

VICDOM SAND & GRAVEL (ONTARIO) LTD. PHASE I ENVIRONMENTAL SITE ASSESSMENT

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
3900 LAKE RIDGE ROAD
TOWNSHIP OF UXBRIDGE
REGION OF DURHAM**

P/N 12-2630



October 1st, 2013

**Prepared For: Vicdom Sand & Gravel (Ontario) Ltd.
Box 1359
Uxbridge, Ontario
L9P 1N6**

Attention: Mr. Bruno Giordano



ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS
93 Bell Farm Road, Suite 107, Barrie, Ontario L4M 5G1
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PHASE I ENVIRONMENTAL SITE ASSESSMENT
3900 LAKE RIDGE ROAD
TOWNSHIP OF UXBRIDGE
REGION OF DURHAM

P/N 12-2630

October 1st, 2013

1.0 INTRODUCTION

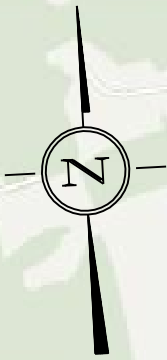
The subject lands are located northeast of the intersection of Durham Regional Road 21 (known as Goodwood Road) and Durham Regional Road 23 (known as Lake Ridge Road), in the Township of Uxbridge, Region of Durham, and as shown on Figure #1 – Location. The existing use of the site is agricultural, and the total area of the subject lands is approximately 19.6 hectares (48.45 acres).

Skelton, Brumwell & Associates Inc. (SBA) was retained by Vicdom Sand & Gravel (Ontario) Ltd. to complete a Phase I Environmental Site Assessment (ESA) of the subject lands relative to potentially licensing the subject property as a Class A, Category 3 aggregate pit under the *Aggregate Resources Act*.

2.0 SCOPE OF STUDY

This study constitutes a Phase I ESA of the subject lands, and includes a review of historical information as well as a site inspection. This information was used to develop an opinion about the possibility of any contaminants existing on the site. It has been completed in accordance with the procedures outlined in CSA 768-01.

Matthew J. Bertram, B.E.Sc., EIT, and Scott W. Brumwell, P.Eng, conducted this study. Insurance coverage held by SBA satisfies criteria set by O.Reg. 153/04, and Mr. Brumwell is a qualified person under O.Reg. 153/04.



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SOURCE: GOOGLE MAPS, ACCESSED JUNE 13, 2013.

VICDOM SAND & GRAVEL (ONTARIO) LTD.
3900 LAKE RIDGE ROAD
TOWNSHIP OF UXBRIDGE

FIGURE #1
LOCATION OF SUBJECT LANDS

SCALE 1:20,000

P/N 12 - 2630 JULY 2013



Skelton Brumwell
& ASSOCIATES INC.
ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

93 BELL FARM ROAD, SUITE 107 TELEPHONE (705) 726-1141
BARRIE, ONTARIO L4M 5G1 FAX (705) 726-0331

3.0 STUDY PROCEDURES

The following procedures were used in completing the assessment:

- a) A land title search;
- b) Review of aerial photographs and orthophotos;
- c) A request for records from the Technical Standards and Safety Authority (TSSA);
- d) Review of the Ontario Ministry of the Environment (MOE) Waste Disposal Site Inventory;
- f) A site inspection; and
- g) An interview of the current owner.

4.0 HISTORICAL INFORMATION

4.1 Title Search

Part of Lot 15, Concession 7 and 8, Part of the Road Allowance between Concessions 7 and 8 Closed by By-law 585, and Part of the Road Allowance between Lots 15 and 16, Concession 7 and 8, all in the Geographic Township of Uxbridge, in the Region of Durham. The subject lands are currently described as Parts 1, 2, and 6, Plan 40R-2881, Parts 1 and 2, Plan 40R-25383, Part 7, Plan 40R-22526 and Parts 2-6, Plan 40R-27669, Township of Uxbridge, Region of Durham.

Lot 15, Concession 7, was patented in 1804 by The Crown to Margaret E. Thompson, who later sold the lot to Richard Thompson in 1853. Ceverina Bowes purchased Lot 15 in 1854, and later sold the lot to Edward Bowes in 1865. Lot 15, Concession 8, was patented in 1860 by The Crown to James Charles, who later sold the lot to Richard Willery.

