



Project Number: 240451  
27 January 2025

Mr. Ben Kester, CET, CRS-S  
Director of Public Works and Operations  
The Township of Uxbridge  
51 Toronto Street South  
P.O. Box 190  
Uxbridge, ON L9P 1T1

**Re: Summary Letter – Environmental Review  
Centennial Park – 1 Centennial Park Drive, Uxbridge, Ontario**

Dear Mr. Kester

BluMetric Environmental Inc. (BluMetric®) was retained by the Township of Uxbridge to complete an environmental review for the property located at 1 Centennial Park Drive, Centennial Park, in the Township of Uxbridge (herein referred to as the "Subject Property" and "Site"). The Subject Property is in the central area of the Township of Uxbridge, south of Brock Street East and east of Toronto Street South. The Site consists of a municipal park (Centennial Park), approximately 2.01 ha in size, irregular is shape, and is in an area of mixed residential, institutional, and commercial use. The location of the property is shown on Figure 1, appended. Basic site features are shown on Figure 2, appended.

The full report runs to 1,300+ pages and consequently BluMetric was asked to prepare this summary letter. For full details the full report should be consulted.

The study in question included a site inspection and a review of all available background information and records associated with the historical and current uses of the Subject Property (and the properties surrounding it) that could have the potential to impact the environmental conditions of the Site. The purpose of this study was to determine if the property has been subject to actual or potential contamination and to determine where areas of sensitivity exist on the Subject Property.

## **Summary of Findings – Site Inspection**

On 27 August 2024, the Subject Property was visited by Amanda Gartshore, M.Sc. and David Hopper, P.Eng. of BluMetric, with Mr. Ben Kester of the Township of Uxbridge, to conduct an inspection of the site and the surrounding properties.

Observation made during this inspection confirmed that the site consists of an asphalt-paved municipal parking lot on the northwest side of the site, and an asphalt-paved pedestrian pathway (Historic Rotary Trail) through the centre and south parts of the property, connecting Centennial Drive (west), Bascom Street (east), and Pond Street (south). Several historical plaques with information on the history of Uxbridge and Centennial Park (including the historical trail that bisects the property) and benches were located along within the park.

Uxbridge Brook (stream channel) converges with a tributary and flows northward through a ravine along the east side of the park, into a culvert installed underneath Centennial Drive to north of Brock Street, and eventually into Lake Simcoe (26 km north of the site). The remainder of the Subject Property consisted of grassy areas with trees lining the road and pathway, and wooded areas surrounding the ravine.

The surrounding properties consisted of residential, commercial, community, and institutional uses. No automotive, drycleaning, fuel storage facilities, or industrial uses currently occupy any of the surrounding properties. No obvious environmental concerns were identified on the property or surround the property during the inspection.

## **Summary of Findings – Historical Records Review**

The history of the use of Centennial Park dates to the original settlement of the Township of Uxbridge (circa 1805). The park was first used as a mill pond between 1808 and the late 1940s, with millwork, a tannery, and a distillery operating along the northern banks of the Site as well as upstream of the mill pond. In the 1940s, the Town (now Township) of Uxbridge acquired the property. It was at this time that the property was identified in the reviewed literature as a dumping site of refuse and ashes and burning of wastes.

Based on the limited available information on the landfill, it is believed that the landfill site was only in use between the late 1940s and the mid to late 1950s (approximately in use for 10 years) and that

it was restricted to the west side of the property adjacent to the roadway and extended southwards along the pathway through the centre of the site.

In the late 1950s, the property was repurposed for use as a park and public parking area. Fill material (of unknown source and quality) was brought onto the site for grading over the dump. The park was subsequently renamed Centennial Park in 1967 and has since remained a township park, consisting of paved parking areas on the northwest side of the park, Uxbridge Brook flowing through the eastern length of the property, and paved walking path through the south part of the park. Trees line the stream channel and pathway through the south part of the park.

