



**PHASE I  
ENVIRONMENTAL  
SITE ASSESSMENT**

**PART LOTS 10 AND 11,  
CONCESSION 4,  
AND PART OF THE ROAD  
ALLOWANCE BETWEEN  
LOTS 10 AND 11  
TOWNSHIP OF UXBRIDGE  
REGIONAL MUNICIPALITY  
OF DURHAM**

**Skelton Brumwell**  
& ASSOCIATES INC.



June, 2011

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ENVIRONMENTAL SITE ASSESSMENT  
PART LOTS 10 AND 11, CONCESSION 4  
AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 10 AND 11  
TOWNSHIP OF UXBRIDGE  
REGIONAL MUNICIPALITY OF DURHAM**

**P/N 05-1993**

**June, 2011**

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June, 2011

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**PHASE I**  
**ENVIRONMENTAL SITE ASSESSMENT**  
**PART LOTS 10 AND 11, CONCESSION 4**  
**TOWNSHIP OF UXBRIDGE**

P/N 05-1993

June, 2011

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**1.0 INTRODUCTION**

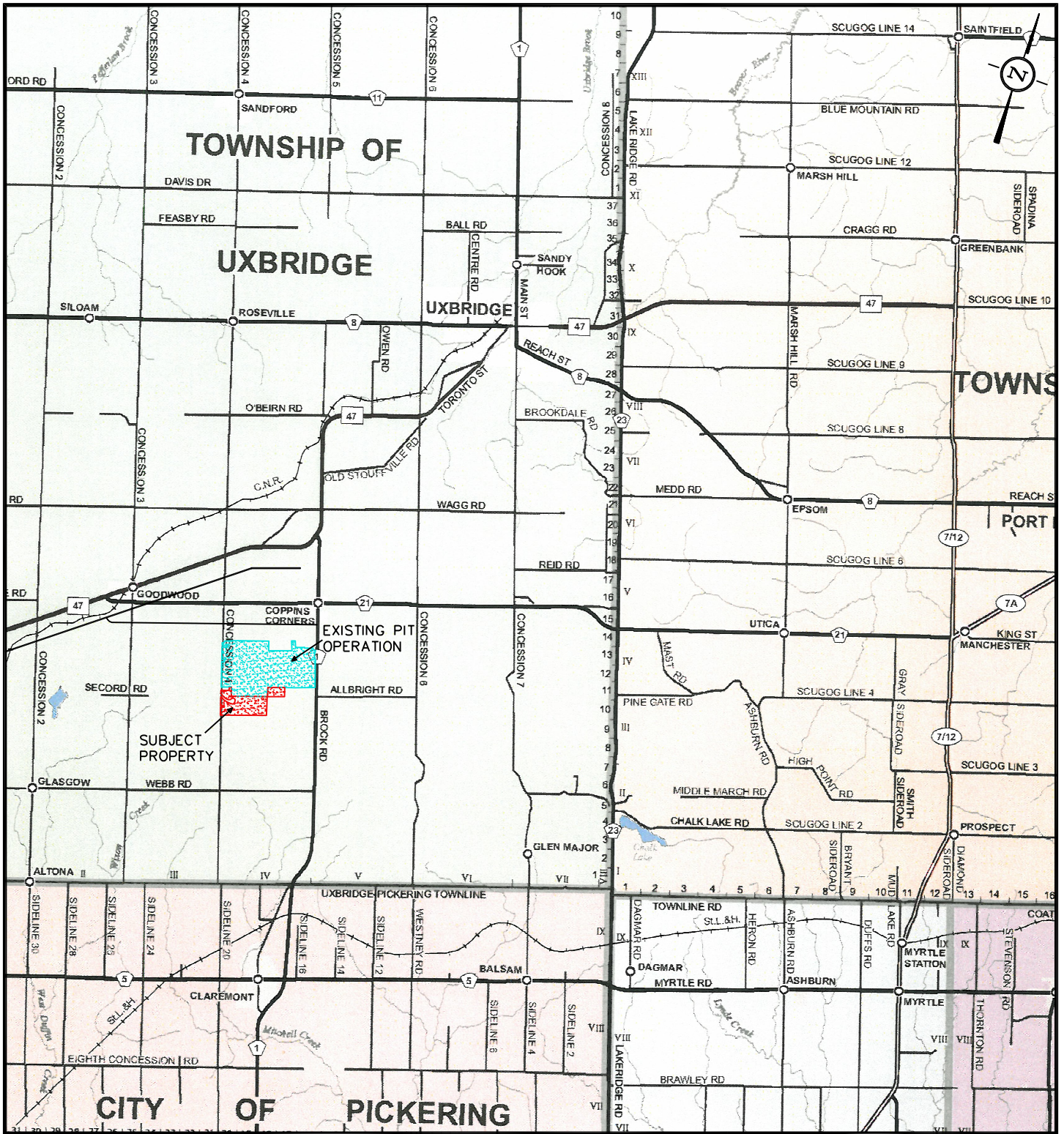
As shown on Figure 1, the subject property is located on the east side of the 4<sup>th</sup> Concession Road, south of the settlement of Coppins Corners. It can be described as agricultural and a naturally vegetated land with two abandoned building foundations, previously a barn and a shed. The property has a total area of approximately 48.7 hectares (120.3 acres).

