



Phase I Environmental Site Assessment

752212, 752226 and 752240 Ida Street, Dundalk, Ontario

Flato Developments Inc.

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Revision Record

Revision	Date	Prepared By	Checked By	Authorized By
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Statement of Limitations

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Executive Summary

SLR Consulting (Canada) Ltd. (SLR) was retained by Flato Development Inc. (Flato) to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property that is referred to as the 752212, 752226 and 752240 Ida Street located in Dundalk, Ontario (referred to as the “Site”). The Site is located at the northwest corner of Ida Street and Grey Road 9 (also known as Main Street West). The Site includes three select residential properties along Ida Street. **Figure 1** presents the general Site location. **Figure 2** presents further details related to the Site.

The objective of the Phase I ESA was to identify, to the extent feasible pursuant to the scope of work defined below, areas of potential environmental concern (“APECs”) in connection with the Site and to specifically identify areas of environmental significance either on, or immediately surrounding the Site that may have had an adverse effect on the Site.

SLR understands that this Phase I ESA will assist with the due diligence for financing associated with the property.

This Phase I ESA for the Site was conducted in accordance with the CSA Standard Z768-01 *Phase I Environmental Site Assessment* published November 2001, reaffirmed in 2016.

The scope of work for this Phase I ESA included, where readily available, the following:

- Review of previous environmental investigation reports/correspondence;
- Historical records review;
- Review of historical aerial photographs;
- Review of available municipal, provincial, and federal agency records;
- Site reconnaissance;
- Interviews with personnel familiar with the Site; and
- Preparation of the Phase I ESA report.

The Site has historically been used for residential and agricultural purposes. In 1939, there was one residential property (752212 Ida Street) present on Site, located near the corner of Ida Street and Grey Road 9 and west of this property was woodlot. An additional dense woodlot was present in the far southwest portion of the Site and the remaining portions were agricultural fields. Historical air photograph review showed that the Site remained relatively unchanged until the 1980s as the 1987 aerial photograph showed that a pond was then present to the north of the residential structure. By 2011, additional residential properties (752226 and 752240 Ida Street) are constructed in the northeastern portion of the Site along Ida Street. The surrounding properties historically were similar to the Site and utilized for residential and agricultural purposes, though a cemetery was present southeast of the Site prior to 1939 and currently remains present. By 2011 additional ponds were located on the surrounding properties along Grey Road 9. Approximately 90 m northeast of the Site, a property with several aboveground storage tanks was observed in the 2011 air photograph and multiple aboveground storage tanks were also observed on this property at the time of the site reconnaissance for this Phase I ESA.

Based on the findings of this Phase I ESA investigation, including the site observations and a review of available historical records, SLR identified the presence of the following Potentially Contaminating Activities (PCAs) which contribute to the below APECs at the Site.



APEC	Location of APEC	PCA	Potential Environmental Concern	Contaminants of Potential Concern	Media Potentially Impacted
1	Across the Site	PCA #40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) manufacturing, processing, bulk storage and large-scale applications	Due to the historical use of the Site for agricultural purposes there is potential for pesticide contamination. An investigation of potential on-Site pesticide-related impacts should occur.	Metals, inorganics and pesticides.	Soil
2	752212 Ida Street (Site)	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	Due to the age of the residential dwelling located at 752212 Ida Street, it is likely that an oil storage tank used for heating could be located underground.	Petroleum hydrocarbons (PHCs) and metals	Soil and groundwater
3	Southeast corner of the Site	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	The presence of storage tanks of unknown contents are present approximately 90 m northeast from the Site in an inferred upgradient groundwater flow direction. While the contents of the tanks is unknown, based on the tank construction they appear to be for the storage of fuels (gasoline or diesel). There is potential for a leak or release of petroleum related liquids to the ground and migration onto the Site could occur via the inferred groundwater flow direction.	PHCs and metals	Soil and groundwater

Additionally, the following housekeeping issues were identified at the Site:

- **Stockpiles** – The origin and/or quality of the stockpiled material is unknown.



- **Onsite Wells** – Potential existence of an onsite potable water well to have been associated with the residential properties on Site, which should be decommissioned when no longer required, as per O.Reg.903.
- **Designated Substances** - Due to the age of the current Site structure the presence of asbestos or lead-based paint is possible. A designated substance survey is recommended prior to any building construction or demolition activities.
- **Septic Bed** - Tile bed(s) and septic tank(s) associated with the Site structures have the potential to contain bacterial and nutrient (nitrate, ammonia) related contaminants. All septic systems and associated tile beds (if still present) should be decommissioned at the Site and impacted soils removed during the redevelopment of the Site.

Three APECs related to the current and historical Site activities were identified and are described in the above table. In order to further evaluate the possible subsurface impacts which may exist from these APECs a subsurface investigation (Phase II ESA) would need to be completed at the Site.

SLR understands that prior to development, the housekeeping items will be completed and investigations to determine if subsurface impacts related to the above noted APECs will be undertaken and addressed by Flato.



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Appendix A Phase I ESA Supporting Documents

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1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR) was retained by Flato Development Inc. (Flato) to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property that is referred to as the 752212, 752226 and 752240 Ida Street located in Dundalk, Ontario (referred to as the “Site”). The Site is located at the northwest corner of Ida Street and Grey Road 9 (also know as Main Street West). The Site includes three select residential properties along Ida Street.

Figure 1 presents the general Site location. **Figure 2** presents further details related to the Site.

The objective of the Phase I ESA was to identify, to the extent feasible pursuant to the scope of work defined below, areas of potential environmental concern (“APECs”) in connection with the Site and to specifically identify areas of environmental significance either on, or immediately surrounding the Site that may have had an adverse effect on the Site.