## **Discussion and Closure**

The above historic uses of the Site (i.e. landfill and importation of fill material) are potentially contaminating activities (PCAs) under Schedule D of Ontario Regulation 153/04 under the Environmental Protection Act (EPA). The Areas of Potential Environmental Concern (APECs) are shown on the attached Figure 21.

While the reviewed studies indicated that Uxbridge Brook sub-watershed was in ‘excellent’ water quality and ‘fair’ aquatic habitat conditions (LSRCA, 2012); recent reports (Briggs, 2023; 2024) indicate that elevated water quality and landfill leachate parameters were found in water samples collected from storm sewer outfalls within the park, most likely attributed to the pipe being situated within buried landfill material. It was also reported that the groundwater table was likely at or above the sewer line, and likely impacted with landfill leachate entering the sewer line (Briggs, 2023).

Several PCAs were also identified within the areas surrounding the Park, dating back to the early settlement of the area. These uses included mills, tanneries, foundries, and factories, which were replaced in the 1900s by commercial uses including drycleaning facilities, printing operations, fuel storage, and waste generators. The proximity of these uses to the site are also likely to have the potential to impact areas of the Site through contaminant transport and migration pathways in soil and groundwater.

Groundwater flow direction is understood to flow northward and towards the stream channel. No areas of natural or scientific interest (ANSIs), environmentally sensitive areas, species at risk (SAR), wellhead protection areas, or provincial significant wetland areas were identified within the Site or the surround properties. Under O.Reg. 153/04 lands withing 30 m of a watercourse are treated differently from lands further from a waterbody. Much of this Site is within 30 m of a waterbody.

The Lake Simcoe Region Conservation Authority (LSRCA) has different setback requirements under their regulations. LSRCA has a 15 m setback from a waterbody for any proposed development.

Lake Simcoe Region Conservation Authority (LSRCA) has been contacted for direction regarding setbacks under their regulations. No response has yet been received.

## **Construction and Development Considerations**

Based on the reviewed physical data, information, and records for Centennial Park and the surrounding properties, three areas of potential environmental concern (APECs) were identified on the Subject Property (*See Table 6 attached*). There is little available soil and ground water data on which to base an assessment of site conditions. For any proposed re-development of any area of the park, caution is recommended, and the following actions should be taken to assess the actual conditions in the proposed locations of any alteration to the park.

1. Soil conditions need to be assessed from a geotechnical perspective. The materials deposited on site were done in an unconstrained and unsupervised manner. There may be special foundation or structural issues to be considered as part of construction.
2. The growing of any fruits and vegetables for human consumption shall not be allowed.
3. If any enclosed structures are proposed, then soil vapours must be assessed. As landfills age, the organic materials within the fill materials decay and methane gas is generated. Methane gas buildup poses an explosion hazard. Other vapours can also be generated within the landfill mass from other deposited materials. For example, dry cleaning fluids, petroleum products, disposed solvents and paints, etc. There are also likely to be other materials of concern distributed heterogeneously throughout the fill materials.
4. There are likely some areas with soil and ground water with concentrations for some parameters above the commonly applied Site Condition Standards (SCS). These contaminants can probably be managed by leaving the material in place and maintaining an appropriate thickness of cover material. The details of the cover materials and required thicknesses can only be properly assessed through more thorough soil and ground water testing and risk assessment of the results.
5. Any excavation undertaken within the park will require soil management and disposal in accordance with the Excess Soil Regulation.
6. Controls should be considered for those areas where landfill leachate is leaking into the stream. The leachate should be collected and managed.

## Limiting Conditions

This summary letter was undertaken in accordance with good professional practice. The findings in this letter are based on observations made during a site visit and a review of available data, discussed in the report completed by BluMetric in October 2024 titled "Environmental Review, Centennial Park, 1 Centennial Park Drive, Uxbridge, Ontario".

The conclusions presented in this report represent our professional opinion and are based on the conditions observed on the dates set out in the report, the information available at time this report was prepared, the scope of work, and any limiting conditions noted herein.