The East ½ of Lot 15, Concession 7 and 8, which comprises the subject lands, was later purchased by James Bowes. They were then sold to Benjamin Holtby, and later to Elijah Holtby. They were then sold to Alexander Case in 1893. Jesse & Edna Case purchased the subject lands in 1913, and later sold them to Joshua Collins in 1930. The subject lands were subsequently owned by Cecil Collins, and Winnifred and Elmer Collins then purchased the subject lands in 1951.

David Henry Sherrett became the owner of the subject lands through a Quit Claim in 1953, and sold them to Robert John MacDonald in 1956. The Estate of Innis M. MacDonald would then sell the subject lands to Michael and Eva Kako in 1984. The subject lands were then purchased by Nelson Westlake in 1989, and later sold to Toma Investment Group Corporation in 1989.

The subject lands were purchased by Chi Woo Lee, Chung Ja Lee, and Sang Lee in 1990, and were then purchased by the current registered owners of the subject lands, 978970 Ontario Inc. in 2012. The current owner, 978970 Ontario Inc., also purchased the adjacent Road Allowance

between Lots 15 and 16 to the north from the Township of Uxbridge in January 2013. This Road Allowance is also a part of the subject lands.

4.2 Site Imagery

A number of images of the subject and surrounding lands, including aerial photographs and satellite imagery, were collected and reviewed.

The 1978 aerial images¹ show what appears to be the existing house and barn on the subject property, while the remainder of the land appears to be cleared and cultivated. The adjacent lands to the north, east, west, and south appear to be primarily used for agricultural purposes.

The 2002, 2008, and 2012 aerial images^{2,3,4} show the subject and adjacent lands generally as they are currently developed. Existing features of the subject lands include the existing house and barn, as well as cleared and cultivated fields west of the buildings. The adjacent lands to the north and east show the pits operated by Miller Aggregates Ltd. (Miller) and VicDom Sand & Gravel (Ontario) Ltd. (VicDom), respectively, while the adjacent lands to the west and south appear to be primarily forested.

4.3 TSSA Records Request

In response to our request, the Technical Standards and Safety Authority (TSSA) advised that it has no record of any outstanding instruction, incident reports, fuel oil spills, or contamination records with respect to the subject property at 3900 Lake Ridge Road, nor did they have any records of retail facilities or underground storage tanks licensed or registered at the subject property.

