:		20			
Test Level:		56.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283867			
Test Type:		Draw Down			
Test Duration:		60			
Test Level:		75.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283846			
Test Type:		Recovery			
Test Duration:		2			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Test Level:		70.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283847			
Test Type:		Draw Down			
Test Duration:		3			
Test Level:		30.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283850			
Test Type:		Recovery			
Test Duration:		4			
Test Level:		65.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283852			
Test Type:		Recovery			
Test Duration:		5			
Test Level:		62.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283856			
Test Type:		Recovery			
Test Duration:		15			
Test Level:		58.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11283866			
Test Type:		Recovery			
Test Duration:		50			
Test Level:		47.0			
Test Level UOM:		ft			
 <u>Water Details</u>					
Water ID:		934056266			
Layer:		1			
Kind Code:					
Kind:					
Water Found Depth:		72.0			
Water Found Depth UOM:		ft			

22	1 of 1	ENE/226.2	310.9 / -1.00	SALEM RD lot 2 con 11 INNISFILL ON	WWIS
Well ID:	5739780			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Domestic			Date Received:	6/16/2005
Sec. Water Use:				Selected Flag:	True
Final Well Status:	Water Supply			Abandonment Rec:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Water Type:			Contractor:	2513	
Casing Material:			Form Version:	3	
Audit No:	Z14907		Owner:		
Tag:	A014858		Street Name:	SALEM RD	
Construction Method:			County:	SIMCOE	
Elevation (m):			Municipality:	INNISFIL TOWNSHIP	
Elevation Reliability:			Site Info:	51R-31084	
Depth to Bedrock:			Lot:	002	
Well Depth:			Concession:	11	
Overburden/Bedrock:			Concession Name:	CON	
Pump Rate:			Easting NAD83:		
Static Water Level:			Northing NAD83:		
Flowing (Y/N):			Zone:		
Flow Rate:			UTM Reliability:		
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/573\5739780.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		2005/01/04			
Year Completed:		2005			
Depth (m):		48.76			
Latitude:		44.3164389064795			
Longitude:		-79.7205025801338			
Path:		573\5739780.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:		11325276		Elevation:	310.988616
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:		0		East83:	602036.00
Code OB Desc:		Overburden		North83:	4907816.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:		04-Jan-2005 00:00:00		UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933028356			
Layer:		3			
Color:		2			
General Color:		GREY			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		23.770000457763672			
Formation End Depth:		28.34000015258789			
Formation End Depth UOM:		m			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933028358			
Layer:		5			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		28			
Mat2 Desc:		SAND			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		42.36000061035156			
Formation End Depth:		43.279998779296875			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933028359			
Layer:		6			
Color:		5			
General Color:		YELLOW			
Mat1:		28			
Most Common Material:		SAND			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		43.279998779296875			
Formation End Depth:		48.7599983215332			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933028357			
Layer:		4			
Color:		5			
General Color:		YELLOW			
Mat1:		28			
Most Common Material:		SAND			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		28.34000015258789			
Formation End Depth:		42.36000061035156			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933028354			
Layer:		1			
Color:		2			
General Color:		GREY			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		11			
Mat2 Desc:		GRAVEL			
Mat3:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		6.699999809265137			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933028355			
Layer:		2			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		13			
Mat2 Desc:		BOULDERS			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		6.699999809265137			
Formation End Depth:		23.770000457763672			
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933270897			
Layer:		1			
Plug From:		0			
Plug To:		6			
Plug Depth UOM:		m			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		965739780			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11340131			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930869284			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:		0.600000023841858			
Depth To:		45.7200012207031			
Casing Diameter:		15.8699998855591			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		933413170			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Layer:		1			
Slot:		50			
Screen Top Depth:		45.7200012207031			
Screen End Depth:		48.7599983215332			
Screen Material:		1			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		14.4399995803833			
<u>Construction Record - Screen</u>					
Screen ID:		933413169			
Layer:		2			
Slot:		12			
Screen Top Depth:					
Screen End Depth:					
Screen Material:		1			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		14.4399995803833			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		11351825			
Pump Set At:		44.0			
Static Level:		35.20000076293945			
Final Level After Pumping:		42.0			
Recommended Pump Depth:		44.0			
Pumping Rate:		91.0			
Flowing Rate:					
Recommended Pump Rate:		91.0			
Levels UOM:		m			
Rate UOM:		LPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:					
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401694			
Test Type:		Recovery			
Test Duration:		5			
Test Level:		37.130001068115234			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401686			
Test Type:		Draw Down			
Test Duration:		1			
Test Level:		38.599998474121094			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401699			
Test Type:		Recovery			
Test Duration:		50			
Test Level:		37.400001525878906			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401710			
Test Type:		Draw Down			
Test Duration:		25			
Test Level:		41.970001220703125			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401700			
Test Type:		Draw Down			
Test Duration:		60			
Test Level:		42.0			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401708			
Test Type:		Recovery			
Test Duration:		60			
Test Level:		37.400001525878906			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401693			
Test Type:		Recovery			
Test Duration:		4			
Test Level:		37.20000076293945			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401701			
Test Type:		Draw Down			
Test Duration:		20			
Test Level:		41.95000076293945			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401703			
Test Type:		Recovery			
Test Duration:		40			
Test Level:		37.400001525878906			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401687			
Test Type:		Recovery			
Test Duration:		1			
Test Level:		39.15999984741211			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pump Test Detail ID:		11401689			
Test Type:		Recovery			
Test Duration:		2			
Test Level:		37.959999084472656			
Test Level UOM:		m			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401698			
Test Type:		Draw Down			
Test Duration:		30			
Test Level:		41.970001220703125			
Test Level UOM:		m			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401704			
Test Type:		Recovery			
Test Duration:		25			
Test Level:		37.400001525878906			
Test Level UOM:		m			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401707			
Test Type:		Draw Down			
Test Duration:		50			
Test Level:		42.0			
Test Level UOM:		m			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401685			
Test Type:		Draw Down			
Test Duration:		5			
Test Level:		39.91999816894531			
Test Level UOM:		m			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401696			
Test Type:		Recovery			
Test Duration:		30			
Test Level:		37.400001525878906			
Test Level UOM:		m			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401706			
Test Type:		Draw Down			
Test Duration:		40			
Test Level:		42.0			
Test Level UOM:		m			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401688			
Test Type:		Draw Down			
Test Duration:		2			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Test Level:		39.33000183105469			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401690			
Test Type:		Draw Down			
Test Duration:		3			
Test Level:		39.560001373291016			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401692			
Test Type:		Draw Down			
Test Duration:		10			
Test Level:		40.45000076293945			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401695			
Test Type:		Recovery			
Test Duration:		15			
Test Level:		37.5			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401697			
Test Type:		Draw Down			
Test Duration:		4			
Test Level:		39.84000015258789			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401702			
Test Type:		Recovery			
Test Duration:		20			
Test Level:		37.400001525878906			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401691			
Test Type:		Recovery			
Test Duration:		3			
Test Level:		37.43000030517578			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401705			
Test Type:		Draw Down			
Test Duration:		15			
Test Level:		41.91999816894531			
Test Level UOM:		m			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11401709			
Test Type:		Recovery			
Test Duration:		10			
Test Level:		37.5			
Test Level UOM:		m			
<u>Water Details</u>					
Water ID:		934061111			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		44.0			
Water Found Depth UOM:		m			
<u>Hole Diameter</u>					
Hole ID:		11545753			
Diameter:		20.700000762939453			
Depth From:		0.0			
Depth To:		6.0			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			

Unplottable Summary

Total: **29** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	STOLP HOMES (BARRIE) DEVELOPERS INC.	ESSA RD. AT ENTRANCE 1	BARRIE CITY ON	
CA	BARRIE MUNICIPAL NON- PROFIT HOUSING	ESSA RD.	BARRIE CITY ON	
CA	287175 ONTARIO LTD.-STOLP HOMES	EASEMENT-W. OF ESSA RD.	BARRIE CITY ON	
CA	BARRIE MUNICIPAL NON- PROFIT HOUSING CORP	FIFTY APARTM. UNITS ESSA RD.	BARRIE CITY ON	
GEN	TRANS CANADA WOOD PRODUCTS LTD.	CONCESSION 10, PART LOT 1	INNISFIL ON	
GEN	ROBERTS HAULAGE LTD.	CONCESSION 10, PART LOT 1	TOWNSHIP OF DOURO ON	
GEN	UNILOCK LIMITED	NORTH 1/2 OF LOT 1, CONCESSION 10	INNISFIL TWP. ON	L4M 4S7
GEN	UNILOCK LTD. 39-139	NORTH 1/2 OF LOT1,CON10 INNISFIL TWP C/O RR #5	BARRIE ON	L4M 4S7
GEN	UNILOCK LTD.	NORTH 1/2 OF LOT1,CON10 INNISFIL TWP	INNISFIL TWP. ON	L4M 4S7
GEN	E & E SEEGMILLER LIMITED	CONCESSION 11, SOUTH PART OF LOT 1	INNISFIL TOWNSHIP ON	L0L 2M0
GEN	E&E SEEGMILLER LIMITED	CONCESSION 11, SOUTH PART OF LOT 1	INNISFIL TWP. ON	L0L 2M0
GEN	Bristol Rentals Ltd	Essa Road	Barrie ON	L4N 3L1
GEN	UNILOCK LTD.	NORTH 1/2 OF LOT1,CON10 INNISFIL TWP C/O RR #5	BARRIE ON	L4M 4S7
NPCB	CKVR TELEVISION	ESSA RD	BARRIE ON	
PTTW	St. Joseph Natural Clear Springwater Inc.	Lot 2, Concession 10 TOWN OF INNISFIL	ON	
SPL		Salem Road, East of Essa Road	Barrie ON	
WWIS		lot 1 con 10	ON	

WWIS	lot 2	ON
WWIS	lot 1	ON
WWIS	con 10	ON
WWIS	lot 1	ON
WWIS	lot 2	ON
WWIS	lot 2	ON
WWIS	con 10	ON
WWIS	lot 1	ON
WWIS	lot 1	ON
WWIS	lot 2	ON
WWIS	lot 1	ON
WWIS	con 10	ON

Unplottable Report

Site: STOLP HOMES (BARRIE) DEVELOPERS INC.
ESSA RD. AT ENTRANCE 1 BARRIE CITY ON

Database:
CA

Certificate #: 7-0536-90-
Application Year: 90
Issue Date: 5/2/1990
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: BARRIE MUNICIPAL NON-PROFIT HOUSING
ESSA RD. BARRIE CITY ON

Database:
CA

Certificate #: 7-1678-88-
Application Year: 88
Issue Date: 1/17/1989
Approval Type: Municipal water
Status: Approved in 1989
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: 287175 ONTARIO LTD.-STOLP HOMES
EASEMENT-W. OF ESSA RD. BARRIE CITY ON

Database:
CA

Certificate #: 3-0252-90-
Application Year: 90
Issue Date: 3/22/1990
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: BARRIE MUNICIPAL NON-PROFIT HOUSING CORP
FIFTY APARTM. UNITS ESSA RD. BARRIE CITY ON

Database:
CA

Certificate #: 3-1557-88-

Application Year: 88
Issue Date: 12/1/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: TRANS CANADA WOOD PRODUCTS LTD.
CONCESSION 10, PART LOT 1 INNISFIL ON

Database:
GEN

Generator No: ON2641400
SIC Code: 2599
SIC Description: OTHER WOOD IND.
Approval Years: 01
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

Site: ROBERTS HAULAGE LTD.
CONCESSION 10, PART LOT 1 TOWNSHIP OF DOURO ON

Database:
GEN

Generator No: ON0704601
SIC Code: 4564
SIC Description: BULK DRY TRUCKING
Approval Years: 95,96,97,98
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

Site: UNILOCK LIMITED
NORTH 1/2 OF LOT 1, CONCESSION 10 INNISFIL TWP. ON L4M 4S7

Database:
GEN

Generator No: ON0689000
SIC Code: 3542
SIC Description: STRUCTURAL CONCRETE
Approval Years: 99,00,01
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Desc: PETROLEUM DISTILLATES

Site: UNILOCK LTD. 39-139
NORTH 1/2 OF LOT1,CON10 INNISFIL TWP C/O RR #5 BARRIE ON L4M 4S7

Database:
GEN

Generator No: ON0689000
SIC Code: 3542
Status:
Co Admin:

SIC Description: STRUCTURAL CONCRETE
Approval Years: 94,95,96
PO Box No:
Country:

Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Desc: PETROLEUM DISTILLATES

Site: **UNILOCK LTD.**
NORTH 1/2 OF LOT1,CON10 INNISFIL TWP INNISFIL TWP. ON L4M 4S7

Database:
GEN

Generator No: ON0689000
SIC Code: 3542
SIC Description: STRUCTURAL CONCRETE
Approval Years: 92,93,97,98
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Desc: PETROLEUM DISTILLATES

Site: **E & E SEEGMILLER LIMITED**
CONCESSION 11, SOUTH PART OF LOT 1 INNISFIL TOWNSHIP ON L0L 2M0

Database:
GEN

Generator No: ON0241011
SIC Code: 4121
SIC Description: HIGHWAYS, STR., ETC.
Approval Years: 98,99,00,01
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

Site: **E&E SEEGMILLER LIMITED**
CONCESSION 11, SOUTH PART OF LOT 1 INNISFIL TWP. ON L0L 2M0

Database:
GEN

Generator No: ON0241011
SIC Code: 4121
SIC Description: HIGHWAYS, STR., ETC.
Approval Years: 96,97
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

Site: **Bristol Rentals Ltd**
Essa Road Barrie ON L4N 3L1

Database:
GEN

Generator No: ON4805209
SIC Code:
SIC Description:
Approval Years: As of Nov 2021
PO Box No:

Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:

Country: Canada

MHSW Facility:

Detail(s)

Waste Class: 252 L
Waste Class Desc: Waste crankcase oils and lubricants

Waste Class: 253 L
Waste Class Desc: Emulsified oils

Site: **UNILOCK LTD.**
NORTH 1/2 OF LOT1,CON10 INNISFIL TWP C/O RR #5 BARRIE ON L4M 4S7

Database:
GEN

Generator No: ON0689000
SIC Code: 3542
SIC Description: STRUCTURAL CONCRETE
Approval Years: 86,87,88,89,90
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Desc: PETROLEUM DISTILLATES

Site: **CKVR TELEVISION**
ESSA RD BARRIE ON

Database:
NPCB

Company Code: O3290
Industry: TELEPHONE/TELECOMMUNICATION
Site Status: ITEMS SENT TO SWAN HILLS
Transaction Date: 5/29/1996
Inspection Date: 4/9/1993

Site: **St. Joseph Natural Clear Springwater Inc.**
Lot 2, Concession 10 TOWN OF INNISFIL ON

Database:
PTTW

EBR Registry No: IA9E1311
Ministry Ref No: 99P1220
Notice Type: Instrument Decision
Notice Stage:
Notice Date: August 03, 2000
Proposal Date: November 25, 1999
Year: 1999
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: St. Joseph Natural Clear Springwater Inc.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 219 Rosemount Ave., Toronto Ontario, M6H 2H2
Comment Period:
URL:
Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

Lot 2, Concession 10 TOWN OF INNISFIL

Site: **Salem Road, East of Essa Road Barrie ON**

Database:
SPL

Ref No:	3634-APGKMA	Discharger Report:	
Site No:	NA	Material Group:	
Incident Dt:	7/21/2017	Health/Env Conseq:	0 - No Impact
Year:		Client Type:	
Incident Cause:		Sector Type:	Unknown / N/A
Incident Event:	Dumping	Agency Involved:	
Contaminant Code:	27	Nearest Watercourse:	
Contaminant Name:	PAINT OR PAINT-RELATED	Site Address:	Salem Road, East of Essa Road
Contaminant Limit 1:		Site District Office:	Barrie
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:	n/a	Site Region:	Central
Environment Impact:		Site Municipality:	Barrie
Nature of Impact:		Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:	Land	Northing:	
MOE Response:	No	Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	7/21/2017	Site Map Datum:	
Dt Document Closed:	8/12/2017	SAC Action Class:	Land Spills
Incident Reason:	Deliberate Act	Source Type:	Unknown / N/A
Site Name:	Rural <UNOFFICIAL>		
Site County/District:	County of Simcoe		
Site Geo Ref Meth:			
Incident Summary:	Illegal dumping, paint cans to ditch, cleaned		
Contaminant Qty:	0 other - see incident description		

Site:	lot 1 con 10 ON	Database:	WWIS
Well ID:	5730586	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Domestic	Date Received:	3/8/1994
Sec. Water Use:		Selected Flag:	True
Final Well Status:	Water Supply	Abandonment Rec:	
Water Type:		Contractor:	3660
Casing Material:		Form Version:	1
Audit No:	118471	Owner:	
Tag:		Street Name:	
Construction Method:		County:	SIMCOE
Elevation (m):		Municipality:	INDIAN RESERVE CHRISTIAN ISLAND 30
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	001
Well Depth:		Concession:	10
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10408142	Elevation:	
DP2BR:	268.00	Elevrc:	
Spatial Status:		Zone:	17
Code OB:	r	East83:	
Code OB Desc:	Bedrock	North83:	
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	9
Date Completed:	13-Sep-1993 00:00:00	UTMRC Desc:	unknown UTM
Remarks:		Location Method:	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			

Supplier Comment:

Overburden and Bedrock
Materials Interval

Formation ID: 932389725
Layer: 4
Color: 2
General Color: GREY
Mat1: 06
Most Common Material: SILT
Mat2: 08
Mat2 Desc: FINE SAND
Mat3: 91
Mat3 Desc: WATER-BEARING
Formation Top Depth: 95.0
Formation End Depth: 100.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932389724
Layer: 3
Color: 2
General Color: GREY
Mat1: 28
Most Common Material: SAND
Mat2: 05
Mat2 Desc: CLAY
Mat3: 60
Mat3 Desc: CEMENTED
Formation Top Depth: 4.0
Formation End Depth: 95.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932389727
Layer: 6
Color: 8
General Color: BLACK
Mat1: 26
Most Common Material: ROCK
Mat2: 11
Mat2 Desc: GRAVEL
Mat3:
Mat3 Desc:
Formation Top Depth: 268.0
Formation End Depth: 268.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932389723
Layer: 2
Color: 7
General Color: RED
Mat1: 28
Most Common Material: SAND
Mat2:
Mat2 Desc:
Mat3:

Mat3 Desc:
Formation Top Depth: 1.0
Formation End Depth: 4.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932389722
Layer: 1
Color: 8
General Color: BLACK
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 1.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932389726
Layer: 5
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2: 60
Mat2 Desc: CEMENTED
Mat3:
Mat3 Desc:
Formation Top Depth: 100.0
Formation End Depth: 268.0
Formation End Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933193230
Layer: 2
Plug From: 90
Plug To: 94
Plug Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933193229
Layer: 1
Plug From: 8
Plug To: 12
Plug Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 965730586
Method Construction Code: 2
Method Construction: Rotary (Convent.)
Other Method Construction:

Pipe Information

Pipe ID: 10956712
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930662436
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 94
Casing Diameter: 5
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 933377510
Layer: 1
Slot: 006
Screen Top Depth: 94
Screen End Depth: 100
Screen Material:
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 5

Results of Well Yield Testing

Pump Test ID: 995730586
Pump Set At:
Static Level: 18.0
Final Level After Pumping: 80.0
Recommended Pump Depth: 80.0
Pumping Rate: 3.0
Flowing Rate:
Recommended Pump Rate: 3.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 1
Pumping Duration HR: 24
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934834076
Test Type: Draw Down
Test Duration: 45
Test Level: 80.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935100965
Test Type: Draw Down
Test Duration: 60
Test Level: 80.0

Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934585630
Test Type: Draw Down
Test Duration: 30
Test Level: 80.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934310305
Test Type: Draw Down
Test Duration: 15
Test Level: 60.0
Test Level UOM: ft

Water Details

Water ID: 933890637
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 95.0
Water Found Depth UOM: ft

Site: lot 2 ON **Database:** [WWIS](#)

Well ID:	2216102	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Domestic	Date Received:	5/13/1998
Sec. Water Use:		Selected Flag:	True
Final Well Status:	Water Supply	Abandonment Rec:	
Water Type:		Contractor:	4008
Casing Material:		Form Version:	1
Audit No:	160994	Owner:	
Tag:		Street Name:	
Construction Method:		County:	FRONTENAC
Elevation (m):		Municipality:	BARRIE TOWNSHIP
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	002
Well Depth:		Concession:	
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10110464	Elevation:	
DP2BR:	44.00	Elevrc:	
Spatial Status:		Zone:	18
Code OB:	r	East83:	
Code OB Desc:	Bedrock	North83:	
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	9
Date Completed:	25-Apr-1998 00:00:00	UTMRC Desc:	unknown UTM
Remarks:		Location Method:	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			

Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Overburden and Bedrock
Materials Interval

Formation ID: 931299178
Layer: 1
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2: 11
Mat2 Desc: GRAVEL
Mat3: 25
Mat3 Desc: OVERBURDEN
Formation Top Depth: 0.0
Formation End Depth: 24.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 931299180
Layer: 3
Color: 2
General Color: GREY
Mat1: 26
Most Common Material: ROCK
Mat2: 21
Mat2 Desc: GRANITE
Mat3:
Mat3 Desc:
Formation Top Depth: 44.0
Formation End Depth: 55.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 931299179
Layer: 2
Color: 6
General Color: BROWN
Mat1: 31
Most Common Material: COARSE GRAVEL
Mat2: 12
Mat2 Desc: STONES
Mat3:
Mat3 Desc:
Formation Top Depth: 24.0
Formation End Depth: 44.0
Formation End Depth UOM: ft

Annular Space/Abandonment
Sealing Record

Plug ID: 933130842
Layer: 1
Plug From: 0
Plug To: 8
Plug Depth UOM: ft

Annular Space/Abandonment

Sealing Record

Plug ID: 933130844
Layer: 3
Plug From: 10
Plug To: 44
Plug Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933130843
Layer: 2
Plug From: 8
Plug To: 10
Plug Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 962216102
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 10659034
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930181743
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 44
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 992216102
Pump Set At:
Static Level: 17.0
Final Level After Pumping: 44.0
Recommended Pump Depth: 50.0
Pumping Rate: 6.0
Flowing Rate:
Recommended Pump Rate: 6.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 2
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934139310
Test Type: Draw Down
Test Duration: 15
Test Level: 30.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934425601
Test Type: Draw Down
Test Duration: 30
Test Level: 40.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934943266
Test Type: Draw Down
Test Duration: 60
Test Level: 44.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934683236
Test Type: Draw Down
Test Duration: 45
Test Level: 44.0
Test Level UOM: ft

Water Details

Water ID: 933557124
Layer: 1
Kind Code: 5
Kind: Not stated
Water Found Depth: 44.0
Water Found Depth UOM: ft

Site:

lot 1 ON

Database:
[WWIS](#)

Well ID: 2216683
Construction Date:
Primary Water Use: Not Used
Sec. Water Use:
Final Well Status: Unfinished
Water Type:
Casing Material:
Audit No: 193705
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 2/8/2000
Selected Flag: True
Abandonment Rec:
Contractor: 1507
Form Version: 1
Owner:
Street Name:
County: FRONTENAC
Municipality: BARRIE TOWNSHIP
Site Info:
Lot: 001
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10111045
DP2BR: 2.00
Spatial Status:
Code OB: r
Code OB Desc: Bedrock
Open Hole:
Cluster Kind:
Date Completed: 27-Oct-1999 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 18
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock**Materials Interval**

Formation ID: 931301746
Layer: 2
Color: 8
General Color: BLACK
Mat1: 21
Most Common Material: GRANITE
Mat2: 73
Mat2 Desc: HARD
Mat3:
Mat3 Desc:
Formation Top Depth: 2.0
Formation End Depth: 161.0
Formation End Depth UOM: ft

Overburden and Bedrock**Materials Interval**

Formation ID: 931301745
Layer: 1
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2: 77
Mat2 Desc: LOOSE
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 2.0
Formation End Depth UOM: ft

Annular Space/Abandonment**Sealing Record**

Plug ID: 933131348
Layer: 1
Plug From: 0
Plug To: 20
Plug Depth UOM: ft

Method of Construction & Well**Use**

Method Construction ID: 962216683

Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10659615
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930182328
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 22
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930182329
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To: 161
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Site:
con 10 ON

Database:
[WWIS](#)

Well ID: 5738413
Construction Date:
Primary Water Use: Domestic
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 261697
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 12/3/2003
Selected Flag: True
Abandonment Rec:
Contractor: 2513
Form Version: 2
Owner:
Street Name:
County: SIMCOE
Municipality: INNISFIL TOWNSHIP
Site Info:
Lot:
Concession: 10
Concession Name: CON
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 11099927
DP2BR:
Spatial Status:
Code OB: 0
Elevation:
Elevrc:
Zone: 17
East83:

Code OB Desc: Overburden
Open Hole:
Cluster Kind:
Date Completed: 10-Oct-2003 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock
Materials Interval

Formation ID: 932950928
Layer: 1
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2: 28
Mat2 Desc: SAND
Mat3: 12
Mat3 Desc: STONES
Formation Top Depth: 0.0
Formation End Depth: 22.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932950930
Layer: 3
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2: 28
Mat2 Desc: SAND
Mat3: 12
Mat3 Desc: STONES
Formation Top Depth: 32.0
Formation End Depth: 53.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932950932
Layer: 5
Color: 2
General Color: GREY
Mat1: 28
Most Common Material: SAND
Mat2: 06
Mat2 Desc: SILT
Mat3:
Mat3 Desc:
Formation Top Depth: 95.0
Formation End Depth: 105.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932950931
Layer: 4
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2: 28
Mat2 Desc: SAND
Mat3:
Mat3 Desc:
Formation Top Depth: 53.0
Formation End Depth: 95.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932950929
Layer: 2
Color: 5
General Color: YELLOW
Mat1: 28
Most Common Material: SAND
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 22.0
Formation End Depth: 32.0
Formation End Depth UOM: ft

Annular Space/Abandonment
Sealing Record

Plug ID: 933247317
Layer: 1
Plug From: 0
Plug To: 5
Plug Depth UOM: ft

Annular Space/Abandonment
Sealing Record

Plug ID: 933247318
Layer: 2
Plug From: 5
Plug To: 20
Plug Depth UOM: ft

Method of Construction & Well
Use

Method Construction ID: 965738413
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 11103642
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930835756
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 100
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 933407390
Layer: 1
Slot: 025
Screen Top Depth: 100
Screen End Depth: 105
Screen Material:
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 6

Results of Well Yield Testing

Pump Test ID: 995738413
Pump Set At:
Static Level: 20.0
Final Level After Pumping: 93.0
Recommended Pump Depth: 70.0
Pumping Rate: 15.0
Flowing Rate:
Recommended Pump Rate: 10.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 2
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934592386
Test Type: Draw Down
Test Duration: 30
Test Level: 93.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934848814
Test Type: Draw Down
Test Duration: 45
Test Level: 93.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935106970
Test Type: Draw Down
Test Duration: 60

Test Level: 93.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934317959
Test Type: Draw Down
Test Duration: 15
Test Level: 93.0
Test Level UOM: ft

Water Details

Water ID: 934045224
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 105.0
Water Found Depth UOM: ft

Site:

lot 1 ON

Database:
[WWIS](#)

Well ID: 5736893
Construction Date:
Primary Water Use:
Sec. Water Use:
Final Well Status: Abandoned-Other
Water Type:
Casing Material:
Audit No: 232063
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 5/7/2002
Selected Flag: True
Abandonment Rec:
Contractor: 2801
Form Version: 1
Owner:
Street Name:
County: SIMCOE
Municipality: BARRIE CITY
Site Info:
Lot: 001
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10527905
DP2BR:
Spatial Status:
Code OB:
Code OB Desc: No formation data
Open Hole:
Cluster Kind:
Date Completed: 09-Apr-2002 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Method of Construction & Well Use

Method Construction ID: 965736893
Method Construction Code: 0
Method Construction: Not Known
Other Method Construction:

Pipe Information

Pipe ID: 11076475
Casing No: 1
Comment:
Alt Name:

Site:

lot 2 ON

Database:
[WWIS](#)

Well ID:	5733892	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Domestic	Date Received:	12/8/1998
Sec. Water Use:		Selected Flag:	True
Final Well Status:	Water Supply	Abandonment Rec:	
Water Type:		Contractor:	1312
Casing Material:		Form Version:	1
Audit No:	125256	Owner:	
Tag:		Street Name:	
Construction Method:		County:	SIMCOE
Elevation (m):		Municipality:	INNISFIL TOWNSHIP
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	002
Well Depth:		Concession:	
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10411424	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:	0	East83:	
Code OB Desc:	Overburden	North83:	
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	9
Date Completed:	01-Jul-1998 00:00:00	UTMRC Desc:	unknown UTM
Remarks:		Location Method:	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID: 932406074
Layer: 2
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2:
Mat2 Desc:
Mat3:

Mat3 Desc:
Formation Top Depth: 18.0
Formation End Depth: 60.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932406073
Layer: 1
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2: 12
Mat2 Desc: STONES
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 18.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932406075
Layer: 3
Color: 2
General Color: GREY
Mat1: 28
Most Common Material: SAND
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 60.0
Formation End Depth: 70.0
Formation End Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 965733892
Method Construction Code: 5
Method Construction: Air Percussion
Other Method Construction:

Pipe Information

Pipe ID: 10959994
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930666551
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 67
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 933379513
Layer: 1
Slot: 006
Screen Top Depth: 67
Screen End Depth: 70
Screen Material:
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 6

Results of Well Yield Testing

Pump Test ID: 995733892
Pump Set At:
Static Level: 12.0
Final Level After Pumping: 50.0
Recommended Pump Depth: 55.0
Pumping Rate: 10.0
Flowing Rate:
Recommended Pump Rate: 10.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 1
Pumping Duration HR: 1
Pumping Duration MIN:
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 935102791
Test Type: Draw Down
Test Duration: 60
Test Level: 12.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934321627
Test Type: Draw Down
Test Duration: 15
Test Level: 12.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934578674
Test Type: Draw Down
Test Duration: 30
Test Level: 12.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934844217
Test Type: Draw Down
Test Duration: 45
Test Level: 12.0
Test Level UOM: ft

Water Details

Water ID: 933894038
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 67.0
Water Found Depth UOM: ft

Site:
lot 2 ON

Database:
[WWIS](#)

Well ID: 2216947
Construction Date:
Primary Water Use: Domestic
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 211190
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 11/27/2000
Selected Flag: True
Abandonment Rec:
Contractor: 3651
Form Version: 1
Owner:
Street Name:
County: FRONTENAC
Municipality: BARRIE TOWNSHIP
Site Info:
Lot: 002
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10111309
DP2BR: 15.00
Spatial Status:
Code OB: r
Code OB Desc: Bedrock
Open Hole:
Cluster Kind:
Date Completed: 28-Sep-2000 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 18
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 931302953
Layer: 1
Color: 6
General Color: BROWN
Mat1: 08
Most Common Material: FINE SAND
Mat2: 13
Mat2 Desc: BOULDERS
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 10.0

Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 931302955
Layer: 3
Color: 2
General Color: GREY
Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 15.0
Formation End Depth: 183.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 931302954
Layer: 2
Color: 6
General Color: BROWN
Mat1: 11
Most Common Material: GRAVEL
Mat2: 10
Mat2 Desc: COARSE SAND
Mat3:
Mat3 Desc:
Formation Top Depth: 10.0
Formation End Depth: 15.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 931302956
Layer: 4
Color: 7
General Color: RED
Mat1: 21
Most Common Material: GRANITE
Mat2: 85
Mat2 Desc: SOFT
Mat3:
Mat3 Desc:
Formation Top Depth: 183.0
Formation End Depth: 185.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 931302957
Layer: 5
Color: 2
General Color: GREY
Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:
Mat3:

Mat3 Desc:
Formation Top Depth: 185.0
Formation End Depth: 240.0
Formation End Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933131589
Layer: 1
Plug From: 0
Plug To: 20
Plug Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 962216947
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10659879
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930182618
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To:
Casing Diameter: 5
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930182617
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To:
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 992216947
Pump Set At:
Static Level: 15.0
Final Level After Pumping: 235.0
Recommended Pump Depth: 230.0
Pumping Rate: 10.0
Flowing Rate:
Recommended Pump Rate: 3.0
Levels UOM: ft

Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 1
Pumping Duration HR: 1
Pumping Duration MIN: 20
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934420024
Test Type: Draw Down
Test Duration: 30
Test Level: 196.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934946093
Test Type: Draw Down
Test Duration: 60
Test Level: 235.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934151243
Test Type: Draw Down
Test Duration: 15
Test Level: 125.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934686066
Test Type: Draw Down
Test Duration: 45
Test Level: 235.0
Test Level UOM: ft

Water Details

Water ID: 933558457
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 185.0
Water Found Depth UOM: ft

Site: con 10 ON **Database:** WWIS

Well ID:	5730496	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Domestic	Date Received:	1/18/1994
Sec. Water Use:		Selected Flag:	True
Final Well Status:	Water Supply	Abandonment Rec:	
Water Type:		Contractor:	3203
Casing Material:		Form Version:	1
Audit No:	NA	Owner:	
Tag:		Street Name:	
Construction Method:		County:	SIMCOE
Elevation (m):		Municipality:	INNISFIL TOWNSHIP
Elevation Reliability:		Site Info:	

Depth to Bedrock:	Lot:	
Well Depth:	Concession:	10
Overburden/Bedrock:	Concession Name:	CON
Pump Rate:	Easting NAD83:	
Static Water Level:	Northing NAD83:	
Flowing (Y/N):	Zone:	
Flow Rate:	UTM Reliability:	
Clear/Cloudy:		

Bore Hole Information

Bore Hole ID:	10408054	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:	0	East83:	
Code OB Desc:	Overburden	North83:	
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	9
Date Completed:	08-Jun-1984 00:00:00	UTMRC Desc:	unknown UTM
Remarks:		Location Method:	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock
Materials Interval

Formation ID:	932389243
Layer:	3
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	11
Mat2 Desc:	GRAVEL
Mat3:	
Mat3 Desc:	
Formation Top Depth:	37.0
Formation End Depth:	53.0
Formation End Depth UOM:	ft

Overburden and Bedrock
Materials Interval

Formation ID:	932389241
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	05
Most Common Material:	CLAY
Mat2:	28
Mat2 Desc:	SAND
Mat3:	13
Mat3 Desc:	BOULDERS
Formation Top Depth:	0.0
Formation End Depth:	22.0
Formation End Depth UOM:	ft

Overburden and Bedrock
Materials Interval

Formation ID:	932389242
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Layer: 2
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 22.0
Formation End Depth: 37.0
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 965730496
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 10956624
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930662327
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 53
Casing Diameter: 5
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 933377468
Layer: 1
Slot: 012
Screen Top Depth: 50
Screen End Depth: 53
Screen Material:
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 5

Results of Well Yield Testing

Pump Test ID: 995730496
Pump Set At:
Static Level:
Final Level After Pumping:
Recommended Pump Depth:
Pumping Rate:
Flowing Rate:
Recommended Pump Rate:
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code:

Water State After Test:
Pumping Test Method: 2
Pumping Duration HR:
Pumping Duration MIN:
Flowing: No

Site:
lot 1 ON

Database:
WWIS

Well ID: 5730188
Construction Date:
Primary Water Use: Domestic
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 118465
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 9/14/1993
Selected Flag: True
Abandonment Rec:
Contractor: 3660
Form Version: 1
Owner:
Street Name:
County: SIMCOE
Municipality: BARRIE CITY
Site Info:
Lot: 001
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10407747
DP2BR: 117.00
Spatial Status:
Code OB: h
Code OB Desc: Mixed in a Layer
Open Hole:
Cluster Kind:
Date Completed: 11-Aug-1993 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 932387675
Layer: 2
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 1.0
Formation End Depth: 10.0
Formation End Depth UOM: ft

Overburden and Bedrock

Materials Interval

Formation ID: 932387678
Layer: 5
Color: 8
General Color: BLACK
Mat1: 13
Most Common Material: BOULDERS
Mat2: 21
Mat2 Desc: GRANITE
Mat3:
Mat3 Desc:
Formation Top Depth: 117.0
Formation End Depth: 119.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932387677
Layer: 4
Color: 2
General Color: GREY
Mat1: 28
Most Common Material: SAND
Mat2: 11
Mat2 Desc: GRAVEL
Mat3: 60
Mat3 Desc: CEMENTED
Formation Top Depth: 116.0
Formation End Depth: 117.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932387679
Layer: 6
Color: 2
General Color: GREY
Mat1: 28
Most Common Material: SAND
Mat2: 11
Mat2 Desc: GRAVEL
Mat3: 60
Mat3 Desc: CEMENTED
Formation Top Depth: 119.0
Formation End Depth: 122.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932387674
Layer: 1
Color: 8
General Color: BLACK
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 1.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932387676
Layer: 3
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 10.0
Formation End Depth: 116.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932387680
Layer: 7
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2: 11
Mat2 Desc: GRAVEL
Mat3: 91
Mat3 Desc: WATER-BEARING
Formation Top Depth: 122.0
Formation End Depth: 128.0
Formation End Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933192897
Layer: 2
Plug From: 94
Plug To: 114
Plug Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933192896
Layer: 1
Plug From: 8
Plug To: 12
Plug Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 965730188
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 10956317

Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930661965
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 116
Casing Diameter: 5
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 933377304
Layer: 1
Slot: 025
Screen Top Depth: 114
Screen End Depth: 118
Screen Material:
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 5

Results of Well Yield Testing

Pump Test ID: 995730188
Pump Set At:
Static Level: 1.0
Final Level After Pumping: 100.0
Recommended Pump Depth: 100.0
Pumping Rate: 15.0
Flowing Rate:
Recommended Pump Rate: 15.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 1
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934584484
Test Type: Recovery
Test Duration: 30
Test Level: 1.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934832940
Test Type: Recovery
Test Duration: 45
Test Level: 1.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935099829
Test Type: Recovery
Test Duration: 60
Test Level: 1.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934308740
Test Type: Recovery
Test Duration: 15
Test Level: 1.0
Test Level UOM: ft

Water Details

Water ID: 933890259
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 122.0
Water Found Depth UOM: ft

Site:
lot 1 ON

Database:
WWIS

Well ID:	5729535	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Domestic	Date Received:	9/9/1992
Sec. Water Use:		Selected Flag:	True
Final Well Status:	Water Supply	Abandonment Rec:	
Water Type:		Contractor:	5224
Casing Material:		Form Version:	1
Audit No:	121820	Owner:	
Tag:		Street Name:	
Construction Method:		County:	SIMCOE
Elevation (m):		Municipality:	INDIAN RESERVE RAMA 32
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	001
Well Depth:		Concession:	
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10407106	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:	0	East83:	
Code OB Desc:	Overburden	North83:	
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	9
Date Completed:	17-Aug-1992 00:00:00	UTMRC Desc:	unknown UTM
Remarks:		Location Method:	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

**Overburden and Bedrock
Materials Interval**

Formation ID: 932384344
Layer: 1
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2: 13
Mat2 Desc: BOULDERS
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 30.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932384345
Layer: 2
Color: 6
General Color: BROWN
Mat1: 11
Most Common Material: GRAVEL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 30.0
Formation End Depth: 40.0
Formation End Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 965729535
Method Construction Code: 5
Method Construction: Air Percussion
Other Method Construction:

Pipe Information

Pipe ID: 10955676
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930661181
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 40
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 995729535

Pump Set At:
Static Level: 19.0
Final Level After Pumping: 40.0
Recommended Pump Depth: 39.0
Pumping Rate: 3.0
Flowing Rate:
Recommended Pump Rate: 3.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 1
Pumping Duration HR: 2
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934306508
Test Type:
Test Duration: 15
Test Level: 19.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934839504
Test Type:
Test Duration: 45
Test Level: 19.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934582264
Test Type:
Test Duration: 30
Test Level: 19.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935097621
Test Type:
Test Duration: 60
Test Level: 19.0
Test Level UOM: ft

Water Details

Water ID: 933889612
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 40.0
Water Found Depth UOM: ft

Site:

lot 2 ON

Database:
WWIS

Well ID: 5724686
Construction Date:
Primary Water Use: Municipal
Sec. Water Use:

Data Entry Status:
Data Src: 1
Date Received: 3/15/1989
Selected Flag: True

Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 31304
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Abandonment Rec:
Contractor: 2801
Form Version: 1
Owner:
Street Name:
County: SIMCOE
Municipality: BARRIE CITY
Site Info:
Lot: 002
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10402284
DP2BR:
Spatial Status:
Code OB: 0
Code OB Desc: Overburden
Open Hole:
Cluster Kind:
Date Completed: 15-Feb-1989 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83: 607014.00
North83: 4917670.00
Org CS: UTM83
UTMRC: 5
UTMRC Desc: margin of error : 100 m - 300 m
Location Method: gis

Overburden and Bedrock
Materials Interval

Formation ID: 932361156
Layer: 15
Color:
General Color:
Mat1: 28
Most Common Material: SAND
Mat2: 29
Mat2 Desc: FINE GRAVEL
Mat3:
Mat3 Desc:
Formation Top Depth: 292.0
Formation End Depth: 294.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361155
Layer: 14
Color: 1
General Color: WHITE
Mat1: 28
Most Common Material: SAND
Mat2: 11
Mat2 Desc: GRAVEL
Mat3: 79
Mat3 Desc: PACKED
Formation Top Depth: 290.0

Formation End Depth: 292.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932361144
Layer: 3
Color:
General Color:
Mat1: 28
Most Common Material: SAND
Mat2: 29
Mat2 Desc: FINE GRAVEL
Mat3:
Mat3 Desc:
Formation Top Depth: 103.0
Formation End Depth: 147.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932361154
Layer: 13
Color: 1
General Color: WHITE
Mat1: 11
Most Common Material: GRAVEL
Mat2: 28
Mat2 Desc: SAND
Mat3: 05
Mat3 Desc: CLAY
Formation Top Depth: 287.0
Formation End Depth: 290.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932361164
Layer: 23
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 323.0
Formation End Depth: 325.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932361162
Layer: 21
Color:
General Color:
Mat1: 11
Most Common Material: GRAVEL
Mat2: 28
Mat2 Desc: SAND

Mat3: 13
Mat3 Desc: BOULDERS
Formation Top Depth: 318.0
Formation End Depth: 320.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932361147
Layer: 6
Color:
General Color:
Mat1: 28
Most Common Material: SAND
Mat2: 11
Mat2 Desc: GRAVEL
Mat3: 79
Mat3 Desc: PACKED
Formation Top Depth: 185.0
Formation End Depth: 215.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932361148
Layer: 7
Color:
General Color:
Mat1: 11
Most Common Material: GRAVEL
Mat2: 28
Mat2 Desc: SAND
Mat3: 13
Mat3 Desc: BOULDERS
Formation Top Depth: 215.0
Formation End Depth: 243.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932361160
Layer: 19
Color:
General Color:
Mat1: 28
Most Common Material: SAND
Mat2: 30
Mat2 Desc: MEDIUM GRAVEL
Mat3: 79
Mat3 Desc: PACKED
Formation Top Depth: 310.0
Formation End Depth: 314.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932361157
Layer: 16
Color: 1
General Color: WHITE
Mat1: 11

Most Common Material: GRAVEL
Mat2: 28
Mat2 Desc: SAND
Mat3: 05
Mat3 Desc: CLAY
Formation Top Depth: 294.0
Formation End Depth: 295.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361163
Layer: 22
Color: 2
General Color: GREY
Mat1: 11
Most Common Material: GRAVEL
Mat2: 05
Mat2 Desc: CLAY
Mat3: 79
Mat3 Desc: PACKED
Formation Top Depth: 320.0
Formation End Depth: 323.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361159
Layer: 18
Color: 1
General Color: WHITE
Mat1: 31
Most Common Material: COARSE GRAVEL
Mat2: 28
Mat2 Desc: SAND
Mat3: 05
Mat3 Desc: CLAY
Formation Top Depth: 302.0
Formation End Depth: 310.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361150
Layer: 9
Color: 1
General Color: WHITE
Mat1: 11
Most Common Material: GRAVEL
Mat2: 28
Mat2 Desc: SAND
Mat3: 05
Mat3 Desc: CLAY
Formation Top Depth: 266.0
Formation End Depth: 275.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361143
Layer: 2

Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2: 29
Mat2 Desc: FINE GRAVEL
Mat3: 81
Mat3 Desc: SANDY
Formation Top Depth: 25.0
Formation End Depth: 103.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361161
Layer: 20
Color: 1
General Color: WHITE
Mat1: 30
Most Common Material: MEDIUM GRAVEL
Mat2: 28
Mat2 Desc: SAND
Mat3: 05
Mat3 Desc: CLAY
Formation Top Depth: 314.0
Formation End Depth: 318.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361158
Layer: 17
Color: 1
General Color: WHITE
Mat1: 13
Most Common Material: BOULDERS
Mat2: 11
Mat2 Desc: GRAVEL
Mat3: 05
Mat3 Desc: CLAY
Formation Top Depth: 295.0
Formation End Depth: 302.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361149
Layer: 8
Color: 1
General Color: WHITE
Mat1: 28
Most Common Material: SAND
Mat2: 29
Mat2 Desc: FINE GRAVEL
Mat3: 05
Mat3 Desc: CLAY
Formation Top Depth: 243.0
Formation End Depth: 266.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361145
Layer: 4
Color:
General Color:
Mat1: 28
Most Common Material: SAND
Mat2: 29
Mat2 Desc: FINE GRAVEL
Mat3: 79
Mat3 Desc: PACKED
Formation Top Depth: 147.0
Formation End Depth: 163.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361142
Layer: 1
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2: 12
Mat2 Desc: STONES
Mat3: 13
Mat3 Desc: BOULDERS
Formation Top Depth: 0.0
Formation End Depth: 25.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361146
Layer: 5
Color:
General Color:
Mat1: 28
Most Common Material: SAND
Mat2: 29
Mat2 Desc: FINE GRAVEL
Mat3: 73
Mat3 Desc: HARD
Formation Top Depth: 163.0
Formation End Depth: 185.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932361153
Layer: 12
Color:
General Color:
Mat1: 11
Most Common Material: GRAVEL
Mat2: 28
Mat2 Desc: SAND
Mat3: 05
Mat3 Desc: CLAY
Formation Top Depth: 283.0
Formation End Depth: 287.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932361151
Layer: 10
Color:
General Color:
Mat1: 11
Most Common Material: GRAVEL
Mat2: 05
Mat2 Desc: CLAY
Mat3: 79
Mat3 Desc: PACKED
Formation Top Depth: 275.0
Formation End Depth: 278.0
Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932361152
Layer: 11
Color: 1
General Color: WHITE
Mat1: 28
Most Common Material: SAND
Mat2: 11
Mat2 Desc: GRAVEL
Mat3: 12
Mat3 Desc: STONES
Formation Top Depth: 278.0
Formation End Depth: 283.0
Formation End Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933189540
Layer: 2
Plug From: 213
Plug To: 320
Plug Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933189539
Layer: 1
Plug From: 0
Plug To: 254
Plug Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 965724686
Method Construction Code: 3
Method Construction: Rotary (Reverse)
Other Method Construction:

Pipe Information

Pipe ID: 10950854
Casing No: 1

Comment:
Alt Name:

Construction Record - Screen

Screen ID: 933374220
Layer: 1
Slot: 050
Screen Top Depth: 263
Screen End Depth: 319
Screen Material:
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 14

Results of Well Yield Testing

Pump Test ID: 995724686
Pump Set At:
Static Level: 91.0
Final Level After Pumping: 133.0
Recommended Pump Depth: 160.0
Pumping Rate: 1000.0
Flowing Rate:
Recommended Pump Rate: 1000.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 1
Pumping Duration HR: 24
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934309570
Test Type: Draw Down
Test Duration: 15
Test Level: 131.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934584141
Test Type: Draw Down
Test Duration: 30
Test Level: 132.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935099679
Test Type: Draw Down
Test Duration: 60
Test Level: 132.0
Test Level UOM: ft

Site:

lot 1 ON

Database:
[WWIS](#)

Well ID: 5722592
Construction Date:
Primary Water Use: Domestic

Data Entry Status:
Data Src: 1
Date Received: 12/16/1987

Sec. Water Use: Cooling And A/C
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: NA
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Selected Flag: True
Abandonment Rec:
Contractor: 2514
Form Version: 1
Owner:
Street Name:
County: SIMCOE
Municipality: BARRIE CITY
Site Info:
Lot: 001
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10400210
DP2BR:
Spatial Status:
Code OB: 0
Code OB Desc: Overburden
Open Hole:
Cluster Kind:
Date Completed: 25-Aug-1987 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 932351365
Layer: 2
Color: 5
General Color: YELLOW
Mat1: 08
Most Common Material: FINE SAND
Mat2: 31
Mat2 Desc: COARSE GRAVEL
Mat3: 12
Mat3 Desc: STONES
Formation Top Depth: 1.0
Formation End Depth: 10.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932351367
Layer: 4
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:

Formation Top Depth: 41.0
Formation End Depth: 41.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932351366
Layer: 3
Color: 5
General Color: YELLOW
Mat1: 28
Most Common Material: SAND
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 10.0
Formation End Depth: 41.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932351364
Layer: 1
Color:
General Color:
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 1.0
Formation End Depth UOM: ft

Method of Construction & Well
Use

Method Construction ID: 965722592
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 10948780
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930652611
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 34
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 933373123
Layer: 1
Slot: 012
Screen Top Depth: 32
Screen End Depth: 38
Screen Material:
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 6

Results of Well Yield Testing

Pump Test ID: 995722592
Pump Set At:
Static Level: 11.0
Final Level After Pumping: 33.0
Recommended Pump Depth: 24.0
Pumping Rate: 16.0
Flowing Rate:
Recommended Pump Rate: 10.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 2
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934313271
Test Type: Recovery
Test Duration: 15
Test Level: 11.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934569765
Test Type: Recovery
Test Duration: 30
Test Level: 11.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934836531
Test Type: Recovery
Test Duration: 45
Test Level: 11.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935086481
Test Type: Recovery
Test Duration: 60
Test Level: 11.0
Test Level UOM: ft

Water Details

Water ID: 933882406
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 30.0
Water Found Depth UOM: ft

Site:

con 10 ON

Database:
[WWIS](#)

Well ID:	5711380	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Domestic	Date Received:	9/13/1974
Sec. Water Use:		Selected Flag:	True
Final Well Status:	Water Supply	Abandonment Rec:	
Water Type:		Contractor:	9999
Casing Material:		Form Version:	1
Audit No:		Owner:	
Tag:		Street Name:	
Construction Method:		County:	SIMCOE
Elevation (m):		Municipality:	INNISFIL TOWNSHIP
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	
Well Depth:		Concession:	10
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10389185	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:	0	East83:	
Code OB Desc:	Overburden	North83:	
Open Hole:		Org CS:	
Cluster Kind:		UTMRC:	9
Date Completed:	28-Dec-1973 00:00:00	UTMRC Desc:	unknown UTM
Remarks:		Location Method:	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID: 932302402
Layer: 2
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2: 87
Mat2 Desc: STONEY
Mat3:
Mat3 Desc:
Formation Top Depth: 15.0
Formation End Depth: 30.0

Formation End Depth UOM: ft

**Overburden and Bedrock
Materials Interval**

Formation ID: 932302401
Layer: 1
Color:
General Color:
Mat1: 28
Most Common Material: SAND
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 15.0
Formation End Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 965711380
Method Construction Code: 6
Method Construction: Boring
Other Method Construction:

Pipe Information

Pipe ID: 10937755
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930638918
Layer: 1
Material: 3
Open Hole or Material: CONCRETE
Depth From:
Depth To: 30
Casing Diameter: 30
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 995711380
Pump Set At:
Static Level: 14.0
Final Level After Pumping: 15.0
Recommended Pump Depth: 28.0
Pumping Rate: 3.0
Flowing Rate:
Recommended Pump Rate: 3.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code:
Water State After Test:
Pumping Test Method: 2
Pumping Duration HR: 30
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934574244
Test Type:
Test Duration: 30
Test Level: 15.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935089918
Test Type:
Test Duration: 60
Test Level: 15.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934823584
Test Type:
Test Duration: 45
Test Level: 15.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934298641
Test Type:
Test Duration: 15
Test Level: 15.0
Test Level UOM: ft

Water Details

Water ID: 933871231
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 15.0
Water Found Depth UOM: ft

Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory:

Provincial **AGGR**

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial **AGR**

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Sep 2020

Abandoned Mine Information System:

Provincial **AMIS**

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private **ANDR**

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial **AST**

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private **AUWR**

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Sep 30, 2021

Borehole:

Provincial **BORE**

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2019

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Chemical Manufacturers and Distributors:

Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Sep 30, 2021

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Nov 2021

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Jul 2021

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994 - Dec 31, 2021

Drill Hole Database:

Provincial

[DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Sep 2020

Delisted Fuel Tanks:

Provincial

[DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: May 31, 2021

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval). Please see our ECA database.

Government Publication Date: Oct 2011- Nov 30, 2021

Environmental Registry:

Provincial

[EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994 - Dec 31, 2021

Environmental Compliance Approval:

Provincial

[ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011- Nov 30, 2021

Environmental Effects Monitoring:

Federal

[EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Nov 30, 2021

Environmental Issues Inventory System:

Federal

[EIIS](#)

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2020

List of Expired Fuels Safety Facilities:

Provincial

EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2020

Federal Convictions:

Federal

FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Nov 2021

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FRST

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Fuel Storage Tank - Historic:

Provincial

FSTH

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, 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. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Nov 30, 2021

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents:

Provincial

HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Dec 2020

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2019

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003***National PCB Inventory:**

Federal

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008***National Pollutant Release Inventory:**

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017**Oil and Gas Wells:**

Private

OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Nov 30, 2021**Ontario Oil and Gas Wells:**

Provincial

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Jan 2021**Inventory of PCB Storage Sites:**

Provincial

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013**Orders:**

Provincial

ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994 - Dec 31, 2021**Canadian Pulp and Paper:**

Private

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014**Parks Canada Fuel Storage Tanks:**

Federal

PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: Oct 2011- Nov 30, 2021

Pipeline Incidents:

Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Private and Retail Fuel Storage Tanks:

Provincial PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Dec 31, 2021

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-1990, 1992-2019

Record of Site Condition:

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Nov 2021

Retail Fuel Storage Tanks:

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Sep 30, 2021

Scott's Manufacturing Directory:

Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Sep 2020

Wastewater Discharger Registration Database:

Provincial

SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2018

Anderson's Storage Tanks:

Private

TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Dec 2020

Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Waste Disposal Sites - MOE CA Inventory:

Provincial

WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011- Nov 30, 2021

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30th, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Apr 30, 2021

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

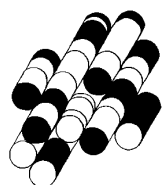
Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX C

TERRAPROBE INC.



4,108 records

[View Table](#)

In Force Zoning By-Law

OBJECTID	3966
SHAPE	
ZONING	
SPECIAL	
HOLD	
BYLAWNO	054-04 Innisfil
DESCRIPT	Refer to Zoning By-law 054-04 Innisfil
LABEL	Refer to Zoning By-law 054-04 Innisfil
SHAPE_Length	21715.145539890105
SHAPE_Area	12572104.807379708
LASTUPDATE	April 16, 2021

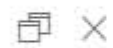
Zoom to

ZONING:



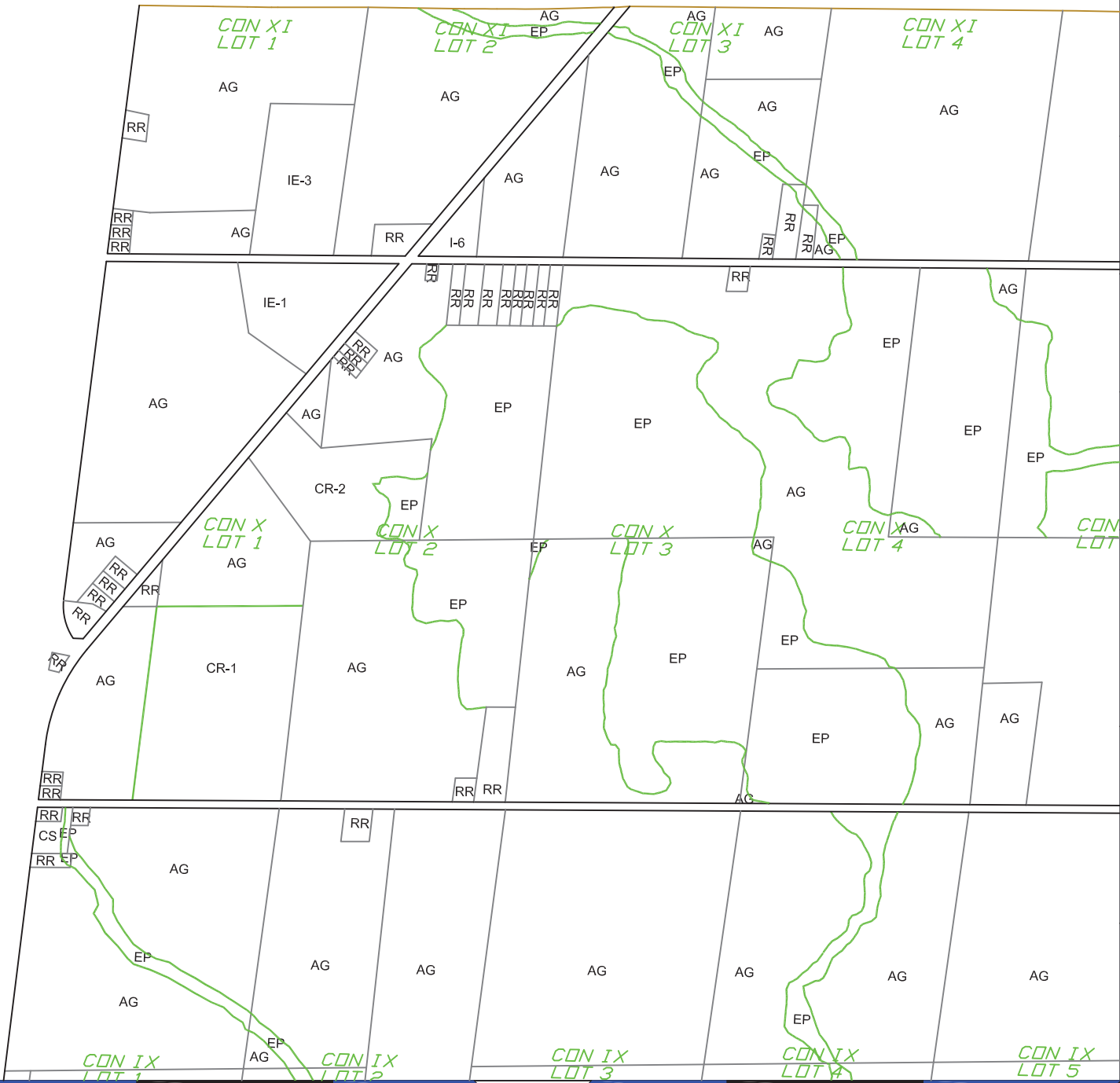
ZONING: NMU

In Force Zoning By-Law



OBJECTID	3799
SHAPE	
ZONING	NMU
SPECIAL	
HOLD	
BYLAWNO	2017-068
DESCRIPT	Neighbourhood Mixed Use
LABEL	NMU
SHAPE_Length	236.76846148126356
SHAPE_Area	3500.512565571767
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THE CORPORATION OF THE TOWN OF INNISFIL

BY-LAW NO. 054-04

A By-law of The Corporation of the Town of Innisfil to consolidate the Zoning By-Laws of the former Township of West Gwillimbury, Township of Tecumseth, Township of Essa, and the Village of Cookstown as authorized under Section 34 of the Planning Act.

WHEREAS the Consolidated Zoning By-law for the Town of Innisfil as authorized under Section 34 of the Planning Act, as amended will:

- prohibit the use of land and the erection, location or use of buildings or structures except for certain purposes; and
- regulate the height, bulk, location, size, floor area, spacing, character and use of buildings or structures; and
- regulate the minimum frontage depth and area of a parcel of land, the density of development and the proportions of the area thereof that any building or structure may occupy; and
- regulate minimum elevations for any doors, windows or other openings in the buildings or structures; and
- require loading and parking facilities for buildings or structures erected or used for certain purposes; and
- prohibit the making or establishment of pits and quarries within defined areas in the Town; and
- prohibit the erection of any class or classes of buildings or structures on land that is subject to flooding or on land with steep slopes, or that is rocky, low-lying, marshy, unstable, hazardous, subject to erosion, or to natural or artificial perils; and
- prohibit use of land or the erection, location or use of all or any class or classes of buildings or structures on land that is contaminated, a sensitive groundwater recharge area or headwater area or on land that contains a sensitive aquifer; and
- prohibit all or any use of land the erection, location or use of all or any class or classes of buildings or structures within any defined area or areas; and
- that is a significant wildlife habitat, wetland, woodland, ravine, valley or area of natural and scientific interest; and
- that is a significant corridor or shoreline of a lake, river or stream, or

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- that is a significant natural corridor, feature or area; and
- prohibit all or any use of land and the erection, location or use of all or any class or classes of buildings or structures on land that is the site of a significant archaeological resource; and
- provide for the issuance of certificates of occupancy.

The Council of The Corporation of the Town of Innisfil enacts the following:

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SECTION 1

INTERPRETATION - ADMINISTRATION

1.1 TITLE AND SCOPE

This By-law is known as “The Zoning By-law of the Town of Innisfil” and applies to all lands within the corporate limits of the Town.

1.2 APPLICATION

1.2.1 No building, structure or land shall be used and no building or structure shall be erected, structurally altered or enlarged or demolished except in compliance with the provisions of this By-law.

1.2.2 No person shall use any land or erect, alter, enlarge and use any building or structure except in accordance with the standards and requirements set out in this By-law.

1.2.3 No municipal permit, certificate or license may be issued if the permit is required for a use of land or erection, alteration, enlargement or use of any building or structure that is in violation of this By-law.

1.2.4 Despite any other provisions of this By-law, the Chief Building Official of the Town may not issue a building permit for the development or redevelopment of any lands or buildings or structures or any part thereof within the area of the Town affected by this By-law unless in accordance with the provisions of a By-law of the Town enacted pursuant to Section 41 of the Planning Act.

1.2.5 The lack of a survey, or a mistake or an error or omission by any person required to comply with the provisions of this By-law does not relieve that person from liability for failure to comply with the provisions of this By-law.

1.2.6 The Zoning Administrator is charged with the responsibility for the administering of this By-law.

1.3 ZONES AND SYMBOLS

1.3.1 Schedule “A” attached form part of this By-law.

1.3.2 For the purpose of this By-law, the Town has been divided into zones, the boundaries which are shown on Schedule “A”.

1.3.3 Schedule “A” consists of a number of detailed maps for portions of the Town which are located as indicated on the Key Map.

1.3.4 The zones are referred to by the following names and symbols and are identified on .../

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Schedule "A" by the symbols:

<u>ZONE</u>	<u>SYMBOL</u>
Residential Estate Zone	RE
Residential Rural Zone	RR
Residential Private Serviced Zone (detached)	RPS
Residential Serviced Zone	R1S
Residential Full Service Zone	R1FS
Residential Full Service Zone	R2FS
Residential Full Service Zone	R3FS
Residential Modular Home Zone	RMH
Residential Single/Semi Detached	RSS
Residential Multiple Townhouse Zone	RT
Residential Multiple Apartment Zone	RM
Commercial General Zone	CG
Commercial Highway Zone	CH
Commercial Tourist Zone	CT
Commercial Rural Zone	CR
Commercial Business Park	CBP
Commercial Core Zone	CC
Community Service Zone	CS
Institutional Zone	I
Industrial General Zone	IG
Industrial Extractive Zone	IE

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Industrial Business Park	BP
Open Space	OS
Open Space Private Park Zone	OSP
Environmental Protection	EP
Agricultural General Zone	AG
Agricultural Intensive Zone	AI
Agricultural Marsh Zone	AM
Future Development Zone	FD

1.4 ZONE BOUNDARIES

1.4.1 Schedule “A” to this By-law includes the Key Map, Maps 101 to 140 and Maps 1 to 49. The Key Map sets out the specific locations of Maps 101 to 140. Maps 101 to 140 establish the zoning of the lands included within each Map and further where more detailed maps are necessary, also provides the location for the more detailed Maps 1 to 49. Maps 1 to 49 provide the zoning for areas such as Stroud, Alcona, the Shoreline Area, etc. where more detailed mapping is required.

1.4.2 Respecting the zone boundaries of the zones, the following applies:

- a) Each parcel of land within the Town is provided with a zone category, categories, thus, the boundary of the parcel forms the zone boundary.
- b) The Environmental Protection EP Zone is an exception to 1.4.2(a) in that the boundary reflects the natural features and the location of the boundary is determined by lot line, road railway line or where the zone does not abut any of the above by the scale of the map.

1.5 MANDATORY WORDING

1.5.1 The words “must” or “shall” are mandatory.

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1.6 SEVERABILITY

Should any Section, subsection, clause, paragraph or provision of this By-law, including any part of Schedules to this By-law, be declared by a court of competent jurisdiction to be invalid, or any part thereof, other than the provision or part of the Schedule so declared to be invalid, the same shall not affect the validity of the By-law as a whole.

1.7 LITIGATION

1.7.1 This By-law does not affect the rights of any person or land owner concerned in any action, litigation or other proceeding pending on the date of final passage, except to the extent to be determined in the final adjudication of action, litigation or other proceedings.

1.8 CERTIFICATE OF OCCUPANCY

1.8.1 No land may be used or occupied, and no building or structure which has been erected or altered may be used or changed in use, in whole or in part, until a Certificate of Occupancy by the Zoning Administrator under Section 34 of the Planning Act has been issued stating that the proposed use and occupancy of the land, building or structure complies with the provisions of this By-law.

1.8.2 No Certificate of Occupancy, no building permit and no approval of an application for any municipal license may be issued where the proposed use, building or structure, is contrary to the provisions of this By-law.

1.8.3 Notwithstanding the foregoing, this Section shall only apply to non-residential uses and multiple residential uses including any use having a dwelling unit as an accessory use.

1.9 APPLICATION FOR CERTIFICATE OF OCCUPANCY

1.9.1 A Certificate of Occupancy must be applied for:

- a) coincident with every application for a Building Permit,
- b) any municipal license where a change of use is proposed, or
- c) where any change of use is proposed.

1.9.2 Application for Certificate of Occupancy

- a) A Certificate of Occupancy is to be applied for coincident with every application for a Building Permit.

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- b) Every application for a Certificate of Occupancy is to be accompanied by plans, in duplicate, drawn to a scale of either 1:120 or as required, based on actual survey by an Ontario Land Surveyor and showing;
 - i) the true shape and dimensions of the lot or any part thereof to be used, or upon which it is proposed to erect or alter any building or structure,
 - ii) the proposed location, height and dimensions of the building, structure or work in respect of which the permit is applied for.
 - iii) the location of every building or structure already erected on or erected partly on the lot,
 - iv) the proposed location of parking spaces, driveways, loading spaces and landscaping areas, and
 - v) such other information as is considered necessary to determine whether every building, structure or work conforms with the requirements of this By-law.
- c) Every application for a Certificate of Occupancy is to be signed by the registered owner of the lot, or by the registered owner's agent duly authorized in writing and filed with the Zoning Administrator, and is to set forth in detail:
 - i) the current and proposed use of the lot and each building or structure, or part of each building or structure, and
 - ii) all information as may be required to determine whether every proposed use of land, building or structure conforms with the requirements of this By-law.

