

**Brownfields Environmental Site Registry**

Location: Ministry &gt; Brownfields &gt; Search Results &gt; RSC #2315

## Record of Site Condition For Part XV.1 of the *Environmental Protection Act*

**Record of Site Condition Summary**

<b>Registration Number</b>	2315
<b>Filing Date</b>	February 13, 2006
<b>Certification Date</b>	February 13, 2006
<b>Current Property Use</b>	Industrial
<b>Intended Property Use</b>	Residential
<b>Certificate of Property Use Number</b>	5873-6EJHQR(c)
<b>Applicable Standards</b>	Full Depth Site Conditions Standard, with Nonpotable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use with Risk Assessment
<b>Property Municipal Address</b>	225 Oak Street West, North Bay, Ontario

### Notice to Readers Concerning Due Diligence

This record of site condition has been filed on the Environment Site Registry to which the public has access and which contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

### Contents of this Record of Site Condition

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

### Definitions

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

"Act" means the *Environmental Protection Act*, as amended;

"Cleanup Guideline 1996" means the Ministry publication entitled "Guideline for Use at Contaminated Sites in Ontario" originally dated June 1996 and later revised;

"Intended property use", in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

"phase one environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"phase two environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"Regulation" means Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Act, as amended;

"risk assessment" has the same meaning as defined in the Act at s. 168.1;

"RSC" means a record of site condition under Part XV.1 of the Act;

"RSC property", in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

"SSRA" means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

## Part 1: Property Ownership, Property Information and Owner's Certifications

### Information about the owner who is filing or authorizing the filing of the RSC

**Filing Owner**

<b>Owner Name</b>	The Corporation of the City of North Bay
<b>Corporate Contact (Authorized Officer)</b>	David G. Linkie, Chief Administrative Officer
<b>Mailing Address</b>	200 McIntyre Street East, PO Box 360 , North Bay, Ontario , P1B 8H8

<b>Telephone</b>	705-4740400x400
<b>Fax</b>	705-4744925
<b>Email</b>	Dave.Linkie@cityofnorthbay.ca

### RSC Property Location Information

<b>Property Address and Legal Descriptions</b>	
<b>Municipal Address</b>	225 Oak Street West, North Bay, Ontario
<b>Municipality</b>	NORTH BAY
<b>Lot</b>	
<b>Concession</b>	
<b>Legal Description</b>	Part of Lot 21, Concession D Parts 6, 10, 11, 12, 13, 14 and 20, Plan 36R-11715 All in the Former Township of Widdifield Now City of North Bay, District of Nipissing
<b>Assessment Role Number</b>	48-44-020-033-30050-0000
<b>Property Identification Number (PIN)</b>	49167-0224LT
<b>RSC applies to entire legal property</b>	Yes

<b>Property Geo Reference</b>	
<b>UTM Coordinates</b>	NAD83 17-618371-5129139
<b>Latitude &amp; Longitude</b>	46.30549300N 79.46280730W (converted from UTM)
<b>Accuracy Estimate</b>	21 to 100 meters
<b>Measurement Method</b>	Interpolation from a map

### RSC Property Use Information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

<b>Property Use Information</b>	
<b>Current Property Use</b>	Industrial
<b>Intended Property Use</b>	Residential
<b>Certificate of Property Use has been issued under section 168.6 of the Act</b>	Yes
<b>Certificate of Property Use Number</b>	5873-6EJHQR(c)

### Additional Documentation

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

<b>Additional Documentation Provided by Property Owner or Agent</b>	
Deed or Transfer for the property	
Certificate of Status	

### Signature and Statements of Property Owner or Agent

As owner of the RSC property, or agent acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of \_\_\_\_\_.

As an agent making the certifications on behalf of the owner:

1. I certify that I have been authorized by the owner of the RSC property to make the statements prescribed by this section on their behalf and that the owner of the RSC property has read and understands the statements being made on their behalf.

