



Phase One Environmental Site Assessment

20 Rose Street, Barrie, Ontario

Submitted to:

Simcoe County Housing Corporation
1110 Highway 26,
Midhurst, Ontario L9X 1N6

Submitted by:

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Executive Summary

GEI Consultants Canada Ltd. (GEI) was retained by the Simcoe County Housing Corporation (County of Simcoe/ the Client), to complete a Phase One Environmental Site Assessment (ESA) of a property located at 20 Rose Street, Barrie, Ontario (hereinafter referred to as the “Site”).

It is understood that the County of Simcoe is proposing to redevelop the former the Ontario Provincial Police (OPP) facility at 20 Rose Street into a social housing complex.

Filing a Record of Site Condition (RSC) with Ontario Ministry of the Environment, Conservation and Parks (MECP) for a property is required when there is change in property use from a less sensitive use into a more sensitive use (e.g., from commercial use to residential use in this case).

To support the filing of an RSC and to satisfy the site development requirements, this Phase One ESA is prepared in accordance with the Ontario Ministry of the Environment, Conservation and Parks (MECP) Regulation 153/04 as amended (O.Reg.153/04).

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase One ESA was conducted in accordance with O.Reg.153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, GEI makes no express or implied warranties regarding its services, and no third-party beneficiaries are intended.

The Site is located south adjacent to Highway 400 and east of Bayfield Street, on north side Rose Street in Barrie, Ontario, as shown on Figure 1. The Site is irregular in shape and measures approximately 4.7 acres (1.9 hectares) in size. At the time of this assessment, the majority of the site was vacant, except for a modular structure erected in 2023 in the middle portion of the site. This temporary structure, managed by the Simcoe County Housing Corporation, provides emergency shelter for homeless individuals.

Based on our review of the available historical records and previously completed reports, the Site was originally under agricultural use (occupied by an orchard) until the mid to late 1950s when it was developed as OPP facility with two (2) buildings – the first used as an office /OPP detachment and the second as a repair garage building. The OPP buildings were surrounded by paved surfaces including driveways and a parking lot. An area within the northeast corner of the Site was also paved and utilized for parking. Apart from the buildings and paved surfaces, remainder of the Site was comprised of grass and landscaping.

Upon property acquisition by the County of Simcoe, the OPP buildings were demolished in 2022.

Please note that general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the Site. However, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

Based on the Phase One ESA findings, the following information is provided in support of the Qualified Person’s conclusion.



Areas of Potential Environmental Concern

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	COPCs	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Potential presence of fill material of unknown quality associated with the site development in the mid to late 1950s	Entire Phase One Property	#30 – Importation of Fill Material of Unknown Quality (PCA 1)	On-Site	PAHs, Metals, As, Sb, Se, Cr (VI), Hg, B-HWS, CN-	Soil
APEC 2: Application of De-icing salts within former paved surfaces – parking lot and driveways	Paved Surfaces of Phase One Property	#Other – Application of De-Icing Salts (PCA 2)	On-Site	EC and SAR	Soil
APEC 3: Former OPP garage building utilized for repair and maintenance of OPP vehicles.	South portion of the Phase One Property	#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems (PCA 3)	On-Site	PAHs, VOCs, PHCs, Metals	Soil, Groundwater
APEC 4: Former emergency diesel generator inside the former OPP garage building	South portion of the Phase One Property	#28 – Gasoline and Associated Products Storage in Fixed Tanks (PCA 4)	On-Site	BTEX, PHCs	Soil
APEC 5: Potential pesticide use associated with former orchard identified on Site in the 1940s - 1950's	Entire Phase One Property	#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling	On-Site	OCs, Metals, hydride - forming metals, Mercury	Soil



APEC	Location of APEC on Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	COPCs	Media Potentially Impacted (Groundwater, soil and/or sediment)
		Agents) Manufacturing, Processing, Bulk Storage and Large- Scale Applications (PCA 5)			
APEC 6: Former pad-mounted transformer located within south portion of the site	South portion of the Phase One Property	#55 – Transformer Manufacturing, Processing and Use (PCA 6)	On-Site	PCBs, BTEX, PHC	Soil
APEC 7: Minor staining at the previous location of a mobile diesel generator	Central portion of the Phase One Property	#Other – Staining (PCA 7)	On-Site	BTEX, PHC	Soil
APEC 8: Marginal groundwater exceedance of Benzo (a) pyrene reported previously by others	Eastern portion of the Phase One Property	#Other – previous exceedance (PCA 8)	On-Site	PAHs	Groundwater

1) Area of Potential Environmental Concern means the area on, in or under a Phase One Study Area where one or more contaminants are potentially present, as determined through the Phase One ESA, including through:

- a) identification of past or current uses on, in or under the phase one property, and
- b) identification of potentially contaminating activities.

2) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area.

PHCs = petroleum hydrocarbons; BTEX = benzene, toluene, ethylbenzene, xylenes; VOCs = volatile organic compounds; PAHs = polycyclic aromatic hydrocarbons; PCBs = Polychlorinated Biphenyls; EC = electrical conductivity; SAR = sodium adsorption ratio; As = arsenic; Sb = antimony; Se = selenium; B-HWS = boron hot water soluble; Hg = mercury; Cr(VI) = chromium (VI) and CN- = cyanide; Na = sodium; Cl = chloride

Based on the findings and conclusions of the Phase One ESA, a Phase Two ESA is required to assess the soil and groundwater conditions at the Site prior to submitting a RSC.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.



1. Introduction

GEI Consultants Canada Ltd. (GEI) was retained by the Simcoe County Housing Corporation (County of Simcoe/ the Client), to complete a Phase One Environmental Site Assessment (ESA) of a property located at 20 Rose Street, Barrie, Ontario (hereinafter referred to as the “Site”).

It is understood that the County of Simcoe is proposing to redevelop the former the Ontario Provincial Police (OPP) facility at 20 Rose Street into a social housing complex.

Filing a Record of Site Condition (RSC) with Ontario Ministry of the Environment, Conservation and Parks (MECP) for a property is required when there is change in property use from a less sensitive use into a more sensitive use (e.g., from commercial use to residential use in this case).

To support the filing of an RSC and to satisfy the site development requirements, this Phase One ESA is prepared in accordance with the Ontario Ministry of the Environment, Conservation and Parks (MECP) Regulation 153/04 as amended (O.Reg.153/04).

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase One ESA was conducted in accordance with O.Reg.153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, GEI makes no express or implied warranties regarding its services, and no third-party beneficiaries are intended.

1.1 Site Information

The Site is located south adjacent to Highway 400, east of Bayfield Street, and north of Rose Street in Barrie, Ontario, as shown on Figure 1. The Site is irregular in shape and measures approximately 4.7 acres (1.9 hectares) in size. At the time of this assessment, the majority of the site was vacant, except for a modular structure erected in 2023 in the middle portion of the site. This temporary structure, managed by the Simcoe County Housing Corporation, provides emergency shelter for homeless individuals.

The Site is bounded by residential dwellings to the east, Rose Street followed by residential dwellings to the south and is bordered by Highway 400 and/or its adjacent ramp area to the north and west. The surrounding properties are shown on Figure 2.

A legal survey plan is provided in Appendix B. The Phase One Property Information is summarized in the following table.

Table 1-1: Phase One Property Information

Site Details	
Municipal Addresses	20 Rose Street, Barrie, Ontario
Current Owner	Simcoe County Housing Corporation
Owner Address	1110 Highway 26, Midhurst, Ontario L9X 1N6
Owner Contact Person	Rachelle Hamelin RPP, MCIP Email rachelle.hamelin@simcoe.ca



Site Details	
Legal Description	Part of Lots 7 & 8 North Side of Rose Street Plan 114 Barrie Part 1 51R42272; City of Barrie
Property Identification Number (PIN)	58810-0278 (LT)
Property Size	4.6 acres (1.9 hectares)
Approximate Universal Transverse Mercator (UTM) coordinates	Zone: 17 Easting: 603897 m Northing: 4917266 m (1m, NAD83, ArcGIS)



2. Scope of Investigation

The scope of work for the Phase One ESA consisted of the following activities:

- a) Reviewing the historical occupancy of the Site through the use of available archived and relevant municipal and business directories, Fire Insurance Plans (FIPs), topographical maps, and aerial photographs;
- b) Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available;
- c) Obtaining an EcoLog Environmental Risk Information Services Ltd. (ERIS) report for the Site and surrounding properties within a 250 metre (m) radius of the Site;
- d) Reviewing available geological maps, well records and utility maps for the vicinity of the Site;
- e) Obtaining and reviewing a chain of title and assessment rolls for the Site;
- f) Reviewing available reports previously completed at the Site;
- g) Conducting interviews with designated Site representative(s) as a resource for current and historical Site information, as well as to provide GEI staff with unrestricted access to all areas of the Site and Site buildings as required by O.Reg.153/04, as amended;
- h) Conducting a Site reconnaissance in order to identify any land use practices that may have impacted the environmental condition of the Site;
- i) Conducting a reconnaissance of the surrounding properties from the Site and publicly accessible areas in order to identify any land use practices that may have impacted the environmental condition of the Site; and,
- j) Preparing a report to document the findings.

The following sections summarize the information gathered by GEI during the Phase One ESA and identifies Potentially Contaminating Activities (PCAs) on the Site and in the Phase One Study Area, and Areas of Potential Environmental Concern (APECs) associated with the Site. APECs and PCAs are defined in O.Reg.153/04

In completing the scope of work, GEI did not conduct any intrusive investigations, including sampling, analyses or monitoring.

GEI personnel who conducted assessment work for this project included Ms. Julia Romano, MEnvSc, G.I.T., and Ms. Aamna Arora, P.Eng, QP_{ESA}. An outline of their qualifications is provided in Appendix C.



3. Records Review

3.1 General

3.1.1 Phase One Study Area Determination

The Site is located south adjacent to Highway 400, east of Bayfield Street, and north of Rose Street in Barrie, Ontario, as shown on Figure 1. The Site is irregular in shape and measures approximately 4.7 acres (1.9 hectares) in size. At the time of this assessment, the majority of the site was vacant, except for a modular structure erected in 2023 in the middle portion of the site. This temporary structure, managed by the Simcoe County Housing Corporation, provides emergency shelter for homeless individuals.

The Phase One Study Area consists of properties within a distance of 250 m from the Site boundaries. All properties wholly or partly within 250 m from the Site boundaries consist of residential, institutional, community, commercial and parkland use properties. Additionally, an industrial use property at 92 Davidson Street, occupied by Jeff's Junk- Junk removal and Bin rental company is located northeast portion of the Phase One Study Area. The surrounding properties use are shown on Figure 3.

3.1.2 First Developed Use Determination

Based on our review of the available historical records and previously completed reports, the Site was originally under agricultural use (occupied by an orchard) until the mid to late 1950s when it was developed as OPP facility with two (2) buildings – the first used as an office /OPP detachment and the second as a repair garage building. The OPP buildings were surrounded by paved surfaces including driveways and a parking lot. An area within the northeast corner of the Site was also paved and utilized for parking. Apart from the buildings and paved surfaces, remainder of the Site was comprised of grass and landscaping. Upon property acquisition by the County of Simcoe, the OPP buildings were demolished in 2022. At the time of this assessment, the majority of the site was vacant, except for a modular structure erected in 2023 in the middle portion of the site. This temporary structure, managed by the Simcoe County Housing Corporation, provides emergency shelter for homeless individuals.

3.1.3 Fire Insurance Plans

GEI contracted Opta Information Intelligence (Opta) to perform a search for available FIPs, Property Underwriters Reports and Property Underwriters Plans for covering the Site and/or lands within the Study Area. Based on the search, no FIPs were available for review.

3.2 Chain of Title

A chain of title was completed for the Site by Stewart Davey, an independent title searcher. The chronological Chain of Title provided to GEI is provided in Appendix F, summarized in Table II, and indicated the following entities associated with the ownership as part of the Site:

Year	Name of Owner
Part of Lot 7	
Prior to 1842	The Crown
1842 to 1861	John Laing, Marsha Laing, now Marsha Partridge
1861 to 1871	Marianne Laing
1971 to 1901	Marsha Partridge, William Partridge
Part of Lot 8	
Prior to 1842	The Crown
1842 to 1861	John Laing, Marsha Laing, now Marsha Partridge
1861 to 1871	William H. Partridge, Marsha Partridge, formerly Marsha Laing
Merge of Chains	
1871 (Lot 8) and 1901 (Lot 7) to 1918	George Ottaway
1918 to 1959	Mabel A. Ottaway, Richard Ottaway
1959 to 2021	Her Majesty the Queen in Right of Ontario as Represented by the Minister of Transportation for the Province of Ontario
2021 to Present	Simcoe County Housing Corporation

Based on the review of the chain of title, no PCAs were identified.

3.3 Environmental Reports

The following reports were available to review, no other environmental reports for the Site were available at the time of this Phase One ESA:

- a) PML (2021a) Phase Two Environmental Site Assessment, Proposed Simcoe County Facility, 20 Rose Street, Barrie, Ontario. Peto MacCallum Ltd. May 5, 2021. This report included a Phase One ESA report completed by Limited (GHD).
- b) PML (2021b) Geotechnical Investigation, Proposed Simcoe County Housing Facility, 20 Rose Street, Barrie, Ontario. Peto MacCallum Ltd. May 6, 2021.

PML (2021a) Phase Two Environmental Site Assessment	
Objective	Investigate soil and groundwater quality at the Site for due diligence purposes based on a Phase One ESA conducted by GHD in 2019.
Phase One ESA Findings (GHD 2019)	GHD Phase One Report was included in Appendix A of the PML Phase Two report and identified following APECs: a) APEC #1 – Fuel Storage Tanks (Off-Site): Based on a review of ERIS, multiple records indicated the properties located at 309, 311 and 315 Bayfield Street, approximately 230 m west, were historically used as gasoline and service stations, with identified PHC, VOC, PAH impacts in soil and VOC, Na and Cl impacts in groundwater. b) APEC #2 – Historical Pesticide Use (On-Site): Based on a review of aerial photographs, Site appeared to be utilized for agricultural purposes (specifically as an orchard) between 1946 and 1957. c) APEC #3 – Vehicle Servicing Garage (On-Site): Based on correspondence with a Site representative, a garage building existed on-



PML (2021a) Phase Two Environmental Site Assessment	
	Site that was utilized for oil changes, painting and cleaning of OPP vehicles. d) APEC #4 – Fuel Storage Tank (On-Site): Based on Site reconnaissance, a standby diesel generator was identified within the garage building. e) APEC #5 – Transformer Use (on-Site): Based on Site reconnaissance, a pad mounted transformer was identified at the southern portion of the Site.
PML Phase Two ESA Program	a) Advancement of twenty-six (26) boreholes (BH1 to BH10, BH12 to BH18, BH20, BH21, BH24 to BH30) up to a maximum depth of approximately 12.8 m below ground surface (bgs). b) Installation of six (6) monitoring wells (MW6, MW9, MW17, MW18, MW24 and MW27). c) Soil samples submitted for the analysis of petroleum hydrocarbons (PHCs), Benzene, Ethylbenzene, Toluene and Xylenes (BTEX), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs), Organochlorine (OC) Pesticides, Metals and Other Regulated Parameters (ORPs). d) Groundwater sample submitted for the analysis of PHCs, VOCs, PAHs, PCBs, and Metals.
Site Condition Standards	MECP (2011) Table 3: Full Depth Background Site Condition Standards (SCS) for Residential/Parkland/Institutional (RPI) property uses in a Non-Potable Ground Water Condition and coarse textured soils.
Soil	a) The stratigraphy at the Site comprised of topsoil and/or pavement followed by silty sand to sandy silt fill underlain by native silty sand glacial till. b) Bedrock was not encountered at the Site
Groundwater	a) Groundwater elevations range from 261.5 to 263.4 m (April 30, 2021) b) Regional groundwater flow is expected towards west, southwest.
Soil Conditions	The reported concentrations of PHCs, BTEX, VOCs, PAHs, PCBs, OC Pesticides, Metals and ORPs were detected below the selected Table 3 SCS except SAR in one sample BH/MW9 SS3 recorded at 6.25 which exceeded the selected SCS.
Groundwater Conditions	The reported concentrations of PHCs, VOCs, PAHs, PCBs, and Metals were reported below the applicable regulatory criteria. However, one marginal exceedance for Benzo (a) pyrene in the duplicate sample collected from MW18 was noted upon review of the analytical testing.

PML (2021b) Geotechnical Investigation	
Objective	Establish local geological settings and assess soil and groundwater conditions at the Site.
Program	a) Advancement of twenty-six (26) boreholes (BH1 to BH10, BH12 to BH18, BH20, BH21, BH24 to BH30) up to a maximum depth of approximately 12.8 m bgs in support of the subsurface assessment. b) Installation of six (6) monitoring wells (MW6, MW9, MW17, MW18, MW24 and MW27).



PML (2021b) Geotechnical Investigation	
Soil	a) The stratigraphy at the Site is comprised of topsoil and/or pavement followed by silty sand to sandy silt fill underlain by native silty sand glacial till to a maximum depth of 12.8 m bgs. b) Fill material was identified in all boreholes to a maximum depth of 2.9 m bgs. c) Bedrock was not encountered at the Site.
Groundwater	a) Groundwater elevations range from 261.5 to 263.4 m (April 30, 2021).

3.4 Environmental Source Information

3.4.1 Federal and Provincial Database Search

A search of provincial, federal and private environmental databases for records pertaining to the Site and properties within the Phase One Study Area was conducted by ERIS. GEI has confirmed neither the completeness nor the accuracy of the records that were provided. A copy of the ERIS report is provided in Appendix E. A summary of the significant findings is provided below.

3.4.1.1 Waste Disposal Sites

A search of provincial, federal, and private environmental databases for records pertaining to the Site and properties within the 250 m Study Area was conducted by ERIS. The search radius for ERIS was chosen for 250 m as the surrounding land use is primarily residential. Surrounding land in excess of 250 m is not considered to contribute to any PCAs or APECs for the Site. GEI has confirmed neither the completeness nor the accuracy of the records that were provided. A copy of the ERIS report is provided in Appendix D. A summary of the significant findings is provided below.