1.10 VIOLATIONS

Any person who contravenes this By-law is guilty of an offence and, each day a breach of this By-law continues, constitutes a separate offence and on summary conviction, the offender is liable to a fine as provided for under the Planning Act.

1.11 REPEALS OF PREVIOUS BY-LAWS

All By-laws in force within the Town of Innisfil regulating the use of lands and the character location, bulk, height and use of buildings and structures shall be and the same are amended insofar as is necessary to give effect to the provisions of this By-law and the provisions of this By-law shall govern.

1.12 EFFECTIVE DATE

This By-law comes into force and takes effect on the day it is finally passed by Council subject to the appeal provisions set out in the Planning Act.

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SECTION 2

DEFINITIONS

For the purpose of this By-law, the definitions and interpretations in this section shall govern:

- 2.1 **Abattoir** means a slaughterhouse designed for the purpose of killing animals, skinning, dressing and cutting up of carcass, wrapping for sale for human consumption, with cooler and freezer storage and includes indoor confinement of animals while awaiting slaughter but shall not include any cooking, smoking, curing or the manufacturing of meat by-products or any process related to rendering plants such as the manufacture of tallow, grease, glue, fertilizer or any other inedible product.
- 2.2 **Accessory** when used to describe a use, building or structure, means a use, or a building or structure, that is naturally and normally incidental, subordinate and exclusively devoted to supporting the principal use, building or structure and located on the same lot therewith.
- 2.3 **Accessory Industrial Equipment** means any equipment accessory and subordinate to a permitted industrial use or manufacturing process which is necessary to the normal, proper and safe functions of that use or process, such as a storage vessel, tower, stack, vent, duct, water handling or conveyor system, any supportive structure thereof and may include a protective or decorative enclosure of equipment.
- 2.4 **Agriculture** means the use of land, buildings or structure for the growing of field crops, berry crops, vegetables, flowers, mushrooms, tree crops; the grazing, breeding, raising, boarding or training of animals and livestock, market gardening; kennels; without limiting the generality of the foregoing, and other silvaculture, aquaculture, apiculture and hydroponics; and the sale of agricultural products from the farm on which they are produced.
- 2.5 **Agriculture, Intensive** means the housing, raising or feeding of livestock, poultry or fur bearing animals in a building, structure or confined area which has been specifically designed, constructed and is managed for an intensive use.
- 2.6 **Airport Hangar** means a building or structure designed and used for the shelter of aircraft.
- 2.7 **Airstrip, Private** means land used for the purpose of landing, storing, taxiing or taking-off of private aircraft.
- 2.8 **Alter** means any alteration in a bearing wall or partition, column, beam, girder or other supporting member of a building or structure or any increase in the area of cubic contents of a building or structure.
- 2.9 **Amenity Area** means that area set aside for recreational and landscaping purposes and does not include any area occupied by buildings, parking areas, aisles, lanes and accesses, and accessory uses.

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- 2.10 Assembly Operation** means the assembling of finished parts or materials into a final product but does not include any large scale manufacturing operation or any operation discharging large amounts of liquids.
- 2.11 Attached** means a building otherwise complete in itself, which depends for structural support or complete enclosure upon a division wall or walls shared in common with adjacent building or buildings.
- 2.12 Automotive Sales Establishment (New and Used)** shall mean a building and/or lot used for the display and sale of new and used motor vehicles and may include the servicing, repair and repainting of motor vehicles, the leasing or renting of utility or boat trailers and motor vehicles and the sale of automotive accessories and related products, but shall not include any other defined automotive use.
- 2.13 Basement** means that space of a building which is partly below grade and which has more than one-half of its height measured from floor to ceiling above the established grade around the exterior of a building.
- 2.14 Block** means a parcel of land which contains a group of no more than eight attached dwelling units which may be subdivided for purposes of freehold rental or condominium tenure of one unit per lot.
- 2.15 Boat House** means an accessory structure used for the storage of boats and may include sleeping facilities but shall not include a kitchen or washroom facilities.
- 2.16 Building** means any structure whether temporary or permanent, used or erected for the shelter, accommodation or enclosure of persons, animals, materials, produce or equipment. Any tent, awning, bin, silo, vessel or vehicle used for any of the purposes referred to, are a building.
- 2.17 Building Height** means the vertical distance between the established grade and:
- a) the highest point of a flat roof;
 - b) the deck line of a mansard roof;
 - c) the mean height between the eaves and ridge of a gabled or hip roof;
- but exclusive of roof or penthouse structure accommodating an elevator, staircase, tank, ventilating fan or other similar equipment, a smoke stack, barn, silo, communications tower or other utilitarian structure which does not provide habitable living space.
- 2.18 Building Permit** means a document which grants legal permission to start construction of a building as defined by the Building Code of Ontario.
- 2.19 Building, Principal** means the building or structure in which is carried on the principal use for which the building lot is used.

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- 2.20 **Bulk Storage Yard** means a place where land is used for the storage, in the open, of goods and materials, machinery, petroleum products or equipment.
- 2.21 **Business or Professional Office** shall mean a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment.
- 2.22 **Campground** means the land on which camping vehicles or camping tents, plus accompanying towing or carrying of vehicles can be parked and used; and on which accessory facilities such as an administration office, clubhouse, snack bar, laundry, souvenir, convenience or tuck shop, swimming pool, bath house, washrooms, manager's quarters or other recreational and support facilities, housed in permanent structures, can be erected and operated.
- 2.23 **Carport** means a building or structure or part thereof, either attached to or detached from the wall of the principal building, at least 40 percent of the perimeter of which is open and unobstructed by any wall, door, post or pier, used for the temporary parking or storage of licensed vehicles of not more than three tonnes gross vehicle weight. For the purposes of this By-law, perimeter includes the wall of the building to which the carport is attached.
- 2.24 **Carwash** means a building or structure for the operation of motor vehicle washing.
- 2.25 **Cemetery** means a cemetery or columbarium and may include a crematorium, all within the meaning of the Cemeteries Act, as amended.
- 2.26 **Cellar** means the space of a building that is partly or entirely below grade which has less than one-half of its height measured from floor to ceiling above the established grade around the exterior of the dwelling.
- 2.27 **Chief Building Official** means the officer or employee of the Town from time to time charged by Council with the duty of administering the provisions of the Building and Plumbing By-law.
- 2.28 **Church** means a building or buildings commonly used for public worship and may include a residence for a clergyman and a church hall, all of which may be located within a single building or separate buildings on one lot. A day nursery and Sunday School associated thereto are permitted as an accessory use within a church.
- 2.29 **Clinic** means a building or part of a building that is used solely for the purpose of consultation, diagnosis and office treatment of human beings and does not include a private hospital.

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- 2.30 **Commercial School** means a school conducted for hire or gain such as a studio of dancing, art school, drama school, school of calisthenics, business or trade school or any other specialized school but shall not include a private academic, religious or philanthropic school.
- 2.31 **Community Centre** means any tract of land, building or buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the Municipality, a local board or agent thereof and is operated under the Community Recreation Centres Act, as amended.
- 2.32 **Conservation Use** shall mean the preservation, protection or improvement of the components of the natural environment through management and maintenance for the individual's or society's benefit.
- 2.33 **Council** means the Council of The Corporation of the Town of Innisfil.
- 2.34 **Day Nursery** means a day nursery within the meaning of the Day Nurseries Act, as amended.
- 2.35 **Driveway** means an area of land which provides vehicular access from a street to a parking aisle.
- 2.36 **Dry Use** means a use which uses water for domestic purposes only which result in the production of domestic sewage. For the purposes of this section, Domestic Sewage includes sewage originating from human body waste, toilet waste, waste from showers and tubs, liquid and waterborne kitchen and sink waste, and laundry waste. The sewage may originate from offices, factories, institutions or other places of employment and restaurants. Domestic sewage does not include plant or chemical effluent of any type used in a manufacturing process. Food waste associated with the manufacturing or processing of food other than for sale in restaurants (such as slaughter houses, canning plants, meat packing plants and the like) is not to be included in the definition of domestic sewage.
- 2.37 **Dry Cleaning Establishment** means a building where dry cleaning, dyeing, cleaning and pressing of articles or goods of fabric is carried on.
- 2.38 **Dwelling** means a building containing one or more dwelling units constructed on site or off-site in parts designed to be transported to a lot and where they are joined as integral units and placed on permanent foundation over a concrete slab or basement but shall not include travel trailers, mobile homes, double wide mobile homes, tourist trailers, campers and motor vehicles, hotels or boarding or rooming houses, motels or institutions.
- 2.39 **Dwelling, Apartment** means a residential building having two or more stores containing three or more dwelling units which units have a common entrance from the street level and the occupants of which have the rights to use in common halls, stairs, elevators and yards and may include administrative, maintenance, storage, laundry, garage and other similar accessory facilities provided for the convenience of the occupants.

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- 2.40 Dwelling, Duplex** shall mean a building that is divided horizontally into two dwelling units, each of which has an independent entrance and either directly or through a common vestibule.
- 2.41 Dwelling, Semi-Detached** means a building that is divided vertically into two (2) dwelling units each of which had independent entrances to the front and rear or side yard either directly or through a common vestibule.
- 2.42 Dwelling, Unit** means one room or a group of rooms in a dwelling, used, or if vacant, designed and intended to be used by only one household as a single independent and separate housekeeping establishment:
- a) in which food preparation, sleeping and sanitary facilities are provided for the use of the occupants; and
 - b) which has a private entrance from outside the building or from a common hallway or stairway inside the building.
- 2.43 Dwelling, Single Detached** means a separate building designed and intended to be occupied as a single dwelling unit for one household.
- 2.44 Dwelling, Link House** means a dwelling horizontally attached to an adjacent dwelling.
- 2.45 Dwelling Garden Suite** means a dwelling unit that is to be used as a single independent and separate housekeeping unit that is auxiliary to an existing residential structure and is designed to be portable.
- 2.46 Erect** when used in this By-law includes construction, reconstruction and relocation of buildings and structures and, without limiting the generality of the work, also includes:
- a) any preliminary physical operation such as excavating, filling or regrading or draining;
 - b) altering any existing building or structure by adding, enlarging, extending, remodelling, renovating, moving, demolishing or effecting other structural change;
 - c) any work, the doing of which requires a building permit under the Building and Plumbing By-law of the Town.
- 2.47 Established Grade** means the average level of the proposed or finished ground or sidewalk adjoining a building at all exterior wall.
- 2.48 Existing** means existing as of the date of the passing of this By-law.
- 2.49 Farm Implement Dealer** means an establishment for the repair and sale of agricultural implements including the sale of fuel, lubricants and related items for agricultural equipment on the same premises.
- 2.50 First Floor** means the floor of a building at or immediately above the established grade.

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- 2.51 **Floor Area, Gross** means the total floor area within a building measured between the exterior faces of the exterior walls or from the centerline of a joint partition and excludes any private garage, porch, verandah, balcony, breezeway, sunroom, attic, cellar or a basement except where any of the foregoing are designed and finished as an integral living area having a minimum height of 2.286 metres from finished floor to finished ceiling.
- 2.52 **Garage, Private** means a separate building or part of the principal building used for the temporary parking or storage of licensed vehicles of not more than three tonnes gross vehicle weight but shall not include a winter automobile shelter.
- 2.53 **Garage, Public Auto Body** means a building or place used as a motor vehicle repair shop including auto body repairs and spray painting where automobile fuel, lubricants and related mechanical repairs, washing or cleaning of motor vehicles may be carried on. Outside storage of unlicensed vehicles shall be prohibited.
- 2.54 **Garage, Public Mechanical** means a building or place used for the mechanical repair and equipping of motor vehicles and where any sale of automobile fuels, lubricants and related items and the washing and cleaning of motor vehicles are incidental to the main use. Outside storage of unlicensed vehicles shall be prohibited.
- 2.55 **Garden Centre** means a retail establishment devoted primarily to the sale of nursery stock and may also include the sale of related accessory supplies as well as the sale of fruits and vegetables.
- 2.56 **Gas Bar** means one or more pump islands, each consisting of one or more fuel pumps and building or shelter having a floor area of not more than 9 square metres, excepting washrooms, and must not be used for repairs, oil changes or greasing but may include retail sales and food services as accessory uses.
- 2.57 **Golf Course** means a public or private area operated for the purposes of playing golf, including a par 3 golf course, driving ranges, miniature courses and associated recreational uses such as a clubhouse, swimming pool and tennis courts.
- 2.58 **Home Occupation** means an occupation for gain or support conducted entirely within a dwelling unit as clearly incidental or secondary use to the residential use, and only by those residing on the premises plus not more than one (1) assistant who is not a resident of the dwelling.
- 2.59 **Hotel** which includes a motel, motor hotel, or inn means a building or structure used for the purpose of catering to the needs of the traveling public by supplying sleeping accommodations, food and refreshments.
- 2.60 **Household** means a group of people, living together on a full time basis as a single housekeeping unit, but shall not include a rooming or boarding house.

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- 2.61 Institution** means a building or part of a building used for non-commercial purposes by an organized body, religious group or society such as a public hospital, library, convent or similar use.
- 2.62 Kennel** means a building or structure where dogs, cats or other domestic household pets are kept or boarded and the operation is registered by an appropriate recognized professional organization or club.
- 2.63 Landscaped Open Space** means open space on the lot, unobstructed by accessory equipment parking or loading areas and buildings and used exclusively for landscaping.
- 2.64 Landscaping** means any combination of trees, grass or other horticultural elements, decorative stonework, signboards, paving, other than parking areas, screening or other architectural elements, all of which are designed to enhance the visual amenity of a property and to provide a screen to mitigate any objectionable aspects that may detrimentally affect adjacent land.
- 2.65 Lane** means a thoroughfare or way, which affords only a secondary means of access to abutting property.
- 2.66 Laundry** means a building in which the business of a laundry is conducted on the first floor by means of one or more washers and drying, ironing, finishing and incidental equipment.
- 2.67 Laundry and Dry Cleaning Shop** means a building or part of a building used for the purpose of receiving articles or goods of fabric to be subjected to a commercial process of laundering, dry cleaning, dyeing or cleaning elsewhere and for the pressing and distribution of any such articles or goods which have been subjected to any such process and includes a self-service laundry, and self-service dry cleaning.
- 2.68 Loading Space** means an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:
- a) is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle and such parking shall not be for the purpose of sale or display;
 - b) is suitable for the temporary parking of one commercial motor vehicle; and
 - c) has adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, maneuvering areas of similar areas.
- 2.69 Lot** means:
- a) a parcel of land which has continuous frontage on a street and to which title can be legally conveyed subject to the provisions of the Planning Act, as amended; or
 - b) for the purpose of Section 3.14.2, a parcel of land to which title can be legally conveyed subject to the provisions of the Planning Act, as amended.

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- 2.70 **Lot Area** means the total horizontal area within the lot lines.
- 2.71 **Lot, Corner** means a lot abutting one or more parts of the same street, or on two or more streets in which an interior angle of less than one hundred and thirty-five (135) degrees is contained by the two straight lines which adjoin the foremost point of the lot with the two points at which the interior side lot line and the rear lot line meet the street or streets.
- 2.72 **Lot Coverage** means the combined lot area covered by all buildings including decks on the lot measured at ground level and expressed as a percentage of the lot area.
- 2.73 **Lot Depth** means the horizontal distance between the midpoints of the front and rear lot lines and where there is no rear lot line, means the length of a line within the lot between the midpoint of the front lot line and the apex of a triangle formed by the side lot lines.
- 2.74 **Lot Frontage** means the distance between the side lot lines measured seven and one-half (7.5) metres back from the front lot line and parallel to the chord of the lot frontage and, for the purpose of this paragraph, the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.
- 2.75 **Lot Interior** means a lot other than a corner lot.
- 2.76 **Lot Line** means any boundary of a lot.
- 2.77 **Lot Line, Exterior Side** means the longer of the lot lines of a corner lot which abuts a street.
- 2.78 **Lot Line, Front** means the lot line that divides the lot from the street, but
- a) in the case of a corner lot, the shorter of the lot lines abutting the streets; or
 - b) in the case of a corner lot with two street lines of equal length, the lot line that abuts the wider street or abuts a County Road or Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the Town may designate either street line as the front lot line; or
 - c) in the case of a corner lot with two street lines of equal length and situated at the intersection of a County Road and Provincial Highway of equal widths, the lot line which abuts a Provincial Highway shall be deemed to be the front lot line; or
 - d) in the case of a corner lot abutting a 0.3 metre reserve, the lot line so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line; or
 - e) in the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front lot line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of the lot lines should be of equal length, the Town may designate either street line as the front lot line.
- 2.79 **Lot Line, Rear** means the lot line farthest from and opposite to the front lot line.

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- 2.80 Lot Line, Side** means any lot line other than a front or rear lot line.
- 2.81 Lot, Through** means a lot bounded on two opposite sides by streets provided, however, that if any lot qualifies as being both a corner lot and through lot as herein defined, such lot is deemed a corner lot for the purpose of this By-law.
- 2.82 Marina** means a commercial establishment where a boat house, boat storage, boat repair facilities, boat rental, pier, dock, pump-out or jetty facilities or any combination of the foregoing are available for all types of marine craft and may include a gasoline pump for the fuelling of marine craft and buildings or structures for the sale of marine craft, snowmobiles or other similar recreational vehicles as well as accessories and refreshments.
- 2.83 Market Garden** means the use of land for the intensive commercial cultivation of vegetables, fruits or flowers.
- 2.84 Modular Home** means a transportable dwelling unit designed and built to be transported on its own chassis or frame. It may contain parts that can be folded, collapsed, or telescoped when being towed and expanded later to provide additional floor space. It can also be two or more separately towable components that are joined on the chosen site. The modular home is designed for long term year round occupancy. It has facilities for cooking, eating, living, sleeping and sanitation. A modular home does not include a travel trailer, tent trailer or trailer otherwise designed.
- 2.85 Modular Home Park** means a lot which has been planned and improved for the placement of modular homes as permanent dwellings, together with accessory uses.
- 2.86 Modular Home Site** means an area of land within a modular home park, intended to be occupied by only one modular home.
- 2.87 Modular Home Stand** means an area within a modular home site upon which the unit is intended to be directly situated.
- 2.88 Municipal By-Law Enforcement Officer** means the officer or employee of the Town of Innisfil with the duty of enforcing the provisions of municipal by-laws.
- 2.89 Non-Conforming Use** means a use, building or structure which does not conform to the permitted uses of the By-law for the zones in which such use; building or structure is located and legally existed as of the date of the passing of this By-law.
- 2.90 Non-Complying Use** means a use, building or structure which does not comply with the regulations, standards, requirements or provisions of the By-law for the zones in which such use; building or structure is located as of the date of the passing of the By-law.
- 2.91 Nursing Home** means a nursing home within the meaning of the Nursing Home Act, as amended.

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- 2.92 Nursery** means a place where young trees or other plants are grown for transplanting and for sale and may also include the sale of related accessory supplies and may include a garden centre as an accessory use.
- 2.93 Nursery School** means a day nursery within the meaning of the Day Nurseries Act, as amended, and includes a day care centre.
- 2.94 Open Space** means the open unobstructed space on a lot, including the open, unobstructed space accessible to all occupants of any residential or commercial building or structure on a lot which is suitable and used for the growth and maintenance of grass, flowers, bushes and other landscaping and may include any surface pedestrian walk, patio, pools or similar area but does not include any driveway, ramp or parking spaces, parking aisles, loading spaces, maneuvering areas and similar areas.
- 2.95 Parking Aisle** means an area of land which abuts and provides direct vehicular access to one or more parking spaces.
- 2.96 Passive Recreation** means uses which are not considered to be structured activities such as walking, native trails, bird watching, etc.
- 2.97 Parking Space** means a rectangular area, exclusive of aisles, for the temporary parking of motor vehicles.
- 2.98 Pavilion** means a completely enclosed structure having a roof supported on piers, for the purpose of shelter from the elements during such activities as picnics.
- 2.99 Person(s)** means any human being, association, firm, partnership, private club, incorporated company, corporation, agent or trustee and the heirs, executors, or other legal representatives of a person to whom the context can apply according to law.
- 2.100 Premise** means the area of a building occupied or used by a single business or enterprise. In a multiple tenancy building, occupied by more than one (1) business, each individual business area shall be considered a separate premise.
- 2.101 Place of Entertainment** shall mean a video arcade, motion picture theatre or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink, dance hall or music hall, but does not include any place of entertainment or amusement otherwise defined or classified herein.
- 2.102 Principal Use** means the main use to which the subject lands are devoted and the main purpose for which the subject lands are used.

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- 2.103 Private Club** means a building or part of a building used as a meeting place for the members of a philanthropic organization, not operated for profit, chartered or recognized nationally, provincially or locally, dedicated to recreational, education or community-service goals and in which membership is open generally to all residents of the Town.
- 2.104 Rail Line** means a transportation line or network co-assisting of railroad track and the track bed.
- 2.105 Private Road** means a road or laneway or easement not assumed by the municipality and is usually traveled and maintained by a private individual or group of individuals.
- 2.106 Restaurant** means an establishment that has full kitchen facilities for the preparation of meals and is engaged in the sale and service of meals to the public for consumption on the premises and, may include premises licensed under the Liquor License Act, as amended, as a dining lounge, dining room, entertainment lounge and a patio.
- 2.107 Restaurant, Take Out** means premises consisting of a building or structure, together with parking lot, where food is prepared and/or cooked and offered for sale or sold to the public for consumption either in a motor vehicle parked on the parking lot or for consumption on the premises and where dining tables may be provided but table service is not provided.
- 2.108 Retail Store** means a building or part of a building where goods, merchandise, substances or articles are offered for retail sale directly to the general public and includes storage on the store premises of limited quantities of such goods, merchandise, substances, articles or things sufficient only to service such store.
- 2.109 School** means a public or separate school, a high school, private school, continuation school, technical school, vocational school, college, university or other education institution, but not a commercial school.
- 2.110 Service Establishment** means a building or part of a building not otherwise classified or defined in this By-law and whether connected with a retail store or not, devoted primarily to the repair, servicing or renting of goods, articles, materials or commodities, and includes electrical store, appliance store, plumber, radio and television sales, tool sharpener but does not include industrial or manufacturing uses or the repairing of motor vehicles.
- 2.111 Service Station** means a building or place where gasoline, oil, grease, anti-freeze, tires, tubes, tire accessories, trucks and may include motorcycles and snowmobiles, light water craft and boats, are stored or kept for sale, or where such vehicles may be oiled, greased, washed or have their ignitions or brakes adjusted, tires inflated, batteries charged and where only repairs essential to the actual operation of such vehicles are executed or performed but where no other activities of a public mechanical garage are performed. Retail sales and food services are permitted as accessory uses to a service station.

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- 2.112 Shopping Centre** means a group of commercial uses which has been designed and developed as a unit by a single owner or group of owners, as distinguished from a business area consisting of unrelated individual commercial uses.
- 2.113 Solar Collector** means any structure subordinate to a principal structure and designed specifically for the collection of solar energy purposes, or for the purposes of converting such energy for heating, lighting, water production or any other domestic or commercial use that may be obtained from such source.
- 2.114 Slot Machine** means any automatic machine or slot machine.
- a) That is used or intended to be used for any purpose other than vending merchandise or services; or
 - b) That is used or intended to be used for the purpose of vending merchandise or services if,
 - i) The result of one of any number or operations of the machine is a matter of chance or uncertainty to the operator;
 - ii) As a result of a given number of successive operations by the operator, the machine produces different results; or
 - iii) On any operation of the machine, it discharges or emits a slug or token, but does not include an automatic machine or slot machine or slot machine that dispenses as prizes only one or more free games on that machine.
- 2.115 Street** means a public highway which affords the principal means of access to an abutting lot and which is dedicated, assumed, maintained and/or unopened by the Town, County of Simcoe, Province of Ontario and any other Municipality.
- 2.116 Street Line** means the limit of the street allowance and is the dividing line between a lot and a street.
- 2.117 Structure** means anything constructed or erected, the use of which requires location on the ground, or which is attached to something having location on the ground.
- 2.118 Swimming Pool** means a body of water located outdoors, having an area of more than 9 square metres contained by artificial means, a depth greater than .6 metres at any point and which is used and maintained for the purpose of swimming, diving or bathing.
- 2.119 Tavern** means a restaurant with premises licensed under the Liquor License Act, as amended, as a lounge, but does not include premises licensed under the said Act as a public house.
- 2.120 Temporary Turning Circle** shall mean those lands that have been conveyed or provided as an easement to the Town for purposes of a temporary public road allowance.
- 2.121 Town** means The Corporation of the Town of Innisfil.

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- 2.122 Townhouse** means a residential dwelling unit attached to other units by a common sidewall, where the number of attached units is no less than three and no greater than eight.
- 2.123 Travel Trailer** means a vehicle, self-propelled or otherwise, capable of being used for the living, eating or accommodation of persons.
- 2.124 Use** means the purpose for which any land, building or structure is occupied or maintained.
- 2.125 Veterinary Clinic** means a building or structure or part thereof used for the purpose of consultation, diagnosis and treatment of small animals, birds or pets and may also include boarding of such animals, birds and pets.
- 2.126 Veterinary Hospital** means a building or structure or part thereof used for the purpose of consultation, diagnosis and treatment of any type of animal or bird including livestock and may also include the disposal or boarding of animals and birds.
- 2.127 Warehouse** means a building or structure, or part of an industrial or manufacturing operation where wares, goods, commodities or stock are stored, and includes self storage units.
- 2.128 Warehouse Retail** means a building or structure or part thereof where products, goods and commodities are stored, displayed and offered for sale and shall include:
- a) ancillary retail sales and display of products manufactured and stored on the premises;
 - b) private wholesale retail warehouse open to limited patronage by membership;
 - c) specialty home and office retail, such as home and office supplies and equipment;
 - d) bulk frozen food establishments;
 - e) discount merchandising stores;
 - f) factory outlets; and
 - g) wholesale establishments.
- but shall not include food supermarkets, grocery stores, pharmacies, drug stores, full line department stores, promotional department stores, or specialty retail stores.
- 2.129 Watercourse** means any surface stream or river including an intermittent stream, drainage ditch, municipal drain or flowing stream or river but this does not include a ditch constructed within a road allowance for the specific purpose of draining a street or any part of a municipal drain constructed within a road allowance.
- 2.130 Winter Automobile Shelter** shall mean a structure which is generally constructed of tubular metal and covered by a plastic sheeting or similar material. Typically such structure comes in various manufactured sizes.

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- 2.131 Yard** means the space appurtenance to a building or structure on the same lot which is open, uncovered and unoccupied except for such accessory buildings, structures or uses which are specifically permitted by this By-law. In determining yard measurements, the minimum horizontal distance from the respective lot lines is to be used.
- 2.132 Yard, Exterior Side** means the side yard of a corner lot which side yard extends from the front yard to the rear yard between the side street line and the nearest wall of any building or structure on the corner lot. The minimum exterior side yard means the minimum distance between the exterior side lot line and the nearest wall of any principal or accessory building on the lot, according to the context in which the term is used.
- 2.133 Yard, Front** means the yard extending across the full width of the lot between the front lot line of the lot and the nearest wall of any buildings or structures on the lot. The minimum front yard means the distance between the front lot line and the nearest wall of any principal or accessory building on the lot, according to the context in which the term is used.
- 2.134 Yard, Interior Side** means the side yard extending from the front yard to the rear yard between the side lot line and the nearest wall of any building or structure on any lot and excluding any exterior side yard. The minimum interior side yard means the minimum distance between an interior side lot line and the nearest wall of any principal or accessory building on the lot, according to the context in which the term is used.
- 2.135 Yard, Rear** means the yard extending across the full width of the lot between the rear lot line of the lot and the nearest wall of any principal building or structure on the lot. Where a rear yard is required for an accessory building in this By-law then this definition applies except the words accessory building are to be substituted for principal building. The minimum rear yard means the distance between the rear lot line and the nearest wall of any principal building or accessory building on the lot, according to the context in which the term is used.
- 2.136 Yard, Side** means the yard extending from the front yard to the rear yard between the side lot line and the nearest wall of any building or structure on the lot.
- 2.137 Zone** means a designated area of land use shown on Schedule "A" of this By-law.
- 2.138 Zoning Administrator** means an officer or employee of the Corporation of the Town of Innisfil charged with the duty of administering this By-law.

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SECTION 3

GENERAL PROVISIONS

3.1 PROHIBITIONS

- 3.1.1** No person shall use any land or erect any buildings or structures within a zone except for a permitted use and in accordance with the regulations provided by this By-law for the zone in which it is located.
- 3.1.2** No use is permitted which from its nature or materials used therein is declared by the Local Board of Health to be a noxious trade, business or manufacture under the Health Protection and Promotion Act or regulations there under, as amended.
- 3.1.3** Not more than one principal permitted use is allowed on a lot unless specifically permitted in this By-law.

3.2 ZONE REGULATIONS

- 3.2.1** No person, except a public authority engaged in the implementation of public works or services, may reduce in area or frontage, any lot already built upon, either by conveyance or alteration of any portion thereof or otherwise, so that the lot coverage of the building exceeds the maximum permitted by this By-law or so that the area or frontage of the lot will be less than the minimum permitted by this By-law for the zone in which the lot is located.
- 3.2.2** No person may be deemed to be in contravention of lot coverage, area, frontage, or yards, reduced as a result of a part of a lot being conveyed or having been conveyed to, or acquired by, the Town, County of Simcoe, Her Majesty in the Right of Ontario, or Her Majesty in the Right of Canada, or Local Boards of the Town.

3.3 NON-COMPLIANCE WITH ZONE REGULATIONS

- 3.3.1** Where a building has been legally erected prior to the date of the passing of this By-law on a lot having less than the minimum frontage, depth or area or having less than the minimum setback or side yard or rear yard or lot coverage required by this By-law, the said building or structure may be enlarged, reconstructed, repaired or renovated provided that:
 - i) enlargement, reconstruction, repair or renovation does not further reduce a front yard or side yard or rear yard to less than the minimum required by the By-law or increase the lot coverage to exceed the maximum required by the By-law, except that this does not apply to prevent the erection of a perimeter foundation providing that the increase in the height of the building is not more than 102 centimetres; and
 - ii) all other applicable provisions of this By-law are complied with.

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- 3.3.2** Where a building has been lawfully erected prior to the date of the passing of this By-law with a gross floor area having less than the minimum required in the applicable zone of this By-law, the building may be enlarged, repaired or renovated provided that the repair or renovation does not further reduce the buildings gross floor area.
- 3.3.3** Where a building or structure has been destroyed to the extent of more than seventy-five (75) percent of its value (inclusive of walls below grade) as at the date of the damage and that does not conform with the requirements of this By-law with respect to yards or height may not be restored except in conformity with the regulations in the zone in which the said structure or building is located.

3.4 NON-CONFORMING USES

The provisions of this By-law may not apply to prevent:

- 3.4.1** The use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the day of passing of this By-law, so long as it continues to be used for that purpose.
- 3.4.2** The erection or use for a purpose prohibited by this By-law of any building or structure, the plans for which have, prior to the passing of this By-law, been approved by the Chief Building Official so long as the building or structure when erected is used and continues to be used for the purpose for which it is erected and provided that the erection of such a building or structure is commenced within two years after the day of the passing of this By-law and the building or structure is completed within a reasonable time after the erection thereof is commenced.
- 3.4.3** The strengthening to a safe condition of any non-conforming building or structure or part thereof provided such strengthening does not increase the height, size or volume or change the use of such building or structure except that nothing set out applies to prevent the erection of a perimeter foundation under an existing dwelling provided that the increase in height is not more than 102 centimetres.

3.5 PUBLIC USES AND UTILITIES

Despite anything contained in this By-law, the Town of Innisfil, a utility operation providing a public utility service such as Innisfil Hydro or any local board thereof, as defined in the Municipal Affairs Act, any telephone or telegraph company, any transportation system owned, operated or authorized by or for the Town, any Department of the Dominion or Provincial Government of Ontario, or any other Municipal jurisdiction, may for purposes of public service, use any land or erect or use any building or structure in any zone, provided that in any Residential Zone, the building or structure is in compliance with the height, coverage, landscaped open space and yard regulations prescribed for the zone and there is no open storage in the yards of goods, materials or equipment and that any building erected or used under the provisions of this section is of a character and maintained in general harmony with buildings of the type permitted in the zone.

3.6 SPECIAL USES PERMITTED

The following are permitted in all zones within the Town; construction, erection and the temporary use of a construction shed, scaffold or other building or structure including a temporary sales or rental office which is incidental to construction on a lot where it is situated and is necessary for the work in progress and until the work is completed or abandoned.

abandoned in this subsection means the failure to proceed expeditiously with the construction of a work, specifically, abeyance of construction for six months.

3.7 DETACHED ACCESSORY RESIDENTIAL BUILDINGS

Subject to Section 3.9, where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with, provided that no dwelling shall be located closer than six (6) metres to any other building on the lot except a building accessory to the dwelling.

3.8 WAYSIDE PITS AND QUARRIES

3.8.1 Despite any other provision of this By-law, the Town, County of Simcoe and the Ministry of Transportation of Ontario or, any agent of the foregoing may, for public road purposes, use any lot not zoned for residential use, for environmental or conservation use, for the extraction and processing of road building material for the construction of a public road, by means of wayside pits and quarries.

3.8.2 The Ministry of Transportation of Ontario excepted, no person shall use or permit to be used, any land for the purpose of a wayside pit unless prior to written approval has been issued by Council.

3.9 ACCESSORY USE OF LAND

3.9.1 Dwelling or Dwelling Unit as Accessory Use - Non Residential Zones.

A Dwelling or Dwelling Unit as an accessory use is permitted in non-residential zones as indicated in this By-law and in accordance with the following provisions:

- a) A dwelling unit may be permitted with a private water supply and sewage system having the approval of the appropriate approval authority, as provided in certain non-residential zones.
- b) A dwelling as a separate structure shall have a minimum floor area of 93 square metres or, as an apartment within a non-residential building, a minimum floor area of 56 square metres.
- c) A dwelling unit shall have separate bathroom and kitchen facilities from those of the non-residential use.

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- d) Additional parking spaces shall be provided for each dwelling unit in accordance with the provisions of Section 3.23.1(m).
- e) The entrance to the dwelling unit must be separate from the building entrance provided for the non-residential zone.
- f) In a Commercial Zone, no dwelling unit may be located in a non-residential building except on the second storey of that building or at the rear of such building if on the main floor.
- g) The gross floor area of the residential portion of a non-residential building in a Commercial Zone must not exceed one hundred (100%) of the non-residential building floor area.
- h) Despite the provisions of this By-law, no dwelling unit may be located in a non-residential building that is used for an Automobile Service Station or Public Garage.

3.10 ACCESSORY BUILDINGS

- 3.10.1** The total lot coverage of accessory buildings and structures including decks, detached private garages (must not exceed ten (10%) percent of the lot area except that where a swimming pool is provided the total lot coverage for accessory uses must not exceed twenty (20%) percent.
- 3.10.2** No accessory buildings may be permitted in front of a principal building except in accordance with Section 3.10.6. Where accessory buildings are located within the main buildings, they must be located in accordance with the provisions of the particular zone.
- 3.10.3** Where an accessory building is attached to the principal building, the front yard, side yard, rear yard and area requirements of this By-law must be complied with as if the accessory building was part of the main building.
- 3.10.4** Except in the case of an accessory building to an agriculture or intensive agriculture use, no accessory building shall exceed the height of the principal building on the lot or 5 metres, whichever is the lesser.
- 3.10.5** No persons may use an accessory building as a dwelling or dwelling unit except where permitted as an accessory building.
- 3.10.6** Despite anything contained in this Section, a detached accessory building may be permitted in the front yard of an AG, AI and AM Zone and lakefront lots in a RPS and R1FS Zone provided the applicable minimum front yard requirements of this By-law are complied with.
- 3.10.7** Refer to Section 3.13 for additional provisions pertaining to decks.

3.11 SWIMMING POOL

Despite any other provisions of this By-law, except Subsection 3.17, a swimming pool is permitted as an accessory use in any Zone provided that:

- 3.11.1** No part of such pool shall be located closer to any lot line or street line than the minimum distance required for an accessory building located on the same lot.
- 3.11.2** The maximum height of such pool shall be two (2) metres above the established grade.
- 3.11.3** Any building or structure required for changing clothes or for pumping or filtering facilities, or other similar accessory may be permitted and must meet all of the accessory building requirements of the zone in which the pool is located.
- 3.11.4** Every swimming pool erected in any zone, must be enclosed by a fence of at least 1.21 metres in height and located at a distance of not less than 1.21 metres from the pool, the gate to which must be equipped with self-locking device and kept closed when the pool is not in use.

3.12 HOME OCCUPATION OR INDUSTRY

Where a home occupation or industry is permitted in any zone, the following provisions apply.

- 3.12.1** There must be no display, other than a sign of a maximum of 1 square metre to indicate to persons outside, that any part of the dwelling is being used for a purpose other than residential.
- 3.12.2** The home occupation or industry must not change the residential character of the dwelling nor create or become a public nuisance, in particular in regard to noise, noxious odours, emissions of smoke, traffic or parking.
- 3.12.3** The home occupation or industry must not interfere with television or radio reception.
- 3.12.4** There must be no goods, wares or merchandise, publicly offered or exposed for sale on the premises outside of any buildings.
- 3.12.5** Not more than 25 percent of the gross floor area of the dwelling unit may be used for the purpose of home occupation or industry uses.
- 3.12.6** On-site parking is provided in accordance with the provisions of Section 3.23.1(m).

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- 3.12.7** Despite any other provision to the contrary, in an Agricultural Zone, a home occupation or industry is permitted in an accessory building or structure provided that the total floor area devoted to the home occupation or industry must not exceed 50 percent of the gross floor area of the dwelling and the use complies with all other provisions of this By-law.
- 3.12.8** No article or service may be sold or offered for sale on the premises, except as produced by the home occupation or industry.
- 3.12.9** The home occupation or industry must not require exterior construction features, equipment or machinery not customarily located in residential zones.
- 3.12.10** Not more than one (1) assistant who is not a resident in said dwelling may be employed in the home occupation or industry.

3.13 YARD ENCROACHMENTS PERMITTED

Except as otherwise provided in this By-law, every part of any required yard must be open and unobstructed by any building or structure from the ground to the sky except for:

- 3.13.1** Sills belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental features, provided, however, that the same shall not project more than 60 centimetres into any required yard.
- 3.13.2** Drop awnings, clothes poles, garden trellises, TV or radio antennas, or similar accessories.
- 3.13.3** Fences, solar collectors, parking lots, retaining walls, driveways, patios and other uses as specifically permitted in this By-law.
- 3.13.4** Decks, provided, however, that same do not project closer than 1.5 metres from any interior lot line or rear line or closer than 3 metres from any front line or closer than 4 metres from any exterior lot line.
- 3.13.5** Despite the yard provisions of this By-law to the contrary, unenclosed and uncovered entranceway porches having a landing of not more than 2.3 square metres may project into any required yard a maximum distance of 1.5 metres provided that the porches are not more than 1.5 metres above the established grade.
- 3.13.6** Despite the yard provisions of this By-law to the contrary, balconies above the first floor may project into any required yard to a maximum distance of 1.5 metres.

3.14 FRONTAGE ON A STREET

3.14.1 No person may erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon a street. For the purpose of this Section, a street does not include an unopened road allowance or an un-assumed road. The above provisions do not apply to prohibit the erection of any building on a lot on a registered plan of subdivision where a subdivision agreement has been entered into but the streets will not be assumed until the end of the maintenance period.

3.14.2 Section 3.14.1 above does not apply to prohibit the erection of any buildings or structures on any lot existing on a private road at the date of passing of this By-law, but all other provisions of this By-law apply.

3.15 FRONT LOT LINE AND LOT FRONTAGE

The front lot line must not be less than seventy-five (75%) percent nor more than one hundred and twenty-five (125%) percent of the lot frontage.

3.16 LANDS SEVERED FOR PUBLIC UTILITIES

Where lands are acquired for the purpose of a public utility line and the acquisition deprives a parcel of land of street frontage, the part of such parcel so deprived of street frontage deemed, for the purpose of this By-law, to have frontage on the street provided the land has a permanent right of access to the street.

3.17 EXISTING UNDERSIZED LOTS

Despite any other provisions of this By-law, a lot held in distinct and separate ownership on the date of passing of this By-law having less than the minimum width and/or area required by this By-law may be used for a purpose provided that all other applicable provisions in this By-law are complied with. Except that this provision does not apply to a lot on a registered plan deemed not to be a plan under the Planning Act as amended.

3.18 MINIMUM SEPARATION DISTANCE BETWEEN INTENSIVE AGRICULTURE USES AND OTHER LAND USES

Notwithstanding any other provisions of this By-law to the contrary, a separation distance of 300 metres shall be provided between any building, structure or confined area and related facilities for storage of waste products and manures for an intensive agricultural operation and any Residential Zone, Community Services Zone, Commercial Zone, Industrial Zone and Open Space Zone.

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3.19 SIGHT TRIANGLES

On a corner lot, within the triangular space formed by the street lines and a line drawn from a point in the street line to a point in the other street line, each point being six (6) metres measured along the street line from the point of intersection of the street lines, no building or structure which would obstruct the vision of drivers of motor vehicles may be erected and no trees, signs, shrubs, hedges, fences or walls are to be planned, erected or maintained of greater height than one (1) metre above the centerline of the adjacent road at the lowest point. Where the two street lines do not intersect at a point, the point of intersection of the street lines are deemed to be the intersection of the tangents of the street lines.

3.20 PLANNED WIDTH OF ROAD ALLOWANCE

Despite any other provisions contained in this By-law, no building or structure is to be erected in any zone closer than the sum of the yard requirements for that zone and the following applicable distance from the centerline as listed as follows:

3.20.1 Eighteen (18) metres from the centerline of:

- a) County Roads 27 and 4 and 30;
- b) Highway 89.

3.20.2 Fifteen (15) metres from the centerline of:

- a) Five and Ten Sideroad;
- b) County Road 89;
- c) Innisfil Beach Road from County Road 27 to Thompson Street.

3.20.3 Thirteen (13) metres from the centerline of:

- a) County Road 39;
- b) Big Bay Point Road
- c) Twenty Five Sideroad from Big Bay Point Road to Innisfil Beach Road;
- d) Twenty Sideroad from Big Bay Point Road to Innisfil Beach Road;
- e) Maplevue Drive east from Twenty Five Sideroad to the west limit of Lot 13.
- f) Lockhart Road from Twenty Five Sideroad to County Road 4;
- g) Tenth Line from Twenty Five Sideroad to County Road 4;
- h) Ninth Line from Twenty Five Sideroad to Twenty Sideroad;
- i) Innisfil Beach Road from Thompson Street to Twenty Five Sideroad;
- j) St. John's Road, Maple Road and Ewart Street;
- k) Seventh Line from St. John's Road to County Road 39;
- l) Sixth Line from St. John's Road to County Road 39;
- m) Belle Aire Road from Maple Road to County Road 39;
- n) Killarney Beach Road from Pine Avenue to County Road 4;
- o) Shore Acres Drive from Neilly Road to County Road 4.

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3.21 SPECIAL SETBACKS - RAIL LINE

No dwelling shall be erected closer than 30 metres from the property boundary of an existing or proposed rail line.

3.22 TEMPORARY TURNING CIRCLE

The minimum yard setbacks and lot area requirements for lands forming part of a temporary turning circle, shall be calculated as if the turning circle did not exist. Notwithstanding the foregoing, the minimum front yard setback shall be 13 metres, however, in no case shall any building or structure be erected within 2 metres of the temporary turning circle.

3.23 OFF-STREET PARKING PROVISIONS

3.23.1 Where lands or buildings are used in accordance with this By-law, every owner shall provide and maintain motor vehicle parking facilities for the sole use of the owner, occupant or persons making use of the premises on the same lot in accordance with the requirements outlined for the respective uses as specified below and in accordance with the other provisions contained in this Section.

Use	Minimum Parking Requirements
a) Bowling and billiard establishments	Three (3) spaces for each bowling lane and one (1) space for each billiard table.
b) Business or professional offices	One (1) space for every twenty-eight (28) square metres of gross floor area on the ground floor plus one (1) space for every thirty-seven (37) square metres of gross floor area above the ground floor.
c) Church or place of worship, community halls, arenas and other places of assembly	One space for every four (4) persons to be accommodated according to maximum permitted capacity.
e) Government or public utility	One (1) space for every twenty-three square metres of gross floor area.
f) Home Occupation	One (1) space for every thirty-seven (37) square metres of floor area devoted to the home occupation use and where such a use consists of the office of a doctor or dentist, there shall be a minimum of three (3) parking spaces provided on the same lot.
g) Hotel and motel	One (1) space for every guest room and one (1)

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	space for every eight (8) square metres of gross floor area devoted to public use.
h) Industrial Establishments	One (1) space for every thirty-seven (37) square metres of gross floor area up to 3,000 square metres, plus one parking space for each additional 100 square metres of gross floor area up to 6,000 square metres, and one parking space for each 200 square metres over 6,000 square metres.
i) Marina	One (1) space for every boat slip and one (1) space for every eight (8) square metres of commercial floor area including sales and restaurant areas.
j) Private club or funeral parlour	One (1) space for every four (4) persons to be accommodated in the design capacity of the buildings, or the chapel in the case of a funeral parlour.
k) Private or public hospital or nursing home	One (1) space for every two (2) beds.
l) Retail and wholesale sales service establishment or studio	One (1) space for every nineteen (19) square metres of gross floor area.
m) Residential (including a dwelling unit in any zone	Two (2) spaces for every dwelling unit.
n) Elementary Schools, other than commercial schools	One and one-half (1½) spaces for every teaching area or classroom.
o) Secondary Schools, other than commercial schools	Three (3) spaces for every teaching area or classroom.
p) Shopping Centre	One (1) space for every seventeen (17) square metres of gross floor area.
q) Theatre	One (1) space for every three (3) seats.

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r) Warehouse or bulk storage year	One (1) space for every employee working on the premises.
s) Automobile sales established, new and used	Minimum of five (5) spaces or one (1) space for every twenty-three (23) square metres of gross floor area to a maximum of twenty (20) spaces, whichever is greater in addition to the spaces needed to house vehicles for sale.
t) Uses permitted by this By-law other than those listed above but excluding accessory uses to single detached, semi-detached or seasonal dwellings or modular homes	One (1) space for every twenty-eight (28) square metres of gross floor area.

- 3.23.2** Each parking space must be readily accessible at all times and arranged in such a manner to provide access and maneuvering space for the parking and removal of a motor vehicle except that this does not apply in the case of a single detached, semi-detached or seasonal dwelling or modular home.
- 3.23.3** The minimum size of parking spaces shall be a minimum width of 3 metres. The minimum length for a 90 degree parking stall shall be 5.7 metres and increased to 6.0 metres where overhang cannot be accommodated.
- 3.23.4** Ingress and egress to and from the parking aisles prescribed by this section must be provided by a sufficient number of adequate, unobstructed driveways having a minimum width of six (6) metres or 4 metres for a one-way aisle, except that in the case of a single detached, seasonal or semi-detached dwelling or modular home, the paved width may be reduced to 3.5 metres.
- 3.23.5** All off-street parking spaces, driveways and aisles required herein for a single family, semi-detached or seasonal dwellings, marinas, golf courses and parks must be constructed and maintained with a stable surface which is treated to prevent the raising of dirt or loose particles. All off-street parking spaces, driveways and aisles required for any other permitted use must have a cement or asphaltic binder or any other permanent type of surfacing and the spaces must be outlined and maintained with a suitable paint.
- 3.23.6** Where a ramp to parking aisles provides access from a street, the ramp must not be located closer than four (4) metres from the street line and a level stopping space must be provided between the ramp and the street grade so as to provide adequate vision to the street in both directions.

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- 3.23.7** Where a lot, building or structure accommodates more than one type of use, the parking requirements for the whole building is the sum of the requirements for the separate parts of the lot, building or structure occupied by the separate types of uses.
- 3.23.8** Where an addition is made to a building or the use is changed, then additional parking spaces must be provided up to the number required for the addition or change in use with the exception that where a garage is erected in any residential zone, the number of parking spaces as required for the zone are to be provided.
- 3.23.9** Where the application of ratios results in a fraction of a parking space, the required number of spaces is to be increased to the next whole number.
- 3.23.10** The lights used for illumination of parking spaces, aisles and driveways must be so arranged as to divert the light away from adjacent lots and streets.
- 3.23.11** A structure no more than four (4) metres in height and not more than five (5) square metres in area may be erected in the parking area for the use of parking attendants.
- 3.23.12** No sign may be erected in any parking area other than directional signs, signs necessarily incidental to the efficient operation of a commercial parking lot and a sign that gives the name of the owner. The maximum size of the sign is one (1) square metre.
- 3.23.13** Where off-street parking for any use other than a residential use abuts a side or rear lot line in a Residential Zone, then a screen must be erected or planted and maintained along the side or rear lot line and the screen must have a minimum height of 1.5 metres and must be suitable for provisions of privacy, protection from vehicle lights and must be in keeping with the immediate landscape.
- 3.23.14** No parking or loading facility or part thereof may be located and no land may be used for the temporary parking or storage of any licensed vehicle within one (1) metre of any lot line or street line or within one (1) metre of the boundary of any Residential Zone.

3.24 LOADING REQUIREMENTS

- 3.24.1** Where land, buildings or structures are used for any purposes involving the receiving, shipping, loading or unloading of animals, goods, wares, merchandise and raw materials, loading spaces, a minimum of one space are required for the purpose of loading or unloading animals, goods, wares and merchandise and raw materials so that no parking facility or part thereof required to be provided under this By-law, or any street allowance are used by any vehicle as an area for waiting to unload or load animals, goods, wares, merchandise and raw materials.

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- 3.24.2** The driveways, aisles, loading and unloading spaces for marinas, golf courses and parks must be constructed and maintained with a stable surface which is treated to prevent the raising of dirt or loose particles. All parking/loading spaces and driveways and aisles require a cement or asphaltic binder or any other permanent type of surfacing for any other permitted uses.
- 3.24.3** The loading requirements referred to do not apply to any building in existence at the date of enactment of this By-law so long as the floor area as it existed at that date is not increased or the uses changed. If an addition is made or the use is changed, the loading spaces must be provided up to the number required for the addition or use.
- 3.24.4** A loading space shall have a minimum of 12 metres in length and 3.6 metres in width and shall have a vertical clearance of a minimum of 4.2 metres.
- 3.24.5** Loading spaces for each premises shall be provided on the same lot in accordance with the following standards:

<u>Gross Floor Area</u>	<u>Spaces Required</u>
i) 0-1860 sq. m.	1
ii) 1861-2787 sq. m.	2
iii) Over 2787 sq. m.	3

- 3.24.6** No loading space or platform or overhead vehicular door may be located in any yard or wall of any building or structure, which adjoins or faces a street, or Provincial Highway No. 400, if such space is located at the Primary Visual Area.

3.25 BED AND BREAKFAST

Where a bed and breakfast use is permitted in any zone, the following provisions apply:

- a) The bed and breakfast shall be permitted only in the zones indicated in this By-law and shall be clearly accessory to the main residential use and shall not change the residential character of the lot;
- b) No person other than the person residing in the residence containing the bed and breakfast, shall be employed except as is necessary for housekeeping purposes;
- c) The bed and breakfast shall not have more than four (4) rooms for overnight guest purposes;
- d) The guest rooms shall not contain kitchen facilities;
- e) Only one plate or sign, attached to the dwelling or located in the front yard shall be permitted and no flashing or animated sign shall be used. The maximum size of any sign shall not exceed the dimensions of 90 cm by 90 cm (35.43"); and
- f) One (1) additional parking space shall be provided for each room used for

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overnight guest purposes.

3.26 GARDEN SUITE

A garden suite may be permitted by way of a Temporary Use By-law and furthermore may be subject to an agreement with the municipality. For the purpose of this By-law, a garden suite shall mean a 1-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing single detached dwelling and that is designed to be portable.

3.27 ACCESSORY DWELLING UNITS

Where in this By-law, a single-detached dwelling or a semi-detached dwelling or a townhouse is a permitted use, an accessory dwelling unit is also a permitted use where such dwelling is serviced by a municipal sewage disposal system.

Where in this By-law a single-detached dwelling, a semi-detached dwelling or a townhouse dwelling is a permitted principal use, and the dwelling is serviced by a private sewage disposal system, an accessory dwelling unit is also permitted by this By-law, subject to the following:

- a) The appropriate agency and/or Ministry have approved the private sewage disposal system to service the two dwelling units.

Occupancy of the accessory dwelling unit shall not be permitted until a Certificate of Occupancy Permit has been issued by the Town.

The use of any land and the erection, renovation, use and maintenance of any building for an accessory dwelling unit shall be subject to the provisions and standards of Ontario Regulation 384/94, as amended.

3.28 PLANTING OR LANDSCAPE STRIP

Where, in any Zone, this By-law requires that a planting strip be provided and maintained such planting strip shall be provided in accordance with the following requirements:

- a) The planting strip shall have a minimum width of 3 metres.
- b) The planting strip shall consist of a solid and unbroken planting of shrubs or trees, the ultimate height of which is not less than 2.0 metres or a solid fence not less than the 1.8 metres in height.
- c) The planting strip required in this By-law shall be installed and maintained by the owner of the lot upon which the planting strip is required.
- d) The planting strip shall be completely contained on the lot or within the Zone for which the provision of planting strips is a requirement. Planting strips shall run along the entire length of the Zone boundary or lot line, unless otherwise specified.
- e) A planting strip shall not be required where a sight triangle is required, as defined

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in this By-law.

3.29 HOLDING ZONES

- a) Holding (H) Zones are established and identified on the Map Schedule to this By-law in parenthesis following the zone symbol.
- b) Prior to the removal of the Holding (H) symbol, the only permitted uses on the lands subject to the Holding (H) symbol shall be those uses existing at the date the Holding (H) symbol is applied.
- c) Where a Holding (H) symbol is imposed on any land, the By-law which places the Holding (H) symbol on said lands shall set out the conditions to be satisfied to effect its removal.

SECTION 4

RESIDENTIAL ZONES

4.1 RESIDENTIAL ESTATE (RE) ZONE

4.1.1 Permitted Uses

- a) Single detached dwelling.

4.1.2 Accessory Uses

- a) Private garage
- b) Storage shed
- c) Swimming pool, change house
- d) Greenhouse
- e) Tennis court
- f) Boathouse
- g) Deck
- h) Home Occupation
- i) Gazebo.
- j) Bed and Breakfast
- k) any other similar use to the above considered to be accessory to a residential use

4.1.3 Regulations

- a) Minimum Lot Area: 5260 m²
- b) Minimum Lot Frontage: 45 m
- c) Minimum Yards, Principal Use:
 - i) front 15 m
 - ii) interior side 6 m
 - iii) exterior side 15 m
 - iv) rear 15 m
- d) Minimum Yards, Accessory Use:
 - i) front 15 m
 - ii) interior side 3 m
 - iii) exterior side 15 m
 - iv) rear 6 m
- e) First Floor Area 140 square metres
- f) Maximum Lot Coverage 15%
- g) Maximum Height 11 m

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4.1.4 Planned Width of Road Allowance

See Section 3.20.

4.1.5 Special Setback - Rail Line

See Section 3.21.

4.1.6 Residential Estate Zone RE-Exception

Notwithstanding the permitted uses and regulations of Section 4.1, the lands zoned on Schedule "A" with a Residential Estate Zone symbol RE followed by a number shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law:

4.1.6.1 RE-1 (44-97) (Forest Valley)

Map No. 44

All of the provisions of Section 4.1 apply as for the Residential Estate Zone RE except that the following minimum standards shall apply:

- | | | |
|----|--------------------------|--------------------|
| a) | Minimum frontage | 35 m |
| b) | Minimum lot area | 3000 square metres |
| c) | Minimum gross floor area | 135 square metres |

4.1.6.2 RE-2

Map No. 44

In addition to those uses permitted in RE-2 Zone, and in accordance with all provisions for the RE-2 Zone, an apartment within a unit not exceeding 75 square metres may be permitted.

4.1.6.3 RE-3 (58-95) (Ladywood Estates)

Map No. 32

Principal and accessory uses permitted for an Estate Residential (RE) Zone set out in accordance with the following zone regulations.

- | | | |
|----|--|--------|
| a) | Minimum lot area | 1.0 ha |
| b) | Minimum lot frontage of the most westerly lot frontage being measured on the shoreline | 65 m |
| c) | Minimum lot frontage, with the exception of the most westerly lot | 65 m |
| d) | Minimum front yard | 25 m |
| e) | Minimum interior side yard | 5 m |

4.1.6.4 RE-4

Map No. 45

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The minimum lot area for a lot zoned RE-4 shall be 3600 square metres, provided that the average minimum lot size of all lots is 5900 square metres.

Notwithstanding the Environmental EP Zone provisions and permitted uses, all lands within the subject property falling under the Environmental Protection EP Zone shall prohibit development, save and except for the provision of a stormwater management facility on Block 33.

4.1.6.5 RE-5 (29-00) (Wilkinson)

Map No. 32

All of the provisions of Section 4.1 apply as for the Residential Estate Zone RE except that the following special provisions shall apply:

- a) No buildings or structures shall be located further than 50 metres from the front lot line.
- b) No buildings or structures shall be located within 15 metres of the centerline of the eastern most watercourse on the subject subdivision development lands.

4.1.6.6 RE-6(H)(081-03)

Map No. 2

The permitted use of lands zoned RG-6 shall be for single family detached dwellings with a minimum lot area of 4047 square metres (one acre) developed by plan of subdivision under the Planning Act together with associated services and amenities such as parks and stormwater management facilities.

A zone symbol followed by a Holding Symbol (H) shall be used for no other purpose than that which exists on October 1, 2003.

Council shall only consider the removal of the Holding Symbol (H) applying to the RG-6 Zone when Draft Approval for the Plan of Subdivision has been given by the County of Simcoe or its delegate.

4.2 RESIDENTIAL RURAL (RR) ZONE

4.2.1 Principal Permitted Use

- a) Single detached dwelling

4.2.2 Accessory Uses

- a) Private Garage
- b) Home Occupation
- c) Storage Shed
- d) Swimming Pool, Change House
- e) Greenhouse
- f) Tennis Court
- g) Boat House
- h) Deck
- i) Gazebo
- j) Bed and Breakfast
- k) any other similar use to the above considered to be accessory to a residential use

4.2.3 Regulations

- | | | |
|----|--|--------------------|
| a) | Minimum Lot Area | 1900 square metres |
| b) | Minimum Lot Frontage | 30 m |
| c) | Minimum Yards, Principal use: | |
| | i) front | 10 m |
| | ii) interior side | 3 m |
| | iii) exterior side | 9 m |
| | iv) rear | 10 m |
| | v) planned width of road allowance see Section 3.20 | |
| d) | Minimum Yards, Accessory Uses: | |
| | i) front | 10 m |
| | ii) interior side with the exception of an
Agricultural use | 3 m |
| | Agricultural use is | 10 m |
| | iii) exterior side | 9 m |
| | iv) rear | 3 m |
| | v) planned width of road allowance see Section 3.20 | |
| e) | Minimum Gross Floor Area | 84 square metres |
| f) | Maximum Lot Coverage | 25% |
| g) | Maximum Building Height | 11 m |

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4.2.4 Accessory Agriculture Use

Notwithstanding and in addition to any other provisions of this By-law to the contrary, in an RR Zone where agriculture is permitted as an accessory use, the following special zone regulations shall apply:

- a) No building or structure used for the purpose of housing poultry or livestock or storage of manure shall be located closer than 50 metres from a dwelling on an adjoining lot or any Residential Zone boundary.
- b) Where an adjoining lot is vacant, the 50 metres referred to in Clause (a) above shall be measured from a point in the adjoining lot where the minimum side yard intersects a line drawn parallel to and 20 metres from the chord of the front lot line.
- c) Outside storage of manure shall not be permitted.
- d) No poultry or livestock shall be permitted until a building or structure has been erected to house such poultry or livestock.
- e) The number of poultry or livestock permitted shall not exceed the capacity of the building or structure erected to house such poultry or livestock.

4.2.5 Planned Width of Road Allowance

See Section 3.20.

4.2.6 Special Setback - Rail Line

See Section 3.21.

4.2.7 Residential Rural Zone RR-Exception

Notwithstanding the permitted uses and regulations of Section 4.2, the lands zoned in Schedule "A" with a Residential Rural Zone symbol RR followed by a number shall be subject to the uses and regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

4.2.7.1 RR-1

Map 107

All of the uses permitted in an RR Zone in accordance with the regulations except that despite the interior side yard requirements, no buildings or structure shall be located closer than 32 metres from the west limits of the zone boundary, being the west limits of the property.

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4.2.7.2 RR-2

Map No. 4

All of the uses permitted in accordance with the Residential Rural RR standards, except that the existing single detached dwelling shall be permitted as a principal use, and the following exceptions shall also apply:

Minimum lot area	4.5 hectares
Minimum frontage	27 metres

4.2.7.3 RR-3 (77-96)

Map No. 16

On the lands described as part Lot 20, Concession 7, in addition to the uses set out, the temporary establishment of a garden suite dwelling for a maximum period of 10 years shall be permitted until the 23rd day of October, 2006, at which time the Occupancy of the Garden Suite dwelling shall cease and its entire removal from the said lands shall be undertaken unless the use is extended by Council in accordance with the provisions of Section 39 of the Planning Act.

4.2.7.4 RR-4 (41-99)

Map No. 42

All of the uses permitted in accordance with the Residential Rural RR standards, except that a single detached dwelling shall be permitted as a principal use, and the following exceptions shall also apply:

Minimum frontage:	10 metres
-------------------	-----------

4.2.7.5 RR-5 (76-99)

Map No. 113

A Rural Business existing on the date of the passing of this By-law 76-99 (October 13, 1999).

4.2.7.6 RR-6 (1-00)

Map No. 132

On the lands described as 3220 10th Line, in addition to the uses set out in the establishment of a garden suite dwelling in an existing accessory building shall be permitted until the 5th day of January 2009, at which time the occupancy of the Garden Suite for residential purposes shall cease, and its entire removal from the accessory garage and workshop shall be undertaken, unless such use is extended by Council in accordance with the provisions of Section 39 of the Planning Act.

4.2.7.7 RR-7 (43-03)

Map No. 117

In addition to the uses permitted in the RR Zone and subject to all other provisions of the RR Zone, a second dwelling unit within a unit with a floor area not exceeding 70 square metres shall be permitted.

4.2.7.8 RR-8 (077-02)

Map No. 123

The permitted uses, and subject to all zone provisions for the RR Zone, shall apply to those lands zoned RR-8 on Map 123 except that the minimum frontage shall be 91 metres.

4.2.7.9 RR-9 (079-02)

Map No. 6

The permitted uses, and subject to all zone provisions for the RR Zone, shall apply to those lands zoned RR-9 on Map 6 except that the minimum frontage shall be 60 metres.

4.3 RESIDENTIAL PRIVATE SERVICE (RPS) ZONE

4.3.1 Principal Permitted Use

- a) Single detached dwelling

4.3.2 Permitted Accessory Uses

- a) Home Occupation
- b) Private Garage
- c) Boat house where the rear lot line abuts the shoreline of Lake Simcoe or Kempenfelt Bay
- d) Storage shed
- e) Swimming pool, Change House
- f) Greenhouse
- g) Tennis Court
- h) Deck
- i) Gazebo.
- j) Bed and Breakfast
- k) any other similar use to the above considered to be accessory to a residential use

4.3.3 Regulations

- a) Minimum Lot Area 1400 square metres
- b) Minimum Lot Frontage
 - i) with municipal water only 17 m
 - ii) without municipal water or sewers 22 m
- c) Minimum Yard Setback Requirements, Principal Use:
 - i) front 8 m
 - ii) interior side 1.5 m
 - iii) exterior side 6 m
 - iv) rear 6 m
 - v) planned width of road allowance see Section 3.20
- d) Minimum Yard Setback Requirements, Accessory Uses:
 - i) front 5 m
 - ii) interior side 1m
 - iii) exterior side 8 m
 - iv) rear 1 m
 - v) planned width of road allowance see Section 3.20
- e) Minimum Gross Floor Area 84 square metres
- f) Maximum Lot Coverage 35%
- g) Maximum Building Height 9 m

4.3.4 Planned Width of Road Allowance

See Section 3.20.

4.3.5 Special Setback - Rail Line

See Section 3.21.

4.3.6 Residential Private Service Zone RPS-Exception

Notwithstanding the permitted uses and regulations of Section 4.3, the lands zoned in Schedule "A" with a Residential Private Service Zone symbol RPS followed by a number shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

4.3.6.1 RPS-1 (21-98)

Map No. 35 and 36

A single detached dwelling in accordance with the provision of the RPS Zone, except that the minimum lot frontage of 45 metres shall apply.

4.3.6.2 RPS-2(H) (16-03)

Map No. 34 and 35

Principal and accessory uses permitted for a Residential Private Service RPS-2 Zone set out under subsections 4.3.1 and 4.3.2 in accordance with the following zone regulations:

Minimum Lot Area	7900 square metres
Minimum Lot Frontage	61 metres
Maximum Lot Coverage	15%
Minimum Gross Floor Area	180 square metres per unit
Minimum Front Yard Setback	10 metres
Minimum Interior Side Yard Setback	6 metres
Minimum Exterior Side Yard Setback	10 metres
Minimum Rear Yard Setback	10 metres

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Minimum front yard setback for buildings not attached to main building	15 metres
Minimum Interior Side Yard Setback for accessory buildings not attached to main building	6 metres
Minimum Exterior Side Yard Setback for accessory buildings not attached to main building	10 metres
Minimum Rear Yard for accessory buildings not attached to main building	10 metres
Maximum Building Height	11 metres
No residential dwelling on areas zoned RPS-2(a).	

There are environmental sensitive lands zoned RPS-2 which require development and use to occur in accordance with detailed site plans. Accordingly, no use or development shall be permitted on any lot zoned RPS-2 until such time as site plan has been approved by the Town and a specific site plan agreement has been entered into, between the owner of each individual lot and the Town to address such matters as are set out on the General Site Plan registered on title for the entire development.

For purposes of the RPS-2 Zone, the terms “use” and “development” shall mean any vegetative or tree removal, grading, construction, alteration of the site, construction building or accessory structure construction or alteration.

When the zone symbol is followed by the letter (H) on those lands zoned RPS-2, RPS-2(a) and EP-8, or OS-2, the lands shall be used for no other purpose than that which existed on January 1, 2003 until the (H) suffix is removed in accordance with the Planning Act. The (H) provision shall be removed when:

- a) The Subdivision Agreement for the development has been executed by the Owner and the Town; and
- b) A General Site Plan Agreement has been registered over the entire development stipulating such matters as to be addressed in detailed site plan required for each individual lot.

4.3.6.3 RPS-3, RPS-3(H)(48-99)

Map No. 25

When the zone symbol is followed by the letter (H), the lands shall be used for no other purpose than that which existed on July 7, 1999 until the (H) suffix is removed at which time all of the provisions relating to the RPS Zone shall apply.

The (H) provision shall be removed from part of the subject property fronting onto the municipal road, where lots may be created by land severance, when it can be demonstrated to the satisfaction of the Town that these lots can be adequately serviced by individual wells and septic systems. This shall include a requirement for an hydrology report for servicing, and development of septic systems providing for tertiary treatment.

The (H) symbol shall be removed from the remainder of the subject lands when full municipal services are available for a development by plan of subdivision.