Name of Authorized Officer \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

## Part 2 List of Reports, Summary of Site Conditions, Qualified Person's Certifications

### Qualified Person Information

Qualified Person Information	
<b>Name</b>	Steven M Harris
<b>Company</b>	Conestoga-Rovers and Associates Ltd.
<b>Job Title</b>	
<b>Address</b>	651 COLBY DR, WATERLOO, ON, N2V 1C2
<b>Phone</b>	519-8840510
<b>Fax</b>	519-7251394
<b>Email</b>	sharris@croworld.com

### Additional Documentation Provided by the Qualified Person

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

Additional Documentation Provided by the Qualified Person
Business Name Report in relation to the employer of the qualified person

### Municipal Information

Local or Single-Tier Municipality	
<b>Municipality</b>	NORTH BAY
<b>Municipal Clerk</b>	Cathy Conrad
<b>Mailing Address</b>	200 McIntyre Street East, PO Box 360 , North Bay, Ontario , P1B 8H8
<b>Phone</b>	705-4740626x510
<b>Fax</b>	
<b>Email</b>	Cathy.Conrad@cityofnorthbay.ca

Upper Tier Municipality	
<b>Municipality</b>	NIPISSING
<b>Municipal Clerk</b>	Not Applicable
<b>Mailing Address</b>	Not Applicable - See email from Tim Krsul of MOE to Steve Harris of Sept. 28/05
<b>Phone</b>	000-0000000
<b>Fax</b>	
<b>Email</b>	Not@Applica.ble

### Ministry of the Environment District Office

Ministry of the Environment District Office	
<b>District Office</b>	NORTH BAY AREA
<b>District Office Address</b>	Suite 16-17, 191 Booth RD, North Bay, ON, P1A 4K3

### Reports Supporting Record of Site Condition

The following types of assessments have been conducted in support of this record of site condition:

- A phase one environmental site assessment
- A phase two environmental site assessment
- A risk assessment that has been accepted by the Ministry of the Environment

#### Previous RSCs applying to any part of the RSC property

Acknowledgement Date	RSC/TRN Number
<i>No Documents Provided</i>	

#### Previous risk assessments or SSRA applying to any part of the RSC property

Acceptance Date	Risk Assessment Number	SSRA Developed Using the Cleanup Guideline 1996
July 22, 2005	814-04	No

