

**Ontario Ministry of the Environment - Record of Site Condition # 211206**

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**Record of Site Condition  
Under Part XV.1 of the Environment Protection Act**

**Summary**

Record of Site Condition Number	211206
Date Filed to Environmental Site Registry	2013/11/28
Certification Date	2013/05/06
Current Property Use	Industrial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards**	Full Depth Generic Site Conditions Standard, with Non-potable Ground Water, Medium and Fine Textured Soil, for Residential property use
Property Municipal Address	3195 THIRD AVENUE EAST, OWEN SOUND, ONTARIO, N4K 5N3

**Notice to Readers Concerning Due Diligence**

This record of site condition has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

**Contents of this Record of Site Condition**

This record of site condition consists (RSC) of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment.

**RSC Information**

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Each field marked by an asterisk (\*) must be completed.

Is the property used, or has it ever been used, in whole or in part for an industrial use or as a garage; a bulk liquid dispensing facility, including a gasoline outlet; or for the operation of dry cleaning equipment? \*

- Yes
- No

Is the property being used or has the property ever been used, in whole or in part (a) for quarrying to excavate consolidated or unconsolidated aggregate; or (b) for that aspect of the production of oil and gas consisting of the presence of an oil well or gas well on, in or under the property? \*

- Yes
- No

Is the property currently used for an agricultural or other use, or a community use, an institutional use, a parkland use or a residential use? \*

- Yes
- No

Select Type of RSC \*

- Phase 1 and 2 RSC
- Phase 1 and 2 RSC with RA

**Owner Information**

- Owners' General Information
- Submitting Owner's Information
- Owner's Agent Information

- RSC Property Information
- Environmental Condition
- Contaminant Concentrations
- ESA Information
- QP Profile Information
- Certification Statement
- Supporting Documents

**Owner's Information**

**Owners' General Information**

Is the submitting owner(s) a Receiver for the Property? \*

- Yes
- No

Is the submitting owner(s) represented by an Agent? \*

- Yes
- No



**Owner Information**

- Owners' General Information
- Submitting Owner's Information
- Owner's Agent Information**

RSC Property Information

Environmental Condition

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

**Owner's Agent Information**

**Owner's Agent Information**

Agent First Name *	Agent Middle Name	Agent Last Name *
Paul	Douglas	Rew
Street Number *	Street Name *	Apt No. /RR No.
60	Toronto Road	
City, Town or Village *	Province *	Postal Code *
Flesherton	Ontario	N0C 1E0

**Owner's Agent Contact Information**

Phone Number * (including area code)	Fax Number (including area code)	Email Address
(519) 924-0003	(519) 924-0004	paulrew@rubiconenviro.com

Owner Information

**RSC Property Information**

- Property Address**
- Municipality Information
- Property Reference Number
- Geographical Reference/Area of RSC Property
- Previously Filed RSC(s) and TN(s)

Environmental Condition

Contaminant Concentrations

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**RSC Property Information**

**Property Address**

Does the Property have a Municipal Address? \*

Yes

No

Is the property administered by MNR under the Public Lands Act? \*

Yes

No

Street Number *	Street Name *	Apt No. /RR No.
3195	Third Avenue East	
City, Town or Village *	Province *	Postal Code *
Owen Sound	Ontario	N4K 5N3

Owner Information

**RSC Property Information**

Property Address

**Municipality Information**

Property Reference Number

Geographical Reference/Area of RSC Property

Previously Filed RSC(s) and TN(s)

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**Municipality & Property Address Information**

**Municipality Information**

Lower or Single Tier Municipality \*

Owen Sound

Tier of Municipality                      Upper Tier Municipality

Lower Tier

Grey

The District Office of MOE \*

Barrie District Office

Address of District Office of MOE

54 Cedar Pointe Dr., Unit 1203, Barrie ON L4N 5R7

Owner Information

**RSC Property Information**

- Property Address
- Municipality Information
- Property Reference Number**
- Geographical Reference/Area of RSC Property
- Previously Filed RSC(s) and TN(s)

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**Municipality & Property Address Information**