4.4 RESIDENTIAL SERVICED (R1S) ZONE

4.4.1 Principal Permitted Use

- a) Single detached dwelling

4.4.2 Accessory Uses

- a) Home Occupation
- b) Private Garage
- c) Storage shed
- d) Swimming Pool, Change Room
- e) Greenhouse
- f) Tennis Court
- g) Boat House
- h) Deck
- i) Gazebo
- j) Bed and Breakfast
- k) any other similar use to the above considered to be accessory to a residential use

4.4.3 Regulations

- a) Minimum Lot Area
 - i) with sanitary services 600 square metres
 - ii) without sanitary services 1400 square metres
- b) Minimum Lot Frontage
 - i) with sanitary services 15 m
 - ii) water only 17 m
 - iii) no services 22 m
- c) Yard, Principal Use:
 - i) front 8 m
 - ii) interior side 1.5 m
 - iii) exterior side 6 m
 - iv) rear 6 m
 - v) planned width of road allowance see Section 3.20
- d) Yard, Accessory Uses:
 - i) front 8 m
 - ii) interior side 1 m
 - iii) exterior side 8 m
 - iv) rear 1 m
 - v) planned width of road allowance see Section 3.20
- e) Minimum Gross Floor Area 84 square metres
- f) Maximum Lot Coverage 35%
- g) Maximum Building Height 9 m

4.4.4 Planned Width of Road Allowance

See Section 3.20.

4.4.5 Special Setback - Rail Line

See Section 3.21.

4.4.6 Residential Serviced Zone R1S-Exception

Notwithstanding the permitted uses and regulations of Section 4.4, the lands zoned on Schedule "A" with a Residential Service Zone symbol R1S followed by a number, shall be subject to the uses and regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law:

4.4.6.1 R1S-1 (15-01)

Map No. 7

All of the uses permitted in accordance with the R1S Zone standards, except that a second dwelling unit, with an area of no more than 150 square metres shall be permitted within the principal dwelling unit.

Parking shall be provided in accordance with the general provision of Section 3-23.

4.4.6.2 R1S-2 (39-01)

Map No. 44

On the lands described as Lot 9, Plan 51M-488, Concession 4 in the Town of Innisfil, in addition to the uses set out under Section 4, the temporary establishment of a Garden Suite Dwelling for a maximum period of ten (10) years, shall be permitted until the 6th day of June, 2011, at which time the occupancy of the "Garden Suite Dwelling" shall cease, and the existing single detached unit is to be re-instated, unless such use is extended by Council in accordance with the provisions of Section 39 of the Planning Act.

In the event the Garden Suite is occupied by anyone other than Mr. and Mrs. Peacock during the 10 year temporary time frame, the by-law shall cease to be in effect and the lands shall revert to the R1S Zone. The garden suite (second dwelling in a unit), shall be removed in its entirety by the owner of the property.

4.4.6.3 R1S-3 (16-89)

Map No. 42

All of the provisions of the Residential Serviced R1S Zone shall apply except that no dwelling shall be erected closer than 30 metres from the southwesterly limit of the railway right-of-way.

4.5 RESIDENTIAL FULL SERVICE (R1FS) ZONE

4.5.1 Principal Permitted Use

- a) Public uses
- b) Single detached dwelling

4.5.2 Permitted Accessory Uses

- a) Home Occupation
- b) Private Garage
- c) Storage shed
- d) Swimming Pool, Change Room
- e) Greenhouse
- f) Tennis Court
- g) Boat House
- h) Deck
- i) Gazebo
- j) Bed and Breakfast
- k) any other similar use to the above considered to be accessory to a residential use

4.5.3 Regulations

- | | | |
|----|---------------------------------|-------------------|
| a) | Minimum Lot Area | 600 square metres |
| b) | Minimum Lot Frontage | 15 metres |
| c) | Maximum Lot Coverage | 35% |
| d) | Minimum Gross Floor Area | 84 square metres |
| e) | Minimum Yards | |
| | i) front | 8 metres |
| | ii) rear | 6 metres |
| | iii) interior side | 1.2 metres |
| | iii) exterior side | 6 metres |
| f) | Maximum Building Height | 9 metres |
| g) | Accessory Use | |
| | i) Minimum Front Yard | 8 metres |
| | ii) Minimum Interior Side Yard | 1 metre |
| | iii) Minimum Exterior Side Yard | 8 metres |
| | iv) Minimum Rear Yard | 1 metre |

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4.5.4 Planned Width of Road Allowance

See Section 3.20.

4.5.5 Special Setback - Rail Line

See Section 3.21.

4.5.6 Residential Full Service Zone R1FS-Exception

Notwithstanding the permitted uses and regulations of Section 4.5, the lands zoned in Schedule "A" with a Residential Full Service Zone symbol R1FS followed by a number shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

4.5.6.1 R1FS-1(059-01)

Map No. 19

Minimum Lot Area	420 square metres
Minimum Interior Side Yard	1.5 metres
Minimum Exterior Side Yard	4.2 metres

4.5.6.2 R1FS-2(H) (25-90)

Map No. 25 and 26

No purpose other than that which existed on January 31, 1990 until the symbol (H) is removed in accordance with Section 35 of the Planning Act, at which time the following shall apply:

- (i) Single detached, duplex and semi-detached dwelling units, non-commercial recreational uses serving the residential development included a golf course and administrative-community centre in accordance with the following provisions:
- (ii) A maximum of five hundred (500) dwelling units shall be permitted for all lands zoned R1FS-2. No more than fifty (50) dwelling units permitted shall be semi-detached or duplex dwelling units or a combination of the two. The remainder of the dwelling units shall be single detached dwellings as defined in Section 2.42.
- (iii) Dwellings grouped in clusters shall have no more than six units in each cluster.

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- (iv) The following minimum separation distances between clusters shall apply:

Front Walls	20 metres
Side Walls	3 metres
Rear Walls	10 metres

- (v) For the purposes of this By-law, the front wall shall be defined as the exterior wall of any dwelling unit facing any driveway. The rear wall shall be defined as the exterior wall opposite the front wall. The side wall shall be defined as the exterior wall opposite the front wall. The side wall shall be defined as the walls on the sides of the outermost dwellings in any cluster. In cases where two different separation distances apply, the more stringent shall govern. The minimum building setback from the property boundaries or zone boundaries shall be 8 metres. The minimum gross floor area for each dwelling unit shall be 84 square metres.
- (vi) The minimum building setback from all property boundaries or zone boundaries shall be 8 metres.
- (vii) The minimum gross floor area for each dwelling unit shall be 84 square metres.
- (viii) Should the lands be developed in a series of phases, stages or segments, no more than ten percent (10%) of the total number of dwelling units in each phase shall be semi-detached or duplex dwelling units or a combination thereof.
- (ix) The minimum parking requirement shall be 1000 parking spaces incorporating a minimum of one (1) space per unit and a minimum of one (1) space per unit per visitor parking.
- (x) 0.75 spaces per unit for visitor parking shall be located no less than 150m from the dwelling units they are intended to serve and 0.25 spaces per unit may be located elsewhere.
- (xi) Visitor parking shall not have direct access from any driveway and no parking spaces shall be provided on any driveway.
- (xii) For the purpose of this By-law, the minimum paved, traveled portion of driveway, width shall be 8.5 metres wide.

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(xiii) The following special provision for driveways, off-street parking spaces and parking aisles shall apply:

- a) Each parking space must be readily accessible at all times and arranged in such a manner to provide access and maneuvering space for the parking and removal of a motor vehicle.
- b) All off street parking spaces, driveways and aisles required, shall have a cement or asphaltic binder or any other type of permanent type of surfacing and such spaces shall be outlined and maintained with a suitable paint.
- c) All visitor parking spaces shall be adequately screened from dwelling units, and shall provide for privacy, protection from vehicle lights and be in keeping with the immediate landscape.

(xv) The following definitions apply for the purposes of this paragraph:

- a) “Semi-Detached Dwelling” shall mean a separate building containing two single family dwelling units separated vertically by a common wall, each unit having separate entrances and exit facilities.
- b) “Duplex Dwelling” shall mean a building that is divided horizontally, into two dwelling units, each of which has an independent entrance either directly or through a common vestibule.

4.5.6.3 R1FS-3(H)(25-90)

Map No. 26

No purpose other than that which existed on January 31, 1990 until the symbol (H) is removed in accordance with Section 35 of the Planning Act, at which time all of the requirements and provisions of the Residential Full Service Zone R1FS shall apply.

4.5.6.4 R1FS-4(12-94)

Map No. 8

In addition to the permitted uses listed under Section 4.5.1 and 4.5.2, an additional dwelling unit shall be permitted.

- a) Despite Section 4.5.3, or any other provision of this By-law to the contrary, the minimum gross floor area for the additional dwelling unit shall be 50 square metres.

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4.5.6.5 R1FS-5 (19-02)

Map No. 22

All of the uses permitted in accordance with the R1FS Zone standards, except that a second dwelling unit, with an area of no more than 100 square metres shall be permitted within the principal dwelling unit.

Parking shall be provided in accordance with the general provision.

4.5.6.6 R1FS-6

Map No. 21

On those lands zoned R1FS-6, the minimum rear yard shall be 29m.

4.5.6.9 R1FS-9 (051-98)

Map No. 48

In the lands described as Lots 11, 12 and 13, Plan 260 and zoned in the Residential Full Service Exception R1FS-9 Zone, all of the permitted uses of the R1FS Zone shall apply and in addition:

- i) A Nursery School shall be considered a permitted home occupation use.
- ii) A maximum of 3 (three) employees or volunteers who do not reside on the premises may assist in the operation of a day nursery and tutoring service, and
- iii) The floor area of the day nursery may not exceed 50% of the floor area of the dwelling.
- iv) A minimum of 4 parking spaces shall be required.

4.5.6.10 R1FS-10 (89-16)

Map No 48

Notwithstanding the regulations of the Residential Full Service R1FS Zone, the lands described as Part of Lot 13, Registered Plan 150 (42 Queen Street West) and zoned in the Residential Full Service Exception R1FS-10 Zone may be used for a duplex dwelling.

4.5.6.11 R1FS-11 (90-11)

Map No. 48

Notwithstanding the minimum regulations of the front yard and interior and exterior side yards of the Residential Full Service R1FS Zone, the lands zoned as Residential Full Service R1FS-11 Zone shall have a minimum lot frontage, interior side yard and exterior side yard of 5.2 metres, 0.9 metres and 2.2 metres respectively.

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4.5.6.12 R1FS-12(H)(067-02)

Map No. 47

Notwithstanding any other provisions of this By-law as amended, the maximum permitted height for those lands zoned R1FS-12 shall be 11 metres and the minimum lot frontage shall be 15 metres.

Holding Provision

On those lands zoned with the (H) suffix following any residential zone symbol, only the uses existing as of the date of this by-law shall be permitted until such time as the Holding provision is removed in accordance with the provision of the Planning Act.

Prior to removal of the Holding provision, the Town shall be satisfied that the following conditions are met:

- a) the lands can be fully serviced with all necessary services;
- b) a program for monitoring of sewage capacity is in place;
- c) a phasing plan reflecting monitoring of development proposals, such that the holding provision may be removed in phases at such time as it is demonstrated through the monitoring program that the remaining units may be developed, without risk of exceeding available reserve capacity in the Town's sewage treatment facility. An Engineer's report shall be submitted to Council confirming this prior to removal of the Holding provision in any phase of development for any residential plan of subdivision or multiple residential site plan proposal; and
- d) the necessary development agreements, including a site plan agreement or subdivision agreement as applicable, front ending agreements, cost sharing agreements, development charges by-laws, and external works agreements are executed to ensure servicing capability.

4.5.6.13 R1FS-13(H)(069-02)

Map No. 47

Lots zoned R1FS-13 on Draft Plan 43T-88022 shall be subject to the following special Standards:

Minimum Front Yard Setback	6.0m
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4.5.6.14 R1FS-14(H) (068-02)

Map No. 47

- 1) Permitted Uses:
 - a) Single detached dwelling including a garage
 - b) A public park
 - c) A home occupation
- 2) Residential Zone Regulations:
 - a) Minimum lot area:
 - i) Interior lot 450 square metres
 - ii) Exterior lot 550 square metres
 - b) Minimum lot frontage:
 - i) Interior lot 15 metres
 - ii) Exterior lot 18 metres
 - c) Maximum lot coverage: 40%
 - d) Minimum gross floor area: 100 square metres
 - e) Minimum yard requirements:
 - i) Front yard 7.5 metres
 - ii) Rear yard 9.0 metres
 - iii) Exterior side yard 3.5 metres
 - iv) Interior side yard 1.2 metres
 - f) Maximum building height: 11 metres

4.5.6.15 R1FS-15(H) (068-02)

Map No. 47

Lots 68 to 74 Inclusive Draft Plan No. 43T-98005:

The minimum rear yard setback shall be 7.5 metres for all lots zoned R1FS-15.

4.5.6.16 R1FS-16(H) (068-02)

Map No. 47

Lots abutting the Trans Canada Pipeline Lots 1 and 42 to 46 inclusive Draft Plan No. 43T-98005:

The minimum setback from the pipeline right-of-way shall be 10 metres.

4.6 RESIDENTIAL FULL SERVICE (R2FS) ZONE

4.6.1 Principal Permitted Use

- a) Single detached dwelling
- b) Public uses

4.6.2 Permitted Accessory Uses

- a) Home Occupation
- b) Private Garage
- c) Storage shed
- d) Swimming Pool, Change Room
- e) Greenhouse
- f) Tennis Court
- g) Boat House
- h) Deck
- i) Gazebo
- j) Bed and Breakfast
- k) any other similar use to the above considered to be accessory to a residential use

4.6.3 Regulations

- a) Minimum Lot Area
 - i) Interior Lot 400 square metres
 - ii) Exterior Lot 500 square metres
- b) Minimum Lot Frontage
 - i) Interior Lot 12 metres
 - ii) Exterior Lot 12 metres
- c) Maximum Lot Coverage 45%
- d) Minimum Gross Floor Area 84 square metres
- e) Minimum Yards
 - i) front 6 metres
 - ii) rear 6 metres
 - iii) interior side 1.2 metres
 - iii) exterior side 4.2 metres
- f) Maximum Building Height 9 metres
- g) Accessory Use
 - i) Minimum Front Yard 6 metres
 - ii) Minimum Interior Side Yard 1 metre
 - iii) Minimum Exterior Side Yard 8 metres
 - iv) Minimum Rear Yard 1 metre

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4.6.4 Planned Width of Road Allowance

See Section 3.20.

4.6.5 Special Setback - Rail Line

See Section 3.21.

4.6.6 Residential Full Service Zone R2FS-Exception

Notwithstanding the permitted uses and regulations of Section 4.6, the lands zoned in Schedule "A" with a Residential Full Service Zone symbol R2FS followed by a number shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

4.6.6.1 R2FS-1

Map No. 17

Lots 129 to 131 inclusive draft I-T00001.

All of the uses permitted in the R2FS Zone, in accordance with the R2FS Zone provisions except that no buildings or accessory structures shall be located within 30 metres setback from the nearest property line of the railway.

4.6.6.1.1 R2FS-2

Map No. 17

Lot 101 draft plan I-T00001

All of the uses permitted in the R2FS Zone, in accordance with the R2FS Zone provisions except that the minimum rear yard setback shall be 3 metres.

4.6.6.1.2 R2FS-3 (040-03)

Map No. 17

All of the uses and provisions of the Residential Zone R2FS shall apply except as follows:

Minimum lot area of an interior lot	370 m ²
Minimum lot area of an exterior lot	460 m ²

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4.7 RESIDENTIAL FULL SERVICE (R3FS) ZONE

4.7.1 Principal Permitted Use

- a) Single detached dwelling
- b) Public uses

4.7.2 Permitted Accessory Uses

- a) Home Occupation
- b) Private Garage
- c) Storage shed
- d) Swimming Pool, Change Room
- e) Greenhouse
- f) Tennis Court
- g) Boat House
- h) Deck
- i) Gazebo
- j) Bed and Breakfast
- k) any other similar use to the above considered to be accessory to a residential use

4.7.3 Regulations

- a) Minimum Lot Area
 - i) Interior Lot 270 square metres
 - ii) Exterior Lot 360 square metres
- b) Minimum Lot Frontage
 - i) Interior Lot 9 metres
 - ii) Exterior Lot 12 metres
- c) Maximum Lot Coverage 40%
- d) Minimum Gross Floor Area 84 square metres
- e) Minimum Yards
 - i) front 6 metres
(but 8 metres if road allowance is more than 23 metres)
 - ii) rear 6 metres
 - iii) interior side 1.2 metres on one side and 0.6 metres on the other
 - iii) exterior side 4.2 metres
- f) Maximum Building Height 11 metres
- g) Accessory Use
 - i) Minimum Front Yard 6 metres
 - ii) Minimum Interior Side Yard 1 metre
 - iii) Minimum Exterior Side Yard 8 metres
 - iv) Minimum Rear Yard 1 metre

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4.7.4 Planned Width of Road Allowance

See Section 3.20.

4.7.5 Special Setback - Rail Line

See Section 3.21.

4.7.6 Residential Full Service Zone R3FS-Exception

Notwithstanding the permitted uses and regulations of Section 4.7, the lands zoned in Schedule "A" with a Residential Full Service Zone symbol R3FS followed by a number shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

4.7.6.1 R3FS-1 (90-20)

Map No. 48

Notwithstanding the permitted uses and regulations of the Residential Full Service R3FS Zone, the permitted uses and regulations of those lands zoned Residential Full Service Exception R3FS-4 Zone shall be as follows:

- i) Permitted uses - duplex dwelling
- ii) Regulations
 - Minimum Lot Frontage 15 metres
 - Minimum Lot Area 380 square metres
 - Minimum Front Yard 4 metres
 - Minimum Rear Yard .6 metres
 - Minimum Exterior Side Yard Nil
 - Minimum Interior Side Yard 1.2 metres
 - Minimum Lot Coverage 48%
- iii) Accessory Building
 - Minimum Rear Yard 0.6 metres
 - Minimum Exterior Side Yard 4.2 metres
 - Minimum Interior Side Yard 1 metre
 - Minimum Lot Coverage 10%
- iv) Additional Regulations
 - Daylighting Triangle 3 metres

4.8 RESIDENTIAL MODULAR HOME (RMH) ZONE

4.8.1 Principal Permitted Uses

- a) Modular home park

4.8.2 Accessory Uses as Part of a Modular Home Park

- a) Modular homes
- b) Swimming pool, change house
- c) Administrative or rental office
- d) Recreation, open space and park use
- e) Convenience store including laundromat
- f) General Storage Compound
- g) Deck and Storage Shed.

4.8.3 Regulations

4.8.3.1 Modular Home Park

- a) Lot area 20 ha
- b) Lot frontage 150 m
- c) Yards, Principal Use:
 - i) front 15 m
 - ii) interior side 8 m
 - iii) exterior side 15 m
 - iv) rear 8 m
- d) Gross Floor Area (minimum) 11 square metres
- e) Maximum Building Height 11 m
- f) A minimum of 8 percent of the lot area of a modular home park shall be used for open space and recreation use.
- g) The maximum density for a modular home park shall be 16 modular home sites per hectare.
- h) Convenience retail stores and their required accessory parking spaces shall not occupy more than one (1) percent of the lot area.
- i) Buildings containing accessory storage facilities must be located and designed so that each building provides storage space for a minimum of eight (3) modular homes or alternatively storage space for each modular home unit should be provided within or attached to the modular home unit. The size of accessory storage facilities must be based on a minimum of 3.5 cubic metres of storage space for each modular home.

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- j) One car space shall be provided for each unit plus an additional car space for each four lots to provide for guest parking. One car space to be located on the lot of each unit with parking bays to be allocated for visitor parking within reasonable walking distance of units and spotted around the modular home park. Parking spaces to be minimum width 3 metres and minimum length 6 metres. Such parking areas shall not be used for the storage of boats, trailers, etc. Parking is not allowed other than in designated areas.

4.8.3.2 Modular Home Site

- a) Each modular home site shall be provided in accordance with the following provisions:

- i) Despite any other provisions of this By-law, the word “lot” as used below shall be interpreted as being the “modular home site” and the reference to various “yards” also applies to an individual “modular home site” as defined in this By-law rather than a “lot”.

Minimum lot area	372 square metres
Minimum distance between modular homes	3 m
Minimum gross floor area	74 square metres
Maximum lot coverage	35%

- ii) The minimum distance between a modular home and any street line for an internal modular home park road shall be five (5) metres.
- iii) The minimum lot frontage shall be six (6) metres while the average lot frontage in any modular home park shall be a minimum of twelve (12) metres. In no case shall there be more than two (2) abutting lots having the minimum lot frontage and fronting on the same side of an internal modular home park road.
- iv) Only one modular home will be permitted on each modular home site and no accessory building or structure shall be permitted.
- v) All services such as fuel supply, hydro, telephone, water and sewer connections and television cables shall be located underground.
- vi) Each modular home site must be accessible by means of an internal modular home park road which shall be hard surfaced.

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- b) Every modular home located within a modular home park shall be:
 - i) Equipped to connect to approved sewage disposal facilities and hydro service.
 - ii) Anchored in a safe fashion to prevent wind damage.
 - iii) Constructed to meet or exceed the most current standards set by regulations passed under the Building Code Act, R.S.O. 1980, Chapter 551.
- c) A deck is permitted in any yard or between two modular home units if the separation distance between the modular home units is three (3) metres or greater, provided the deck does not exceed an area of 30% of the gross floor area of the modular home unit or 27 square metres whichever is the lesser, and does not project more than 30% into any separation distance between two modular home units or project into any yard a distance greater than three (3) metres. For purposes of this Subsection, a deck means a horizontal surface greater than 2.3 square metres supported on piers free of any roof and which may be surrounded by a railing or privacy screen.

4.8.4 Planned Width of Road Allowance

See Section 3.20.

4.8.5 Special Setback - Rail Line

See Section 3.21.

4.8.6 Residential Modular Home Zone RMH- Exception

Notwithstanding the permitted uses and regulations of Section 4.8, the lands zoned on Schedule "A" with a Residential Modular Home Zone symbol, RMH, followed by a number, shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

4.8.6.1 RMH-1 (66-01)

Map No. 136

Permitted uses within the RMH-1 Zone include single detached dwellings. The construction of a basement as defined in Section 2.13 of this By-law is not permitted. In addition, any provision regulating mobile homes in Section 4 shall be deemed to also apply to single detached dwellings in the RMH-1 Zone.

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4.8.6.2 RMH-2 (90-29)

Map No. 46

Notwithstanding the regulations of the Residential Modular Home RMH Zone, the lands zoned as Residential Modular Home Exception RMH-2 Zone shall be as follows:

- a) Minimum end to side separation distance for mobile home units shall be no less than 3 metres.
- b) Minimum setback for mobile home units from a paved roadway shall be no less than 5 metres.
- c) Mobile Home Site widths area measured 9.0 metres back from the edge of pavement of a traveled road right-of-way.
- d) The lands located within 18 metres of the westerly boundary shall be used only for open space and landscaping purposes.
- e) Parking for the club house is permitted in the required front yard of the Modular Home Park.
- f) Only those existing cellars and basements under Mobile Home Dwelling Units shall be permitted. These cellars and basements shall not be for the purposes of sleeping accommodation or cooking facilities. Other non-habitable uses of these areas such as storage and recreational purposes shall be permitted.
- g) A tot lot in accordance with the relevant provisions of the site plan agreement shall be provided.
- h) The club house shall be utilized for the sole and exclusive use by the residents and tenants of the Modular Home Park only and an administrative office utilized by the proprietors of the Mobile Home Park. This club house shall be serviced by a minimum of 23 paved parking spaces.

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4.9 RESIDENTIAL SINGLE/SEMI (RSS) ZONE

4.9.1 Principal Permitted Uses

- a) Single detached dwelling
- b) Semi-detached dwelling
- c) Linked dwelling

4.9.2 Accessory Uses

- a) Private Garage
- b) Storage shed
- c) Swimming Pool, Change Room
- d) Greenhouse
- e) Deck
- f) Home Occupation
- g) Tennis Court
- h) Boat House
- i) Gazebo
- k) any other similar use to the above considered to be accessory to a residential use

4.9.3 Regulations

- a) Lot area:
 - i) single detached 480 square metres
 - ii) semi and linked 400 square metres per unit
- b) Lot frontage:
 - i) single detached 12 m
 - ii) semi and linked 10 m per unit
- c) Yards:
 - i) single detached
 - Front 8 m
 - Interior side 1.2 m
 - Exterior side 4.2 m
 - Rear 6 m
 - ii) semi and linked
 - Front 8 m
 - Interior side not common or linked wall 1.2 m
 - Exterior side 4 m
 - Rear 6 m
 - Common or linked wall 0 m

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d)	Yards:	
i)	Accessory Use	
	Front	8 m
	Interior side	1 m
	Exterior side	4m
	Rear	1m
e)	Minimum gross floor area	84 square metres
f)	Maximum lot coverage	45%
g)	Maximum building height	9 m

4.9.4 Planned Width of Road Allowance

See Section 3.20.

4.9.5 Special Setback - Rail Line

See Section 3.21.

4.9.6 Residential Single/Semi Zone (RSS) Exception

Notwithstanding the permitted uses and regulations of Section 4.9, the lands zoned on Schedule "A" with a Residential Single/Semi Zone symbol, RSS, followed by a number, shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

4.9.6.1 RSS-1(H) (058-03)

Map No. 11

All the provisions of Section 4.9 apply as for a Residential RSS zone except that any yard abutting the railway right-of-way shall be a minimum setback of 30 metres. No buildings or structure including accessory buildings or structures are permitted within this 30 metre setback.

4.9.6.2 RSS-2 (011-01)

Map No. 17

Lot 111 Draft Plan I-T00001

All of the uses permitted in the RSS Zone, in accordance with the RSS Zone provisions except that the minimum rear yard setback shall be 3 metres.

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4.9.6.3 RSS-3 (011-01)

Map No. 17

All of the uses permitted in the RSS Zone, in accordance with the zone provisions except that the minimum front yard setback for lands zoned RSS-3 shall be 6 metres.

4.9.6.4 RSS-4 (011-01)

Map No. 17

All of the uses permitted in the RSS Zone, in accordance with the zone provisions except that the minimum front yard setback for the lands zoned RSS-4 shall be 6 metres.

4.10 RESIDENTIAL TOWNHOUSE (RT) ZONE

4.10.1 Principal Permitted Uses

- a) Townhouses

4.10.2 Accessory Uses

- a) Private Garage
- b) Storage shed
- c) Swimming Pool, Change Room
- d) Greenhouse
- e) Deck
- f) Home Occupation
- g) Tennis Court
- h) Boat House
- i) Gazebo
- j) any other similar use to the above considered to be accessory to a residential use

4.10.3 Regulations

- a) Minimum lot area:
 - i) interior lot 180 square metres
 - ii) interior lot at the end of a block 240 square metres
 - iii) exterior lot 297 square metres
- b) Minimum lot frontage:
 - i) interior lot 6 m
 - ii) interior lot at the end of a block 8 m
 - iii) exterior lot 10.5 m
- c) Yards, Principal Use:
 - i) front 6 m
 - ii) interior side with corner wall 0 m
 - iii) other 2 m
 - iv) exterior lot 4.2 m
 - v) rear 7.5 m
- d) Yards, Accessory Use
 - i) front 6 m
 - ii) interior side with corner wall 0 m
 - iii) other 1 m
 - iv) exterior lot 4.2 m
 - v) rear 1 m
- e) Minimum gross floor area 84 square metres
- f) Maximum lot coverage 50%
- g) Maximum building height 11 m

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For the purpose of the RT Zone, calculation of coverage shall not include a storage shed or deck, not exceeding 20 square metres in area.

4.10.4 Planned Width of Road Allowance

See Section 3.20.

4.10.5 Special Setback - Rail Line

See Section 3.21.

4.10.6 Residential, Street Townhouse Zone RT-Exception

Notwithstanding the permitted uses and regulations of Section 4.10, the lands zoned on Schedule "A" with a Residential Townhouse Zone symbol, RT, followed by a number, shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

4.10.6.1 RT-1

Map No. 17

Block 122 Draft Plan I-T000001. All of the uses permitted in the RT Zone, in accordance with the RT Zone provisions except that no buildings or accessory structures shall be located within 30 metres setback from the nearest property line of the railway.

4.10.6.2 RT-2(H)

Map No. 11

All the provisions of Section 4.8 apply as for a Residential RT Zone except as follows:

Permitted Use: In addition to condominium street townhouses, an apartment building shall also be permitted.

Zone Regulations:

i)	Maximum Density	52 units per hectare
ii)	Minimum Lot Frontage	30 metres
iii)	Minimum Front Yard Setback	6 metres
iv)	Minimum Interior Side Yard Setback	3 metres
v)	Minimum Exterior Side Yard Setback	6 metres
vii)	Maximum Height	4 stories
viii)	Parking	2 spaces/unit
		0.25 spaces per unit for visitor's parking

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- ix) No accessory buildings or structures shall be permitted in the front yard or exterior side yard.
- x) Amenity Area shall be provided at 10m² per dwelling unit for an apartment building
- xi) A wooden privacy fence shall be erected where the lands for an apartment building abut a residential use.
- xii) A minimum of 20% of the lot area shall be landscaped.

4.10.6.3 RT-3(H) (042-02)

Map No. 18

On those lands zoned RT-3 on Schedule “A” attached hereto, all the permitted uses and provisions in accordance with the RT zone regulations, shall apply, except that:

The minimum interior side yard shall be 1.8 metres and nil where the building has a common wall with any building on an adjacent lot.

4.10.6.4 RT-4(H) (040-03)

Map No. 17

All of the uses and provisions of the Residential Street Townhouse Zone RT shall apply except as follows:

Minimum lot area for an interior lot at the end of a block:	225 m ²
Minimum lot frontage for an interior lot at the end of a block:	7.5 m
Minimum interior side yard:	1.5 m and nil where a Building has a common wall with any building on an adjacent lot

4.10.6.5 RT-5(H) (011-07)

Map No. 11

Blocks 198, Draft Plan I-T00001

All of the permitted uses of the RT zone in accordance with the RT zone provisions except that:

- i) that no buildings or accessory structures shall be located within the 30 metre setback from the nearest property line of the railway, and
- ii) provided all other zoning provisions can be met, the density provisions shall be in accordance with overall maximum provisions for the medium density designation of the Alcona Secondary Plan.

4.11 RESIDENTIAL MULTIPLE (RM) ZONE

4.11.1 Permitted Uses

- a) Apartments.

4.11.2 Accessory Uses

- a) Private garage
- b) Storage shed
- c) Swimming pool
- d) Recreation facility
- e) Storage and maintenance facilities in a central building
- f) Playground and play structure

4.11.3 Regulations

- | | | |
|----|---|-------------------------|
| a) | Minimum lot area:
(with sanitary sewers) | 265 square metres /unit |
| b) | Minimum lot frontage:
(with sanitary sewers) | 30 metres |
| c) | Minimum yard requirements: | |
| | - front yard | 8 metres |
| | - rear yard | 8 metres |
| | - interior side yard | 4 metres |
| | - exterior side yard | 8 metres |
| d) | Maximum lot coverage: | 30% |
| e) | Minimum gross floor area/unit: | 74 square metres |
| f) | Maximum building height: | 12 metres |

Minimum Yard Requirements for Accessory Buildings or Structures

- | | | |
|----|-----------------------------|----------|
| a) | Minimum front yard: | 8 metres |
| b) | Minimum rear yard: | 2 metres |
| c) | Minimum interior side yard: | 2 metres |
| d) | Minimum exterior side yard: | 8 metres |

4.11.4 Density

Notwithstanding and in addition to the provisions of this section, in any RM Zone, the number of dwelling units on any lot shall not exceed fifty-two units per hectare.

4.11.5 Planned Width of Road Allowance

See Section 3.20.

4.11.6 Special Setback - Rail Line

See Section 3.21.

4.11.7 Residential Multiple Zone RM-Exception

Notwithstanding the permitted uses and regulations of Section 4.11, the lands zoned on Schedule "A" with a Residential Multiple Zone symbol, RM, followed by a number, shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

4.11.7.1 RM-1

Map No. 42

An apartment for "rent" geared to income accommodation in accordance with the following procedures:

Maximum Number of Units	40 units
Minimum lot area	4000 square metres
Minimum parking requirement	one (1) parking space per unit

4.11.7.2 RM-2 (50-02)

Map No. 8

Notwithstanding the Residential Multiple Zone Regulations of Section 4.11.3 and 4.9.4, the following zone regulations shall apply to the lands described as Lot 3, Reference Plan 1149, Town of Innisfil.

Lot Area	797 square metres
Lot Frontages	19.8 m
Front Yard Setback	5.7 m
Front Yard Setback from Site Triangle	4.5 m
Interior Side Yard Setback	3.6 m
Exterior Side Yard Setback	3.5 m
Residential Units	5 m

4.11.7.3 RM-3(88-16)

Map No. 48

Notwithstanding the permitted uses and regulations of the Residential RM Zone, the following uses and regulations shall apply to those lands zoned in the Residential Multiple RM-3 Zone.

1) Permitted Uses:

- a) An apartment dwelling house which is defined as a building containing four (4) or more dwelling units;
- b) Uses, buildings or structures accessory to the above permitted use.

2) Zone Regulations

- a) Lot Frontage 20m
- b) Lot Area with public water supply & sanitary sewer 3300 square metres
- c) Yard Requirements
 - i) Front Yard 8 metres
 - ii) Rear Yard 12 metres
 - iii) Interior Side Yard 6 metres
- d) Minimum Apartment Floor Area Per Dwelling Unit:
 - i) Bachelor Unit 40 square metres
 - ii) One Bedroom 50 square metres
 - iii) Two Bedrooms 60 square metres
 - iv) Three Bedrooms 70 square metres

For each additional bedroom above 3, an additional 10 square metres is required.
- e) Landscaped Open Space 30%
- f) Play Area 4%
- g) Height 11 metres
- h) Parking Area Location

Where a parking area of five (5) or more spaces is required, such spaces:

- i) Shall be located in an area other than the minimum front yard or the required exterior side yard;
- ii) Shall be located not less than 1.5 metres from any rear lot line;
- iii) Shall not be located within 1.5 metres of any Residential Full Service R1FS Zone;

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- iv) Shall be located so as not to impair the view from entrances and front yards, and be at least 6 metres away from windows of habitable rooms, at or below grade where the sill is less than 2 metres above grade, and 2 metres away from a wall containing a window to a habitable room where the sill is more than 2 metres above grade;
- i) Minimum Parking Requirements:
Parking spaces for each dwelling unit 1.5.
- j) The total number of dwelling units in Part Block A, Plan M94 shall not exceed 23 units.

4.11.7.4 RM-4 (97-91)

Map No. 48

Notwithstanding the maximum number of dwelling units permitted on the north half of Lot 24, Concession 14 and zoned in the Residential Multiple Exception RM-4 Zone, the maximum number of dwelling units shall not exceed 18 units. Additionally, a "Play Area" is not required.

SECTION 5

COMMERCIAL ZONES

In any Commercial Zone, no person shall use any building or structure or land, in whole or part nor erect any building or structure, except in accordance with the following provisions.

5.1 GENERAL PROVISIONS

Unless otherwise specified, the following applies to all Commercial Zones in addition to other requirements of this By-law.

5.1.1 Number of Buildings per Lot

No more than one building may be located on any lot unless the Town has approved plans showing all existing buildings, access driveways, parking facilities, and other site features located on the lot as well as proposed alterations and improvements of such features on the lot as will be carried out in order to ensure that additional building(s) will not detrimentally affect vehicular access to the lot, or vehicular circulation on the lot and will be properly integrated with other building(s) on the lot.

5.1.2 External Building Materials

The front exterior wall and any wall which faces a street, or faces a Residential Zone, must be constructed of brick, masonry, glass brick, anodized aluminum, precast concrete, enameled aluminum, decorative wood, or equivalent or better, or any combination thereof. All other exterior walls must be constructed of the same materials as front exterior walls, or stucco, or decorator concrete block and where painted, it shall be painted and maintained painted in a uniform colour.

5.1.3 Mobile Buildings

No person is permitted to use a mobile, relocatable, portable or transportable building, temporarily or otherwise, for any retail, office, storage display or other use permitted by this By-law in a Commercial Zone without an amendment to this By-law.

5.1.4 Yard Exceptions Abutting Waterway

Despite any provision of this section to the contrary, a dock or accessory structure is permitted in the rear or side yard where the rear or side yard abuts a navigable waterway.

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5.1.5 Special Zone Regulations Service Station or Gas Bar

Despite any other provision to the contrary, in this By-law, the following provisions apply to an automobile service station or gas bar:

- a) Minimum front yard shall be 12 metres and no fuel pump may be erected in the front or side yards within 6 metres of any street or lot line.
- b) On a corner lot, no fuel pump may be erected within 9 metres of the intersection of the front and side lot lines.
- c) The minimum lot frontage for an interior lot is 30 metres.
- d) The minimum lot frontage for a corner lot is 40 metres.
- e) The distance between means of access or ramps is a minimum of 9 metres and on a corner lot no ramp may be located within 9 metres of the intersection of the street line, subject to the setback requirements of Section 3.20.
- f) Each ramp must have a maximum width of 9 metres and the interior angle formed between the lot line and centerline of the ramp must be between seventy (70) and ninety (90) degrees.
- g) No ramp may be located within 3 metres of a side lot line.
- h) Food and confectionery sales or a restaurant and take-out restaurant must not occupy more than 40 percent of the total gross floor area.

5.1.6 Loading Spaces

In addition to the Loading Requirements of Section 3.24, required loading spaces are not permitted within the front or exterior side yard within an area zoned Commercial.

5.1.7 Landscaped Buffer Strip

See Section 3.28.

5.2 COMMERCIAL GENERAL (CG) ZONE

5.2.1 Permitted Uses

- a) Bank
- b) Professional Office
- c) Business Office
- d) Place of Entertainment
- e) Day Nursery
- f) Restaurant
- g) Restaurant Take Out
- h) Retail Store or Plaza
- i) School Commercial
- j) Service Establishment
- k) Laundromat, Laundry and Dry Cleaning Establishment
- l) Accessory uses which are clearly incidental to, associated and co-located with permitted commercial uses as listed above.
- m) Funeral Home
- n) Taxi Stand/Dispatch Office

5.2.2 Regulations

- a) Minimum Lot Area:
 - i) with sanitary sewers 1000 m²
 - ii) without sanitary sewers 1400 m²
- b) Minimum Lot Frontage:
 - i) with sanitary sewers 15 m
 - ii) without sanitary sewers 25 m
- c) Maximum Lot Coverage:
 - i) with sanitary sewers 50%
 - ii) without sanitary sewers 40%
- d) Yard Setbacks with or without sanitary sewers
 - i) Front 6m
 - ii) Interior Side 1m except where the interior side yard abuts a residential zone the interior side yard is 5 metres
 - iii) Exterior Side 8m
 - iv) Rear 6m except where the rear yard abuts a residential zone the rear yard is 9 metres
- e) Maximum Height 11 m
- f) Planned Width of Road Allowance See Section 3.20
- g) Special Setback - Rail Line See Section 3.21.

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5.2.3 Special Zone Regulations As Delineated in Map No. 21 and 22

- a) All buildings and structures shall be setback from the centerline of Innisfil Beach Road at least a distance of 26 m.
- b) No minimum interior side yard is required except where street access to a rear yard on an interior lot is only available from the subject lot, one interior side yard shall be provided and the minimum yard width shall be 4.5 metres.
- c) The minimum rear yard shall be 15 metres.

5.2.4 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 5.2, the lands zoned on Schedule "A" with a Commercial General Zone Symbol CG followed by a number, shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

5.2.4.1 CG-1

Map No. 21

a) Permitted Uses:

- i) public use
- ii) retail store with enclosed storage
- iii) parking lot or structure
- iv) personal service establishment including a barber shop, beauty salon, dressmaking or tailoring, laundry and dry cleaning shop or similar use
- v) business and professional office including office building, bank, financial lending institution or clinic
- vi) restaurant including banquet hall, tavern, take-out restaurant and drive-in restaurant
- vii) health club, billiard or bowling establishment or similar commercial recreational establishment, theatre, cinema or other place of entertainment
- viii) shopping centre
- ix) commercial school
- x) service shop
- xi) dwelling units on the floors above the first floor and each dwelling unit shall comply with the relevant provisions of Section 3(9)
- xii) an accessory use to any principal use
- xiii) all the uses of the CG Zone.

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b) Zone Regulations:

The zone regulations for the CG Zone shall apply to the area zoned CG-1 with the following exceptions:

- i) The minimum front yard shall be 13 metres and all buildings and structures shall be set back from the centerline of Innisfil Beach Road, a distance equal to the sum of 13 metres plus the applicable minimum front or exterior side yard as required by this By-law.
- ii) No minimum interior side yard is required except where street access to a rear yard on an interior lot is only available from the subject lot, one interior side yard shall be provided and the minimum yard width shall be 4.5 metres. For the purposes of this section, a right-of-way across an abutting lot or lots linking the rear yard to a street would constitute street access. Such a right-of-way shall not lie within any Residential (R1S) Zone.
- iii) The minimum rear yard shall be 15 metres.
- iv) Notwithstanding Part ii) above, one interior side yard having a minimum width of 4.5 metres shall be provided every 120 metres in each block.

c) Loading Spaces:

In addition to the Loading Requirements of Section 3.24, no required loading spaces shall be permitted within the front or exterior side yard within the area zoned CG-1.

(d) Landscaped Buffer Strip:

Where a Commercial CG-1 Zone abuts a residential zone, either a continuous landscaped buffer strip of a minimum width of 2.0 metres or a 2.0 metre high tight board fence shall be provided along the lot line abutting the residential zone. The landscaped buffer strip shall be planted with Austrian Pines or Norway Spruce which have a minimum height of 2.0 metres and shall be spaced at 3.0 metre centres in a manner which will serve to effectively screen the yard or lot.

5.2.4.2 CG-2

Map No. 21

a) **Permitted Uses:**

- i) a private club
- ii) all uses permitted in the CG Zone.

b) **Zone Regulations:**

The zone regulations for the CG Zone shall apply to the area zoned CG-2 with the following exceptions:

- i) The minimum front yard shall be 13 metres and all buildings and structures shall be set back from the centerline of Innisfil Beach Road a distance equal to the sum of 13 metres plus the applicable minimum front or exterior side yard as required by this By-law.
- ii) No minimum interior side yard is required except where street access to the rear yard on an interior lot is only available from the subject lot, one interior side yard shall be provided and the minimum yard width shall be 4.5 metres. For the purposes of this section, a right-of-way across an abutting lot or lots linking the rear yard to a street would constitute street access. Such a right-of-way shall not lie within any Residential R1S Zone.
- iii) The minimum rear yard shall be 15 metres.
- iv) Notwithstanding Part ii) above, one interior side yard having a minimum width of 4.5 metres shall be provided every 120 metres in each block.

c) **Loading Spaces:**

In addition to the Loading Requirements of Section 24, no required loading spaces shall be permitted within the front or exterior side yard within the area zoned CG-2.

d) **Landscaped Buffer Strip:**

Where a Commercial CG-2 Zone abuts a residential zone, either a continuous landscaped buffer strip of a minimum width of 2.0 metres or a 2.0 metre high tight board fence shall be provided along the lot line abutting the residential zone. The landscaped buffer strip shall be planted with Austrian Pines or Norway Spruce which have a minimum height of 2.0 metres and shall be spaced at 3.0 metre centres in a manner which will serve to effectively screen the yard or lot.

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5.2.4.3 CG-3 (07-85)

Map No. 37

A hairdressing and beauty parlour, retail sales, and a single family residence with real estate as a home occupation.

5.2.4.4 CG-4

Map No. 9

A restaurant or restaurant take-out.

5.2.4.5 CG-5 (07-85)

Map No. 24

A retail store with enclosed storage, restaurant, single detached residence, rental of fish huts.

5.2.4.6 CG-6

Map No.24

A restaurant or restaurant take-out.

5.2.4.7 CG-7(H)(25-90)

Map No. 25

No purpose other than that which existed on January 31, 1990 until the Symbol (H) is removed in accordance with Section 35 of the Planning Act, at which time the following shall apply:

- a) A barber and beauty shop, a dry cleaning depot with coin operated laundry, a take-out restaurant, a convenience store, and a gas bar in accordance with the regulations set out in Subsection 5.2.2, except that the distance between means of access or ramps shall be a minimum of 12 metres.
- b) The permitted uses in the CG-7 Zone shall be subject to the following provisions:
 - i) The maximum gross floor area for any one use shall not exceed 325 square metres.
 - ii) The maximum size of the commercial building shall not exceed 1400 square metres.

5.2.4.8 CG-8 (103-91)

Map No. 4

In addition to all of the Principal Permitted Uses set out under Section 5.2.1 for a Commercial General CG Zone, Lot 14 on Plan M15 and Part of Lot 23, Concession 4, may be used for the indoor storage and sale of lumber and building supply materials.

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Except for those buildings existing on the date of the passage of this By-law (103-91), all new buildings or structures shall comply with the regulations of the Commercial General CG Zone.

5.2.4.9 CG-9 (24-98)

Map No. 47

All of the permitted uses in accordance with the CG Commercial uses in accordance with the provisions of the CG Zone shall apply, to those lands zoned CG-9, with the exception of the following:

The minimum parking requirement for a shopping centre shown on the lands shown as Commercial General Exception on Map No. 46 shall be one space for every thirty (30) square metres of gross floor area. The parking facilities shall be provided and maintained either on the same lot on which the principal use is located, or on the lot within sixty (60) metres of the lot on which the principal use is located.

5.2.4.10 CG-10 (13-00)

Map No. 41

This zone applies to the lands described as Lot 9, Plan M37, Concession 10.

All principal permitted uses under the Commercial General Zone CG in accordance with the provisions of Section 5.2.3 except that the provisions of Section 5(4) shall not apply to northern side yard of the property lands in the CG-10 Zone.

5.2.4.11 CG-11 (38-00)

Map No. 21

This zone applies to the lands described as South Part of Lot 23, Concession 8. All principal permitted uses under the General Commercial zone CG in accordance with all of the provisions of the CG Zone except that the minimum setback from Innisfil Beach Road shall be 13 metres and all buildings and structures shall be setback from the centerline of Innisfil Beach Road a distance equal to the sum of 15 metres plus 13 metres.

5.2.4.12 CG-12(H)(57-01)

Map No. 18

For those lands zoned as CG-12(H), the front lot line shall be the lot line that abuts Innisfil Beach Road.

5.2.4.13 CG-13 (88-03)

Map No. 41

An accessory residential dwelling located in the basement.

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5.2.4.14 CG-14

Map No. 3

A retail store with enclosed storage and single residence.

5.2.4.15 CG-15

Map. 19

Retail sales and single residence.

5.2.4.17 CG-17

Map No. 22

Restaurant or take out restaurant.

5.2.4.18 CG-18

Map No. 22

Retail sales and single residence.

5.2.4.19 CG-19

Map No. 24

A restaurant with lodging facilities.

5.2.4.20 CG-20

Map No. 28

Retail sales with enclosed storage and single residence.

5.2.4.21 CG-21

Map No. 27

Restaurant or take out restaurant.

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5.3 COMMERCIAL HIGHWAY (CH) ZONE

5.3.1 Principal Permitted Uses

- a) Any combination of a restaurant, retail convenience or service station;
- b) Car wash accessory to retail convenience store or service station;
- c) Gas pumps accessory to a retail convenience store;
- d) Self-Storage Units;
- e) Motel, Hotel;
- f) Restaurant;
- g) Garden Centre;
- h) Accessory uses which are clearly incidental to, associated and co-located with permitted commercial uses as listed above;
- i) Public mechanical garage;
- j) Sale, service, storage or repair of small internal combustion engines such as snow machines, outboard motors and lawnmowers; and
- k) A new and used automobile, motorcycle, snowmobile, boat and truck sales and service establishment including the sale or parts and petroleum products incidental thereto.
- l) Taxi Stand/Dispatch Office

5.3.2 Regulations

- | | | |
|----|--|--|
| a) | Minimum Lot Area | 2000 sq. metres |
| b) | Minimum Lot Frontage | 45 m. |
| c) | Minimum Yard Setbacks Requirement | |
| | i) front | 6 m. |
| | ii) interior side | 1 m. except where the interior side yard abuts a residential zone the interior side yard is 5 metres |
| | iii) exterior side | 8 m. |
| | iv) rear | 6 m. except where the rear yard abuts residential zone the rear yard is 9 metres |
| d) | Maximum Lot Coverage | 30% |
| e) | Maximum Building Height | 11 m. |
| f) | In the case where two or more abutting lots are combined under one development, the regulations shall apply to the total area as if the combined lots constituted one lot. | |

5.3.3 Planned Width of Road Allowance

See Section 3.20.

5.3.4 Special Setback – Rail Line

See Section 3.21.

5.3.5 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 5.3, the lands zoned on Schedule “A” with a Commercial Highway Zone Symbol CH followed by a number, shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

5.3.5.1 CH-1

Map No. 8

An automobile service station with food and confectionary sales or a restaurant or take-out restaurant as an accessory use.

Sales, service, storage or repair of small internal combustion engines such as snow machines, outboard motors and lawnmowers.

A public mechanical garage.

5.3.5.2 CH-2 (5-88)

Map No. 22

One or a combination of the following uses:

- a) A public mechanical garage;
- b) A retail convenience store as an addition to the public mechanical garage;
- c) A three bay self-serve car wash.

5.3.5.3 CH-3(H)(69-95)

Map No. 40

This By-law affects that part of the subject property which is zoned Commercial Highway Special Use Exception CH-3 (H) Hold, described as Part of Lot 15, Concession 9.

- i) Despite to the contrary, the provisions of Section 3(3)(d) to Zoning By-law No. 24-83, more than one principal use shall be permitted.

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- ii) In addition to the principal permitted uses listed under Section 5.3.1 for a Commercial Highway CH Zone, a self-storage establishment and space, extensive uses are permitted such as specialty retail sales establishments, which includes such uses as furniture stores, carpet outlets, factory-retail outlets and hardware-lumber centres. However, uses such as department stores, food supermarkets or grocery stores are not permitted.
- iii) Bulk storage will not be permitted with the exception of the following:
 - a) a nursery stocks and accessories associated with garden centres;
 - b) new and used motor vehicles such as cars, trucks, motor homes, recreational vehicles, etc.
- iv) Despite Subsection (iii) to the contrary, limited external display of finished goods and merchandise shall be permitted. Items such as garden chairs, children's swing sets, lawn mowers, etc. would constitute external display.
 - a) External display shall not exceed 10% of the gross floor area for each permitted use.

While the zone is followed by the letter (H), the lands shall be used for no other purpose but which existed on the date of the By-law, passed on October 25th, 1995.

5.3.5.4 CH-4 (35-99)

Map No. 125

This zone applies to the lands described as part of the south half of Lot 1, Concession 8, and consisting of 2.28 hectares (5.63 acres).

- a) All principal permitted uses under the Commercial Highway Zone CH in addition to a motor vehicle gasoline bar.
- b) A single detached unit may be permitted as an accessory use in conjunction with any principal permitted uses of the Commercial Highway Zone CH in accordance with all the provisions of Section 3.9, except for provision 3.9(h), which shall not apply.
- c) The zone regulations of the CH Zone shall apply, with the exception of 5.1.5(e) as it relates to:
 - i) the distance between access ramps; and
 - ii) the setback from the property frontage along County Road 27, which shall be a minimum of 10.6 metres from the property line, or 25.9 metres from the centerline of the road, whichever is the greater.
- d) All the General Provisions of the By-law shall apply except for Section 3.19.

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- e) In addition, the following special provisions shall apply:
 - i) The front lot line shall be the lot line abutting Country Road No. 27, and lot frontage shall be calculated along the property line abutting the County Road;
 - ii) One or more principal permitted uses are permitted on a lot in one or more buildings;
 - iii) The minimum number of parking spaces for motor vehicle gasoline bar shall be 3; and
 - iv) While the CH-4 Zone is followed by the letter (H), the lands shall be used for no other purpose than the existing use.
- f) The holding provision attached to the CH-4 Zone shall only be removed in accordance with Section 36 of the Planning Act, when all of the following conditions have been met to the satisfaction of the Town of Innisfil:
 - i) The requirements of the Innisfil Official Plan are met.

5.3.5.5 CH-5(H)(38-03)

Map No. 116

In addition to the uses permitted in the CH Zone and subject to all other provisions of the CH Zone, a self storage facility is permitted. A “self storage facility” means a building or buildings which are divided into small sections having individual secure accesses with said sections being leased for the storage of goods, but does not include a warehouse.

The Holding zone shall not be removed until a satisfactory site plan has been prepared and a Site Plan Agreement has been entered into between the Town and Owner. In addition, it shall be demonstrated to the satisfaction of the Town or applicable approval authority that an adequate water supply and sewage disposal facilities, stormwater management and access can be provided to the site.

5.3.5.6 CH-6 (89-15(a), 79-91)

Map No. 48

Notwithstanding anything contained in this By-law to the contrary, the lands zoned in the Commercial Highway Exception CH-6 Zone may be used as follows:

Permitted Uses:

- a) Retail food outlets such as a restaurant, takeout restaurant, donut shop, bake shop, fruit market, and grocery store.
- b) Home and building supply retail outlets. For the purposes of this subsection, a home and building supply retail outlet shall not include any manufacturing or final processing thereof.
- c) Electronic and appliance service shops.

.../

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- d) Professional and business offices, including financial institutions.
- e) Local convenience retail and personal service stores. For the purposes of this subsection, local convenience retail shall include uses such as a variety store, a flower shop, a clothing and accessories store, video rental and sales store and a photo development store.
- f) Notwithstanding anything to the contrary, the following shall be prohibited:
 - i) The outside storage of goods and materials.
 - ii) Places of Amusement. For the purposes of this sub-section, a place of amusement shall mean an establishment operated for commercial gain or profit wherein amusement facilities are provided such as an arcade show or penny arcade, billiard or pool room, and amusement or pinball machines.
 - iii) Servicing of small engines.

Regulations:

- a) No loading space is required.
- b) Buffer strips consisting of the following shall be provided:
 - i) A 1.8m opaque fence along the eastern lot line and an adjacent minimum 1.5m open space area; and
 - ii) A 1.0m opaque fence along the southern lot line, setback 2m from the western lot line, and an adjacent minimum 1.5m open space area; and
 - iii) A 1.0m opaque fence along the northern lot line and an adjacent minimum 1.5m open space area; and
- c) No parking space or part shall be located within 1.5m of the boundary of any Residential Zone or 1.0m of any street line.

5.3.5.7 CH-7 (10-95)

Map No. 48

Notwithstanding the provisions of this By-law to the contrary, the lands zoned as Commercial Highway Exception CH-7 Zone are subject to the following

- a) In addition to the permitted uses, retail service commercial uses shall be permitted. For the purpose of this By-law, a retail and service commercial use would include such uses as business consisting of the retail and restoration of antique furniture.
- b) The existing detached dwelling will constitute the permitted accessory dwelling unit. A detached garage shall be permitted as accessory to the existing detached dwelling.
- c) The required minimum number of parking spots will be four for a business consisting of the retail and restoration of antique furniture.
- d) No off-street loading space will be required.

.../

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- e) There will be not required setback for parking facilities from any lot line or street, except when abutting a Residential Zone.
- f) Buffering shall consist of a 1.5 metre wood board fence along the east side of the lot line extending from the rear lot line to the rear face of the garage and all undeveloped areas will remain an open space area. For the purpose of this By-law, open space shall take the form of a planting strip consisting of grass, bushes, shrubs, trees and similar vegetation.
- g)
 - i) Minimum Rear Yard 1 metre
 - ii) Minimum Interior Side Yard 2 metres
 - iii) Maximum Lot Coverage 30%

5.3.5.8 CH-8(H) (042-02)

Map No. 18

The following uses in accordance with the (CH) Zone provisions and regulations:

- a) A public use
- b) A garden centre
- c) A retail store with enclosed storage
- d) A funeral parlour.
- e) A veterinary clinic.
- f) A day nursery or day care centre.
- g) A personal service establishment including a barber shop, beauty salon, dressmaking or tailoring, laundry and dry cleaning shop or similar use.
- h) A business and professional office, including bank financial lending institution or clinic.
- i) A restaurant, including banquet hall, tavern, takeout restaurant and drive-in restaurant.
- k) A health club, billiard or bowling establishment, theatre, cinema or other place of entertainment.
- l) A commercial school.
- m) A hotel or motel.
- n) A new and used automobile, motorcycle, snowmobile, boat and truck sales and service establishment including the sale of parts and petroleum products incidental thereto.
- o) An automatic coin operated car wash.
- p) An automobile service station with food and confectionary sales or restaurant or take out restaurant, or variety store as an accessory use.
- q) A public mechanical garage.
- r) Sale of lumber and building materials.
- s) A service shop.

5.3.5.9 CH-9

Map No. 49

In addition to the permitted uses of the CH Zone, the following additional uses are permitted:

- a) Seasonal farm produce sales outlet.
- b) Single dwelling.
- c) Convenience retail.

5.3.5.10 CH-10

Map No. 102

In addition to the permitted uses of the CH Zone, a public garage for the mechanical repair of motor vehicles shall be considered a permitted use for the land described as Part of Lot 6, Concession 15 (formerly the Township of West Gwillimbury).

For the purpose of this section, a public garage shall not include auto body repair and spray painting. Permanent or temporary storage of wrecked or damaged vehicles will not be permitted.

5.3.5.11 CH-11 (067-01)

Map No. 102

Notwithstanding the permitted uses of the Commercial Highway CH Zone, the use of the lands zoned CH-11 is subject to the provision of services as approved by the Town of Innisfil and/or the Ministry of the Environment.

5.4 COMMERCIAL RURAL (CR) ZONE

5.4.1 Permitted Uses

- a) Abattoir
- b) Agricultural equipment repair
- c) Agricultural produce warehouse
- d) Farm auction barn
- e) Farm implement dealer
- f) Feedmill
- g) Seedmill
- h) Veterinary Clinic
- i) Veterinary Hospital
- j) Uses accessory, which are clearly incidental to, associated and co-located with permitted commercial uses as listed above.

5.4.2 Zone Regulations

- | | | |
|----|----------------------------|-------|
| a) | Minimum Lot Area | 1 ha. |
| b) | Minimum Lot Frontage | 60 m. |
| c) | Minimum Yards Requirements | |
| | i) front | 8 m. |
| | iv) rear | 8 m. |
| | ii) interior side | 6 m. |
| | iii) exterior side | 8 m. |
| d) | Maximum Lot Coverage | 35% |
| e) | Maximum Building Height | 11 m. |

5.4.3 Planned Width of Road Allowance

See Section 3.20.

5.4.4 Special Setback - Rail Line

See Section 3.21.

5.4.5 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 5.4, the lands zoned on Schedule "A" with a Commercial Rural Zone Symbol CR followed by a number, shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

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5.4.5.1 CR-1 (23-88)

Map No. 131

- a) A log peeling and drying operation which shall be subject to the following regulations: The boundaries of the log peeling site and log storage and drying area shall be clearly marked.

The boundary of the log peeling site shall not be located closer than:

225 metres from the southerly CR-1 Zone boundary;
175 metres from the northerly CR-1 Zone boundary;
60 metres from the westerly CR-1 Zone boundary;
90 metres from the westerly limits of the Trans Canada Pipeline Easement.

- b) Accessory buildings and uses to the principal use shall be permitted.
- c) Ingress and egress to the lands zoned CR-1 shall occur solely from the Tenth Concession Road.
- d) Berming and landscaping shall be provided to protect against visual and noise impact on residentially used lands to the west and northwest. Such berming and landscaping may be located on agriculturally zoned lands abutting the CR-1 Zone boundary.
- e) No waste or residue resulting from the operation shall be stored or disposed of on-site except for temporary storage pending disposal off-site and the temporary storage area shall be clearly delineated and not be located closer than 30 metres from any zone boundary.

5.4.5.2 CR-2 (24-88)

Map No. 131

- a) Sawmill operation, and for the purposes of this sub-clause, a sawmill operation includes a planning mill, two dry kilns, and a warehouse for the storage of lumber for shipping, but does not include retail sales of lumber, manufacturing or assembling of wood products, or any process requiring the use of chemicals.
- b) The sawmill operation shall be subject to the following regulations:
 - i) No buildings or structures shall be located closer than 10 metres from the limits of the Trans Canada Pipelines Easement limits;
 - ii) Planning Mill and Warehouse:

Minimum Distance from west zone boundary:	60 metres
Minimum Distance from north boundary:	80 metres

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- iii) Dry Kilns:
 - Minimum Distance from west zone boundary: 130 metres
 - Minimum Distance from north boundary: 80 metres
- iv) Sawmill:
 - Minimum Distance from west zone boundary: 210 metres
 - Minimum Distance from north boundary: 100 metres
 - Minimum Distance from south boundary: 60 metres
- v) No buildings or structures shall be located closer than 150 metres from the east zone boundary.
- vi) No waste or residue resulting from any operation shall be stored within the zone boundary except temporarily pending disposal off the site. An area for temporary storage shall be clearly delineated and shall comply with the setback requirements of sub-clause a), d) and e).

5.5 COMMERCIAL TOURIST (CT) ZONE

5.5.1 Permitted Uses

- a) Commercial fishing outfitting establishment
- b) Driving Range
- c) Golf Course
- d) Marina
- e) Campground
- f) Miniature golf course
- g) Tourist cabins
- h) Open Space use

5.5.2 Accessory Uses

- a) Restaurant as an accessory use to a marina.
- b) Dwelling in accordance with the provisions of Section 3.9.
- c) Accessory uses, which are clearly incidental to, associated and co-located with permitted commercial uses as listed above.

5.5.3 Zone Regulations

- | | |
|--------------------------------|-------|
| a) Minimum Lot Area | 1 ha. |
| b) Minimum Lot Frontage | 30 m. |
| c) Minimum Yards Requirements: | |
| i) front | 6 m. |
| iv) rear | 8 m. |
| ii) interior side | 3 m. |
| iii) exterior side | 6 m. |
| d) Maximum Lot Coverage | 50% |
| e) Maximum Building Height | 11 m. |

5.5.4 Planned Width of Road Allowance

See Section 3.20.

5.5.5 Special Setback - Rail Line

See Section 3.21.

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5.5.6 Special Zone Regulations - Campgrounds

- a) Notwithstanding the provisions of Section 5.5.3, the minimum lot area for campgrounds shall be 4 hectares.
- b) Accessory commercial uses to campgrounds including a laundromat and required parking for such uses shall not exceed 5 percent of the lot area or 930 square metres, whichever is the lesser.
- c) A minimum of 5 percent of the lot area shall be used for open space recreation purposes such as tennis courts, swimming pools or other similar uses.
- d) Campgrounds shall meet the requirements of any By-law and amendments thereto passed by the Town of Innisfil in accordance with the provisions of the Municipal Act, as amended, or any successor legislation thereto and where there is a conflict between any such By-law and this By-law the By-law having the more stringent provisions shall apply.

5.5.7 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 5.5, the lands zoned on Schedule "A" with a Commercial Tourist Zone Symbol CT followed by a number, shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

5.5.7.1 CT-1

Map No. 22

Tourist cabins.

5.5.7.2 CT-2 (48-94)

Map No. 103

This By-law affects the subject lot having an area of 25.3 hectares (62.5 acres) and described as Part of the South Half of Lot 7, Concession 1.

Despite to the contrary the provisions of Section 3(3)(d) to Zoning By-law No. 24-83, a second principal use shall be permitted on the subject lot in addition to but outside the use within the "CT" Zone. This second principal permitted use shall be a recreational amusement facility within the "CT-2" Zone and shall include such uses as the following:

- a) Go-cart track, batting cage, mini-golf, putting green, golf driving range, baseball and/or recreational.
- b) Playing field, walking trail, skating circuit, swimming pool, picnic area, snack booth and accessory administrative buildings.
- c) A site plan agreement for the proposed development has been entered into.

.../

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- d) A satisfactory method of water supply and sewage disposal have been determined by the proponent, acceptable to the municipality.
- e) A stormwater management study has been completed for the site to the satisfaction of the Conservation Authority and the County.
- f) The Town has received written confirmation from the County of Simcoe that the required entrance permits, traffic study and road improvements, have been approved or addressed to the satisfaction of the County.

5.5.7.3 CT-3

Map No. 33, 138

A campground, an agricultural use.

5.5.7.4 CT-4

Map No. 2

Notwithstanding the permitted uses of Section 5.5.1 to the contrary, those lands zoned as CT-4 shall be used for no other purpose other than the storage of boats.

5.6 COMMERCIAL BUSINESS PARK (CBP) ZONE

5.6.1 Principal Permitted Uses

- a) Public use in accordance with Section 3.5;
- b) Business and professional offices;
- c) Restaurant including banquet hall, tavern, take-out restaurant, drive-in restaurant;
- d) Hotel or Motel;
- e) Automobile service station;
- f) New and used automobile, motorcycle, snowmobile, boat and recreational vehicle sales, rental and service establishment, including the sale of accessories, parts and petroleum products incidental thereof;
- g) Public mechanical garage;
- h) Tourist commercial establishment;
- i) Antique shop;
- j) Gift shop;
- k) Variety store;
- m) Tourist Information Centre;
- n) Garden centre, fruit and vegetable produce market, or a combination of the two;
- o) Gas bar;
- q) Indoor recreational centre such as fitness centre and private clubs;
- r) Prefabricated home sales establishment;
- s) Mobile homes and modular homes sales and display;
- t) Swimming pool sales and display;
- u) Financial institution;
- v) A communication tower; and
- w) Taxi Stand/Dispatch Office

5.6.2 Accessory Uses

An accessory use to any principal use other than accessory residential uses.

5.6.3 Special Restrictions

- a) Despite the list of uses provided for, the use of each lot will be subject to sewage servicing limitations based on maximum permitted flows per day in accordance with the specifications of the appropriate approval authority.
- b) No premise may be occupied unless serviced by an individual septic tank system except, where a premise forms part of a multiple tenancy under single ownership, and a building under leasehold arrangement, each may be serviced by a common septic system.
- c) Only 1 use is to be permitted on a lot.

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5.6.4 Zone Regulations

- a) Minimum Lot Frontage:
 - i) Interior Lot: 45 metres
 - ii) Corner Lot: 50 metres
- b) Minimum Yard Requirements:
 - i) Front Yard 8 metres
 - ii) Rear Yard 8 metres
 - iii) Interior Side Yard 3 metres
 - iv) Exterior Side Yard 8 metres or 1.4 times the height of the building whichever is greater.
- v) Notwithstanding the above, a minimum setback of 14 metres is required for any yard which abuts Provincial Highway 400 or County Road 21.
- vii) In cases where two or more abutting lots are combined under one development, the regulations shall apply to the total area as if the combined lots constituted one lot.
- c) Minimum distance from any adjoining residential building: 30 metres
- d) Maximum building height: 11 metres

5.6.5 Landscaped Open Space Abutting Streets or Highways

Notwithstanding the provisions of Section 3.28:

- a) Every lot within a CBP Zone which abuts County Road No. 21 or Provincial Highway No. 400 must provide a strip of land having a minimum depth of 9 metres immediately abutting the street line or highway to be used only for landscaped open space.
- b) Every lot within a CBP Zone which abuts any other street must provide a strip of land having a minimum depth of 6 metres, immediately abutting the street line, to be used only for landscaped open space.
- c) Access ramps are permitted to cross the landscaped open space provided they are more or less perpendicular to the street line.

5.6.6 Planned Width of Road Allowance

See Section 3.20.

