



**SITE SCREENING QUESTIONNAIRE FOR IDENTIFYING
POTENTIALLY CONTAMINATED DEVELOPMENT SITES IN
DURHAM REGION**

This form must be completed for all development applications and/or non-potable groundwater standard requests where a Phase One Environmental Site Assessment prepared in accordance with Ontario Regulation 153/04, as amended, is not being submitted to the approval authority. If you have any questions about the completion of this questionnaire, please contact the Region's Planning and Economic Development Department at 905-668-7711 or Toll Free 1-800-372-1102.

Landowner Name: GOOD LIFE DEVELOPMENTS LTD.

Municipal Address (Street No. and Name): 290 MAIN ST. N.

Location of Subject Lands: _____

Lot(s): PT 34 Concession: 6 Registered Plan No: _____

Former Township: _____ Municipality: UXBRIDGE

Related Planning Application(s) and File Number(s) _____

- a. What is the current use of the property? Circle appropriate use(s): industrial, commercial, community use, residential, institutional, parkland or agricultural. Note: daycare uses are defined as institutional. See Ontario Regulation 153/04, as amended, for definitions.

Does the application involve a change to a more sensitive land use i.e.: change from industrial, commercial or community use to residential, institutional, parkland or agricultural use? Refer to Sections 11, 12, 13, 14 and 15 of O. Reg. 153/04 as amended.

Yes ☐ No ☒ Uncertain ☐

b. Is the application on lands or adjacent to lands that are currently or were previously used for the following:

i. Industrial uses?

Yes ☐ No ☒ Uncertain ☐

If yes, please describe approximate dates and types of industry.

ii. Commercial uses where there is a potential for site contamination, i.e. an automotive repair garage, a bulk liquid dispensing facility including a gasoline outlet, chemical warehousing or for the operation of dry cleaning equipment etc.?

Yes ☐ No ☒ Uncertain ☐

If yes, please describe approximate dates and types of commercial activities.

c. Has the grading of the subject land been changed by adding earth or materials and/or has filling occurred on the subject lands?

Yes ☐ No ☒ Uncertain ☐

d. Have the subject lands ever been subjected to chemical spills or hazardous chemical uses i.e. an orchard, where cyanide products may have been used as pesticides?

Yes ☐ No ☒ Uncertain ☐

e. Have the subject lands or adjacent lands ever been used as an agricultural operation where herbicides or sewage sludge have been applied to the property?

Yes ☐ No ☒ Uncertain ☐

f. Have the subject lands or adjacent lands ever been used as a weapons firing range?

Yes ☐ No ☒ Uncertain ☐

g. Are the subject lands on or adjacent to lands identified as a wellhead protection zone or an area of natural significance?

Yes ☐ No ☒ Uncertain ☐

If yes, please provide details

- h. Is the nearest boundary of the application within 250 metres of the fill area of an operating or former landfill or dump, or a waste transfer station or PCB storage site?

Yes ☐ No ☒ Uncertain ☐

- i. If there are existing or previously existing buildings, are there any building materials remaining on the site which are potentially hazardous to human health (i.e. asbestos, PCBs etc.)?

Yes ☐ No ☒ Uncertain ☐

- j. Have any of the buildings on the property been heated by fuel oil?

Yes ☐ No ☒ Uncertain ☐

- k. Are there or have there ever has been above ground or underground storage tanks on the property?

Yes ☐ No ☒ Uncertain ☐

- l. Has waste (garbage, solid wastes, liquid wastes) ever been placed on this property? Yes ☐ No ☒ Uncertain ☐

If yes, when? _____

Please provide a description of waste materials:

- m. Have hazardous materials ever been stored or generated on the property (e.g. Has Hazardous Waste Information Network (HWIN) registration or other permits been required?) Yes ☐ No ☒ Uncertain ☐

If yes, please summarize details:

- n. Does the subject property support or has it ever supported one or more of the potentially contaminating activities set out in Table 2 of Schedule D of Ontario Regulation 153/04, as amended (see attachment)?

Yes ☐ No ☒ Uncertain ☐

If yes, provide details

- o. Is there any other reason to believe that the subject property may be potentially contaminated based on historical use of this or an abutting property?

Yes ☐ No ☒ Uncertain ☐

If yes, please provide details:

If the answer to any of Questions a) through o) was Yes, a Phase One and/or a Phase Two Environmental Site Assessment (ESA) which satisfies the requirements of Ontario Regulation 153/04, as amended, is required. Please submit two hard copies and a digital copy of the ESA documents/reports together with a letter granting the Region third party reliance on these documents and a completed Regional "proof of insurance" form.

- p. Has a Record of Site Condition (RSC) or a Risk Assessment (RA) been accepted by the Ministry of the Environment (MOE) or a Certificate of Property Use been issued by MOE for this site?

Yes ☐ No ☐

If yes, please submit two hard copies and a digital copy of the risk assessment, any related certificates of property use and the MOE RSC acknowledgement letter with the application.