**Property Reference Number**

Assessment Roll Number

42 59 010 005 10300

Property Identifier Number (PIN #)

37060-0123 (LT)



Owner Information

**RSC Property Information**

- Property Address
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**Geo Reference & Other Properties Details**

**Geographical References**

**UTM Coordinates**

Datum

NAD 83

Zone \*

17

Easting \*

506,448.00

Northing \*

4,938,464.00

**Area of RSC Property**

Total Area of RSC Property in Hectares \*

15.16

Owner Information

**RSC Property Information**

- Property Address
- Municipality Information
- Property Reference Number
- Geographical Reference/Area of RSC Property

**Previously Filed RSC(s) and TN(s)**

- Environmental Condition
- Contaminant Concentrations
- ESA Information
- QP Profile Information
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**Previous Submission Information**

Previously Filed Record of Site Condition Number:

Previously Filed Transition Notice Number:

Owner Information

RSC Property Information

**Environmental Condition**

**Other Site Condition Information**

Site Conditions for 2011 Generic Standards

Risk Assessment Information

Property Use and Certification Date

Additional Ground Water Information

Remedial Action and Mitigation Details

Area(s) of Potential Environmental Concern

Table of Current/Past Property Uses of Phase One Property

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**Site Condition Information**

**Other Site Condition Information**

Is the RSC being submitted using the transition provision under Section 21.1 of the Regulation? \*

Yes

No

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**Environmental Condition**

Other Site Condition Information

**Site Conditions for 2011 Generic Standards**

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**Environmental Condition**

**Site Condition Information**

**Site Conditions for 2011 Generic Standards**

Is Property:

(i) Within an area of natural significance? or

Does Property:

(ii) Include or is adjacent to an area of natural significance or part of such an area? or

(ii) Include land that is within 30 m of an area of natural significance or part of such an area. \*

Yes

No

Soil at the property has:

(i) a pH value for Surface Soil less than 5 or greater than 9 or

(ii) a pH value for Subsurface Soil less than 5 or greater than 11. \*

Yes

No

Is qualified person of the opinion that, given the characteristics of the property and the certifications the qualified person would be required to make in a record of site condition in relation to the property as specified in Schedule A, it is appropriate to apply this section to the property? \*

Yes

No

What is the intended use of the property? \*

Residential

Is the property a shallow soil property? \*

Yes

No

Does the property include or is the property adjacent to a water body or does it include land that is within 30 metres of a water body? \*

Yes

No

What is the Assessment/Restoration approach? \*

Background

Full Depth Generic

Stratified

What is the ground water condition for the property? \*

Potable

Non-potable

What is the texture of the soil? \*

Coarse

Medium and Fine

Applicable 2011 Generic Standard Table Number : **TABLE 3**

Owner Information

RSC Property Information

**Environmental Condition**

Other Site Condition Information

Site Conditions for 2011 Generic Standards

**Risk Assessment Information**

Property Use and Certification Date

Additional Ground Water Information

Remedial Action and Mitigation Details

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**Risk Assessment Information**

Has a Certificate of Property Use (CPU) been issued under section 168.6 of the Act for the RSC property?

Yes

No

Owner Information

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Site Conditions for 2011 Generic Standards

Risk Assessment Information

**Property Use and Certification Date**

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**Property Use and Certification Date**

**Current Property Use and Certification Date**

What is the current use of the property? \*

Industrial

Certification Date \*

2013/05/06

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**Environmental Condition**

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**Additional Ground Water Information**

Has municipality been notified of non-potable ground water on site? \*

Yes

No

Municipality notified of non-potable water by? \*

Owner

QP

Local/Lower tier municipality non-potable water notification date \*

2013/11/20

Upper tier municipality non-potable water notification date \*

2013/11/20

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**Environmental Condition**

**Remedial Action & Mitigation**

**Soil Control or Treatment Measures**

Identify the estimated quantities of the soil, if any, originating at and remaining on the RSC property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil as measured in, or equivalent to, in-ground volume in cubic metres, and indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

[Empty text box with scroll bar]

Identify the estimated quantities of soil or sediment, if any, removed from and not returned to the RSC property as measured in, or equivalent to, the in-ground volume in cubic metres.