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5.6.7 Special Setback - Rail Line

See Section 3.21.

5.6.8 Special Zone Regulations

The following special zone regulations shall apply to all of the lands between the Special Zone Regulation Boundaries shown on Map No. 43 and Map No. 44 to Schedule "A" of this By-law:

- a) Outside storage shall not be permitted.
- b) Only uses conducted wholly within a building shall be permitted.
- c) Loading areas shall not be permitted in any yard facing Highway 400 or County Road No. 21.
- d) A parking area, an outside display, or any combination of the two shall not exceed fifty percent (50%) of the area of any yard facing Highway 400 or County Road No. 21, unless the parking areas are screened, with a fence or landscaping, in which case they may be increased to a maximum of seventy-five (75%) of the yard.

5.6.9 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 5.6, the lands zoned on Schedule "A" with a Commercial Business Park Zone Symbol CBP followed by a number, shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

5.6.9.1 CBP-1

Map No. 44

In addition to all the principal permitted uses of the Commercial Business Park, CBP Zone, the south half of Lot 8, Plan 1640, may be used for the wholesaling, inside storage and distribution of turf management and other supplies to golf courses, parks and other recreational users. Notwithstanding the requirements of Subsection 6A(7)(c)(iii), the minimum interior side yard along the northerly property boundary shall be 2.5 metres.

5.6.9.2 CBP-2

Map No. 44

In addition to all the Principal permitted uses of the Commercial Business Park CBP Zone, Part of the South-West Quarter of Lot 7, Concession 8, more particularly described as Parts 2 and 5 and on Reference Plan 51R-23427 may be used for a combination Flea Market and Farmers Market.

For the purpose of this Section, a combination flea market and farmers market means a business involved in the rental of space within a building to vendors, for the temporary exhibit, storage and temporary associated retail sales of merchandise, goods, wares, produce, crafts and arts for the utilization and consumption of the general public and is subject to all of the following provisions:

- i) The temporary exhibit, storage and temporary associated retail sales may occur as an accessory use outside of a building within covered exterior stalls along its side walls or within an area located along the sides and rear of the building which has been designed and physically constructed for such purpose and which is in close proximity to the building.
- ii) Auction sales may be held as an accessory use to a combination flea market and farmers market.
- iii) The sale of livestock is not permitted.
- iv) Any area intended for the sale of food for immediate consumption must be located within the principal building.
- v) Despite the provisions of Section 3.23, a minimum of ten parking spaces each having a width of three metres and a length of six metres, must be provided for each 93 square metres of the sum of the gross floor area of the principal building, plus the total area of the retail space outside of the principal building.

All off-street parking spaces must have a cement or asphaltic binder and the spaces must be outlined and maintained with a suitable paint.

Despite the minimum required spaces, no parking is permitted on any area that does not have a cement or asphaltic binder and that is not outlined and maintained with a suitable paint.

5.6.9.2 CBP-3

Map No. 44

In addition to all of the Principal Permitted Uses of a Commercial Business Park CBP Zone, Lot 2, Plan 1640 may be used for the manufacture and sales of wood furniture.

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5.6.9.3 CBP-4

Map No. 44

In addition to all of the permitted uses of a Commercial Business Park Zone CBP, Lots 3 and 4, Plan 1640 and Part 1 Plan 51R-15955 may be used for retail uses such as the sale of furniture, housewares and accessory wares. Manufacturing uses will not be permitted.

5.6.9.4 CBP-5

Map No. 44

In addition to all the principal permitted uses of the Commercial Business Park Zone CBP, Lot 5, Plan 1640 may be used for the purpose of a mini-storage operation.

5.6.9.5 CBP-6

Map No. 44

In addition to all the principal permitted uses of the Commercial Business Park Zone CBP, Lot 7, Plan 1640, may be used for one or a combination of the following:

- i) the retail sale of wood furniture;
- ii) the manufacturing and warehousing of glassware together with public viewing areas, retail sales and a restaurant;
- iii) the sale of handicrafts and gifts in a separate building; and
- iv) the location and sale of model log constructed homes.

5.6.9.6 CBP-7

Map No. 44

In addition to all the principal permitted uses of the Commercial Business Park Zone CBP, Lot 8, Plan 1640 may be used for the purpose of the sale of boats and marine equipment, and outside storage subject to the provisions of site plan control.

5.6.9.7 CBP-8

Map No. 44

In addition to all the permitted uses of the Commercial Business Park Zone CBP, Lot 10, Plan 1640 may be used for the sale of docks, marine equipment and satellite dishes.

5.6.9.8 CBP-9

Map No. 44

Development on Lot 1, Plan 1640 is permitted in accordance with the approved site plan agreement registered as Instrument No. 01180521.

5.6.9.9 CBP-10 (56-93)

Map No. 103

All permitted uses in the Commercial Business Park Zone CBP provided they are in accordance with the “Fill, Construction and Alteration to Waterways” regulations of the Nottawasaga Valley Conservation Authority, noting that the lands may be subject to flooding, The Regional Storm Floodline elevation for the subject site is 228.3 m or 749.1 feet c.g.d.

5.6.9.10 CBP-11(H) (71-97)

Map No. 103

The lands may not be used for any purpose other than that which legally existed on the 22nd Day of October, 1997 until the Holding (H) symbol is removed in accordance with Section 36 of the Planning Act.

The Holding Symbol shall not be removed until the following has been completed:

- i) The Ministry of Environment and/or the approval agency approves servicing of the site; and
- ii) A site plan agreement has been executed.

Despite the provisions of Section 5.6 to the following uses are permitted in the CBP-11 Zone:

- a) A public use in accordance with Section 3.5.
- b) Business and professional offices.
- c) Take out restaurant, a drive-through restaurant, a full service restaurant with a maximum of 25 seats.
- d) An automobile service station.
- e) A new or used automobile, motorcycle, snowmobile, boat establishment and recreational vehicles sales rental and services establishment, including sale of accessories, parts and petroleum products incidental thereto.
- f) A public mechanical garage.
- g) A tourist commercial establishment.
- h) Antique Shop.
- i) A gift shop.
- j) A variety store.
- k) A tourist information centre.
- l) A garden centre, fruit and vegetable produce market, or a combination of the two.

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- m) A commercial plaza containing two or more permitted special highway commercial uses in one or more buildings subject to the same minimum requirements for a special single special commercial use.
- n) A gas bar.
- o) Mobile home and modular sales and display.
- p) A financial institution.
- q) A self storage operation.

5.7 COMMERCIAL CORE (CC) ZONE

5.7.1 Permitted Uses

- a) Retail store;
- b) Service shop;
- c) Business and professional offices;
- d) Medical clinic;
- e) Bank;
- f) Photography or artist's studio;
- g) Artisan workshop;
- h) Bakery;
- i) Printing and publishing establishment;
- j) Telephone exchange;
- k) Undertaker establishment;
- m) Restaurant;
- n) Bowling alley;
- o) Assembly Hall;
- p) Dwellings over stores, offices, banks and studios.
- q) Taxi Stand/Dispatch Office

5.7.2 Regulations

- a) Lot frontage: 15 metres
- b) Lot area: 1,400 square metres
- c) Yard Requirements: Front yard - no front yard required
Rear yard - minimum 7.5 metres
Side yard - no side yard required
- d) Lot coverage: maximum - 50 percent
- e) Height: maximum - 10.5 metres
- f) Where a dwelling is permitted over a store, office, bank or studio, each dwelling unit shall have a minimum net floor area of 55 square metres, exclusive of public or common wall and stairways, and the thickness of walls.
- g) No open storage of goods and materials is permitted in a Commercial Core CC Zone.
- h) Off-Street Parking Requirements

Provision shall be made on the side or rear areas of every property to fully accommodate any vehicle which will be required to park while loading or unloading. One additional parking space shall also be provided for parking of vehicles associated with each residential use permitted and shall be in accordance with the requirements of Section 3.23.

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i) Minimum Landscaping

See Section 3.28

j) Parking and Loading Regulations

No parking or loading facility or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 1.5 metres of any street line, or within 3 metres of the boundary of any Residential Zone.

k) Accessory Buildings

- i) Yard Requirements: Front or Side Yard minimum -Nil
Rear Yard minimum -1.5 metres
- ii) Maximum height shall be 5 metres.

5.7.3 Planned Width of Road Allowance

See Section 3.20.

5.7.4 Special Use Provisions

Notwithstanding the permitted uses and regulations of Section 5.7, the lands zoned on Schedule "A" with a Commercial Core Zone Symbol CC followed by a number shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

5.7.4.1 CC-1

Map No. 48

The lands may be used in accordance with Sections 5.7.1, 5.7.2 and shall be further regulated by the following provisions:

- a) Maximum floor area for non-residential purposes shall not exceed 60 square metres.
- b) Existing bushes, shrubs, trees and similar vegetation located adjacent to any Residential Zone shall be maintained and where necessary, replaced to a depth of 1 metre from any Residential Zone boundary.

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5.7.4.2 CC-2 (86-23)

Map No. 48

- a) Minimum Lot Area: 725 metres

The minimum width of the planting strip to be provided adjacent to the eastern property line shall be 1.5 metres or as established by existing buildings or structures.

The required minimum regulations shall be as established by the existing use. Any new structures shall conform to the zone regulations.

5.7.4.3 CC-3 (90-24)

Map No. 48

- a) Lot Frontage: 10 metres
b) Lot Area: 700 square metres minimum
c) Privacy yard and storage facilities not required.

A graveled driveway 2.5 metres in width and a graveled 3 car parking area shall be deemed to satisfy the parking and access requirements. No public parking shall be permitted.

An area of Open Space in the form of a 1.5 metre planting strip is not required for those areas abutting a Residential Zone.

5.7.4.4 CC-4 (90-16)

Map No. 48

- a) The minimum rear yard area for two dwelling units shall be 150 square metres.
b) Parking for dwelling units may be provided on a lot within 60 metres of the lot with the principal use and is not required to be located on the lot with the principal use provided the lot with the principal use and the lot for the parking is under the same lot ownership.
c) Separate storage facilities for each dwelling unit are not required.
d) A maximum of two dwelling units may be permitted over a restaurant use.

5.7.4.5 CC-5 (90-17)

Map No. 48

- a) The only permitted use for those lands zoned CC-5 will be for the parking and temporary storage of motor vehicles in a parking area.

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- b) The lands described as Part of Lots 1 and 2 on Plan 32 (formerly the Village of Cookstown) have had the suffix “(H)” added to the Core Commercial CC Zone symbol and, therefore, the lands described above shall be used for no other purpose than that which existed on the date this By-law takes effect, until the symbol “(H)” is removed in accordance with Section 36 of the Planning Act, R.S.O. 1990, Chapter P.13, at which time the provisions, requirements and restrictions of the zone symbol preceding the symbol “(H)” shall apply.

5.7.4.6 CC-6 (68-94)

Map No. 48

- a) Minimum driveway width: 3.5 metres
- b) The driveway and parking area shall have a northerly side yard setback of a minimum of 1 metre and a southerly side yard setback of a minimum of 1.5 metres. Buffering shall consist of the extension of the existing wood clad fence on the south side lot line to a point opposite the west edge of the parking area and the provision of a planting strip containing trees, bushes or shrub which provide screening along the west side of the parking area.
- c) A loading space shall not be required.

5.7.4.7 CC-7 (27-96)

Map No. 48

- a) The minimum lot area shall be the size of the existing Part Lot 1, Plan 99.
- b) The minimum rear yard shall be 0 metres.
- c) The maximum lot coverage shall be 58 percent.
- d) A minimum of two parking spaces shall be provided on the property.

5.7.4.8 CC-8 (024-98)

Map No. 46

The minimum parking requirement for a shopping centre on the lands shown as Commercial General Exception CC-8 shall be one (1) space for every thirty (30) square metres of gross floor area. The parking facilities shall be provided and maintained either on the same lot on which the principal use is located or on a lot within sixty (60) metres of the lot on which the principal use is located.

SECTION 6

COMMUNITY SERVICES

6.1 COMMUNITY SERVICES (CS) ZONE

6.1.1 Principal Permitted Uses

- a) Any undertaking established or maintained by a Governmental Authority, Board, Agency or Commission thereof, and without limiting the generality of this clause, including municipal offices, libraries, post offices, police stations, fire halls, community hall, and any undertaking of a utility company such as a gas company, telephone, cable or hydra-technical company;
- b) A church and accessory uses;
- c) Nursery school;
- d) Nursing home;
- e) Hospital;
- f) School;
- g) University;
- h) College;
- i) Library;
- j) Seniors Housing;
- k) Cemetery;
- l) Doctors Office; and
- m) Uses buildings and structures accessory to any of the above uses.

6.1.2 Zone Regulations

- a) Lot Area:
 - i) with municipal sanitary sewers 1,000 sq. m.
 - ii) without municipal sanitary sewers 1,672 sq. m.
- b) Lot Frontage:
 - i) with municipal sanitary sewers 15 m.
 - ii) without municipal sanitary sewers 30 m.
- c) Yards:
 - i) Front Yard 8 m.
 - ii) Rear Yard 8 m.
 - iii) Interior Side Yard 5 m.
 - iv) Exterior Side Yard 8 m.
 - v) Maximum Lot Coverage 40%
 - vi) Maximum Building Height 11 m.
 - vii) Notwithstanding the above, where a Rear or interior side yard abuts a Residential Zone, the abutting yard shall be a minimum of 9 metres.

6.1.3 Planned Width of Road Allowance

See Section 3.20.

6.1.4 Special Setback - Rail Line

See Section 3.21.

6.1.5 SPECIAL USE EXCEPTIONS

Notwithstanding the permitted uses and regulations of Section 6.1, the lands zoned on Schedule "A" with a Community Service Zone Symbol CS followed by a number shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

6.1.5.1 CS-1 (76-96)

Map No. 18

In addition to the permitted uses of Section 6.1.1, on the property zoned CS-1, an additional building is permitted which shall be used as a residence for the manager/caretaker of the retirement home.

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SECTION 7

INSTITUTIONAL (I) ZONE

7.1 Permitted Uses

- a) Any undertaking established or maintained by a Government Authority, board, Agency or Commission thereof and without limiting the generality of this clause, including municipal offices, libraries, post offices, community centres, arenas, police stations, fire halls, hospitals, schools, universities, colleges, nursing homes;
- b) Any undertaking of a utility company such as Enbridge Gas, Bell Canada;
- c) A religious retreat or camp or conference centre;
- d) A cemetery;
- e) A church;
- f) Uses, buildings and structures accessory to any permitted use.

7.2 Zone Regulations

- a) Minimum Lot Area
 - (i) with municipal sanitary sewers 1,115 sq. m.
 - (ii) without municipal sanitary sewers 1,672 sq. m.
- b) Minimum Lot Frontage
 - (i) with municipal sanitary sewers 23 metres
 - (ii) without municipal sanitary sewers 30 metres
- c) Minimum Front Yard 8 metres
- d) Minimum Rear Yard 8 metres
- e) Minimum Interior Side Yard 5 metres
- f) Minimum Exterior Side Yard 8 metres
- g) Maximum Lot Coverage 40 percent
- h) Maximum Building Height 11 metres
- i) Notwithstanding the above, where an interior side yard and/or rear yard abuts a Residential Zone then such interior yard and/or rear yard shall be a minimum of 9 metres.

7.3 Planned Width of Road Allowance

See Section 3.20.

7.4 Special Setback – Rail Line

See Section 3.21.

7.5 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 7, the lands zoned on Schedule “A” with an Institutional Zone Symbol (I) followed by a number shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

7.5.1 I-1

Map No. 120

A sanitary landfill site.

7.5.2 I-2 (07-85)

Map No. 16

A church and for the purposes of this clause, despite the provisions of Section 2.27, a church shall mean a building or buildings commonly used by any religious organization for public worship, and may also include a rectory or manse, church hall, day nursery or Sunday School associated with, and accessory thereto.

7.5.3 I-3(H) (31-91,100-9)

Map No. 15

a) Principal Permitted Uses:

A church, including a multi-purpose building for worship and a community use.

b) Accessory Permitted Uses:

A religious retreat or camp or conference centre, a nursery school, a playing field, and related buildings and structures accessory to the principal use.

c) When the zone symbol is followed by the letter(H), the lands shall be used for no other purpose than that which existed on the date this By-law takes effect, until the symbol (H) is removed in accordance with Section 35 of the Planning Act, at which time the provisions, requirements and restrictions of the zone symbol preceding the letter (H) shall apply.

7.5.4 I-4 (H) (060-97)

Map No. 25

The lands may be used for no other purpose than that which legally existed on September 3rd, 1997, until the Holding Symbol (H) Symbol is removed in accordance with Section 36 of the Act.

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The Holding (H) Symbol shall not be removed until such time as the following has been completed:

- i) A Development Agreement has been entered into with the Town outlining servicing requirements, allocation timing requirements and servicing easements.
- ii) A site plan agreement has been entered into with the Town.

Upon removal of the Holding (H) Symbol, the following shall apply:

Notwithstanding the permitted uses of the Institutional I Zone, the lands Zoned I-4 shall be used for a retirement campus only. For the Purposes of this By-law, a retirement campus shall mean senior's apartments, a retirement home and a nursing home either singly or in combination.

For the purposes of establishing density, the total number of units shall not exceed the equivalent population of 200 condominium units at 2.0 persons per unit. To establish equivalency, the following chart will be used:

- | | |
|---------------------------|--|
| i) Seniors Apartment Unit | 1.33 units as equivalent to 1.0 condominium units. |
| ii) Retirement Unit | 1.67 units as equivalent to 1.0 condominium units |
| iii) Nursing Home Bed | 2.0 beds as equivalent to 1.09 condominium units |

Accessory uses associated with senior's apartments, a retirement home and nursing home shall also be permitted. The accessory units may include an adult daycare facility, medical or health clinic, and accessory commercial uses, including a beauty salon, barber shop and tuck shop not more than 40 square metres in size. The accessory commercial uses shall be limited to use by the residents, their guests, and employees only.

Notwithstanding the parking provision of Section 3.23, a minimum of 1.25 spaces per Seniors Apartment Unit and a minimum of 0.5 per Retirement Unit or Nursing Bed shall be required. The Medical or Health Clinic will be required to meet the minimum parking requirements of Section 3.23.

7.5.5 I-5 (31-91)

Map No. 122

- i) A church in accordance with the regulations set out under this Section;
- ii) When the zone symbol is followed by the letter (H), the lands shall be used for no other purpose than that which existed on the date this by-law takes effect, until the symbol (H) is removed in accordance with Section 35 of the Planning Act, at which time the provisions, requirements and restrictions of the zone symbol preceding the letter (H) shall apply.

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7.5.6 I-6 (011-03)

Map No. 131

In addition to the uses permitted in accordance with Section 7.1, the following uses are also permitted in the I-6 Zone:

- a) Private School
- b) Daycare
- c) Manse
- d) Parkland
- e) Internal accessory uses to the church may include office space and meeting rooms, a kitchen, a community fellowship room and a library resource centre.

In all other cases, the provisions of the Institutional I Zone shall apply.

7.5.7 I-7 (26-00)

Map No. 47

Notwithstanding the regulations of the Institutional I Zone, the lands zoned in the Institutional Exception I-7 Zone shall have a minimum:

Front Yard Setback	20 metres
Side Yard Setback	3 metres

7.5.8 I-8 (046-99)

Map No. 18

Despite the provisions of the Institutional Zone, the maximum building height shall be 13 metres.

SECTION 8

INDUSTRIAL ZONES

8.1 GENERAL PROVISIONS

Unless otherwise specified, the following shall apply to all Industrial Zones in addition to other requirements of this By-law.

8.1.1 Number of Buildings Per Lot

No more than one building shall be located on any lot unless the Town has approved plans showing all existing buildings, access driveways, parking facilities, and other site features located on the Lot as well as proposed alterations and improvements of such features on the lot as will be carried out in order to ensure that the additional building(s) will not detrimentally affect vehicular access to the lot, or vehicular circulation on the lot and will be properly integrated with other building(s) on the lot.

8.1.2 Use Limitations

Permitted uses shall be restricted to dry industry.

8.1.3 Railway Spur

Despite any other provisions of this By-law, in an Industrial Zone, a railway spur shall be permitted within a required interior side or rear yard.

8.1.4 Accessory Industrial Equipment

In addition to all other requirements of this By-law, the following shall apply to accessory industrial equipment:

- a) Despite the rear yard requirements in this Section, accessory industrial equipment may be located in the required rear yard, however, no accessory industrial equipment shall be located closer than three (3) metres to any lot line.
- b) Despite any other provisions of this By-law, accessory industrial equipment shall not be located in a yard abutting a street except as provided in Clause (d) below.
- c) Where accessory industrial equipment is located in the rear yard of a corner lot, no such equipment shall be erected at a distance closer to the exterior lot line than the depth of the front yard required for a building on the adjoining lot.

8.1.5 Accessory Uses

- a) Accessory uses shall be permitted within the principal building or in one or more separate accessory building.
- b) Buildings or structures normally incidental and subordinate to any permitted use shall be permitted.

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8.2 INDUSTRIAL GENERAL (IG) ZONE

8.2.1 Principal Permitted Uses

- a) Manufacturing, industrial or warehousing undertaking, including storage warehouses and research establishments
- b) Storage and warehouse operation in an enclosed building
- c) Research establishment
- d) Service industry
- e) Service shop
- f) Cartage, express or truck terminal
- g) Assembly operation
- h) Bulk storage yard
- i) Shop for the repair of motor vehicles and equipment including a public auto body garage
- j) Industrial plaza containing two (2) or more permitted Industrial IG uses in one building either held in single ownership or condominium ownership subject to the same minimum requirements for a single industrial IG use and in accordance with the Parking and Loading provisions for each use within the building.
- k) Any shops for the repair, processing or treatment of small goods and wares, bakeries, printing or dry cleaning establishments and any other service industries if conducted wholly within an enclosed building.
- l) A communication tower.
- m) Taxi Stand/Dispatch Office

8.2.2 Accessory Uses

- a) A commercial undertaking or wholesale business office incidental to an industrial operation.

8.2.3 Regulations

- a) Minimum lot area:
 - i) with sanitary sewers 1900 square metres
 - ii) without sanitary sewers 1900 square metres
- b) Minimum lot frontage:
 - i) with sanitary sewers 30 m
 - ii) without sanitary sewers 30 m
- c) Yards, principal use:
 - i) front 11 m
 - ii) interior side 6 m
 - iii) exterior side 6 m
 - iv) rear 8 m
- d) Maximum lot coverage 50%
- e) Maximum building height 11 m

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- f) Planned width of road allowance, See Section 3.29
- g) Parking requirements, see Section 3.23
- h) Loading requirements, see Section 3.24

8.2.4 Planned Width of Road Allowance

See Section 3.20.

8.2.5 Special Setback - Rail Line

See Section 3.21.

8.2.6 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 8.2, the lands zoned on Schedule "A" with an Industrial General Zone Symbol IG followed by a number shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

8.2.6.1 IG-1

Map No. 14

A construction yard and office.

8.2.6.2 IG-2 (7-85)

Map No. 121

- i) One or a combination of any of the following uses:
 - a) The operation of a business to pump and clean septic tanks and haul water.
 - b) The manufacture, storage, repair, service rental and sale of portable construction site structures and portable privies.
 - c) Outside storage of such uses, including trailers and equipment related thereto.
 - d) Parking of, and incidental running repairs to motor vehicles related thereto.
 - e) Storage and treatment of sewage or any other type of effluent in an inground container or vault of a maximum capacity of 45,500 litres approved by The Environmental Protection act, being Chapter 141, R.S.O. 1980, as amended. For purposes of this paragraph, effluent does not include Industrial Waste as defined in the Environmental Protection Act, Chapter 141, R.S.O. 1980, as amended.

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ii) Zone Regulations

- a) Maximum site area 2.5 hectares
 - b) Maximum site dimensions:
 - i) North, south boundary 140 metres
 - ii) East, west boundary 180 metres
 - c) Maximum building height 15 metres
 - d) Minimum site setback from lot lines:
 - i) North boundary 45 metres
 - ii) East boundary 280 metres
 - iii) West boundary 120 metres
 - e) Despite any other section of this By-law, site shall mean the area of land within the lot, intended to be occupied by the permitted uses.
- iii) All off-street parking and loading spaces, driveways and aisles must be constructed and maintained with a stable surface which is treated to prevent the raising of dirt or loose particles.

8.2.6.3 IG-3 (27-84)

Map No. 108

Principal Permitted Uses

- a) A public use in accordance with the provisions of 3.5 of this By-law. An industrial use for the purpose of fabrication, assembling and sales of machinery and equipment.

Accessory Permitted Uses

- a) Outside storage of finished products.

Zone Regulations

- a) Minimum lot frontage 152 metres
- b) Minimum lot area 2.8 ha
- c) Minimum front yard 11 metres
- d) Minimum interior side yard 6 metres
- e) Minimum rear yard 8 metres
- f) Maximum lot coverage 50%
- g) Maximum building height 11 metres

Disposal of Effluent

The disposal of any type of effluent including Industrial Waste as defined in the Environmental Protection Act as amended, shall not be permitted except for private washroom facilities for the use of staff.

8.2.6.4 IG-4

Map No. 102

A Stockyard.

8.3 INDUSTRIAL EXTRACTIVE (IE) ZONE

8.3.1 Principal Permitted Uses

- a) Excavation, storage, crushing, screening or washing of sand, gravel, ballast or any other surface or sub-surface material
- b) Concrete manufacturing
- c) Agricultural, conservation, forestry and reforestation uses.

8.3.2 Accessory Uses

- a) An accessory building to any permitted use

8.3.3 Zone Regulations

- a) No excavation shall proceed closer than 15 metres to a lot line or street line.
- b) No building, structure, plan or product stockpile shall be located on any lot closer than:
 - i) 30 metres of any lot line; or
 - ii) 91 metres of any residential zone boundary.
- c) Planned width of road allowances, see Section 3.20.
- d) Special Setback - Rail Line, see Section 3.21.

8.3.4 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 8.3, the lands zoned on Schedule "A" with an Industrial Extractive Zone Symbol IE followed by a number shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

8.3.4.1 IE-1 (7-85)

Map No. 131

The manufacture and sale of paving stones and other concrete products including retaining walls, roof decks and other concrete tiles.

8.3.4.2 IE-2 (7-85)

Map No. 36

The excavation, storage, crushing, screening or washing of sand, gravel, ballast or any other surface or sub-surface material.

8.3.4.3 IE-3

Map No. 131

Principal Permitted Uses

- a) Excavation, storage, crushing, screening or washing of sand, gravel, ballast or any other surface or sub-surface material.
- b) Agriculture, conservation, forestry and reforestation uses.

Accessory Uses to Principal Uses

- a) An accessory building to any permitted use.
- b) A single family detached dwelling for a caretaker or watchman as an accessory use to the principal use permitted in Section 8.3.1
- c) A radio, television, telephone or other communication tower.

Zone Regulations

- a) No excavation shall proceed closer than 15 metres to a lot line or street line. No building, structure, plant or product stockpile shall be located within:
 - i) 30 metres of any lot line, or
 - ii) 91 metres of any residential zone boundary.

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8.4 INDUSTRIAL-BUSINESS PARK (IBP) ZONE

8.4.1 Principal Permitted Uses

One or a combination of the following uses shall be permitted provided that any such use constitutes a dry use:

- a) Public use in accordance with Section 3.5 to this By-law
- b) Storage or warehouse operation
- c) Retail use
- d) Research establishment
- e) Motel or hotel
- f) Business and professional office
- g) Service industry and service commercial use
- h) Financial institution
- i) Tourist information centre
- j) Commercial industrial school or training facility
- k) Printing establishment
- m) Bakery
- n) Assembly operation/manufacturing operation
- o) Contractors shop or yard
- p) Sale of lumber or building materials
- q) Light or heavy equipment sales, rental and servicing
- r) New and used automobile, motor cycle, snowmobile, boat and recreational vehicle sales, rental and servicing establishment, including the sale of accessories, parts or petroleum products incidental thereto.
- s) Sale, service, storage or repair of small internal combustion engines such as snow machines, outboard motors and lawnmowers
- t) Automobile service station
- u) Gas bar combined with convenience retail
- v) Public mechanical garage
- w) Plumbing, heating or air conditioning establishment
- x) Machine or welding shop
- y) Custom workshop
- z) Motor vehicle body shop
- aa) Radio, television, telephone or other communications tower
- ab) Restaurant including banquet hall, tavern, take-out restaurant and drive-in restaurant
- ac) Farm implement dealer
- ad) Indoor recreational centre such as a fitness centre and private club
- ae) Cartage, express, truck or bus depot or terminal
- af) Bulk storage yard
- ag) Bulk Fuel Dealer
- ah) Agricultural produce warehouse
- ai) Feed mill
- aj) Auction barn

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- ak) Veterinary clinic
- al) A communication tower
- am) Taxi Stand/Dispatch Office

8.4.2 Accessory Uses

- a) Accessory convenience commercial uses
- b) Open storage uses accessory to a permitted use
- c) Storage building.

8.4.3 Special Restrictions

- a) Despite the list of uses provided for, the use of each lot will be subject to sewage servicing limitations based on maximum permitted flows per day in accordance with the specifications of the appropriate approval authority.
- b) No premise may be occupied unless serviced by an individual septic tank system except, where a premises forms part of a multiple tenancy building under single ownership, and a building under leasehold arrangement, each may be serviced by a common septic system.
- c) Only one use is permitted on a lot.

8.4.4 Zone Regulations

- a) All permitted uses shall provide a building which shall be a minimum of 11 square metres.
- b) Minimum lot frontage:
 - i) Interior lot 45 metres
 - ii) Corner lot 50 metres
- c) Minimum yard requirements:
 - i) Front yard 8 metres
 - ii) Rear yard 8 metres
 - iii) Interior side yard 3 metres
 - iv) Exterior side yard 8 metres or 1.4 times the height of the building whichever is greater
- v) Any yard abutting Provincial Highway 400: 4 metres
- vi) Any yard abutting County Road 21: 14 metres
- vii) In cases where two or more abutting lots are combined under one development, the regulations shall apply to the total area as if the combined lots constituted one lot.

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- d) Minimum distance from any adjoining residential building: 60 metres
- e) Maximum building height: 11 metres
- f) Access ramps are permitted to cross the landscaped open space provided they are more or less perpendicular to the street line.

8.4.5 Landscaped Open Space Abutting Streets or Highways

Notwithstanding Section 3.28:

- a) Every lot within an IBP Zone which abuts County Road 21 or Provincial Highway No. 400 must provide a strip of land having a minimum depth of 9 metres immediately abutting the street line or highway, to be used only for landscaped open space.
- b) Every lot within an IBP Zone which abuts any other street must provide a strip of land having a minimum depth of 6 metres immediately abutting the street line, to be used only for landscaped open space.
- c) Access ramps are permitted to cross the landscaped open space provided they are more or less perpendicular to the street line.

8.4.6 Planned Width of Road Allowance

See Section 3.20.

8.4.7 Special Setback - Rail Line

See Section 3.21.

8.4.8 Where any provision of this Section conflicts with any other provision of this By-law, the provisions of this Section apply.

8.4.9 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 8.4, the lands zoned on Schedule "A" with an Industrial Business Park Zone Symbol IBP followed by a number shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

8.4.9.1 IBP-1

Map No. 126

A crematorium as principal use.

- a) Accessory uses shall include a cemetery, mausoleums, columbarium, chapel, administrative offices, a dwelling unit in accordance with Section 3.9.
- b) Accessory uses shall be permitted within the principal building or in one or more separate accessory buildings.
- c) Buildings or structures normally incidental and subordinate to any permitted use shall be permitted.

8.4.9.2 IBP-2

Map No. 43

In addition to the permitted uses for the IBP Zone, the manufacture of concrete products, including outside display of finished products.

8.4.9.3 IBP-3

Map No. 126

In addition to all other uses permitted in the IBP Zone, the following uses are permitted: a horse racing track, slot machine gaming facility, a restaurant and any other incidental or accessory use or structure. Despite Clause 8.4.4(e), the maximum building height for the racetrack grandstand is 16 metres.

“slot machine” means any automatic machine or slot machine:

- a) That is used or intended to be used for any purpose other than vending merchandise or services, or
- b) That is used or intended to be used for the purpose of vending merchandise or services if,
 - i) the result of one of any number or operations of the machine is a matter of chance or uncertainty to the operator.
 - ii) as a result of a given number of successive operations by the operator the machine produces different results, or
 - iii) on any operation of the machine it discharges or emits a slug or token, but does not include an automatic machine or slot machine that dispenses as prizes only one or more free games on that machine.

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8.4.9.4 IBP4 and IBP5 (058-02)

Map No. 126, 42

Notwithstanding the regulations of Sections 8.4.4 and 3.15 to the contrary, the Zone Regulation of the lands zoned IBP-4, IBP-5 are:

ZONE Item	IBP-4 (Highway Frontage)	IBP-5 (Interior)
a) Minimum Building	11m ²	11m ²
b) Minimum Lot Frontage		
Interior	45m	45m
Corner	50m	50m
c) Minimum Yard Requirements	8m	8m
1) Front Yard	8m	8m
2) Rear Yard	3m	3m
3) Interior Side Yard	8m	8m
4) Exterior Side Yard	14m	9m
5) Any yard abutting Provincial Highway 400 or Industrial Park Road		
d) Minimum Distance from the adjoining rural residential lot which fronts on road allowance between Concessions VIII and IX	n/a	60m
e) Maximum Building Height	11m	11m
f) Open Storage	Not Permitted	Permitted on lots adjacent to Industrial Park Road at 9m landscaped setback to Industrial Park Road with 2m high screen fencing or other effective visual screening and at 6m

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		landscaped setback to other streets. Permitted on other lots at 6m landscaped setback.
g) Ratio Front Lot Line and Lot Frontage 3.15	The front lot line shall not be less than 55% of the lot frontage.	As per Section 3.15
h) Landscaped Open Space	9m adjacent Highway 6 m adjacent Street	9m adjacent Industrial Park Road

8.4.10 Special Zone Regulations

The following Special Zone Regulations shall apply to all of the lands between the Special Zone Regulation boundaries shown on Map No. 43, 120 and 126 to Schedule "A" of this By-law.

- a) Outside storage shall not be permitted.
- b) Only uses conducted wholly within a building shall be permitted.
- c) Loading areas or accessory industrial equipment shall not be permitted in any yard adjacent to Provincial Highway No. 400, County road 21, Seventh Line or Ninth Line.
- d) A parking area, an outside display, or any combination of the two shall not exceed fifty percent (50%) of the area on any yard facing Highway No. 400 or County Road No. 21, unless such parking areas are screened with a fence or landscaping in which case they may be increased to a maximum of seventy-five percent (75%) of the yard.

SECTION 9

OPEN SPACE AND ENVIRONMENTAL PROTECTION ZONES

9.1 OPEN SPACE OS ZONE

9.1.1 Principal Permitted Uses

- a) Park or playground
- b) Playing field
- c) Swimming pool
- d) Beach
- e) Conservation area
- f) Picnic area
- g) Tennis court
- h) Handball and squash court
- i) Bowling green
- j) Golf Course
- k) Skating rink
- m) Outdoor natural rink
- n) Cross country ski trail
- o) Bandstand
- p) Community centre hall
- q) Any combination of the uses permitted above

9.1.2 Accessory Uses

- a) Refreshment booth and pavilion
- b) Clubhouse

9.1.3 Zone Regulations

- a) Lot Area:
 - i) with sanitary sewers 1200 m²
 - ii) without sanitary sewers 1700 m²
- b) Lot Frontage:
 - i) with sanitary sewers 23 m
 - ii) without sanitary sewers 30 m
- c) Yard requirements:
 - i) front 8 m
 - ii) interior side 8 m
 - iii) exterior side 8 m
 - iv) rear 8 m
- d) Maximum lot coverage 25%

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- e) Maximum Height 11 m
- f) Planned width of road allowance - see Section 3.20
- g) Special setback - Rail Line - see Section 3.21.

9.1.4 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 9.2, the lands zoned on Schedule "A" with an Open Space Zone Symbol OS followed by a number shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

9.1.4.1 OS-1 (41-97)

Map No. 17

Permitted uses are limited to passive recreational uses, and public community forest to be maintained in accordance with good management practices.

9.1.4.2 OS-2 (16-03)

Map No. 34 and 35

Permitted Uses:

- conservation, wildlife management, passive recreation,
- a municipal parking lot
- picnic area and accessory structures
- public uses

Any development, including the placement, erection or establishment of any structures, placement of fill, soil disturbance, removal or clearing of vegetation and planting of vegetation shall be prohibited on those lands zoned OS-2 unless such development is in accordance with a Town approved site plan.

When the zone symbol is followed by the letter (H) on those lands zoned RPS-2, RPS-2(a), and EP-8, or OS-2, the lands shall be used for no other purpose than that which existed on January 1, 2003 until the (H) suffix is removed in accordance with the Planning Act. The (H) provision shall be removed when:

- a) The Subdivision Agreement for the development has been executed by the owner and the Town, and
- b) A General Site Plan Agreement has been registered over the entire development stipulating such matters as to be addressed in detailed site plan required for each individual lot.

9.2 OPEN SPACE PRIVATE (OSP) ZONE

9.2.1 Principal Permitted Uses

One or a combination of the following uses shall be permitted:

- a) Park or playground
- b) Playing field
- c) Swimming pool
- d) Beach
- e) Conservation area
- f) Picnic area
- g) Tennis court
- h) Handball and squash court
- i) Bowling green
- j) Golf Course
- k) Skating rink
- m) Outdoor natural rink
- n) Cross country ski trail
- o) Bandstand
- p) Any combination of the uses permitted above
- q) Community centre hall
- r) Golf driving range
- s) Curling rink

9.2.2 Accessory Uses

Accessory uses which are clearly incidental to and located within the permitted Open Space Uses listed above such as:

- a) Refreshment booth and pavilion
- b) Clubhouse
- c) Restaurant as an accessory to a golf course
- d) Single detached dwelling as an accessory use to any permitted use in accordance with the provisions of Section 3.9
- e) Miniature golf course to a golf driving range.

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9.2.3 Zone Regulations

- | | | |
|----|--|---------------------|
| a) | Lot Area: | |
| | i) with sanitary sewers | 1200 m ² |
| | ii) without sanitary sewers | 1700 m ² |
| b) | Lot Frontage: | |
| | i) with sanitary sewers | 23 m |
| | ii) without sanitary sewers | 30 m |
| c) | Yard requirements: | |
| | i) front | 8 m |
| | ii) interior side | 8 m |
| | iii) exterior side | 8 m |
| | iv) rear | 8 m |
| d) | Maximum lot coverage | 25% |
| e) | Maximum Height | 11 m |
| f) | Planned width of road allowance - see Section 3.20 | |
| g) | Special setback - Rail Line - see Section 3.21. | |

9.2.4 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 9.3, the lands zoned on Schedule "A" with an Open Space Private Zone Symbol OSP followed by a number shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

9.2.4.1 OSP-1 (7-85)

Map No. 122

An automobile racetrack.

9.2.4.2 OSP-2 (47-88)

Map No. 3

A market garden, principal permitted uses under Section 9.3.1.

9.2.4.3 OSP-3 (51-99)

Map No.19

In addition to the permitted uses of Section 9.3.1, and subject to all other provisions of this By-law except as stated otherwise, the lands zoned on Schedule "B" with an Open Space Private Exception OSP-3 Zone Symbol may also be used for a daycare centre.

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Notwithstanding the requirements of Section 3.23, a total of eight parking spaces shall be provided for the exclusive use of the daycare centre when in operation, and such parking spaces shall be constructed and maintained with a stable surface which is treated to prevent the raising of dirt and loose particles.

9.2.4.4 OSP-4(09-84)

Map No. 4 and 111

a) **Principal Permitted Uses:**

A public use in accordance with the provisions of Section 3.5 of this By-law:

Park or playground
Playing field
Swimming pool
Picnic area
Tennis court
Handball and squash court
Outdoor natural skating rink
Cross Country skiing
Any combination of the principal permitted uses above.

b) **Accessory Permitted Uses**

Refreshment booth and pavilion
Chapel
Storage building for maintenance equipment and supplies incidental to the principal use
Washroom facilities

c) **Zone Regulations**

Minimum lot area	1700 sq. m
Minimum lot frontage	30 m
Minimum front yard	8 m
Minimum rear yard	8 m
Minimum side yard	8 m
Maximum lot coverage	40%
Maximum building height	11 m

9.3 ENVIRONMENTAL PROTECTION (EP) ZONE

9.3.1 Permitted Uses

- a) Conservation Use
- b) Passive Recreation
- c) Agriculture

9.3.2 Accessory Uses

- a) Accessory buildings or structures to any permitted use.

9.3.3 Zone Regulations

- a) Yard requirements:
 - i) Front 10 m
 - ii) Interior side 10 m
 - iii) Exterior side 10 m
 - iv) Rear 10 m
- b) Maximum lot coverage n/a
- c) Maximum height 11 m
- d) Fill and Flood Regulations:

Where any lands in a EP Zone lies within either the fill lines or floodlines mapped by the Conservation Authority, no building or placing or removing of fill shall take place and no building permit shall be issued without the written approval of the Conservation Authority having jurisdiction.
- e) Planned width of road allowance - see Section 3.20
- f) Special setback - Rail Line - see Section 3.21.

9.3.4 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 9.4, the lands zoned on Schedule "A" with an Environmental Protection Zone Symbol EP followed by a number shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

9.3.4.1 EP-1

Map No. 127

- a) A single family detached dwelling; and
- b) All of the permitted uses set out under Sections 9.4.1 and 9.4.2; and
- c) Accessory buildings or structures to the residential, agricultural, conservation and fish farming uses.

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9.3.4.2 EP-2 (OMB Order 58-95)

Map No. 32

Accessory structures which are limited to staircase structures, boathouses, and docks. The accessory structures shall be set back from the interior lot line, or the projection of the interior lot line, a minimum of 1.5 metres, with the exception of staircase structures which shall not have a required minimum setback from the interior lot line. In addition, there shall be no setback required for boathouses and staircase structures from the rear lot line. Furthermore, septic systems which are defined as a system of pipes underneath ground level which are intended to be used to dispose effluent underneath the ground, are not permitted in this zone. This zone shall extend from Kempenfelt Bay shoreline to a line that is 40 metres back from and parallel to the top of bank.

9.3.4.3 EP-3 (OMB Order 58-95, 29-00)

Map No. 32

Permitted uses are limited to passive recreational uses, conservation uses and forestry uses in accordance with good management practices.

9.3.4.4 EP-4 (68-96)

Map No. 31

Those uses normally accessory to the permitted uses within the Residential Serviced R2-S Zone and uses which existed on the date of passing of the By-law, October 16, 1996.

9.3.4.5 EP-5 (12-97)

Map No. 21

Public use not including any buildings, in accordance with Section 3.5.

- a) Park or playground
- b) Playing field
- c) Conservation area
- d) Cross Country ski trail
- e) Any combination of the above uses.

9.3.4.6 EP-6 (38-97)

Map No. 103

- a) Conservation use
- b) cross country ski trails for skiing, hiking and bicycles only.

9.3.4.7 EP-7 (38-97)

Map No. 103

- a) Spray irrigation system
- b) Sewage stabilization pond
- c) Resource and wildlife management

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9.3.4.8 EP-78(H) (016-03)

Map No. 34 and 35

Permitted uses:

- a) Conservation, wildlife management, passive recreation.
- b) A shoreline access structure.
- c) A temporary dock.

Any development, including the placement, erection or establishment of any structures, placement of fill, soil disturbance, removal and clearing of vegetation and planting of vegetation shall be prohibited on those lands zoned EP-8(H) unless such development is in accordance with a Town approved site plan, and until such time as the owner of the subject property has entered into a site plan agreement with the Town. Such site plan and agreement are to address such matters as set out in the General Site Plan to be registered on title for the entire development.

9.3.4.9 EP-9 (44-97)

Map No. 43

Permitted uses are limited to passive recreational uses, conservation uses and forestry uses in accordance with good management practices.

9.3.4.10 EP-10 (29-00)

Map No. 31, 32

Permitted uses are limited to passive recreational uses, conservation uses and forestry uses in accordance with good management practices.

9.4.4.11 EP-11

Map No. 133

In addition to a conservation and passive recreation use, the subject lands known as National Pines may be used for a golf course.

9.4.4.12 EP-12

Map No. 133

In addition to a conservation and passive recreational use, the subject lands known as Innisbrook Golf Course may be used for a golf course.

SECTION 10

AGRICULTURAL ZONES

10.1 AGRICULTURAL GENERAL (AG) ZONE

10.1.1 Principal Uses

- a) Agriculture
- b) Conservation uses including forestry, reforestation and other activities connected with the conservation of soil and wildlife.
- c) Nursery, Garden Centre.
- d) A public use.
- e) Kennels.
- f) Veterinary Clinic and/or Veterinary Hospital.
- g) A communications tower.

10.1.2 Accessory Uses

- a) Accessory buildings to any principal use
- b) Dwelling or dwelling unit as an accessory use.
- c) Home occupation or industry.

10.1.3 Zone Regulations

- a) Agriculture
 - i) Minimum lot frontage 150 m
 - ii) Minimum lot area 40 ha
 - iii) Minimum required yards 10 m
 - iv) Maximum building height 15 m
- b) Conservation uses including forestry, reforestation and other activities connected with the conservation of soil and wildlife:
 - i) Minimum lot frontage 75 m
 - ii) Minimum lot area 1 ha
 - iii) Minimum required yards 10 m
 - iv) Maximum building height 11 m
- c) Accessory Building or Structure to a Residential use:
 - i) Front yard 10 metres
 - ii) Interior side yard 3 metres
 - iii) Exterior side yard 8 metres
 - iv) Rear yard 3 metres

10.1.4 Planned Width of Road Allowance

See Section 3.20.

10.1.5 Special Setback - Rail Line

See Section 3.21.

10.1.6 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 10.1 the lands zoned on Schedule "A" with an Agricultural General Zone Symbol AG followed by a number shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

10.1.6.1 AG-1

Map No. 107

A cheese manufacturing operation.

10.1.6.2 AG-2 (58-91)(87-03)

Map No.107

A private academic school with boarding facilities for students and faculty.
On those lands zoned AG-2(H), the Holding Zone shall not be removed until a satisfactory site plan has been prepared and a Site Plan Agreement has been entered into and the appropriate approval authority is satisfied that an adequate water supply and sewage disposal facilities are available to service the proposed use.

10.1.6.3 AG-3

Map No. 108

An observatory.

10.1.6.4 AG-4

Map No. 108

An establishment for the servicing and display of timepieces.

10.1.6.5 AG-5 (07-85)

Map No. 121

- i) Anyone of the following:
 - a) Agriculture, intensive agriculture and conservation uses including forestry, reforestation, and other activities connected with the conservation of soil or wildlife.
 - b) Veterinary clinic or veterinary hospital.
 - c) Nursery.
 - d) Private airfield in accordance with the provisions of Subclause iii) to this Subsection.
- ii) In addition, any combination of the following:
 - a) Radio, television, telephone or other communication tower.
 - b) Accessory buildings to any permitted use.
 - c) A dwelling or dwelling unit as an accessory use in accordance with Section 3.9.
 - d) An additional single family detached dwelling as an accessory use on the same lot as the principal building.
 - e) A home occupation in accordance with the provisions of Section 3.12.
 - f) Driveway access to lands zoned Industrial IG-2 as shown on Map 121 of Schedule "B" to the By-law.
- iii) Private Airfield
 - a) The minimum lot area for a private airfield shall be 10 hectares.
 - b) No more than two (2) aircraft shall be maintained or stored on any private airfield.
 - c) On accessory building for the purpose of parking or storing an aircraft shall be permitted on a lot, but shall be separate from, and located not less than 30 metres from any non-residential building, and 60 metres from any building used for residential purposes.

10.1.6.6 AG-6 (24-88)

Map No. 132

In addition to the uses permitted under Subsection 10.1.1, a haul route to the Industrial Extractive (IE) Zone.

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10.1.6.7 AG-7(63-93)

Map No. 109

In addition to the accessory uses permitted under Section 10.1.2, a single family detached dwelling unit and accessory uses shall be permitted.

10.1.6.8 AG-8 (014-03)

Map No. 14

A temporary Sales Real Estate trailer which shall be permitted to be used until May 6, 2006 after which date the permitted uses shall only be those permitted in the General Agricultural Zone AG.

10.1.6.9 AG-9 (46-97)

Map No. 105

On Part Lot 17, Concession 1, in addition to the uses set out under Section 9, the temporary establishment of a Garden Suite Dwelling shall be permitted until the 13th day of August 2007, at which time the occupancy of the Garden Suite Dwelling shall cease and its entire removal from the said lands shall be undertaken, unless the use is extended by Council in accordance with Section 39 of the Planning Act.

10.1.6.10 AG-10 (39-98)

Map No. 132

All of the uses permitted in accordance with the AG standards except that a single detached dwelling shall be permitted as a principal use, and the following exceptions shall apply:

- | | |
|--|---------------|
| i) minimum lot area | 17 hectares |
| ii) minimum frontage | 44 metres |
| iii) minimum floor area accessory dwelling | 70 sq. metres |

10.1.6.11 AG-11 (015-01)

Map No. 105

On the lands described as Part of Lots 19 and 20, Concession 1, in addition to the uses set out under Section 10, the temporary establishment of a Garden Suite Dwelling for a maximum period of ten (10) years shall be permitted until the 7th day of March 2011, at which time the occupancy of the Garden Suite Dwelling shall cease, and its entire removal from said lands shall be undertaken, unless such use is extended by Council in accordance with the provisions of Section 39 of the Planning Act.

In the event the Garden Suite is not occupied by Mr. & Mrs. Masters during the 10 year temporary time frame, the By-law shall cease to be in effect and the lands shall revert to the AG Zone. The Garden Suite shall be removed in its entirety by the owner of the property.

10.1.6.12 AG-12 (033-03)

Map No. 14

In addition to the uses permitted in accordance with Section 10, the following uses are also permitted in the AG-12 Zone:

- A mini-storage establishment.

In all other cases, the provisions of the Agricultural AG Zone shall apply.

10.1.6.13 AG-13 (16-03)

Map No. 35, 139

Principal and accessory uses permitted for an Agricultural AG Zone subject to the following special regulations:

- a) Within existing agricultural buildings, limit uses to dry storage of agricultural machinery and produce, and housing of livestock to a maximum of 10 units of Animal Group 1 as defined in the Minimum Distance Separation 1 Manual of the Ministry of Agriculture, Food and Rural Affairs.
- b) Livestock housing in existing structures shall be located no closer than 30 metres to a residential lot line.
- c) Grain and corn driers shall be located no closer than 500 metres to a residential lot line.
- d) Pesticide, herbicide, fertilizer and fuel storage shall be located no closer than 500 metres to a residential lot line.

10.1.6.14 AG-14 (020-02)

Map No.102

In addition to the permitted uses of Section 10.1.1 in an area zoned AG-14, a second dwelling unit in the form of an apartment within the existing dwelling unit may be permitted subject to the following requirements:

Maximum permitted floor area 112 square metres.

Minimum parking requirement two spaces per unit.

10.1.6.15 AG-15 (021-02)

Map No. 102

The area identified on Schedule “A” attached is zoned AG-15 is subject to a temporary use by-law has been passed under Section 39 of the Planning Act, and the provisions are set out below:

- a) On lands described as 4015 14th Line, a temporary “Garden Suite” dwelling shall be permitted until the 30th day of March 2012.
- b) Following this date, the use and occupancy of the “Garden Suite” for residential purposes on the subject lands shall be prohibited. The entire removal of the “Garden Suite” from the property described as Part of the West half of the North half of Lot 3, Concession 14 in the Former Township of West Gwillimbury, now in the Town of Innisfil, shall be required, unless such use is extended by Council in accordance with the provisions of Section 39 of the Planning Act.

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10.2 AGRICULTURAL INTENSIVE (AI) ZONE

10.2.1 Principal Uses

- a) Intensive agriculture
- b) Conservation uses including forestry, reforestation and other activities connected with the conservation of soil or wildlife
- c) Veterinary clinic or veterinary hospital
- d) Kennels
- e) A public use in accordance with the provisions of Section 3.5 to this By-law
- f) Riding and racing stable

10.2.2 Accessory Uses

- a) Accessory buildings to any principal use.
- b) Dwelling or dwelling unit as an accessory use.
- c) Home occupation or industry.

10.2.3 Zone Regulations

- a) Intensive agriculture:
 - i) Minimum lot frontage 120 m
 - ii) Minimum lot area 4 ha.
 - iii) Minimum required yards 10 m
 - iv) Maximum building height 15 m
- b) Conservation uses including forestry, reforestation and other activities connected with the conservation of soil or wildlife:
 - i) Minimum lot frontage 75 m
 - ii) Minimum lot area 1 ha.
 - iii) Minimum required yards 10 m
 - iv) Maximum building height 11 m
- c) Veterinary clinic or veterinary hospital:
 - i) Minimum lot frontage 30 m
 - ii) Minimum lot area 1900 sq. m
 - iii) Minimum required yards
 - Rear 10 m
 - Exterior 9 m
 - Interior 3 m
 - Front 10 m
 - iv) Maximum building height 11 m

10.2.4 Planned Width of Road Allowance

See Section 3.20.

10.2.5 Special Setback - Rail Line

See Section 3.21.

10.2.6 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 10.2, the lands zoned on Schedule "A" with an Agricultural Intensive Zone Symbol AI followed by a number shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

10.3 AGRICULTURAL MARSH (AM) ZONE

10.3.1 Principal Uses

- a) Conservation uses including forestry, reforestation and other activities connected with the conservation of soil or wildlife
- b) Nursery, Garden Centre
- c) Market garden

10.3.2 Accessory Uses

- a) Accessory buildings to any principal use including any residential use.

10.3.3 Zone Regulations

- a) Market Garden:
 - i) Minimum lot frontage 120 m
 - ii) Minimum lot area 4 ha.
 - iii) Minimum required yards 10 m
 - iv) Maximum building height 15 m
- b) Nursery, Garden Centre:
 - i) Minimum lot frontage 75 m
 - ii) Minimum lot area 1 ha.
 - iii) Minimum required yards 5 m
 - iv) Maximum building height 11 m
- c) Conservation uses including forestry, reforestation and other activities connected with the conservation of soil or wildlife:
 - i) Minimum lot frontage 75 m
 - ii) Minimum lot area 1 ha.
 - iii) Minimum required yards 10 m
 - iv) Maximum building height 11 m

10.3.4 Planned Width of Road Allowance

See Section 3.20.

10.3.5 Special Setback - Rail Line

See Section 3.21.

10.3.6 Special Use Exceptions

Notwithstanding the permitted uses and regulations of Section 10.3, the lands zoned on Schedule "A" with an Agricultural Marsh Zone Symbol AM followed by a number shall be subject to the uses and/or regulations set out in the following sub-section and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

to By-Law 054-04

SECTION 11

11.1 FUTURE DEVELOPMENT (FD) ZONES

11.1.1 Permitted Uses

- a) Existing uses
- b) Public or private parks

11.1.2 Existing Uses

Where a building or structure had previously been erected or plans approved and/or land used at the date of the passing of this By-law, such uses may continue and may be enlarged, reconstructed, repaired or renovated provided that such enlargement, reconstruction, repair or renovation does not contravene the requirements of this By-law.

11.1.3. Zone Requirements

- a) Minimum lot area 20 ha
- b) Minimum lot frontage 150 m
- c) Minimum front yard 8 m
- d) Minimum rear yard 8 m
- e) Minimum interior side yard 6 m
- f) Minimum exterior side yard 8 m
- g) Maximum building height 11 m
- h) Parking requirements in accordance with Section 3.23
- i) Planned Width of Road Allowance - See Section 3.20.
- j) Special Setback - Rail Line - See Section 3.21.

11.1.4 FUTURE REZONING

Lands within the Future Development (FD) Zone may, upon application to the Corporation, be rezoned to a specific zone in conformity with the Official Plan. Until such time as the lands are rezoned to a specific zone, no person shall change the use of any building, structure or land or erect and use any building or structure except in conformity with the provisions of this By-law.

11.1.5 SPECIAL USE EXCEPTIONS

Notwithstanding the permitted uses and regulations of Section 11, the lands zoned on Schedule "B" with a Future Development Zone Symbol FD followed by a number shall be subject to the uses and/or regulations set out in the following subsection and, unless otherwise stated, shall be subject to all other provisions of this Zone and By-law.

11.1.6 FD-1

Map No. 18

A single family detached dwelling with a home occupation consisting of a video store.

The following provisions shall apply:

- a) **Signage** -not more than two (2) signs: one of which shall be erected over the entrance to the video store and shall have an area of not more than 2 square metres; the other shall not be erected closer than 3 metres from the front of the property and shall have an area of not more than 6 square metres and a height of not more than 2 square metres; the other shall not be erected closer than 3 metres from the front of the property and shall have an area of not more than 6 square metres and a height of not more than 3.35 metres (11 feet).
- b) **Size** - the video store shall not occupy more than 50% of the total floor area of the single family detached dwelling and shall be confined to the basement level.
- c) **Articles Sold/Services Provided** - video tapes and related equipment may be kept for sale or rent.

READ A FIRST TIME AND TAKEN AS READ A SECOND TIME THIS 25TH, DAY OF AUGUST, 2004.

Brian H. Jackson, Mayor

Paul G. Landry, Clerk

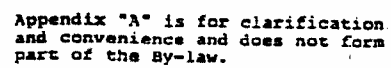
READ A THIRD TIME AND FINALLY PASSED THIS 22ND, DAY OF SEPTEMBER, 2004.

Brian H. Jackson, Mayor

Paul G. Landry, Clerk

.../

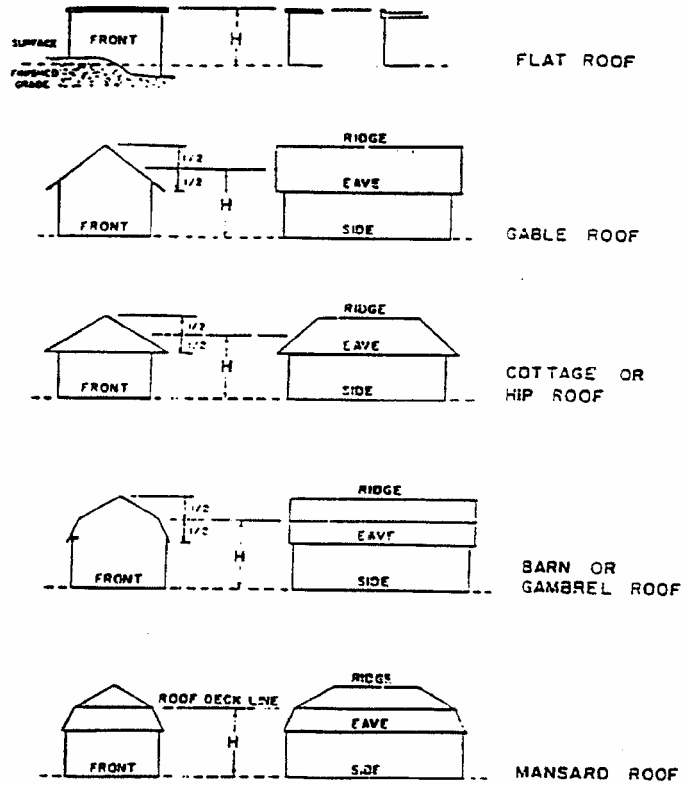
ILLUSTRATION OF YARD DEFINITIONS



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Appendix "C"

ILLUSTRATION OF BUILDING
HEIGHT DEFINITIONS



Notes:

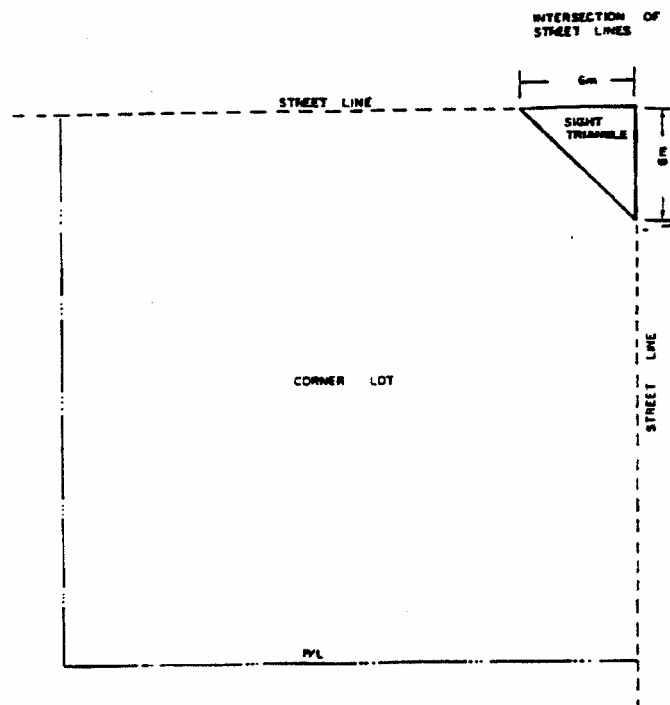
Appendix "C" is for clarification and convenience and does not form part of this By-law.

H - HEIGHT OF BUILDING

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Appendix "D"

ILLUSTRATION OF SIGHT TRIANGLE



Note:

Appendix "D" is for clarification
and convenience and does not form
part of this By-law.

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Appendix "E"

METRIC CONVERSION GUIDE

1 foot = .3048 metres	1 tonne = 2,204 pounds
1 yard = .914 metres	
1 square foot = .0929 square metres	
1 acre = .4047 hectares	
1 metre = 3.281 feet	
1 metre = 1.094 yards	
1 square metre = 10.765 square feet	
1 hectare = 2.471 acres	
 EXAMPLE: Minimum Front Yard = 15 metres	
	= 15 x 3.281
	= 49.22 feet
 EXAMPLE: Minimum Floor Area = 186 square metres	
	= 186 square metres x 10.765
	= 2,002 square feet
 EXAMPLE: Minimum Lot Area = 20 hectares	
	= 20 x 2.471
	= 49.4 acres

Note:

Appendix "E" is for clarification and convenience and does not form part of this By-law.

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Appendix "F"

FILL AND FLOODLINE MAPPING

Generally fill and floodline mapping has been completed by the South Lake Simcoe Conservation Authority and the Nottawasaga Valley Conservation Authority on watersheds having an area of one-half mile or more and along the Townships entire shoreline. There are, however, some watercourse areas within the jurisdiction of the South Lake Simcoe Conservation Authority which are fill line mapped only.

The respective Authorities have made Regulations under the Conservation Authorities Act and these are registered as Ontario Regulation 179/80, as amended, for the South Lake Simcoe Conservation Authority and Ontario Regulation 321/80 for the Nottawasaga Valley Conservation Authority.

Where any lot lies within either the fill lines or floodlines mapped by the Conservation Authorities, the written approval of the Conservation Authority having jurisdiction shall be obtained and submitted with any building permit application. Written Conservation Authority approval is also required for alteration to watercourses and the placing or removal of fill, whether originating on site or elsewhere.

Generally, if your lot is located near the shoreline of Lake Simcoe, in the proximity of a watercourse, or embankment, is subject to periodic flooding or is located in a low lying area having extensive organic soils or poor drainage, you should check with the respective Conservation Authority to see if your lot is subject to the aforementioned regulations.

Application forms are available at the Townships Municipal Offices and we will do the necessary mailing for you.

Note: Appendix "F" is for information purposes only and is not a part of this By-law.