SLR understands that this Phase I ESA will assist with the due diligence to support redevelopment of the property.

1.1 Scope of Investigation

This Phase I ESA was conducted in accordance with the Canadian Standards Association (CSA) Standard Z768-01 *Phase I Environmental Site Assessment* published November 2001, reaffirmed in 2016. This Phase I ESA was also performed in general accordance with Ontario Regulation 153/04 (O.Reg.153/04) of the Environmental Protection Act, as amended. However, this Phase I ESA was not completed in support of a Record of Site Condition (RSC) and as a result does not follow the reporting structure specified within O.Reg.153/04.

The purpose of the Phase I ESA was to identify and document the current and historical environmental conditions of the Site, and the potential presence of substances which could indicate an existing, past, or potential adverse impact to the air, soil, groundwater, or surface water as a result of operations on the Site and adjacent surrounding properties, and which indicate further investigations may be necessary.

The scope of work for this Phase I ESA included, where readily available the following:

- Review of previous environmental investigation reports/correspondence;
- Historical records review;
- Review of historical aerial photographs;
- Review of available municipal, provincial, and federal agency records;
- Site reconnaissance;
- Interviews with personnel familiar with the Site; and
- Preparation of the Phase I ESA report.

The conclusions presented in this report are professional opinions based on data described herein, subject to the Statement of Limitations.

1.2 Property Information

The Site includes three residential properties and associated rural lands each with road access from Ida Street. The municipal addresses include 752212 Ida Street (located on the corner of Ida Street and Grey 9), 752226 Ida Street and 752240 Ida Street which is the largest property



(located to the north). Subsequent to the Phase I Site Visit in 2022, two additional properties were purchased, including the southeast corner of the site and directly to the west of Maple Grove cemetery. These parcels of land have not been photographed or assessed. The Site is predominately an open field used for agricultural purposes with a woodlot located in the far southwestern portion. A pond is located west of 752226 Ida Street and the unnamed stream continues to flow towards the southeast. A second unnamed stream runs approximately through the centre of the Site extending to the southeast. The Site is approximately 24.7 hectares (approximately 61.1 acres). The Site location, surrounding land use, and site plan are shown in **Figures 1 and 2**, and site photographs follow the text in **Appendix B**.

The Site is described as follows:

Municipal Addresses/PINs:	<ul style="list-style-type: none"> - 752212 Ida Street/37316-0073 (on the corner of Ida Street and Grey Road 9) - 75226 Ida Street/37316-0072 (middle parcel) - 752240 Ida Street/37316-0083 (largest parcel)
Legal Description:	<ul style="list-style-type: none"> - Part Lot 230 Concession 3 SWTSR PROTON Part 2 Plan 17R2073; Southgate - Part Lot 230 Concession 3 SWTSR PROTON Part 1 Plan 17R2073; Southgate - Part Lot 229 Concession 3 SWTSR PROTON Part 1 Plan R547329; Southgate
Owners:	<ul style="list-style-type: none"> - Flato North Village Dundalk Inc. - Hector Gustave & Elke Casanova - Tammy Lee & Donald Neil Cunnington

1.3 Surrounding Properties

The Phase I ESA study area included properties within a 250 metre (m) radius of the Site. A 250 m radius has been determined to be a sufficient study area for use in this Phase I ESA as the assessment did not identify properties with known environmental impact or large industrial properties with a high potential to impact the Site from a distance greater than 250 m.

The adjacent properties surrounding the Site at the time of the Site visit are described below:

North – Rural residential properties, Dillman Sanitation, followed by more residential properties.

East – Residential properties (752230 and 752234 Ida Street), followed by Ida Street, and additional residential properties.

South – Maple Grove Cemetery followed by Grey Road 9/Main Street West, the Dundalk Wesleyan Church, residential and rural residential properties.

West – Agricultural fields/open fields, and additional rural residential properties.

The Site location and surrounding land use are shown on **Figure 1**.

1.4 Report Organization

This Phase I ESA has been organized into seven sections, following this introduction, as provided below:

- Section 2.0 Records Review
- Section 3.0 Interviews



- Section 4.0 Site Reconnaissance
- Section 5.0 Review and Evaluation of Information
- Section 6.0 Conclusions and Recommendations
- Section 7.0 Closure
- Section 8.0 References

The report drawings, supporting documentation and site photographs follow the text and have been appended to the report in **Appendices A and B**.

2.0 Records Review

A historical records review was completed for the Site, which included a request for and/or review of the following records:

- Available aerial photography of the Site and surrounding area;
- Available city directories and fire insurance plans (FIPs);
- Available environmental and historical reports pertaining to the Site;
- Available previous Environmental Reports; and
- Regulatory reviews of the following:
 - Environmental Risk Information Services Ltd. (ERIS) Report; and,
 - Technical Standards and Safety Authority (TSSA).

The findings of the records review are presented in the following sections and included in **Appendix A** (Phase I ESA Supporting Documentation).

2.1 Physical Setting

2.1.1 Topography, Geology and Hydrogeology

2.1.1.1 Regional & Site Topography

The Site is located in the physiographic region of the Dundalk Till Plain. Two physiographic landforms can be observed on the Site. The main portion of the Site consists of Drumlinized Till Plains and the central portion of the Site is located in a Drumlin landform. The Site consists of three residential properties, with open fields with a wooded area covering the southwestern portion of the Site. The topography is relatively flat, though the Site is approximately 1 m lower in elevation than the adjacent Grey Road 9 near the corner and increases to approximately 3 m as you continue southwest. The supporting documentation is provided in **Appendix A**.