[Empty text box with scroll bar]

Identify the estimated quantity of the soil, if any, being brought from another property to and deposited at the RSC property, not including any soil that may have originated at but been remediated off the RSC property not including any soil that may have been remediated off the property and brought back to the property as measured in, or equivalent to, the in-ground volume in cubic metres.

[Empty text box with scroll bar]

Indicate if any soil, sediment or ground water at the RSC property that is or was located within 3 metres of the RSC property boundary has been remediated or removed for the purpose of remediation.

[Empty text box with scroll bar]



- Owner Information
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- Other Site Condition Information
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- Remedial Action and Mitigation Details**
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**Environmental Condition**

**Remedial Action & Mitigation**

**Ground Water Control or Treatment Measures**

Identify and describe any ground water control or treatment measures that were required for the RSC property prior to the certification date for the purpose of submitting the RSC for filing; or are or will be required for the RSC property after the certification date.

	▲
	▼

Identify the estimated volume in litres of ground water, if any, removed from and not returned to the RSC property.

	▲
	▼

**Other Treatment Measures**

Other than the activities identified in the in the Soil or Ground Water Control or Treatment Measures above, identify any constructed works that, prior to the certification date for the purpose of submitting the RSC for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the RSC property; or after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the RSC property.

	▲
	▼

Indicate whether there are any monitoring requirements or any requirements for care, maintenance or replacement of any monitoring or control works for known existing contaminants, if any, on the RSC property, after the certification date, and whether any monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works are ground water management measures or soil management measures.

	▲
	▼

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**Area(s) of Potential Environmental Concern**

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**Environmental Condition**

**Potential Environmental Concern**

**Area(s) of Potential Environmental Concern**

Are there areas of potential environmental concern? \*

Yes

No

[Click here for Area\(s\) of Potential Environmental Concern Form](#)

**Current and Past Property Use**

**Table of Current and Past Uses of the Phase One Property**

[Click here for Table of Current and Past Property Use Form](#)

Owner Information

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**Contaminant Concentrations**

**Contaminants Measured in SOIL**

Contaminants Measured in  
GROUND WATER

Contaminants Measured in  
SEDIMENTS

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**Contaminant Concentrations**

**Contaminants Measured in SOIL**

**General Information Related to Soil Media**

Is there no soil on, in or under the property? \*  
(Note there is "no soil" if either there is no soil on, in or under the property OR the soil present is not sufficient to investigate, sample and analyze in a manner which will meet the requirements and objectives of a phase two environmental site assessment)

Yes

No

Owner Information

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**Contaminant Concentrations**