TOWN OF INNISFIL

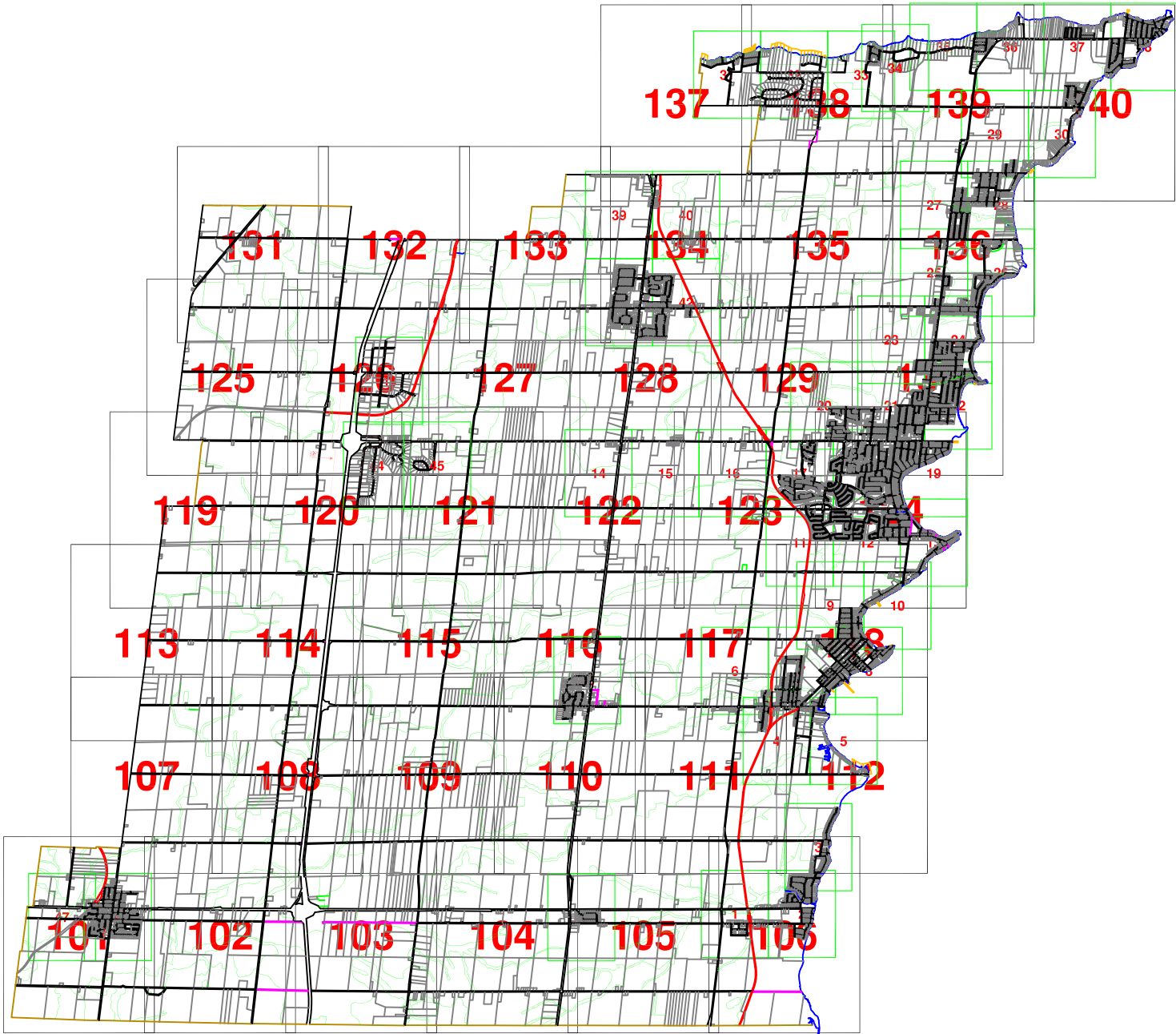
COMPREHENSIVE ZONING (September 15, 2004)