Skelton, Brumwell & Associates Inc. (SBA) was been retained by VicDom Sand and Gravel (Ontario) Ltd., (Vicdom) to undertake a Phase I Environmental Site Assessment (ESA) of the subject property for the purposes of the application for expansion of the pit that is immediately to the north of the subject property.



**2.0 SCOPE OF STUDY**

This study constitutes a Phase I ESA of the property 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.

Terri Rutten A.Sc.T. and Scott Brumwell, P.Eng, conducted the study. Scott is a qualified person under O.Reg. 153/04. Insurance coverage held by SBA satisfies criteria set by O.Reg. 153/04.



**LEGEND**

-  EXISTING PIT OPERATION
-  SUBJECT PROPERTY

PHASE 1  
ENVIRONMENTAL SITE ASSESSMENT  
VICDOM BROCK ROAD  
PIT EXPANSION

FIGURE 1  
LOCATION

N.T.S.

P/N 1993

MAY, 2011



**Skelton Brumwell**  
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## **2.1 Study Procedures**

The following procedures were used in completing the assessment:

- a) A land title search;
- b) Review of aerial photographs and satellite imagery;
- c) Record request of the Technical Safety and Standards Association (TSSA)
- d) Review of the Ontario Ministry of the Environment (MOE) Waste Disposal Site Inventory;
- e) A site inspection; and
- f) An interview of the current owner.

## **3.0 HISTORICAL INFORMATION**

### **3.1 Title Search**

The subject property is located in the Township of Uxbridge, Regional Municipality of Durham and is described as part of Lots 10 and 11, and part of the Road Allowance between Lots 10 and 11. It is described as Part 1, 2 and 3, Registered Plan 40R-22899 in the Township of Uxbridge. The property consists of five parcels owned by companies related to VicDom Sand and Gravel Ltd. as shown in Figure 2 – Property Ownership.