- q. Is it the owner/applicant's intention to submit a Record of Site Condition (RSC) or Risk Assessment (RA) to MOE for approval?

Yes ☐ No ☐ Uncertain ☐

Declarations:

If the answer to any of Questions a) through Question q) was Yes, this SSQ form must be completed and signed by both a Qualified Person and by the property Owner(s)/applicant(s). The QP sign-off is not required for: land division applications for lease, mortgage, title correction, re-establishment of lot lines (where title inadvertently merged) or a minor lot line adjustment, or for a minor variance, a minor rezoning (e.g. to add a new non-sensitive land use), and/or a part lot control application where site contamination was recently addressed by a related planning application.

To the best of my knowledge, the information provided in this questionnaire is true, and I do not have any reason to believe that the subject site contains contaminants at a level that would interfere with the proposed property use. I am a qualified person with the required liability insurance in accordance with section 3.1.6 of the Region of Durham Site Contamination Protocol.

Qualified Person:

Name (Please Print) _____

Signature: _____

Name of Firm: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail Address: _____

Date: _____

Property Owner, or Authorized Officer:

Name (Please Print): Good Life Developments LTD. / Mark Calicchia

Signature: [Signature]

Name of Company (if Applicable): Good Life Developments LTD.

Title of Authorized Officer: President / CEO / Owner

Address: 290 Main St. N. Uxbridge ON L9P1R9

Telephone: 416-660-0330 Fax: _____

E-mail Address: markcgld@gmail.com

Date: Jan 22 / 2025

Appendix C

EXTRACT from ONTARIO REGULATION 153/04, as amended

RECORDS OF SITE CONDITION – PART XV.1 OF THE ACT

TABLE 2

POTENTIALLY CONTAMINATING ACTIVITIES

Item	Column A
	Potentially Contaminating Activity
1.	Acid and Alkali Manufacturing, Processing and Bulk Storage
2.	Adhesives and Resins Manufacturing, Processing and Bulk Storage
3.	Airstrips and Hangars Operation
4.	Antifreeze and De-icing Manufacturing and Bulk Storage
5.	Asphalt and Bitumen Manufacturing
6.	Battery Manufacturing, Recycling and Bulk Storage
7.	Boat Manufacturing
8.	Chemical Manufacturing, Processing and Bulk Storage
9.	Coal Gasification
10.	Commercial Auto body Shops
11.	Commercial Trucking and Container Terminals
12.	Concrete, Cement and Lime Manufacturing
13.	Cosmetics Manufacturing, Processing and Bulk Storage
14.	Crude Oil Refining, Processing and Bulk Storage
15.	Discharge of Brine related to oil and gas production
16.	Drum and Barrel and Tank Reconditioning and Recycling
17.	Dye Manufacturing, Processing and Bulk Storage
18.	Electricity Generation, Transformation and Power Stations
19.	Electronic and Computer Equipment Manufacturing
20.	Explosives and Ammunition Manufacturing, Production and Bulk Storage
21.	Explosives and Firing Range
22.	Fertilizer Manufacturing, Processing and Bulk Storage
23.	Fire Retardant Manufacturing, Processing and Bulk Storage
24.	Fire Training
25.	Flocculants Manufacturing, Processing and Bulk Storage
26.	Foam and Expanded Foam Manufacturing and Processing
27.	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
28.	Gasoline and Associated Products Storage in Fixed Tanks
29.	Glass Manufacturing
30.	Importation of Fill Material of Unknown Quality

Page 1 of 2

31.	Ink Manufacturing, Processing and Bulk Storage
32.	Iron and Steel Manufacturing and Processing
33.	Metal Treatment, Coating, Plating and Finishing
34.	Metal Fabrication
35.	Mining, Smelting and Refining; Ore Processing; Tailings Storage
36.	Oil Production
37.	Operation of Dry Cleaning Equipment (where chemicals are used)
38.	Ordnance Use
39.	Paints Manufacturing, Processing and Bulk Storage
40.	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
41.	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
42.	Pharmaceutical Manufacturing and Processing
43.	Plastics (including Fibreglass) Manufacturing and Processing
44.	Port Activities, including Operation and Maintenance of Wharves and Docks
45.	Pulp, Paper and Paperboard Manufacturing and Processing
46.	Rail Yards, Tracks and Spurs
47.	Rubber Manufacturing and Processing
48.	Salt Manufacturing, Processing and Bulk Storage
49.	Salvage Yard, including automobile wrecking
50.	Soap and Detergent Manufacturing, Processing and Bulk Storage
51.	Solvent Manufacturing, Processing and Bulk Storage
52.	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.
53.	Tannery
54.	Textile Manufacturing and Processing
55.	Transformer Manufacturing, Processing and Use
56.	Treatment of Sewage equal to or greater than 10,000 litres per day
57.	Vehicles and Associated Parts Manufacturing
58.	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of bio soils as soil conditioners
59.	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products