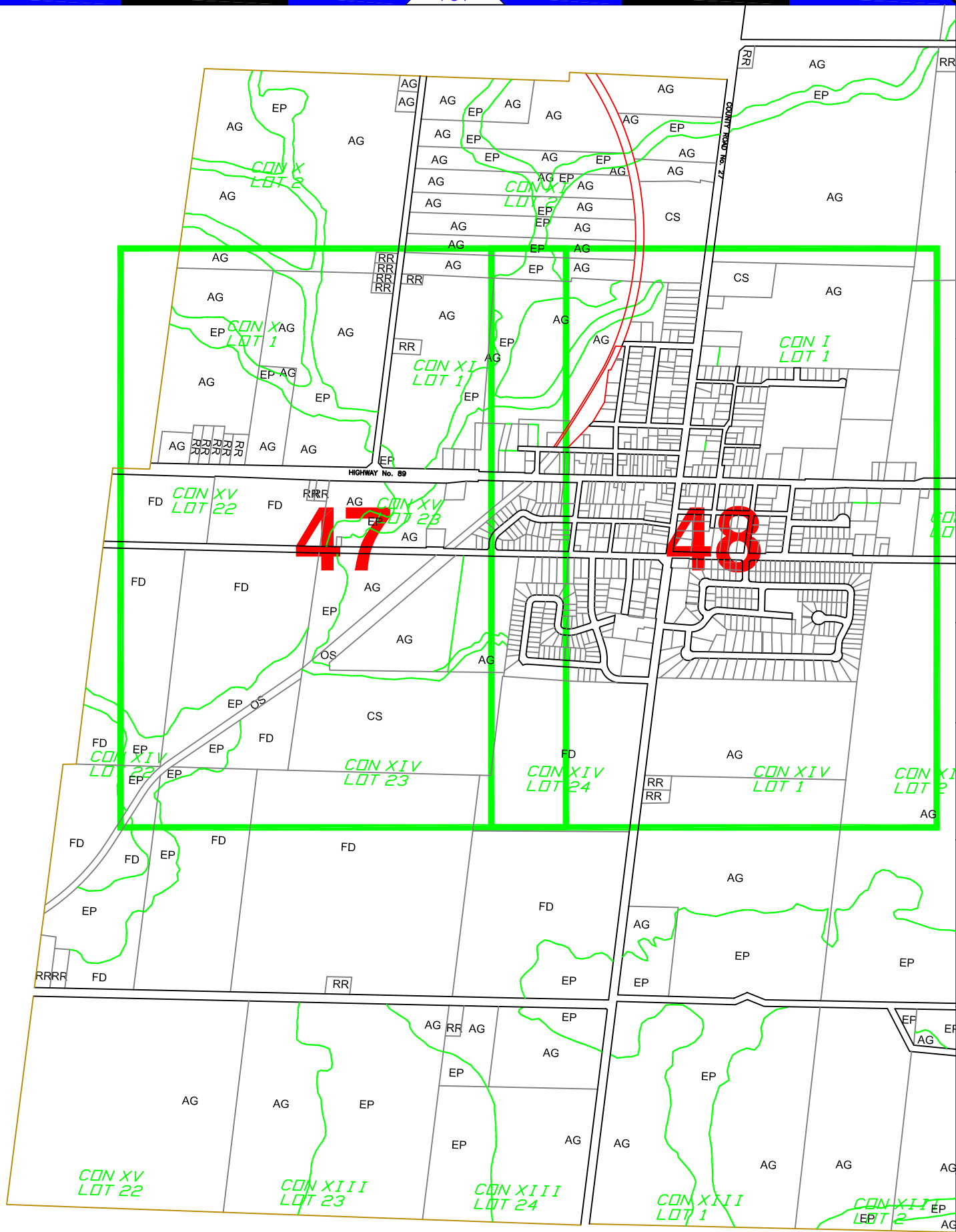
Maps prepared by:
iPLANcorp



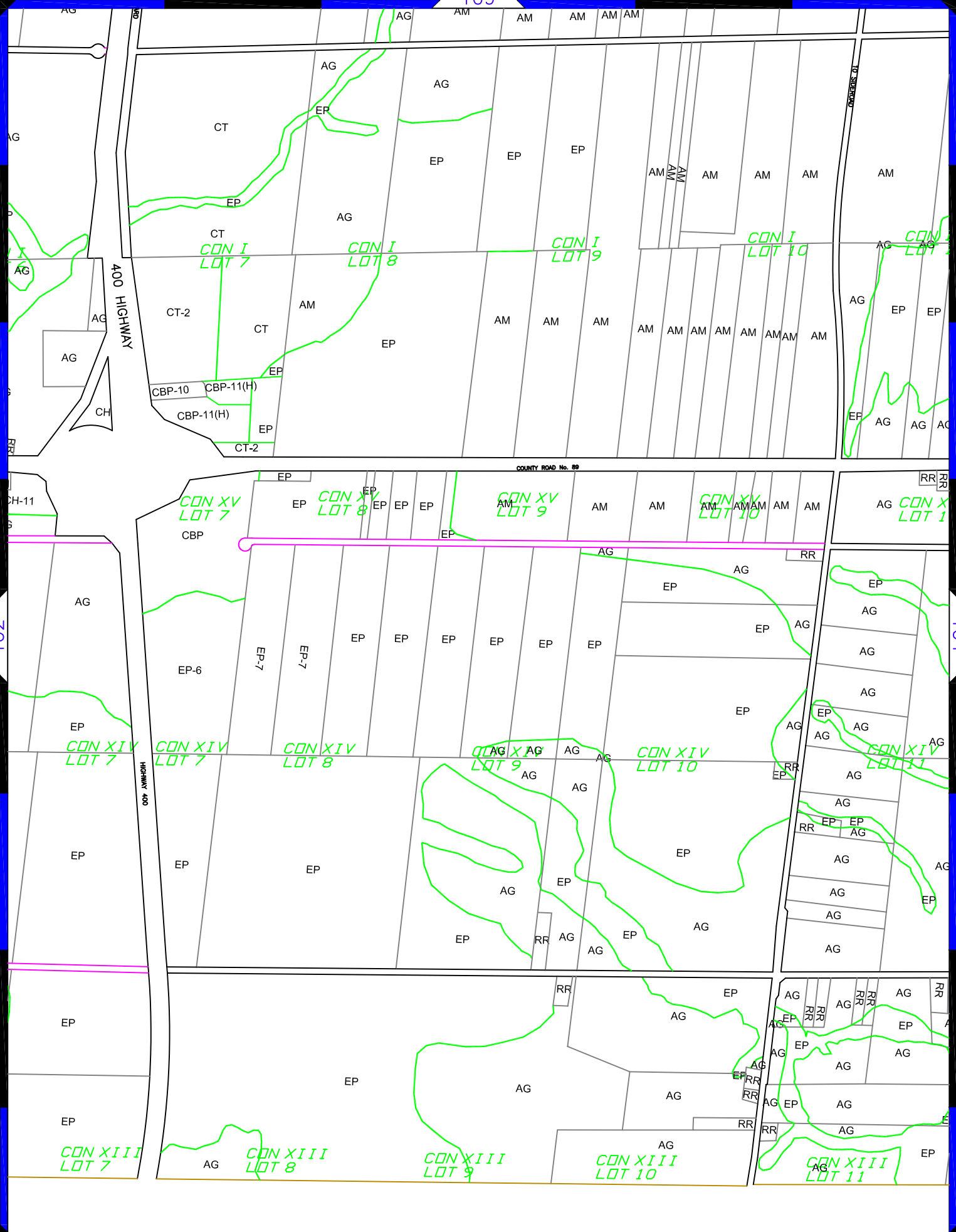
Where opportunity meets prosperity

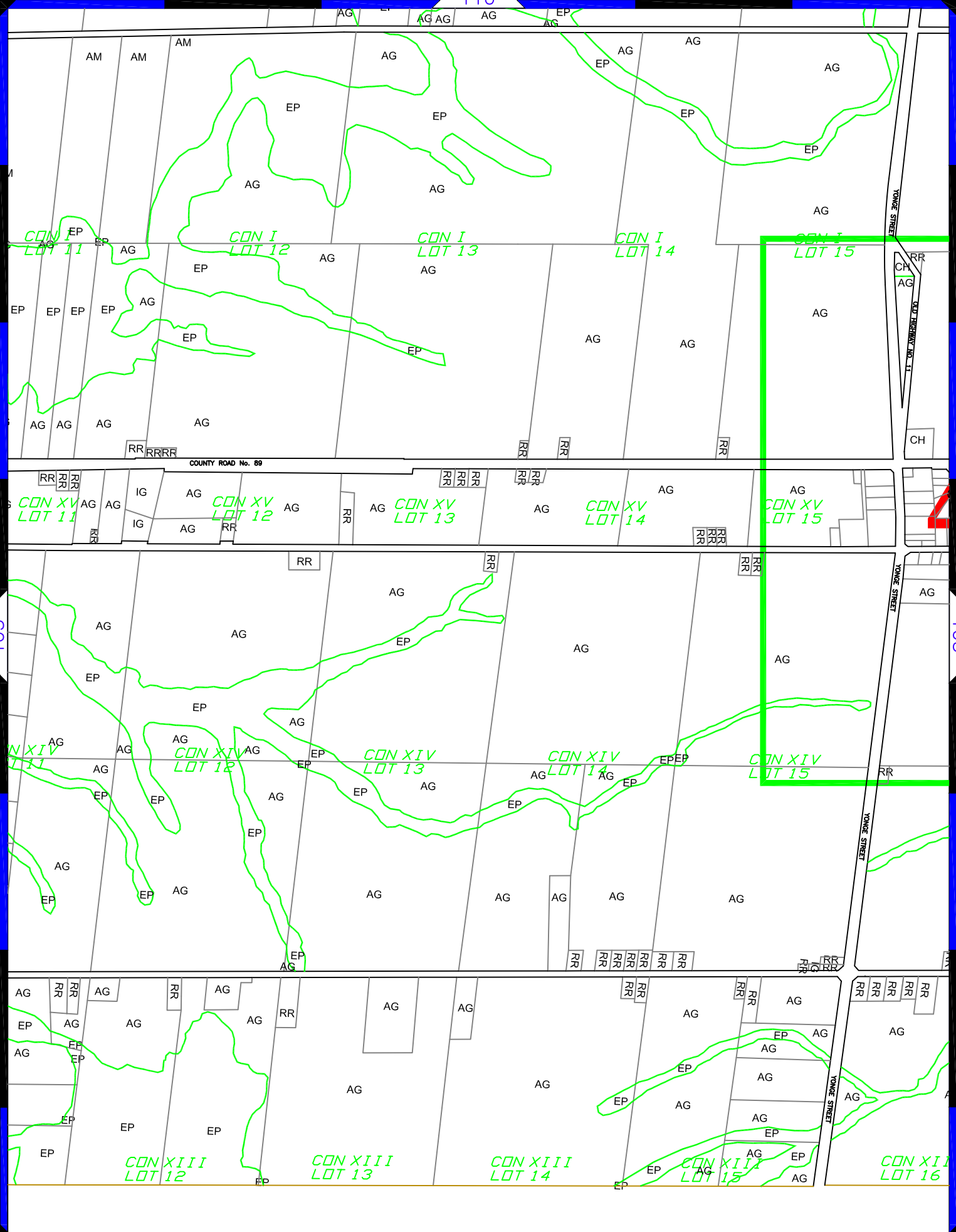


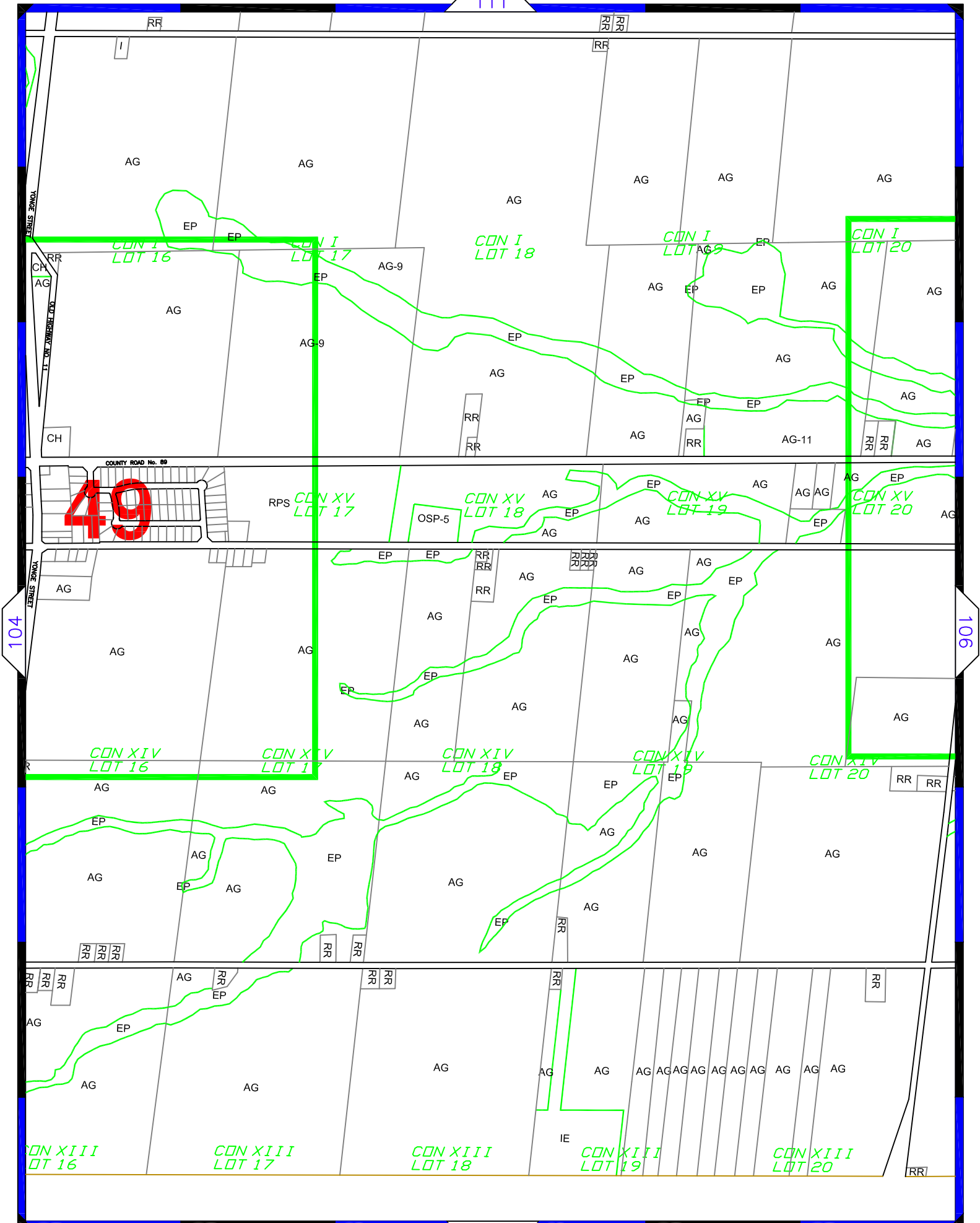




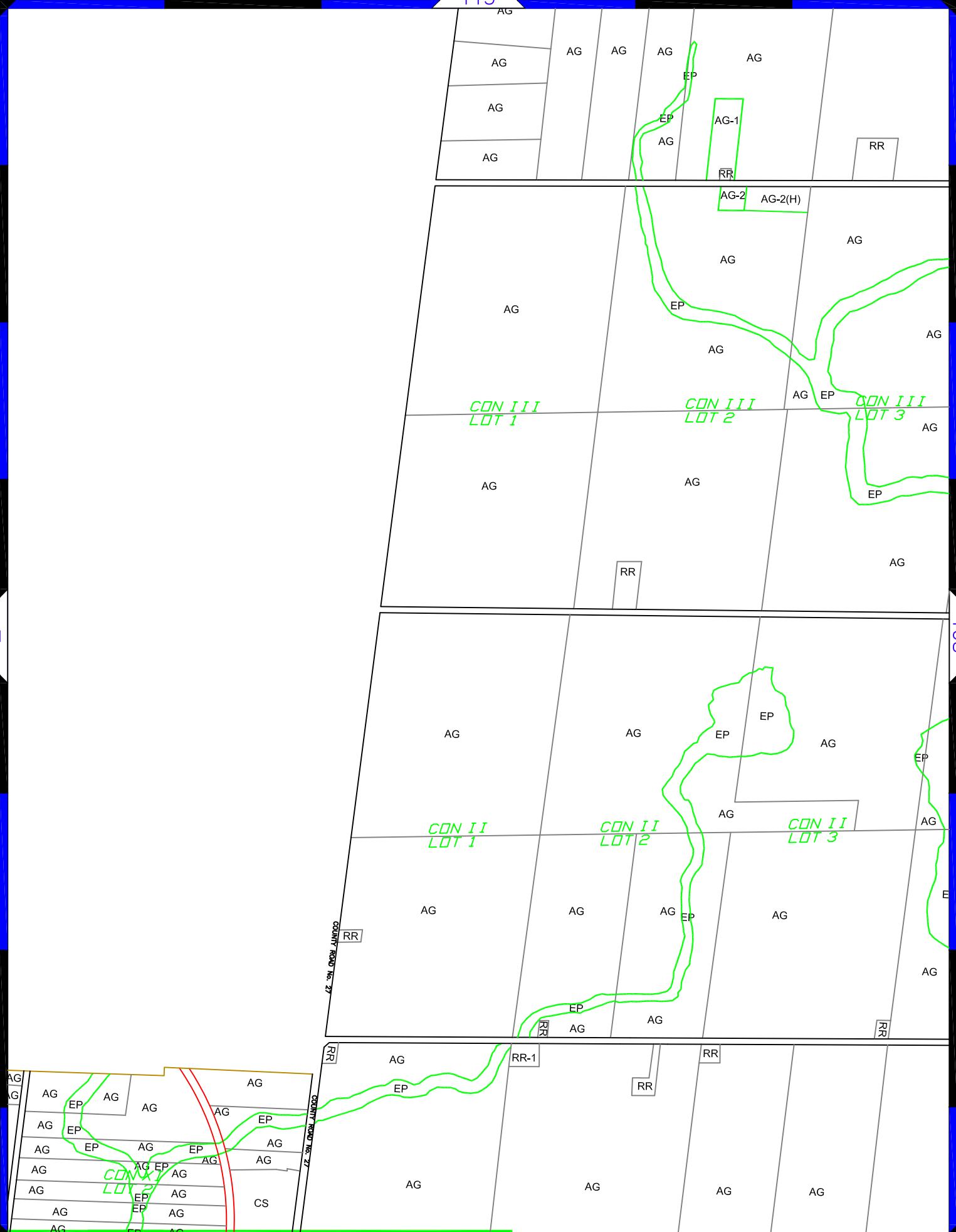






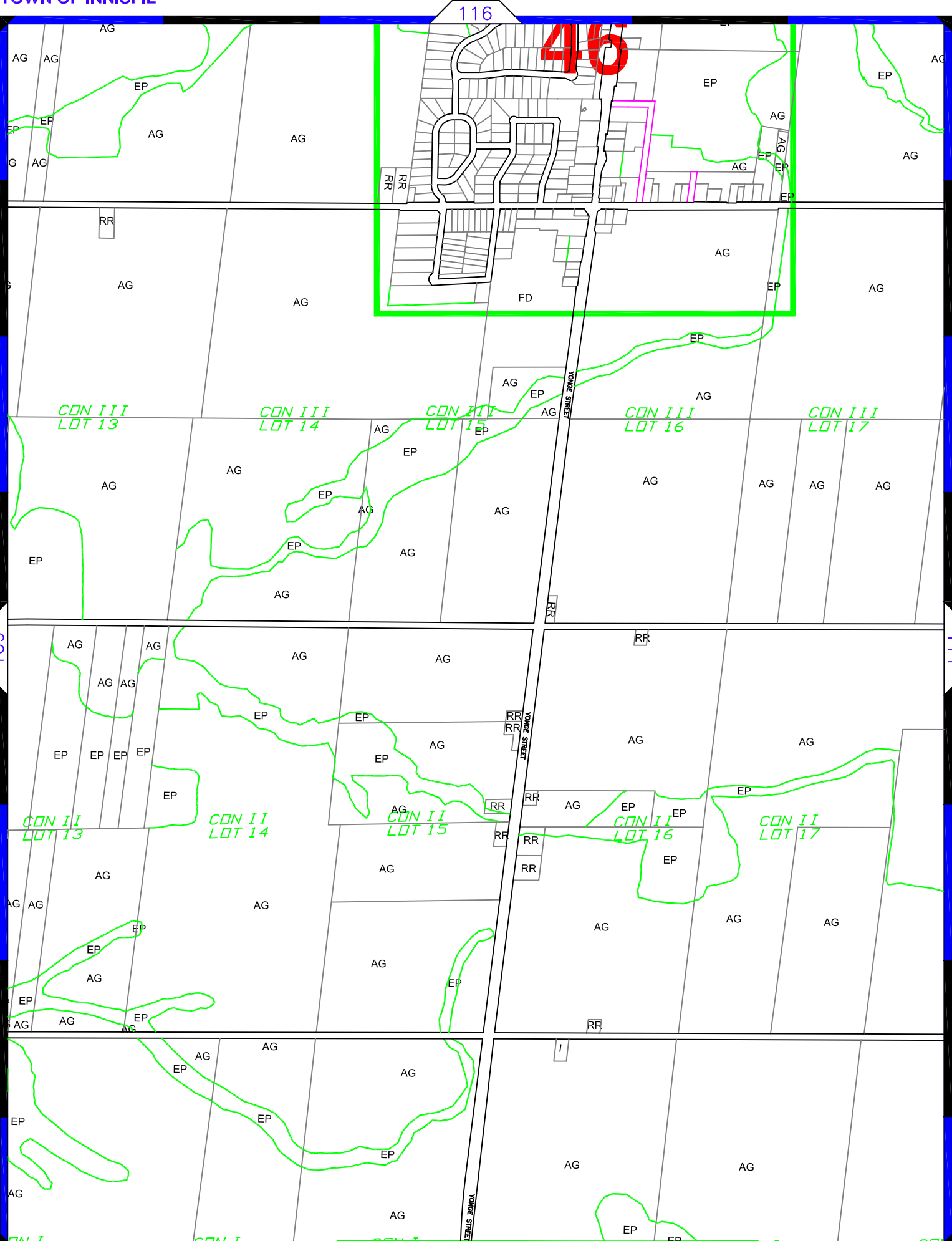




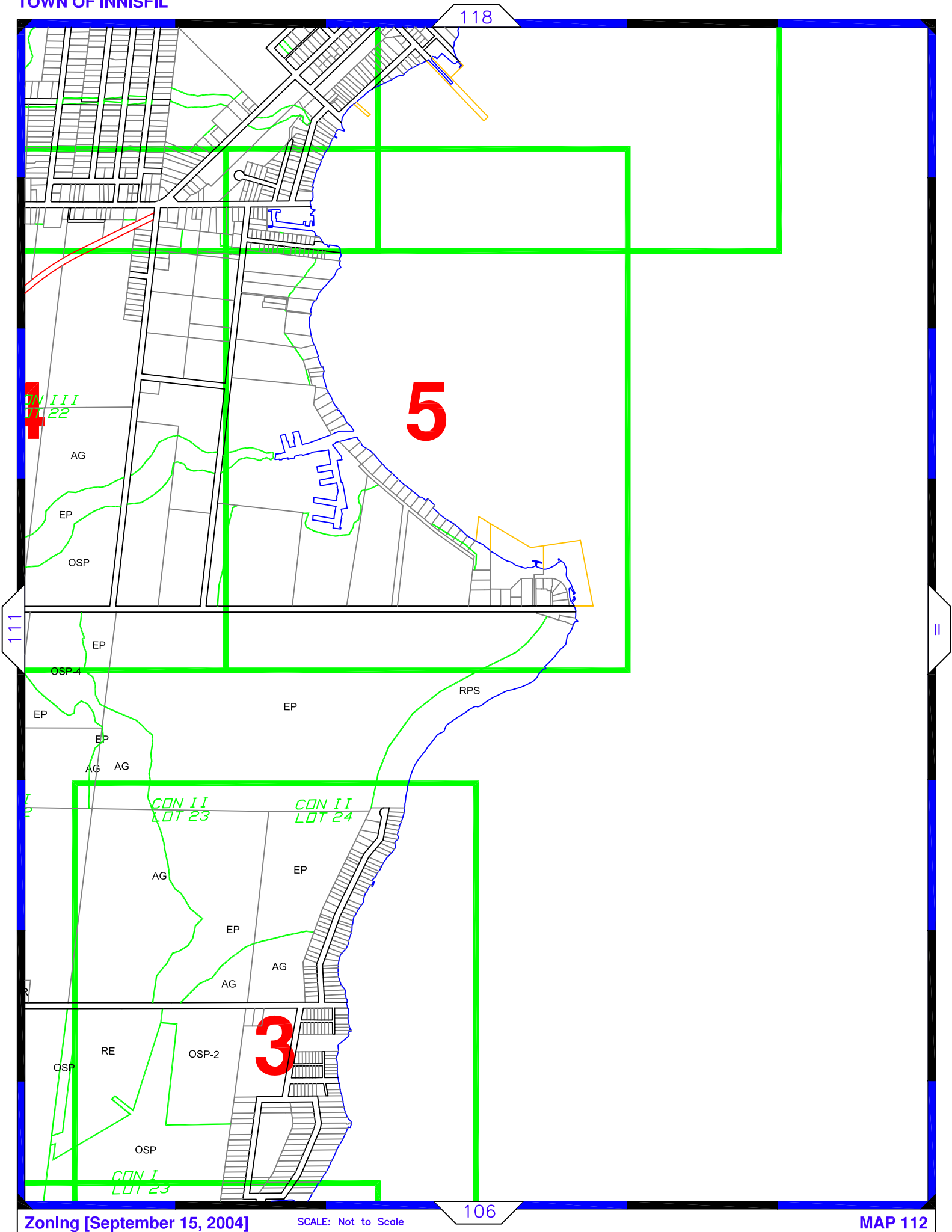


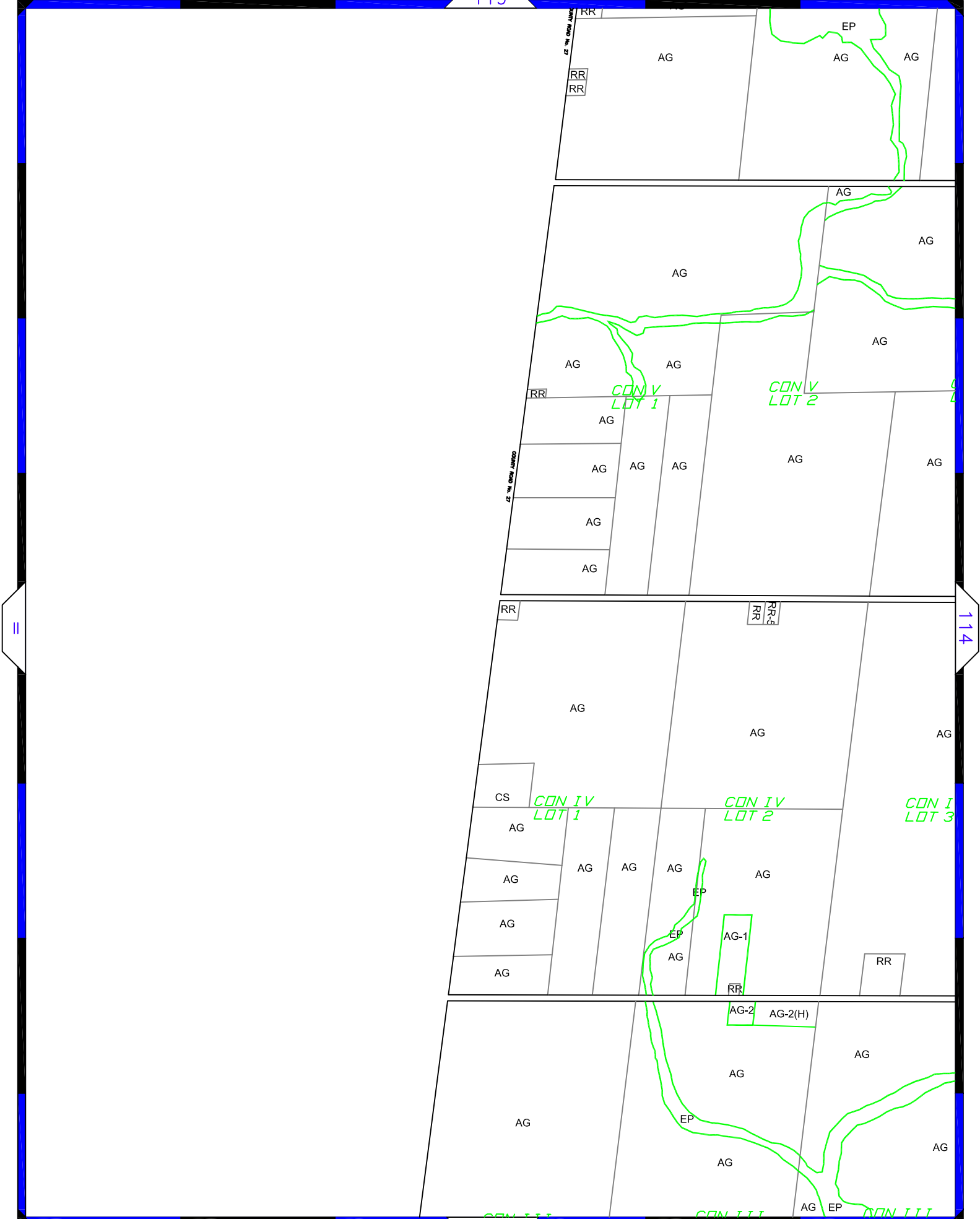


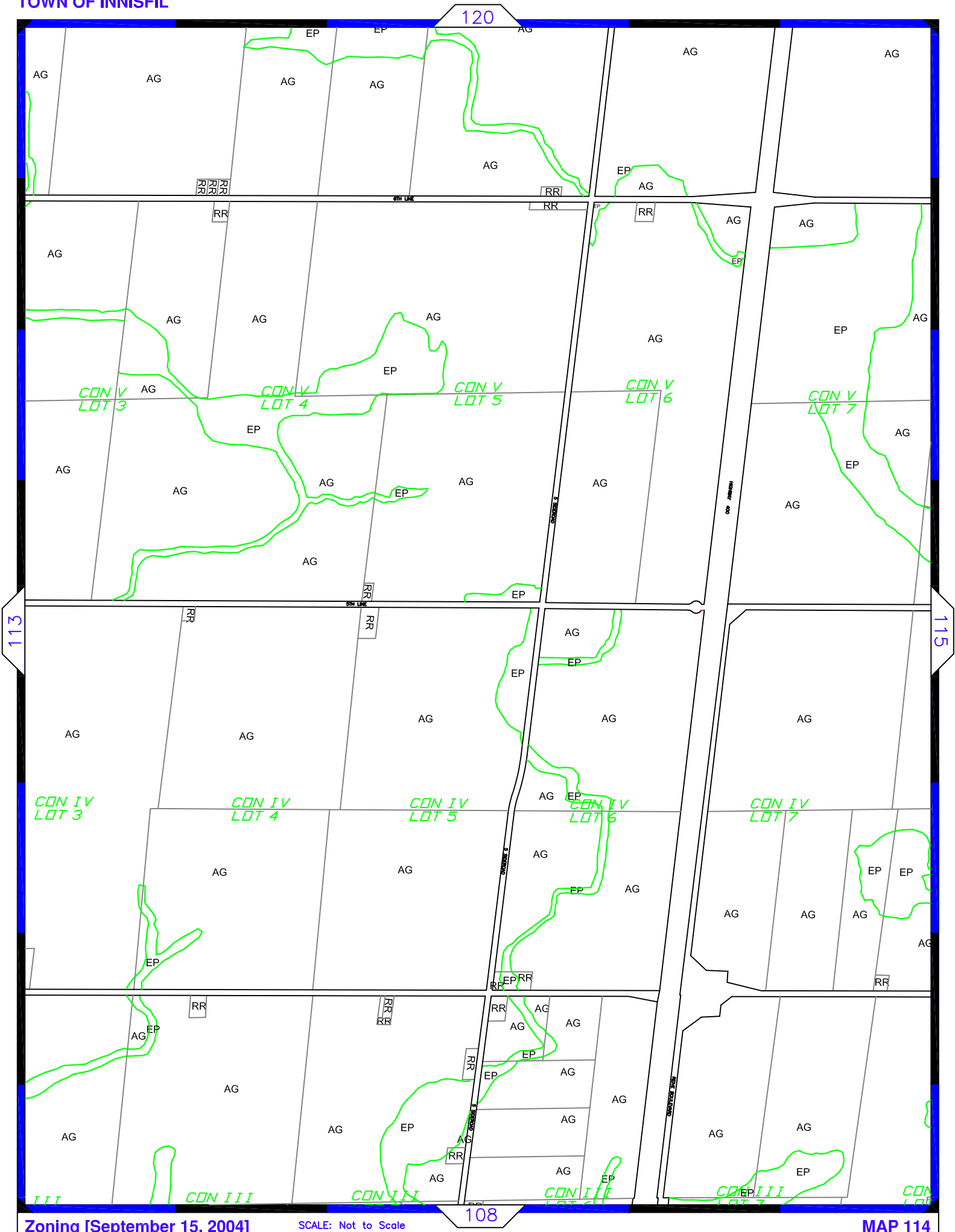


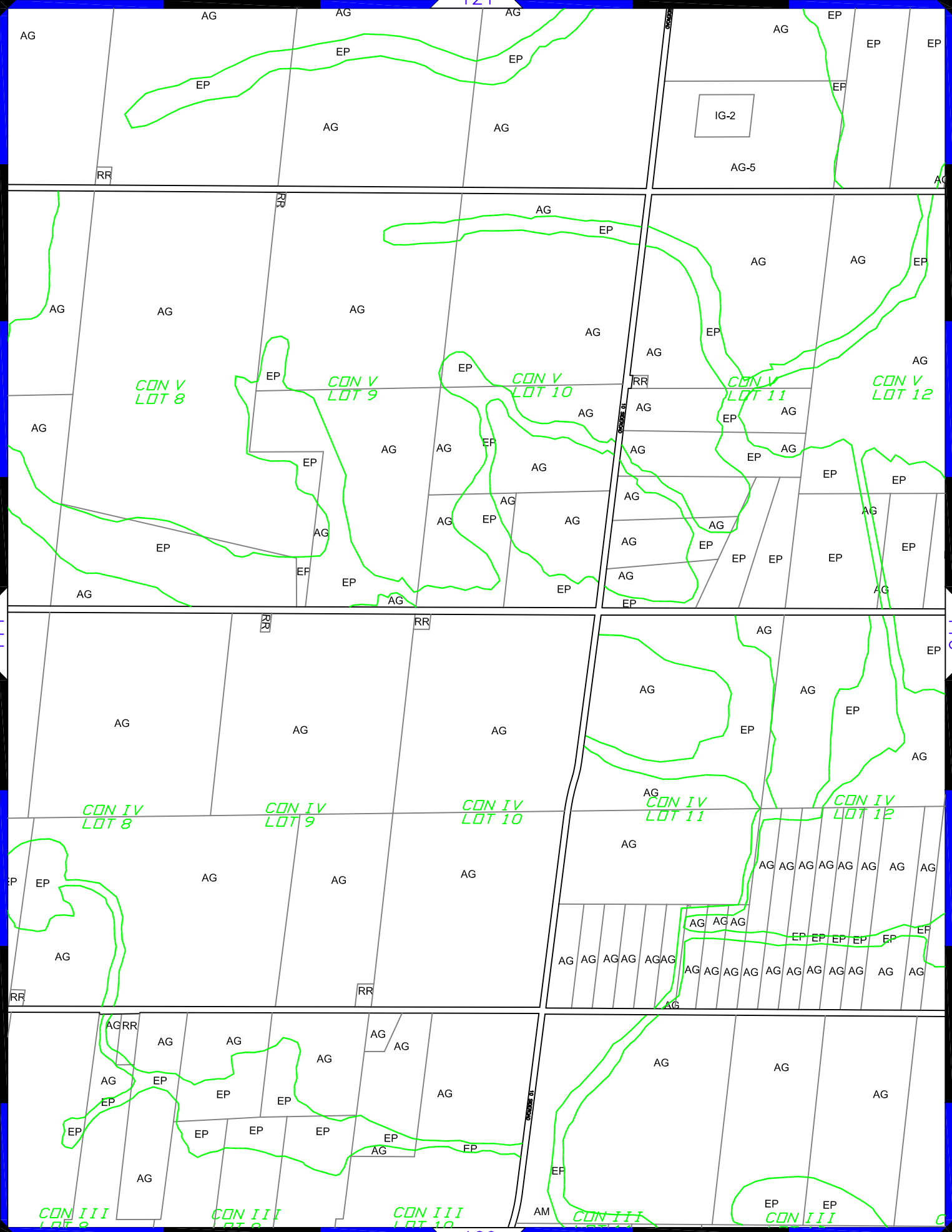




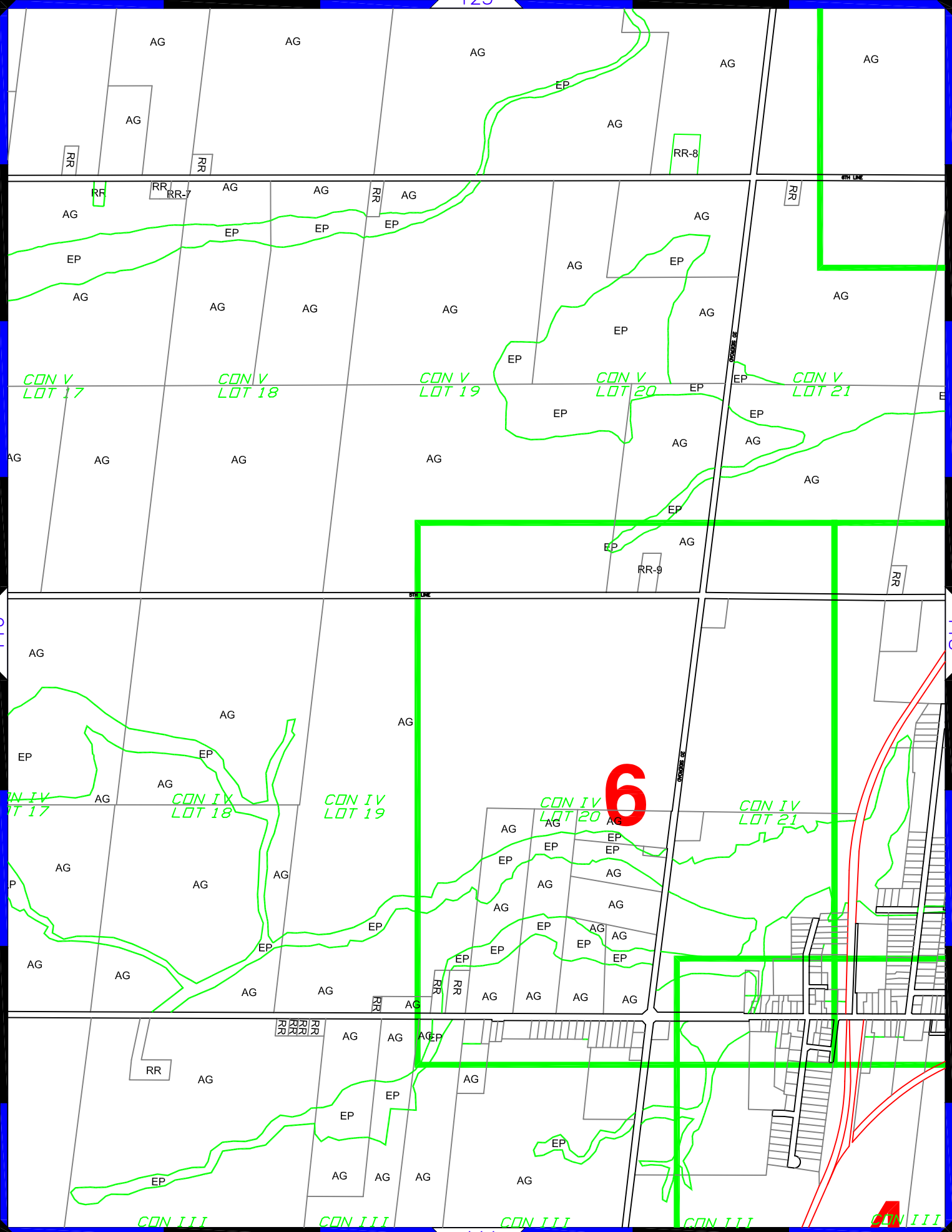


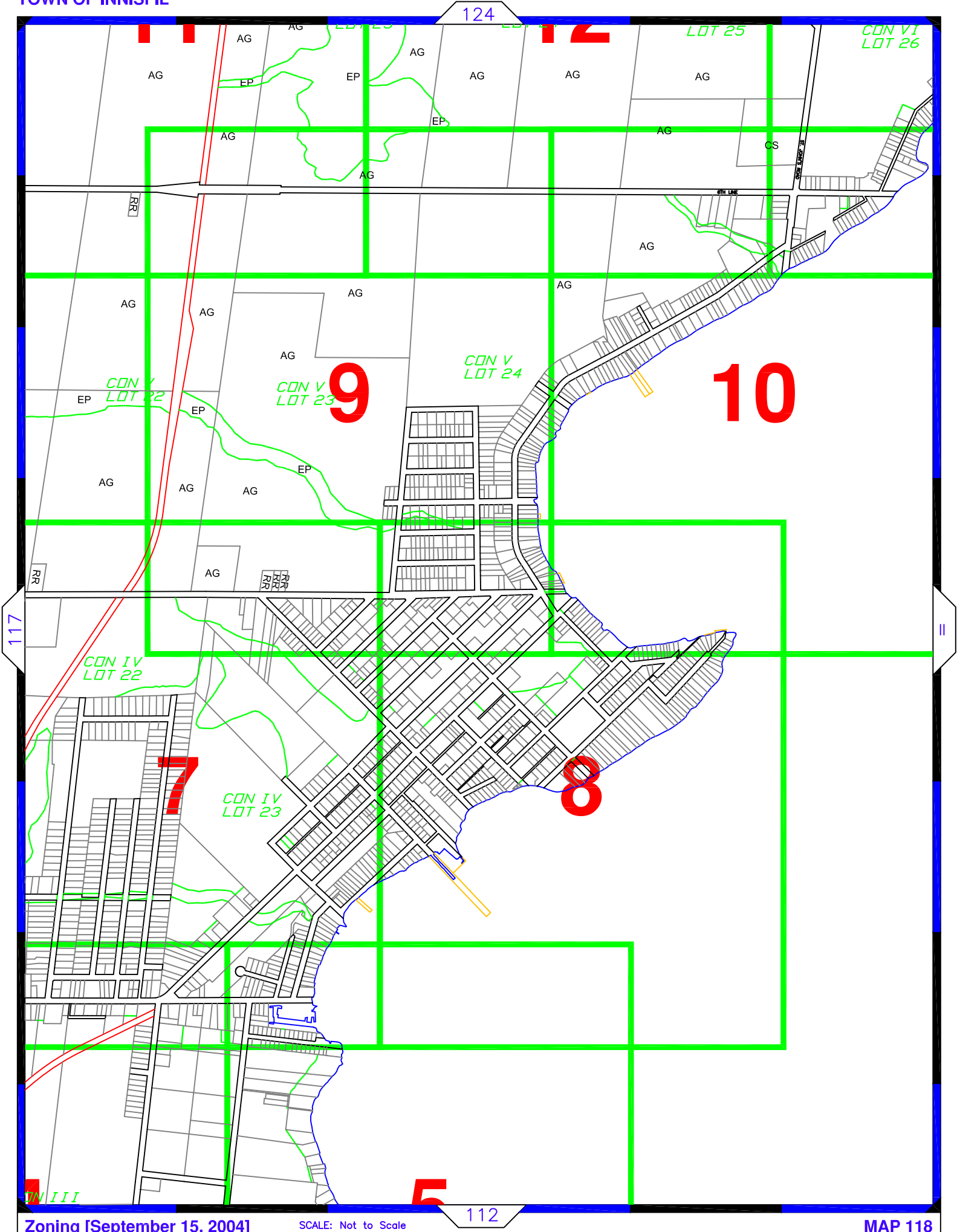


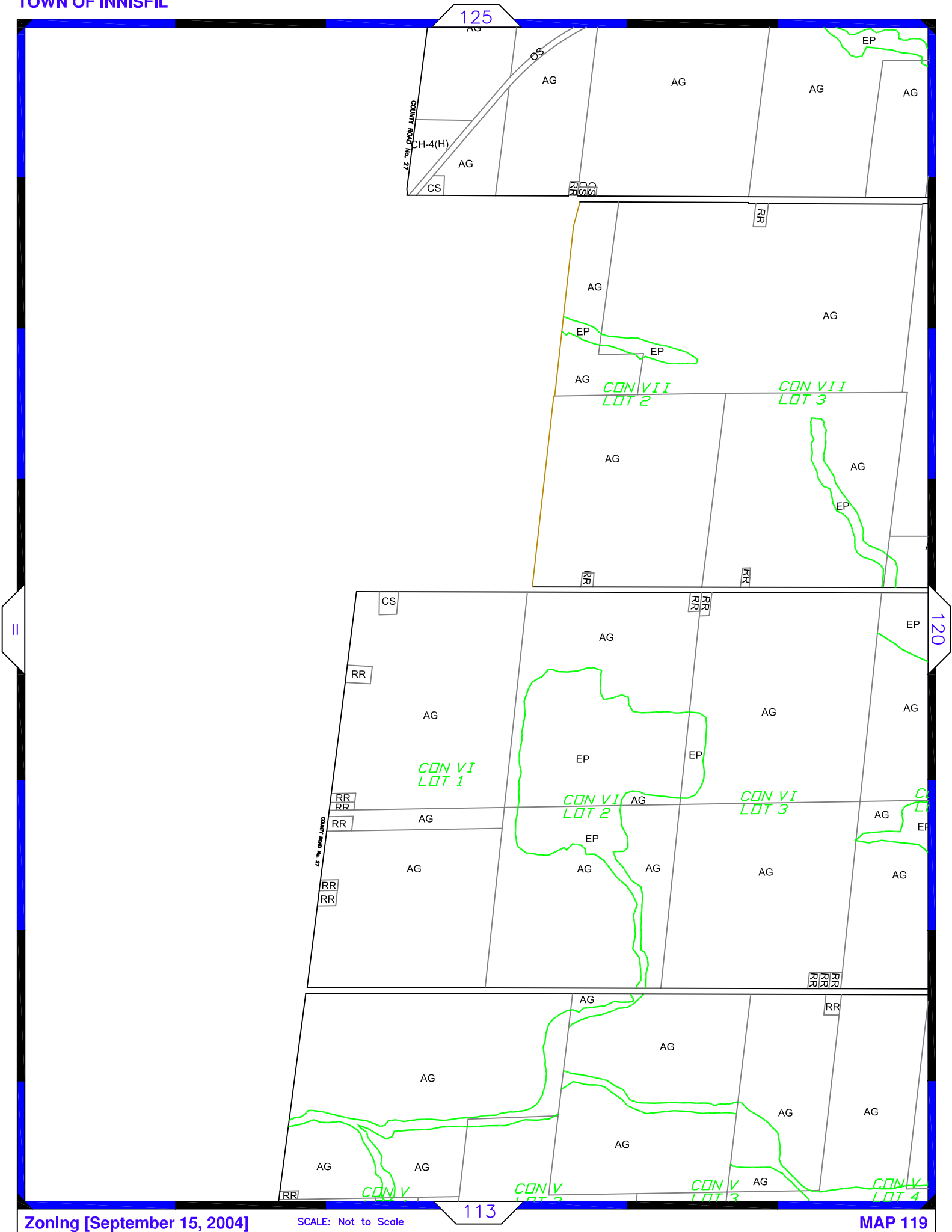


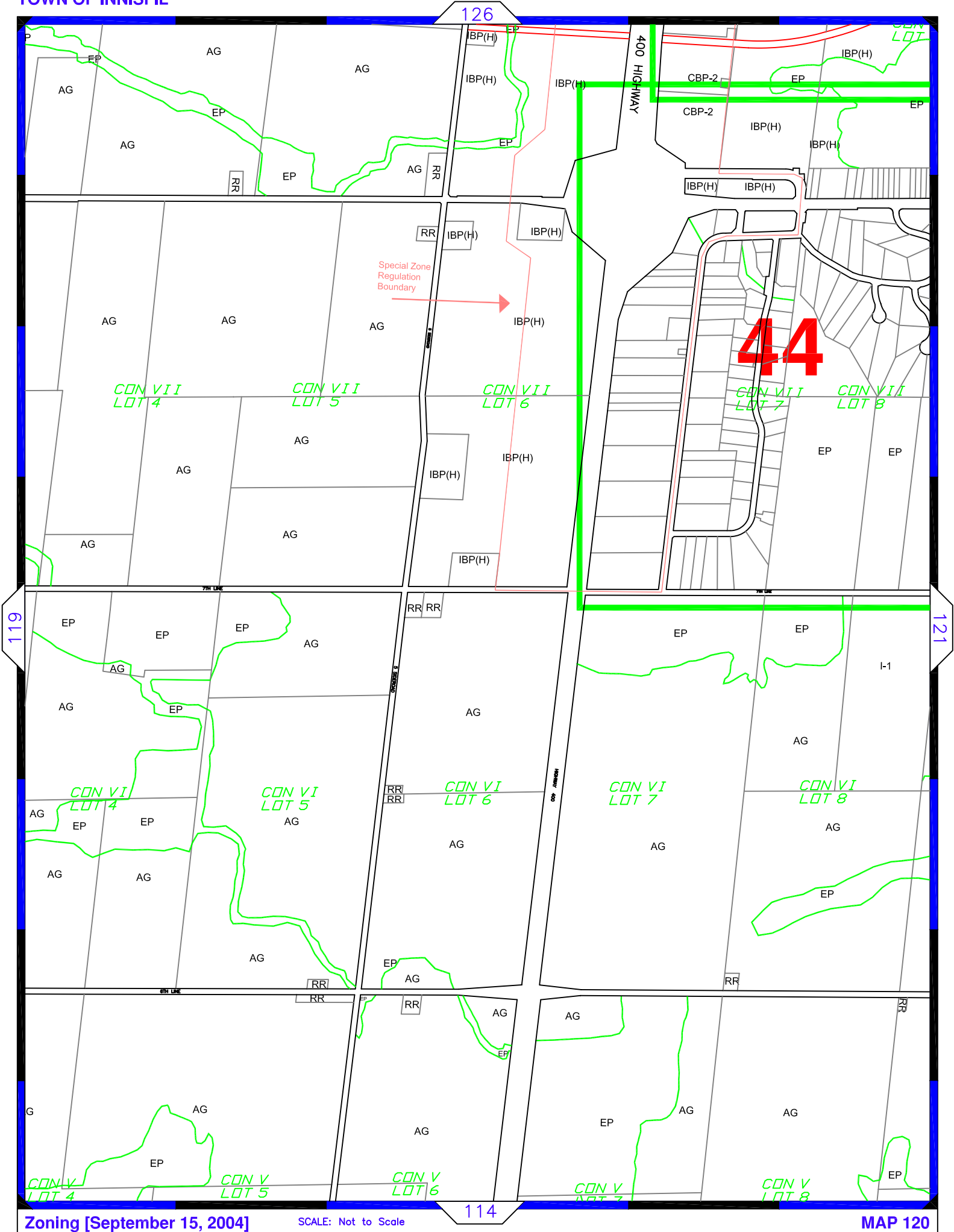


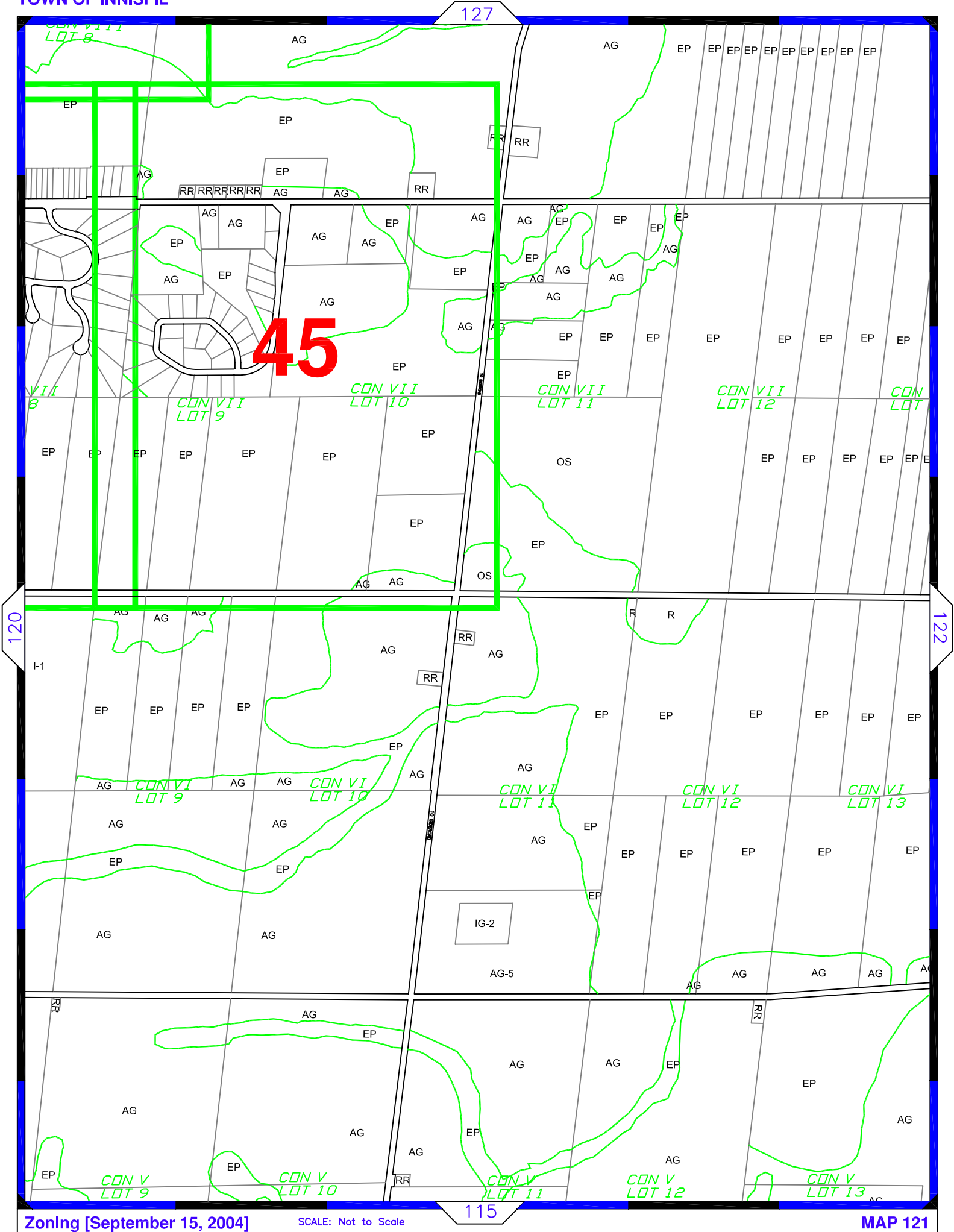


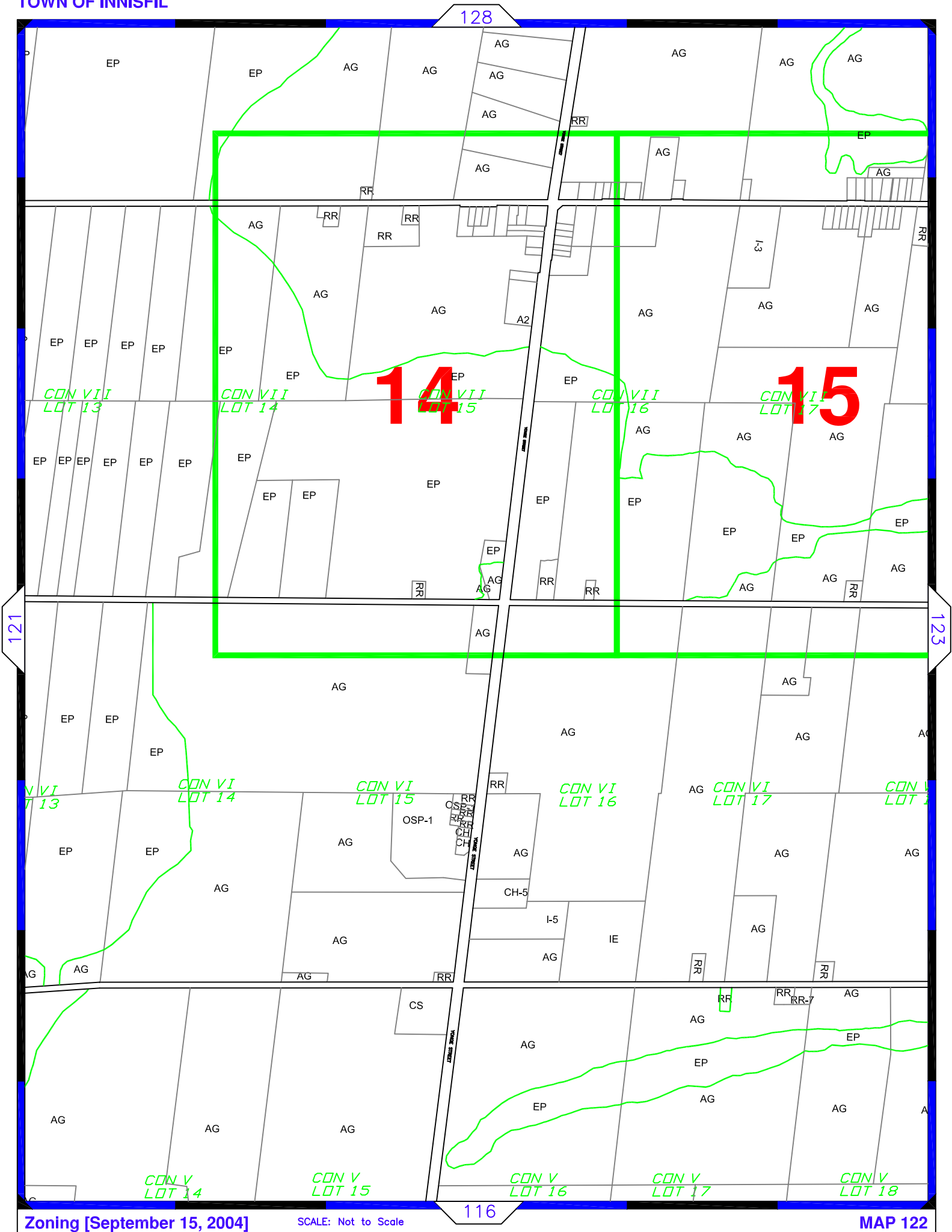


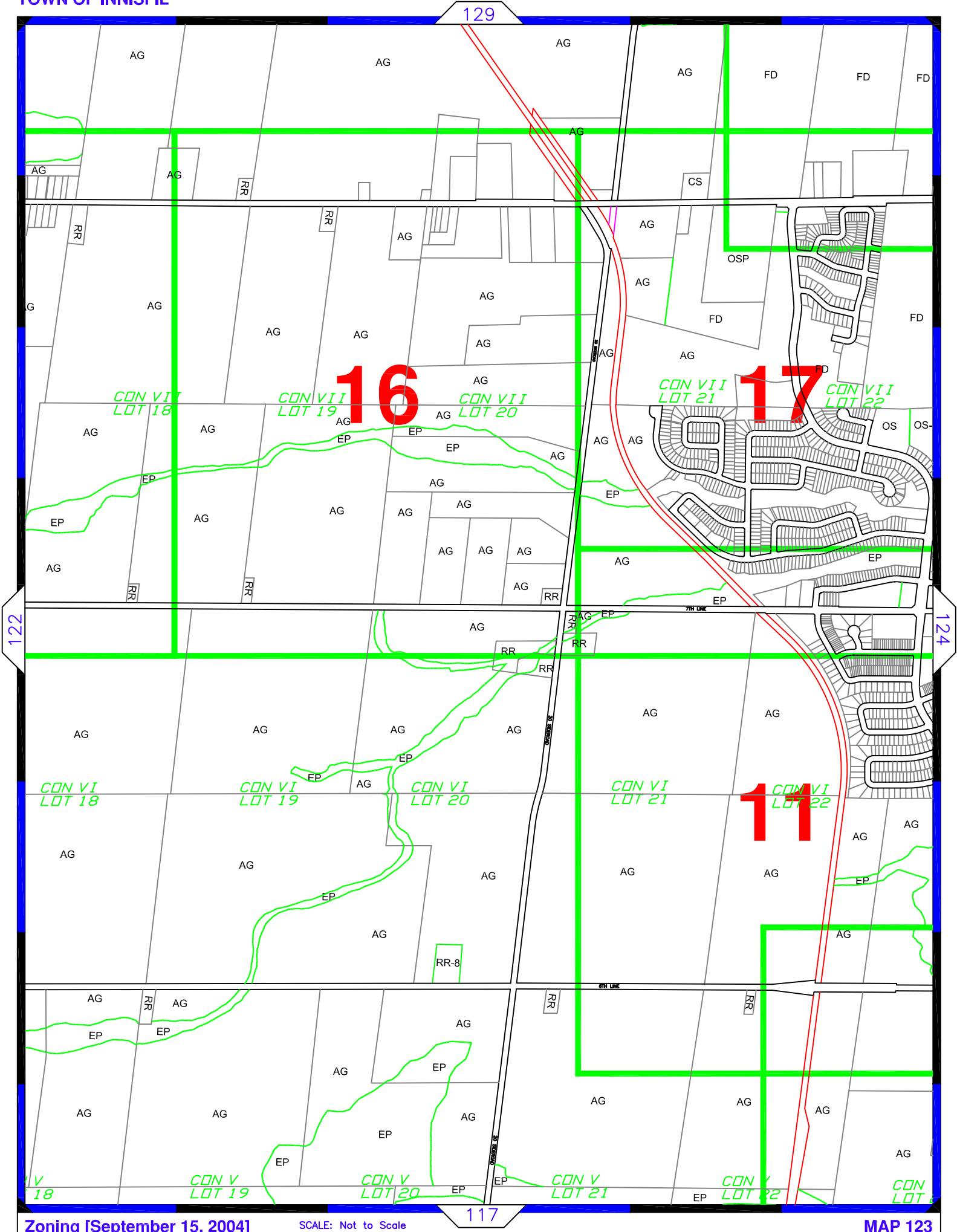


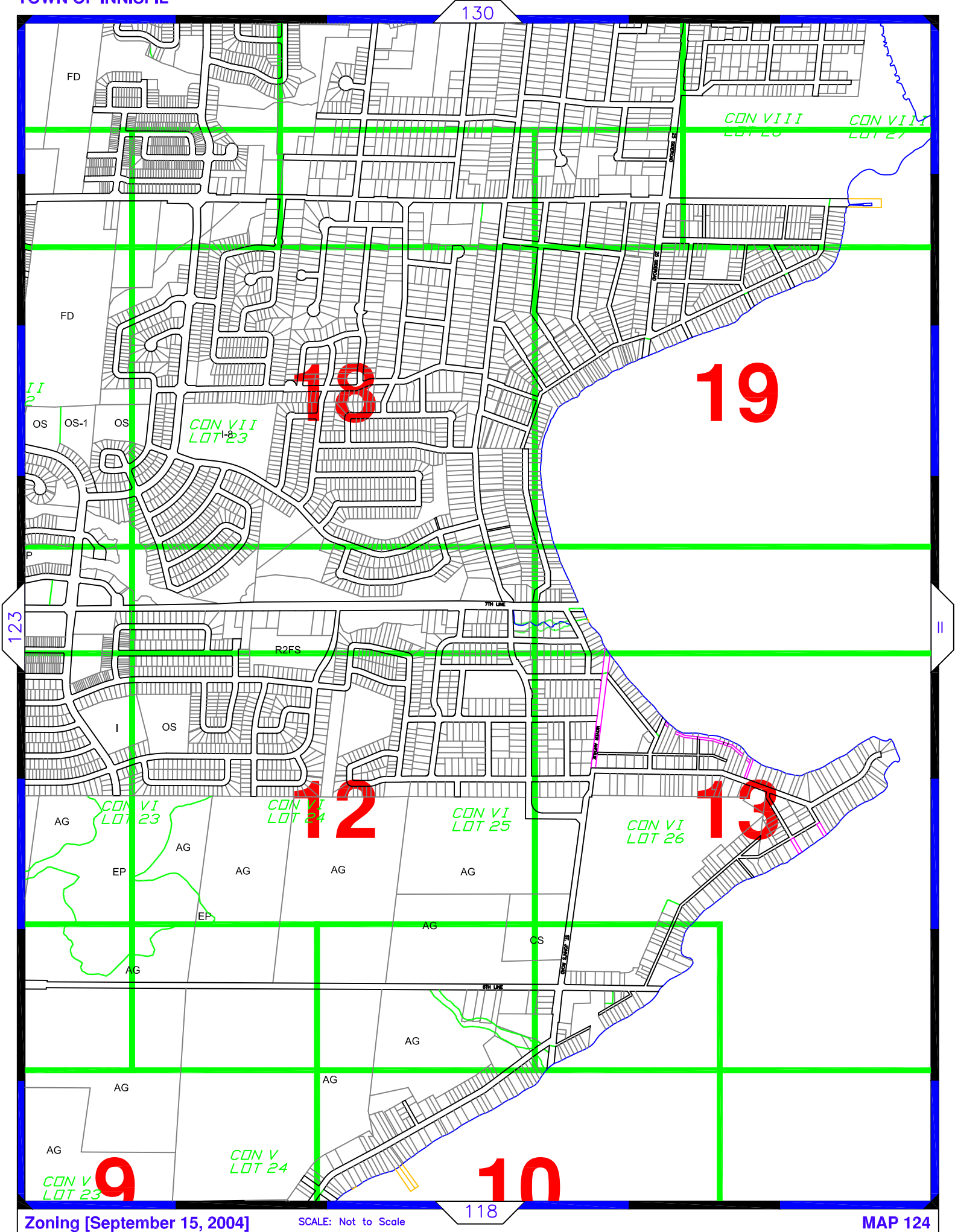


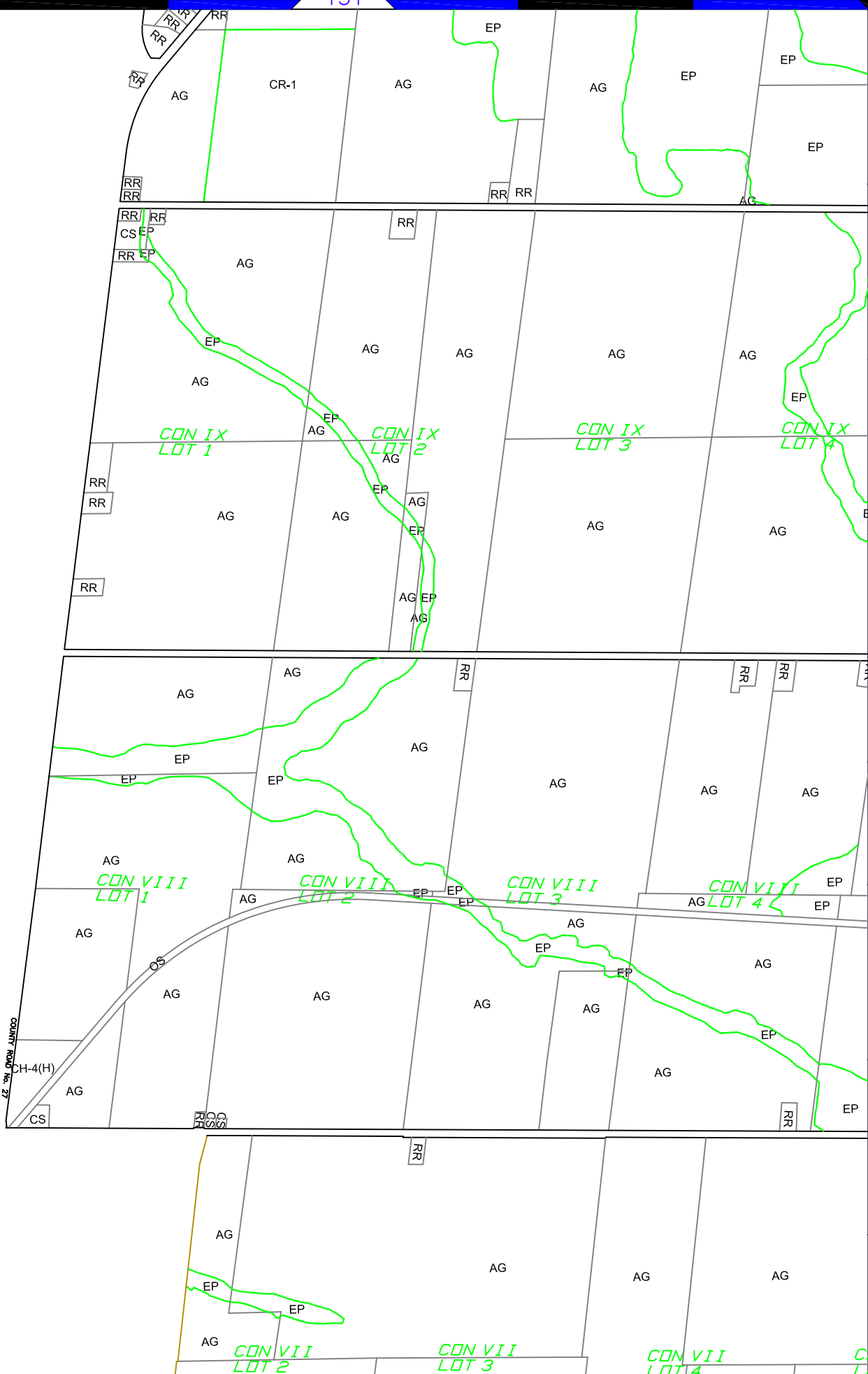


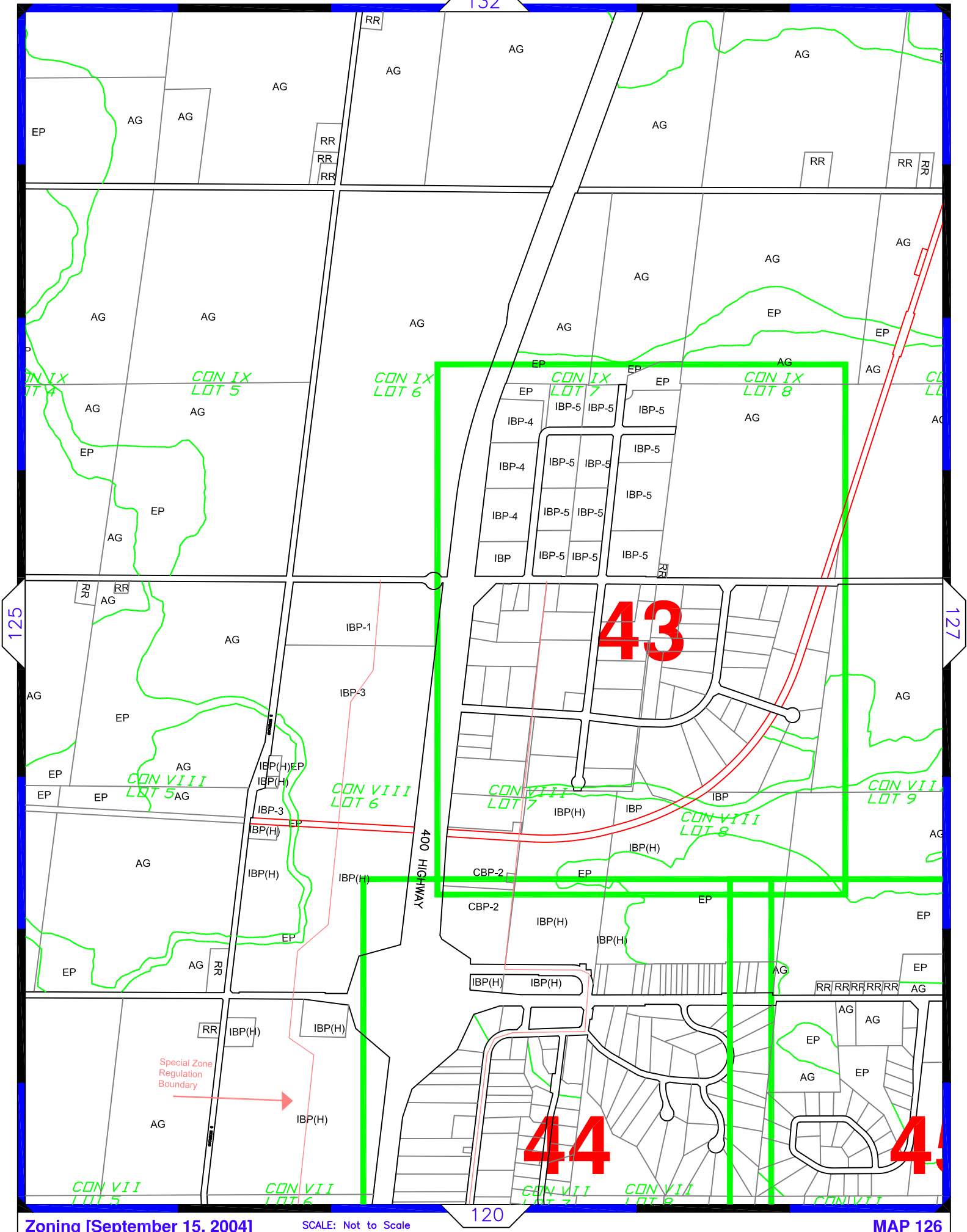


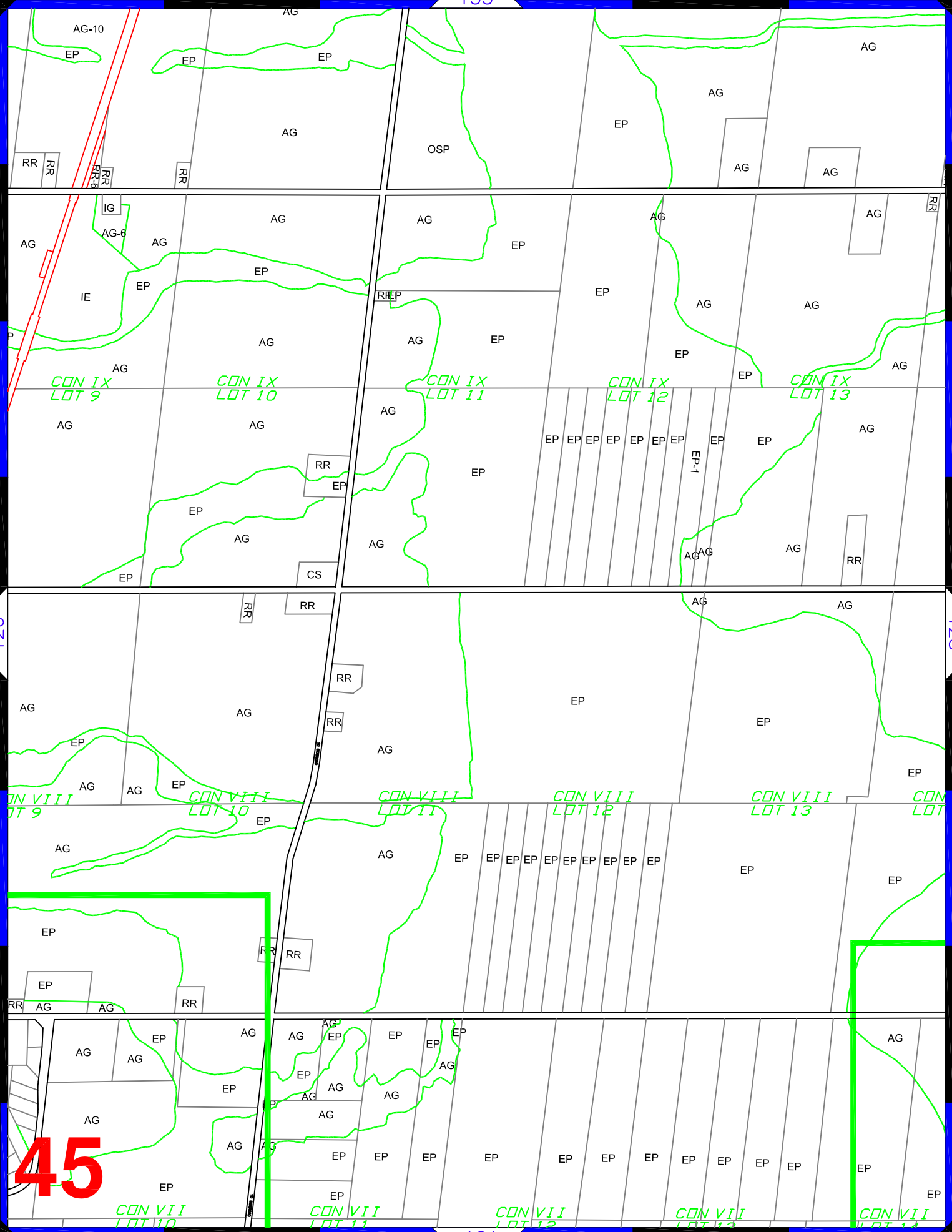


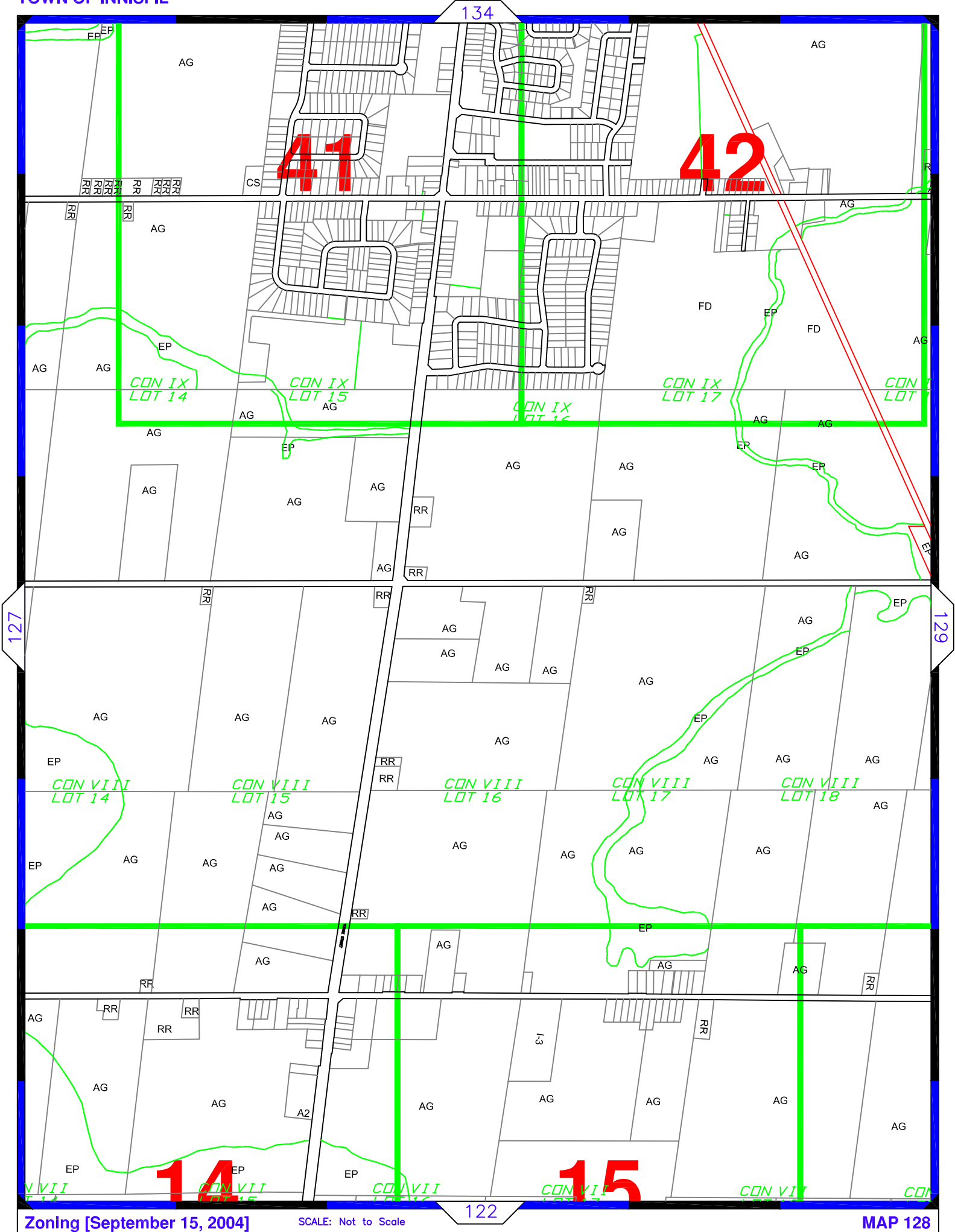


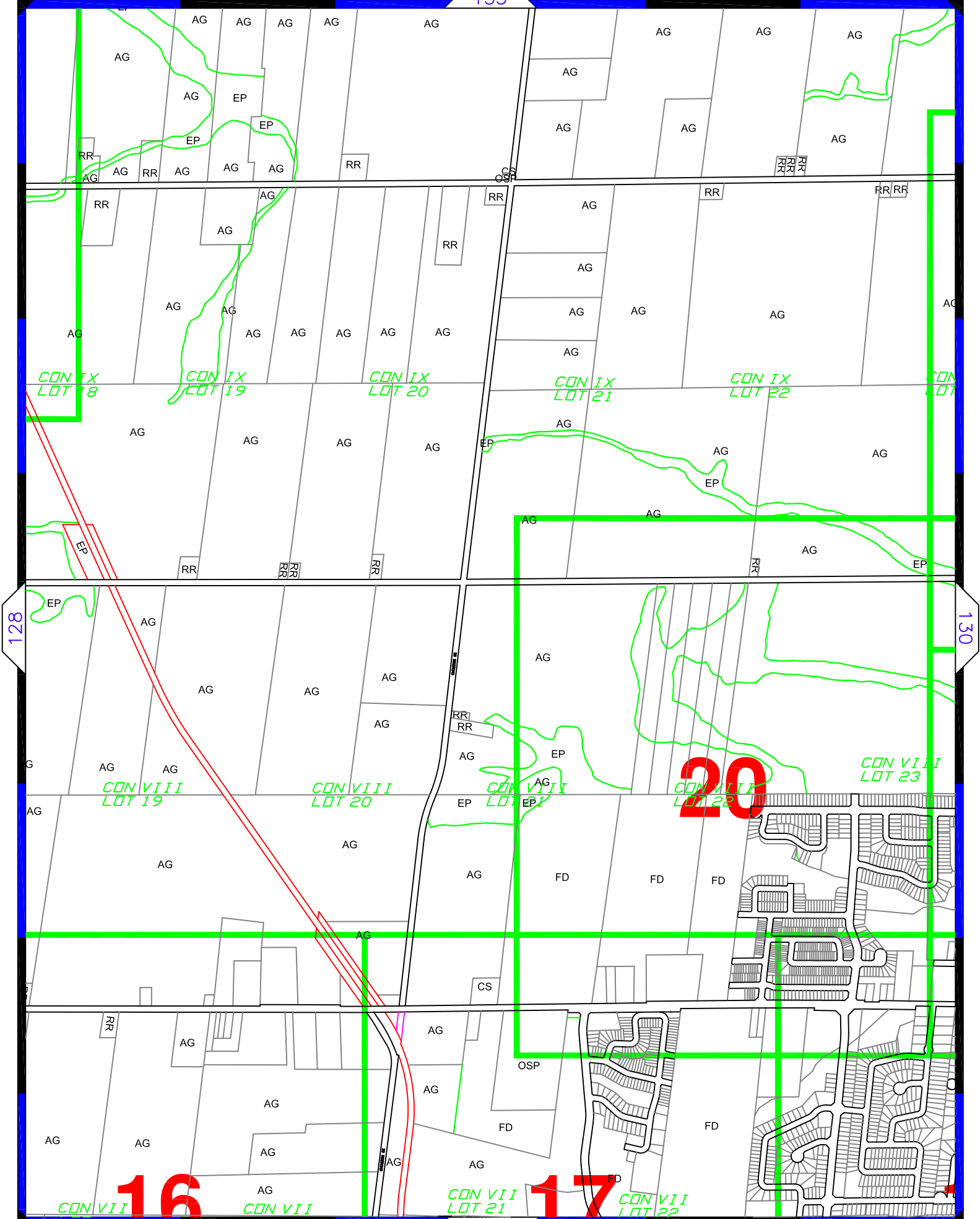




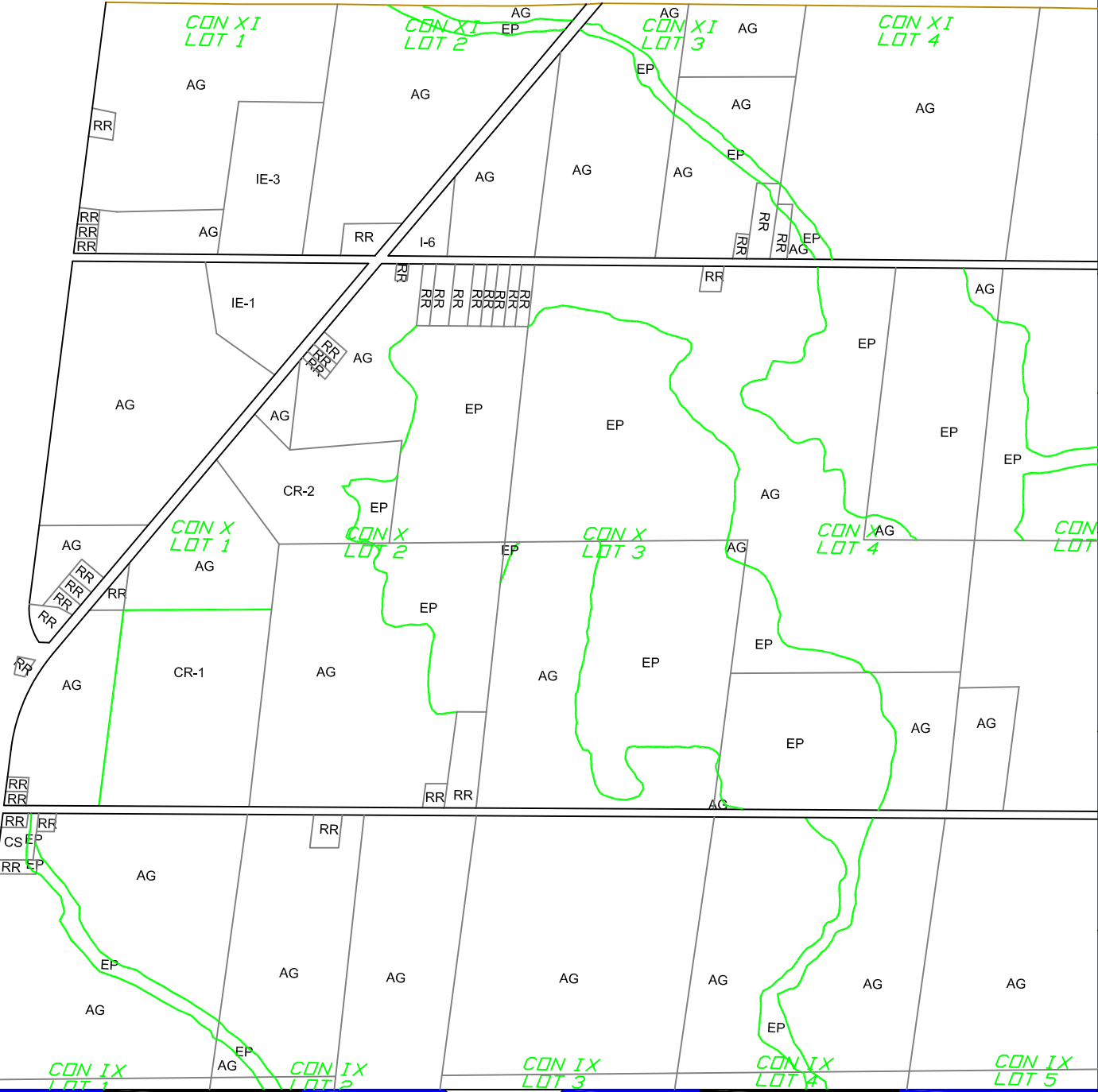


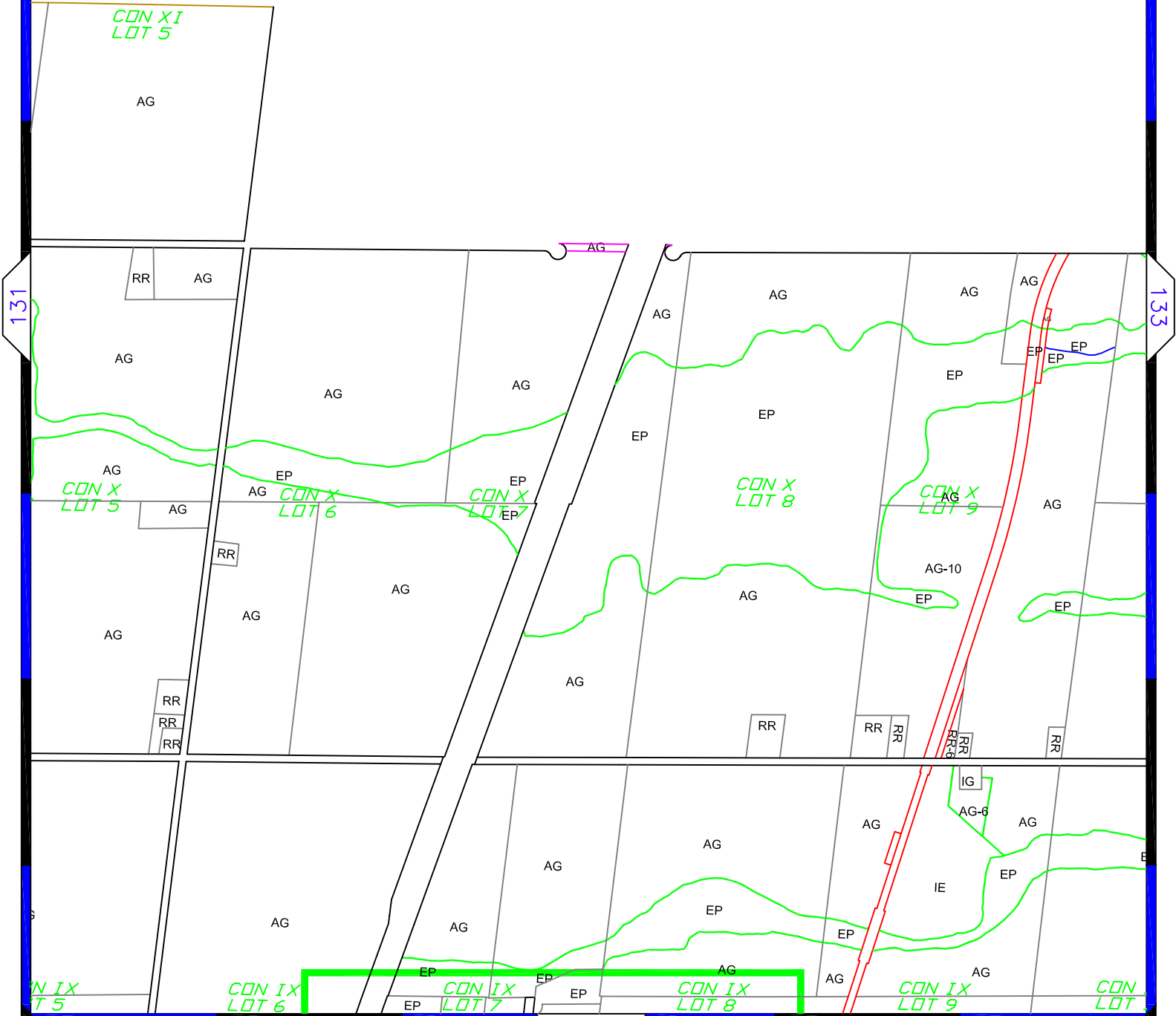


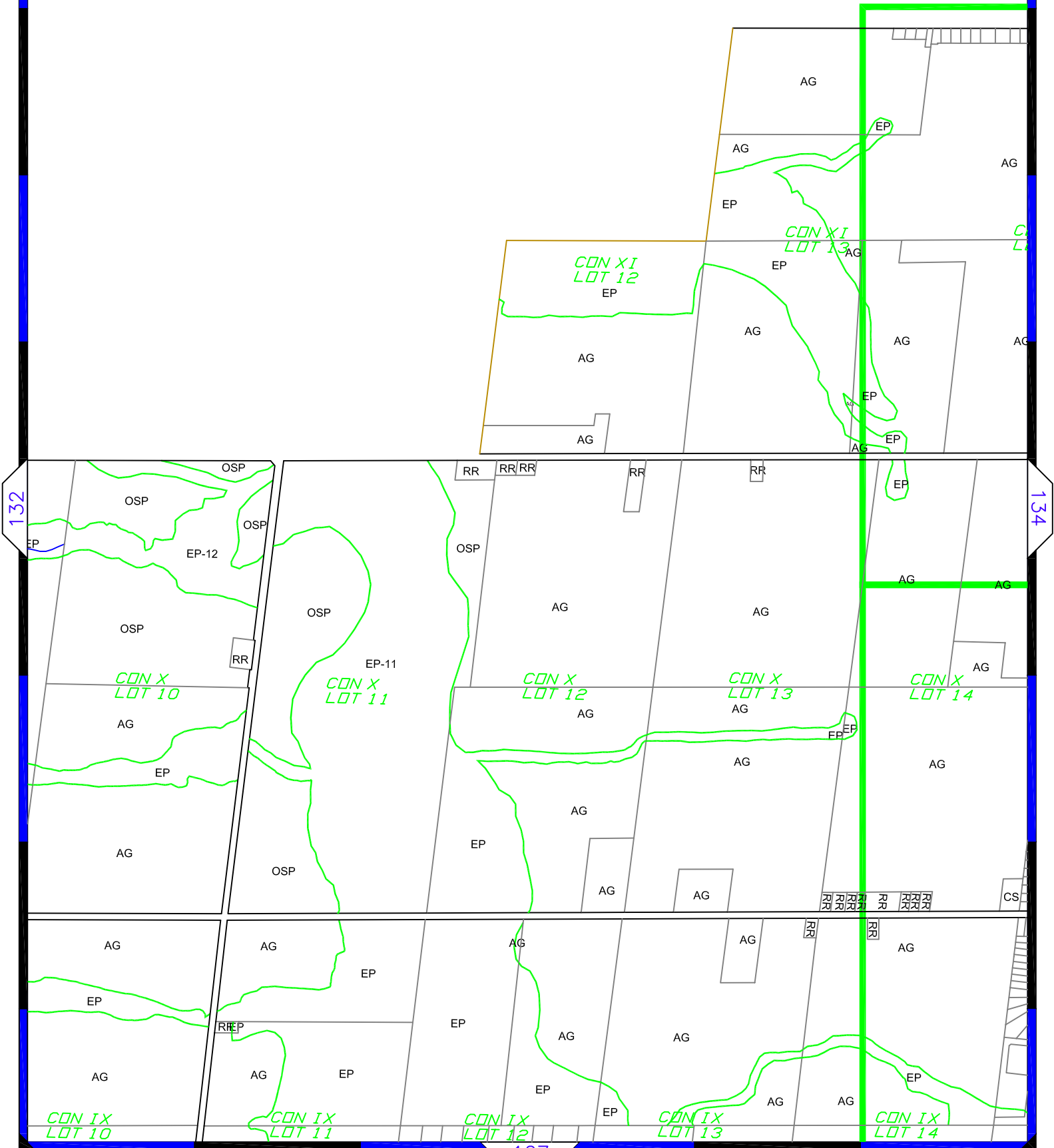


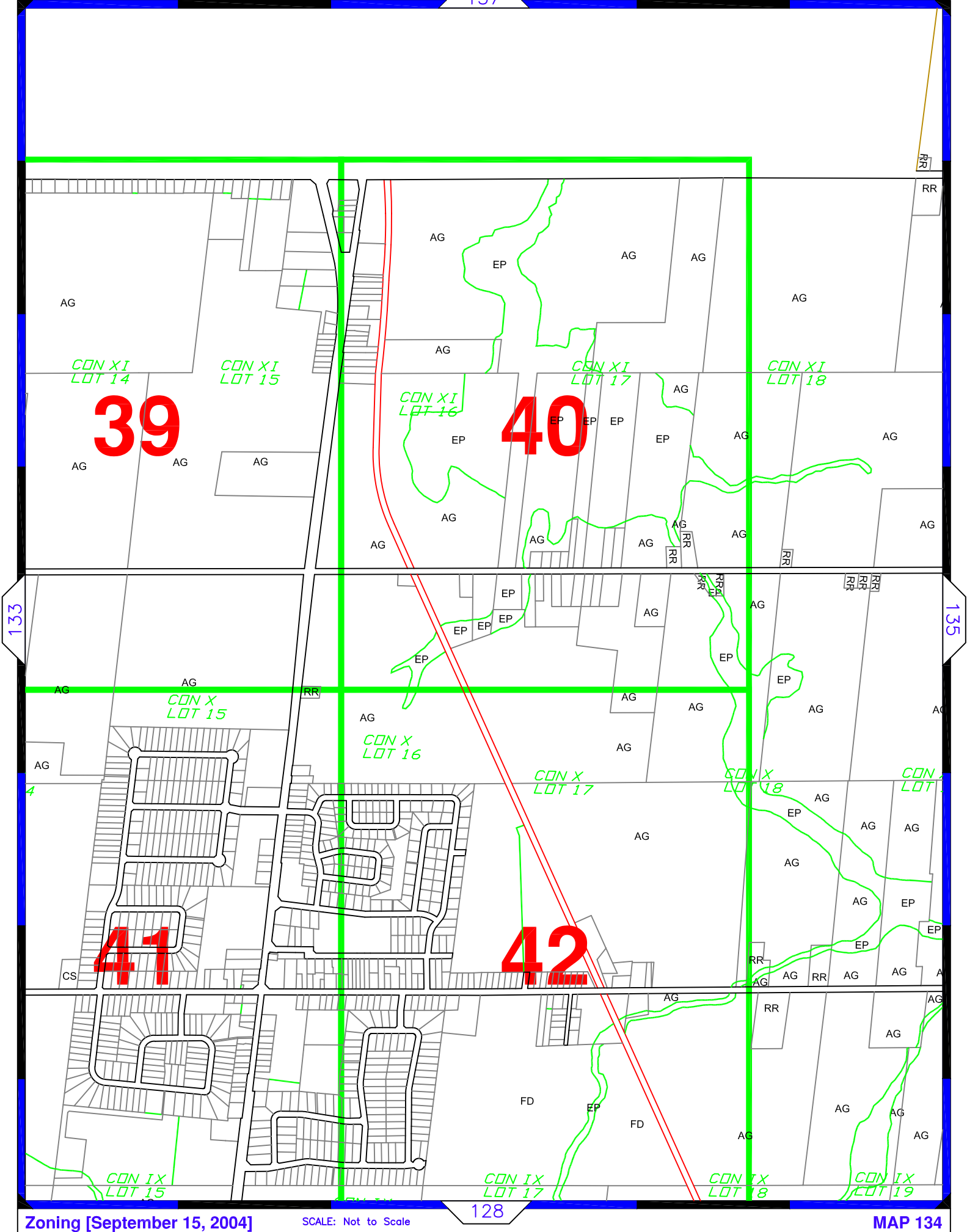


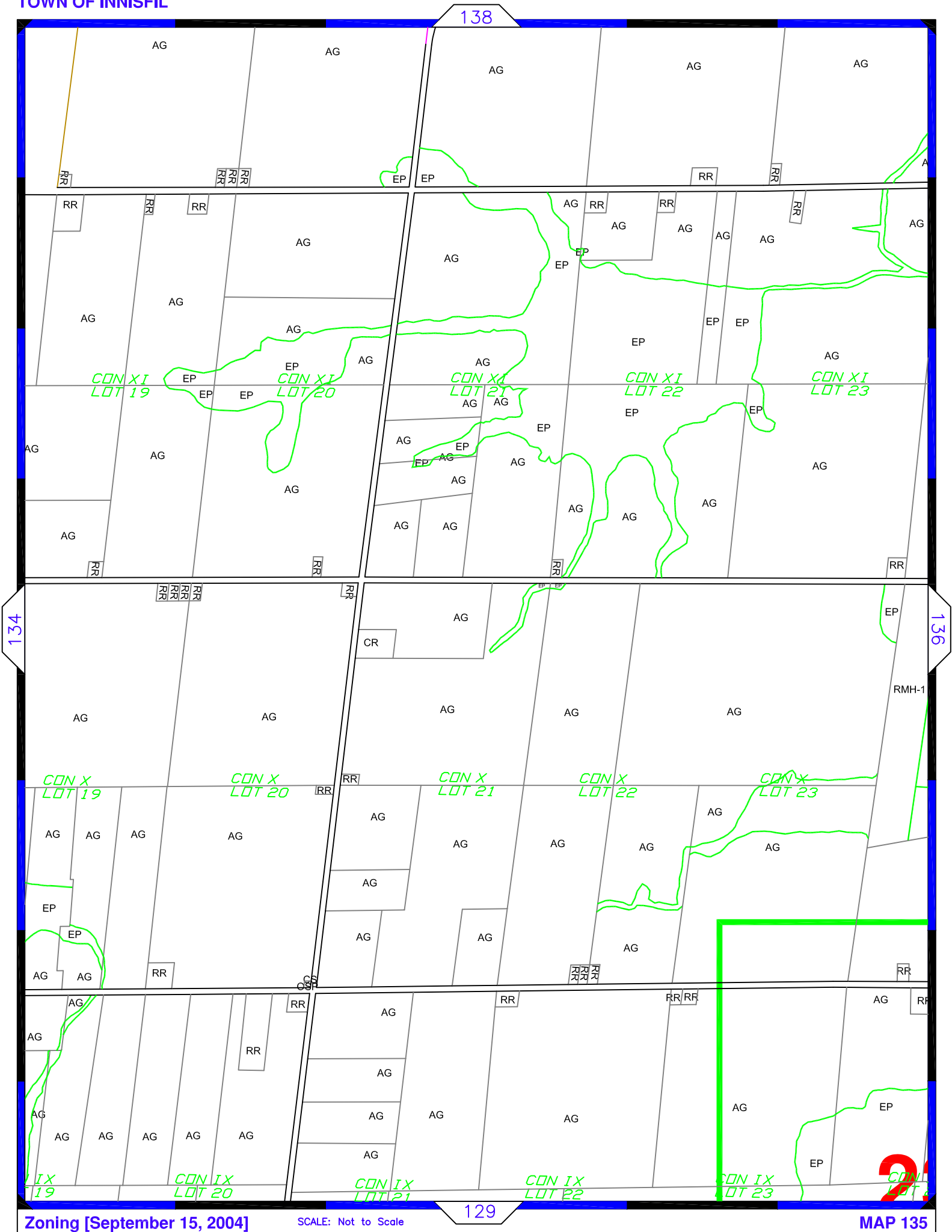




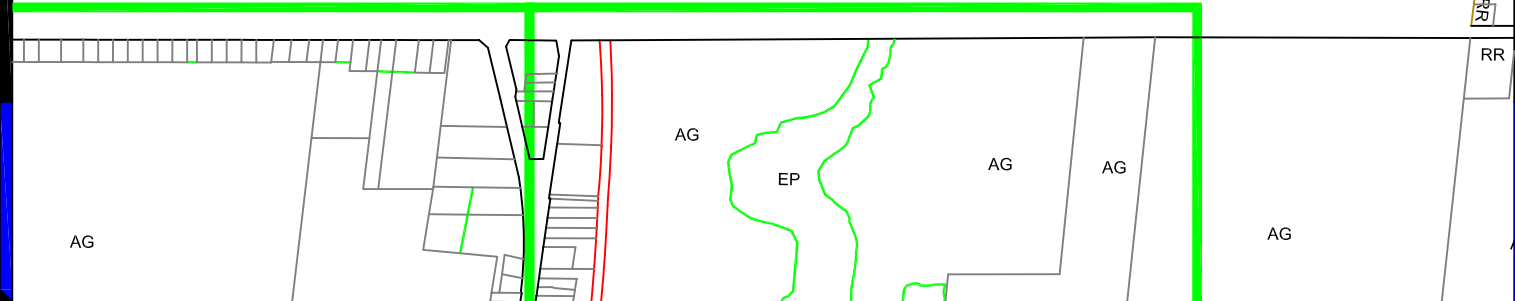
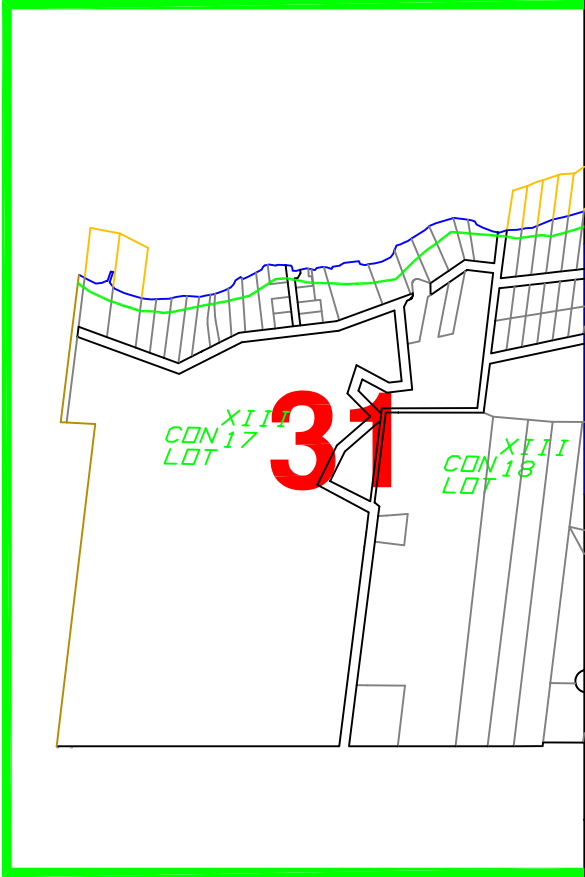


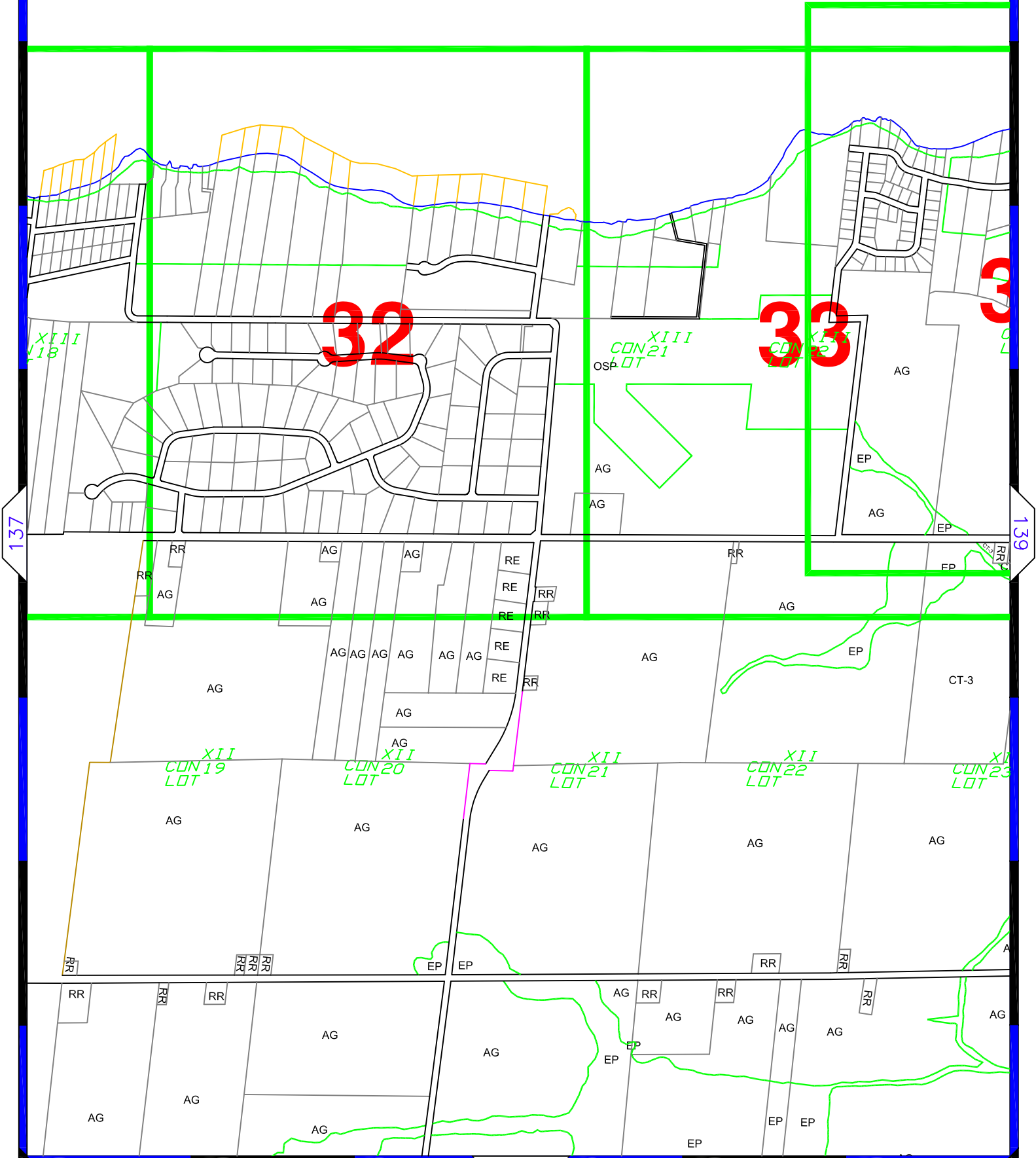


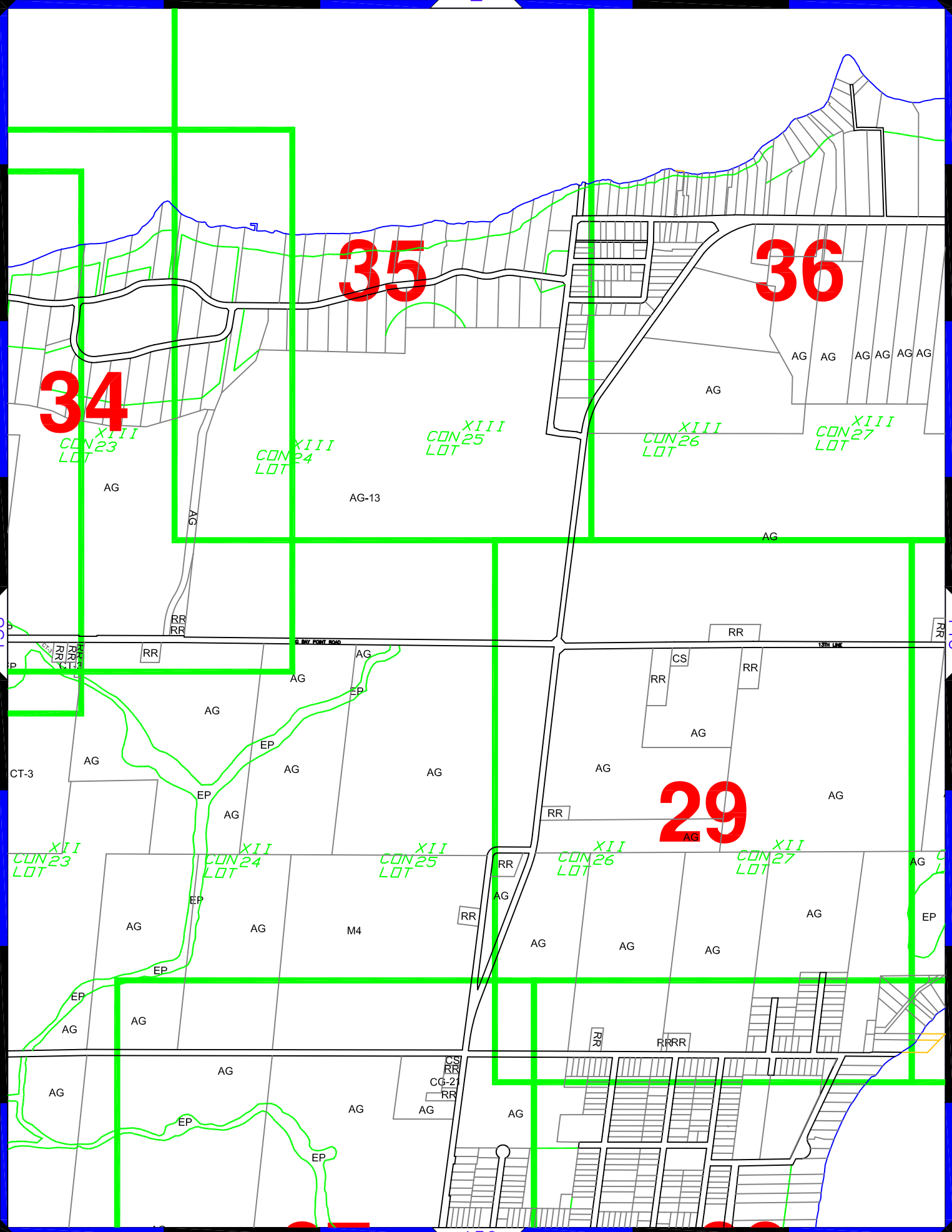


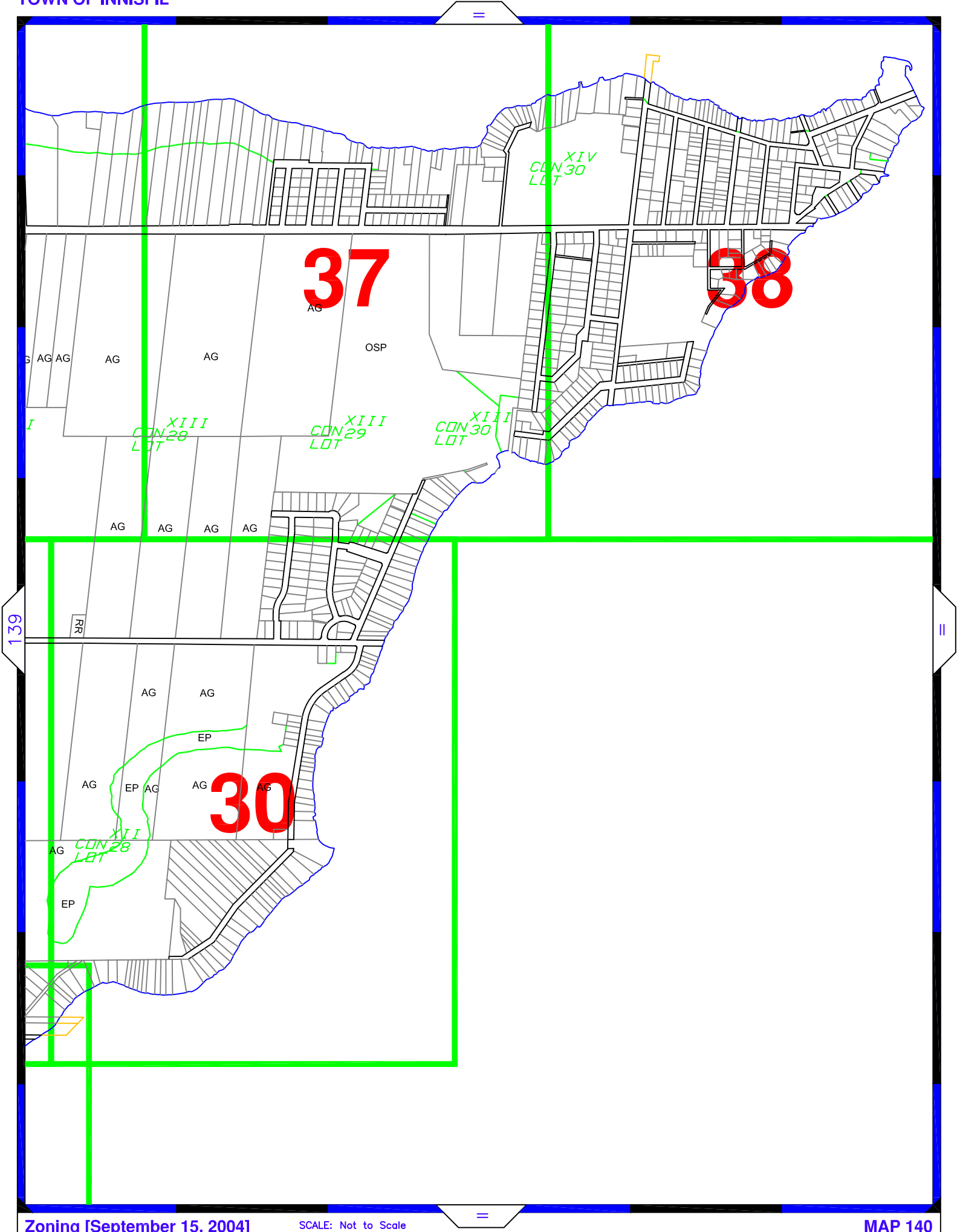


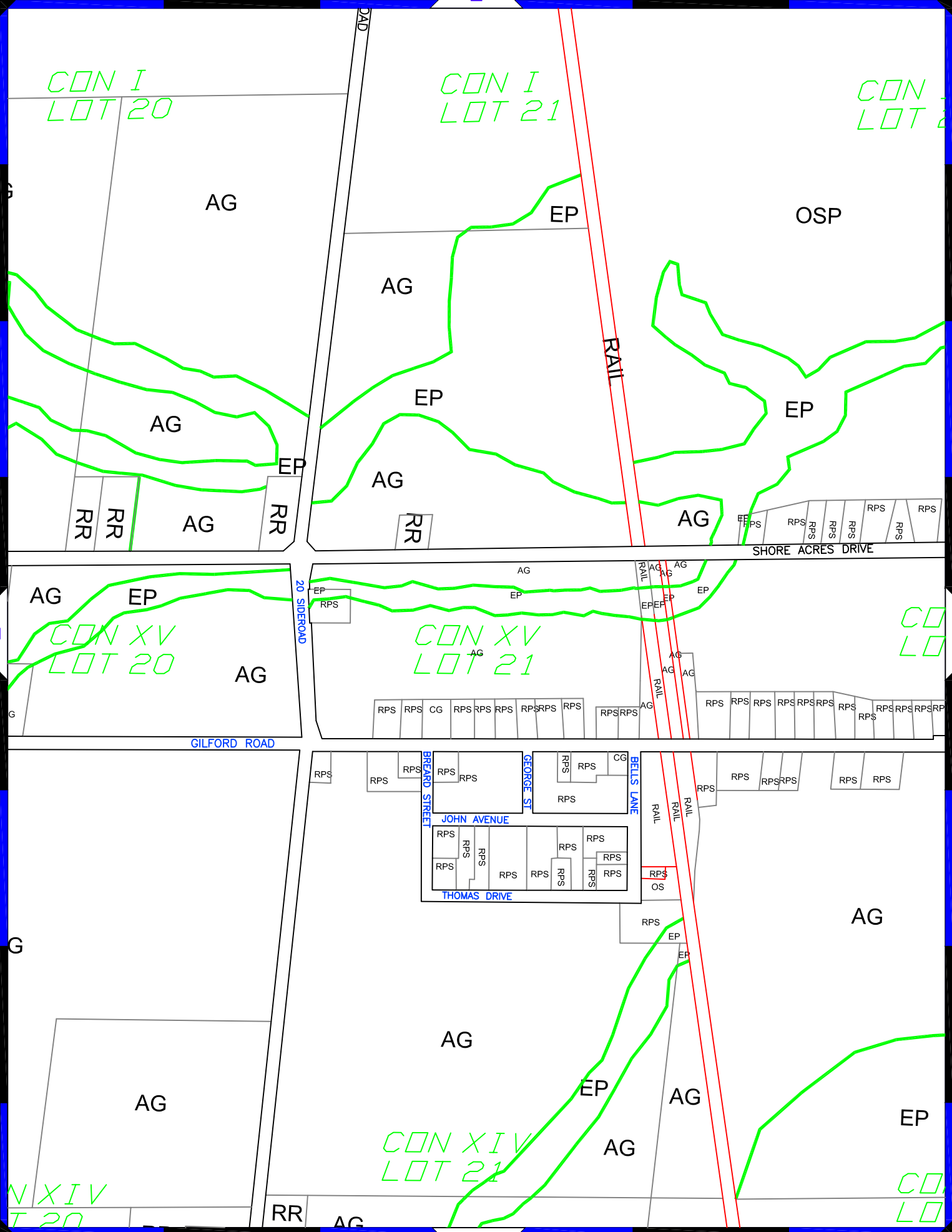












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CON XV
LOT 22

CON XV
LOT 23

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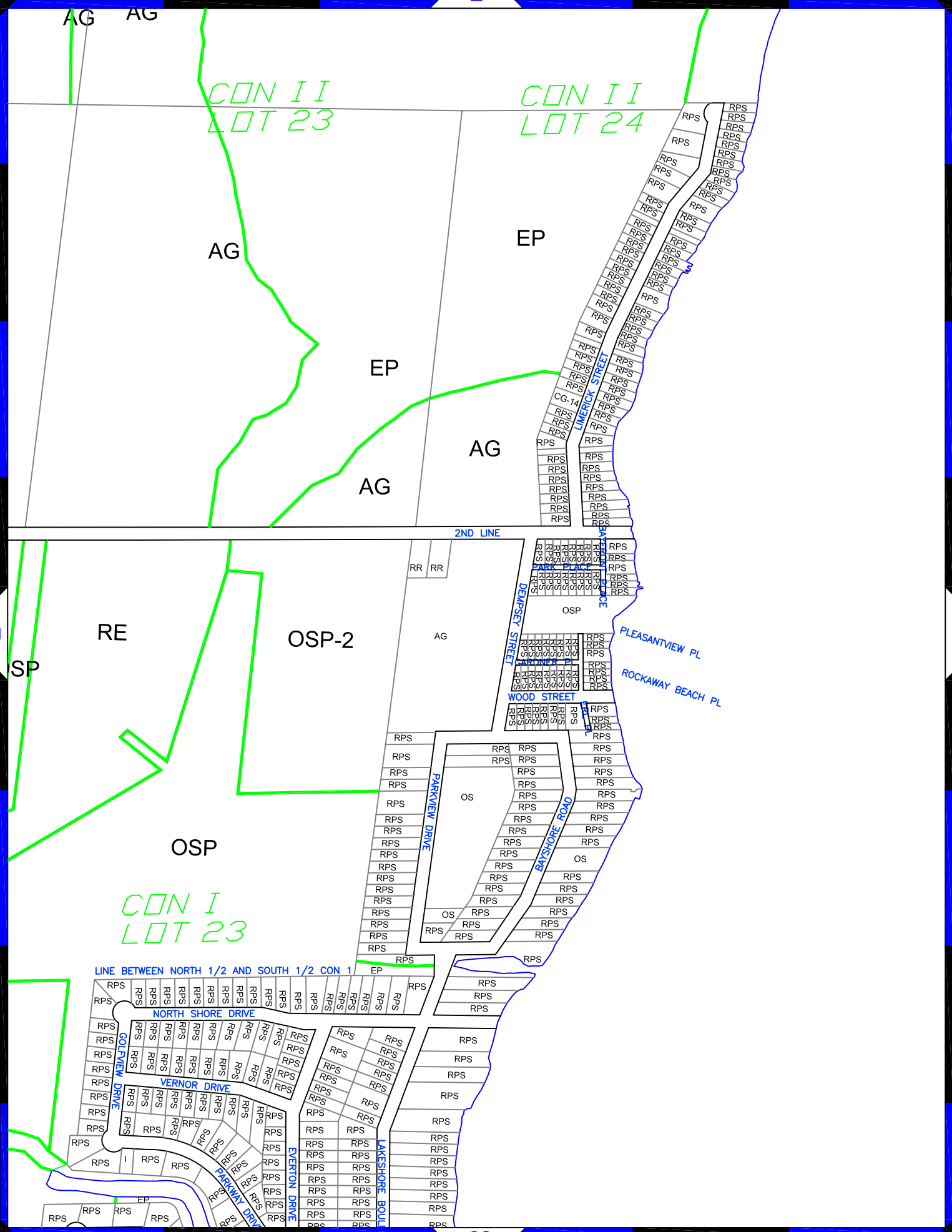
GILFORD ROAD

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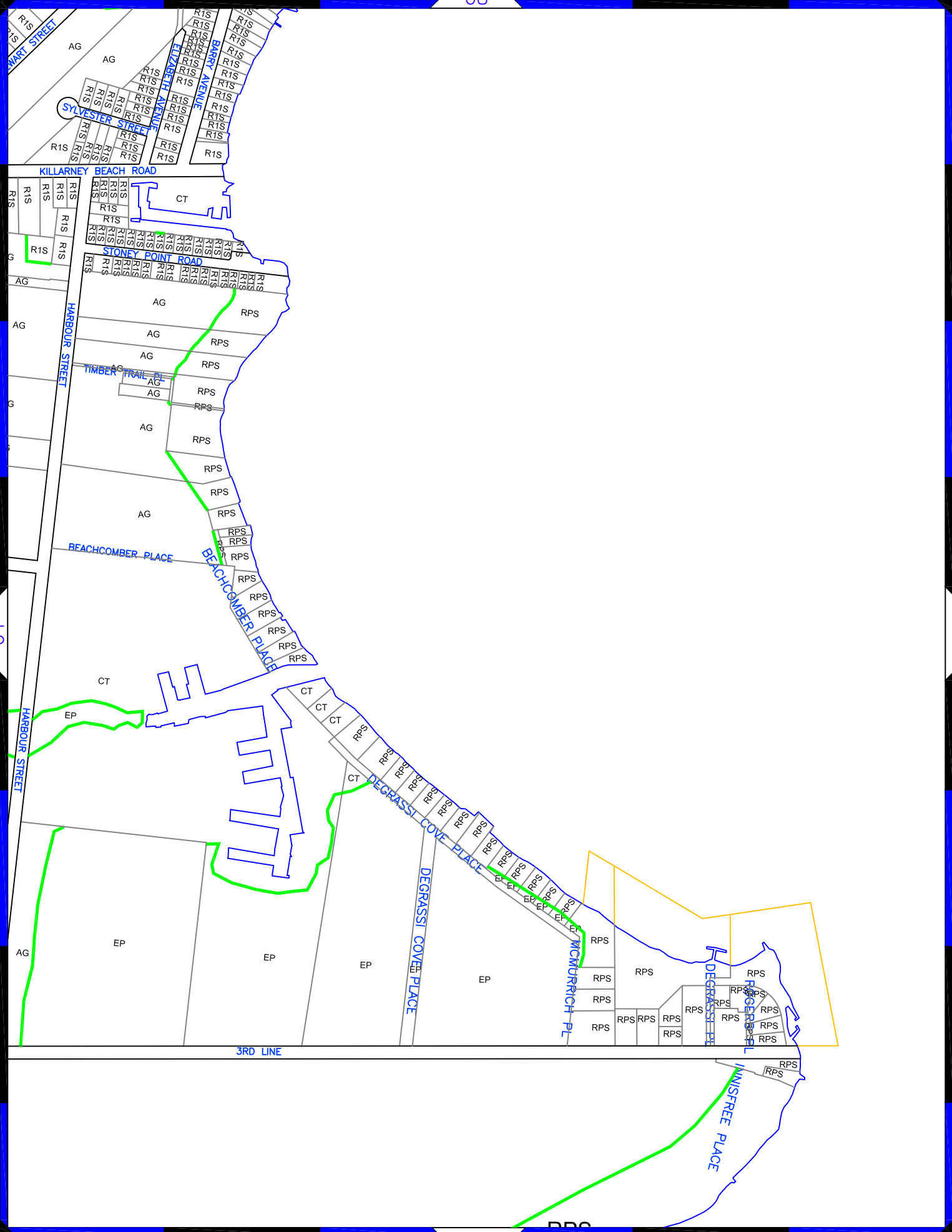
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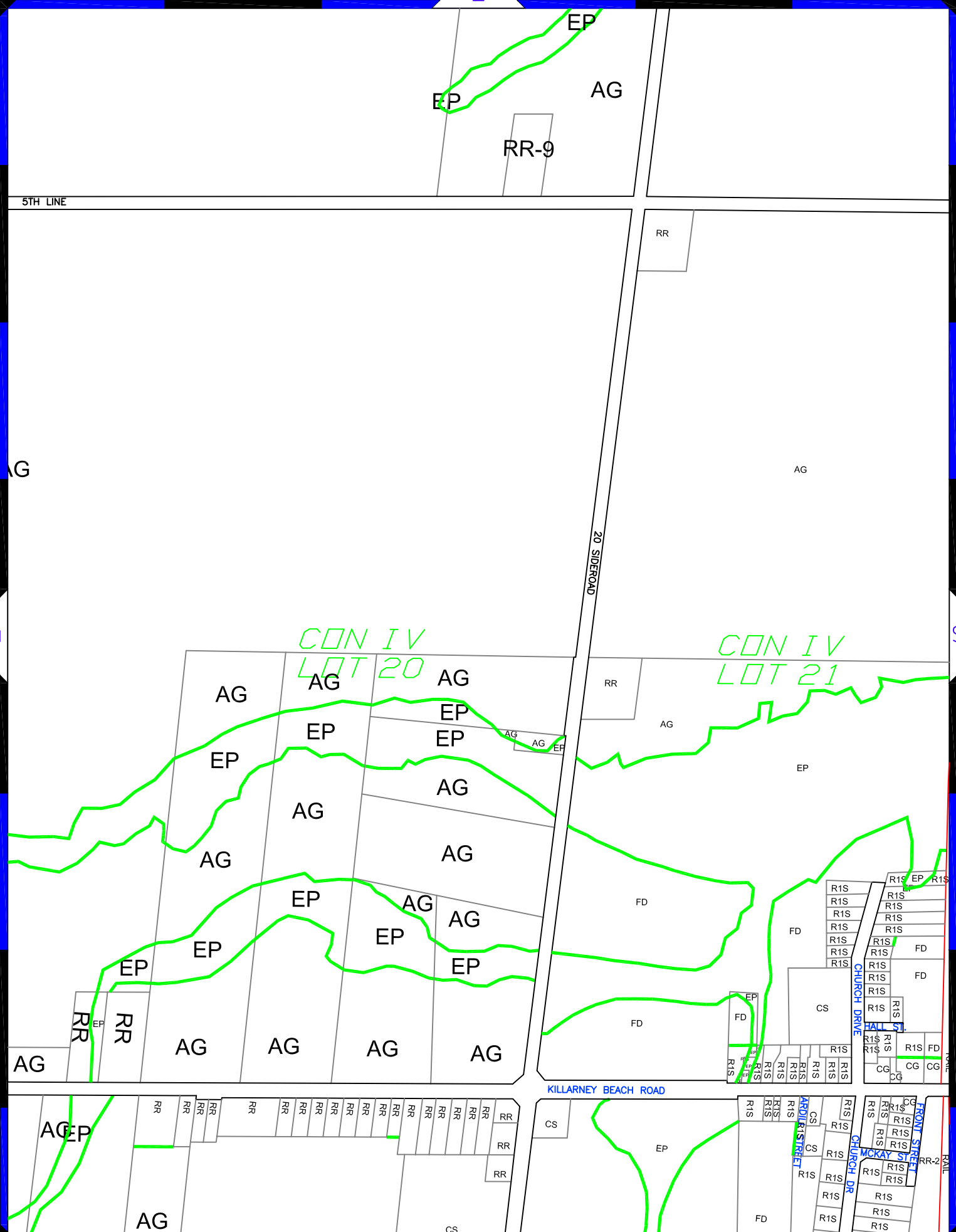
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CON XIV
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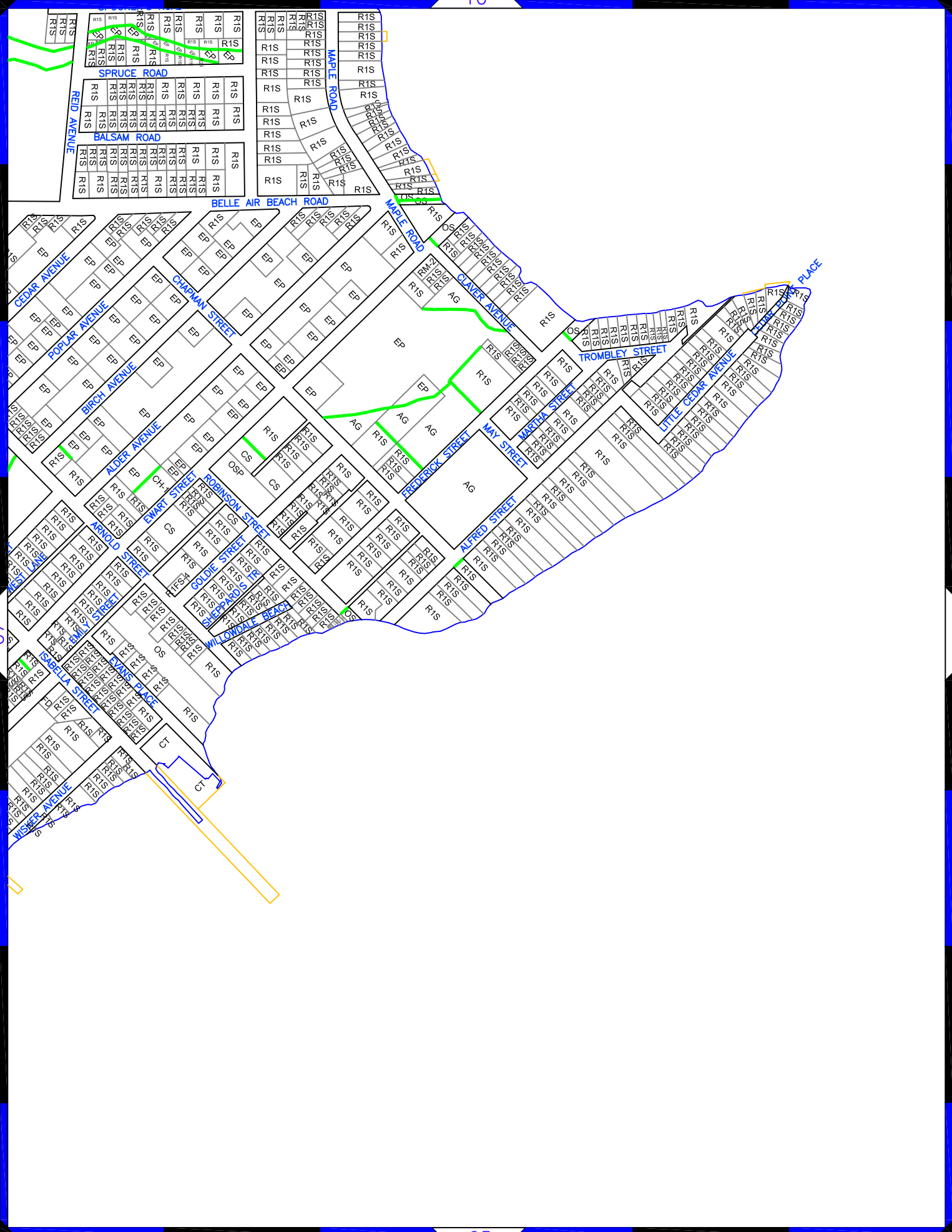