3.4.1.2 Waste Disposal Sites

The ERIS search included the following waste disposal Site databases:

- a) Anderson's Waste Disposal Sites (1860s to present);
- b) Waste Disposal Sites – MOE CA Inventory (October 2011 to September 2023);
- c) Waste Disposal Sites MOE 1991 Historical Approval Inventory (Up to October 1990);

No records were identified for the Site or for the properties within the 250 m Phase One Study Area.

3.4.1.3 Boreholes (1875 to July 2018)

No records were identified for the Phase One Property or for the properties within the 250 m Phase One Study area.



3.4.1.4 Certificates of Approval (1985 to October 2011)

The following records were identified for the Phase One Property and for the properties within the 250 m Phase One Study area:

- a) The Phase One Property, occupied by Ontario Realty Corporation, was issued an approval for air in 2009. Based on the description of the record, no PCAs were identified.
- b) The property located at 110 Grove Street East, approximately 210 m east, occupied by Simcoe County District School Board, was issued an approval for air in 2011. Based on the description of the record, no PCAs were identified.
- c) The property located at 80 Grove Street East, approximately 240 m southeast, occupied by Morriello Construction – Apartment Site, was issued an approval for municipal sewage in 1990. Based on the description of the record, no PCAs were identified.

3.4.1.5 Ontario Regulation 347 Waste Generator Summary (1986 to October 2022)

The following records were identified for the Phase One Property and for the properties within the 250 m Phase One Study area:

- a) The Phase One Property, occupied by CBRE Limited and Simcoe County Housing Corporation, was listed as a waste generator of inert organic wastes, waste oils/sludges (petroleum based) from 2020 to 2022. This is likely related to the demolition of the onsite buildings. As contractors maintain appropriate disposal protocol, no PCAs were identified.
- b) The property located at 110 Grove Street East, approximately 210 m east, occupied by Simcoe County District School Board and Simcoe Board of Education, was listed as a waste generator of acid waste – heavy metals, alkaline wastes – other metals, inorganic laboratory chemicals, aromatic solvents, aliphatic solvents, petroleum distillates, oil skimmings and sludges, waste oils and lubricants, organic laboratory chemicals, and photoprocessing wastes from 1986 to 2022. The property is listed as having operations of elementary and secondary schools. As elementary and secondary schools maintain appropriate disposal protocol, no PCAs were identified.
- c) The property located at 309 and 311 Bayfield Street, approximately 245 m west, occupied by Suncor Energy Products Partnership, was listed as a waste generator of light fuels and oil skimmings and sludges (petroleum based) from 2014 to 2022. The property is associated with PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks.

3.4.1.6 Dry Cleaning Facilities (January 2004 to December 2021)

No records were identified for the Phase One Property or for the properties within the 250 m Phase One Study area.



3.4.1.7 National Pollutant Release Inventory 1993 to 2020 (Up to September 2020) and National Pollutant Release Inventory – Historic (1993 to May 2017)

No records were identified for the Phase One Property or for the properties within the 250 m Phase One Study area.

3.4.1.8 Fuel Oil Spills and Leaks (Up to February 2022) and TSSA Historic Incidents (2006 to June 2009)

No records were identified for the Phase One Property or for the properties within the 250 m Phase One Study area.

3.4.1.9 Pesticide Register (October 2011 to September 2023)

No records were identified for the Phase One Property or for the properties within the 250 m Phase One Study area.

3.4.1.10 Fuel Storage Tanks

The ERIS search included a search of the following fuel storage tank databases:

- a) Delisted Fuel Tanks (Up to February 2022);
- b) Fuel Storage Tank (Up to February 2022);
- c) Historic Fuel Storage Tank (Prior to January 2010);
- d) Private and Retail Fuel Storage Tanks (1989 to 1996);
- e) Retail Fuel Storage Tanks (1999 to February 2023);
- f) Commercial Fuel Oil Tanks (Up to February 2022);
- g) Anderson's Storage Tanks (1915 to 1953);

No records were identified for the Phase One Property. The following records were identified for the properties within the 250 m Study Area:

- a) The property located at 307 Bayfield Street, approximately 240 m west, occupied by Shell Canada Wayne Dibben, Richard W Dibben Shell Service, Shell Canada Products, Ajooni Management Inc., Superior Propane Inc., and 1753357 Ontario Ltd. O/A/ Gas Station, had two (2) records of an expired FS facility in 2009, one (1) record of an expired propane refill centre, two (2) records of an expired propane tank, four (4) records of expired FS piping, one (1) record of an active self-serve gasoline station in 2021, two (2) records of an expired liquid fuel tank in 2000, three (3) records of a single wall gasoline UST in 1973, three (3) records of a double wall gasoline UST in 1999, one (1) record of a double wall diesel UST in 1980, and one (1) record of a retail fuel outlet with three (3) single wall gasoline USTs, one (1) single wall diesel UST and three (3) double wall gasoline USTs in 2007 and 2008. The property is associated with PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks.

3.4.1.11 Ontario Spills (1988 to December 2021; March 2022; May 2022; June to October 2022; January 2023)

No records were identified for the Phase One Property. The following records were identified for the properties within the 250 m Study Area:

- a) The property located at 44 Rose Street, approximately 15 m east, had a spill of gasoline to ground due to a car fire in 2009. As the spill was likely intercepted by catch basins on the roadway, no PCAs were identified.
- b) The property located at 68 Newton Street, approximately 135 m east, had a release of natural gas in 2017. Based on the description of the incident, no PCAs were identified.
- c) The property located at 307 Bayfield Street, approximately 240 m west, occupied by Shell Canada Products Ltd., had a gasoline leak from a UST in 1990, a spill of gasoline to ground and 1 L of gasoline to concrete pad that were both contained and cleaned in 1995, a spill of 8.5 L of transmission oil to concrete pad and 5 L of gasoline to ground that were both contained and cleaned in 1996, 1.5 L of gasoline to ground and 1 L of motor oil that were both contained and cleaned in 1997, a spill of 20 L of gasoline to ground in 1998, 1 L of gasoline to concrete that were both contained and cleaned and 25 L of gasoline to ground in 2006, and a spill of douse water from a car fire that was contained in a catch basin in 2021. The property is associated with PCA#52 - Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems and PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks.
- d) The property located at 15 North Street, approximately 240 m south, had a release of natural gas in 2018. Based on the description of the spill, no PCAs were identified.
- e) The property located at 309 Bayfield Street, approximately 245 m west, had a spill of 100 L of diesel fuel to ground in 2017. The spill was reportedly cleaned up and the residue was likely intercepted by catch basins on the property and roadways. No PCAs were identified.
- f) The property located at the intersection of Bayfield Street and Rose Street, approximately 245 m southwest, had a spill of gasoline to road in 2013. As the spill was likely intercepted by catch basins on the roadway, no PCAs were identified.

3.4.1.12 Scott's Manufacturing Directory (1992 to March 2011)

No records were identified for the Phase One Property. The following records were identified for the properties within the 250 m Study Area:

- a) The property located at 55 Newton Street, approximately 230 m east, occupied by Barrie Bindery and Printing Service, was listed as having operations of commercial printing, commercial printing not elsewhere classified, and bookbinding and related work. Based on the small scale of operations, no PCAs were identified.

3.4.1.13 PCB Inventory

The ERIS search included a search of the following databases:



- National PCB Inventory (1988 to 2008);
- Inventory of PCB Storage Sites (1987 to Oct 2004; 2012 to Dec 2013);
- Ontario Regulation 347 Waste Receivers Summary (1986 to 1990; 1992 to 2021);

No records were identified for the Phase One Property or for the properties within the 250 m Phase One Study Area.

3.4.1.14 National Environmental Emergencies System (1974 to 2003)

No records were identified for the Phase One Property or for the properties within the 250 m Phase One Study Area.

3.4.1.15 Water Well Information System (Up to June 2022)

Ten (10) records were identified at the Phase One Property. The wells were installed between 2014 and 2021 for test hole, monitoring, and observation purposes. Based on the well records, the general soil stratigraphy at the Phase One Property consisted of sandy glacial till to a maximum depth of 12.2 m bgs.

Three (3) records were identified within the Phase One Study Area. The wells were installed between 1959 and 2021 for domestic water supply and observation purposes. Based on the well records, the general soil stratigraphy in the vicinity of the Site consisted of topsoil underlain by silty sand glacial till to a maximum depth of 36.6 m bgs

3.4.2 Municipal City Directories

A search for County of Simcoe City Directories dated 1937, 1950, 1952, 1961, 1966, 1969, 1974, 1978, 1982, 1989, 1993/94, 1998/99, 2012, 2017, and 2021 was completed by ERIS Canada in order to identify the occupancy history of the Site and properties within the Phase One Study Area for potential environmental concerns. Based on the review of the directories, summarized in Appendix F. The following records were identified for the Site and the properties within the Phase One Study Area:

- a) The Site was occupied by Ontario Provincial Police from 1961 until 2017. Based on the description of the records, no PCAs were identified.
- b) The property located at 267 Bayfield Street, approximately 200 m southwest, was occupied by a service station from 1937 to 1950. The property is associated with PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems and PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks.
- c) The property located at 55 Newton Street, approximately 230 m east, was occupied by Barrie Bindery & Printing Services Inc. from 1989 to 2012. Based on the small scale of operations, no PCAs were identified.

- d) The property located at 311 Bayfield Street, approximately 235 m west, was occupied by Graves Service Station and garage from 1961 to 1966, Ackerman and Thompson Body Shop from 1966 to 1969, and Barrie Service Centre Ltd from 1974 to 1982. The property is associated with PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems, PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks and PCA#10 – Commercial Autobody Shops.
- e) The property located at 307 Bayfield Street, approximately 240 m west, was occupied by Parkhill Shell Service Station in 1974, Kroegers Shell Service in 1978, Dibben Shell Service in 1982, Bayfield Shell from 1989 to 2017, and Shell Canada from 2017 to 2021. The property is associated with PCA#52 - Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems and PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks.

3.4.3 Ontario Ministry of Environment, Conservation and Parks Records

3.4.3.1 Ministry of Environment, Conservation and Parks (MECP)

The MECP was contacted through the Freedom of Information and Protection of Privacy Act (FOI) for copies of any records they had pertaining to the Site on June 17, 2024.

A written response from some of the regulatory agencies such as the MECP typically requires several weeks to months. A written response from the MECP is pending at the time of this Phase One ESA. The request is included in Appendix G.

3.4.3.2 Ministry of Environment, Conservation and Parks (MECP)

The ERIS report summarized in the Federal and Provincial Database Search section of the report included a summary of MECP databases. The databases include the following: EBR, EASR, ECA, BESR, MECP Hazardous Waste Information Network (HWIN) and MECP Waste Disposal Sites.

The following records were identified for the Site and the properties within the 250 m Study Area:

- a) The Site, occupied by Ontario Infrastructure and Lands Corporation, Infrastructure Ontario, and Ontario Realty Corporation was registered with the EASR for a standby Power System in 2021, and was approved for an ECA for air in 2009. This is associated with PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks associated with diesel generator for a standby Power System.
- b) The property located at 110 Grove Street East, approximately 210 m east, occupied by Simcoe County District School Board, was issued an approval for air in 2011. Based on the description of the record, no PCAs were identified.

3.4.4 Technical Standards and Safety Authority (TSSA)

A request was made to the TSSA by email on June 17, 2024 for information regarding fuel storage at the Site and the adjacent properties.



An email response from TSSA dated June 18, 2024, was received and is included in Appendix G. Based on the search results, no records were identified for the Site or the properties within the Phase One Study Area.

3.5 Physical Setting Sources

3.5.1 Aerial Photographs

Aerial photographs were obtained in order to review the development and land use history of the Site, as well as to the land in the immediate vicinity of the Site. An aerial photograph dated 1946 was obtained from ERIS, and aerial photographs dated 1954, 1978, 1989, 1997, 2008, 2018, 2022 and 2023 were obtained from the County of Simcoe Interactive Map. The aerial photographs were collected based on availability from the archives at available intervals to best capture the changes at the Site. GEI notes that at the time of this Phase One ESA, the 1946 aerial photograph was the earliest available photograph for the Site and Phase One Study Area.

The development and land use history of the Site and adjacent properties as depicted on the reviewed aerial photography is summarized in the Table below. Copies of the aerial photographs are included in Appendix H.

Aerial Photograph Observations

Aerial Photograph Year	Observations
1946	- The Site appears to be undeveloped, utilized as agricultural lands and occupied by an orchard. - The Phase One Study Area appears to be mostly undeveloped, largely agricultural, with farmhouses and other residential dwellings developed in various locations to the west, northwest, and south.
1954	- No changes depicted for the Site as compared to 1946 aerial photograph. - Rose Street appears developed. - Highway 400 and the associated on-ramp appear developed. - The properties within the Study Area to the north, west and east appear largely agricultural. Properties to the south appear developed with residential dwellings. The 1954 aerial photograph is of low resolution.
1978	- The Site appears to be developed with an irregularly shaped building (western building), a smaller rectangular building (eastern building) and a paved parking lot in the central portion of the Site. From other records, these buildings are known to be former OPP buildings. The remainder of the Site appears to be covered with landscaping. - The Study Area appears to be developed with commercial properties to the west, and residential dwellings to the east and south.
1989	- An addition appears to be developed on the eastern building at the Site. - A paved surface in the shape of a square appears developed at the northeast portion of the Site. - The Study Area appears to be developed with additional commercial

Aerial Photograph Year	Observations
	properties to the west, and residential properties to the north.
1997	• An addition is depicted on the southern portion of the western building at the Site. • The property located approximately 240 m west of the Site appears to be developed with a gas station.
2008	• The Site and surrounding Study Area remains unchanged since 1997.
2018	• The Site and surrounding Study Area remains unchanged since 2008.
2022	• The Site buildings appear to be demolished, paved surfaces appear to have been removed and the Site is noted to be vacant. • The MTO property located approximately 25 m southwest of the Site, appears to be utilized as exterior storage yard for some construction activities.
2023	• The majority of the Site is shown vacant with the exception of a temporary homeless shelter structure located within the middle portion of the Site. • No significant changes for the surrounding properties compared to the 2022 aerial photograph.

Based on the review of the aerial photographs, the following PCAs contributing to APEC were identified:

- a) Fill material appears to have been brought to the Site for grading purposes between 1954 and 1978 and for infilling purposes between 2018 and 2022 and is associated with PCA#30 – Importation of Fill Material of Unknown Quality.
- b) The Site was developed with a paved parking lot between 1954 and 1978. Application of road-salts was most likely utilized for safety and de-icing purposes and is associated with PCA#Other – Application of De-Icing Salts

3.5.2 Topography, Hydrology and Geology

The following physiographic, geological, soil and survey maps were reviewed on December 4, 2023:

- a) Atlas of Canada – Toporama Topographic Map (Toporama);
- b) Ontario Base Map (OBM);
- c) Ontario Ministry of Energy, Northern Development and Mines (MENDM) website, Bedrock Geology of Ontario, 2011 – MRD 126; and Paleozoic Geology of Southern Ontario, 2007 - MRD 219 (KML format);
- d) Ontario MENDM website, Surficial Geology of Southern Ontario, 2010. (KML format); and,



- e) Ontario MENDM website, Physiography of Southern Ontario 2007.
- f) Bedrock Topography Series Map P.979 for Barrie Area, prepared by Ontario Division of Mines, issued in 1974

Based on the review of the above maps, the following information was obtained:

- a) The Site has an approximate elevation range from 267 to 274 m asl, with an approximate elevation differential of 7 m sloping from the western portion of the Site toward the eastern portion of the Site. Properties to the north, and south are generally at a similar elevation to the Site, properties to the west are generally at a higher elevation and properties to the east are generally at a lower elevation than the Site;
- b) No waterbodies are located at the Phase One Property. Kidds Creek is located approximately 410 m west and Sophia Creek is located approximately 580 m east of the Site, both tributaries leading to Kempenfelt Bay as part of Lake Simcoe. Kempenfelt Bay is located approximately 1.5 km south of the Site;
- c) Based on the surficial topography of the Study Area, the location of Kempenfelt Bay, and information provided by previous environmental reports (PML 2021a), the shallow groundwater flow and the regional groundwater flow is anticipated to flow south toward Kempenfelt Bay;
- d) The bedrock in the general area consists of limestone, dolostone, shale, arkose, and sandstone of the Ottawa Group, Simcoe Group, and Shadow Lake Formation;
- e) Based on a review of the Bedrock Topography Series Map P.979, the depth to bedrock is estimated to be approximately 145-150 m below existing grade (approximate 123.0 m above mean sea level);
- f) The surficial geology of the Site is described as till consisting of moderately stoney to stoney silty sand to sand till;
- g) The physiography of the Site is within the Simcoe Uplands and is characterized as Till Plains (drumlinized).

Environmental Site details are further outlined in Table I.

3.5.3 Fill Material

Fill can be used to re-grade a property and to backfill excavations. Based on the review of historical information, fill materials may have been imported to the Site at the time of development of the OPP facility in the mid to late 1950s. This is associated with PCA#30 – Importation of Fill Material of Unknown Quality.

3.5.4 Water Bodies and Areas of Natural Significance

No water bodies are located on the Site. Sophia Creek is located approximately 580 m east of the Site and Kidds Creek is located approximately 410 m west, both tributaries to Kempenfelt Bay as part of Lake Simcoe. Kempenfelt Bay is located approximately 1.5 km south of the Site.



Based on the review of available resources from the Ministry of Natural Resources and Forestry (MNRF) on December 7, 2023, no areas of natural significance were identified at the Site or within the Phase One Study Area. Additionally, no Provincially Significant wetlands or unevaluated wetlands are present within the Phase One Study Area.

3.5.5 Well Records

3.5.5.1 Water Wells

The MECP maintains a database (published from 1955 to present) of water wells drilled in Ontario in accordance with Ontario Regulation 903. The Ontario Well Record website was accessed on July 7, 2023, to identify if any wells exist on the Site or within the 250 m Study Area. Based on the search, ten (10) records were identified at the Site. Based on the well records, the general soil stratigraphy at the Site consisted of sandy glacial till to a maximum depth of 12.2 m bgs. Seven (7) records were identified within the Study Area. The wells were installed between 1956 and 2021 for water supply, and observation purposes. The water supply wells were completed to a maximum depth of 36.6 m bgs. The general soil stratigraphy in the vicinity of the Site consisted of topsoil underlain by silty sand glacial till.