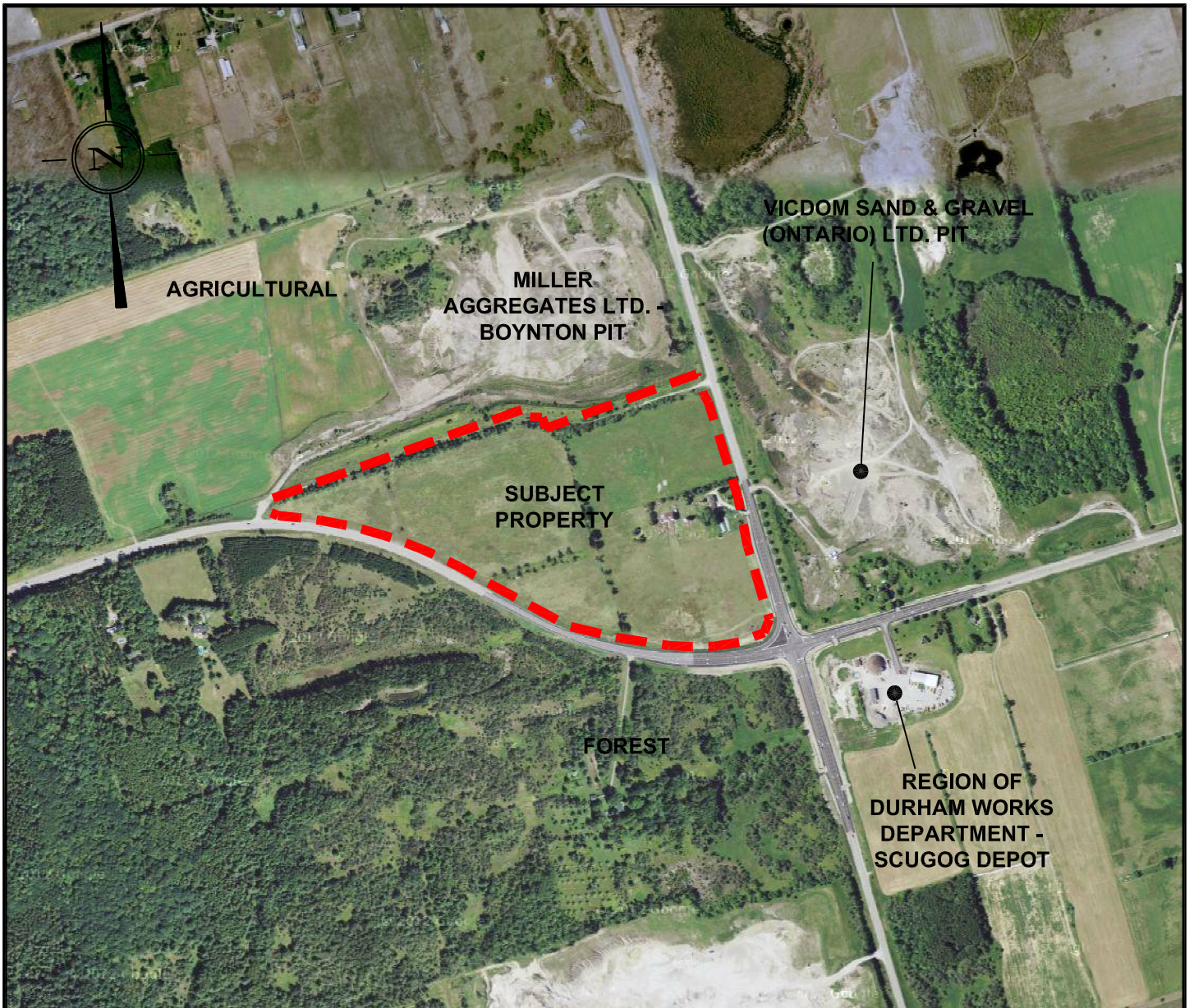
TSSA does not guarantee having information on sites that have not been licensed since 1987. Furthermore, the Fuels Safety Division of TSSA did not register private fuel storage tanks prior to January 1990 or furnace oil tanks prior to May 1, 2002. The Fuels Safety Division also does not register waste oil tanks in apartments, office buildings, residences, etc, nor do they register above ground gas or diesel tanks.

4.4 Waste Disposal Site Inventory Review

Review of the MOE Waste Disposal Site Inventory, 1991⁵, indicates two (2) active waste disposal sites in the Township of Uxbridge, with the closest being approximately 3.3 kilometres north of the subject lands. It also indicates the presence of one (1) active waste disposal site in the Township of Scugog, located approximately 10.4 kilometres northeast of the subject lands.


The Waste Disposal Site Inventory indicates four (4) closed waste disposal sites in the Township of Uxbridge, with the closest being approximately 7.4 kilometres north of the subject lands. It