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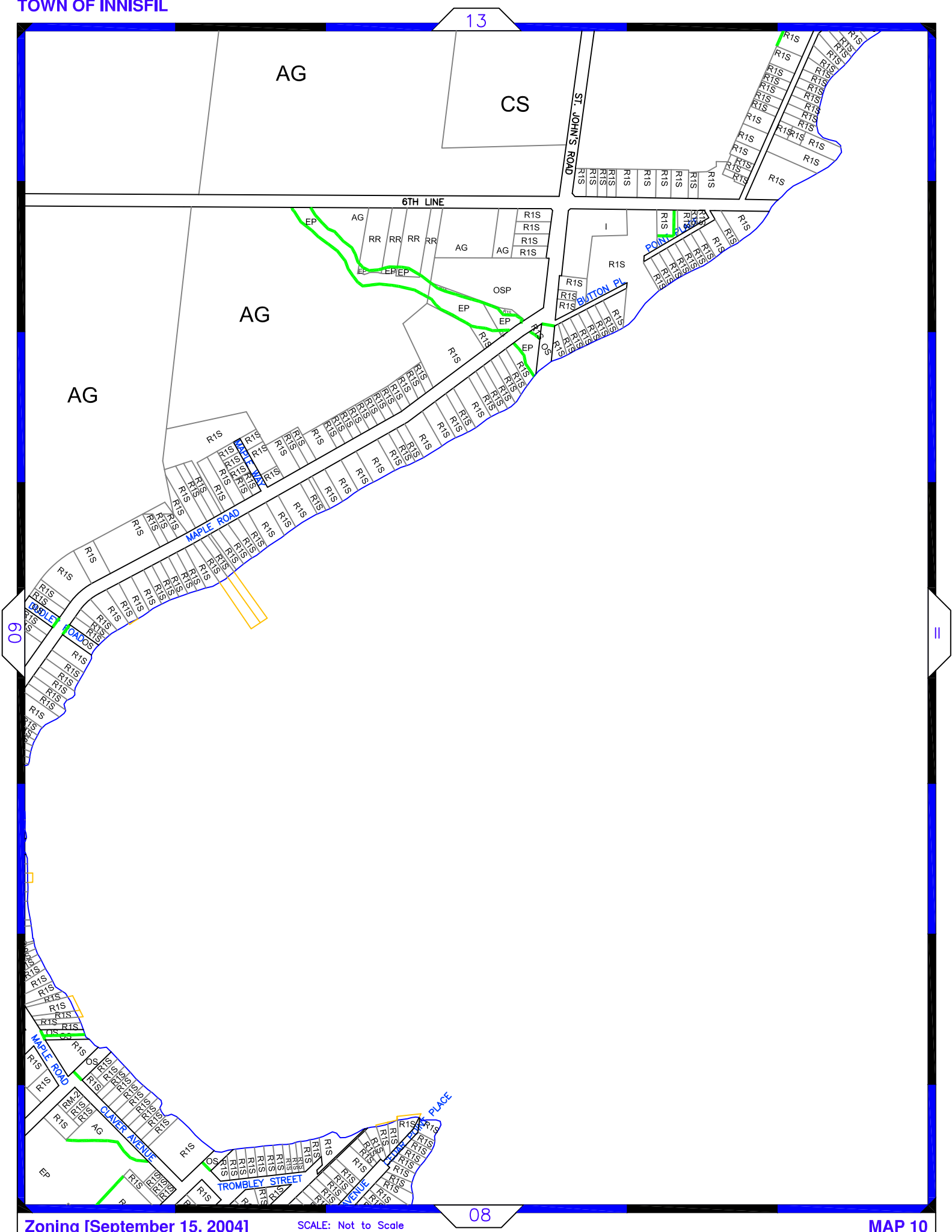
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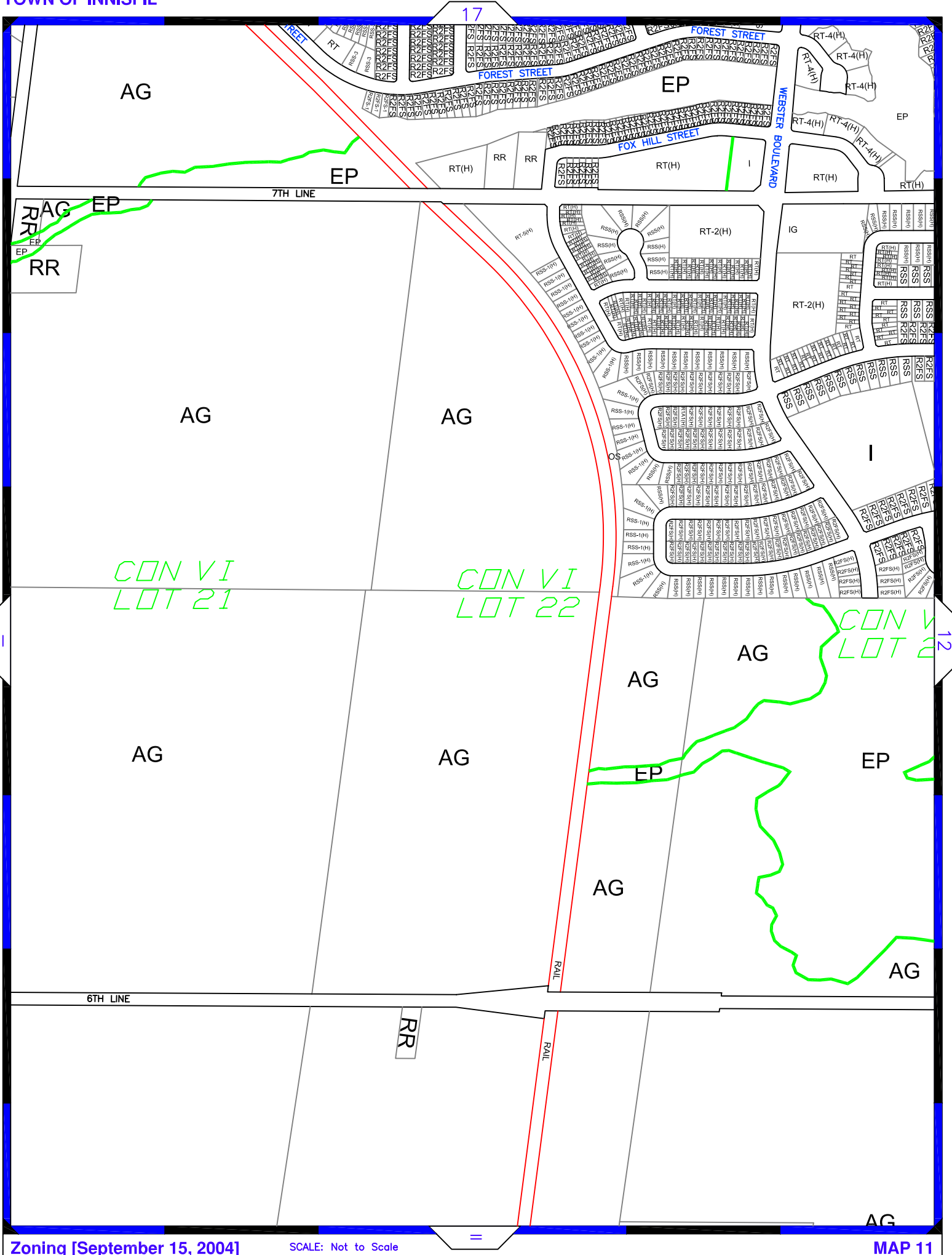
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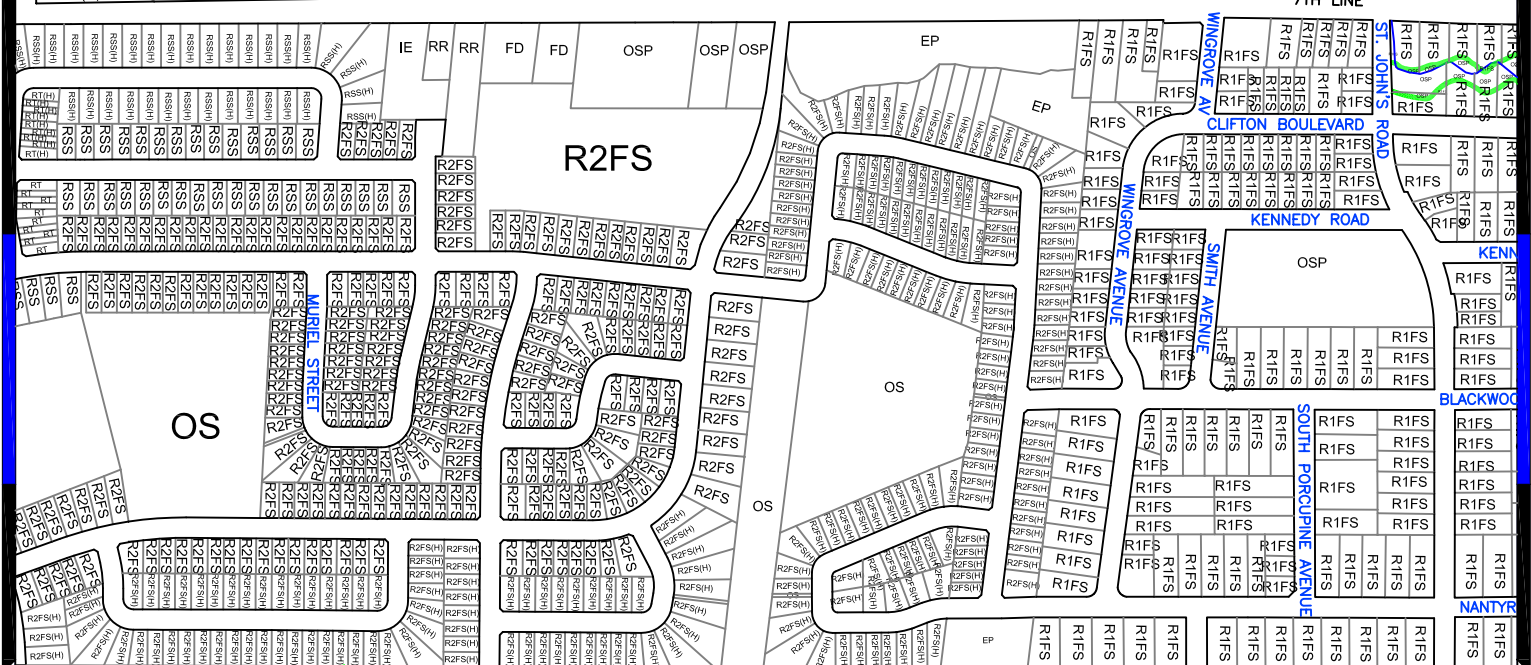
SCALE: Not to Scale

07

MAP 9



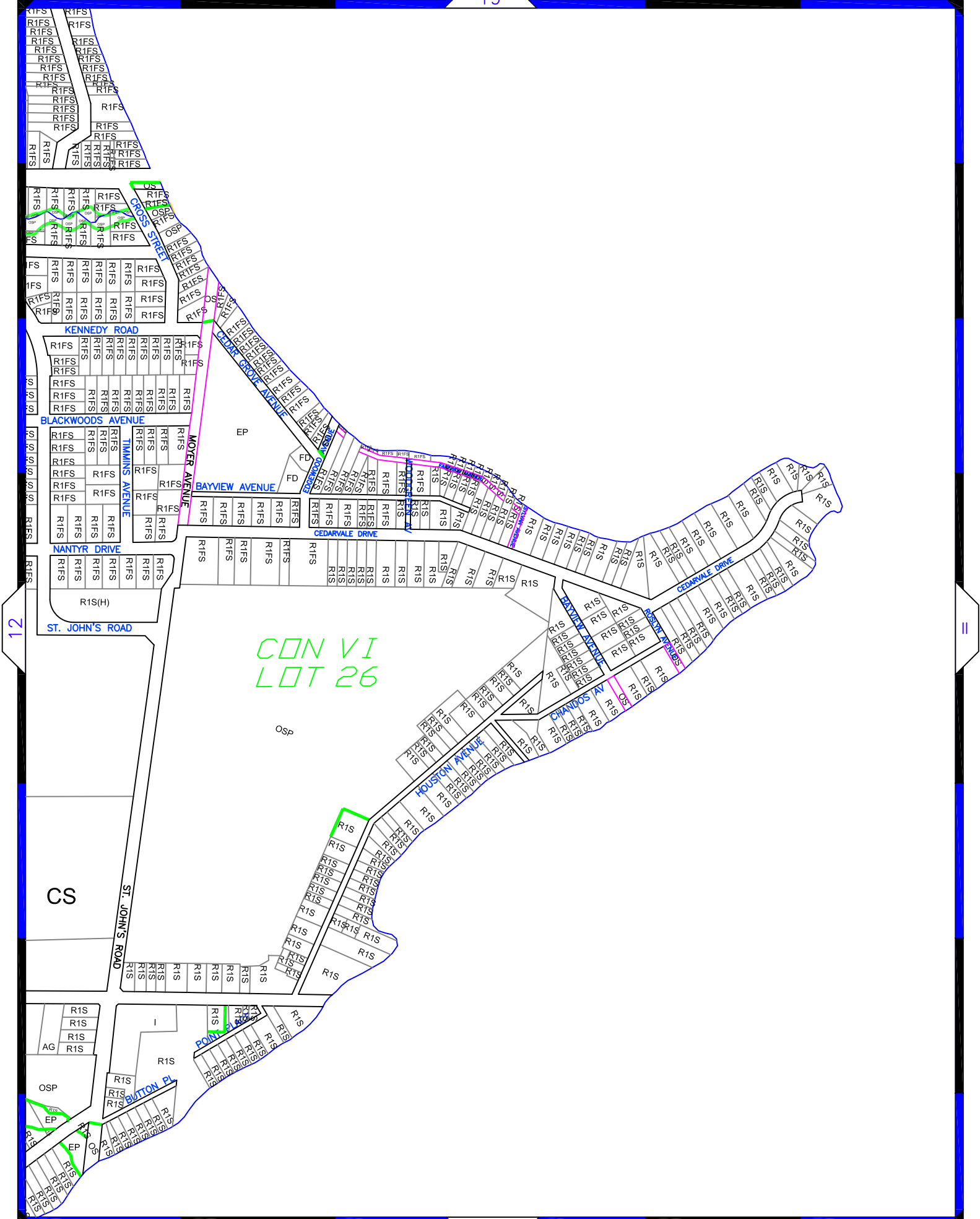




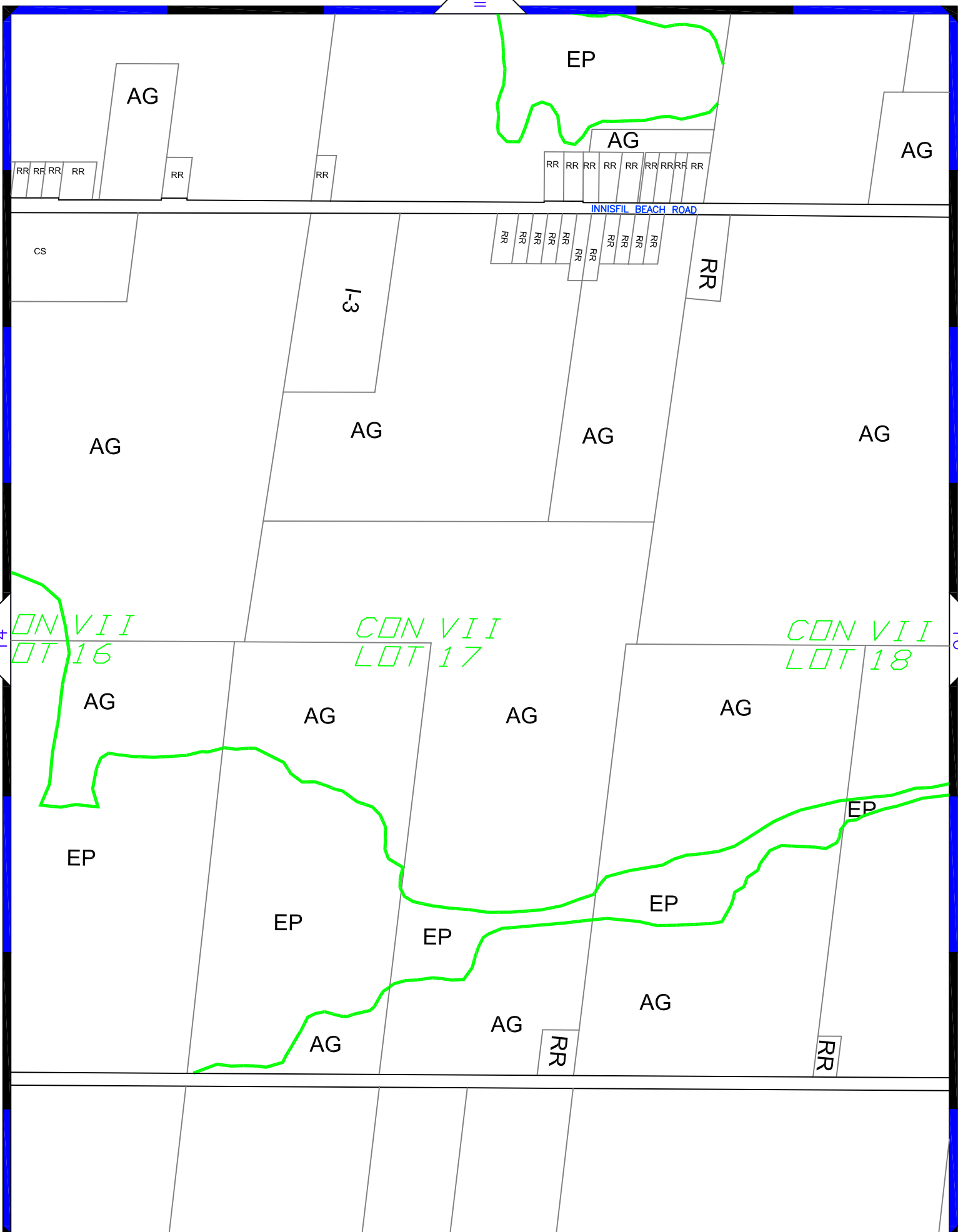
IN VI
JT 23

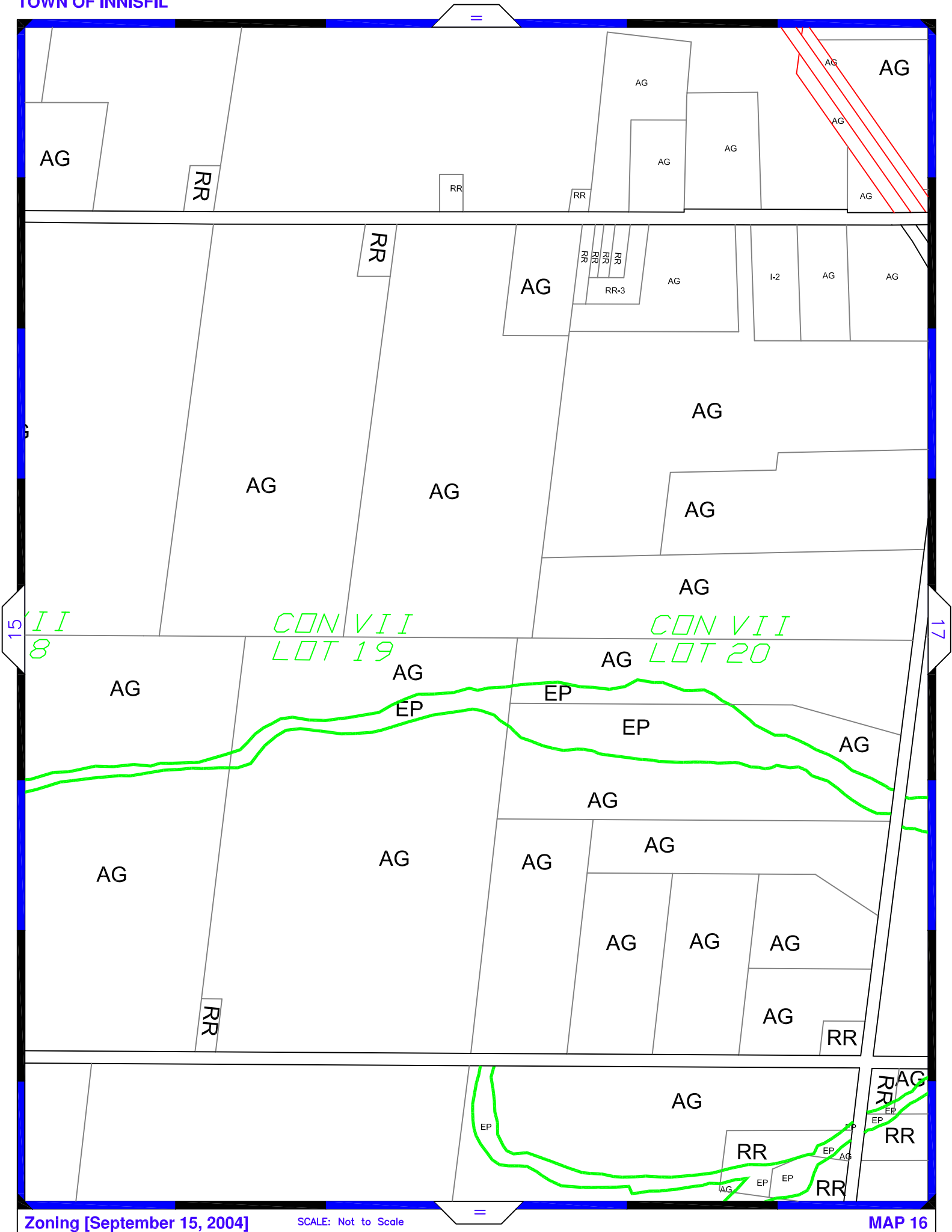
CON VI
LOT 24

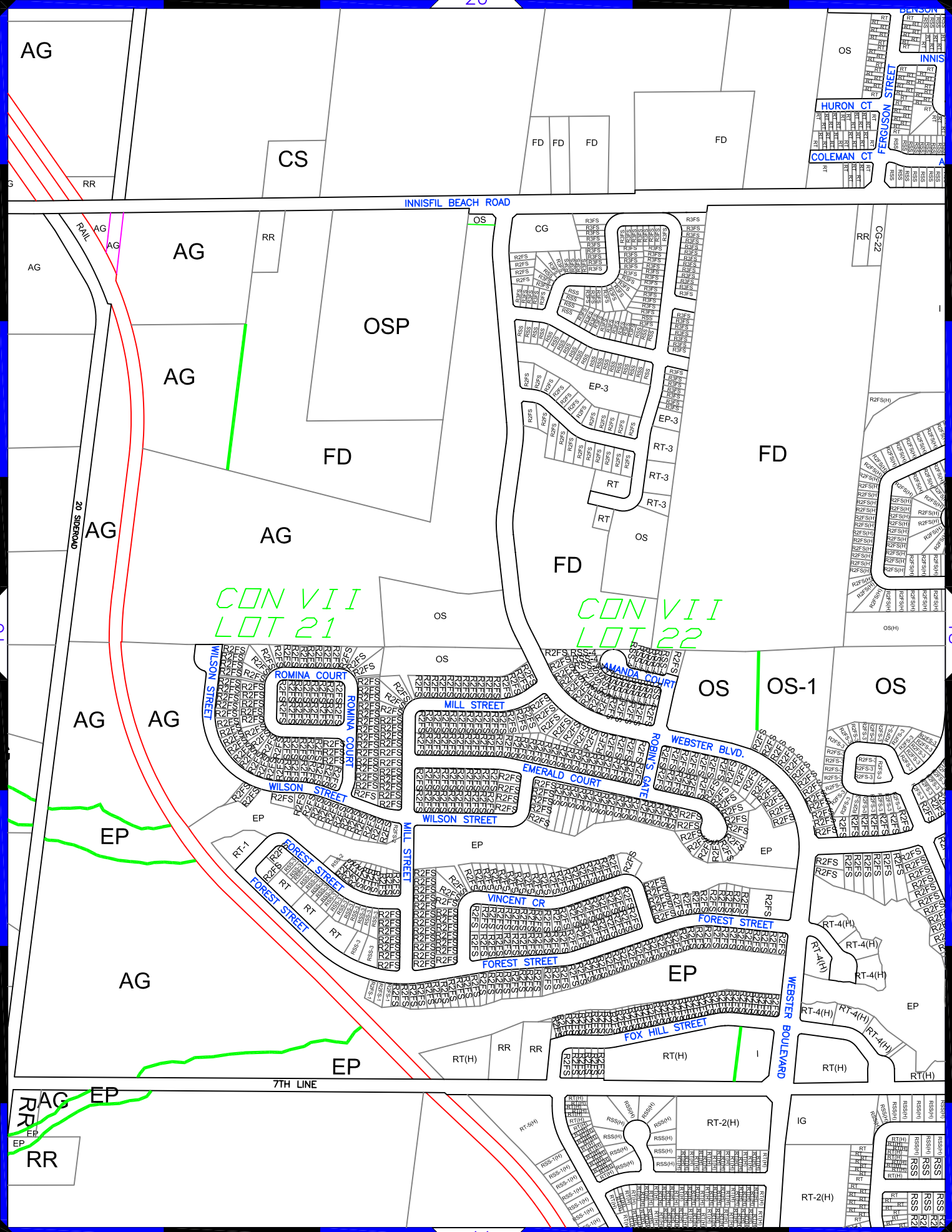
CON VI
LOT 25

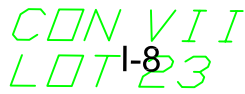








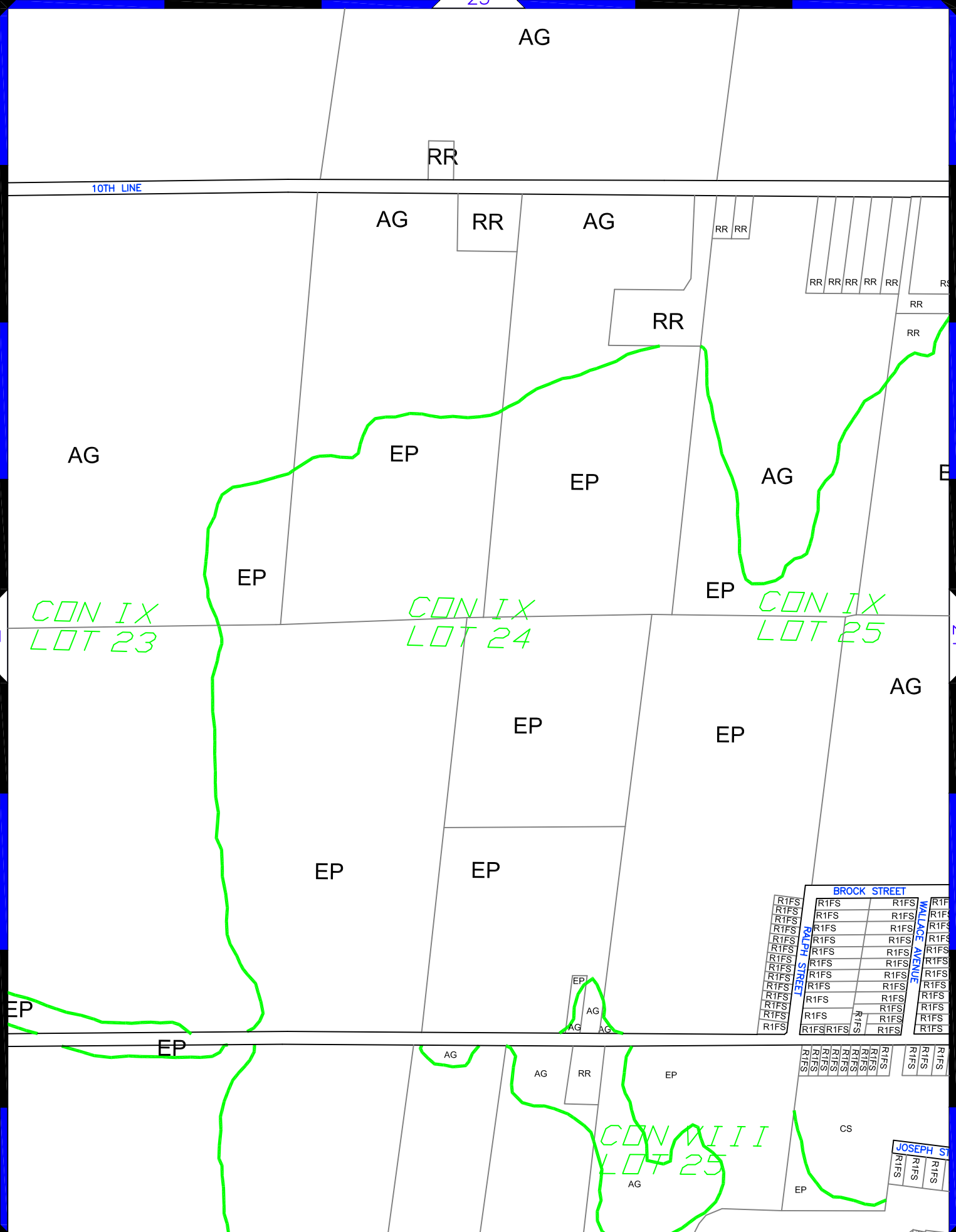




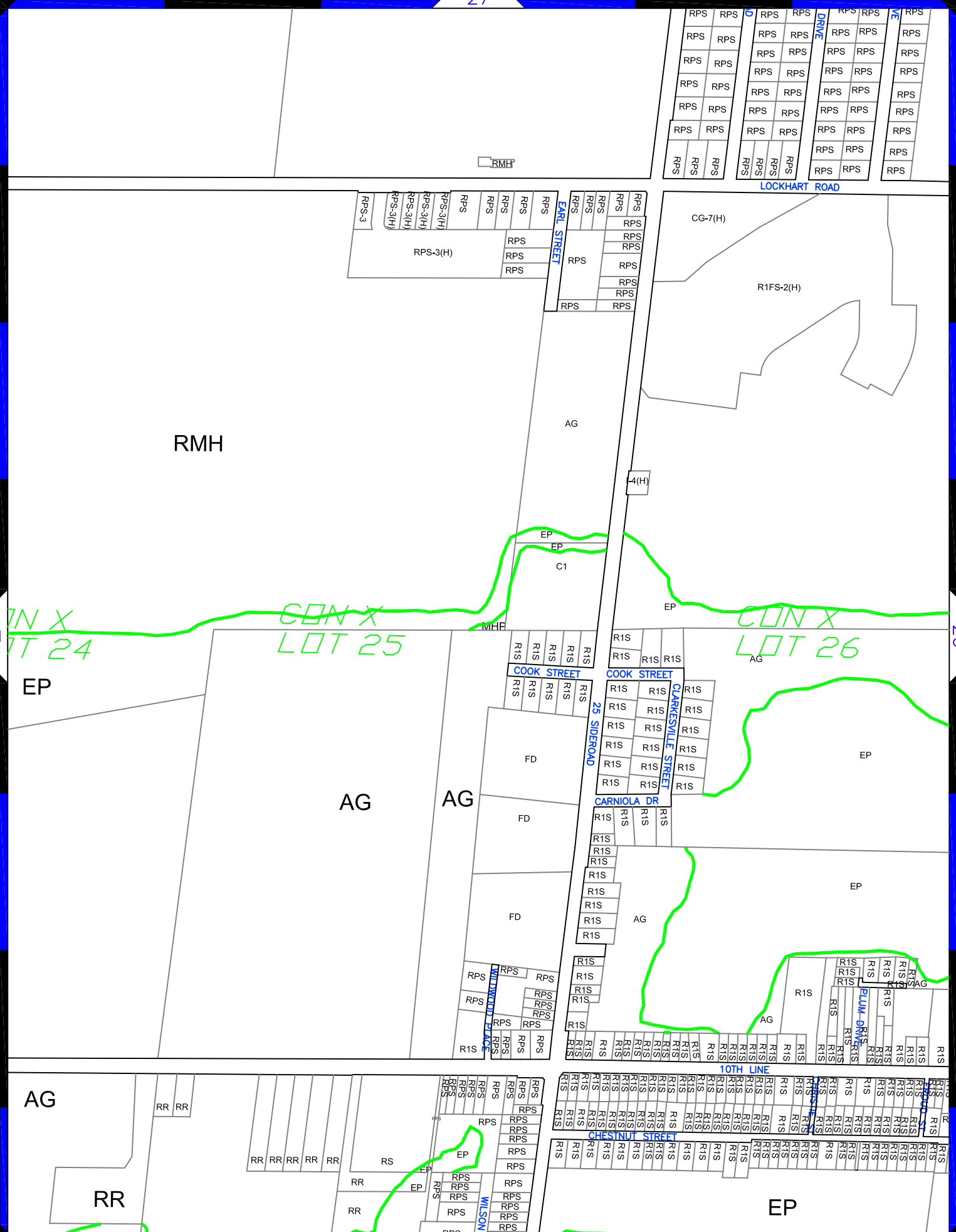








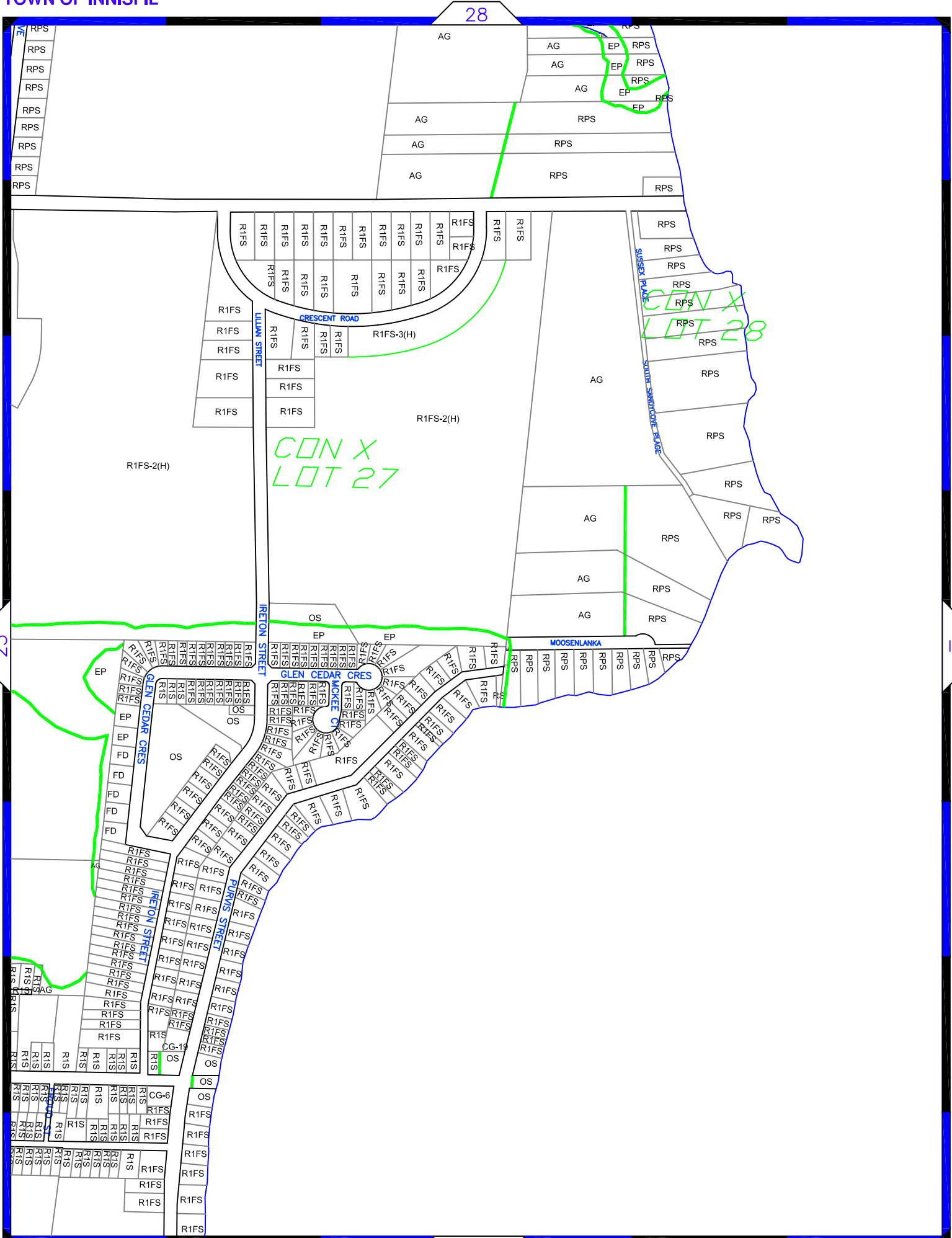




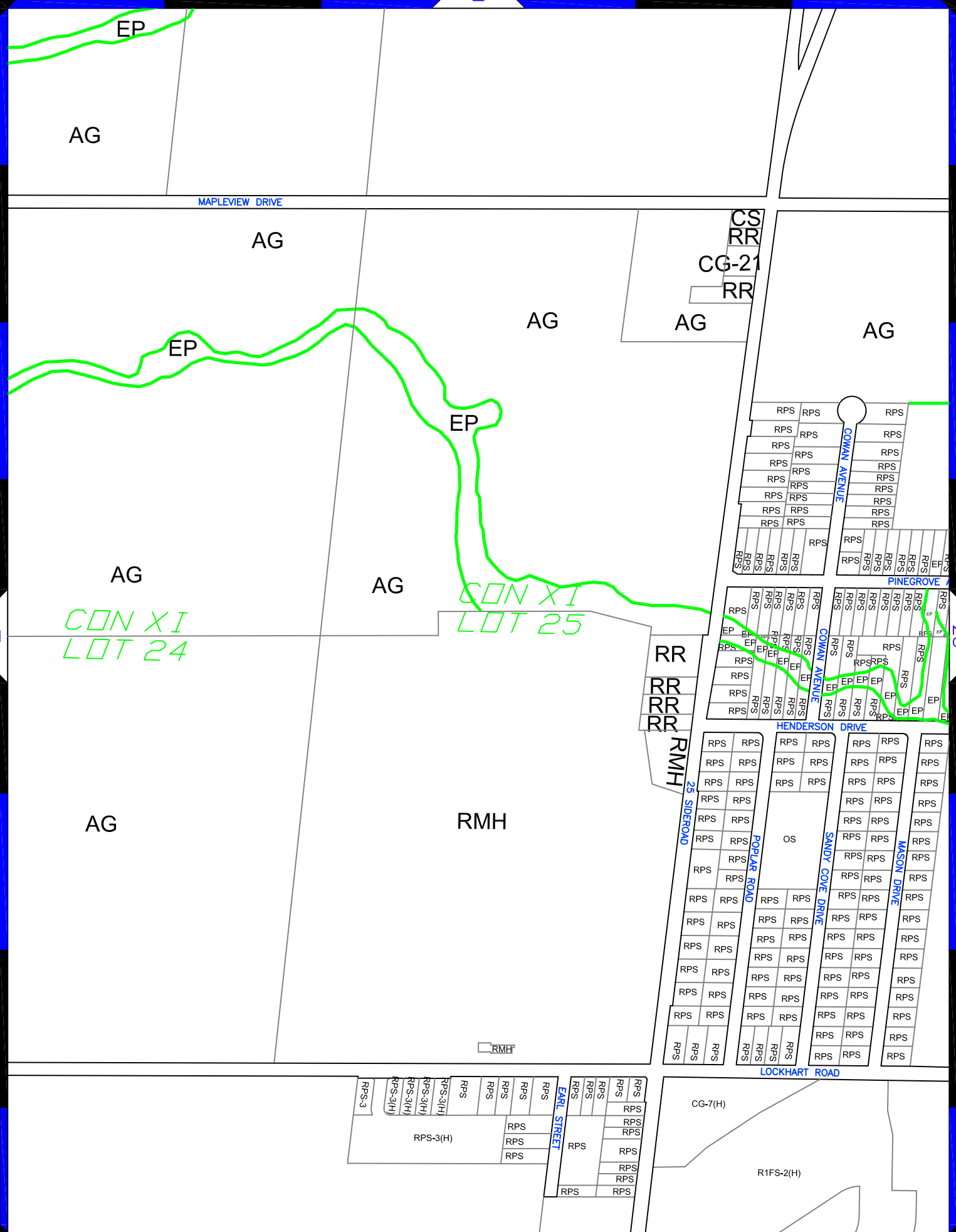
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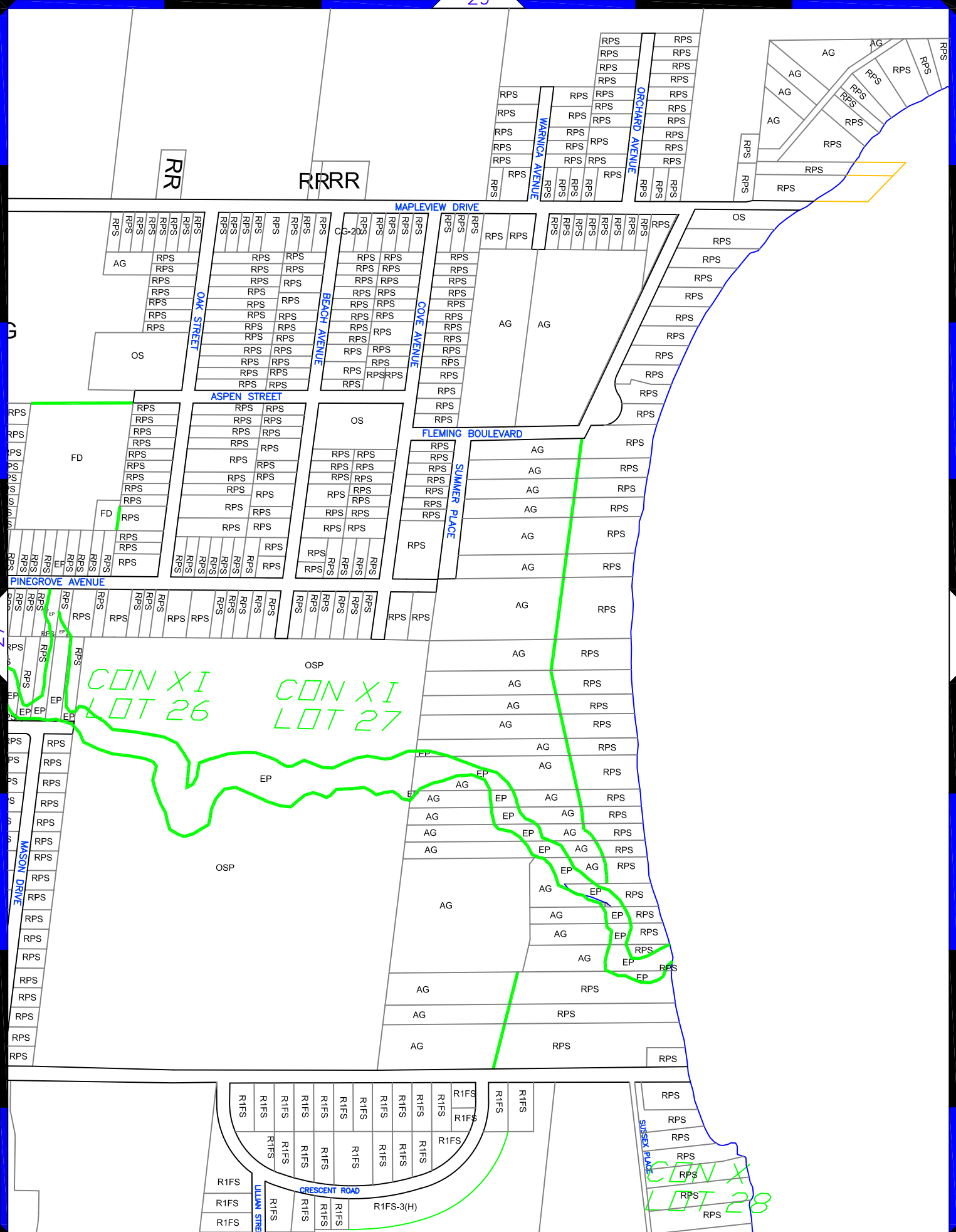
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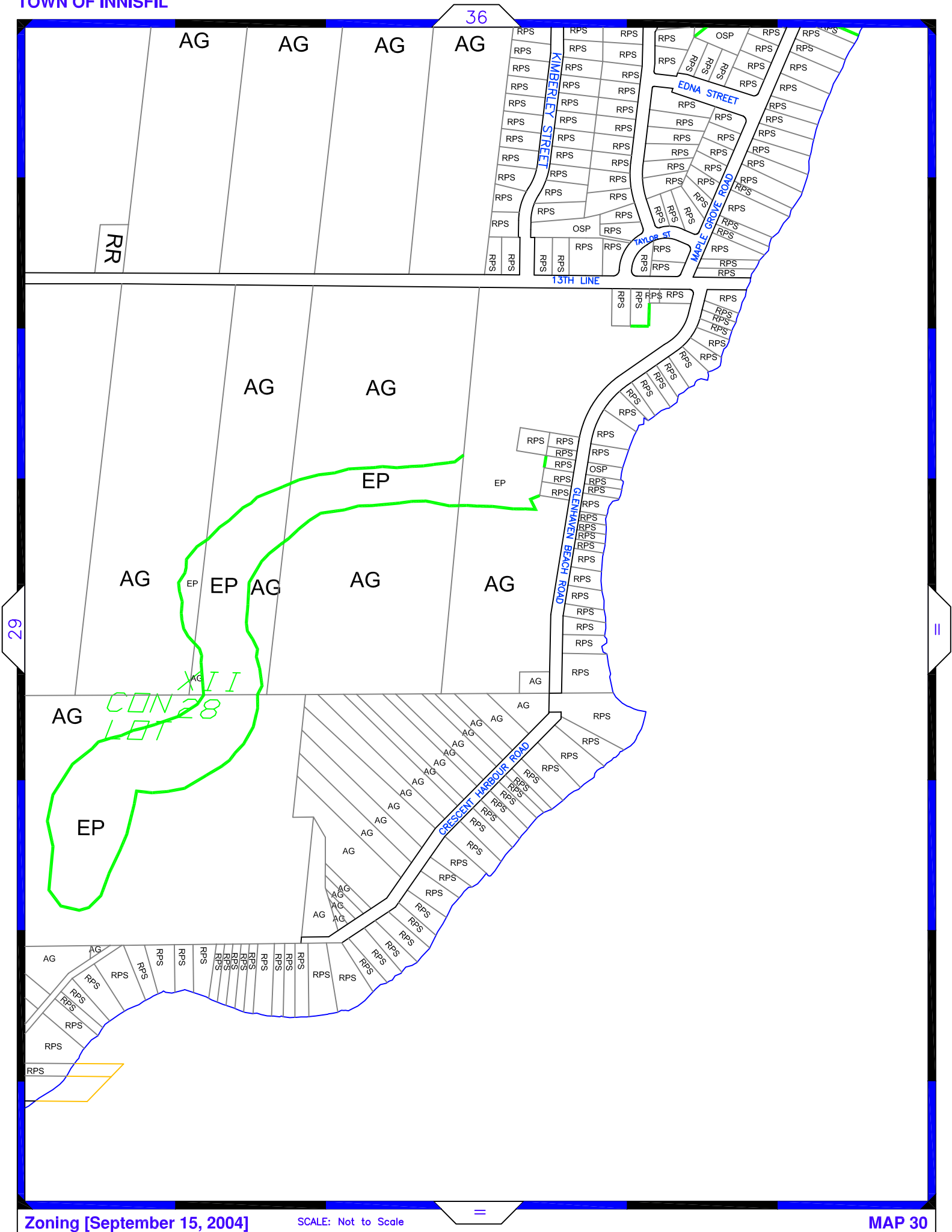
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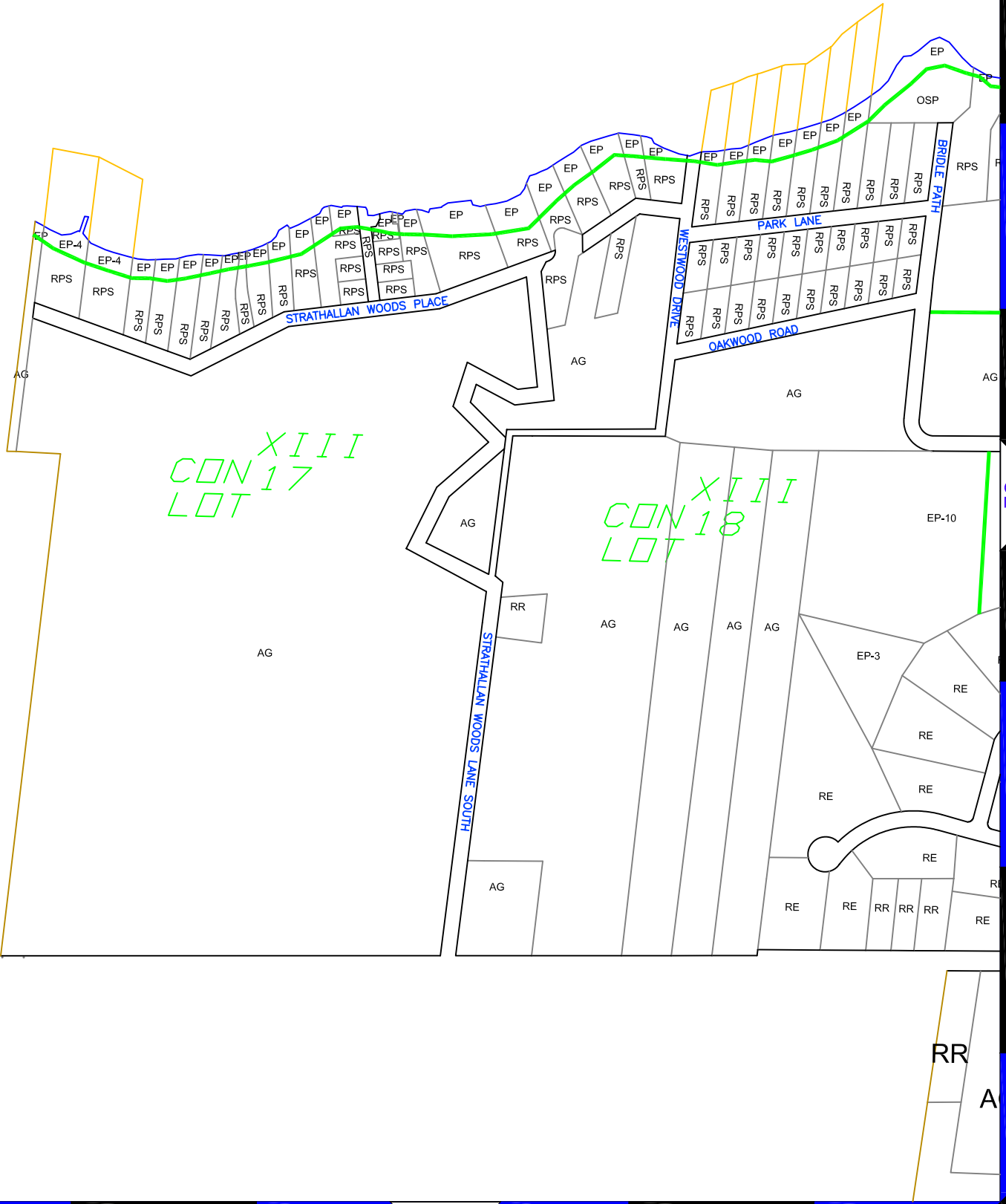


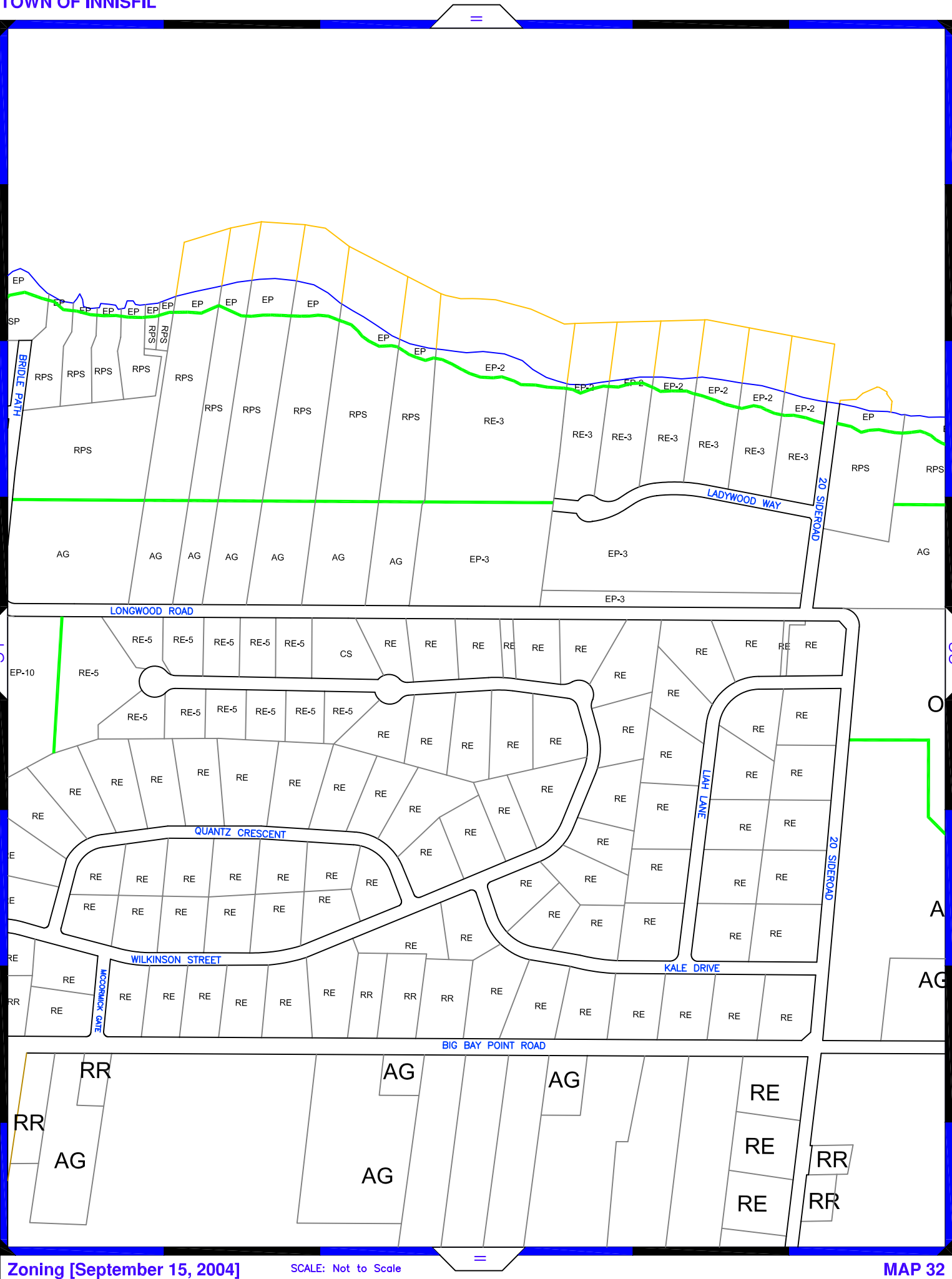
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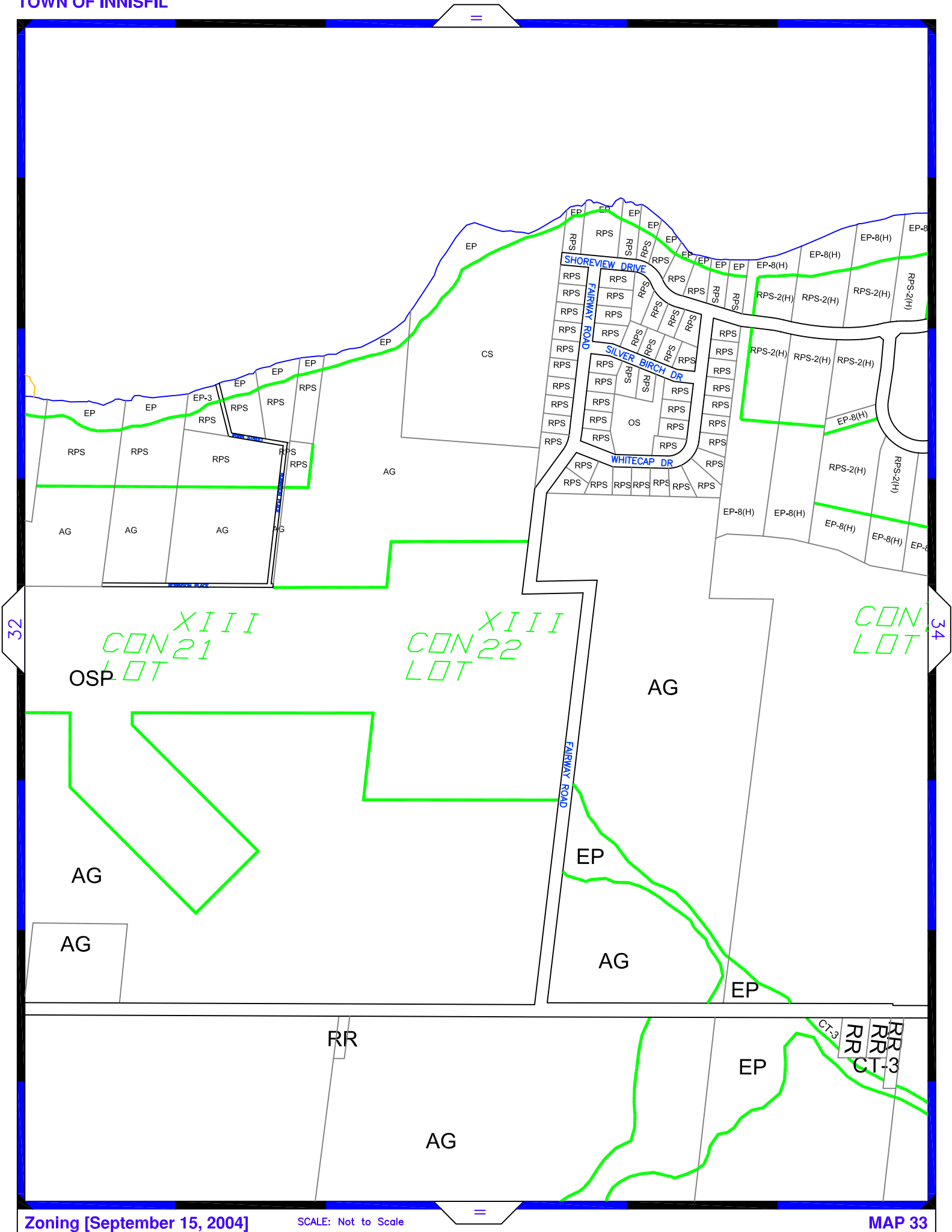