2.1.1.2 Regional Geology

Regional surficial and bedrock geology information was obtained from the ERIS report which was sourced from the Ontario Geological Survey (OGS). The OGS mapping indicates that two types of surficial geology may be present at the Site. The southwestern portion of the Site is more likely to include glaciofluvial sandy deposits, mainly river deposits and delta topset facies. This surficial geology may also be observed in the northeastern portion of the Site. The



remaining areas of the Site include mostly a stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain. The surficial geology thickness is anticipated to be approximately 30 meters.

The regional bedrock geology, as indicated by the OGS, is of the Guelph Formation; from the Lower Silurian period characterized by sandstone, shale, dolostone and siltstone.

2.1.1.3 Regional Hydrogeology

There is a small pond south of 752226 Ida Street with a stream that extends southeast from the pond. An additional unnamed stream originates in the central portion of the Site and flows southeast off of the Site. The regional hydrogeology is assumed to follow the same flow path as surrounding streams, and flow towards the south of the Site and eventually into the Grand River.

Groundwater flow at the Site may differ from the regional scale because of the presence of buried utilities, subsurface infrastructure, storm sewers, and potential anthropogenic fill.

2.1.2 Fill Materials

Stockpiles of soil are located in the central portion of the Site (south end of 180199 Ida Street, Maple Grove Cemetery). The origin and/or quality of the material is unknown.

2.1.3 Water Bodies and Areas of Natural Significance

A pond with an associated stream is located southwest of 752226 Ida Street and a second unnamed stream is located in the central portion of the Site. Both streams flow southeast and eventually discharge into the Grand River flowing south approximately 3.5 km from the Site.

According to the Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Areas interactive mapping system (<https://www.ontario.ca/page/make-natural-heritage-area-map>), there are no areas of natural significance within 300 m of the Site. The Site does consist of a woodland and wetland area in the southern portion of the Site.

2.2 Previous Environmental Reports

No previous reports were provided to SLR for review as part of this Phase I ESA.

2.3 Aerial Photographs

SLR reviewed aerial photographs of the Site and surrounding properties. Aerial images for 1939, 1954, 1969, 1976, 1987, and 1995 were obtained from the ERIS database search. Satellite photos for 2011 and 2019 were reviewed from Google Earth software. A summary of the aerial photography and satellite image review is provided below in **Table 2-1**.

Table 2-1: Summary of Aerial Photographs

Year	Subject Property	Adjacent Properties
1939	A residential dwelling with a large barn (to the north) is located near the corner of the current locations of Ida Street and Grey Road 9. To the northwest of the residence is a woodland area with agricultural fields occupying the majority of the Site. The southwestern edge of the Site consists of a dense woodlot. A potential cemetery is	To the east and west of the Site, the land is primarily used for agricultural purposes. Across Ida Street, to the north, approximately three residential properties are located with agricultural land located beyond them. To the south of the Site, the woodland area that is observed in the southwest portion of the Site continues.



Year	Subject Property	Adjacent Properties
	present in the current location of the Maple Grove Cemetery, though due to the shading and resolution of the aerial photograph, observations are limited.	
1954	The Site appears similar to what was observed in the 1939 aerial photograph.	The surrounding properties appear similar to what was observed in the 1939 aerial photograph.
1969	The Site appears similar to what was observed in the 1954 aerial photograph.	Additional residential properties have been constructed north of the Site across Ida Street and east of the Site off Grey Road 9. Construction of Highpoint Community School has occurred to the east of the Site. The remaining surrounding properties appear similar to what was observed in the 1954 aerial photograph.
1976	The Site appears similar to what was observed in the 1969 aerial photograph.	The surrounding properties appear similar to what was observed in the 1969 aerial photograph.
1987	A pond similar in shape and size to the current pond located west of 752226 Ida Street is present. The remaining portions of the Site appear similar to what was observed in the 1976 aerial photograph.	Additional residential properties have been constructed north of the Site across Ida St and east of the Site off of Grey Road 9. The remaining surrounding properties appear similar to what was observed in the 1976 aerial photograph.
1995	The Site appears similar to what was observed in the 1987 aerial photograph.	Residential properties have continued to be constructed off of Ida Street and Grey Road 9 as mentioned in the 1987 aerial photograph. A building south of Grey Road 9 at the corner of Ida Street is present, similar in shape and size to the current Dundalk Wesleyan Church. The remaining surrounding properties appear similar to what was observed in the 1987 aerial photograph.
2011	The buildings associated with the three residential properties are present and appear to be similar to the current structures. Disturbed soil is present at the south end of the property at 180199 Ida Street. The remainder of the Site appears similar to what was observed in the 1995 aerial photograph.	The surrounding properties have seen further residential development to the north and east of the Site. Small ponds are now observed on select properties off Grey Road 9 to the east of the Site. Approximately 90 m northeast of the Site, an open property with what appear to be several tanks in a 'U' shape are visible. The remaining surrounding properties appear similar to what was observed in the 1995 aerial photograph.
2019	The Site appears similar to what was observed in the 2011 satellite image.	The surrounding properties appear similar to what was observed in the 1995 aerial photograph, though the number of suspected tanks has decreased to the northeast of the Site.