3.5.5.2 Oil, Gas, and Salt Wells

A search of the Oil, Gas & Salt Resources Library (2014) website was completed to identify oil, gas and salt wells within the vicinity of the Site on December 7, 2023. The search of the website indicated there were no oil, gas or salt wells identified to be located at the Site or within the Study Area.

3.5.6 Record of Site Condition (RSC)

An RSC summarizes the environmental conditions of a property as determined by a QP by conducting a Phase One ESA, and where necessary, a Phase Two ESA, confirmatory sampling and a risk assessment. Upon completion of the necessary environmental Site assessments, an RSC for an assessed property can be filed with the MECP and added to the online RSC registry. This online, publicly available registry can be searched to identify what properties may have potential environmental concerns.

Based on the search of the MECP's BESR database completed by ERIS, no records were identified for the Site. Following one (1) record was identified within the Phase One Study Area:

- The property located at 309 to 315 Bayfield Street, approximately 245 m west, occupied by ESB Properties (Bayfield) Inc., filed an RSC for commercial property use in 2018 (RSC Number 224864). The RSC was filed based on Phase One and Phase Two ESA with risk Assessment (RA). Publicly available information from this RSC submission was reviewed online, which indicated groundwater impacts related to some VOC parameters as well as Na and Cl. Soil impacts were remediated via dig and dump approach whereas groundwater impacts were left in place and were addressed via Risk Assessment.

Given that the soil and groundwater impacts at this RSC property are situated a considerable distance away, approximately 245 meters west of the site and positioned cross-gradient in relation



to the inferred groundwater flow direction of south, it is deemed that no environmental concern (APEC) is contributed from this RSC property for the Phase One Property.

3.6 Site Operating Records

In general, a request is usually made to the property representative for copies of any operating records pertaining to the environmental conditions at the Site. Records would include: regulatory permits; Safety Data Sheets (SDS) for all chemicals that were handled on-Site; underground utility drawings; inventories of chemicals, chemical usage, and chemical storage areas; inventory of aboveground storage tanks (ASTs) and underground storage tanks (USTs); environmental monitoring data; correspondence pertaining to an order or request by the MECP or TSSA; waste management records; process, production, and maintenance documents; records of spills and records of discharges of chemicals; emergency response and contingency plans, including spill prevention and contingency plans; environmental audit reports; and site plans of the facility showing areas of production and manufacturing.

No Site operating records were available to review as the Site is currently vacant with the exception of temporary homeless shelter structure.



4. Interviews

An interview was conducted by GEI staff with the individual identified to be the most knowledgeable about both the current and historical Site uses. The interview was conducted via e-mail in order to obtain information to assist in identifying details of potentially contaminating activities, potential contaminant pathways in, on, or below the Site, and areas of potential environmental concern. Any information provided during the interviews is presented alongside information from the Site reconnaissance in Section 5.



5. Site Reconnaissance

5.1 General Requirements

The Phase One ESA Site reconnaissance was conducted on April 12, 2024, between 3:00 pm and 3:30 pm by Ms. Adriana Gula. On the day of the Site reconnaissance, the weather was cloudy and rainy (approximately 12°C).

The Site and the adjoining properties were observed from the Site and/or publicly accessible areas. Photographs documenting the Site visit are included in Appendix I.

5.2 Specific Observations at Phase One ESA Property

5.2.1 Site Description and Buildings

The Site is located south adjacent to Highway 400, east of Bayfield Street, and north of Rose Street in Barrie, Ontario, as shown on Figure 1. The Site is irregular in shape and measures approximately 4.7 acres (1.9 hectares) in size. At the time of this assessment, the majority of the site was vacant, except for a modular structure erected in 2023 in the middle portion of the site. This temporary structure, managed by the Simcoe County Housing Corporation, provides emergency shelter for homeless individuals.

5.2.2 Heating and Cooling Systems

The temporary buildings are heated by roof-top propane fired HVAC units.

5.2.3 Site Utilities and Services

The Site utilities and services were identified at the Site based either on a Site plan provided by the client or relevant utility infrastructure observed during the Site reconnaissance. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Electricity	On-Site generator	On-Site	Temporary electrical lines were observed at the Site from the temporary generator located at the central portion of the Site to the temporary light posts and temporary mobile housing.
Natural Gas	Enbridge	On- Site	A Natural gas main and associated lines were observed running along the southeastern portion of the Site, parallel with Rose Street.
Water	City of Barrie	On-Site	A water supply line is assumed to enter the southern portion of the Site and connect to the fire hydrant located at the southern portion of the Site.



Utility	Source	Location	Site Entry
Storm and Sanitary Sewer	City of Barrie	On-Site	A sanitary line is assumed to enter/exit the Site at the southern portion of the Site. Two (2) manholes were identified at the southeastern and eastern portions of the Site.
Communications	Bell	On-Site	Communications lines were not observed during Site reconnaissance.

5.2.4 Site Production and Manufacturing

No on-Site production or manufacturing processes were observed at the Site during the Site reconnaissance.

5.2.5 Mechanical Equipment

No mechanical equipment was observed at the Site during the Site reconnaissance.

5.2.6 Drains, Pits and Sumps

No drains, pits, sumps, or catch basins were observed at the Site during the Site reconnaissance.

5.2.7 Storage Tanks

5.2.7.1 Underground Storage Tanks (UST)

The presence/absence and condition (if present) of USTs at the Site was assessed during the Site reconnaissance. GEI did not observe the presence of any active USTs (fill/vent pipes, access ports) at the time of the Site reconnaissance.

5.2.7.2 Aboveground Storage Tanks (AST)

The presence/absence and condition (if present) of ASTs at the Site was assessed during the Site reconnaissance. A rectangular metal AST storing diesel for a mobile generator was observed within the central portion of the Site, west of the temporary shelter structure. Minor staining was observed around this AST. The AST is associated with PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks.

Additionally, a propane tank was observed located northwest of the temporary shelter structure. No associated PCAs were identified.

5.2.8 Water Wells

Monitoring wells were observed at the Site during the Site reconnaissance.

5.2.9 Watercourse, Ditches or Standing Water

No water courses, ditches or standing water were observed on the Site or within the Phase One Study Area at the time of Site reconnaissance.

5.2.10 Site Housekeeping

The Site appears to be well maintained. No debris, or uncontrolled waste storage were noted during the Site reconnaissance.

5.2.11 Chemical Storage/Handling and Floor Condition

No bulk storage of chemicals was observed at the Site during Site reconnaissance.

5.2.12 Areas of Stained Soil, Pavement or Stressed Vegetation

No signs of staining and stressed vegetation were observed at the Site during Site reconnaissance.

5.2.13 Fill

Fill can be used to re-grade roads and/or properties. Based on the Site reconnaissance, fill materials may have been imported to the Site and is associated with PCA#30 – Importation of Fill Material of Unknown Quality.

5.2.14 Air Emissions

Regulatory control of air emissions in Ontario is the responsibility of the MECP. No sources of active air emissions were noted at the Site or within the Phase One Study Area during the Site reconnaissance.

5.2.15 Hazardous Building Materials and Designated Substances

5.2.15.1 Polychlorinated Biphenyls (PCBs)

The manufacture of Polychlorinated Biphenyls (PCBs) in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to have PCB-containing equipment on the Site. Potential equipment, which could contain PCBs include fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers. Any electrical equipment containing PCBs must be disposed in accordance with Ontario Regulation 362 when it is removed from service. Ongoing operation of equipment containing PCBs is permissible.

No PCB containing equipment or transformers were observed on Site during the GEI reconnaissance.

5.2.15.2 Asbestos Containing Materials (ACMs)

Asbestos-containing materials (ACMs) are fibrous hydrated silicates and can be found in building materials. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. The common use of potential friable ACMs (pipe/boiler insulation and fireproofing) in construction was discontinued in the mid-1970s.

At the time of Site reconnaissance, the majority of the Site was vacant with the exception of a recently erected temporary homeless shelter structure located within the middle portion of the Site. No ACMs are anticipated to be present within this temporary structure.



5.2.15.3 Ozone Depleting Substances (ODSs)

Production of chlorofluorocarbons (CFCs) often referred to as Freons, ceased in Canada in 1993 as a result of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997 and a total ban on their use is proposed for 2020. The use of these materials is still permitted in existing equipment; however, equipment must be serviced by a licensed contractor to ensure that CFCs are contained and not released to the environment during servicing or operation.

No ODS were noted at the Site during the Site reconnaissance.

5.2.15.4 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinsplate and plumbing. The use of lead-based paints (LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding LBP is its potential to become lead dust or chips either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

At the time of Site reconnaissance, the majority of the Site was vacant with the exception of a recently erected temporary homeless shelter structure located within the middle portion of the Site. No LBP is anticipated to be present within this temporary structure.

5.2.15.5 Urea Formaldehyde Foam Insulation (UFFI)

Urea formaldehyde foam insulation (UFFI) is an insulation material that was formerly sprayed into cavities in walls and ceilings. UFFI was developed in Europe in the 1950s as an improved means of insulating difficult-to-reach cavities in the walls. It is typically made at a construction site from a mixture of urea-formaldehyde resin, a foaming agent and compressed air. When the mixture is injected into the wall, urea and formaldehyde unite and “cure” into an insulating foam plastic.

During the 1970s, when concerns about energy efficiency led to efforts to improve building insulation in Canada, UFFI became an important insulation product for existing buildings. Most installations occurred between 1977 and the further use of UFFI was banned in Canada in the 1980s.

At the time of Site reconnaissance, the majority of the Site was vacant with the exception of a recently erected temporary homeless shelter structure located within the middle portion of the Site. No UFFI is anticipated to be present within this temporary structure.

5.2.15.6 Mercury

Mercury was used in some batteries, light bulbs, paints, thermostats, etc. Mercury compounds were eliminated from indoor latex paints in 1991 through a voluntary manufacturer withdrawal.

At the time of Site reconnaissance, the majority of the Site was vacant with the exception of a recently erected temporary homeless shelter structure located within the middle portion of the Site. There is no potential for mercury to be present in the recently erected temporary homeless shelter structure.

5.2.15.7 Mould

Mould is found in the natural environment and is required for the breakdown of plant debris such as leaves and wood. Mould spores are found in the air in both the indoor and outdoor environments. In order for mould to grow it requires a food source (i.e., gypsum wallboard, carpets, wallpaper, wood, etc.) and moist conditions. Mould can have an impact on human health depending on the species and concentration of the mould. Health effects can include allergies and mucous membrane irritation.

There is no potential for mould to be present in the recently erected temporary homeless shelter structure.

5.2.15.8 Radon

Radon is a colourless, odourless, radioactive gas that occurs naturally in the environment. It comes from the natural breakdown of uranium in soils and rocks. Exposure to high levels of radon increases the risk of developing lung cancer. This relationship has prompted concern that radon levels in some Canadian buildings may pose a health risk. Radon gas can move through small spaces in the soil and rock and seep into a building through cracks in concrete, sumps, joints and basement drains. Concrete-block walls are particularly porous to radon and radon trapped in water from wells can be released into the air when the water is used.

Due to the potential health concerns associated with radon, Health Canada released a guideline in June 2007 for maximum acceptable level of radon gas of 200 becquerels per cubic metre (Bq/m³). Where radon gas is present and the annual radon concentration exceeds 200 Bq/m³ in the normal occupancy area, Health Canada recommends taking the necessary actions to reduce radon levels.

Typically, Radon is not a significant environmental concern in southern Ontario. It should be noted that Radon Assessment was not within our scope of work for this assessment.

5.2.15.9 Other Substances

No special attention substances (such as acrylonitrile or isocyanates) were observed to be present at the Site during the Site reconnaissance.

5.3 Enhanced Investigation Property Observations

An Enhanced Investigation Property is “(i) a property used, or has ever been used, in whole or part, for an industrial purpose, or (ii) a commercial property used as a garage, a bulk liquid dispensing facility, including a gasoline outlet or for the operation of dry-cleaning equipment” (O.Reg.153/04).

Based on the records review, a garage was operated previously as part of the former OPP facility on-Site. Therefore, the Site would be classified as an Enhanced Investigation Property.

5.4 Adjacent and Surrounding Properties

A visual inspection of the adjacent properties and properties within the Phase One Study Area was conducted from publicly accessible areas to identify the occupants; and to document any PCAs that may be contributing to an APEC at the Site.



Location of Adjoining Properties	Property Use
North	Highway 400 followed by residential and institutional use properties
South	Residential Properties
Northeast	Part of industrial property at 92 Davidson Street, occupied by Jeff's Junk- Junk removal and Bin rental company
East	Residential Properties
West	Highway 400 ramp followed by construction storage yard maintained by the Ministry of Transportation (MTO)

The surrounding properties within the Phase One Study Area predominantly consist of residential land uses.

All properties wholly or partly within 250 m from the Site boundaries as presented in Figure 2 were included in the Phase One Study Area.

5.5 Written Description of Investigation

A reconnaissance of the Site was conducted by GEI to examine the exterior and interior of any on-Site buildings and structures, and to examine the exterior portions of the Site. Access was provided to the interiors of Site buildings, if any. Mechanical equipment (including heating and cooling systems) was documented and characterized, as was any evidence of USTs and ASTs. The exterior portions of the Site were examined for evidence of utilities and related infrastructure; water wells; Site drainage and related infrastructure; stained areas; stressed vegetation; and, evidence of fill material.

The reconnaissance included an examination of all properties within the Phase One Study Area from public access ways to document and characterize PCAs, water bodies and areas of natural significance.

Based on the GEI site reconnaissance, no additional PCAs were identified at the Site or Phase One Study Area with the exception of following:

- Minor staining at the previous location of a mobile diesel generator on site, associated with PCA#Other – Staining.
- The property located at 92 Davidson Street, approximately 120 m northeast of the Site separated by a wooded land parcel, is occupied by Jeff's Junk, a junk removal and bin rental company. The property is associated with PCA#58 – Waste Disposal and Waste Management. Including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.
- The property located at 307 Bayfield Street, approximately 240 m west of the Site, is occupied by Shell retail fuel outlet. The property is associated with PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks.

6. Review and Evaluation of Information

6.1 Current and Past Uses

Based on our review of the available historical records and previously completed reports, the Site was originally under agricultural use (occupied by an orchard) until the mid to late 1950s when it was developed as OPP facility with two (2) buildings – the first used as an office /OPP detachment and the second as a repair garage building. The OPP buildings were surrounded by paved surfaces including driveways and a parking lot. An area within the northeast corner of the Site was also paved and utilized for parking. Apart from the buildings and paved surfaces, remainder of the Site was comprised of grass and landscaping. Upon property acquisition by the County of Simcoe, the OPP buildings were demolished in 2022.

At the time of this assessment, the majority of the site was vacant, except for a modular structure erected in 2023 in the middle portion of the site. This temporary structure, managed by the Simcoe County Housing Corporation, provides emergency shelter for homeless individuals.

The current and past ownership of the Site is summarized in Table II.

6.2 Potentially Contaminating Activities (PCAs)

A list of all the PCAs identified at the Site and within the Phase One Study Area is included in Table III and on Figure 2. Based on the inferred groundwater flow direction as south toward Kempenfelt Bay, the properties within the Phase One Study Area to the south of the Site are considered to be hydraulically downgradient of the Site; properties to the north are considered to be hydraulically upgradient of the Site; and the properties to the east and west were considered to be hydraulically trans-gradient to the Site.

Based on the rationale provided in Table III, it is the opinion of the Qualified Person for Environmental Site Assessment (QP_{ESA}) that the following eight (8) PCAs out of fifteen (15) PCAs may have contributed to, or may be contributing to, APECs at the Site. The eight (8) PCAs that may have contributed to, or may be contributing to, APECs at the Site are summarized in the following table:

PCA Identifier	Address	PCA Location	PCA	Contributing to APEC at the Site?	Rationale
PCA 1	20 Rose Street	On-Site	#30 – Importation of Fill Material of Unknown Quality	yes	On-Site PCA
PCA 2			#Other – Application of De-Icing Salts	yes	On-Site PCA

PCA Identifier	Address	PCA Location	PCA	Contributing to APEC at the Site?	Rationale
PCA 3			#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	yes	On-Site PCA
PCA 4			#28 – Gasoline and Associated Products Storage in Fixed Tanks	yes	On-Site PCA
PCA 5			#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	yes	On-Site PCA
PCA 6			#55 – Transformer Manufacturing, Processing and Use	yes	On-Site PCA
PCA 7			#Other – Staining	yes	On-Site PCA
PCA 8			#Other – previous marginal groundwater exceedance	yes	On-Site PCA
PCA 9	92 Davidson Street	Off-Site (120 m Northeast)	#58 – Waste Disposal and Waste Management. Including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	No	Due to significant distance of separation

PCA Identifier	Address	PCA Location	PCA	Contributing to APEC at the Site?	Rationale
PCA 10	267 Bayfield Street	Off-Site (200 m southwest)	#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	No	Inferred Trans-gradient
PCA 11			#28 – Gasoline and Associated Products Storage in Fixed Tanks		
PCA 12	307 Bayfield Street	Off-Site (240 m west)	#28 – Gasoline and Associated Products Storage in Fixed Tanks	No	Inferred Trans-gradient
PCA 13			#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	No	Inferred Trans-gradient
PCA 14	309, 311 and 315 Bayfield Street	Off-Site (245 m west)	#Other - Previously Identified VOC and Na and Cl impacts in Groundwater	No	Inferred Trans-gradient
PCA 15			#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems		

PCA Identifier	Address	PCA Location	PCA	Contributing to APEC at the Site?	Rationale
PCA 16			#28 – Gasoline and Associated Products Storage in Fixed Tanks		
PCA 17			#10 – Commercial Autobody Shops		

6.3 Areas of Potential Environmental Concern (APECs)

Based on the rationale provided, it is the opinion of the Qualified Person (QP) that out of the total seventeen (17) PCAs, eight (8) PCAs including PCA 1 to 8 are considered to contribute APECs at the Site as provided in the Table II.

6.4 Phase One ESA Conceptual Site Model

This section presents the Phase One Conceptual Site Model providing a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern/potential contaminating activities, and the presence and distribution of potential contaminants of concern. These components are discussed in the following sections.