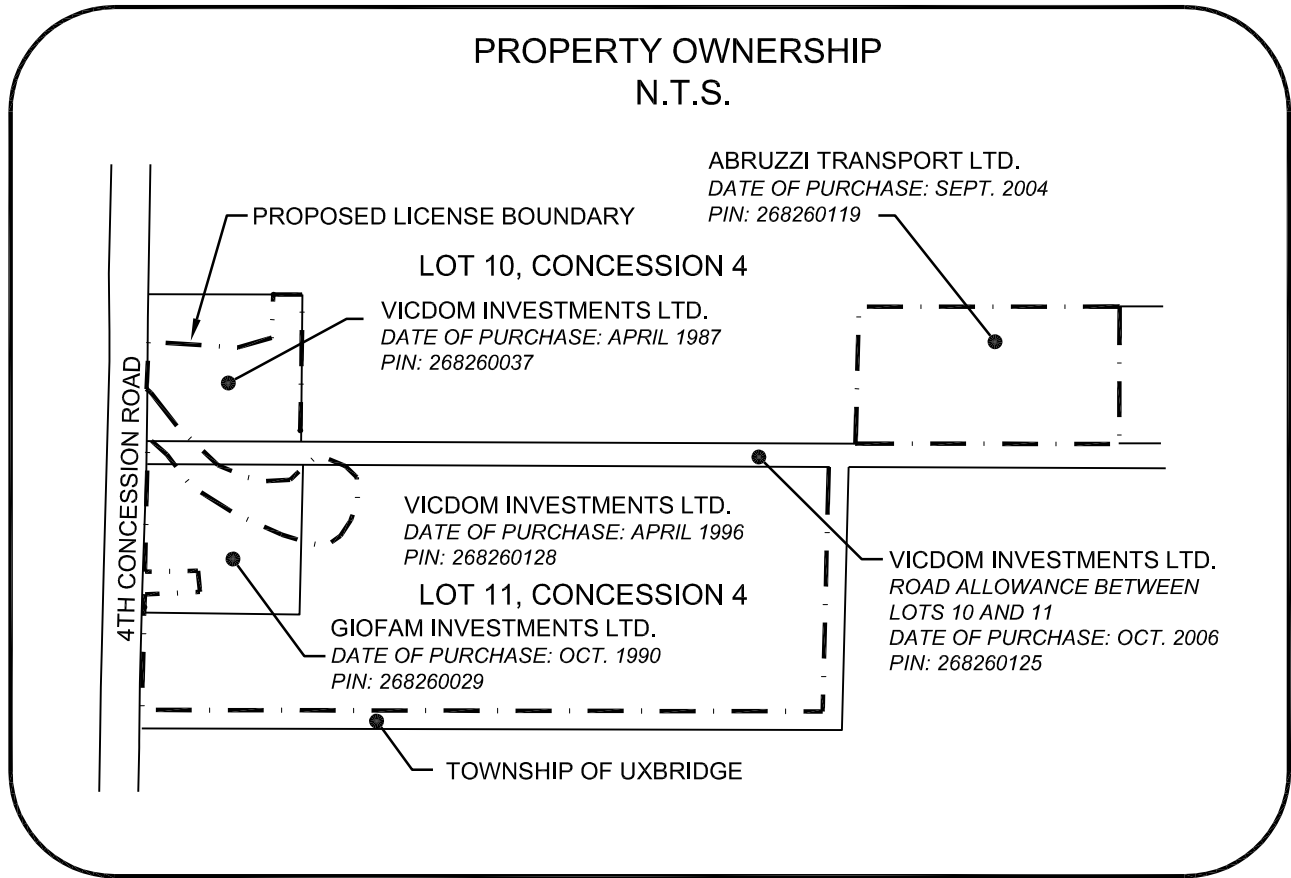
Part of the subject lands are subject to a 20 foot wide easement to the Bell Telephone Company of Canada located along the east side of the 4<sup>th</sup> Concession Road and the north side of the Road Allowance between Lots 10 and 11.

### **3.2 Site Imagery**

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

A 1954 aerial photograph<sup>1</sup> shows the subject lands as agricultural with some small wooded areas and two sets of farm buildings on the east side of the 4<sup>th</sup> Concession Road. The agricultural use extends to the north, east and south, as well as west of the 4<sup>th</sup> Concession Road. There is a woodlot on the property to the east.