The Site has historically been used for residential and agricultural purposes. In 1939, there was one residential property present on Site, located near the corner of Ida Street and Grey Road 9 and west of this property was woodlot. An additional dense woodlot was present in the far southwest portion of the Site and the remaining portions were agricultural fields. Historical air photograph review showed that the Site remained relatively unchanged until the 1980s, though a cemetery was present southeast of the Site prior to 1939 and currently remains present. The 1987 aerial photograph showed that a pond was then present to the north of the residential structure. By 2011, additional residential properties (752226 and 752240 Ida Street) are constructed in the northeastern portion of the Site along Ida Street. The surrounding properties historically were similar to the Site and utilized for residential and agricultural purposes. By 2011 additional ponds were located on the surrounding properties along Grey Road 9. Approximately 90 m northeast of the Site, a property with several aboveground storage tanks was observed in the 2011 air photograph and multiple aboveground storage tanks were also observed on this property at the time of the site reconnaissance for this Phase I ESA.

2.4 Technical Standards and Safety Authority

A request for a TSSA database search of available records relating to fuel storage and associated spills was made by SLR for 752212, 752216, 752226, 752230, 752234 and 752240 Ida Street and 351 and 381 Main Street West. A response was received on February 4, 2022 from the TSSA indicating no records were available.

Based on SLR's observations during the Site reconnaissance, a suspected underground storage tank (UST) for heating oil is present on Site (752212 Ida Street) and two off Site properties had indications of potential tanks containing liquid fuels to be present. The off Site properties include 752230 Ida Street as well as a property located approximately 90 m northeast of the Site along Grey Road 9. The specific observations are presented in **Sections 4.2.1 and 4.2.2**.

2.5 City Directories

Available city directories were requested from ERIS to assist in determining the historical development of the property and to identify potentially contaminating activities at the site or on surrounding properties. Note that due to office closures during the COVID-19 pandemic, listings for the site and surrounding properties were not accessible at the time of the request.

2.6 Fire Insurance Plans and Insurance Report

SLR requested ERIS complete a FIP search for the Site. ERIS indicated that FIPs were not available for the Site or within the study area. The aerial photographs provided coverage of the Site and surrounding areas back to 1939 as discussed in **Section 2.3**.

2.7 ERIS Database Review

SLR contacted ERIS to conduct a search of various sources of environmental information, including information provided by Federal and Provincial government departments and various other databases related to industrial use and hazardous material handling. The search radius was 300 m from the Site boundary. Records associated with the Site have been separated out and the records associated with the adjacent properties are considered to be off-Site for the purposes of this report.



Table 2-2: Results of Environmental Database Search

Database and Description		Site	Within 300 m	Total
ANDR	Anderson’s Waste Disposal Sites	0	1	1
CA	Certificates of Approval	0	1	1
EHS	ERIS Historical Searches	4	2	6
GEN	Ontario Regulation 347 Waste Generators Summary	0	14	14
NCPL	Non-Compliance Reports	0	1	1
PINC	Pipeline Incidents	0	1	1
SPL	Ontario Spills	0	1	1
WDSH	Waste Disposal Sites – MOE 1991 Historical Approval Inventory	0	1	1
WWIS	Water Well Information System	1	19	20
Total		5	41	46

SLR reviewed the records in the ERIS report. A total of 46 records were identified by the ERIS search. Five of these records were identified for the Site and 41 records were associated with properties within the 300 m radius of the Site.

A copy of the complete ERIS search results is provided in **Appendix A**.

2.7.1 Site

The ERIS search identified a total of five records associated with the Site. The records are summarized below:

EHS – ERIS Historical Searches – 4 Records

This database returns four ERIS Historical Searches records located on the Site. All four of the records are identified as the information below:

- 752212 Ida Street, Township of Southgate, Ontario, Order No 20200813250, custom report requested August 18, 2020.

The above records are not considered to be of environmental concern to the Site.

WWIS – Water Well Information System – 1 Record

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. One well was identified to be associated with the Site. This well was installed in October 2005 at a depth of 48.78 metres within bedrock (limestone) for water supply.

A copy of the above well record obtained from the Ontario Water Well website (<https://www.ontario.ca/page/map-well-records>) and are included in **Appendix A**.

Based on the age of the residential buildings at 752212 Ida Street, previous potable water well(s) are anticipated to be or have been present at the property for domestic potable water.



2.7.2 Surrounding Area

The ERIS search identified 41 records to be within 300 m of the Site. The records are summarized below:

ANDR – Anderson’s Waste Disposal Sites – 1 Record

The database returned one record for a waste disposal site located 252 m east of the Site. The disposal site is identified as the Dundalk Dump (Proton Con 3 SWTSR Lot 232 pt) located 500 m south of Dundalk and 250 south of County Rd 9. The landfill is an active sanitary landfill that accepts 100% of other wastes.

Based on the distance and inferred groundwater flow direction to be southeast, the record is not considered to be of environmental concern to the Site.

CA – Certificates of Approval – 1 Record

The database returned one record for a certificate of approval. The certificate number is 7-1995-89 and the approval type is for municipal water and was issued on January 3rd, 1990. The record is located approximately 185 m north northeast of the Site.

Based on the record description the record is not considered to be of environmental concern to the Site.

EHS – ERIS Historical Searches – 2 Records

The database returned two records for ERIS Historical Searches. The first record includes a standard express report dated December 3rd, 2021, containing fire insurance maps and/or site plans located 265 m east of the Site at 50 Hanbury Street, Dundalk, Ontario. The second record includes a standard report dated February 11th, 2014. The record is located approximately 285 m east of the Site at 50 Hanbury Street, Dundalk, Ontario.

The above records are not considered to be of environmental concern to the Site.