6.4.1 Surface Features

The Site is located south adjacent to Highway 400 and east of Bayfield Street, on north side Rose Street in Barrie, Ontario, as shown on Figure 1. The Site is irregular in shape and measures approximately 4.7 acres (1.9 hectares) in size. At the time of this assessment, the majority of the site was vacant, except for a modular structure erected in 2023 in the middle portion of the site. This temporary structure, managed by the Simcoe County Housing Corporation, provides emergency shelter for homeless individuals.

Based on our review of the available historical records and previously completed reports, the Site was originally under agricultural use (occupied by an orchard) until the mid to late 1950s when it was developed as OPP facility with two (2) buildings – the first used as an office /OPP detachment and the second as a repair garage building. The OPP buildings were surrounded by paved surfaces including driveways and a parking lot. An area within the northeast corner of the Site was also paved and utilized for parking. Apart from the buildings and paved surfaces, remainder of the Site was comprised of grass and landscaping.

Upon property acquisition by the County of Simcoe, the OPP buildings were demolished in 2022.

The Phase One Property Information is summarized in the following table:

Table 1-1: Phase One Property Information

Site Details	
Municipal Addresses	20 Rose Street, Barrie, Ontario
Current Owner	Simcoe County Housing Corporation
Owner Address	1110 Highway 26, Midhurst, Ontario L9X 1N6
Owner Contact Person	Rachelle Hamelin RPP, MCIP Email rachelle.hamelin@simcoe.ca
Legal Description	Part of Lots 7 & 8 North Side of Rose Street Plan 114 Barrie Part 1 51R42272; City of Barrie
Property Identification Number (PIN)	58810-0278 (LT)
Property Size	4.6 acres (1.9 hectares)
Approximate Universal Transverse Mercator (UTM) coordinates	Zone: 17 Easting: 603897.54 m Northing: 4917263.34 m (1m, NAD83, ArcGIS)

6.4.2 Surrounding Land Use

The Site is bounded by residential dwellings to the east, Rose Street followed by residential dwellings to the south and is bordered by Highway 400 and/or its adjacent ramp area to the north and west. The surrounding properties are shown on Figure 2.

6.4.3 Geological and Hydrogeological Conditions

The Site has an approximate elevation range from 267 to 274 m asl, with an approximate elevation differential of 7 m sloping from the western portion of the Site toward the eastern portion of the Site. Properties to the north and south are generally at a similar elevation to the Site, properties to the west are generally at a higher elevation and properties to the east are generally at a lower elevation than the Site.

Based on the review of the geological maps, the surficial geology at the Site is anticipated to be comprised of glacial till consisting of moderately stoney to stoney silty sand to sand till. The bedrock in the general area consists limestone, dolostone, shale, arkose, and sandstone of the Ottawa Group, Simcoe Group, and Shadow Lake Formation. The physiography of the Site is within the Simcoe Uplands and is characterized as Till Plains (drumlinized).

No waterbodies are located at the Phase One Property or Phase One Study Area. The nearest waterbody is Kidds Creek which is located approximately 410 m west of the Phase One Property. Sophia Creek is located approximately 580 m east of the Phase One Property. Both tributaries lead to Kempenfelt Bay as part of Lake Simcoe. Kempenfelt Bay is located approximately 1.5 km south of the Phase One Property. The inferred groundwater flow direction is anticipated towards the south toward Kempenfelt Bay.

Based on the review of available resources from the Ministry of Natural Resources and County of Simcoe, no areas of natural significance were identified at the Phase One Property or within the Phase One Study Area.

6.4.4 Underground Utilities

The Site utilities and services were identified at the Site based either on a Site plan provided by the client or relevant utility infrastructure observed during the Site reconnaissance. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Electricity	On-Site generator	On-Site	Temporary electrical lines were observed at the Site from the temporary generator located at the central portion of the Site to the temporary light posts and temporary mobile housing.
Natural Gas	Enbridge	On- Site	A Natural gas main and associated lines were observed running along the southeastern portion of the Site, parallel with Rose Street.
Water	City of Barrie	On-Site	A water supply line is assumed to enter the southern portion of the Site and connect to the fire hydrant located at the southern portion of the Site.
Storm and Sanitary Sewer	City of Barrie	On-Site	A sanitary line is assumed to enter/exit the Site at the southern portion of the Site. Two (2) manholes were identified at the southeastern and eastern portions of the Site.
Communications	Bell	On-Site	Communications lines were not observed during Site reconnaissance.

6.4.5 Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs):

A total of seventeen (17) PCAs were identified on-Site and within the Phase One Study Area as listed in Table III. However, only eight (8) PCAs out of seventeen (17) PCAs were considered as contributing to APECs at the Site as presented in the following table:

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	COPCs	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Potential presence of fill material of unknown quality associated with the site development in the mid to late 1950s	Entire Phase One Property	#30 – Importation of Fill Material of Unknown Quality (PCA 1)	On-Site	PAHs, Metals, As, Sb, Se, Cr (VI), Hg, B-HWS, CN-	Soil
APEC 2: Application of De-icing salts within former paved surfaces – parking lot and driveways	Paved Surfaces of Phase One Property	#Other – Application of De-Icing Salts (PCA 2)	On-Site	EC and SAR	Soil
APEC 3: Former OPP garage building utilized for repair and maintenance of OPP vehicles.	South portion of the Phase One Property	#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems (PCA 3)	On-Site	PAHs, VOCs, PHCs, Metals	Soil, Groundwater
APEC 4: Former emergency diesel generator inside the former OPP garage building	South portion of the Phase One Property	#28 – Gasoline and Associated Products Storage in Fixed Tanks (PCA 4)	On-Site	BTEX, PHCs	Soil
APEC 5: Potential pesticide use associated with former orchard identified on Site in the 1940s -1950's	Entire Phase One Property	#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling	On-Site	OCs, Metals, hydride - forming metals, Mercury	Soil

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	COPCs	Media Potentially Impacted (Groundwater, soil and/or sediment)
		Agents) Manufacturing , Processing, Bulk Storage and Large- Scale Applications (PCA 5)			
APEC 6: Former pad-mounted transformer located within south portion of the site	South portion of the Phase One Property	#55 – Transformer Manufacturing , Processing and Use (PCA 6)	On-Site	PCBs, BTEX, PHC	Soil
APEC 7: Minor staining at the previous location of a mobile diesel generator	Central portion of the Phase One Property	#Other – Staining (PCA 7)	On-Site	BTEX, PHC	Soil
APEC 8: Marginal groundwater exceedance of Benzo (a) Pyrene reported previously by others	Eastern portion of the Phase One Property	#Other – previous exceedance (PCA 8)	On-Site	PAHs	Groundwater

7. Conclusions

Based on the findings and conclusions of the Phase One ESA, a Phase Two ESA is required to assess the soil and groundwater conditions at the Site to address all identified APECs. Record of Site Conditions (RSC) cannot be filed for the Site based on Phase One ESA only.

7.1 Closure

This Phase One ESA was conducted in accordance with O.Reg.153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, GEI makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Appendix A.

We trust this report is sufficient for your present purposes. Should you have any questions concerning the above, or can be of any further assistance, please do not hesitate to contact the undersigned.

Yours truly,

GEI Consultants Canada Ltd.

Prepared By:



A handwritten signature in black ink, appearing to read "Aamna Arora".

Aamna Arora, P.Eng.
Environmental Project Manager

Reviewed By:



A handwritten signature in black ink, appearing to read "Fernando Contento".

Fernando Contento, P.Geo.
Geoenvironmental and Contaminated Sites
Practice Lead

8. References

1. Ecolog ERIS Ltd. (2023) Database Report—20 Rose Street, Barrie, Ontario. Ecolog ERIS Ltd, November 22, 2023.
2. Environmental Protection Act, Ontario Regulation 153/04, as amended, Records of Site Condition, January 1, 2014
3. Natural Heritage Areas. (2014) Ontario Ministry of Natural Resources and Forestry. Accessed online at http://www.gisapplication.lrc.gov.on.ca/mamnh/Index.html?site=MNR_NHLUPS_NaturalHeritage&viewer=NaturalHeritage&locale=en-US
4. Occupational Health and Safety Act - Ministry of Labour (MOL)
5. Oil, Gas & Salt Resources Library (2014) Petroleum Well, Petroleum Pool, Seismic and Fault Map of Ontario [map interface]. Accessed online at: <http://maps.ogsrlibrary.com>.
6. Ontario Ministry of Environment, Conservation and Parks, Map: Well Records, 2018. Accessed online at <https://www.ontario.ca/environment-and-energy/map-well-records>
7. Ontario Ministry of Energy, Northern Development and Mines website, Bedrock Geology of Ontario, 2011 – MRD 126; and Paleozoic Geology of Southern Ontario, 2007 – MRD 219 (KML format)
8. Ontario Ministry of Energy, Northern Development and Mines website, Physiography of Southern Ontario 2007
9. Ontario Ministry of Energy, Northern Development and Mines website, Surficial Geology of Southern Ontario, 2010. (KML format)
10. Ontario Ministry of the Environment (2011) Brownfields Environmental Site Registry. Accessed online at: <https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>
11. Ontario Ministry of the Environment (2020) Records of Site Condition. Accessed online at: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/searchFiledRsc_search.
12. *Topographic Map available at the Natural Resources Canada (NRC) website. Accessed online at <http://atlas.gc.ca/toporama/en/>*

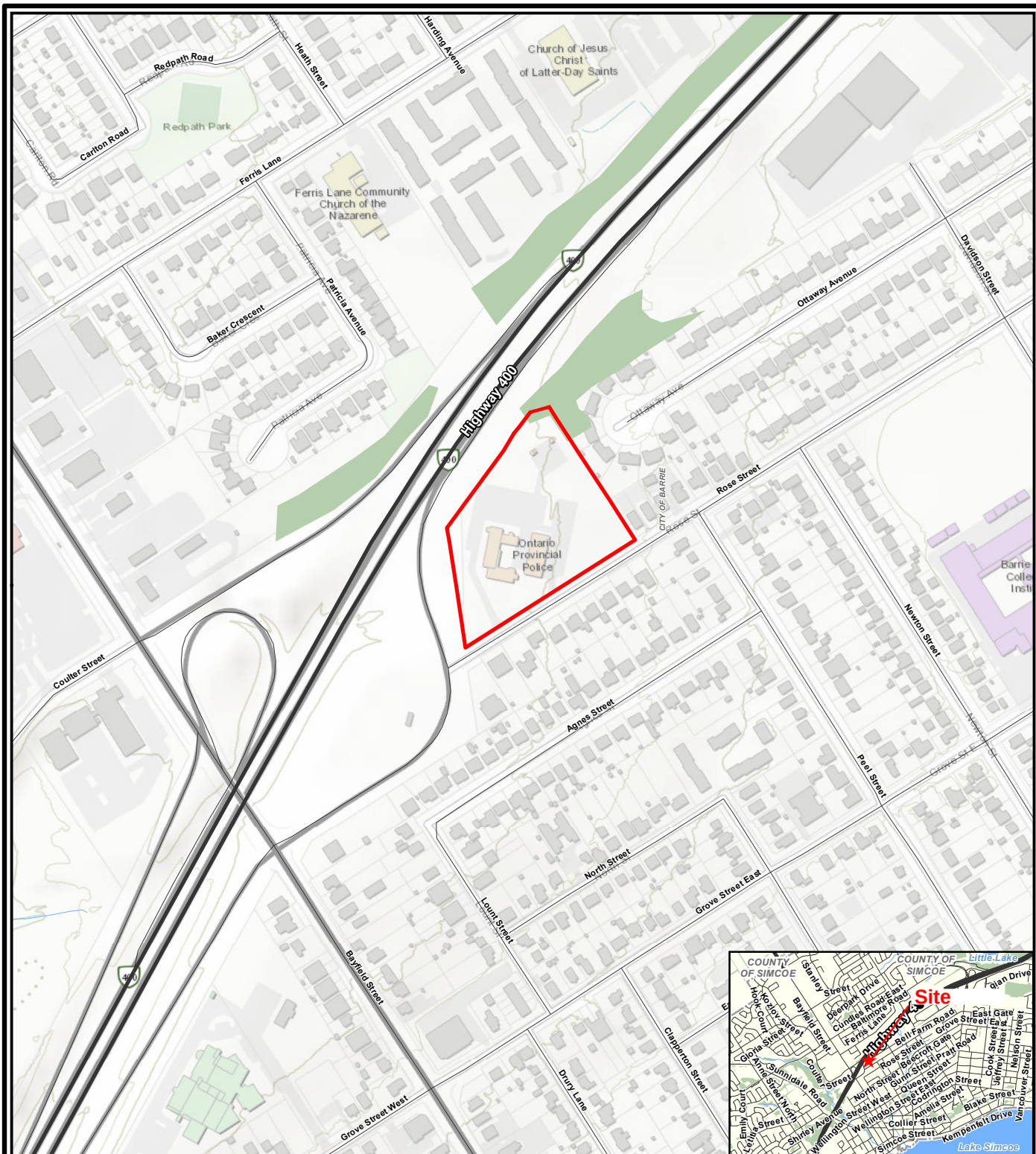
The following is a list of the environmental investigations reviewed in support of this report:

- a) PML (2021a) Phase Two Environmental Site Assessment, Proposed Simcoe County Facility, 20 Rose Street, Barrie, Ontario. Peto MacCallum Ltd. May 5, 2021. This report included a Phase One ESA report completed by Limited (GHD)
- b) PML (2021b) Geotechnical Investigation, Proposed Simcoe County Housing Facility, 20 Rose Street, Barrie, Ontario. Peto MacCallum Ltd. May 6, 2021.



Figures





NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2024.
3. Image source: ESRI topographic basemap.

Legend

- Site Boundary
- Highway
- Road
- Watercourse
- Waterbody
- Wooded Area



0 75 150
m
1:5,000

Phase One ESA
20 Rose Street, Barrie,
Ontario

Simcoe County Housing Corporation



Project 2305493

SITE LOCATION PLAN

June 2024

Fig. 1

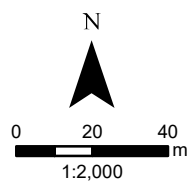


NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2024.
3. Orthoimagery © First Base Solutions, 2024. Imagery taken in 2023.

Legend

- Site Boundary
- Highway
- Road
- Assessment Parcel
- Former Building Footprint
- Former Paved area
- Existing Temporary Modular Structure



Phase One ESA
20 Rose Street, Barrie,
Ontario

Simcoe County Housing Corporation

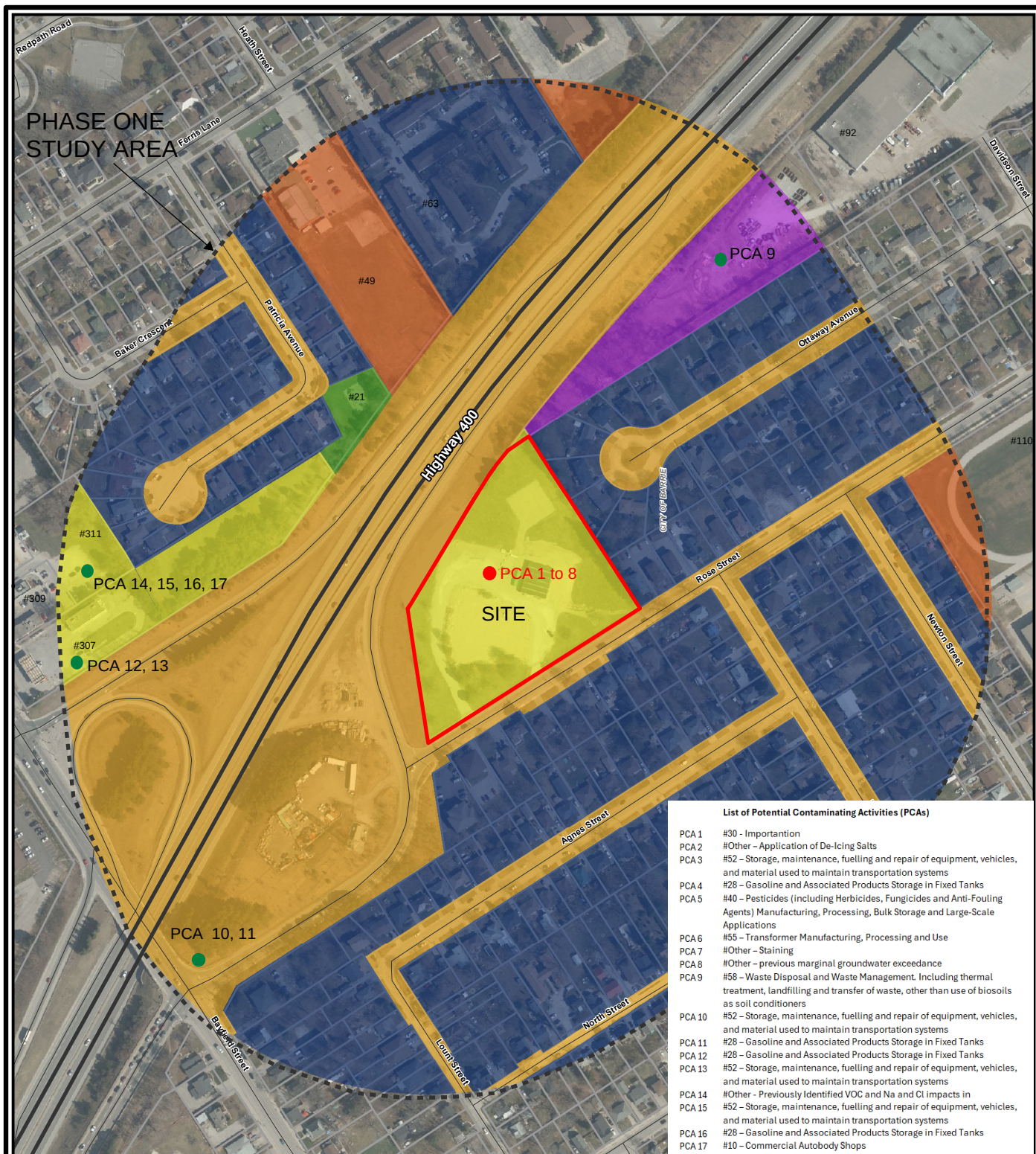


Project 2305493

SITE PLAN

June 2024

Fig. 2



List of Potential Contaminating Activities (PCAs)

PCA 1	#30 - Importation
PCA 2	#Other - Application of De-Icing Salts
PCA 3	#52 - Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
PCA 4	#28 - Gasoline and Associated Products Storage in Fixed Tanks
PCA 5	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
PCA 6	#55 - Transformer Manufacturing, Processing and Use
PCA 7	#Other - Staining
PCA 8	#Other - previous marginal groundwater exceedance
PCA 9	#58 - Waste Disposal and Waste Management. Including thermal treatment, landfilling and transfer of waste, other than use of biosolids as soil conditioners
PCA 10	#52 - Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
PCA 11	#28 - Gasoline and Associated Products Storage in Fixed Tanks
PCA 12	#28 - Gasoline and Associated Products Storage in Fixed Tanks
PCA 13	#52 - Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
PCA 14	#Other - Previously Identified VOC and Na and Cl impacts in
PCA 15	#52 - Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
PCA 16	#28 - Gasoline and Associated Products Storage in Fixed Tanks
PCA 17	#10 - Commercial Autobody Shops

NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2024.
3. Orthoimagery © First Base Solutions, 2024. Imagery taken in 2023.