**Contaminant Concentrations**

**Contaminants Measured in SOIL**

**Measured Concentration for Contaminants in Soil**

**Contaminants Measured in SOIL**

Contaminants Measured in  
GROUND WATER

Contaminants Measured in  
SEDIMENTS

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Contaminant 1-30 *	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Petroleum Hydrocarbons F1****	Minimum Detectable	5	65	µg/g
Petroleum Hydrocarbons F2	Minimum Detectable	10	150	µg/g
Petroleum Hydrocarbons F3	Measured	57	1300	µg/g
Petroleum Hydrocarbons F4	Measured	158	5600	µg/g
Polychlorinated Biphenyls	Minimum Detectable	0.2	0.35	µg/g
Acenaphthene	Minimum Detectable	0.05	58	µg/g
Acenaphthylene	Minimum Detectable	0.05	0.17	µg/g
Anthracene	Minimum Detectable	0.05	0.74	µg/g
Benz[a]anthracene	Minimum Detectable	0.05	0.63	µg/g
Benzo[a]pyrene	Minimum Detectable	0.05	0.3	µg/g
Benzo[b]fluoranthene	Minimum Detectable	0.05	0.78	µg/g
Benzo[ghi]perylene	Minimum Detectable	0.05	7.8	µg/g
Benzo[k]fluoranthene	Minimum Detectable	0.05	0.78	µg/g
Chrysene	Minimum Detectable	0.05	7.8	µg/g
Dibenz[a h]anthracene	Minimum Detectable	0.05	0.1	µg/g
Fluoranthene	Minimum Detectable	0.05	0.69	µg/g
Fluorene	Minimum Detectable	0.05	69	µg/g
Indeno[1 2 3-cd]pyrene	Minimum Detectable	0.05	0.48	µg/g
Methylnaphthalene, 2-(1-) ***	Minimum Detectable	0.042	3.4	µg/g
Naphthalene	Minimum Detectable	0.05	0.75	µg/g
Phenanthrene	Minimum Detectable	0.05	7.8	µg/g
Pyrene	Minimum Detectable	0.05	78	µg/g
Acetone	Minimum Detectable	0.50	28	µg/g
Bromomethane	Minimum Detectable	0.05	0.05	µg/g
Carbon Tetrachloride	Minimum Detectable	0.05	0.12	µg/g
Chlorobenzene	Minimum Detectable	0.05	2.7	µg/g
Chloroform	Minimum Detectable	0.05	0.18	µg/g
Dichlorobenzene, 1,2-	Minimum Detectable	0.05	4.3	µg/g
Dichlorobenzene, 1,3-	Minimum Detectable	0.05	6	µg/g
Dichlorobenzene, 1,4-	Minimum Detectable	0.05	0.097	µg/g

Total # of Contaminants 75

Owner Information  
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**Contaminant Concentrations**  
**Contaminants Measured in SOIL**  
**Measured Concentration for Contaminants in Soil**

**Contaminant Concentrations**

**Contaminants Measured in SOIL**

Contaminants Measured in  
 GROUND WATER

Contaminants Measured in  
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Contaminant 31-60*	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Dichlorodifluoromethane	Minimum Detectable	0.05	25	µg/g
Dichloroethane, 1,1-	Minimum Detectable	0.05	11	µg/g
Dichloroethane, 1,2-	Minimum Detectable	0.05	0.05	µg/g
Dichloroethylene, 1,1-	Minimum Detectable	0.05	0.05	µg/g
Dichloroethylene, 1,2-trans-	Minimum Detectable	0.05	0.75	µg/g
Dichloroethylene, 1,2-cis-	Minimum Detectable	0.05	30	µg/g
Dichloropropane, 1,2-	Minimum Detectable	0.05	0.085	µg/g
Dichloropropene, 1,3-	Minimum Detectable	0.042	0.083	µg/g
Ethylene dibromide	Minimum Detectable	0.05	0.05	µg/g
Hexane (n)	Minimum Detectable	0.05	34	µg/g
Methyl Ethyl Ketone	Minimum Detectable	0.50	44	µg/g
Methyl Isobutyl Ketone	Minimum Detectable	0.50	4.3	µg/g
Methyl tert-Butyl Ether (MTBE)	Minimum Detectable	0.05	1.4	µg/g
Methylene Chloride	Minimum Detectable	0.05	0.96	µg/g
Styrene	Minimum Detectable	0.05	2.2	µg/g
Tetrachloroethylene	Minimum Detectable	0.05	2.3	µg/g
Tetrachloroethane, 1,1,1,2-	Minimum Detectable	0.05	0.05	µg/g
Tetrachloroethane, 1,1,2,2-	Minimum Detectable	0.05	0.05	µg/g
Trichloroethane, 1,1,1-	Minimum Detectable	0.05	3.4	µg/g
Trichloroethane, 1,1,2-	Minimum Detectable	0.05	0.05	µg/g
Trichloroethylene	Minimum Detectable	0.05	0.52	µg/g
Trichlorofluoromethane	Minimum Detectable	0.05	5.8	µg/g
Vinyl Chloride	Minimum Detectable	0.020	0.022	µg/g
Benzene	Minimum Detectable	0.020	0.17	µg/g
Ethylbenzene	Minimum Detectable	0.05	15	µg/g
Toluene	Minimum Detectable	0.20	6	µg/g
Xylene Mixture	Minimum Detectable	0.020	25	µg/g
Barium	Measured	79.9	390	µg/g
Beryllium	Measured	1.08	5	µg/g
Boron (total)	Measured	86.4	120	µg/g