GEN – Ontario regulation 347 Waste Generators Summary – 14 Records

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

- **Bluewater District School Board** (351 Main Street West located approximately 195 m east northeast of the Site)
 - Generator No. ON9477148 for Elementary and Secondary school approved for organic laboratory chemicals in 2015 and 2016.
- **1658045 Ontario Inc.** (180130 Grey Road 9 located approximately 235 m south southwest of the Site)
 - Generator No. ON7813339 for general freight trucking and long-distance truck loads approved for oil skimmings & sludges in 2014, 2015, and 2016, and approved for waste oils/sludges as of December 2018, and October 2019.
 - Generator No. ON7596880 for general freight trucking, long distance truck loads, and all other automotive repair and maintenance approved for waste oils & lubricants in 2010.



- **Corporation of the Township of Southgate** (752178 Ida Street located approximately 265 m east of the Site)
 - Generator No. ON2114053 for waste collection for light fuels, organic and inorganic laboratory chemicals, alkaline wastes, waste oils & lubricants, aliphatic solvents, waste compressed gases, acid waste, other specified inorganics, transfer station oil wastes, PCBs, paint/pigment/coating residues, chemical fertilizer wastes, halogenated pesticides, and pathological wastes in 2014, 2015, 2016, 2018, 2020, and 2021. Also approved for waste compressed gases including cylinders as of 2018.

Based on the distance (greater than 195 m) the above records are not considered to be of environmental concern to the Site.

NCPL – Non-Compliance Reports – 1 Record

The database returned one record for a non-compliance report to the Corporation of the Township of Southgate at 752051 Ida Street, Dundalk, ON located approximately 275 m east of the Site. The non-compliance occurred at the Dundalk Sewage Treatment Works Site in 2019 when carbonaceous biochemical oxygen demand, phosphorus totals, and suspended solids totals were in non-compliances with the approved permit.

Based on the distance and inferred groundwater flow direction to be southeast, the record is not considered to be of environmental concern to the Site.

PINC – Pipeline Incident – 1 Record

The database returned one record of a pipeline incident at 571 Ida Street, Southgate, ON located approximately 150 m north northeast of the Site. The Incident No. 820778 occurred on June 5, 2012, when a pipeline carrying natural gas was damaged. The incident occurred due to no notification of work made to the one call center.

Based on the nature of the record (methane) the above records are not considered to be of environmental concern to the Site.

SPL – Ontario Spills – 1 Record

The Ontario Spills database identifies location, date, type and quantity of contaminant of spills reported to the Ontario Spills Action Centre. This database contains information regarding one record of spill, though on further review of the record, the incident summary was listed as “Waste Management System Inspection”. No quantity or additional information was provided related to a spill. The inspection was completed on May 9, 2019, at 752260 Ida Street at the Dillman Sanitation Limited facility which is located approximately 140 m north northeast of the Site.

WDSH – Waste Disposal Site – MOE 1991 Historical Approval Inventory – 1 Record

The database returned one record of a waste disposal site at PT 232 3 SWTSR Proton, ON located approximately 245 m east of the Site. The waste disposal site is an active site of A3 – Potential Human Impact from Urban Municipal/Domestic Waste classification.

Based on the distance and inferred groundwater flow direction to be southeast the above records are not considered to be of environmental concern to the Site.

WWIS – Water Well Information System – 9 Records

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903.



- Well ID: 2509298, depth 74.37 m, August 29, 1987
- Well ID: 2512662, depth 36.88 m, September 22, 1994
- Well ID: 2506846, depth 51.82 m, March 24, 1979
- Well ID: 2508036, depth 42.67 m, November 21, 1983
- Well ID: 2508359, depth 44.16 m, August 6, 1984
- Well ID: 2509474, depth 52.73 m, July 12, 1988
- Well ID: 2514390, depth 37.19 m, August 22, 2000
- Well ID: 2503762, depth 37.80 m, May 12, 1972
- Well ID: 2500875, depth 112.47 m, April 1, 1953
- Well ID: 7333654, depth unnoted, May 16, 2019
- Well ID: 2516266, depth 5.49 m, October 23, 2004
- Well ID: 7224832, depth 6.10 m, June 26, 2014
- Well ID: 2500899, depth 18.29 m, January 14, 1967
- Well ID: 2515539, depth 35.66 m, June 9, 2003
- Well ID: 2504542, depth 28.04 m, March 6, 1974
- Well ID: 7119170, depth 35.36 m, October 28, 2008
- Well ID: 2506130, depth 32.00 m, July 7, 1977
- Well ID: 2513888, depth 25.91 m, May 31, 1999
- Well ID: 2506106, depth 71.32 m, June 28, 1977

A copy of the above nineteen well records obtained from the Ontario Water Well website (<https://www.ontario.ca/page/map-well-records>) are included in **Appendix A**.

Municipal water services currently exist along Grey Road 9 and Ida Street, though, it is anticipated that potable water may still be utilized for domestic purposes in the surrounding areas.

3.0 Interviews

An interview was not completed as part of this Phase I ESA as no prior owner of the property was available.

4.0 Site Reconnaissance

4.1 General Requirements

The Site reconnaissance included a viewing of the property from publicly accessible areas along Ida Street and Grey Road 9, to assess the current site conditions and identify current land uses, which may have or may cause actual and/or potential environmental impacts to the property. Adjoining and neighbouring properties were also observed from publicly accessible locations.

The Site reconnaissance was completed on January 28 and February 4, 2022. Weather conditions during the visits were sunny, with an ambient air temperature of approximately -20 degrees Celsius (°C). The Site was fully snow covered which limited access and visibility of the Site conditions.

Selected site photographs are provided following the report as **Appendix B**.

4.2 Specific Observations

Overall, the Site is approximately 24.7 hectares (approximately 61.1 acres). The Site is located adjacent to agricultural fields to the east and west and south of Ida Street. There are three



residential properties associated with the Site with the municipal addresses of 752212, 752226 and 752240 Ida Street.