Legend

- Site Boundary
- Highway
- Road

- Commercial Land Use
- Community Land Use
- Industrial Land Use
- Institutional Land Use

- Parkland Land Use
- Residential Land Use
- PCA Contributing to an APEC
- PCA Not Contributing to an APEC



Phase One ESA
20 Rose Street, Barrie,
Ontario

Simcoe County Housing Corporation



Project 2305493

PROPERTY USE WITHIN PHASE
ONE STUDY AREA AND
POTENTIALLY CONTAMINATING
ACTIVITIES (PCAs)

June 2024

Fig. 3



Tables



Table I

SITE ENVIRONMENTAL SETTING DATA				
20 Rose Street, Barrie, Ontario				
NATIVE SOIL AND BEDROCK				
Type	The surficial geology of the Site is described as till consisting of moderately stoney to stoney silty sand to sand till.			
Hydraulic Conductivity	Unknown			
Percent Sand	Unknown			
Depth to Bedrock	Approx. 145-150 m bgs			
Bedrock Type	Limestone, dolostone, shale, arkose, and sandstone of the Ottawa Group, Simcoe Group, and Shadow Lake Formation.			
GROUND WATER				
Depth to Water Table	Between 2.7 m to 8.7 m bgs (PML 2021a)			
Estimated or Measured	Measured			
Direction of Flow	Southwest			
Estimated or Measured	Measured			
POTABLE WATER AND SEWERS				
Potable Water Source	City of Barrie, Groundwater			
Municipal Water Source	Groundwater			
Distance to Nearest Municipal Water Well	1.57 km, south			
Distance to Nearest Private Water Well	Unknown			
Sanitary Sewage System	City of Barrie			
Storm Water System	City of Barrie			
SURFACE WATER				
Name of Nearest Water Body	Sophia Creek	Kidds Creek	Kempenfelt Bay	
Distance from the Site	Approx. 580 m, east	Approx. 410 m, west	Approx. 1.5 km, south	
Elevation Drop from the Site	17 m	2 m	48 m	
Direct Drainage from the Site	No	No	No	
GEI Consultants Canada Ltd.			2305493	



Table II

TABLE OF CURRENT AND PAST LAND USES OF THE SITE (Refer to clause 16(2)(b), Schedule D, O.Reg.153/04) 20 Rose Street, Barrie, Ontario				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Part of Lot 7				
Prior to 1842	The Crown	Undeveloped	Agricultural or Other Use	No historical records available prior to 1940s for the Site.
1842 to 1861	John Laing Marsha Laing, now Marsha Partridge	Undeveloped	Agricultural or Other Use	
1861 to 1871	Marianne Laing	Undeveloped	Agricultural or Other Use	
1971 to 1901	Marsha Partridge William Partridge	Undeveloped	Agricultural or Other Use	
Part of Lot 8				
Prior to 1842	The Crown	Undeveloped	Agricultural or Other Use	No historical records available prior to 1940s for the Site.
1842 to 1861	John Laing Marsha Laing, now Marsha Partridge	Undeveloped	Agricultural or Other Use	
1861 to 1871	Wiliam H. Partridge Marsha Partridge, formerly Marsha Laing	Undeveloped	Agricultural or Other Use	
Merge of Chains				
1871 (Lot 8) and 1901 (Lot 7) to 1918	George Ottaway	Undeveloped	Agricultural or other use	No historical records available prior to 1940s for the Site.
1918 to 1959	Mabel A. Ottaway Richard Ottaway	Orchard	Agricultural or other use	Based on the aerial photograph dated 1946 and 1954, the Site appears to be occupied by an orchard.



TABLE OF CURRENT AND PAST LAND USES OF THE SITE

(Refer to clause 16(2)(b), Schedule D, O.Reg.153/04)
20 Rose Street, Barrie, Ontario

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
1959 to 2021	Her Majesty the Queen in Right of Ontario as Represented by the Minister of Transportation for the Province of Ontario	Ontario Provincial Police (OPP) facility	Commercial Use	The Site was reportedly developed mid to late 1950s when it was developed as an OPP facility with two buildings – two (2) buildings – the first used as an office /OPP detachment and the second as a repair garage building. The aerial photographs dated 1978, 1989, 1997, 2008, and 2018 showed the presence of these buildings.
2021 to Present	Simcoe County Housing Corporation	Vacant except a temporary homeless shelter structure	Residential Use	Upon property acquisition by the County of Simcoe, the OPP buildings were demolished in 2022. At the time of this assessment, the majority of the site was vacant, except for a modular structure erected in 2023 in the middle portion of the site. This temporary structure, managed by the Simcoe County Housing Corporation, provides emergency shelter for homeless individuals.

Notes:

1 - For each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:

- Agricultural 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 at this table must be attached.

GEI Consultants Canada Ltd.

2305493



Table III

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs) (Refer to clause 16(2)(b), Schedule D, O.Reg.153/04) 20 Rose Street, Barrie, Ontario					
PCA Identifier	Address	Location of Activity (In relation to Site)¹	Potentially Contaminating Activity (PCA)²	Description and Approximate timeline that PCA Occurred	Contribution to APEC at the Site
PCA 1	20 Rose Street	On-Site	#30 – Importation of Fill Material of Unknown Quality	Fill may have been imported for Site grading in the mid 1950's. There is potential for the presence of fill material of unknown quality under the footprints of former OPP buildings (demolished in 2022).	Yes On-Site
PCA 2			#Other – Application of De-Icing Salts	Application of de-icing salts within former paved surfaces – parking lot and driveways is expected.	Yes On-Site
PCA 3			#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Former OPP garage building utilized for repair and maintenance of OPP vehicles between late 1960 s to 2000s.	Yes On-Site
PCA 4			#28 – Gasoline and Associated Products Storage in Fixed Tanks	An emergency diesel generator was formerly operated inside the former OPP garage building which was equipped with a diesel AST.	Yes On-Site
PCA 5			#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk	There is potential for use of pesticides associated with former orchard identified at the Site in the 1940s -1950's	Yes On-Site



POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

(Refer to clause 16(2)(b), Schedule D, O.Reg.153/04)

20 Rose Street, Barrie, Ontario

PCA Identifier	Address	Location of Activity (In relation to Site) ¹	Potentially Contaminating Activity (PCA) ²	Description and Approximate timeline that PCA Occurred	Contribution to APEC at the Site
			Storage and Large-Scale Applications		
PCA 6			#55 – Transformer Manufacturing, Processing and Use	One (1) pad-mounted transformer was formerly located within south portion of the site.	Yes On-Site
PCA 7			#Other – Staining	During Site visit, minor staining on ground was noted on the previous location of a mobile diesel generator (2022-2023).	Yes On-Site
PCA 8			#Other – previous marginal groundwater exceedance	Marginal single exceedance for Benzo (a) pyrene in the duplicate groundwater sample collected from MW18 was noted upon review of the analytical test results from PML's 2021 Phase Two Report.	Yes On-Site
PCA 9	92 Davidson Street	Off-Site (120 m Northeast)	#58 – Waste Disposal and Waste Management. Including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	The property is currently occupied by Jeff's Junk. Based on review of aerial images, the property is separated from the Site by a wooded land parcel.	No Due to significant distance of separation



POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

(Refer to clause 16(2)(b), Schedule D, O.Reg.153/04)

20 Rose Street, Barrie, Ontario

PCA Identifier	Address	Location of Activity (In relation to Site)¹	Potentially Contaminating Activity (PCA)²	Description and Approximate timeline that PCA Occurred	Contribution to APEC at the Site
PCA 10	267 Bayfield Street	Off-Site (200 m southwest)	#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on City Directories, the property was occupied by a service station from 1937 to 1950. During this timeframe, auto service and repair operations are inferred from this property.	No Due to significant distance of separation and being located Inferred trans- gradient
PCA 11			#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on City Directories, the property was occupied by a service station from 1937 to 1950. During this timeframe, presence of fuel tanks are inferred to be present on this property.	
PCA 12	307 Bayfield Street	Off-Site (240 m west)	#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on ERIS, this property was occupied by Shell Canada Products Ltd., had a gasoline leak from a UST in 1990 and a spill of 20 L of gasoline to ground in 1998. The property also has records of gasoline USTs and diesel USTs between 1973 and 2021. Based on City Directories, the property was occupied by Parkhill Shell Service Station in 1974, Kroegers Shell Service in 1978, Dibben Shell Service in 1982, Bayfield Shell from 1989 to 2017, and Shell Canada from 2017 to 2021. The property is currently an active retail fuel outlet (Shell gas station).	No Due to significant distance of separation and being located Inferred trans- gradient
PCA 13			#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems		



POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

(Refer to clause 16(2)(b), Schedule D, O.Reg.153/04)

20 Rose Street, Barrie, Ontario

PCA Identifier	Address	Location of Activity (In relation to Site)¹	Potentially Contaminating Activity (PCA)²	Description and Approximate timeline that PCA Occurred	Contribution to APEC at the Site
PCA 14	309, 311 and 315 Bayfield Street	Off-Site (245 m west)	#Other - Previously Identified VOC and Na and Cl impacts in Groundwater	An RSC was filed for the property for commercial use in 2018 (RSC Number 224864). The RSC was filed based on Phase One and Phase Two ESA with risk Assessment (RA). Publicly available information from this RSC submission was reviewed online which indicated groundwater impacts related to some VOC parameters as well as Na and Cl. Soil impacts were remediated via dig and dump approach whereas groundwater impacts were left in place and were addressed via RA.	No Due to significant distance of separation and being located Inferred trans- gradient
PCA 15			#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the City Directory, the property was occupied by Graves Service Station and garage from 1961 to 1966, Ackerman and Thompson Body Shop from 1966 to 1969, and Barrie Service Centre Ltd from 1974 to 1982. Publicly available information from this RSC Site included a Phase Two Conceptual Site Model prepared by PGL Environmental Consultants suggested presence of various USTs on these properties.	No Due to significant distance of separation and being located Inferred trans- gradient
PCA 16			#28 – Gasoline and Associated Products Storage in Fixed Tanks		No Due to significant distance of separation and being located Inferred trans- gradient
PCA 17			#10 – Commercial Autobody Shops		



POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

(Refer to clause 16(2)(b), Schedule D, O.Reg.153/04)

20 Rose Street, Barrie, Ontario

PCA Identifier	Address	Location of Activity (In relation to Site)¹	Potentially Contaminating Activity (PCA)²	Description and Approximate timeline that PCA Occurred	Contribution to APEC at the Site
Notes: (1) Distances are approximately only. Precise distances are not possible due to the age of some listings and the aggregation and/or loss of addresses. (2) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04. as amended) which is occurring or has occurred in a Phase One Study Area.					
GEI Consultants Canada Ltd.					2305493



Table IV

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs) (Refer to clause 16(2)(b), Schedule D, O.Reg.153/04) 20 Rose Street, Barrie, Ontario					
Area of Potential Environmental Concern (APEC)¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)²	Location of PCA (On-Site or Off-Site)²	Potential Contaminants of Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Potential presence of fill material of unknown quality associated with the site development in the mid to late 1950s	Entire Phase One Property	#30 – Importation of Fill Material of Unknown Quality (PCA 1)	On-Site	PAHs, Metals, As, Sb, Se, Cr (VI), Hg, B-HWS, CN-	Soil
APEC 2: Application of De-icing salts within former paved surfaces – parking lot and driveways	Paved Surfaces of Phase One Property	#Other – Application of De-Icing Salts (PCA 2)	On-Site	EC and SAR	Soil
APEC 3: Former OPP garage building utilized for repair and maintenance of OPP vehicles.	South portion of the Phase One Property	#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems (PCA 3)	On-Site	PAHs, VOCs, PHCs, Metals	Soil, Groundwater
APEC 4: Former emergency diesel generator inside the former OPP garage building	South portion of the Phase One Property	#28 – Gasoline and Associated Products Storage in Fixed Tanks (PCA 4)	On-Site	BTEX, PHCs	Soil
APEC 5: Potential pesticide use associated with former orchard identified on Site in the 1940s -1950's	Entire Phase One Property	#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications (PCA 5)	On-Site	OCs, Metals, hydride -forming metals, Mercury	Soil



APEC 6: Former pad-mounted transformer located within south portion of the site	South portion of the Phase One Property	#55 – Transformer Manufacturing, Processing and Use (PCA 6)	On-Site	PCBs, BTEX, PHC	Soil
APEC 7: Minor staining at the previous location of a mobile diesel generator	Central portion of the Phase One Property	#Other – Staining (PCA 7)	On-Site	BTEX, PHC	Soil
APEC 8: Marginal groundwater exceedance of Benzo (a) reported previously by others	Eastern portion of the Phase One Property	#Other – previous exceedance (PCA 8)	On-Site	PAHs	Groundwater
GEI Consultants Canada Ltd.					2305493



Appendix A

Limitation of Liability, Scope of Report, and Third-Party Reliance



Limitation of Liability, Scope of Report, and Third Party Reliance

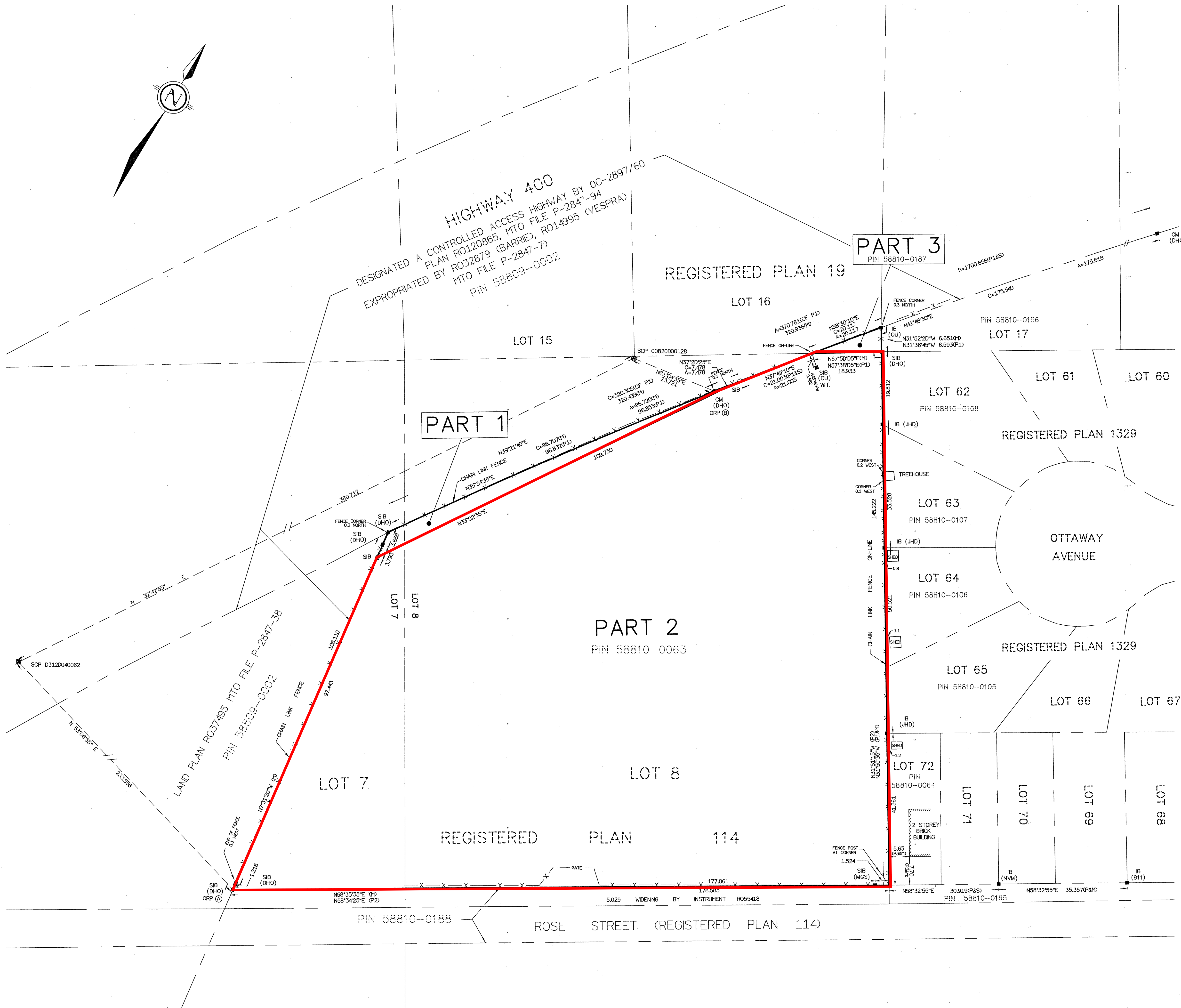
The information presented in this report is based on visual site inspection and following the general guidance provided in the O.Reg.153/04 and O.Reg.406/19 as amended. The objectives of the investigation were to evaluate the current environmental conditions of the subject property. The observations, conclusions and recommendations presented in this report are based on the site conditions existing at the time of GEI's site visit.

This report was prepared for the exclusive use of the Simcoe County Housing Corporation. GEI's consent is required to reproduce this report in whole or in part. GEI is not responsible for any decision made or reliance by a third party makes of this report. GEI is not responsible for any damages, suffered by a third-party as result of the use of this report.