#### Assessments or other reports have been relied upon in certifying the information set out in this Part

Date	Report Title	Author	Affiliation
January 31, 2006	Area 1C Confirmatory PHC Fractions Soil Sampling, 225 Oak Street West, North Bay, Ontario (Letter report to G. Elliott of City of North Bay)	S. Harris	Conestoga-Rovers & Associates
July 22, 2005	MOE Final Comments on the RA Including the Special Note Regarding the Requirements Relating to the Record of Site Condition	M. Turner	Ministry of the Environment
July 17, 2005	Email of S. Harris, Conestoga-Rovers & Associates, to M. Turner, MOE, with attached Revised Tables 5, 6, 7 and 3 of June 2, 2005 Submission by Conestoga-Rovers & Associates dated July 18, 2005.	S. Harris	Conestoga-Rovers & Associates
July 07, 2005	Response to MOE Comments Dated June 9, 2005, Site Specific Risk Assessment (SSRA), Former Rail Lands / North Bay Waterfront, North Bay, Ontario	S. Harris	Conestoga-Rovers & Associates
June 02, 2005	Revised Property-Specific Standards, Site Specific Risk Assessment, Former Rail Lands/North Bay Waterfront, North Bay, Ontario (Letter Report to Craig Kinch, MOE)	S. Harris	Conestoga-Rovers & Associates
May 20, 2005	Response to MOE Comments, Site Specific Risk Assessment, Former Rail Lands / North Bay Waterfront, North Bay, Ontario (Letter Report to Craig Kinch, MOE)	S. Harris	Conestoga-Rovers & Associates
April 21, 2005	Response to MOE Comments, Site Specific Risk Assessment, Former Rail Lands / North Bay Waterfront, North Bay, Ontario (Letter Report to Craig Kinch, MOE)	S. Harris	Conestoga-Rovers & Associates
December 23, 2004	Response to MOE Comments and Transition to Ontario Regulation 153/04, Site Specific Risk Assessment, Former Rail Lands / North Bay Waterfront, North Bay, Ontario - Includes Pre-Submission Form (Letter Report to Liza Vandermeer, MOE)	S. Harris	Conestoga-Rovers & Associates
December 23, 2004	Final Report - Environmental Remediation Report, Site Preparation of Community Waterfront Park - Phase 1, North Bay, Ontario, Residential Construction Area	M. Janes	Earth Tech Canada Inc.
December 23, 2004	Final Report - Environmental Investigation Results Report, Site Preparation of Community Waterfront Park - Phase 1, North Bay, Ontario	M. Janes	Earth Tech Canada Inc.
November 07, 2003	Response to MOE Comments, Site Specific Risk Assessment, Former Rail Lands/North Bay Waterfront, North Bay, Ontario (Letter Report to Bruce Bethune, MOE)	S. Harris	Conestoga-Rovers & Associates
March 06, 2003	Site Specific Risk Assessment, Former Rail Lands/North Bay Waterfront, North Bay, Ontario; Report Figures and Appendix B Drawings Only for MOE Use	S. Harris	Conestoga-Rovers & Associates
March 06, 2003	Site Specific Risk Assessment, Former Rail Lands/North Bay Waterfront, North Bay, Ontario	S. Harris	Conestoga-Rovers & Associates
March 08, 2001	Geotechnical Investigation, Proposed CP Rail Underpass Foundations, Cassells Street, North Bay, Ontario	G. Collins	John D. Patterson & Associates Ltd.
October 12, 1999	Additional Phase III Testing, CPR - North Bay Rail Yard, North Bay, Ontario	S. Davies	Stantec Consulting Ltd.
October 08, 1999	Draft for Discussion - Aquatic Ecological Assessment, CP Rail Lands, North Bay	G. Anderson	Gartner Lee Limited
May 28, 1999	Phase III Environmental Site Assessment, CPR - North Bay Rail Yard, North Bay Ontario	S. Davies	Stantec Consulting Ltd.
September 01, 1998	CPR North Bay Yard, Infrastructure Decommissioning and Storm Water Management, Functional Design Report	J. Hartman/D. Hurley	Stanley Consulting Group Limited
June 15, 1998	Supplemental Phase II ESA Addendum Report, CPR North Bay (Letter Report to Ms. Della Berwanger, Canadian Pacific Railway)	S. Davies	Stanley Consulting Group Limited
September 18, 1997	Supplementary Phase II Environmental Site Assessment, Volume 1 - Main Report, Appendices A to G	R. Blackport and E. Pringle/T. Cooper	Terraqua Investigations Ltd./Paragon Engineering Ltd.

August 01, 1997	Supplementary Phase II Environmental Site Assessment, Volume 2 - Appendix H	R. Blackport and E. Pringle/T. Cooper	Terraqua Investigations Ltd./Paragon Engineering Ltd.
December 01, 1994	North Bay Yard, Phase II Environmental Site Assessment, Volume I	Engineering Services Environmental and Regulatory Affairs	CP Rail System
December 01, 1994	North Bay Yard, Phase II Environmental Site Assessment, Volume II	Engineering Services Environmental and Regulatory Affairs	CP Rail System
March 01, 1993	North Bay Yard, Phase I Site Assessment, North Bay Ontario, Mile 0.0 to 1.0 Cartier Subdivision, Algoma Division, DRAFT	Engineering Services Environmental and Regulatory Affairs	CP Rail System

## Site Condition Information

Site Condition Information	
<b>Total area of the RSC property (in hectares)</b>	1.8
<b>Phase Two Environmental Site Assessment applies to the entire RSC property</b>	Yes
<b>A Risk Assessment has been prepared and accepted by the Director in support of this RSC</b>	Yes
<b>Risk Assessment Number</b>	814-04
<b>Sensitive Site</b>	No
<b>Sediment Present</b>	No
<b>Soil Texture</b>	Coarse
<b>Assessment/Restoration Approach</b>	Full Depth
<b>Property Use for Site Condition Standards Determination</b>	Residential/Parkland/Institutional
<b>Ground Water Condition</b>	Nonpotable
<b>Contaminant testing on the Ground Water</b>	Yes
<b>Local Municipality Non-Potable Water Notification Date</b>	October 02, 2005
<b>Upper Tier Municipality Non-Potable Water Notification Date</b>	September 28, 2005
<b>Certification Date</b>	February 13, 2006

The applicable site condition standards applied for the purpose of this record of site condition are: Full Depth Site Conditions Standard, with Nonpotable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use with Risk Assessment.