Specific information for each Site address is provided below:

752212 Ida Street

A two storey brick residential home is located on the northwest corner of Ida Street and Grey Road 9 which has been present prior to 1939 as per the aerial photographs. The property has an area of 2.12 ha (5.22 acres). A driveway extending from Ida Street to the associated garage is present. The residential building appears to have had a few minor extensions and is in good condition. Two pipes were visible on the front of the house indicating the potential for a heating oil UST to be (or have been) present. To the northwest of the residence is a large wooden barn, which is in poor repair. The area around the residence is generally open fields with occasional deciduous trees present. It does not appear to be currently used for agricultural purposes. Due to the snow cover, a septic tank and/or well were not observed, though there is potential for both to be present at the residence.

There is an elevation difference along Grey Road 9, with the Site being 1 m to 3 m lower than the adjacent street. It is suspected that storm water ditches may be present, though were not observed due to snow covered conditions.

Five suspected monitoring wells were observed at the Site which were completed as part of a previous hydrogeological assessment. One well was located north of the garage, east of the barn and the remaining four wells were located west of the residential buildings. It is noted that two monitoring wells were grouped together near Grey Road 9.

The Site observations are provided on **Figure 2** and selected photographs are included in **Appendix B**.

752226 Ida Street

A two storey rectangular brick residence is present north of 752212 Ida Street. An asphalt driveway extends from Ida Street to the residence and attached garage. The property has an area of 1.9 ha (4.68 acres). As per the aerial photographs, the building was constructed between 1985 and 2011. Based on the Site observations, the residence is not suspected to use heating oil. Due to the snow cover, a septic tank and/or well were not observed, though there is potential for both to be present at the residence. A pond was not observed during the Site visit, though based on aerial photographs, there is a pond located west of the residence.

The Site observations are provided on **Figure 2** and selected photographs are included in **Appendix B**.

752240 Ida Street

A two storey brick residence with attached garage and detached barn/out building are associated with 752240 Ida Street. The property has an area of 20.7 ha (51.2 acres). The 752240 Ida Street residence does not front onto Ida Street and is located approximately 110 metres west accessible via a driveway between 752234 and 752242 Ida Street. The asphalt driveway extends from Ida Street to the residence and attached garage. As per the aerial photographs, the building was constructed between 1985 and 2011. The use of heating oil was not suspected during the Site visit as a gas meter was observed to be present near the southeast corner of the house. A septic tank is suspected to be associated with the residence, though was not visible due to the snow cover. Additionally, a water well record was identified in the ERIS search, though the location could not be confirmed due to the snow cover.



West of the residence is a large agricultural field extending to a dense woodlot. The woodlot occupies approximately 225 m of the western portion of the property.

The Site observations are provided on **Figure 2** and selected photographs are included in **Appendix B**.

4.2.1 Aboveground Storage Tanks (ASTs)

No ASTs were observed on the Site during the Site reconnaissance, though observations were limited due to snow cover.

Adjacent to the Site, approximately 90 m northeast, several storage tanks were observed on a property located between 351 and 381 Main Street West. It is estimated that over 10 tanks were present. The tanks were painted yellow and of various sizes estimated to range between 680 litres (150 gallons) and 9092 litres (2000 gallons) in volume. The tanks had some exterior corrosion, though were in good condition. The tanks are similar to liquid fuel tanks for gasoline and/or diesel liquids though the contents of these tanks is unknown/unconfirmed.

4.2.2 Underground Storage Tanks (USTs)

Two exterior pipes were visible on the front of 752212 Ida Street which are consistent with a heating oil UST. It is unknown whether oil is currently used to heat the home, though a natural gas meter was not observed.

No other USTs were reported or observed on the Site during the Site reconnaissance.

During the Site visit, 752234 Ida Street (located north of 752226 Ida Street) was observed to have a "Shell" fuel dispenser present at the rear of the house, adjacent to the detached garage. This property was observed from publicly accessed locations. SLR included this address in the TSSA search which TSSA indicated no records to be available for. It is unknown if the dispenser has been used at the property, though additional dispensers were observed near the front of the property and used for decorative purposes. Based on this, the former fuel dispenser is anticipated to be for decorative purposes as an antique.

4.2.3 Other Underground Structures

No underground structures were observed at the Site during the Site reconnaissance.

4.2.4 Chemical Storage Areas

No other chemical storage areas were observed at the Site during the Site reconnaissance.

4.2.5 Hazardous Waste

No hazardous wastes were observed as part of the Site reconnaissance.

4.2.6 Solid (Non-Hazardous) Waste

No solid (non-hazardous) waste was observed as part of the Site reconnaissance.

4.2.7 Water, Wastewater, and Storm Water

The Site buildings (residential dwellings) are suspected to have been or are currently receiving potable water from private wells. SLR notes, that a well record was identified for 752240 Ida Street, though site observations were limited due to snow cover.



Septic beds are also suspected to have been associated with the three residential properties located on Site.

No water or wastewater services were observed as part of the Site reconnaissance. Stormwater is anticipated to enter the Site from the north and continue south, southeast, following the local topography.

4.2.8 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed onsite during the Site reconnaissance due to the snow cover, though based on the aerial photographs, a pond is anticipated to be present west of 752226 Ida Street

4.2.9 Air Emissions

No equipment requiring air certificates was observed during the Site reconnaissance.

4.2.10 Pesticides

The use of pesticides is anticipated to have occurred at the Site, based on the historical agricultural use of the Site.