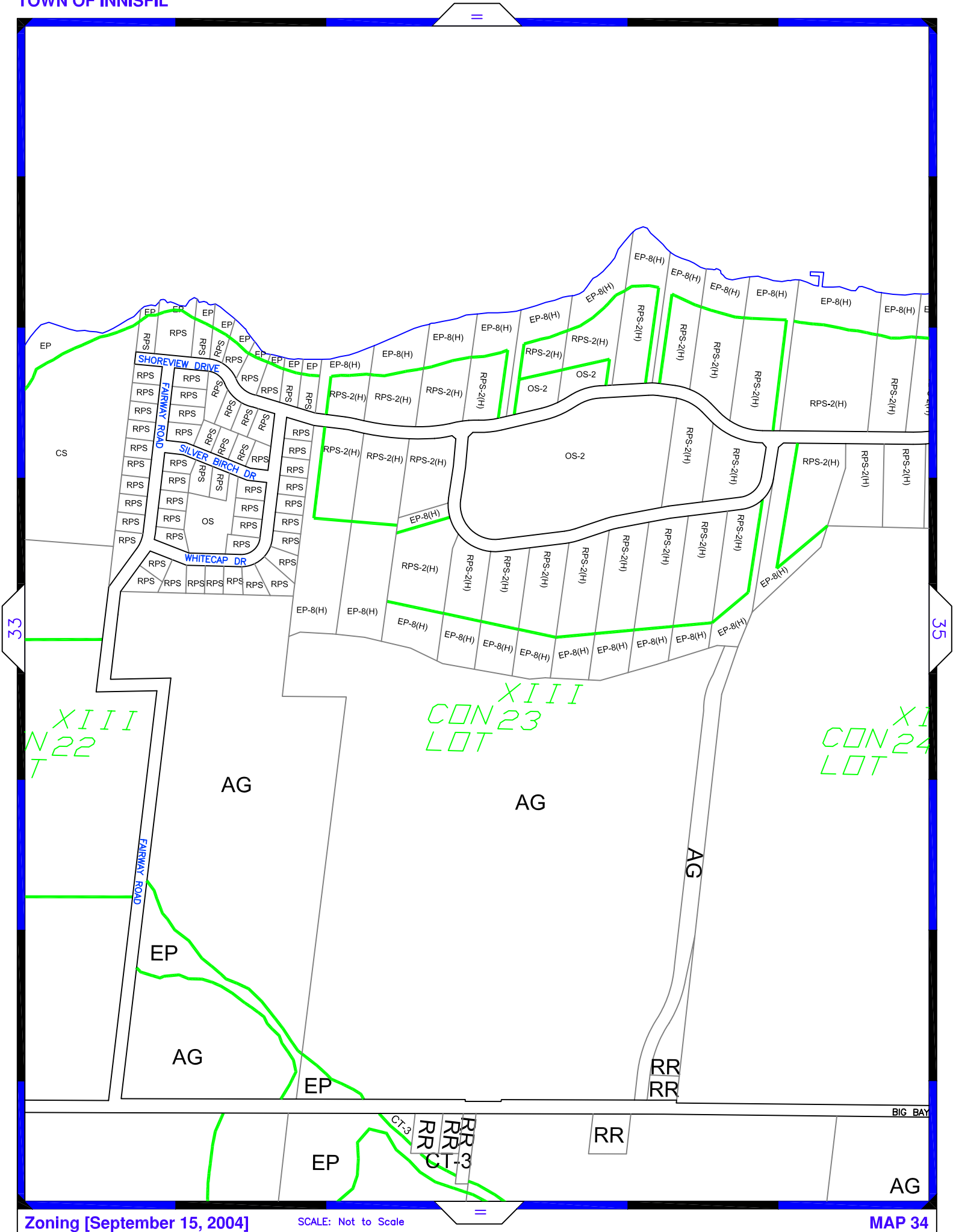








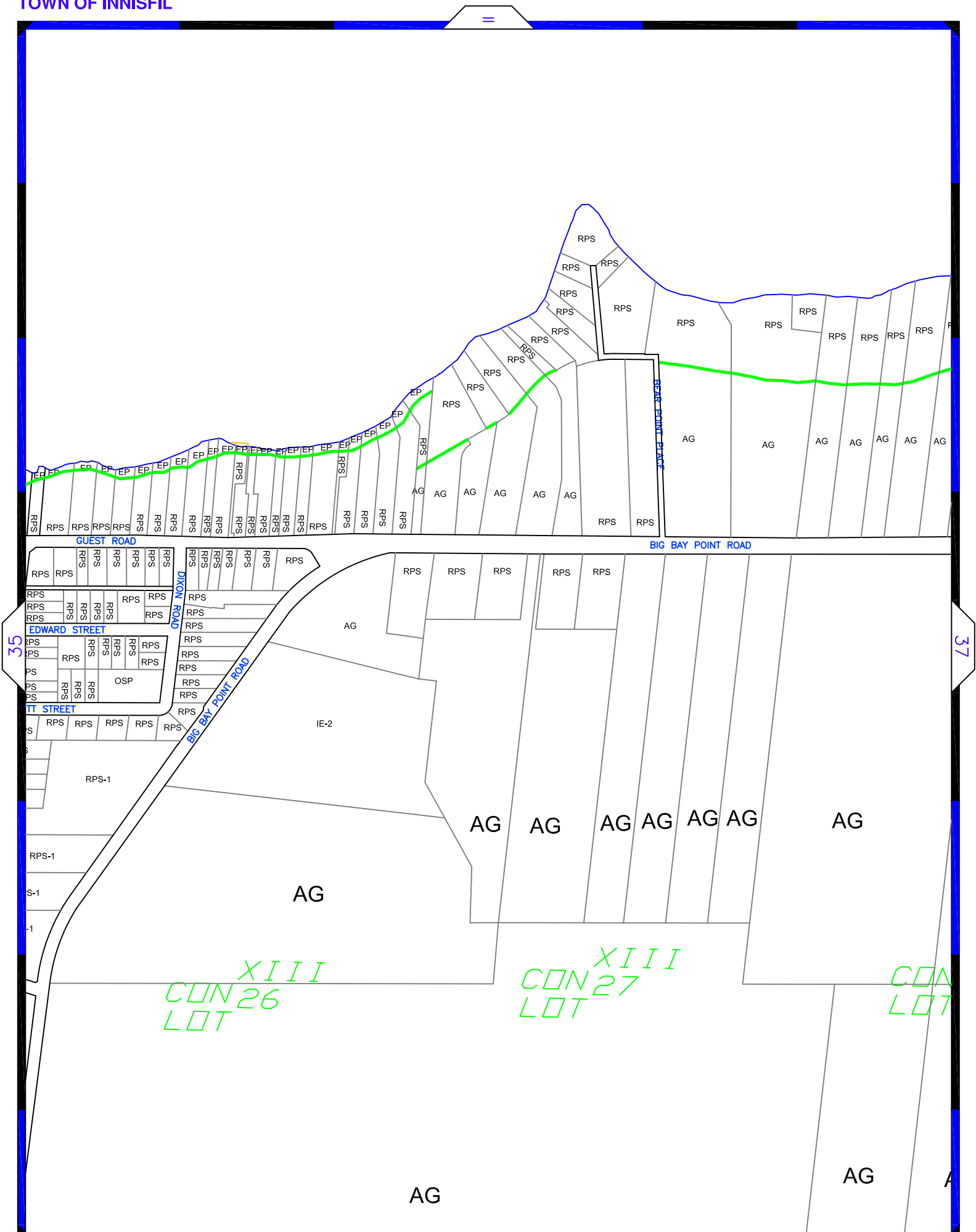


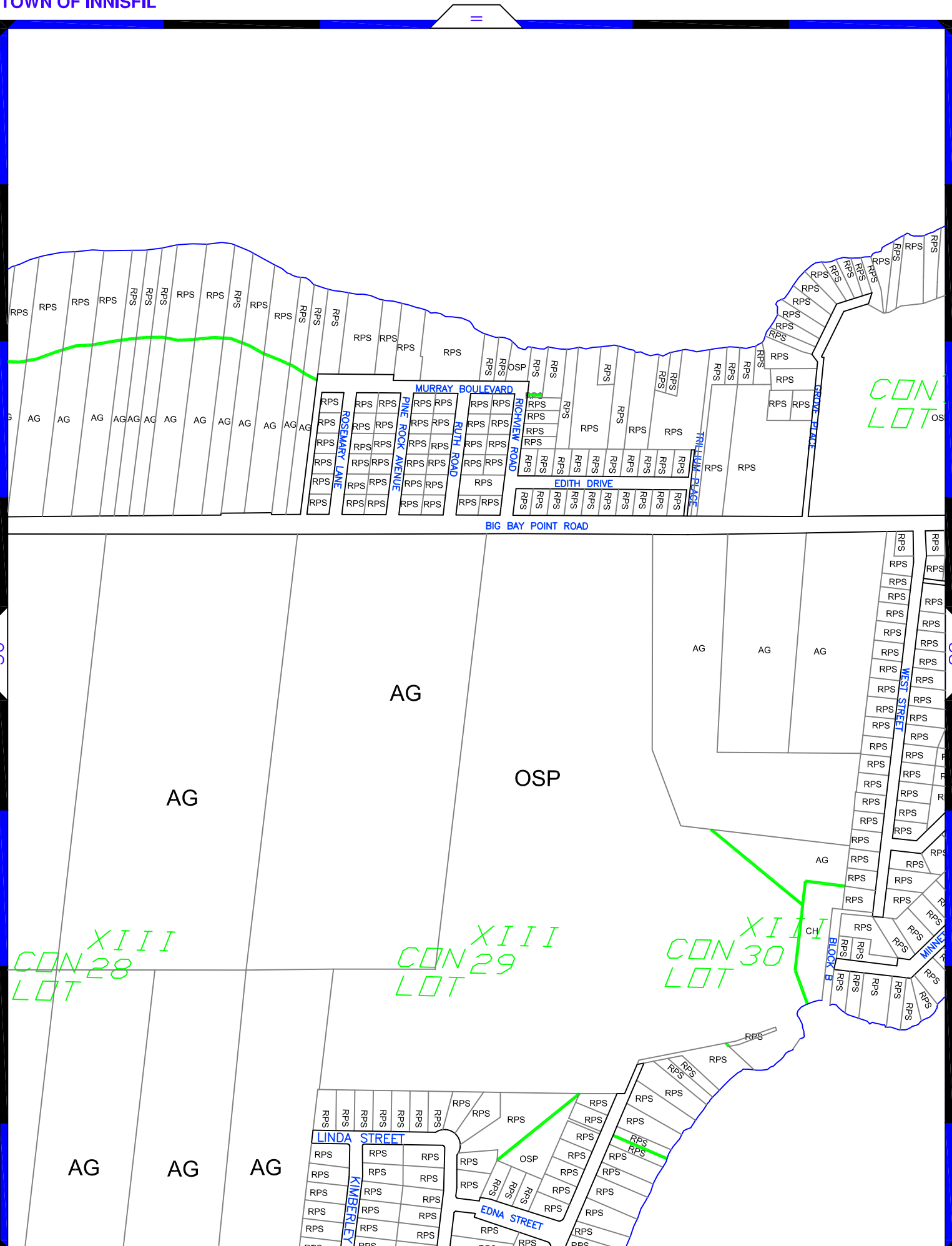


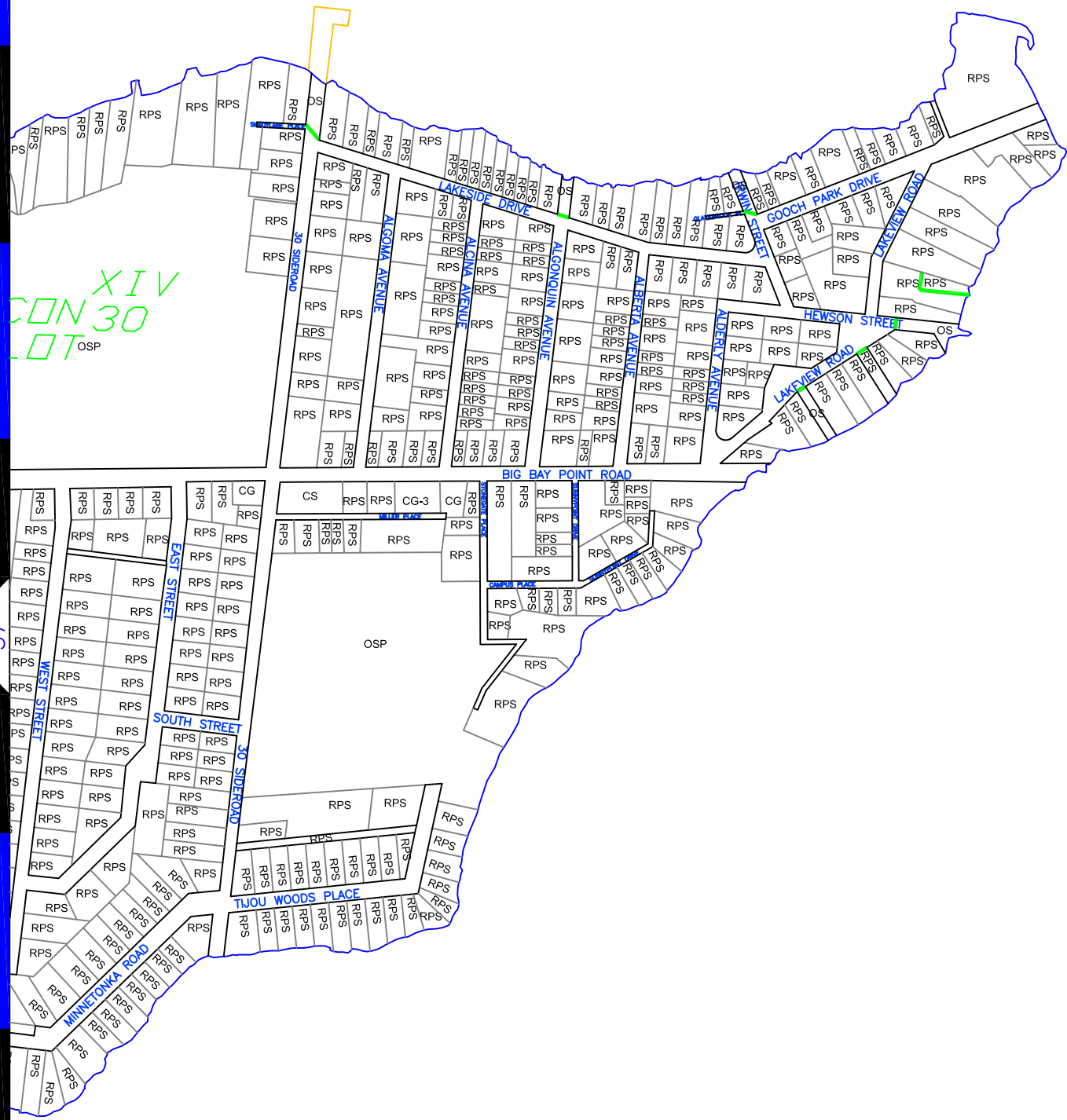
36

XIII
CON 25
LOT

AG







MAPLEVIEW DRIVE

HIGHWAY NO. 11

SECTION

40

YONGE STREET

RR

EP

AG

AG

AG

EP

AG

CON XI
LOT 14

AG

AG

AG

AG

EP

EP

AG

AG

AG

CON X
LOT 15

CON XI
LOT 15

AG

AG

AG

AG

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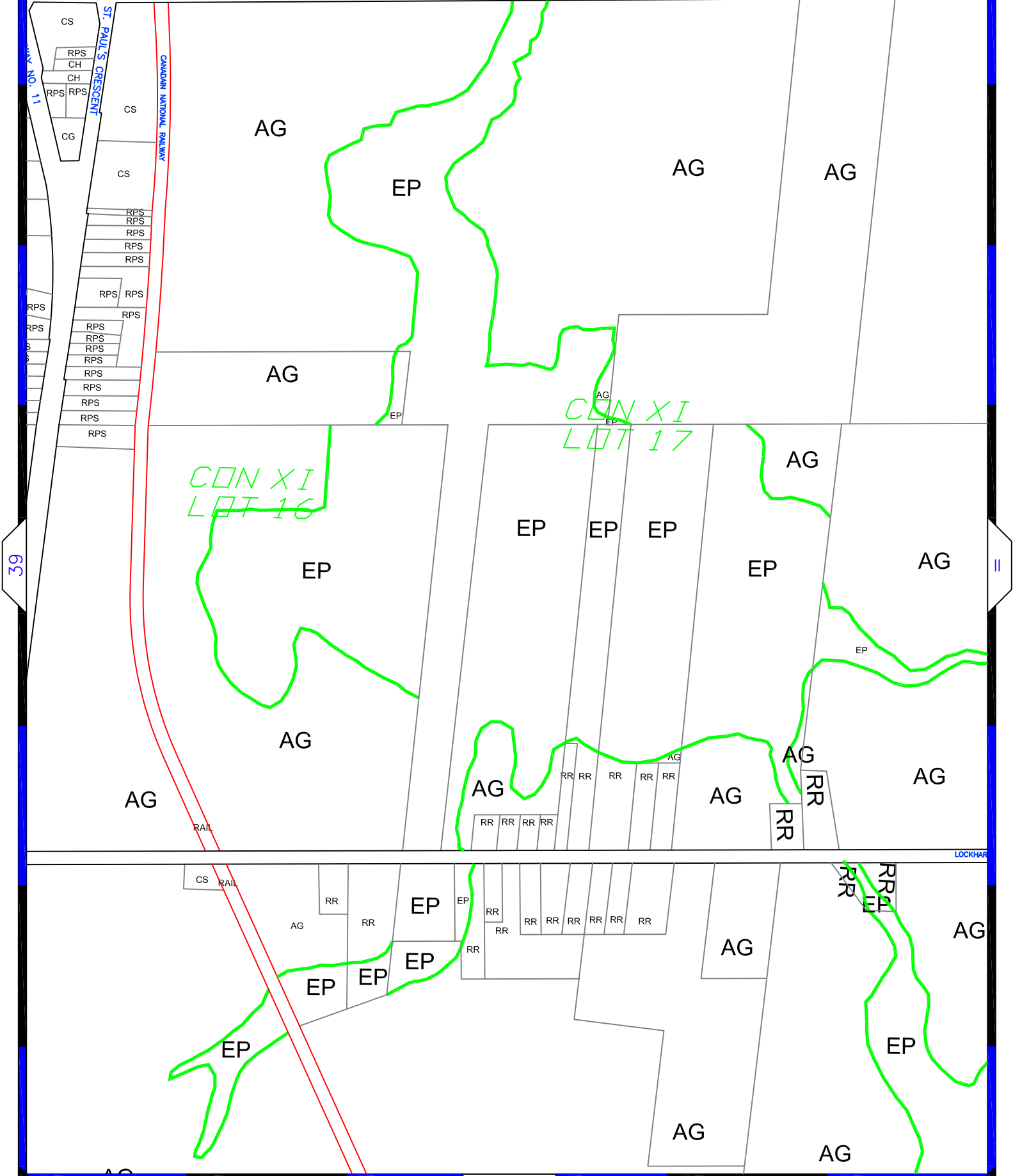
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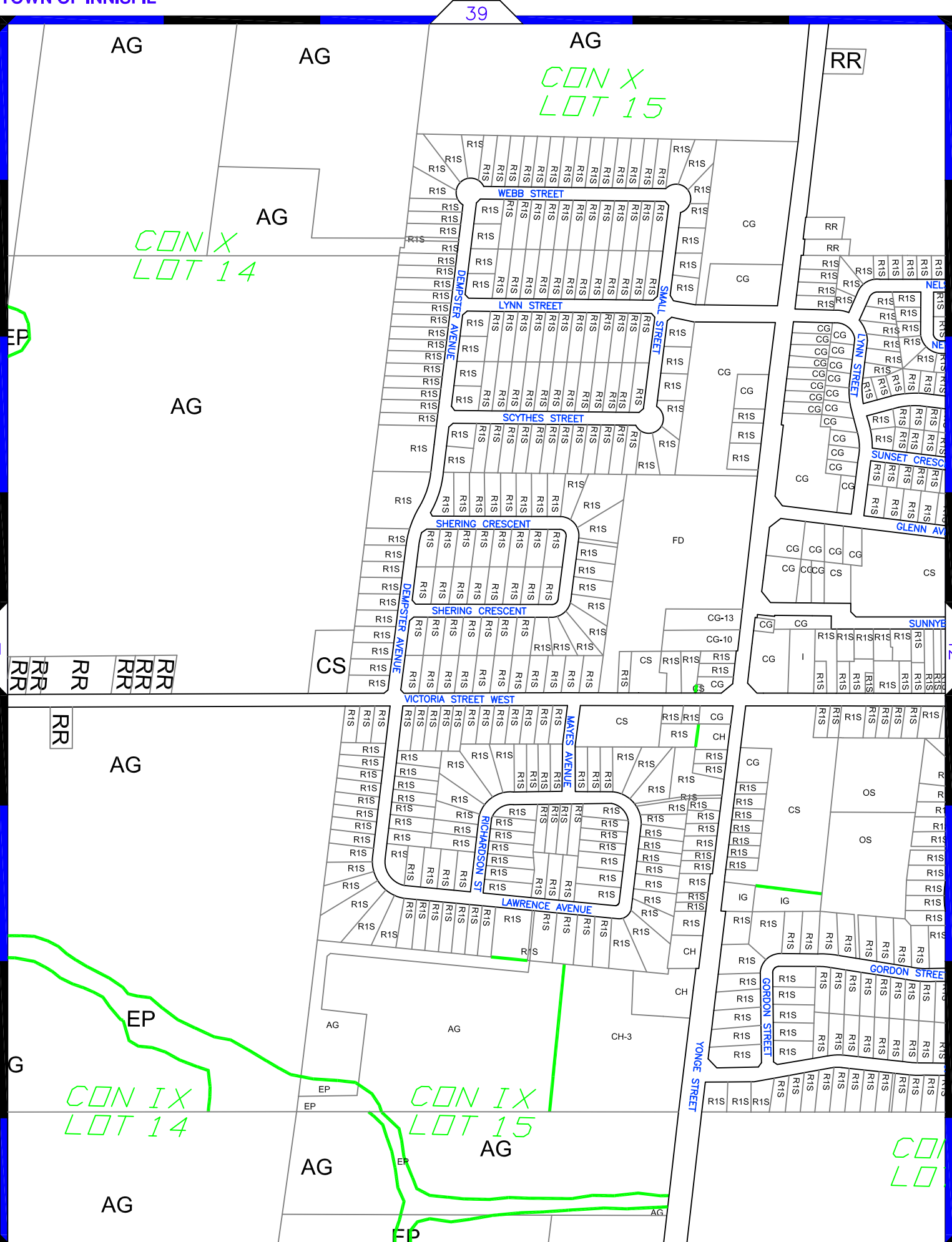
RF

RF

RF

RF





AG

CON X
LOT 16

AG

AG

AG

CON X
LOT 17

CON
LOT 18

AG

Map section showing residential lots (R1S, R1S-3, OS) and streets: NELSON CRESCENT, NEWHOLME CIRCLE, PARKSIDE CRESCENT, NELSON CRESCENT, SUNSET CRESCENT, GLENN AVENUE, CS, SUNNYBRAE AVENUE, VICTORIA STREET EAST, NORTH GATE, CHANTLER STREET, SOUTHVIEW AVENUE, and ORDON STREET.

R1S-3

FD

RR-4

RR

AG

ROBERTSON AV

AG

FD

EP

FD

AG

CON IX
LOT 17

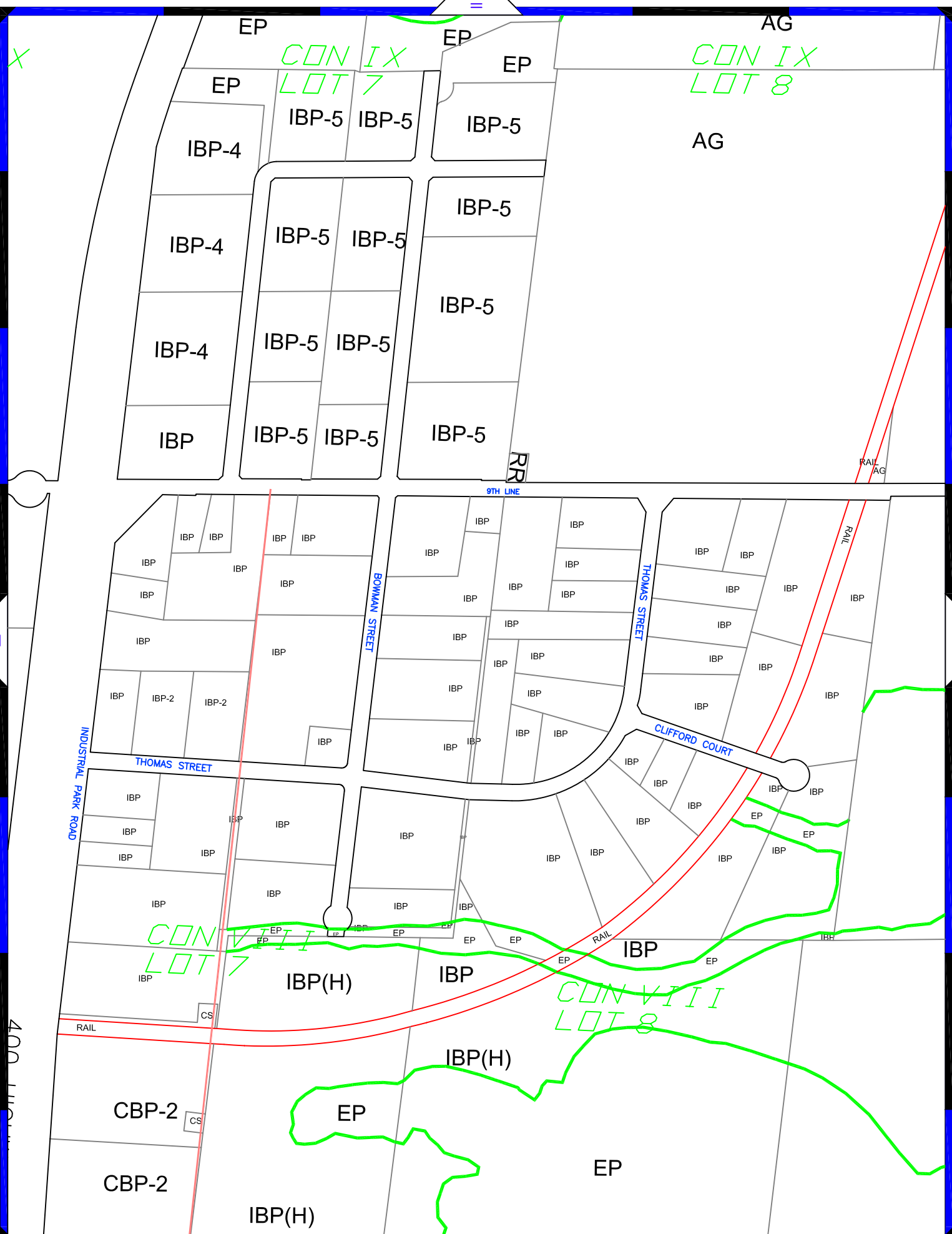
CON IX
LOT 18

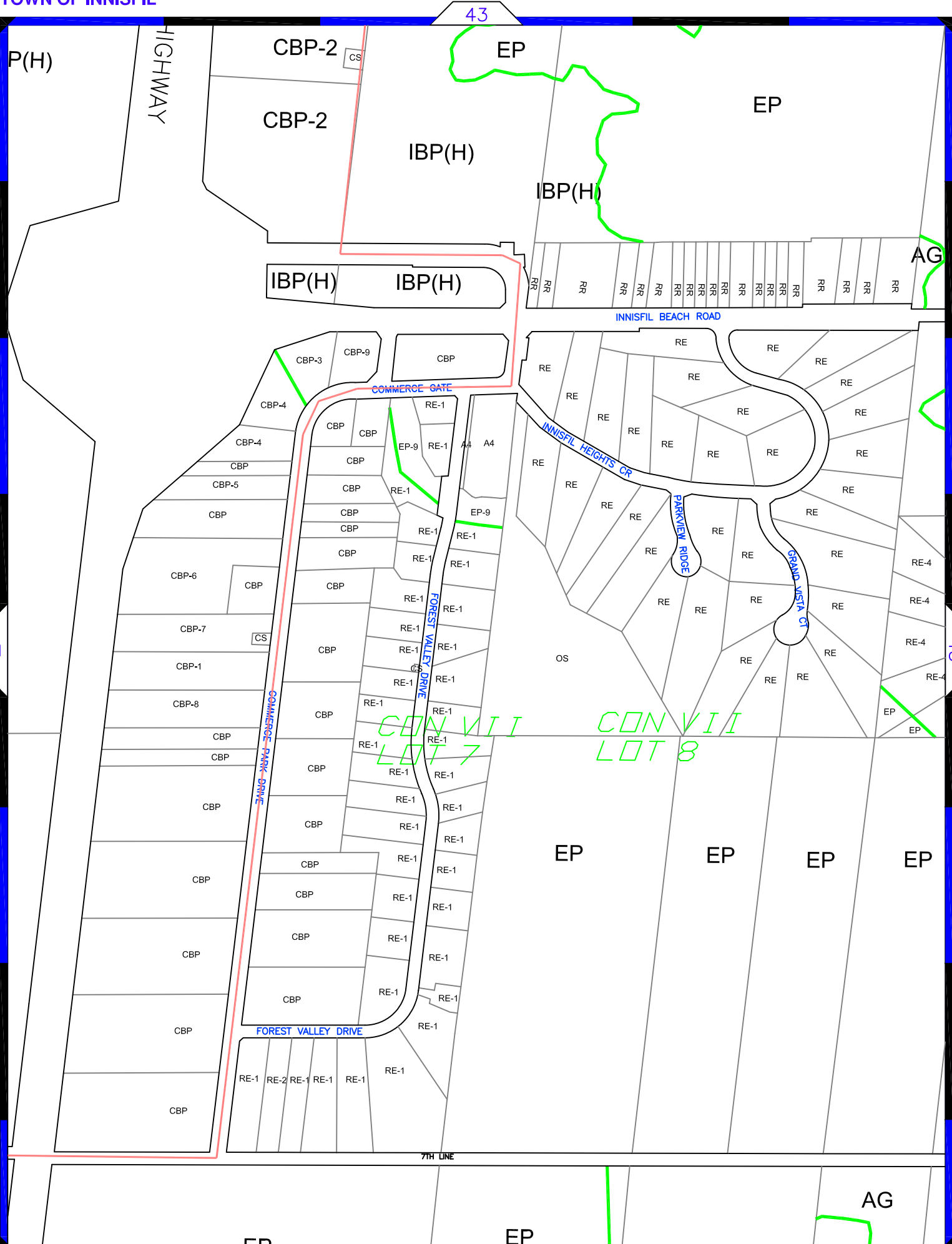
CON IX
LOT 16

AG

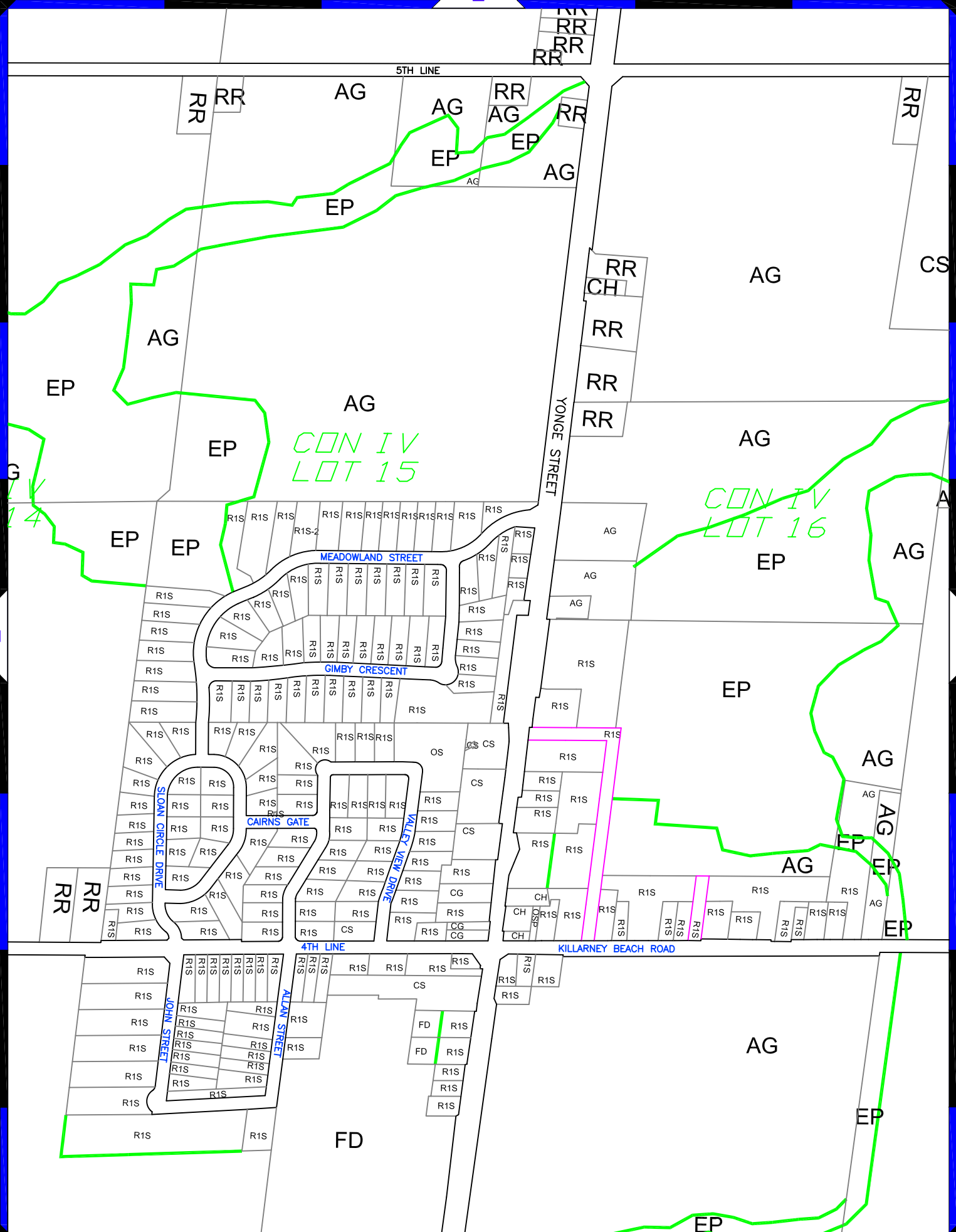
AG

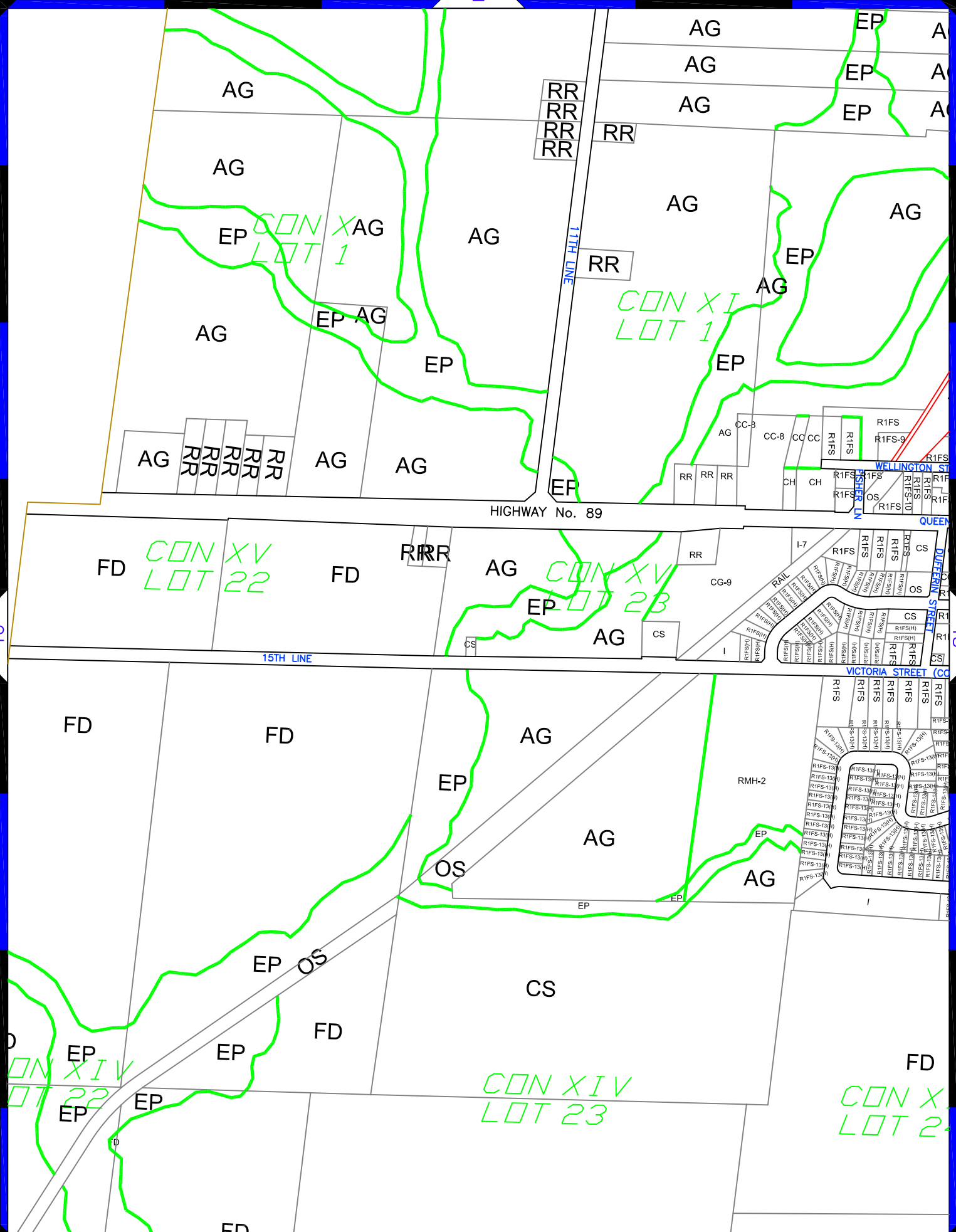
EP















I want to...



Tools

Emmanuel Baptist Church

374

8038

399

377

373

365

361

357

353

349

345

441

942

WKID: 4269 Lat/Long ▲

Lat: 44.31471° N
Lon: 79.72386° W

1:500

0 50 100m

RE: TSSA Search Inquiry for a Property in Barrie, ON

Public Information Services <publicinformationservices@tssa.org>

Tue 1/18/2022 4:33 PM

To: John Biesiadecki <jbiesiadecki@terraprobe.ca>

ATTENTION: Assurez-vous que le contenu soit de confiance avant d'ouvrir une pièce jointe ou un hyperlien.

CAUTION: Do not click on links or open attachments you do not trust.

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 John,

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,

Mariah



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: John Biesiadecki <jbiesiadecki@terraprobe.ca>

Sent: January 18, 2022 4:20 PM

To: Public Information Services
<publicinformationservices@tssa.org>

Subject: TSSA Search Inquiry for a Property in Barrie,
ON

[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.

Hello,

I am doing a Phase One Assessment and would like to request a preliminary basic record search for the following properties in

Barrie, Ontario:

901 Essa Road, Barrie, ON L9J 0B1

374 Salem Rd, Barrie, ON L9J 0C6

441 Salem Rd, Barrie, ON L9J 0C8

399 Salem Rd, Barrie, ON L9J 0C5

4099 Salem Rd, Barrie, ON L9J 0C5

4089 Salem Rd, Barrie, ON L9J 0C5

942 Essa Rd, Innisfil, ON L9J 0A7

918 Essa Rd, Innisfil, ON L9J 0A7

7969 Essa Rd, Innisfil, ON L9J 0A7

361 Salem Rd, Barrie, ON L9J 0C5

Thank you,

John S. Biesiadecki, M.Sc., G.I.T.

Environmental Engineering

Terraprobe Inc.

Geotechnical, Geostuctural, & Environmental Engineering

Construction Materials, Inspection & Testing

11 Indell Lane, Brampton, Ontario L6T 3Y3

t: 905. 796. 2650 f: 905. 796.2250

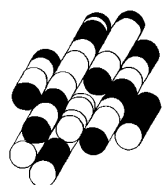
www.terraprobe.ca

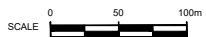
AVERTISSEMENT : Le présent courriel et tous les documents qui y sont annexés sont confidentiels et peuvent être assujettis au secret professionnel. Si vous recevez ce courriel par erreur, veuillez nous en informer immédiatement et le détruire intégralement. **NOTICE**: This email and any files transmitted with it are confidential and can be subject to professional secrecy. If you have received this email in error or are not the intended recipient, please notify us immediately and delete it in its entirety.

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 D

TERRAPROBE INC.





Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

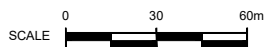
Aerial Photograph

File No.

3-22-0008-41

YEAR :

1954



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

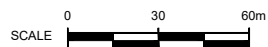
Aerial Photograph

File No.

3-22-0008-41

YEAR :

2004



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

Aerial Photograph

File No.

3-22-0008-41

YEAR :

2006



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

Aerial Photograph

File No.

3-22-0008-41

YEAR :

2010



SCALE 0 20 40m



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

Aerial Photograph

File No.

3-22-0008-41

YEAR :

2014



SCALE 0 20 40m



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

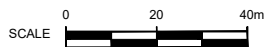
Aerial Photograph

File No.

3-22-0008-41

YEAR :

2019



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

Aerial Photograph

File No.

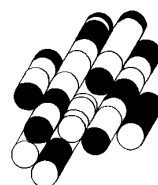
3-22-0008-41

YEAR :

2021

APPENDIX E

TERRAPROBE INC.



Lindsay

Unit Name: Lindsay
Group: Simcoe Group
Formation: Lindsay
Lithology: limestone
Description: limestone; nodular to black laminated (Collingwood)

54a

Limestone, dolostone, shale,
arkose, sandstone
Ottawa Group; Simcoe Group;
Shadow Lake Formation

Drift Thickness (m)



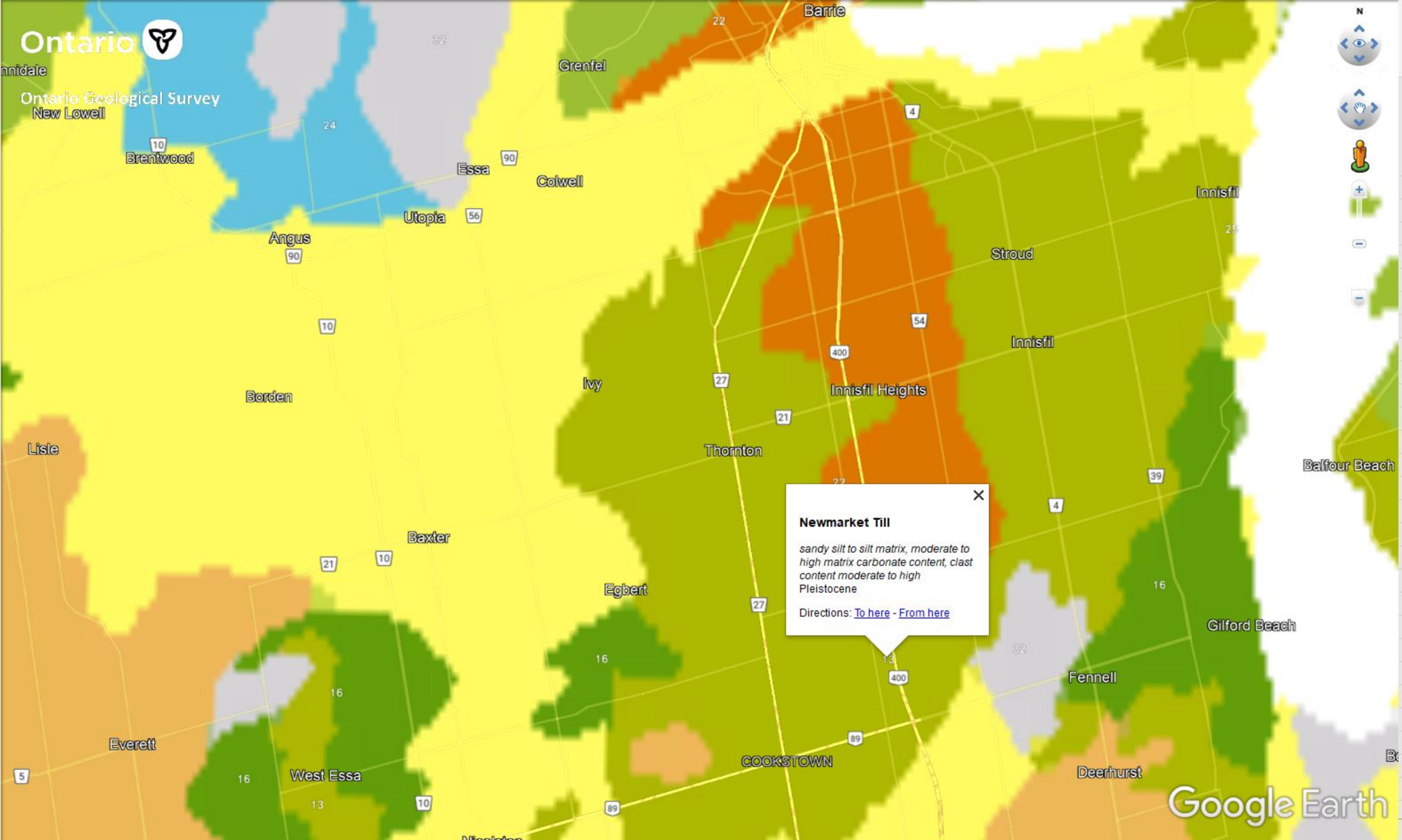
High : 262

Low : 0



**6 Till Plains
(Drumlinized)**
Till Plains (Drumlinized)

**31 Peterborough
Drumlin Field**
Peterborough Drumlin Field



Newmarket Till

sandy silt to silt matrix, moderate to high matrix carbonate content, clast content moderate to high Pleistocene

Directions: [To here](#) - [From here](#)

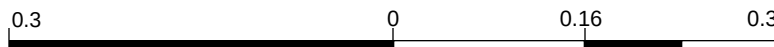
**6 Ice-contact stratified
depositsIce-contact
stratified deposits**

*sand and gravel, minor silt,
clay and till*



Notes:

Enter map notes



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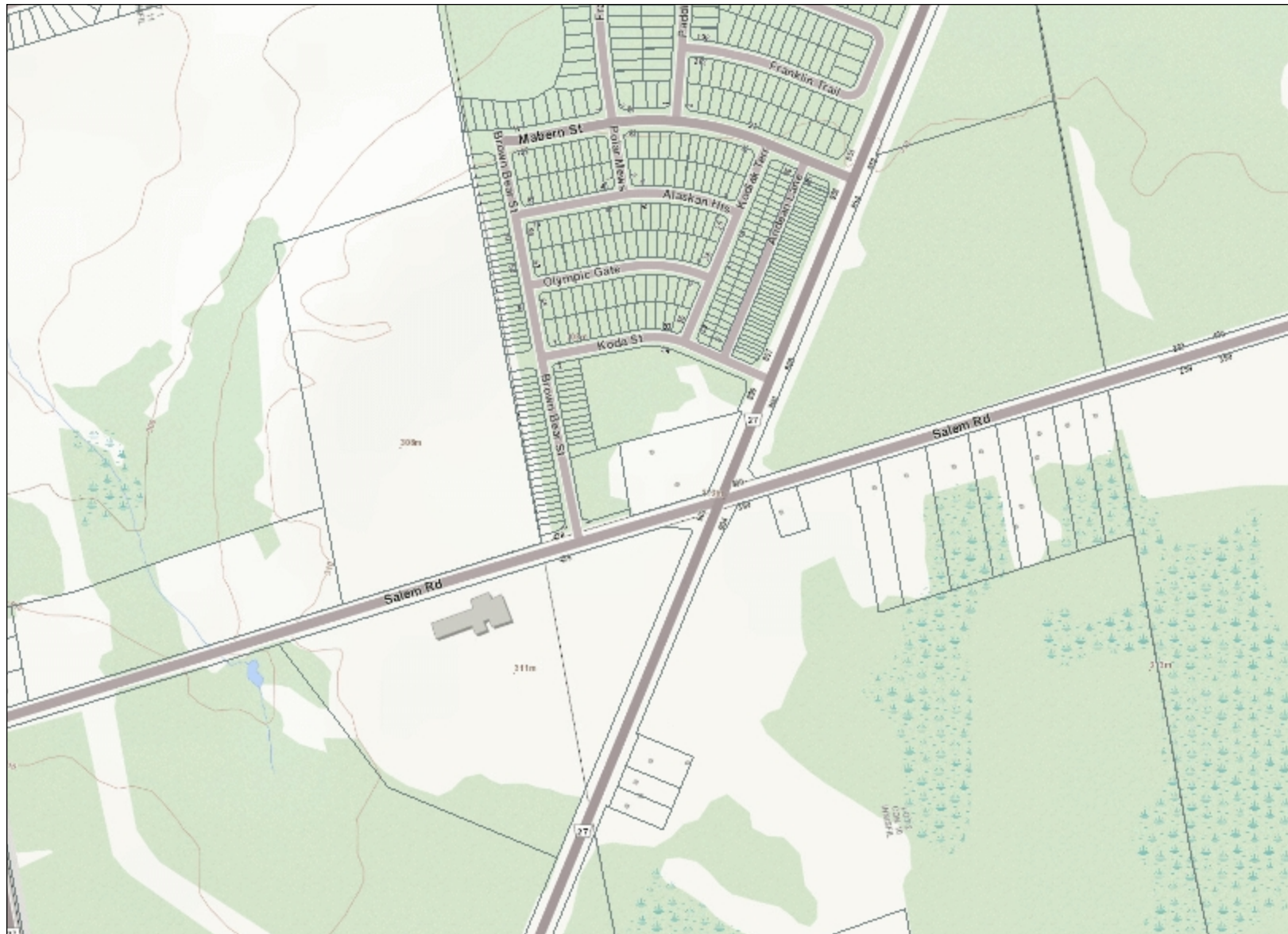


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Legend

- Greenbelt Area Boundary
- Greenbelt Hamlets
- ORM Boundary
- NEP Boundary
- NEP Parks and Open Space System
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Woodland
- Conservation Reserve
- Provincial Park
- ORM Land Use Designation
- Countryside Area/zone de campagne
- Natural Core Area/zone centrale naturelle
- Natural Linkage Area/liens naturel
- Palgrave Estates Residential Community/communauté résidentielle de Palgrave Estates
- Rural Settlement/zone de peuplement rurale
- Settlement Area/zone de peuplement
- NEP Land Use Designation
- Escarpment Natural Area/zone naturelle de l'escarpement
- Escarpment Protection Area/zone protégée de l'escarpement
- Escarpment Recreation Area/zone récréative de l'escarpement
- Escarpment Rural Area/zone rurale de l'escarpement
- Mineral Resource Extraction Area/zone d'extraction de ressources minérales
- Urban Area/zone urbaine
- Natural Heritage System
- Greenbelt Specialty Crop Area
- Greenbelt Land Use Designation
- Protected Countryside/campagne protégée
- Urban River Valley/vallée fluviale urbaine





Legend

- Building as Symbol
- Building to Scale
- Airport
- Helipoint \ Hospital Helipoint
- Seaplane Base
- Ferry Route
- Trail Head \ Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major \ Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District, Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.3 km

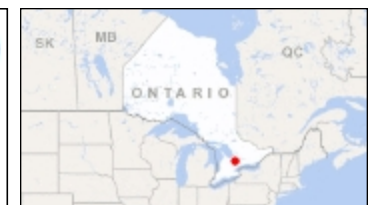
Projection: Web Mercator



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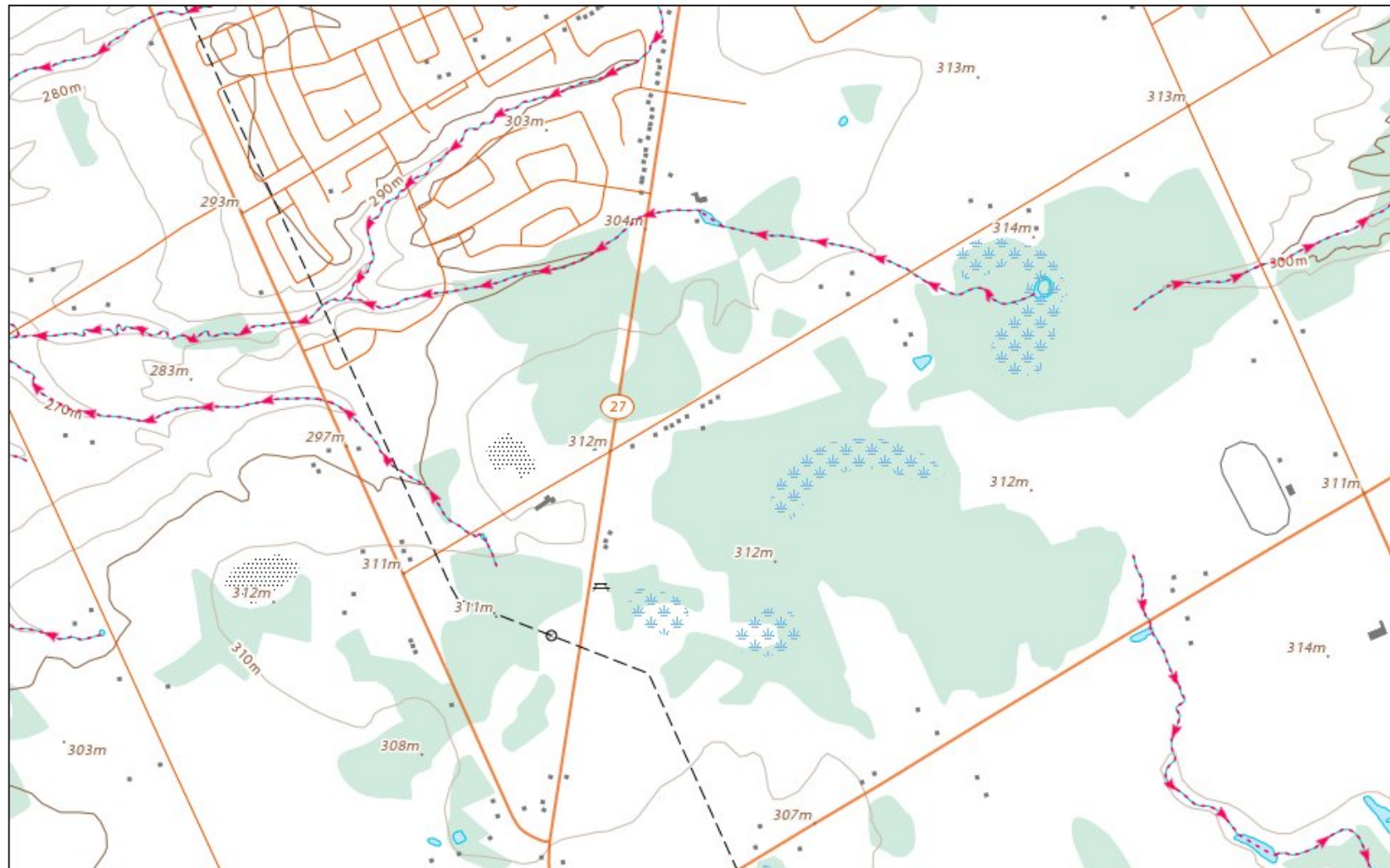
[Help](#)
[and](#)
[How to download data](#)



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- ### Legend
- Contour Line Labels
 - Spot Height
 - Contour Lines
 - Railroads
 - Trails
 - Roads
 - Primary
 - Secondary
 - Tertiary
 - Transportation Lines
 - Drainage Lines
 - Water Structure
 - Water Segments (Northeast)
 - Water Segments (Northwest)
 - Water Segments (South Central)
 - Airport Runways
 - Mines
 - Pits and Quarries
 - Tanks
 - Conservation Authority Areas
 - Water Polygons (Northeast)
 - Waterbody Segment
 - Wetland Area, Permanent
 - Water Polygons (Northwest)
 - Waterbody Segment
 - Wetland Area, Permanent
 - Water Polygons (South Central)
 - Waterbody Segment
 - Wetland Area, Permanent
 - Municipal Parks
 - Conservation Reserve Regulated
 - Conservation Areas
 - National Parks
 - National Wildlife Areas
 - Provincial Parks
 - NGO Nature Reserves
 - Wetlands
 - Wooded Areas

Toporama



January 18, 2022



Natural Resources
Canada

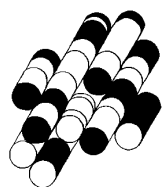
Ressources naturelles
Canada

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© Sa Majesté la Reine du chef du Canada, représentée par le ministre de Ressources naturelles Canada, 2022.

Canada

APPENDIX F

TERRAPROBE INC.



Map

Satellite

901 Essa Road, Barrie, ON, Canada



Google

Keyboard shortcuts

Map data ©2022 Imagery ©2022, CNES / Airbus, Maxar Technologies

100 m

Terms of Use

Report a map error

Water Well Records

Tuesday, March 15, 2022

1:29:05 PM

TOWNSHIP CON LOT	UTM	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	FORMATION
INNISFIL TOWNSHIP	17 601703 4907682 W	2018/01 7360	2	UT 0015		MO	0010 5	7306468 (Z279619) A234591	FILL 0005 SAND WBRG 0015
INNISFIL TOWNSHIP	17 601597 4907569 W	2007/08 6809	2		///:	MO		7048667 (Z63332) A059618	BRWN SAND GRVL 0045 GREY SAND SILT DNSE 0080 GREY SILT CLAY 0084
INNISFIL TOWNSHIP	17 601441 4907354 W	2011/10 7190	2	UT 0002		MO	0015 10	7176147 (Z133800) A076132	BRWN SAND GRVL DNSE 0015
INNISFIL TOWNSHIP	17 601825 4907599 W	2018/08 7190	1.25	0008	8///:	MO	0010 5	7319522 (Z294601) A254114	BRWN FILL 0001 BRWN SILT SNDY LOOS 0008 GREY CLAY SAND 0012 BRWN SAND 0015
INNISFIL TOWNSHIP	17 601817 4907625 W	2018/08 7190	1.25 3	0008	8///:	MO	0005 5	7319523 (Z294501) A254116	BRWN FILL 0001 BRWN SILT SNDY WBRG 0009 BRWN SAND 0010
INNISFIL TOWNSHIP	17 601857 4907671 W	2018/08 7190	1.25	0012	12///:	MO	0010 5	7319525 (Z294602) A254115	BRWN FILL 0001 BRWN SILT STNS SNDY 0013 GREY CLAY SAND 0015
INNISFIL TOWNSHIP	17 601794 4907757 W	2018/07 7190				NU		7319536 (Z294649) A	
INNISFIL TOWNSHIP	17 601794 4907733 W	2018/07 7190				NU		7319537 (Z294652) A	
INNISFIL TOWNSHIP	17 601619 4907735 W	2018/07 7190				NU		7319539 (Z294651) A	
INNISFIL TOWNSHIP	17 601578 4907940 W	2018/07 7190				NU		7319538 (Z294650) A240040 A	
INNISFIL TOWNSHIP CON 10 001	17 601564 4907473 W	1973/10 4608	30	FR 0015	13///0:30	DO		5710487 ()	LOAM 0001 SAND 0005 GREY CLAY 0028
INNISFIL TOWNSHIP CON 10 002	17 602062 4907627 W	2004/07 6409	6.25	0072	10/73//2:30	DO		5739342 (Z02983) A002889	BLCK MUCK 0002 BRWN CLAY 0019 BRWN GRVL CLAY LYRD 0039 BLUE CLAY TILL 0072 BRWN SAND SILT MUCK 0079
INNISFIL TOWNSHIP CON 10 002	17 602110 4907576 W	1965/10 4608	30	FR 0009	9//2/:	DO		5701249 ()	FSND 0020
INNISFIL TOWNSHIP CON 10 002	17 602014 4907623 W	1972/08 3203	4	FR 0140	20/140/6/1:15	DO	0164 3	5709516 ()	YLLW CLAY SAND 0014 GREY SAND CLAY 0022 GREY CLAY 0060 GREY SAND CLAY 0066 GREY CLAY 0120 BRWN SAND 0155 GREY SAND 0167
INNISFIL TOWNSHIP CON 10 002	17 602144 4907663 W	1973/03 4608	30	FR 0012	3/12/4/0:30	DO		5710004 ()	GREY CLAY SAND 0008 GREY CLAY 0018 GREY SAND 0023

TOWNSHIP CON LOT	UTM	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	FORMATION	
INNISFIL TOWNSHIP CON 10 002	17 602149 4907613 W	1973/09 1510	4	FR 0032 FR 0136	126/141/5/2:0	DO	0148 3	5710285 ()		
INNISFIL TOWNSHIP CON 10 002	17 601994 4907615 W	1964/08 1631	30	FR 0028	12//2/:	DO		5701248 ()	LOAM MSND 0010 GREY CLAY 0040	
INNISFIL TOWNSHIP CON 10 002	17 601664 4907473 W	1979/01 4816	6	FR 0130	109//5/3:0	IN	0131 5	5715880 ()	SAND GRVL 0004 MSND 0015 CLAY GRVL SAND 0052 GREY CLAY 0099 FSND 0139 FSND SILT 0155	
INNISFIL TOWNSHIP CON 10 005	17 602011 4907596 W	1999/11 2513	6	FR 0159	119/132/20/1:0	DO	0156 3	5734726 (211562)	YLLW SAND SILT BLDR 0008 GREY SILT SAND BLDR 0038 GREY CLAY 0103 GREY SILT SAND 0132 YLLW SAND 0136 GREY CLAY SAND 0154 YLLW SAND 0159	
INNISFIL TOWNSHIP CON 11 001	17 601495 4907891 W	2011/10 7190	2	UT 0013		MO	0025 10	7176146 (Z133895) A076094	BRWN FSND 0015 GREY FSND 0025	
INNISFIL TOWNSHIP CON 11 002	17 601778 4907945 W	2018/02 7230						7308428 (C41601) A240040 P		
INNISFIL TOWNSHIP CON 11 002	17 601630 4907671 W	2019/10 7190			///:	MO		7353251 (D4PW6H4M) _NO_TAG A		
INNISFIL TOWNSHIP CON 11 002	17 601769 4907938 W	2019/06 7190			11///:			7339771 (Z309538) A		
INNISFIL TOWNSHIP CON 11 002	17 601769 4907938 W	2019/06 7190			///:	OT		7354623 (M9CO6DBM) _NO_TAG A		
INNISFIL TOWNSHIP CON 11 002	17 601581 4907928 W	2019/06 7190			13///:			7339770 (Z309537) A		
INNISFIL TOWNSHIP CON 11 002	17 601576 4907926 W	2019/06 7190			10///:			7339768 (Z309509) A		
INNISFIL TOWNSHIP CON 11 002	17 601703 4907684 W	2019/04 7190			///:			7333266 (Z309591) A		
INNISFIL TOWNSHIP CON 11 002	17 602036 4907816 W	2005/01 2513	6.25	FR 0144	115/138/20/1:0	DO	0150 10	5739780 (Z14907) A014858	GREY SAND GRVL 0022 GREY CLAY BLDR 0078 GREY SAND CLAY 0093 YLLW SAND 0139 BRWN CLAY SAND 0142 YLLW SAND 0160	

TOWNSHIP CON LOT	UTM	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	FORMATION
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Notes:
UTM: ☐TM in Zone, Easting, Northing and Datum is NAD83; L: UTM estimated from Centroid of Lot; W: UTM not from Lot Centroid
DATE CNTR: ☐ate Work Completedand ☐Well Contractor Licence Number
CASING DIA: ☐asing diameter in inches
WATER: ☐nit of Depth in Fee. ☐ee Table 4 for Meaning of Code

PUMP TEST: Static Water Level in Feet / Water Level After Pumping in Feet / ☐ump Test Rate in GPM / Pump Test Duration in Hour : Minutes
WELL USE: ☐ee Table 3 for Meaning of Code
SCREEN: ☐creen Depth and Length in feet
WELL: ☐VEL (☐AUDIT #) Well Tag . ☐: Abandonment; P: Partial Data Entry Only
FORMATION: ☐ee Table 1 and 2 for Meaning of Code

1. Core Material and Descriptive terms

Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
BLDR	BOULDERS	FCRD	FRACTURED	IRFM	IRON FORMATION	PORS	POROUS	SOFT	SOFT
BSLT	BASALT	FGRD	FINE-GRAINED	LIMY	LIMY	PRDG	PREVIOUSLY DUG	SPST	SOAPSTONE
CGRD	COARSE-GRAINED	FGVL	FINE GRAVEL	LMSN	LIMESTONE	PRDR	PREV. DRILLED	STKY	STICKY
CGVL	COARSE GRAVEL	FILL	FILL	LOAM	TOPSOIL	QRTZ	QUARTZITE ☐	STNS	STONES
CHRT	CHERT	FLDS	FELDSPAR	LOOS	LOOSE	QSND	QUICKSAND	STNY	STONEY
CLAY	CLAY	FLNT	FLINT	LTCL	LIGHT-COLOURED	QTZ	QUARTZ	THIK	THICK
CLN	CLEAN	FOSS	FOSILIFEROUS	LYRD	LAYERED	ROCK	ROCK	THIN	THIN
CLYY	CLAYEY	FSND	FINE SAND	MARL	MARL	SAND	SAND	TILL	TILL
CMTD	CEMENTED	GNIS	GNEISS	MGRD	MEDIUM-GRAINED	SHLE	SHALE	UNKN	UNKNOWN TYPE
CONG	CONGLOMERATE	GRNT	GRANITE	MGVL	MEDIUM GRAVEL	SHLY	SHALY	VERY	VERY
CRYS	CRYSTALLINE	GRSN	GREENSTONE	MRBL	MARBLE	SHRP	SHARP	WBRG	WATER-BEARING
CSND	COARSE SAND	GRVL	GRAVEL	MSND	MEDIUM SAND	SHST	SCHIST	WDFR	WOOD FRAGMENTS
DKCL	DARK-COLOURED	GRWK	GREYWACKE	MUCK	MUCK	SILT	SILT	WTHD	WEATHERED
DLMT	DOLOMITE	GVLY	GRAVELLY	OBDN	OVERBURDEN ☐	SLTE	SLATE ☐		
DNSE	DENSE	GYPS	GYPSUM	PCKD	PACKED	SLTY	SILTY ☐		
DRTY	DIRTY	HARD	HARD	PEAT	PEAT	SNDS	SANDSTONE ☐		
DRY	DRY	HPAN	HARDPAN	PGVL	PEA GRAVEL	SNDY	SANDYOAPSTONE		

2. Core Color

Code	Description
WHIT	WHITE
GREY	GREY
BLUE	BLUE
GREN	GREEN
YLLW	YELLOW
BRWN	BROWN
RED	RED
BLCK	BLACK
BLGY	BLUE-GREY

3. Well Use

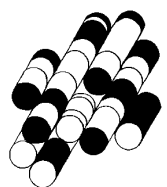
Code	Description	Code	Description
DO	Domestic	OT	Other
ST	Livestock	TH	Test Hole
IR	Irrigation	DE	Dewatering
IN	Industrial	MO	Monitoring
CO	Commercial	MT	Monitoring TestHole
MN	Municipal ☐		
PS	Public ☐		
AC	Cooling And A/C ☐		
NU	Not Used		

4. Water Detail

Code	Description	Code	Description
FR	Fresh	GS	Gas
SA	Salty	IR	Iron
SU	Sulphur ☐		
MN	Mineral ☐		
UK	Unknown		

APPENDIX G

TERRAPROBE INC.





Photograph 1

Location: 901 Essa Road
Viewing: Northeastern Portion of the Property
Description: Viewing of the residential building and adjacent "garage" from the east.



Photograph 2

Location: 901 Essa Road
Viewing: Northeastern Portion of the Property
Description: Viewing of the driveway and open lawn area.



Photograph 3

Location: 901 Essa Road
Viewing: Northeastern Portion of the Property
Description: Viewing of the west side of the residential building.





Photograph 4

Location: 901 Essa Road
Viewing: Central Portion of the Property
Description: Viewing of the eastern side of the “garage” building.



Photograph 5

Location: 901 Essa Road
Viewing: Central Portion of Property
Description: Viewing the south half of the Property towards Country Lane.



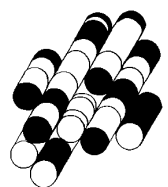
Photograph 2

Location: 901 Essa Road
Viewing: Northeastern Portion of the Property
Description: Viewing of the Above Ground Storage Tank (AGST) adjacent to the northeast corner of the residential building.



APPENDIX H

TERRAPROBE INC.



901 Essa Road, Barrie, Ontario

TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Year	Name of Owner	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
2015 to Present	Essa Estates Inc.	Residential	2021 AP: No significant changes 2019 AP: No significant changes
1999 - 2015	Ronald Andre Eissess & Margaret Karen Eisses		2014 AP: No significant changes 2010 AP: Driveway has been extended 2006 AP: No significant changes 2004 AP: No significant changes
1963 - 1999	William Laycock & Inez May Laycock		
1961 - 1963	Pearl Currie		
1946 - 1961	Nelson Brimistin & Ester Brimistin		1961 AP: Building has been built on Property
1946 - 1946	Charles Burger & Lillian Burger	Agricultural or other use	1954 AP: Property is Agricultural or othe use
1930 - 1946	Jane Dinwoodie		
1925 - 1930	George Speers		
1924 - 1925	W. Harris Company Limited		
1923 - 1924	John B. Harris		
1920 - 1923	George Ester		
1920 - 1920	Charles Gerbert MacDonald		
1904 - 1920	James Heylands		
1904 - 1904	Fred A. Tebo		
1895 - 1904	Arthur Gibson		
1863 - 1895	William Gibson, Jr.		
1854 - 1863	William Gibson, Sr.		
Prior to 1854	Crown		

Notes:

1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:

Agriculture or other use

Commercial use

Community use

Industrial use

Institutional use

Parkland use

Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached

**Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290

CD: City Directories

AP: Air Photo

FIP: Fire Insurance Plan

Block 281, Essa Road, Barrie, Ontario**TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY****(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)**

Year	Name of Owner	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
2019 to Present	The Coporation of the County of Simcoe	Residential	2021 AP: No significant changes
2017 - 2019	Crisdawn Construction Inc.		2019 AP: Area has been cleared of trees and ground stripped away
2006 - 2017	Crisdawn Construction Inc. - 50% Barrie Financial Inc. - 50%	Agricultural or other use	2014 AP: No significant changes 2010 AP: No signigicant changes
1938 - 2006	The Coporation of the County of Simcoe		2006 AP: No significan changes 2004 AP: No significant changes 1954 AP: Property is Agricultural or othe use
1930 - 1938	Jane Dinwoodie		
1925 - 1930	George Speers		
1924 - 1925	W. Harris Company Limited		
1923 - 1924	John B. Harris		
1920 - 1923	George Ester		
1920 - 1920	Charles Gerbert MacDonald		
1904 - 1920	James Heylands		
1904 - 1904	Fred A. Tebo		
1895 - 1904	Arthur Gibson		
1863 - 1895	William Gibson, Jr.		
1854 - 1863	William Gibson, Sr.		
Prior to 1854	Crown		

Notes:

1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:

Agriculture or other use

Commercial use

Community use

Industrial use

Institutional use

Parkland use

Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached

**Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290

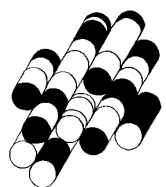
CD: City Directories

AP: Air Photo

FIP: Fire Insurance Plan

APPENDIX I

TERRAPROBE INC.



PHASE ONE CONCEPTUAL SITE MODEL

901 Essa Road and Brown Bear Street, Barrie, ON

Phase One CSM		Information Pertaining to Property
<i>Figures of the Phase One Study Area are provided that:</i>		
i.	Show any existing buildings and structures,	Block 281 is currently used as a construction staging area for the neighbouring subdivision. The 901 Essa Road property is occupied by a two-storey residential building, a single-story workshop/structure, and gravel parking areas.
ii.	Identify and locate water bodies located in whole or in part on the Phase One Study Area	There are no large water bodies in the study area. There are watercourses that flow east to west, located north and south of the Property, which drains into a waterbody to the west.
iii.	Identify and locate any Areas of Natural Significance located in whole or in part on the Phase One Study Area	Terraprobe reviewed the Ontario Ministry of Natural Resources NHIC database for natural area listings. No Areas of Natural Significance were in the Phase One Study Area.
iv.	Locate any drinking water wells at the Phase One Property	There were no drinking water wells identified on the Property during the site inspection.
v.	Show roads, including names, within the Phase One Study Area	The surrounding area is a combination of industrial and agricultural land use along Essa Road and Salem Road and residential land use to the north along Brown Bear Street, Olympic Gate, Koda Street, Andean Lane and Kodiak Terrace. Other roads and properties within the Study Area are presented on Figure 3.
vi.	Show use of properties adjacent to the Phase One Property	The Land Uses of the adjacent properties are shown on Figure 3.
vii.	Identify and locate area where any potentially contaminating activity has occurred, and show tanks in such areas	Potentially Contaminating Activities (PCAs) located on the Property and within the Study Area are shown on Figure 4.
viii.	Identify and locate any areas of potential environmental concern	No Areas of Potential Environmental Concern (APEC) and associated Contaminants of Potential Concern are located on the Property or Study Area.
<i>The following is a description and assessment of:</i>		
i.	Any areas where potentially contaminating activity on or potentially affecting the Phase One Property has occurred,	The PCAs in the Study Area are as follows: • Others 1 – Pipeline Incidents • Others 2 – Waste Generator • Others 3 – Waste Disposal Site None of the PCAs cause an APEC for the Phase One Property
ii.	Any contaminants of potential concern	There are no Potential Contaminants of Concern (PCoCs) identified for the Phase One Property.

Phase One CSM	Information Pertaining to Property
iii. The potential for underground utilities, if any present, to affect contaminant distribution and transport,	Block 281 had a communication hydro box that travelled west towards Brown Bear Street
iv. Available regional or site specific geological and hydrogeological information,	Topography - The approximate elevation of the Property is 308 masl. Hydrogeology - No large water bodies are located in the study area. There are watercourses that generally flow east to west, located north and south of the Property, which drains into a waterbody to the west. - The approximate depth to ground water, based on Water Well Records in the local area, is expected to be between 5 to 10 m. Geology (overburden) - The near surface overburden consists of ice-contact stratified deposits consisting of sand and gravel, minor silt, clay and till. Geology (bedrock) - Beneath the sequence of soil deposits is the bedrock of the Lindsay Formation, which is comprised primarily of limestone, nodular to black laminated, dolostone, shales, arkose, sandstone. Geology (depth to bedrock) - Based on the review of Ontario Geological Survey maps, bedrock is located approximately 170 m below the ground surface in the area.
v. How any uncertainty or absence of information obtained in each of the components of the Phase One ESA could affect the validity of the model.	No Fire Insurance Plans were available for review. However, it is the QP's opinion that this will not negatively affect the Phase One CSM

Figures:

Figure 1 – Phase One Property Location

Figure 2 – Phase One Property

Figure 3 – Phase One Study Area

Figure 4 – Adjacent Property Land Uses

Figure 5 – PCA Locations