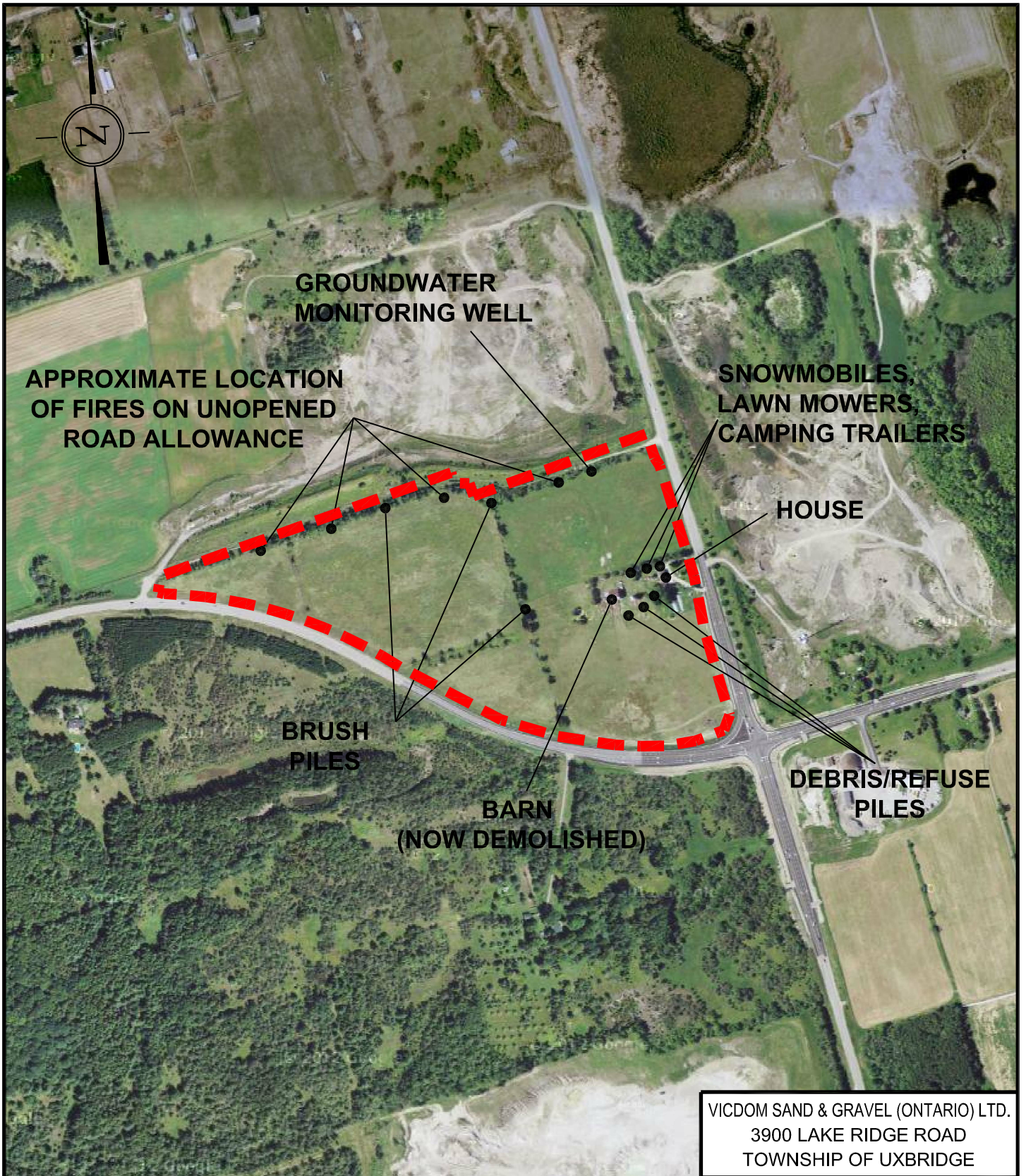
also indicates the presence of eleven (11) closed waste disposal sites in the Township of Scugog, with the closest being approximately 5.4 kilometres north of the subject lands.



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SOURCE: GOOGLE SATELLITE IMAGERY, DATED AUGUST 31, 2009.

VICDOM SAND & GRAVEL (ONTARIO) LTD. 3900 LAKE RIDGE ROAD TOWNSHIP OF UXBRIDGE	
FIGURE #2 SITE FEATURES	
SCALE 1:10,000	
P/N 12 - 2630	JULY 2013
 Skelton Brumwell <small>& ASSOCIATES INC.</small> ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS	
93 BELL FARM ROAD, SUITE 107 BARRIE, ONTARIO L4M 5G1	TELEPHONE (705) 726-1141 FAX (705) 726-0331



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SOURCE: GOOGLE SATELLITE IMAGERY, DATED AUGUST 31, 2009.

VICDOM SAND & GRAVEL (ONTARIO) LTD.
 3900 LAKE RIDGE ROAD
 TOWNSHIP OF UXBRIDGE

FIGURE #3
 SITE FEATURES - ENLARGEMENT

SCALE 1:5,000

P/N 12 - 2630 JULY 2013

 **Skelton Brumwell**
 & ASSOCIATES INC.
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5.0 SITE INSPECTION

A site inspection was conducted by Matthew J. Bertram, B.E.Sc., EIT, on July 9th, 2013, unaccompanied. The purpose of the inspection was to examine the subject lands and neighbouring lands for visible evidence of contamination. The features of the subject and adjacent lands are shown on Figure #2 – Site Features, and Figure #3 – Site Features – Enlargement.