Appendix B

Legal Survey Plan





PLAN 51R-42272

RECEIVED AND DEPOSITED

DATE Oct. 30/19

DATE November 16, 2019

Kevin Kujala
KEVIN KUJALA
ONTARIO LAND SURVEYOR

"D. Bossie"
REPRESENTATIVE FOR THE LAND REGISTRAR FOR
THE LAND TITLES DIVISION AND REGISTRY DIVISION
OF SIMCOE (No. 53)

SCHEDULE - LAND TITLES DIVISION		SCHEDULE - REGISTRY DIVISION		
PART	LOT	REGISTERED PLAN	PIN	AREA
1	PART OF LOTS 7 & 8	114	ALL OF 58810-0063	320.7m ²
2	PART OF LOT 16	19	ALL OF 58810-0187	63.5m ²

PLAN OF SURVEY OF
PART OF LOTS 7 AND 8,
REGISTERED PLAN 114
and PART OF LOT 16
REGISTERED PLAN 19
CITY OF BARRIE
COUNTY OF SIMCOE
SCALE 1:500

5m 0 5 25m

TULLOCH GEOMATICS INC., O.L.S.

BEARING NOTE:
BEARINGS ARE MTM GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS 0082000128 AND 03120040062.

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO MTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99986611.

CONVERGENCE NOTE:
A CONVERGENCE (ROTATION) FACTOR OF 0°09'25" CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN P.
AND A CONVERGENCE (ROTATION) FACTOR OF 0°08'25" CLOCKWISE HAS BEEN APPLIED TO ASTRONOMIC BEARINGS OF UNDERLYING PLANS P1 & P2.

- LEGEND:
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - SB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
 - SSB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
 - IB DENOTES IRON BAR
 - CM DENOTES CONCRETE MONUMENT
 - OT1 DENOTES TULLOCH GEOMATICS INC., O.L.S.
 - 1604 DENOTES REGISTERED PLAN 1329
 - P1 DENOTES PLAN 32879 (MTO PLAN P-2847-0007)
 - P2 DENOTES PLAN SHOWING ONTARIO PROVINCIAL POLICE DISTRICT HEADQUARTERS BY MINISTRY OF GOVERNMENT SERVICES, DATED OCTOBER 4th, 1988.
 - P3 DENOTES PLAN SHOWING LOTS 70, 71 AND 72, REGISTERED PLAN 1329 BY JAMES H. DAYMOND, DATED JULY 4, 1961.
 - P4 DENOTES REGISTERED PLAN 114
 - DHO DENOTES DEPARTMENT OF HIGHWAYS, ONTARIO
 - ORP DENOTES OBSERVED REFERENCE POINT
 - OU DENOTES ORIGIN UNKNOWN
 - 911 DENOTES JANE BRADBURY, O.L.S.
 - JHD DENOTES JAMES H. DAYMOND, O.L.S.
 - NVM DENOTES NO VISIBLE MARKINGS
 - MGS DENOTES MINISTRY OF GOVERNMENT SERVICES
 - CF DENOTES CALCULATED FROM

INTEGRATION COORDINATE TABLE			
ALL COORDINATES ARE IN METRES, ARE RELATED TO MTM ZONE 10 (79°30'W LONGITUDE) NAD83(ORIGINAL) AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF URBAN AREA AT A 95% CONFIDENCE LEVEL.			
ORP	NORTHING	EASTING	
A	4917823.497	289184841	
B	4918007.292	289227219	
SCP	NORTHING	EASTING	
0082000128	4918003.613	289203.788	
03120040062	4917883.336	288998.056	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM;
(2) THE SURVEY WAS COMPLETED ON THE 18th DAY OF OCTOBER, 2019.

Kevin Kujala
KEVIN KUJALA
ONTARIO LAND SURVEYOR

OCTOBER 30, 2019

TULLOCH
ENGINEERING

TULLOCH GEOMATICS INC.
80 MAIN ST. W.
HUNTSVILLE, ON
P1H 1W9

T. 705.789.7851
F. 705.789.7891
877.535.0558

huntsville@tulloch.ca

DRAWN BY: APB FILE: 19-2703

HWY
400

INDEXED UNDER
TOWNSHIP OF VESPREA

P-2847-0225

Appendix C

Qualification of Assessors



Qualifications of Accessors

Julia Romano, MEnvSc., GIT, is an environmental geoscientist with 3 years of experience specializing in contaminated site assessments. Ms. Romano has been trained to conduct Phase One/I and Phase Two/II ESAs in accordance with O. Reg. 153/04 and CSA Standard Z768-01, and On-Site and Excess Soil Management in accordance with O. Reg. 406/19. Ms. Romano holds a Masters degree from the University of Toronto and is currently on track to obtain Professional Geoscientist designation from the Association of Professional Geoscientists of Ontario (PGO). Her experience consists of a wide range of projects including Phase One and Two Environmental Site Assessments, on-site and excess soil management, remediation, and hydrogeological investigations within the Province of Ontario.

Aamna Arora, P.Eng., QP_{ESA}, is senior environmental engineer with experience specializing in contaminated site assessments. Ms. Arora holds degrees in civil and environmental engineering and is licensed to practice in Ontario (PEO License No. 100147160). Ms. Arora has over fifteen years' experience conducting numerous Phase One and Two ESAs at various land use types, conducting soil and ground water sampling procedures, experience in conducting Hydrogeological Investigations, Phase One and Phase Two Environmental Site Assessments, Site Remediations and has experience conducting Excess Soil Management and Reuse in accordance with Ontario Regulation 406/19. She is a P.Eng. and a Qualified Person (QPESA) under the O. Reg. 153/04 as amended.

Appendix D

Chain of Title Search



LAND
REGISTRY
OFFICE #51

58810-0279 (LT)

PAGE 1 OF 1
PREPARED FOR *stewart*
ON 2023/11/24 AT 10:14:20

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

PROPERTY DESCRIPTION: PART LOTS 7 & 8 NORTH SIDE ROSE STREET PLAN 114 BARRIE PART 1 51R42272; CITY OF BARRIE

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 58810-0063

PIN CREATION DATE:

2021/07/31

OWNERS' NAMES

CAPACITY SHARE

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
ONTARIO, REPRESENTED BY THE MINISTER OF
TRANSPORTATION FOR THE PROVINCE OF ONTARIO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/07/31 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2000/12/11 **						
RO103372	1959/08/19	TRANSFER	\$1		HER MAJESTY THE QUEEN IN RIGHT OF CANADA REPRESENTED BY THE MINISTER OF PUBLIC WORKS FOR THE PROVINCE OF ONTARIO	C
REMARKS: SKETCH ATTACHED						
51R42272	2019/11/15	PLAN REFERENCE				C
SC1785331	2021/05/26	APL CH NAME OWNER		HER MAJESTY THE QUEEN IN RIGHT OF CANADA REPRESENTED BY THE MINISTER OF PUBLIC WORKS FOR THE PROVINCE OF ONTARIO	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	C
SC1837036	2021/10/22	APL (GENERAL)		HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONTARIO	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONTARIO	C
REMARKS: VESTING ORDER						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: PART LOTS 7 & 8 NORTH SIDE ROSE STREET PLAN 114 BARRIE PART 2 51R42272; CITY OF BARRIE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 58810-0063

PIN CREATION DATE:
2021/07/31

OWNERS' NAMES
SIMCOE COUNTY HOUSING CORPORATION

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/07/31 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2000/12/11 **						
51R42272	2019/11/15	PLAN REFERENCE				C
SC1790116	2021/06/07	TRANSFER	\$4,889,751	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	SIMCOE COUNTY HOUSING CORPORATION	C
SC1790117	2021/06/07	NOTICE	\$2	HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF GOVERNMENT AND CONSUMER SERVICES	SIMCOE COUNTY HOUSING CORPORATION	C
REMARKS: RIGHT OF FIRST REFUSAL						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Appendix E

Ecolog ERIS Report



Appendix F

City Directory Summary





CITY DIRECTORY

Project Property: *20 Rose Street, Barrie
20 Rose Street
Barrie, ON L4M 2T2*

Project No: *2305493*

Requested By: *GEI Consultants Inc. (Canada)*

Order No: *23111700954*

Date Completed: *December 06, 2023*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

December 06, 2023
RE: CITY DIRECTORY RESEARCH
20 Rose Street
Barrie, ON L4M 2T2

Thank you for contacting ERIS regarding our City Directory Search services. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. When searching a range of addresses, all civic addresses within that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on highly developed areas, while newly developed areas may be covered in the more recent years, older directories tend to cover only "central" parts of the city. To complete the search, we have either utilized the Toronto Reference Library, Library & Archives Canada and multiple digitized directories. While these do not claim to be a complete collection of all reverse listing city directories produced, ERIS has made every effort to provide accurate and complete information. ERIS shall not be held liable for missing, incomplete, or inaccurate information. If you believe there are additional addresses or streets that require searching, please contact us.

Search Criteria:

1-40 of Agnes Street
15-35 of Baker Crescent
251-311 Odd of Bayfield Street
49-79 Odd of Ferris Lane
110 of Grove Street E
20-40 of Lount Street
45-75 of Newton Street
1-40 of North Street
1-30 of Ottawa Avenue
200-215 of Owen Street
1-50 of Patricia Avenue
145-195 of Peel Street
20 of Rose Street
1-75 of Rose Street

Search Notes:

Barrie ON is last listed in 1937

Search Results Summary

Date	Source	Comment
2021	DIGITAL BUSINESS DIRECTORY	
2017	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
1998-99	VERNONS	
1993-94	VERNONS	
1989	VERNONS	
1982	VERNONS	
1978	VERNONS	
1974	VERNONS	
1969	VERNONS	
1966	VERNONS	
1961	VERNONS	
1952	VERNONS	
1950	VERNONS	
1937	VERNONS	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

NO LISTING FOUND

29

GEORGE KING ASSOC...E-COMMERCE

255OAKES DESIGN STUDIO BRIDAL...FORMAL WEAR-RENTAL

307SHELL CANADA...ALTERNATIVE FUELS

309FLASHBACK DINER...FOODS-CARRY OUT

311STARBUCKS...COFFEE SHOPS

49CHURCH OF THE NAZARENE...CHURCHES

49FERRIS LANE COMMUNITY DAYCARE...CHILD CARE SERVICE

49SUPERSTAR STINGRAYS CHEER...AMUSEMENT & RECREATION NEC

63PHIRE MEDIA...NONCLASSIFIED ESTABLISHMENTS

79CHURCH OF JESUS CHRIST OF LDS...CHURCHES

110

BARRIE NORTH COLLEGIATE...SCHOOLS

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

185

ADJUDICATION SOLUTIONS...NONCLASSIFIED ESTABLISHMENTS

20

20

56

74

CRIME STOPPERS-SIMCOE DUFFERIN...FAMILY & CHILDREN SERVICES

ONTARIO PROVINCIAL POLICE...POLICE DEPARTMENTS

BARRIE SPIRITUAL...HEALTH EDUCATION

VICTORIA VILLAGE PROJECTS...NON-PROFIT ORGANIZATIONS

NO LISTING FOUND

NO LISTING FOUND

- 255
- OAKES DESIGN STUDIO BRIDAL...WOMEN'S CLOTHING STORES
- 307
- BAYFIELD SHELL...ALTERNATIVE FUELS
- 307
- SHELL CANADA...OTHER GASOLINE STATIONS
- 309
- FLASHBACK DINER...FULLSERVICE RESTAURANTS
- 309
- GALAXIE DINER...FULL-SERVICE RESTAURANTS
- 311
- ALSANOOS MEDITERRANEAN BUFFET...FULLSERVICE RESTAURANTS
- 311
- TACO BELL...FULL-SERVICE RESTAURANTS

49 CHURCH OF THE NAZARENE...RELIGIOUS ORGANIZATION
49 FERRIS LANE COMMUNITY DAYCARE...CHILD DAY CARE SVCS
49 SUPERSTAR STINGRAYS CHEER...SPORTS & RECREATION INSTRUCTION
63 ASSET MANAGEMENT GROUP...OFFICE ADMINISTRATIVE SVCS
63 DOOR DOCTOR...OTHER BUILDING MATERIAL DEALERS
63 PARIS MARKETING SVC...COMPUTER & SOFTWARE STORES
79 CHURCH OF JESUS CHRIST OF LDS...RELIGIOUS ORGANIZATION

110 BARRIE NORTH COLLEGIATE...ELEMENTARY & SECONDARY SCHOOLS
110 MELLOUL-BLAMEY CONSTRUCTION...COMMERCIAL BUILDING
CONSTRUCTION

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

20 OTHER SIDE PROPERTY MNTNC...LAWN & GROUNDS MAINTENANCE

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

15AWARD SALES ASSOC INC...ALL OTHER DURABLE GOODS MERCHANT WHOLS
20ONTARIO PROVINCIAL POLICE...POLICE PROTECTION

NO LISTING FOUND

29 **GEORGE KING & ASSOC...***INSURANCE AGENCIES & BROKERAGES*

255OAKES DESIGN STUDIO & BRIDAL...WOMEN'S CLOTHING STORES

307BAYFIELD SHELL...OTHER GASOLINE STATIONS

309GALAXIE DINER...FULL-SERVICE RESTAURANTS

311ALSANOOS MEDITERRANEAN BUFFETT...FULL-SERVICE RESTAURANTS

311TACO BELL...FULL-SERVICE RESTAURANTS

49BARRIE PHONECARE...OTHER INDIVIDUAL & FAMILY SVCS

49CORNERSTONE COMMUNITY CHURCH...RELIGIOUS ORGANIZATION

49FERRIS LANE COMMUNITY DAYCARE...CHILD DAY CARE SVCS

63ASSET MANAGEMENT GROUP...OFFICE ADMINISTRATIVE SVCS

63PARIS MARKETING & SVC...COMPUTER & SOFTWARE STORES

79CHURCH OF JESUS CHRIST-LDS...RELIGIOUS ORGANIZATION

110

BARRIE NORTH COLLEGIATE...ELEMENTARY & SECONDARY SCHOOLS

NO LISTING FOUND

55 BARRIE BINDERY & PRINTING SVC...COMMERCIAL LITHOGRAPHIC PRINTING

NO LISTING FOUND

20

OTHER SIDE PROPERTY MAINT...LAWN & GROUNDS MAINTENANCE

NO LISTING FOUND

NO LISTING FOUND

152 LADY PAINTER...PAINT & WALL COVERING CONTRS

20 ONTARIO PROVINCIAL POLICE...POLICE PROTECTION
70 JACK OF ALL TOOLS...HARDWARE MERCHANT WHOLS

ALL RESIDENTIAL

29 KRS FINANCIAL GROUP
ALL RESIDENTIAL

255 OAKES DESIGN STUDIO & BRIDAL SALON
307 BAYFIELD SHELL
309 BAKERS DOZEN DONUTS
311 TACO BELL
ALL RESIDENTIAL

49 TIMOTHY CHRISTIAN ELEMENTARY SCHOOL
63 BAKER RJ APPLIANCE REPAIR
63 BINNIE BROS EXCAVATING LTD
63 MULTI TENANT RESIDENTIAL
79 CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

110 BARRIE NORTH COLLEGIATE INSTITUTE
110 IMAGES NORTH

ALL RESIDENTIAL

55 BARRIE BINDERY & PRINTING SERVICES INC
ALL RESIDENTIAL

24 GLOBAL HOME ENTERTAINMENT
24 PLEASANTVIEW ACRES
30 CARNEY APAIRIES
ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

20 NO RETURN
ALL RESIDENTIAL

ALL RESIDENTIAL

29

KRS FINANCIAL GROUP
ALL RESIDENTIAL

253 SIMCOE LINE MARKING & POWER SWEEPING
255 OAKES DESIGN STUDIO & BRIDAL SALON
307 BAYFIELD SHELL
309 BAKERS DOZEN DONUTS
311 TACO BELL
ALL RESIDENTIAL

STREET NOT LISTED

110 BARRIE NORTH COLLEGIATE INSTITUTE
110 IMAGES NORTH

ALL RESIDENTIAL

55 **BARRIE BINDERY & PRINTING SERVICES INC**
ALL RESIDENTIAL

8 **COMPU RITE BUSINESS SERVICES**
ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

20 ONTARIO PROVINCIAL POLICE
ALL RESIDENTIAL

11 FRASER MURRAY CONSTRUCTION
17 WOOD DAVE & SON
ALL RESIDENTIAL

ALL RESIDENTIAL

307 BAYFIELD SHELL
309 BAKERS DOZEN DONUTS
311 TACO BELL
ALL RESIDENTIAL

49

63

63

79

TIMOTHY CHRISTIAN ELEMENTARY SCHOOL
MARSHALLS REFINISHING & PIANO SERVICE
MULTI TENANT RESIDENTIAL
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

110

BARRIE NORTH COLLEGIATE INSTITUTE

ALL RESIDENTIAL

55

BARRIE BINDERY & PRINTING SERVICES INC
ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

20 ONTARIO PROVINCIAL POLICE
ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

307

DIBBEN SHELL SERVICE

311

BARRIE SERVICE CENTRE LTD

311

BUDGET RENT A CAR

ALL RESIDENTIAL

49

TIMOTHY CHRISTIAN ELEMENTARY SCHOOL

63

MULTI TENANT RESIDENTIAL

79

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

ALL RESIDENTIAL

ALL RESIDENTIAL

16

16

ONTARIO WATER WELL ASSOCIATION
SC SERVICES
ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

20 ONTARIO PROVINCIAL POLICE
ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

307 KROEGERS SHALL SERVICE
311 BARRIE SERVICE CENTRE LTD
311 BUDGET RENT A CAR
311 GRAVES TOWING
ALL RESIDENTIAL

49

63

79

TIMOTHY CHRISTIAN ELEMENTARY SCHOOL
MULTI TENANT RESIDENTIAL
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

110

BARRIE NORTH COLLEGIATE INSTITUTE

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

208 BUTLER ELECTRIC
ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

20 ONTARIO PROVINCIAL POLICE
ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

1974

BAYFIELD STREET

SOURCE: VERNONS

307

PARKHILL SHELL SERVICE STATION

307

POP MART

311

BARRIE SERVICE CENTRE LTD

311

GRAVES TOWING

ALL RESIDENTIAL

1974

FERRIS LANE

SOURCE: VERNONS

61

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

63

CONDOMINIUMS (UNDER CONSTRUCTION)