## Final RSC Property Profile - Site Condition Standards

### Soil

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
ACENAPHTHENE	1.93	1000	µg/g
ACENAPHTHYLENE	<	100	µg/g
ACETONE	<	3.8	µg/g
ANTHRACENE	0.92	28	µg/g
ANTIMONY	0.3	13	µg/g
ARSENIC	2.3	20	µg/g
BARIUM	120	750	µg/g
BENZENE	<	5.3	µg/g
BENZO(A)ANTHRACENE	0.33	40	µg/g
BENZO(A)PYRENE	0.15	1.2	µg/g
BENZO(B)FLUORANTHENE	0.46	12	µg/g
BENZO(G,H,I)PERYLENE	0.12	40	µg/g
BENZO(K)FLUORANTHENE	0.16	12	µg/g
BERYLLIUM	0.5	1.2	µg/g
BORON (AVAILABLE)	<	1.5	µg/g
BROMODICHLOROMETHANE	<	14	µg/g
BROMOFORM	<	2.3	µg/g
BROMOMETHANE	<	0.061	µg/g

CADMIUM	<	0.5	12	µg/g
CARBON TETRACHLORIDE	<	0.004	0.1	µg/g
CHLOROBENZENE	<	0.004	8	µg/g
CHLOROFORM	<	0.006	0.79	µg/g
CHROMIUM (TOTAL)		76	750	µg/g
CHROMIUM (VI)	<	1	8	µg/g
CHRYSENE		0.45	12	µg/g
COBALT		10	40	µg/g
COPPER		159	225	µg/g
DIBENZO(A,H)ANTHRACENE	<	0.05	1.2	µg/g
DIBROMOCHLOROMETHANE	<	0.004	10	µg/g
DICHLOROBENZENE, 1,2- (O-DCB)	<	0.004	30	µg/g
DICHLOROBENZENE, 1,3- (M-DCB)	<	0.004	30	µg/g
DICHLOROBENZENE, 1,4- (P-DCB)	<	0.004	30	µg/g
DICHLOROETHANE, 1,1-	<	0.004	22	µg/g
DICHLOROETHANE, 1,2-	<	0.004	0.022	µg/g
DICHLOROETHYLENE, 1,1-	<	0.002	0.0024	µg/g
DICHLOROETHYLENE, CIS-1,2-		0.056	2.3	µg/g
DICHLOROETHYLENE, TRANS-1,2-	<	0.004	4.1	µg/g
DICHLOROPROPANE, 1,2-	<	0.004	0.019	µg/g
DICHLOROPROPENE, 1,3-	<	0.004	0.0066	µg/g
ETHYLBENZENE		0.023	290	µg/g
ETHYLENE DIBROMIDE	<	0.004	0.0056	µg/g
FLUORANTHENE		1.98	40	µg/g
FLUORENE		3.8	350	µg/g
INDENO(1,2,3-CD)PYRENE		0.17	12	µg/g
LEAD		33	200	µg/g
MERCURY		0.04	10	µg/g
METHYL ETHYL KETONE	<	0.05	38	µg/g
METHYL ISOBUTYL KETONE	<	0.05	58	µg/g
METHYL TERT BUTYL ETHER	<	0.004	100	µg/g
METHYLENE CHLORIDE	<	0.016	120	µg/g
METHYLNAPHTHALENE, 2-(*1-)		37.6	280	µg/g
MOLYBDENUM	<	3	40	µg/g
NAPHTHALENE		0.21	40	µg/g
NICKEL		123	150	µg/g
PETROLEUM HYDROCARBONS F1 (C6 - C10)	<	10	30	µg/g
PETROLEUM HYDROCARBONS F2 (>C10 - C16)		74	150	µg/g
PETROLEUM HYDROCARBONS F3 (>C16 - C34)		56	400	µg/g
PETROLEUM HYDROCARBONS F4 (>C34)	<	10	2800	µg/g
PHENANTHRENE		5.91	40	µg/g
PYRENE		1.72	250	µg/g
SELENIUM	<	0.2	10	µg/g
SILVER	<	1	20	µg/g
STYRENE	<	0.004	1.2	µg/g
TETRACHLOROETHANE, 1,1,1,2-	<	0.004	0.019	µg/g
TETRACHLOROETHANE, 1,1,2,2-	<	0.004	0.037	µg/g
TETRACHLOROETHYLENE		0.087	0.45	µg/g
THALLIUM		0.19	4.1	µg/g
TOLUENE	<	0.004	34	µg/g
TRICHLOROETHANE, 1,1,1-	<	0.004	26	µg/g
TRICHLOROETHANE, 1,1,2-	<	0.004	2.3	µg/g
TRICHLOROETHYLENE		0.004	1.1	µg/g