5.1 Subject Lands

The subject lands are currently used for agricultural purposes, primarily for growing corn, and appear to have been in agricultural use since at least 1978. In addition to the existing residence, which was constructed in the 1950's, the remains of a demolished barn was observed west of the residence, as well as storage of several snowmobiles, camping trailers, lawn mowers, all-terrain vehicles, and motorcycles at various locations on the property.

The former barn was destroyed by severe winds in 2012; however, the foundation walls and barn materials do not appear to have been removed from the property. There are several piles of refuse and debris located between the existing residence and the former barn. No evidence of potential contaminants was observed in the debris/refuse piles.

There is an existing unopened road allowance located on the north side of the property, which separates the subject lands and the adjacent gravel pit to the north. It appears that clearing of brush and trees has taken place through the road allowance, and at several locations throughout it appears that the brush and trees have been burnt.

A groundwater monitoring well was found adjacent to the road allowance, near the northeast corner of the property.

The interior of the residence was not inspected, and not all areas of the open field were walked. Most of the open field is visible from the unopened road allowance, as well as from the surrounding roads, and no obvious areas of concern were noted.

No aboveground storage tanks were found on the site, and no underground fuel storage tanks are known to exist on the site. In addition, no PCB's, asbestos, or radioactive materials were observed. No stressed or dying vegetation was observed on the site.

The Township of Uxbridge Zoning By-law zones the subject lands as Rural Zone (RU)⁶.

Photographs of the subject lands are included on Photo Page #1–Subject Lands, and Photo Page #2 – Subject Lands.

5.2 Adjacent Lands

The adjacent lands were observed from the subject lands and the adjacent roads. To the north of the subject lands is an existing gravel pit licensed by Miller Aggregates Ltd. To the east of the subject lands, across Lake Ridge Road, is an existing gravel pit licensed by Vicdom Sand & Gravel (Ontario) Ltd. To the south of the subject lands is forested area, as well as the Region of Durham Works Department Scugog Depot, while to the west of the subject lands is agricultural land.

The adjacent lands to the south and west are zoned Rural Zone (RU), while the adjacent lands to the north are zoned Rural Resource Extraction Zone (M3). The adjacent lands to the east are zoned Oak Ridges Moraine Rural Zone (ORM–RU), Oak Ridges Moraine General Industrial Zone (ORM–M2), Oak Ridges Moraine Extractive Industrial Zone (ORM–M4), and Oak Ridges Moraine Environmental Protection Type Two Zone (ORM–EP2), all per the Township of Scugog Zoning By-law⁷.

No evidence of contamination on any of the adjacent lands was observed.

Photographs of the subject lands are included on Photo Page #3 – Adjacent Lands.



Subject property from south side, looking northwest



House on east side of subject property, looking northwest



Location of demolished barn



Garage of existing house



Front yard of existing house, looking north

PHASE I ESA
3900 LAKE RIDGE ROAD
TOWNSHIP OF UXBRIDGE

PHOTO PAGE #1
SUBJECT LANDS

P/N 12-2630

JULY 2013



Skelton Brumwell
& ASSOCIATES INC.

ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

93 BELL FARM ROAD, SUITE 107
BARRIE, ONTARIO L4M 5G1

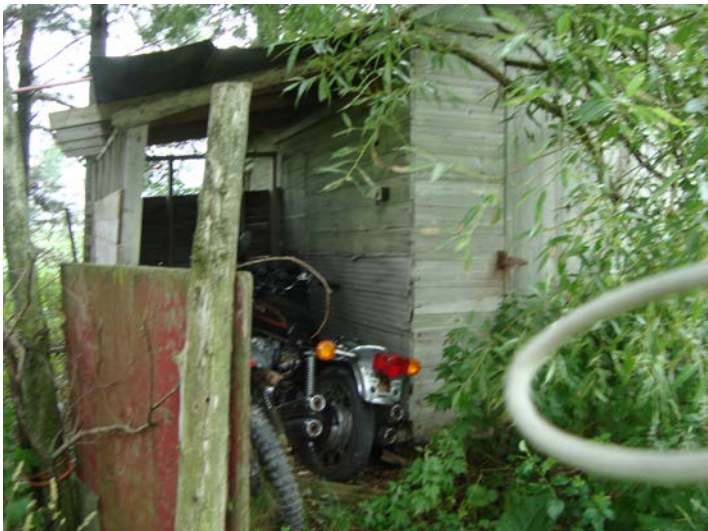
TELEPHONE (705) 726-1141
FAX (705) 726-0331