69

RESIDENTIAL (1 TENANT)

110 ADDRESS NOT LISTED

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

1974

OTTAWAY AVENUE

SOURCE: VERNONS

ALL RESIDENTIAL

1974

OWEN STREET

SOURCE: VERNONS

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

20 ONTARIO PROVINCIAL POLICE
ALL RESIDENTIAL

ALL RESIDENTIAL

STREET NOT LISTED

311 ACKERMAN & THOMPSON BODY SHOP
311 GRAVES SUPERTTEST SERVICES
 ALL RESIDENTIAL

53 RESIDENTIAL (1 TENANT)
61 CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
69 RESIDENTIAL (1 TENANT)

110 ADDRESS NOT LISTED

ALL RESIDENTIAL

52 COOPERATORS INSURANCE ASSOCIATION
52 PEEL MUTUAL FIRE INSURANCE CO
ALL RESIDENTIAL

34 BARRIE DELY SERVICES
ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

STREET NOT LISTED

ALL RESIDENTIAL

20 ONTARIO PROVINCIAL POLICE
29 CALVERT BRNR SERVICES
 ALL RESIDENTIAL

ALL RESIDENTIAL

STREET NOT LISTED

311	ACKERMAN & THOMPSON BODY SHOP
311	GRAVES RESTAURANT
311	GRAVES SERVICE STATION & GARAGE
	ALL RESIDENTIAL

53	RESIDENTIAL (1 TENANT)
69	RESIDENTIAL (1 TENANT)

110 ADDRESS NOT LISTED

ALL RESIDENTIAL

52

COOPERATORS INSURANCE ASSOCIATION

52

PEEL MUTUAL FIRE INSURANCE CO

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

STREET NOT LISTED

ALL RESIDENTIAL

20

29

ONTARIO PROVINCIAL POLICE
CALVERT BURNER SERVICES
ALL RESIDENTIAL

ALL RESIDENTIAL

STREET NOT LISTED

305

311

311

HANSON TRANSPORT

GRAVES RESTAURANT

GRAVES SERVICE STATION & GARAGE

ALL RESIDENTIAL

53

69

RESIDENTIAL (1 TENANT)

RESIDENTIAL (1 TENANT)

110

ADDRESS NOT LISTED

ALL RESIDENTIAL

ALL RESIDENTIAL

ALL RESIDENTIAL

STREET NOT LISTED

ALL RESIDENTIAL

STREET NOT LISTED

STREET NOT LISTED

20 ONTARIO PROVINCIAL POLICE
29 CALVERT BURNER SERVICES
 ALL RESIDENTIAL

NOT BUILT UPON

STREET NOT LISTED

ALL RESIDENTIAL

STREET NOT LISTED

110 ADDRESS NOT LISTED

ALL RESIDENTIAL

STREET NOT LISTED

ALL RESIDENTIAL

STREET NOT LISTED

ALL RESIDENTIAL

STREET NOT LISTED

ALL RESIDENTIAL

20

ADDRESS NOT LISTED
ALL RESIDENTIAL

NOT BUILT UPON

STREET NOT LISTED

267

SERVICE STATION
ALL RESIDENTIAL

STREET NOT LISTED

110 ADDRESS NOT LISTED

23

RESIDENTIAL (1 TENANT)

24

RESIDENTIAL (1 TENANT)

STREET NOT LISTED

ALL RESIDENTIAL

STREET NOT LISTED

ALL RESIDENTIAL

STREET NOT LISTED

ALL RESIDENTIAL

20 ADDRESS NOT LISTED
ALL RESIDENTIAL

NOT BUILT UPON

STREET NOT LISTED

267

SERVICE STATION
ALL RESIDENTIAL

STREET NOT LISTED

110

ADDRESS NOT LISTED

23

RESIDENTIAL (1 TENANT)

24

RESIDENTIAL (2 TENANTS)

STREET NOT LISTED

ALL RESIDENTIAL

1937

OTTAWAY AVENUE

SOURCE: VERNONS

STREET NOT LISTED

1937

OWEN STREET

SOURCE: VERNONS

202

RESIDENTIAL (1 TENANT)

STREET NOT LISTED

146 RESIDENTIAL (1 TENANT)

20 ADDRESS NOT LISTED
ALL RESIDENTIAL

Appendix G

Other Government Records



Romano, Julia

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: Tuesday, June 18, 2024 8:32 AM
To: Romano, Julia
Subject: [EXT] RE: Request for Environmental Information - 20 Rose Street, Barrie

EXTERNAL EMAIL

NO RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are no records in our current database of any fuel storage tanks at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

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

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

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

Kind regards,



Kimberly Gage | Public Information & Records Agent

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3348 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org

www.tssa.org



Winner of 2024 5-Star Safety Cultures Award

From: Romano, Julia <JRomano@geiconsultants.com>
Sent: Monday, June 17, 2024 4:20 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Request for Environmental Information - 20 Rose Street, Barrie

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good Afternoon,

I would like to submit a request for Environmental Information for the following addresses in the area of **20 Rose Street**, in **Barrie, Ontario**:

1. **20 Rose Street, Barrie;**
2. **10 Rose Street, Barrie;**
3. **4 Ottaway Avenue, Barrie;**
4. **2 Ottaway Avenue, Barrie;**
5. **1 Ottaway Avenue, Barrie;**
6. **3 Ottaway Avenue, Barrie; and,**
7. **42 Rose Street, Barrie;**

As part of our historical review for a Phase One ESA, I am requesting that the Technical Standards and Safety Authority (TSSA), Safety Fuel Division, review its database to identify to us any records of aboveground/underground storage tanks, spills, incidents, complaints, notices, tanks removals and/or remediation, etc. with the TSSA for the above-mentioned Site.

If there are any questions, comments, or concerns please let me know.

Regards,

GEI JULIA ROMANO, MEnvSc., GIT
Environmental Geoscientist
905.449.1522
75 Tiverton Court, Unit 100, Markham, ON L3R 4M8



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.

Ministry of the Environment,
Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

Ministère de l'Environnement, de la
Protection de la nature et des Parcs

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



June 19, 2024

Julia Romano
GEI Consultants Inc.
75 Tiverton Court
Markham, Ontario L3R 4M8
JRomano@geiconsultants.com

Dear Julia Romano:

RE: **MECP FOI A-2024-04004 / Your Reference 2305493 – Revised
Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act. **The search will be conducted on the following:**

20 Rose Street, Barrie (Lot 22 Concession 22),

If there is any discrepancy, please contact us immediately.

Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

If you have any questions, please contact Shannon Neita at
shannon.neita@ontario.ca.

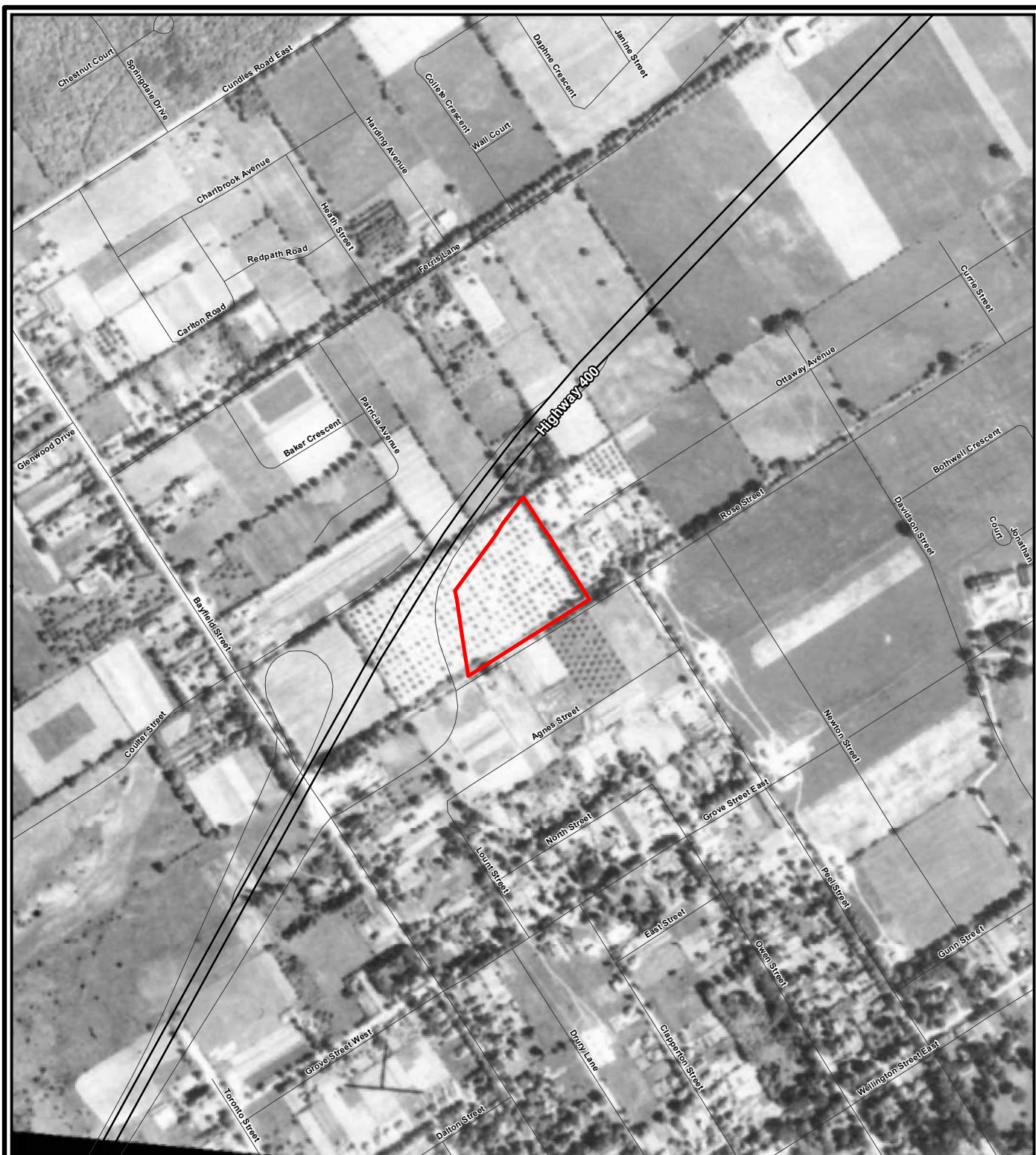
Yours truly,

Shannon Neita
MECP Access and Privacy Office

Appendix H

Aerial Photographs/Fire Insurance Plans





NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Airphoto source: ESRI

Legend

- Project Area Boundary
- Highway
- Road



20 Rose Street, Barrie, Ontario

Simcoe County Housing Corporation



Project 2305493

1946 AERIAL PHOTOGRAPH

June 2024

Fig. F1



NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Airphoto source: Simcoe Interactive Map

Legend

- Project Area Boundary
- Highway
- Road



20 Rose Street, Barrie, Ontario

Simcoe County Housing Corporation



Project 2305493

1954 AERIAL PHOTOGRAPH

June 2024

Fig. F2



NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Airphoto source: Simcoe Interactive Map

Legend

- Project Area Boundary
- Highway
- Road



20 Rose Street, Barrie, Ontario

Simcoe County Housing Corporation



Project 2305493

1978 AERIAL PHOTOGRAPH

June 2024

Fig. F3



NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Airphoto source: Simcoe Interactive Map

Legend

- Project Area Boundary
- Highway
- Road



20 Rose Street, Barrie, Ontario

Simcoe County Housing Corporation

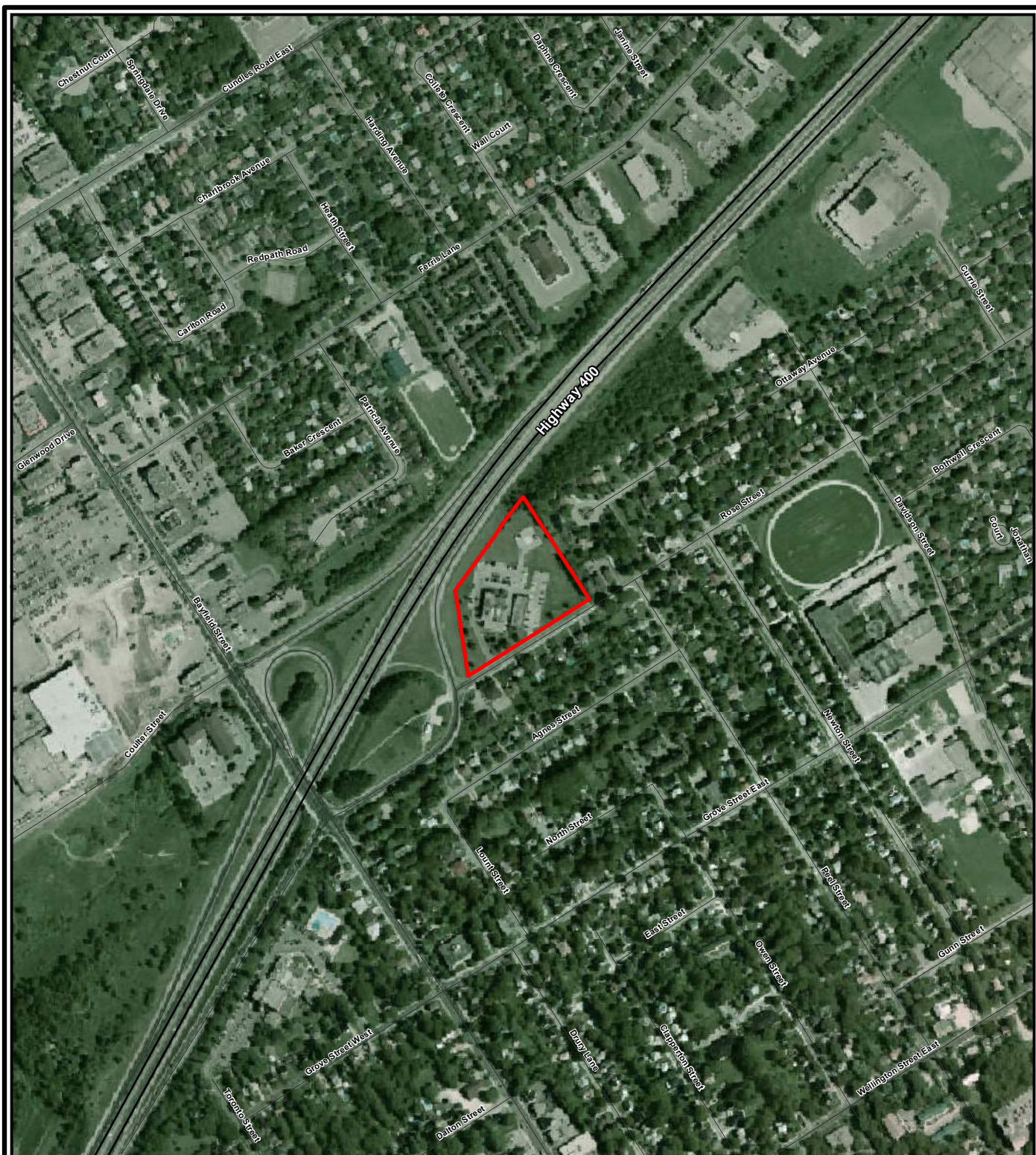


Project 2305493

1989 AERIAL PHOTOGRAPH

June 2024

Fig. F4



NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Airphoto source: Simcoe Interactive Map

Legend

- Project Area Boundary
- Highway
- Road



20 Rose Street, Barrie, Ontario

Simcoe County Housing Corporation

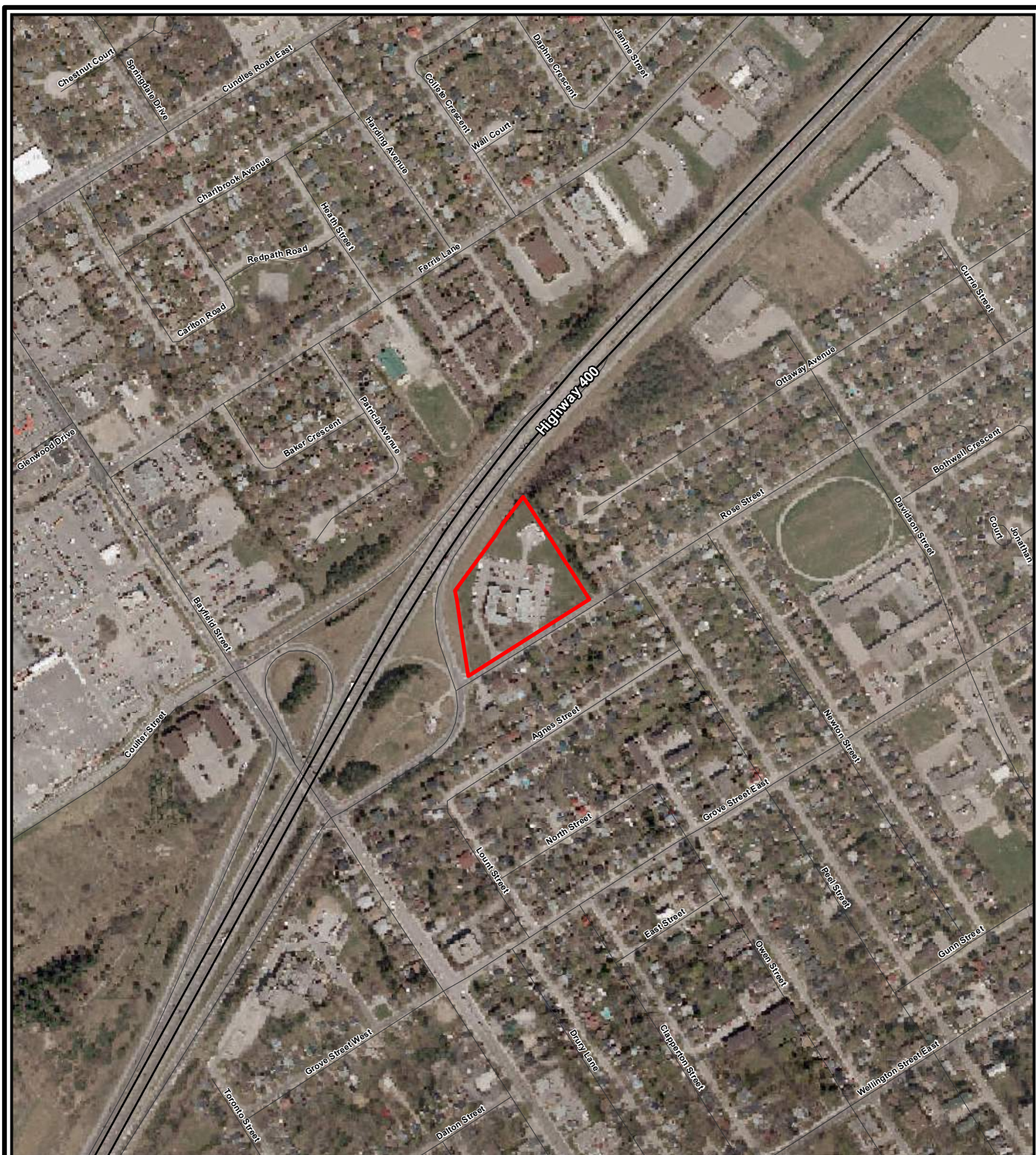


Project 2305493

1997 AERIAL PHOTOGRAPH

June 2024

Fig. F5



NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Airphoto source: Simcoe Interactive Map