4.2.11 Designated Substances

Access to the interior of the residential dwellings was not provided during the Site reconnaissance, though based on the age of the building, designated substances may be present. The residential dwelling exteriors were brick and appeared to be in good condition.

4.2.12 Dry Cleaning Operations

Dry cleaning operations are not conducted on-site.

4.2.13 Garages and Services Stations

No service stations were observed at the Site, though it is anticipated that some farm equipment usage occurs and/or occurred on the Site.

Stockpiles were observed in the Site Reconnaissance in January 2022 at the newly purchased property adjacent to the Maple Grove Cemetery, however, SLR staff could not get close enough to determine the contents of the stockpiles.

4.3 Observations of Adjacent Properties

The Site reconnaissance included observing the neighbouring properties from the publicly accessible locations to confirm the current conditions and identify current land uses, which may have or may cause actual and/or potential environmental impacts to the Site. The following observations were noted:

- Surrounding areas are generally residential or agricultural which were set back from the road, limiting specific observations;
- Two residential dwellings are located between 752226 Ida Street and 752240 Ida Street which were constructed between 1995 and 2011 based on the historical images;
- 752230 Ida Street was observed to have a potential fuel pump dispenser. It is unknown if the dispenser has been used at the property, though additional dispensers were



observed near the front of the property and used for decorative purposes. Based on this, the former fuel dispenser is anticipated to be for decorative purposes as an antique;

- Dillman Sanitation Ltd. is located approximately 140 m north of the Site and operates a septic removal service;
- Located southwest of the Site is the Maple Grove Cemetery with an approximate area of approximately 2.3 hectares (5.68 acres) which has been present since at least 1939 as per aerial photographs; and,
- Approximately 90 metres northeast of the Site is a property with over 10 ASTs present. As discussed in **Section 4.2.2**, the contents of the tanks are unknown.

5.0 Review and Evaluation of Information

5.1 Potentially Contaminating Activities

Based on the findings of this Phase I ESA investigation, including the site observations, a review of available historical records, and interviews, SLR identified the presence of the following Potentially Contaminating Activities (PCAs) which may contribute to an APEC at the Site.

Table 5-1 : Potentially Contaminating Activities

PCA #	Location	Description	PCA Categories as per O.Reg.153/04
1	Across the Site	The historical use of the Site for agricultural purposes (since at least 1939); potential for pesticide contamination.	PCA #40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) manufacturing, processing, bulk storage and large-scale applications
2	752212 Ida Street (Site)	Due to the age of the residential dwelling located at 752212 Ida Street, it is likely that an oil storage tank used for heating could be located underground as exterior vent and fill pipes were visible at the front of the house.	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks
3	Adjacent East and West of the Site	The adjacent properties to the east and west have been historically used for agricultural purposes since at least 1939. However, neither of these adjacent properties drain onto the Site.	PCA #40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) manufacturing, processing, bulk storage and large-scale applications
4	90 m Northeast of the Site	A parcel of land with an unassigned municipal address was observed to have over ten storage tanks. The tanks are similar to fuel or diesel ASTs, though the tank contents are unknown.	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks

The identified PCAs are presented on **Figure 3**.



5.2 Area of Potential Environmental Concern

The above PCAs are also considered to contribute to an APEC at the Site. The information is presented in **Table 5-2** below:

Table 5-2: Areas of Potential Environmental Concern

APEC	Location of APEC	PCA	Potential Environmental Concern	Contaminants of Potential Concern	Media Potentially Impacted
1	Across the Site	PCA #40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) manufacturing, processing, bulk storage and large-scale applications	Due to the historical use of the Site for agricultural purposes there is potential for pesticide contamination. An investigation of potential on-Site pesticide-related impacts should occur.	Metals, inorganics and pesticides.	Soil
2	752212 Ida Street (Site)	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	Due to the age of the residential dwelling located at 752212 Ida Street, it is likely that an oil storage tank used for heating could be located underground.	Petroleum hydrocarbons (PHCs) and metals	Soil and groundwater
3	Southeast corner of the Site	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	The presence of storage tanks of unknown contents are present approximately 90 m northeast from the Site in an inferred upgradient groundwater flow direction. While the contents of the tanks is unknown, based on the tank construction they appear to be for the storage of fuels (gasoline or	PHCs and metals	Soil and groundwater



APEC	Location of APEC	PCA	Potential Environmental Concern	Contaminants of Potential Concern	Media Potentially Impacted
			diesel). There is potential for a leak or release of petroleum related liquids to the ground and migration onto the Site could occur via the inferred groundwater flow direction.		

The APECs are shown on **Figure 4**.

5.3 Housekeeping Issues

The following housekeeping issues were identified at the Site:

- **Stockpiles** – The origin and/or quality of the stockpiled material is unknown.
- **Onsite Wells** – Potential existence of onsite potable water well(s) to have been associated with the residential properties on Site, which should be decommissioned when no longer required, as per O.Reg.903.
- **Designated Substances** - Due to the age of the current Site structures the presence of asbestos or lead-based paint is possible. A designated substance survey is recommended prior to any building construction or demolition activities.
- **Septic Bed** - Tile bed(s) and septic tank(s) associated with the Site structures may be present and have the potential to contain bacterial and nutrient (nitrate, ammonia) related contaminants. All septic systems and associated tile beds (if still present) should be decommissioned at the Site and impacted soils removed during the redevelopment of the Site.

6.0 Conclusions and Recommendations

The Phase I ESA for the Site referred to as 752212, 752226 and 752240 Ida Street within Dundalk, Ontario was conducted in accordance with the CSA Standard Z768-01 *Phase I Environmental Site Assessment* published November 2001, reaffirmed in 2016.