Camping trailers on subject property



Garbage/debris pile near demolished barn



Motorcycles stored on subject property



Area on north side of property where debris/refuse/brush has been burnt



Brush pile on north side of property

**PHASE I ESA
3900 LAKE RIDGE ROAD
TOWNSHIP OF UXBRIDGE**

**PHOTO PAGE #2
SUBJECT LANDS**

P/N 12-2630

JULY 2013

**Skelton Brumwell
& ASSOCIATES INC.**

ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

93 BELL FARM ROAD, SUITE 107
BARRIE, ONTARIO L4M 5G1

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SOURCE: SBA SITE INSPECTION JULY 9, 2013.



Communications tower east of subject property, looking east



Forested area south of subject property, looking south



Gravel pit licensed by Miller Aggregates Ltd., north of subject lands



Gravel pit licensed by Vicdom Sand & Gravel Ltd., east of subject lands



Region of Durham Works Department, Scugog Depot, southeast of subject lands

SOURCE: SBA SITE INSPECTION JULY 9, 2013.

**PHASE I ESA
3900 LAKE RIDGE ROAD
TOWNSHIP OF UXBRIDGE**

**PHOTO PAGE #3
ADJACENT LANDS**

P/N 12-2630

JULY 2013



**Skelton Brumwell
& ASSOCIATES INC.**

ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

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BARRIE, ONTARIO L4M 5G1

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6.0 INTERVIEW OF OWNER

Mr. Bruno Giordano of Vicdom Sand & Gravel (Ontario) Ltd., one of the owners of the subject lands, was interviewed as part of this study. Mr. Giordano indicated that the existing residence was constructed at some point in the 1950's, making it at least fifty-three (53) years old. He indicated the former barn was approximately the same age; however, it was destroyed by severe winds in 2012.

To the best of Mr. Giordano's knowledge the property as always been used as farmland.

No underground fuel storage tanks were noted on the site, and Mr. Giordano indicated that to his knowledge no such tanks have ever existed on the site. The house is serviced by a septic system; however, Mr. Giordano is unaware of where on the property the septic system is located.

Mr Giordano indicated that the existing house is heated by furnace oil, which is stored in an aboveground tank. He also indicated that to his knowledge there are no PCB's, radioactive materials, or asbestos on the site.

7.0 DISCUSSION

Based on our research, it is apparent that the subject lands have been used for agricultural purposes from at least 1978 until the present. The area around the existing house contains an assortment of debris and refuse, as well as several snowmobiles, lawn mowers, camping trailers, motorcycles, and all-terrain vehicles.

The property has one (1) existing residence, as well as a small storage building used to house the motorcycles. The private dwelling was not inspected during the site investigation. It is understood that the residence will be demolished prior to development of the site as a Class A aggregate pit.

There was an existing barn built on a stone wall foundation; however, the barn was destroyed by severe winds in 2012. The foundation and barn materials have not been removed from the property. There are also several piles of refuse and debris located between the existing residence and the barn, which appear to contain household materials, furniture, carpets, and scrap metal.

There is an unopened road allowance located on the north side of the subject lands, between the subject lands and the adjacent gravel pit to the north. Several piles of trees and brush have been created throughout the road allowance, and there is also evidence of several fires having taken place in this area. A groundwater monitoring well was also found adjacent to the road allowance, near the northeast corner of the property.

No aboveground or underground fuel storage tanks were found on the site, nor have any such tanks been known to exist on the property. In addition, no PCB's, asbestos, or radioactive materials were observed. No stressed or dying vegetation was observed on the site.

8.0 CONCLUSION AND RECOMMENDATIONS

Considering the results of the research and the site inspection undertaken, we conclude there is no evidence of significant contamination of the site. It is our opinion that a Phase II ESA is not warranted or necessary.