BluMetric provides no assurances regarding changes to conditions subsequent to the time of the assessment. BluMetric makes no warranty as to the accuracy or completeness of the information provided by others or of the conclusions and recommendations predicated on the accuracy of that information.

This report has been prepared for the Township of Uxbridge. Any use a third party makes of this report, any reliance on the report, or decisions based upon the report, are the responsibility of those third parties unless authorization is received from BluMetric in writing. BluMetric accepts no responsibility for any loss or damages suffered by any unauthorized third party as a result of decisions made or actions taken based on this report.

Yours truly,  
**BluMetric Environmental Inc.**



Amanda Gartshore, M.Sc.  
Intermediate Environmental Scientist

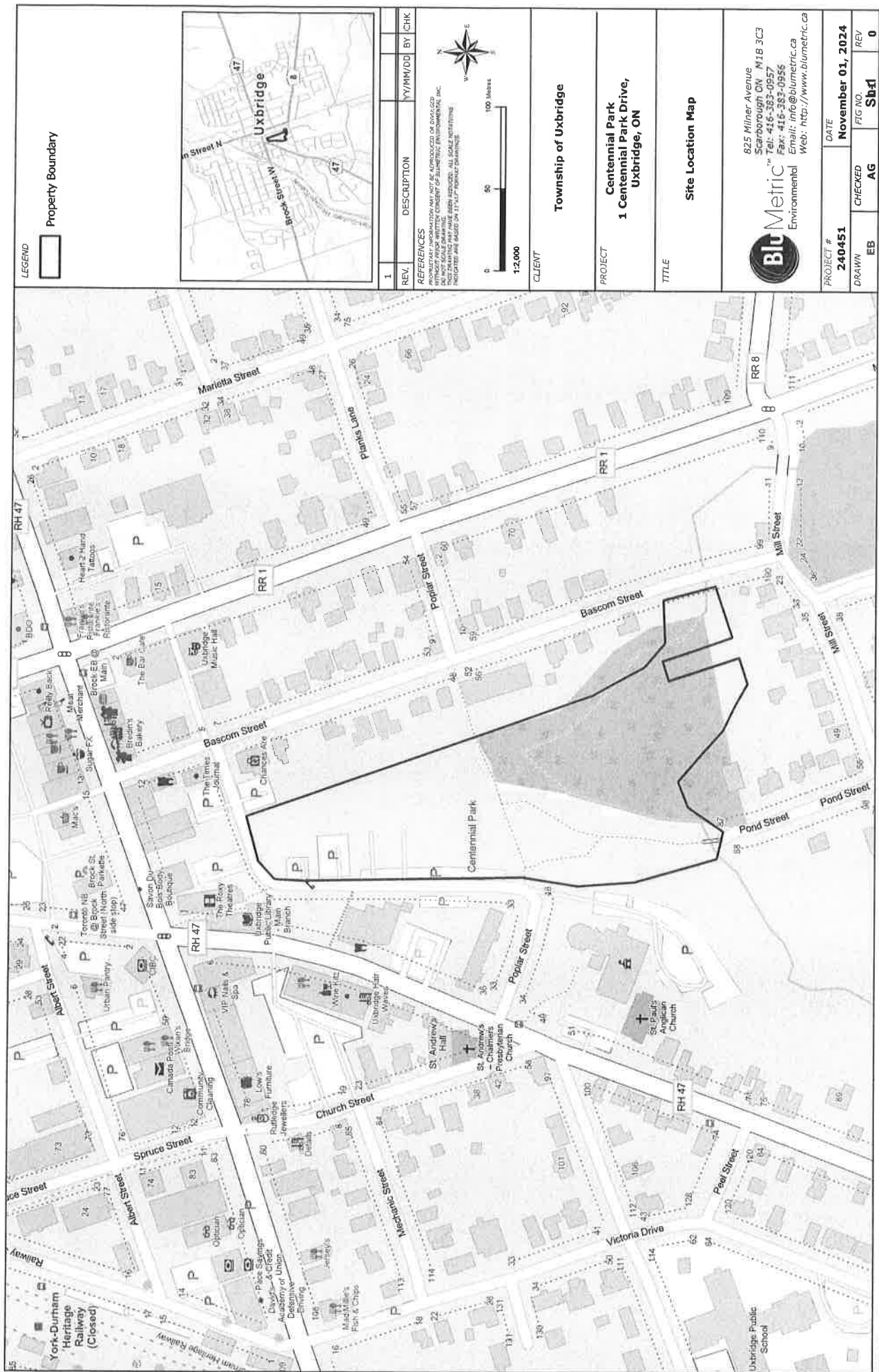


David W. Hopper, M.Eng., P.Eng., QP<sub>ESA</sub>  
Senior Environmental Engineer

Encl.

Ref: 240451 Summary Letter\_27JAN2025.docx

## Figures



LEGEND



Property Boundary



| REV. | DESCRIPTION | YY/MM/DD | BY | CHK |
|------|-------------|----------|----|-----|
| 1    |             |          |    |     |

REFERENCES  
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INDICATED ARE BASED ON 11/17/2024 FIELD SURVEYING



|           |                                                             |
|-----------|-------------------------------------------------------------|
| CLIENT    | Township of Uxbridge                                        |
| PROJECT   | Centennial Park<br>1 Centennial Park Drive,<br>Uxbridge, ON |
| TITLE     | Site Location Map                                           |
| PROJECT # | 240451                                                      |
| DRAWN     | EB                                                          |
| CHECKED   | AG                                                          |
| DATE      | November 01, 2024                                           |
| FIG. NO.  | Sb1                                                         |
| REV       | 0                                                           |



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| Area of Potential Environmental Concern (APEC) | Location of APEC on Phase One Property  | Potentially Contaminating Activity (PCA)                                                                             | Location of PCA (On-site or Off-site)                              |