G:\Projects-1\1900\1993\Graphics\Report Figures\FIGURES.dwg, 16/05/2011 10:08:14 AM



PHASE 1 ENVIRONMENTAL SITE ASSESSMENT VICDOM BROCK ROAD PIT EXPANSION	
FIGURE 2 PROPERTY OWNERSHIP	
N.T.S.	
P/N 1993	MAY. 2011
<b>Skelton Brumwell</b> & ASSOCIATES INC.	
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SOURCE: LAND REGISTRY OFFICE #40, VICDOM BROCK ROAD PIT EXPANSION  
SITE PLAN SKELTON, BRUMWELL & ASSOCIATES

A 1971 aerial photograph<sup>2</sup> shows the subject lands are largely unchanged from the time of the 1954 aerial photograph. A large gravel pit operation is apparent on the lands to the north. Other adjacent lands remain agricultural.

A 2007 Google Satellite Image<sup>3</sup> illustrates most of the subject lands being used for agriculture. The southeast corner appears overgrown. Three ponds are apparent within the subject property. The gravel pit to the north has expanded and includes a small lake and other large ponds. The property to the east and south is unchanged. The agricultural property to the west, across Concession Road 4 has grown in with trees and has a pond dug within the forested area.

### **3.3 TSSA Records Request**

A request to the Technical Safety and Standards Authority (TSSA) produced no records indicating that hydrocarbon fuel storage tanks have been present at, or have been removed from the subject lands.

### **3.4 Waste Disposal Site Inventory Review**

Review of the MOE Waste Disposal Site Inventory did not indicate the presence of active or closed waste disposal sites at or close to the subject property.

## **4.0 SITE INSPECTION**

A site inspection took place on June 7, 2010 by Terri Rutten, accompanied by Bruno Giordano of VicDom. The purpose of the inspection was to examine the subject lands and neighbouring lands for visible evidence of contamination. The features of the subject lands and adjacent lands areas are shown on Figure 3 – Site Features. A second site inspection took place on June 3, 2011 by Terri Rutten. No changes since the previous visit were noted.

### **4.1 Subject Lands**

The subject lands are in the Oak Ridges Moraine with irregular steep to rolling topography. A lane, overgrown with long grasses, extends along the south property line. There are three man made ponds and three relatively small wetland areas within the site. All are naturally vegetated and undisturbed. There is a woodlot on the property to the east which extends approximately 25 metres onto the subject property. Most of the subject property is currently used for agriculture,



either as crops or pasture. There are no buildings or structures on the subject lands except for an abandoned barn and shed near the 4<sup>th</sup> Concession Road.

The Road Allowance between Lots 10 and 11 has been used for the Oak Ridges Moraine Trail, but will be re-routed around the proposed pit.

There is a 6 metre wide Bell Easement on the subject lands along the westerly property line. The Easement continues through the west half of Concession 4 across part of the subject lands, and the adjacent lands to the north, on the north side of the closed Road Allowance between Lots 10 and 11. In the east half of Concession 4, the easement is located within the unopened Road Allowance.

The subject lands are located in the Town of Uxbridge and are subject to Zoning By-Law 81-19, as amendment, dated August, 2009. The current zoning of the subject property is rural (RU).

There is no apparent evidence of contamination of any kind; no dead or stressed vegetation, no stained grounds, no signs of discoloured/oily surface water, no discharge pipes, drains or containers, no foul /unusual odours, and no smoke/vapours were observed.

## **4.2 Adjacent Lands**

The adjacent lands were observed from the subject lands and the 4<sup>th</sup> Concession Road. The adjacent lands to the west, south and east of the subject lands are predominately agricultural land, and pasture with the VicDom Brock Road Pit to the north. The pit is Zoned M3 (Rural Resource Extraction Area – Gravel Pit) and M3-6 (Rural Resource Extraction Area – Exception, Gravel Pit). The pit is currently in operation and extracting below the water. Bruno Giordano of VicDom indicated that, there is a fuel storage facility to the north end of the pit, more than 320 metres from the subject lands.

North of the northwest corner of the property, on lands owned by VicDom Investments Ltd., there is a residence, shed, barn and a chalet building. Another residence, owned by Giofam Investments Ltd. to the west on the same side of Concession Road 4 is Zoned RU (Rural). The property is delineated by a post and wire fence has a residence and garage and is just south of the abandoned shed and barn on the subject property.