Legend

- Project Area Boundary
- Highway
- Road



20 Rose Street, Barrie, Ontario

Simcoe County Housing Corporation

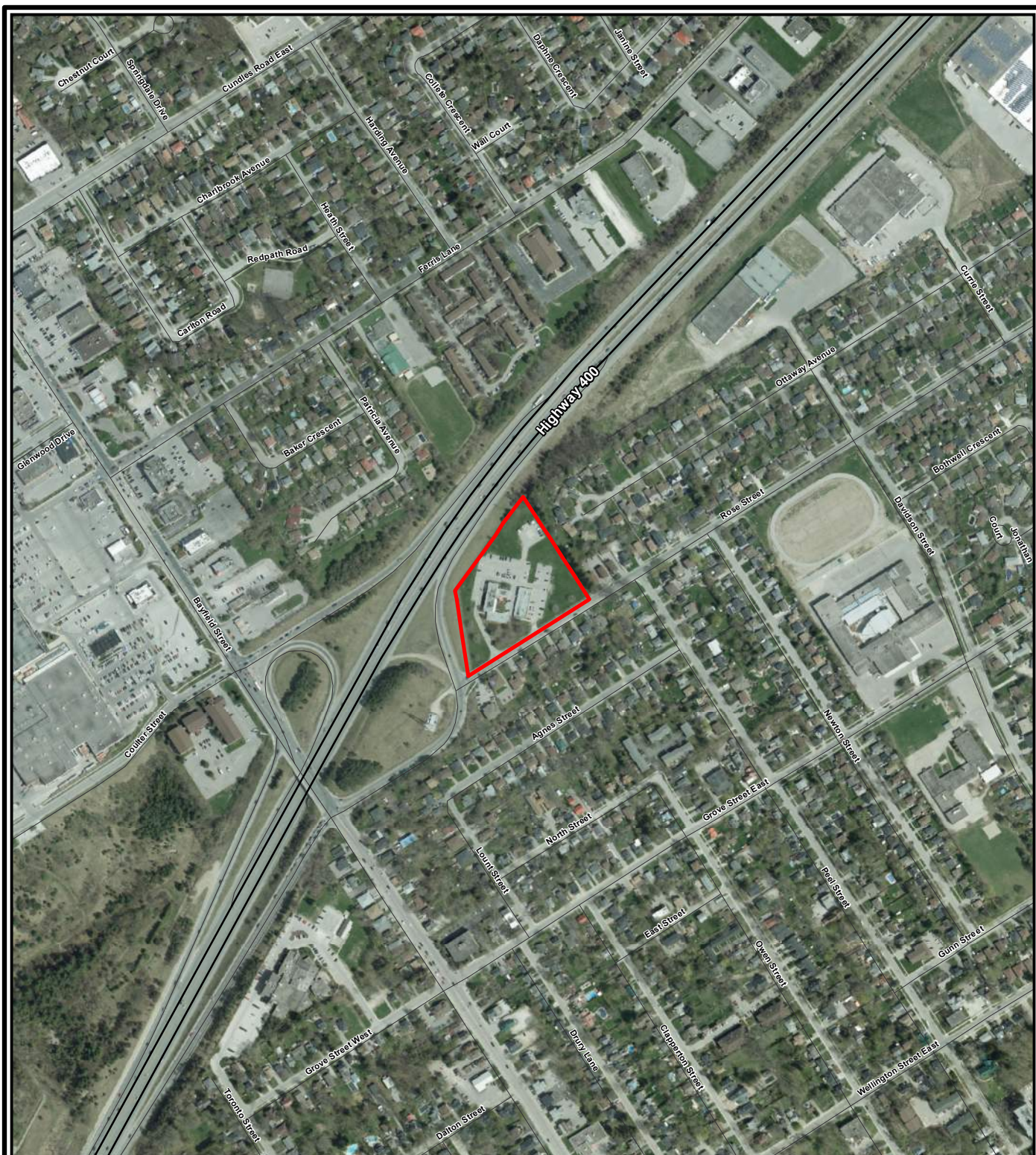


Project 2305493

2008 AERIAL PHOTOGRAPH

June 2024

Fig. F6



NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Airphoto source: Simcoe Interactive Map

Legend

- Project Area Boundary
- Highway
- Road



20 Rose Street, Barrie, Ontario

Simcoe County Housing Corporation

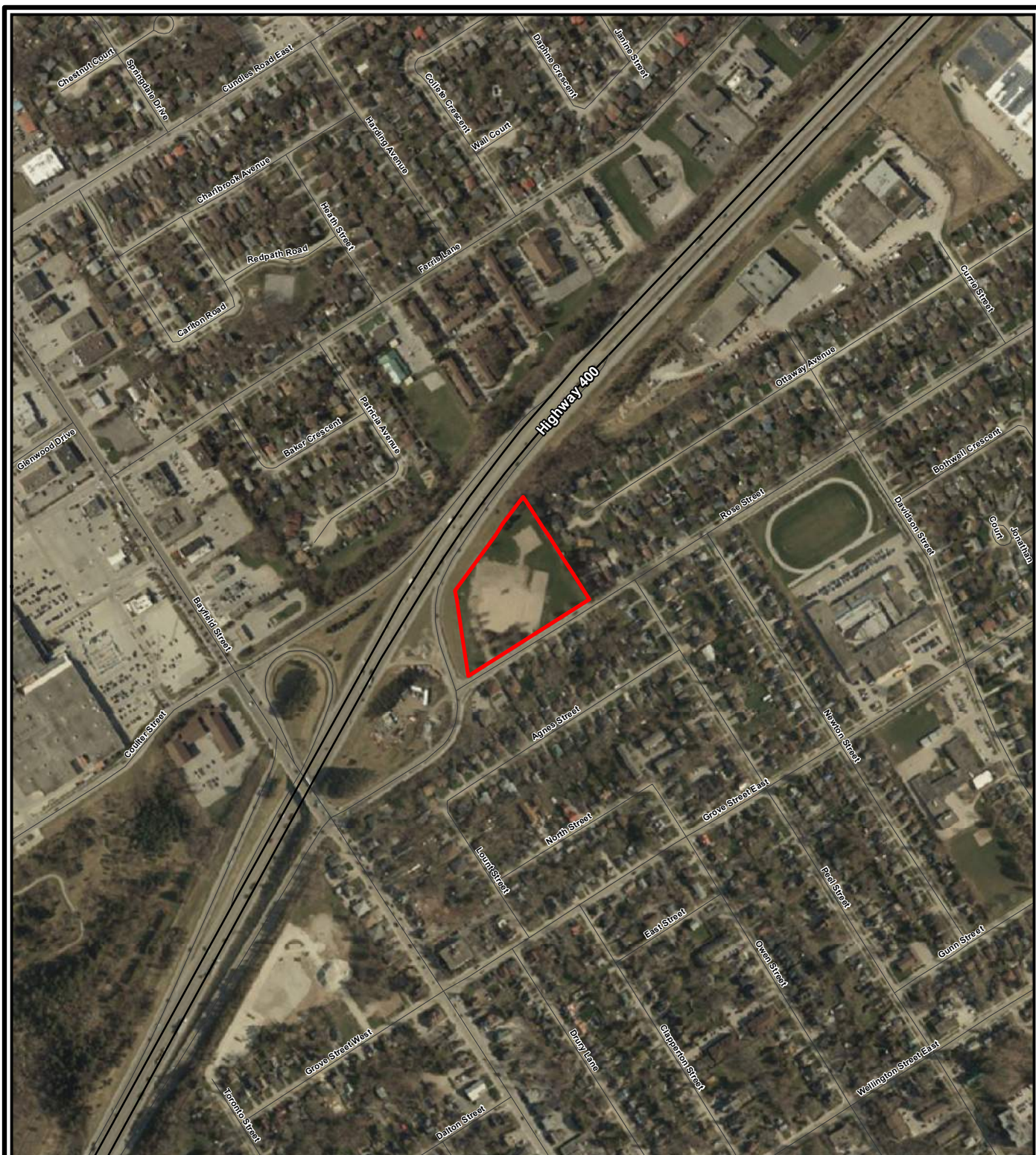


Project 2305493

2018 AERIAL PHOTOGRAPH

June 2024

Fig. F7



NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Airphoto source: Simcoe Interactive Map

Legend

- Project Area Boundary
- Highway
- Road



20 Rose Street, Barrie, Ontario

Simcoe County Housing Corporation

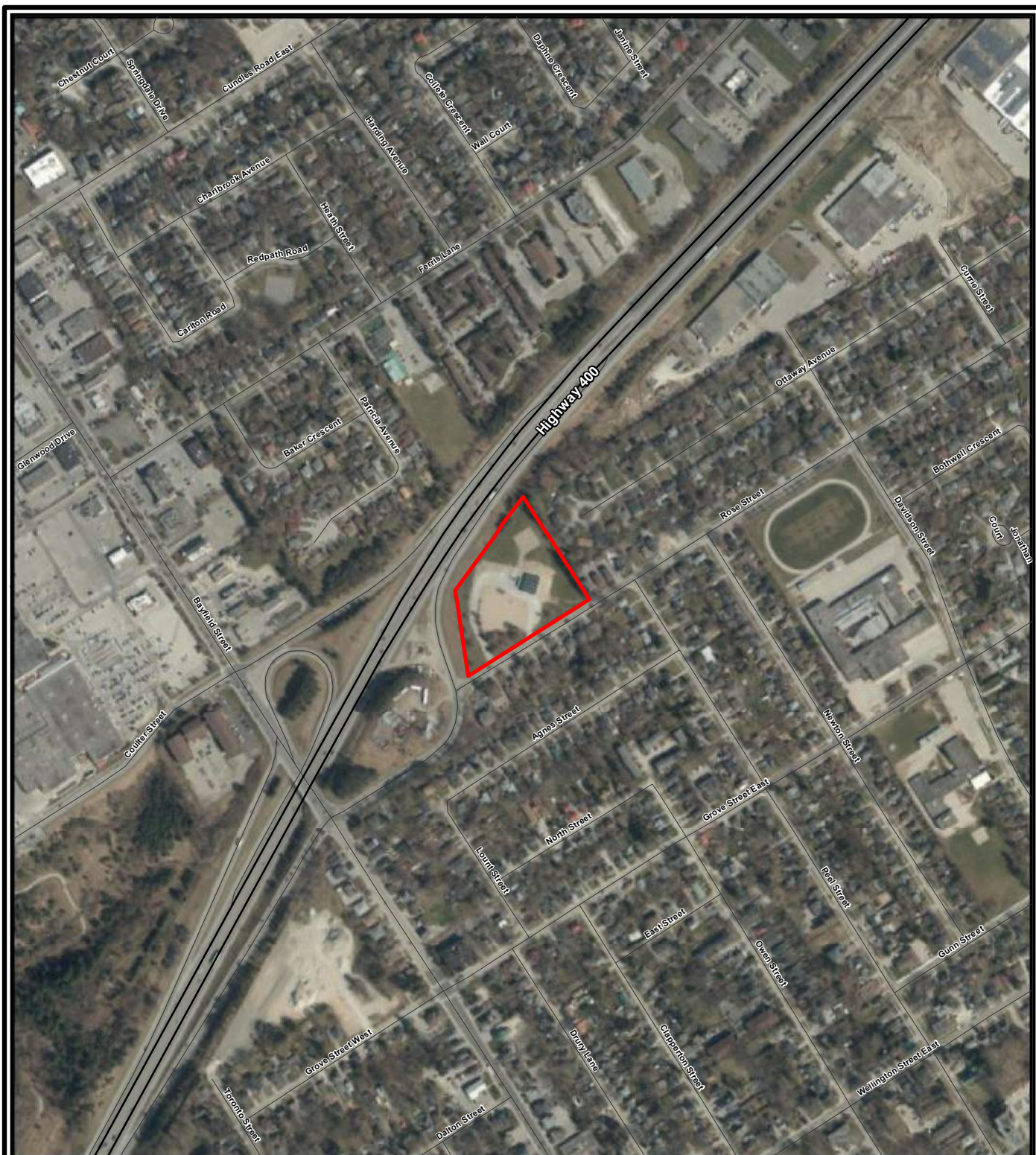


Project 2305493

2022 AERIAL PHOTOGRAPH

June 2024

Fig. F8



NOTES:

1. Coordinate System: NAD 1983 UTM Zone 17N.
2. Airphoto source: Simcoe Interactive Map

Legend

- Project Area Boundary
- Highway
- Road



20 Rose Street, Barrie, Ontario

Simcoe County Housing Corporation



Project 2305493

2023 AERIAL PHOTOGRAPH

June 2024

Fig. F9



enviroscan



175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 1 877 244 9437
W: optaintel.ca

Stephanie

Site Address:

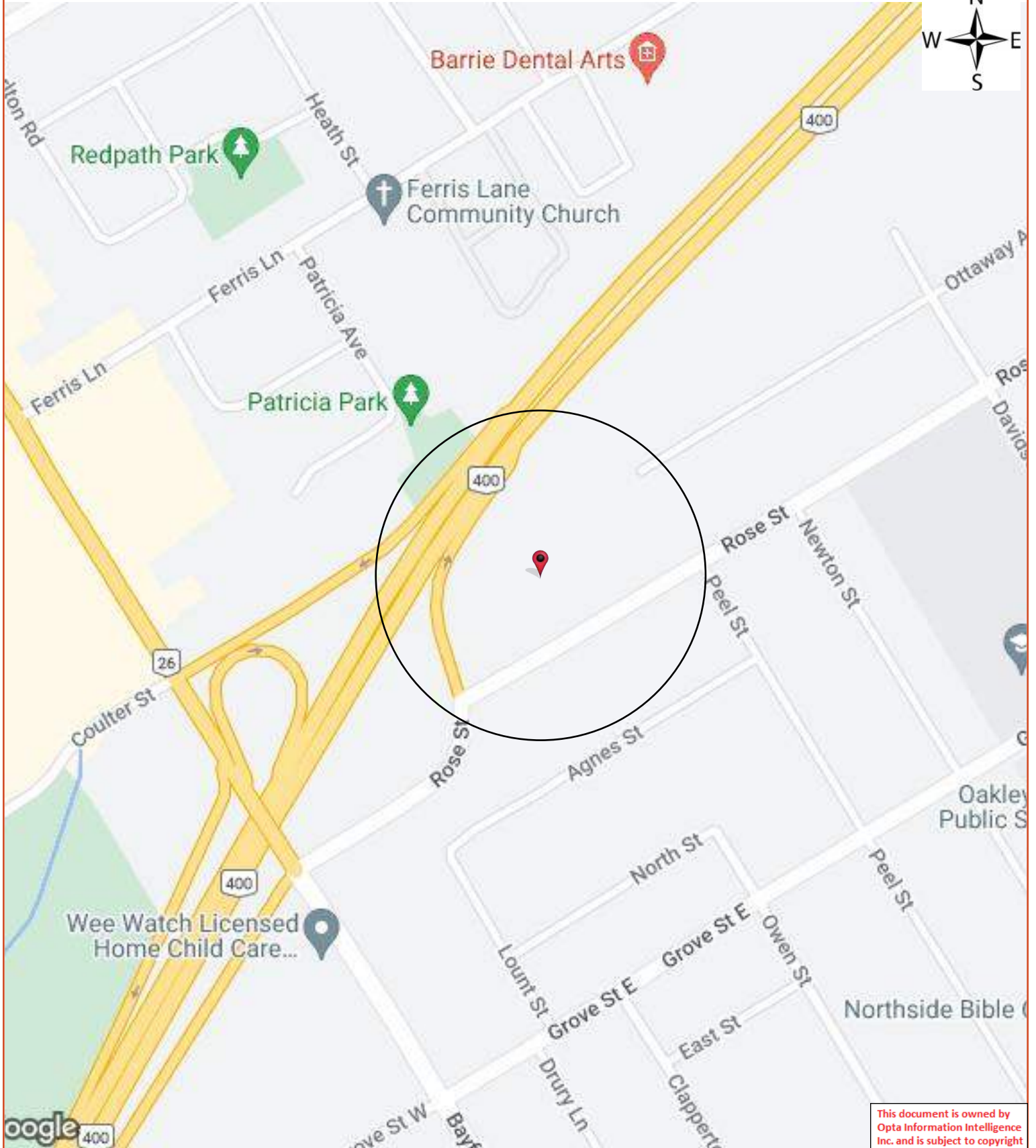
20 Rose Street Barrie ON

Project No:
23111700954

Opta Order ID:
137206

Requested by:
Eleanor Goolab
Ecolog Eris

Date Completed:
11/24/2023 3:16:55 PM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

Appendix I

Site Photographs





Photo 1: A view of the Site at 20 Rose Street, picture facing north.



Photo 2: A view of the northern portion of the Site, picture facing north.



Photo 3: A view of the Site from the southeastern portion of the property with temporary mobile housing units, picture facing west.



Photo 4: A view of the central portion of the Site with temporary diesel generator west of the temporary housing, picture facing north.



Photo 5: A view of Highway 400, northwest adjacent to the Site, picture facing northwest.



Photo 6: A view of Rose Street, picture facing south from southern portion of the Site.