|------------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| A                                              | Entire Site Area West of Uxbridge Brook | Importation of Fill Material of Unknown Quality (PCA 2)                                                              | On-Site (Since the initial development of Park in the 1950s)       |
| B                                              | West Boundary of Site                   | Landfill (PCA 1)                                                                                                     | On-Site (Landfill in use between late 1940s and mid to late 1950s) |
| C                                              | South Boundary of Site                  | Sawmill and Carding Mill (7) Foundry (6) Automotive Operations (5)                                                   | Historic Off-Site (Upgradient of Site)                             |
| D                                              | Northwest Boundary of Site              | Sawmill and Grist Mill (7) Tannery (8) Gasoline Storage Tanks (9) Printing Operations (3) Drycleaning Operations (4) | Historic Off-Site (Crossgradient or Adjacent to the North of Site) |

**LEGEND**

Flow Direction  
Underground Culvert

APEC

APEC A  
APEC B  
APEC C  
APEC D

Potentially Contaminating Activities (PCAs)

1 Historic Landfill (On-Site)  
2 Mill Material (Unknown Source/Quality)

3 Historic Private Facilities  
4 Historic Dyeing and Finishing  
5 Historic Automobile Operations  
6 Historic Foundry  
7 Historic Mill and Tannery  
8 Historic Tannery  
9 Historic Gasoline Storage Tanks  
10 Historic Drycleaning Operations

Property Boundary

REV. DESCRIPTION YY/MM/DD BY CHK

1 2 3 4 5 6 7 8 9 10

REFERENCES

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0 50 100 Metres

1:2,000

North Arrow

CLIENT

Township of Uxbridge

PROJECT

Centennial Park  
1 Centennial Park Drive,  
Uxbridge, ON

TITLE

Conceptual Site Model

**Blumetric**  
Environmental

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PROJECT #  
240451

DATE  
November 01, 2024

DRAWN  
EB

CHECKED  
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FIG NO.  
Sb-3

REV  
0



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