**LEGEND**

- - - LIMIT OF LICENCE
- EXISTING BARN
- EXISTING HOME
- ABANDONED FOUNDATION
- 3 ➔ PHOTO LOCATIONS  
(SEE PHOTO PAGE 1)

PHASE 1  
ENVIRONMENTAL SITE ASSESSMENT  
VICDOM BROCK ROAD  
PIT EXPANSION

FIGURE 3  
SITE FEATURES  
AND PHOTO LOCATIONS

N.T.S.

P/N 1993      MAY 2011

	<b>Skelton Brumwell</b> & ASSOCIATES INC.
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**1. From southeast property boundary looking west**



**2. From south boundary looking north across pond**



**3. Subject property, section of property to the northeast looking east**



**4. Vicdom Pit property to the north**

SOURCE: SBA SITE VISIT JUNE 2010

<b>PHASE 1 ESA VICDOM BROCK ROAD PIT EXPANSION</b>	
Photo Page 1 Subject Lands	
P/N 05-1993	MAY 2011
 <b>Skelton Brumwell</b> & ASSOCIATES INC.	
CONSULTING ENGINEERS & PLANNERS 93 BELL FARM ROAD, SUITE 107 TELEPHONE (705) 726-1141	
BARRIE, ONTARIO L4M 5G1 FAX (705) 726-0331	

There are three rural properties on the west side of Concession Road 4, all Zoned RU (Rural). The two to the north are both residences with one shed each. There is a section of vacant land between the north properties and the south residence that is Zoned OS-9 (Recreational Open Space – Exception). The southern property has a residence, four barns and a shed. No livestock were observed.

The property to the south and the east is predominately agricultural with some forested areas. There is a barn on the adjacent property to the south. No livestock were observed.

No evidence of contamination on any of the adjacent lands was observed. Well water is used by nearby residents and ground water from the existing pond is used for aggregate extraction processes to the north of the subject lands.

## **5.0 INTERVIEW OF OWNER**

Mr. Bruno Giordano, representing the owners of the subject property, was interviewed at the time of the site inspection on June 7, 2010. Mr. Giordano advised that to his knowledge, no radioactive materials, asbestos or PCB's are, or have ever been present on the subject property.

## **6.0 DISCUSSION**

Based on our research, it is apparent that the subject lands have been used for farm related activities from the time of its Crown Patent until present. As early as 1954, and until the present, a pit has been in operation north of the subject property. Currently, an agricultural field, natural vegetation, two abandoned building foundations, ponds and three wetlands occupy the subject lands.

No evidence of contamination of the subject or adjacent lands due to past or present uses was identified.

## 7.0 CONCLUSIONS AND RECOMMENDATIONS

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

## 8.0 LIMITATIONS OF THIS REPORT

The observations and conclusions presented in this report are based on the Scope of Work required by a Phase 1 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.

Any use of this report by any party other than by VicDom Sand and Gravel (Ontario) Ltd. and their lending institution(s), and any reliance on or decisions made based on it are the responsibility of such third parties. Skelton, Brumwell & Associates Inc. assumes no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

All of which is respectfully submitted,

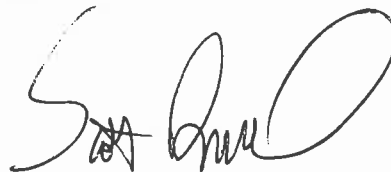
SKELTON, BRUMWELL & ASSOCIATES INC.

Per:



Terri Rutten A.Sc.T  
Engineering Technologist

Per:



Scott Brumwell, P.Eng  
Vice President

## REFERENCES

<sup>1</sup> 1954 aerial photograph, 54-4400 13-6, Ministry of Natural Resources.

<sup>2</sup> 1971 aerial photograph, 71-4401, 1-49, Ministry of Natural Resources.

<sup>3</sup> 2007, aerial image as viewed on September 2010, Google Satellite Image