Total # of Contaminants 75

Owner Information  
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**Contaminant Concentrations**

**Contaminants Measured in SOIL**

**Measured Concentration for Contaminants in Soil**

**Contaminant Concentrations**

**Contaminants Measured in SOIL**

Contaminants Measured in  
 GROUND WATER

Contaminants Measured in  
 SEDIMENTS

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Contaminant 61-90*	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Cadmium	Minimum Detectable	0.50	1.2	µg/g
Chromium Total	Measured	32.4	160	µg/g
Cobalt	Measured	14.3	22	µg/g
Copper	Measured	29.1	180	µg/g
Lead	Measured	4.7	120	µg/g
Molybdenum	Minimum Detectable	1.0	6.9	µg/g
Nickel	Measured	35.4	130	µg/g
Silver	Minimum Detectable	0.20	25	µg/g
Thallium	Minimum Detectable	0.50	1	µg/g
Uranium	Minimum Detectable	1.0	23	µg/g
Vanadium	Measured	42.9	86	µg/g
Zinc	Measured	62	340	µg/g
Antimony	Minimum Detectable	1.0	7.5	µg/g
Arsenic	Measured	5.5	18	µg/g
Selenium	Minimum Detectable	1.0	2.4	µg/g

Total # of Contaminants 75

Owner Information  
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**Contaminant Concentrations**

**Contaminants Measured in Ground Water**

**Measured Concentration for Contaminants in Ground Water**

**Contaminant Concentrations**

Contaminants Measured in SOIL  
 Contaminants Measured in GROUND WATER  
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Contaminant 1-30 *	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Petroleum Hydrocarbons F1****	Minimum Detectable	25	750	µg/L
Petroleum Hydrocarbons F2	Minimum Detectable	100	150	µg/L
Petroleum Hydrocarbons F3	Minimum Detectable	250	500	µg/L
Petroleum Hydrocarbons F4	Minimum Detectable	250	500	µg/L
Polychlorinated Biphenyls	Minimum Detectable	0.040	15	µg/L
Acenaphthene	Minimum Detectable	0.20	1700	µg/L
Acenaphthylene	Minimum Detectable	0.20	1.8	µg/L
Anthracene	Minimum Detectable	0.20	2.4	µg/L
Benz[a]anthracene	Minimum Detectable	0.20	4.7	µg/L
Benzo[a]pyrene	Minimum Detectable	0.10	0.81	µg/L
Benzo[b]fluoranthene	Minimum Detectable	0.20	0.75	µg/L
Benzo[ghi]perylene	Minimum Detectable	0.20	0.2	µg/L
Benzo[k]fluoranthene	Minimum Detectable	0.20	0.4	µg/L
Chrysene	Minimum Detectable	0.20	1	µg/L
Dibenz[a h]anthracene	Minimum Detectable	0.20	0.52	µg/L
Fluoranthene	Minimum Detectable	0.038	130	µg/L
Fluorene	Minimum Detectable	0.121	400	µg/L
Indeno[1 2 3-cd]pyrene	Minimum Detectable	0.20	0.2	µg/L
Methylnaphthalene, 2-(1-) ***	Minimum Detectable	0.028	1800	µg/L
Naphthalene	Minimum Detectable	0.20	6400	µg/L
Phenanthrene	Measured	1.18	580	µg/L
Pyrene	Measured	0.20	68	µg/L
Acetone	Minimum Detectable	42	130000	µg/L
Bromomethane	Minimum Detectable	0.5	56	µg/L
Carbon Tetrachloride	Minimum Detectable	0.2	8.4	µg/L
Chlorobenzene	Minimum Detectable	0.5	630	µg/L
Chloroform	Minimum Detectable	1.0	22	µg/L
Dichlorobenzene, 1,2-	Minimum Detectable	0.5	9600	µg/L
Dichlorobenzene, 1,3-	Minimum Detectable	0.5	9600	µg/L
Dichlorobenzene, 1,4-	Minimum Detectable	0.5	67	µg/L