Three APECs related to the current and historical Site activities were identified and are described in **Section 5.2** above. In order to further evaluate the possible subsurface impacts which may exist from these APECs a subsurface investigation (Phase II ESA) would need to be completed at the Site.

SLR understands that prior to development, the housekeeping items will be completed and investigations to determine if subsurface impacts related to the above noted APECs will be undertaken and addressed by Flato.



7.0 Closure

We trust that this report satisfies your requirements at this time.

Sincerely,

SLR Consulting (Canada) Ltd.

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8.0 References

Canadian Standards Association, November 2001. Phase I Environmental Site Assessment, Z768-01, reaffirmed in 2016.

Environmental Protection Act, R.S.O. 1990, and associated regulations.

ERIS database report 22012000245, dated January 2022.

Google Earth application: <http://www.google.com/earth/>

Toporama | Natural Resources Canada: [Toporama | Natural Resources Canada \(atlas.gc.ca\)](https://atlas.gc.ca)





Figures

Phase I Environmental Site Assessment

752212, 752226 and 752240 Ida Street, Dundalk, Ontario

Flato Developments Inc.

SLR Project No.: 209.030125.00001

May 22, 2024



Appendix A Phase I ESA Supporting Documents

Phase I Environmental Site Assessment

752212, 752226 and 752240 Ida Street, Dundalk, Ontario

Flato Developments Inc.

SLR Project No.: 209.030125.00001

May 22, 2024



Appendix B Site Photographs

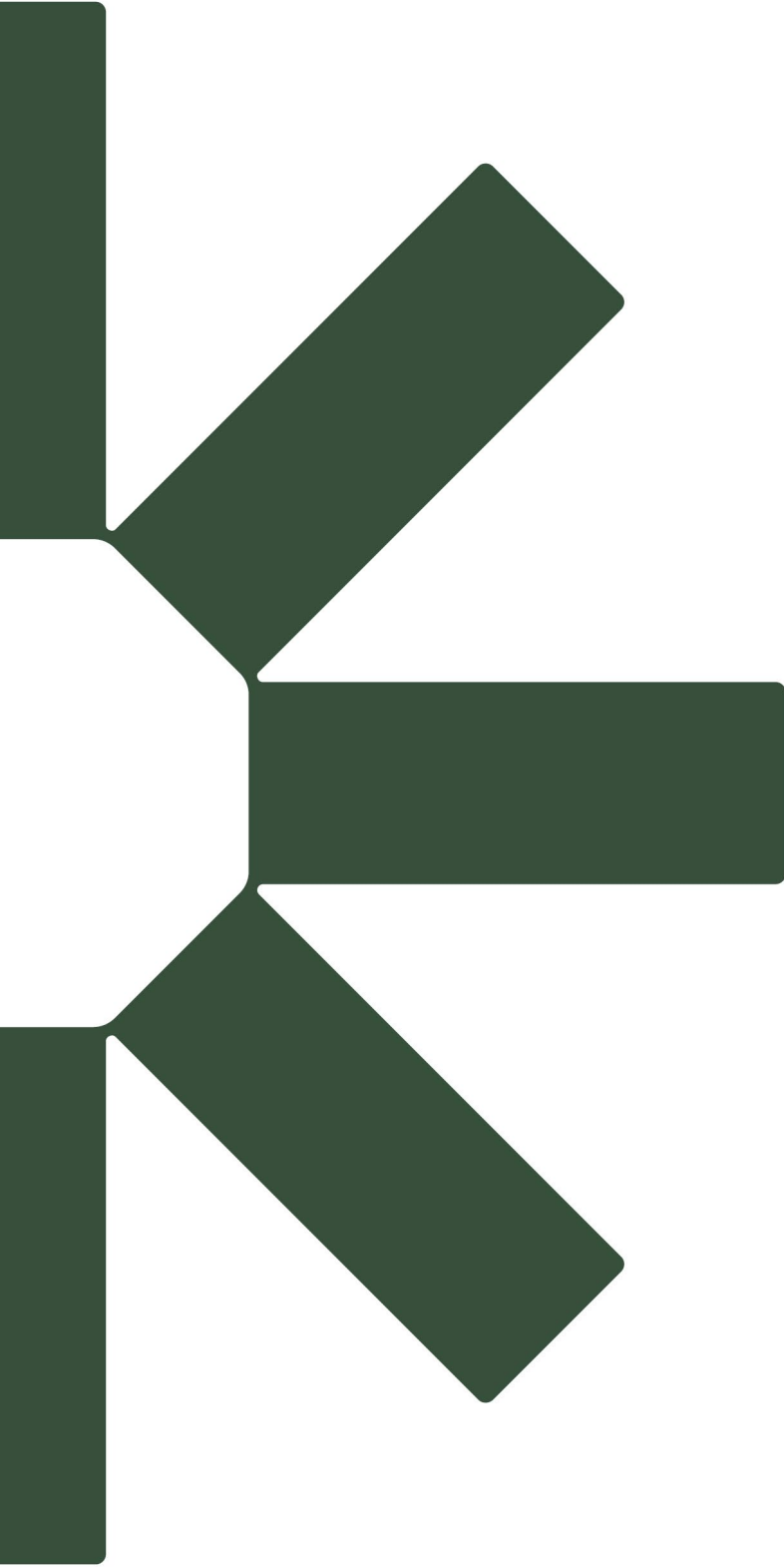
Phase I Environmental Site Assessment

752212, 752226 and 752240 Ida Street, Dundalk, Ontario

Flato Developments Inc.

SLR Project No.: 209.030125.00001

May 22, 2024



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