We do recommend that all of the existing debris and refuse be removed from the subject lands and disposed of at an approved landfill. In addition, barn materials and house materials (following its demolition) should be disposed of at an approved facility.

9.0 LIMITATIONS OF THIS REPORT

The observations and conclusions presented in this report are based on the Scope of Work required by a Phase I Environmental Site Assessment. The purpose of the study was to identify visible evidence of environmental contamination or historical references which indicated a potential for contamination. The site inspection may not identify latent or hidden contamination. Conditions at other locations on the property may differ from those encountered at the specific locations that were investigated. For this reason, the Client assumes the inherent risk that some conditions may not be detected.

10.0 DISCLAIMER OF RESPONSIBILITIES TO THIRD PARTIES

This report was prepared by Skelton, Brumwell & Associates Inc. for the account of Vicdom Sand & Gravel (Ontario) Ltd.

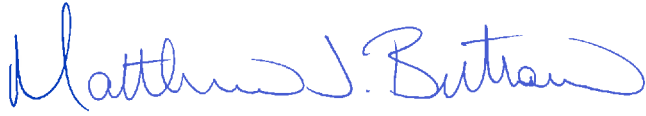
The material in it reflects Skelton, Brumwell & Associates Inc.'s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, outside of Vicdom Sand & Gravel (Ontario) Ltd., and their lending institution, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.

Skelton, Brumwell & Associates Inc. accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report.

All of which is respectfully submitted,
SKELTON, BRUMWELL & ASSOCIATES INC.

Per:

Per:



Matthew J. Bertram, B.E.Sc., EIT
Engineering Intern



Scott W. Brumwell, P.Eng
Vice President, Principal



REFERENCES

- ¹ 1978 aerial image, 78-4424, ??-515 (unable to read roll number), Ministry of Natural Resources.
- ² 2002 aerial image as viewed on June 13, 2013, VuMap First Base Solutions.
- ³ 2008 aerial image as viewed on June 13, 2013, VuMap First Base Solutions.
- ⁴ 2012 aerial image as viewed on June 13, 2013, VuMap First Base Solutions.
- ⁵ Ontario Ministry of Environment, "Waste Disposal Site Inventory", June 1991.
- ⁶ Township of Uxbridge Zoning By-law 81-19.
- ⁷ Township of Scugog Zoning By-law 75-80.

APPENDIX A

Technical Standards and Safety Authority (TSSA) Correspondence

File No: FS 42339, May 24, 2013



REC'D by SBA				MAY 28 2013			
To	Initial	To	Initial	To	Initial	To	Initial
GKB		JDH					
SWB		NDK					
BWB		BAL					
ATG		TPP					
MJB	✓	CAP					
JAC		TAR					
SLC		KAS					
PPD		TCW					
BDD		DJW					
JKF							
CJG							
EC							
				MS:			

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 Toll Free: 1.877.682.8772
 www.tssa.org

**Administration and
 Customer Services**

**24 May 2013
 File No: FS 42339**

**Tel: (416) 734-3570
 Fax: (416) 734-3568**

Matthew Bertram
 Engineering Intern
 SKELTON, BRUMWELL & ASSOCIATES INC.
 Engineering Planning Environmental Consultants
 93 Bell Farm Road
 Suite 107
 BARRIE ON L4M 5G1

Dear Sir:

RE: 3900 Lake Ridge Road, Uxbridge, Ontario – Your Project No: 2630

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

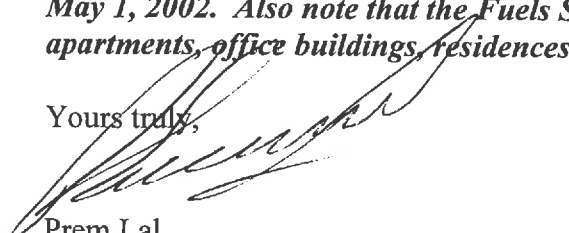
After a search of our files, TSSA has no record of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

TSSA cannot guarantee having information on sites that have not been licensed since 1987.

It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.