Total # of Contaminants 75

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**Contaminant Concentrations**  
**Contaminants Measured in Ground Water**  
**Measured Concentration for Contaminants in Ground Water**

**Contaminant Concentrations**

Contaminants Measured in SOIL  
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Contaminants Measured in SEDIMENTS

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Contaminant 31-60*	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Dichlorodifluoromethane	Minimum Detectable	2.0	4400	µg/L
Dichloroethane, 1,1-	Minimum Detectable	0.5	3100	µg/L
Dichloroethane, 1,2-	Minimum Detectable	0.5	12	µg/L
Dichloroethylene, 1,1-	Minimum Detectable	0.5	17	µg/L
Dichloroethylene, 1,2-trans-	Minimum Detectable	0.5	17	µg/L
Dichloroethylene, 1,2-cis-	Minimum Detectable	0.5	17	µg/L
Dichloropropane, 1,2-	Minimum Detectable	0.5	140	µg/L
Dichloropropene,1,3-	Minimum Detectable	0.3	45	µg/L
Ethylene dibromide	Minimum Detectable	0.20	0.83	µg/L
Hexane (n)	Minimum Detectable	0.5	520	µg/L
Methyl Ethyl Ketone	Minimum Detectable	20	1500000	µg/L
Methyl Isobutyl Ketone	Minimum Detectable	20	580000	µg/L
Methyl tert-Butyl Ether (MTBE)	Minimum Detectable	2.0	1400	µg/L
Methylene Chloride	Minimum Detectable	5.0	5500	µg/L
Styrene	Minimum Detectable	0.5	9100	µg/L
Tetrachloroethylene	Minimum Detectable	0.5	17	µg/L
Tetrachloroethane, 1,1,1,2-	Minimum Detectable	0.5	28	µg/L
Tetrachloroethane, 1,1,2,2-	Minimum Detectable	0.5	15	µg/L
Trichloroethane, 1,1,1-	Minimum Detectable	0.5	6700	µg/L
Trichloroethane, 1,1,2-	Minimum Detectable	0.5	30	µg/L
Trichloroethylene	Minimum Detectable	0.5	17	µg/L
Trichlorofluoromethane	Minimum Detectable	5.0	2500	µg/L
Vinyl Chloride	Minimum Detectable	0.5	1.7	µg/L
Benzene	Minimum Detectable	0.5	430	µg/L
Ethylbenzene	Minimum Detectable	0.5	2300	µg/L
Toluene	Minimum Detectable	0.5	18000	µg/L
Xylene Mixture	Minimum Detectable	0.5	4200	µg/L
Barium	Measured	143	29000	µg/L
Beryllium	Minimum Detectable	0.5	67	µg/L
Boron (total)	Measured	3700	45000	µg/L

Total # of Contaminants 75



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 RSC Property Information  
 Environmental Condition

**Contaminant Concentrations**

**Contaminants Measured in Ground Water**

**Measured Concentration for Contaminants in Ground Water**

**Contaminant Concentrations**

Contaminants Measured in SOIL  
 Contaminants Measured in GROUND WATER  
 Contaminants Measured in SEDIMENTS

ESA Information  
 QP Profile Information  
 Certification Statement  
 Supporting Documents

Contaminant 61-90*	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Cadmium	Minimum Detectable	0.09	2.7	µg/L
Chromium Total	Minimum Detectable	0.5	810	µg/L
Cobalt	Measured	4.09	66	µg/L
Copper	Measured	1.6	87	µg/L
Lead	Minimum Detectable	0.5	25	µg/L
Molybdenum	Measured	17.1	9200	µg/L
Nickel	Measured	7.2	490	µg/L
Silver	Measured	0.068	1.5	µg/L
Thallium	Minimum Detectable	0.060	510	µg/L
Uranium	Measured	6.7	420	µg/L
Vanadium	Measured	0.52	250	µg/L
Zinc	Measured	16.9	1100	µg/L
Antimony	Minimum Detectable	0.5	20000	µg/L
Arsenic	Measured	12.9	1900	µg/L
Selenium	Measured	0.45	63	µg/L

Total # of Contaminants 75

Owner Information

RSC Property Information

Environmental Condition

**Contaminant Concentrations**

Contaminants Measured in SOIL

Contaminants Measured in  
GROUND WATER

**Contaminants Measured in  
SEDIMENTS**

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

**Contaminant Concentrations**

**Contaminants Measured in Sediments**

Has sediment sampling been conducted at the property? \*

Yes

No

Owner Information

RSC Property Information

Environmental Condition

**Contaminant Concentrations**

Contaminants Measured in SOIL

Contaminants Measured in  
GROUND WATER

Contaminants Measured in  
SEDIMENTS

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

**Contaminant Concentrations**

**Laboratory Information**

Laboratory Name \*

ALS Environmental Laboratory

- Owner Information
- RSC Property Information
- Environmental Condition
- Contaminant Concentrations

**ESA Information**

- Phase One ESA Reports**
- Phase Two ESA Reports
- Phase One Reports and Other Documents
- Phase Two Reports and Other Documents

- QP Profile Information
- Certification Statement
- Supporting Documents

**ESA Information**

**ESA Reports**

**Phase One ESA Reports**

The date the last work on the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done.

2013/01/28 \*

Type of Report *	Report Title *	Date of Report*	Author of Report *	Name of Consulting Organization
Phase One ESA	Phase I ESA, Inc	2013/02/06	Paul Rew, P. Eng	Rubicon Environmenl

- Owner Information
- RSC Property Information
- Environmental Condition
- Contaminant Concentrations

**ESA Information**

- Phase One ESA Reports
- Phase Two ESA Reports**
- Phase One Reports and Other Documents
- Phase Two Reports and Other Documents

- QP Profile Information
- Certification Statement
- Supporting Documents

**ESA Information**

**ESA Reports**

**Phase Two ESA Reports**

The date the last work on the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done.

2013/05/06 \*

Type of Report *	Report Title *	Date of Report*	Author of Report *	Name of Consulting Organization
Phase Two ESA	Phase II ESA, In	2013/08/21	Paul Rew, P.Eng	Rubicon Environmenl

- Owner Information
- RSC Property Information
- Environmental Condition
- Contaminant Concentrations

**ESA Information**

- Phase One ESA Reports
- Phase Two ESA Reports
- Phase One Reports and Other Documents**
- Phase Two Reports and Other Documents

- QP Profile Information
- Certification Statement
- Supporting Documents

**ESA Information**

**Reports and Other Documents**

**Phase 1 Reports and Other Documents**

List the Reports/Documents other than the document(s) used as your Phase 1 ESA relied on in certifying the information set out in Section 10 of Schedule A or otherwise used in conducting the Phase 1 ESA

Report Title *	Date of Report*	Author of Report *	Name of Consulting Organization for Report
Phase I ESA, Industrial Property, Formel	2006/01/06	Paul Rew. P.Eng	Rubicon Environmental Inc.
Phase I ESA, Skyline Estates Ltd.	1997/07/25	Peto MacCallum	Peto MacCallum Ltd. Consul

- Owner Information
- RSC Property Information
- Environmental Condition
- Contaminant Concentrations

**ESA Information**

- Phase One ESA Reports
- Phase Two ESA Reports
- Phase One Reports and Other Documents
- Phase Two Reports and Other Documents

- QP Profile Information
- Certification Statement
- Supporting Documents

**ESA Information**

**Reports and Other Documents**

**Phase 2 Reports and Other Documents**

List the Reports/Documents other than the document(s) used as your Phase 2 ESA relied on in making any certifications in the RSC in relation to the Phase 2 ESA or otherwise used in conducting the Phase 2 ESA

Report Title *	Date of Report*	Author of Report *	Name of Consulting Organization for Report
Phase II ESA, Industrial Property, Former	2006/06/15	Paul Rew, P.Eng	Rubicon Environmental Inc.
Phase II ESA, Industrial Property, 3195 E	2005/08/25	Paul Rew, P.Eng	Rubicon Environmental Inc.
MOE Order Rresponse, Commercial / Inc	2005/08/01	Paul Rew, P.Eng	Rubicon Environmental Inc.