Yours truly,



Prem Lal
 Coordinator Public Information Services

APPENDIX B

Skelton, Brumwell & Associates Inc. Reliance Letter, October 1st, 2013

October 1st, 2013

Regional Municipality of Durham
Planning and Economic Development Department
605 Rossland Road East, PO Box 623
Whitby, ON L1N 6A3

Attention: Neil Henderson, MCIP, RPP
Principal Planner

Dear Mr. Henderson:

Re: Vicdom Sand & Gravel (Ontario) Ltd.
Phase I ESA – 3900 Lake Ridge Road
Township of Uxbridge
Our File: P/N 12–2630

The undersigned, a duly authorized officer of Skelton, Brumwell & Associates Inc. ("SBA"), hereby provides this letter to you in accordance with the requirements outlined by the Regional Municipality of Durham.

SBA was retained to provide a Phase I Environmental Site Assessment as presented in a report titled "Vicdom Sand & Gravel (Ontario) Ltd., Phase I Environmental Site Assessment, 3900 Lake Ridge Road, Township of Uxbridge, Region of Durham", dated August 27th, 2013, with respect to the lands described as Part of Lot 15, Concession 7 and 8, Part of the Road Allowance between Concessions 7 and 8, Closed by By-law 585, and Part of the Road Allowance between Lots 15 and 16, Concession 7 and 8, all in the Geographic Township of Uxbridge, in the Region of Durham.

The subject lands are currently described as Parts 1, 2, and 6, Plan 40R–2881, Parts 1 and 2, Plan 40R–25383, Part 7, Plan 40R–22526 and Parts 2–6, Plan 40R–27669, Township of Uxbridge, Region of Durham.

The Report was prepared pursuant to the Scope of Work authorized under our retainer and our assessment was done in accordance with generally accepted industry practices. We understand that you have been provided with a copy of the Report in connection with the proposed Application to Amend the Durham Regional Official Plan.

We confirm that the Report and the information contained therein, to the best of our knowledge, accurately reflects the condition and status of the parcel at the time of our review, that nothing has come to our attention since the date of the Report which would cause us to change the Report, and that the Report may be relied upon by you.

Yours truly,

SKELTON, BRUMWELL & ASSOCIATES INC.

Per:

Scott W. Brumwell, P. Eng
Vice President

SWB/

C-13-

cc: Mr. Bruno Giordano, Vicdom Sand & Gravel (Ontario) Ltd.

APPENDIX C

Skelton, Brumwell & Associates Inc. Proof of Insurance



BFL CANADA Risk and Insurance Services Inc.
181 University Avenue, Suite 1605
Toronto, Ontario M5H 3M7
Tel.: (416) 599-5530
1-800-668-5901
Fax: (416) 599-5458

Certificate of Insurance

Certificate No.: 2013-3

This is to certify to: **To Whom It May Concern**
that the following described policy(ies) or cover note(s) in force at this date have been effected to cover as shown below:

Named Insured **Skelton, Brumwell & Associates Inc.**
Address **93 Bell Farm Road, Suite 107
Barrie, Ontario L4M 5G1**

Description of operations and/or activities and/or locations to which this certificate applies:

Evidence of Insurance

Type	Insurer	Policy N°	Policy Period from (mm/dd/yyyy) to (mm/dd/yyyy)	Limits – Amounts of Insurance
General Liability	Evolution Insurance Inc.	EVO11331	05/02/2013 to 05/02/2014	\$5,000,000 Each Occurrence \$5,000,000 Products and Completed Operations \$5,000,000 General Aggregate \$1,000,000 Tenants Legal Liability \$5,000,000 Non-Owned Automobile
Professional Liability	Evolution Insurance Inc.	162-9059	05/02/2013 to 05/02/2014	\$2,000,000 Each Loss Limit \$2,000,000 Aggregate Limit

Additional Information:

This certificate is issued as a matter of information only and confers no rights on the holder and imposes no liability on the Insurer.

Should one of the above-noted policies be cancelled before the expiry date shown, notice of cancellation will be delivered in accordance with the policy provisions.

This certificate is subject to all the limitations, exclusions and conditions of the above-listed policy(ies) as they now exist or may hereafter be endorsed.

Please note that the limits shown above may have been eroded by Claims or Expenses paid under this policy.

BFL CANADA Risk and Insurance Services Inc.

Signed in Toronto this 14th day of May, 2013

Per: 

Authorized Representative