- Owner Information
- RSC Property Information
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- ESA Information
- QP Profile Information**
- QP Information
- Certification Statement
- Supporting Documents

**QP Information**

First Name \* Middle Name Last Name \*

Paul Douglas Rew

Which one of the following licences under the Professional Engineers Act do you hold? \* Licence Number \*

Licence 90240946

Which one of the following memberships under the Professional Geoscientists Act do you hold? \*

None

Is the QP Employed? \* Employer Name \*

Yes Rubicon Environmental (2008) Inc.

No

**QP Contact Information**

Phone Number \* Fax Number \* Email \*

(519) 924-0003 (519) 924-0004 paulrew@rubiconenviro.com

**QP Mailing Address Information**

Street Number \* Street Name \* Apt No. / RR No.

60 Toronto Road

City, Town or Village \* Province \* Postal Code \*

Flesherton Ontario N0C 1E0



Owner Information

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ESA Information

QP Profile Information

**Certification Statement**

**QP Certification Statement**

Owner Certification Statement

Supporting Documents

**QP Certification Statement D**

As the qualified person, I certify that: \*

A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

A phase two environmental site assessment of the RSC property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.

As of 2013/05/06, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.

Ground water sampling has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

I have, within the six months immediately before the submission of this record of site condition, given written notice of intention to apply non-potable ground water site condition standards to the clerk of the local municipality in which the property is located and the clerk of any upper-tier municipality in which the property is located.

As of 2013/05/06, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable full depth generic site condition standards prescribed by section 37 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Table 2, Maximum Contaminant Concentrations Compared to Standards Specified in a Risk Assessment.

As of 2013/05/06, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Table 1, Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards.

I am a qualified person and have the qualifications required by section 5 of the regulation.

I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.

I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.

I do not hold and have not held a direct or indirect interest in the RSC property or any property which includes the RSC property and was the subject of a phase one or two environmental site assessment or risk assessment upon which this record of site condition is based

To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2013/05/06.

By signing this RSC, I make no express or implied warranties or guarantees.

I, the qualified person named below, on the date stated below, make all of the stated certifications applicable to the qualified person in this Part of the record of site condition.

Paul Douglas Rew

2013/11/22

Owner Information

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QP Profile Information

**Certification Statement**

[QP Certification Statement](#)

**[Owner Certification Statement](#)**

Supporting Documents

**Owner Certification Statement**

[Click here to download Agent Form](#)

- Owner Information
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- QP Profile Information
- Certification Statement

**Supporting Documents**

**Supporting Documents**

**Supporting Documents**

Please note, only PDF attachments will be accepted with the exception of the Property Specific Standard, which must be an Excel document.

Certificate of Status or equivalent \*

Certificate of Status.pdf

Proof of the owner's authorization \*

Agent Authorization Form.pdf

Lawyer's letter consisting of a legal description of the property \*

Lawyers Letter.pdf

Copy of any deed(s), transfer(s) or other document(s) \*

Title Documents.pdf

A Current plan of Survey \*

Current Survey.pdf

A copy of No Objection Statement from municipality \*

No objection statement from Municipalities.pdf

Area(s) of Potential Environmental Concern \*

Table of Areas of Potential Environmental Concern.pdf

Table of Current and Past Uses of the Phase One Property \*

Table of Current and Past Uses.pdf

Phase 2 Conceptual Site Model \*

Conceptual Site Model.pdf

Owner Certification Statement \*

Agent Form.pdf

As an agent acting on behalf of the owner of the RSC property:

- 1) I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental conditions of the property, in addition to reviewing information in the Registry.
- 2) I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
- 3) I have disclosed all information referred to in paragraph 2 to any qualified person named on this RSC.
- 4) To my knowledge, the statements made in this part of the RSC are true as of November 21, 2013.
- 5) I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

I certify that I have been authorized by the owner of the RSC property to make the statements prescribed by this section on their behalf and that the owner of the RSC property has read and understands the statements being made on their behalf.

Name of the Agent: Paul D. Rew, P. Eng.

Signature: 

Date: November 21, 2013