VANADIUM		46	200	µg/g
VINYL CHLORIDE	<	0.002	0.003	µg/g
XYLENES		0.011	34	µg/g
ZINC		64	600	µg/g

#### Sediment

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
<i>No Measurements Provided</i>			

#### Ground Water

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
ACENAPHTHENE	< 0.2	1700	µg/l
ACENAPHTHYLENE	< 0.2	2000	µg/l
ACETONE	< 1000	3300	µg/l
ANTHRACENE	< 0.2	12	µg/l
ANTIMONY	< 5	16000	µg/l
ARSENIC	< 20	480	µg/l
BARIUM	717	23000	µg/l
BENZENE	44.9	1900	µg/l
BENZO(A)ANTHRACENE	0.25	5	µg/l
BENZO(A)PYRENE	0.229	1.9	µg/l
BENZO(B)FLUORANTHENE	0.225	7	µg/l
BENZO(G,H,I)PERYLENE	< 0.2	0.2	µg/l
BENZO(K)FLUORANTHENE	< 0.2	0.4	µg/l
BERYLLIUM	< 10	53	µg/l
BORON (AVAILABLE)	196	50000	µg/l
BROMODICHLOROMETHANE	< 10	50000	µg/l
BROMOFORM	< 20	840	µg/l
CARBON TETRACHLORIDE	< 10	17	µg/l
CHLORO BENZENE	< 8	500	µg/l
CHLOROFORM	< 10	430	µg/l
CHROMIUM (TOTAL)	< 50	2000	µg/l
CHROMIUM (VI)	< 10	110	µg/l
CHRYSENE	0.289	3	µg/l
DIBENZO(A,H)ANTHRACENE	< 0.2	0.25	µg/l
DIBROMOCHLOROMETHANE	< 20	50000	µg/l
DICHLOROBENZENE, 1,2- (O-DCB)	< 10	7600	µg/l
DICHLOROBENZENE, 1,3- (M-DCB)	< 10	7600	µg/l
DICHLOROBENZENE, 1,4- (P-DCB)	< 10	7600	µg/l
DICHLOROETHANE, 1,1-	< 10	9000	µg/l
DICHLOROETHANE, 1,2-	< 10	17	µg/l
DICHLOROETHYLENE, TRANS-1,2-	< 10	100	µg/l
ETHYLBENZENE	< 10	28000	µg/l
FLUORANTHENE	0.591	130	µg/l
FLUORENE	0.3	290	µg/l
INDENO(1,2,3-CD)PYRENE	< 0.2	0.27	µg/l
LEAD	< 5	32	µg/l
METHYL ETHYL KETONE	< 500	50000	µg/l
METHYL ISOBUTYL KETONE	< 500	50000	µg/l
METHYL TERT BUTYL ETHER	< 20	50000	µg/l
METHYLENE CHLORIDE	< 50	50000	µg/l
METHYLNAPHTHALENE, 2-(*1-)	2.8	13000	µg/l
MOLYBDENUM	< 10	7300	µg/l
NAPHTHALENE	0.8	5900	µg/l

PHENANTHRENE		0.9	63	µg/l
PYRENE		0.636	40	µg/l
SELENIUM	<	20	50	µg/l
STYRENE	<	10	940	µg/l
TETRACHLOROETHANE, 1,1,2,2-	<	20	22	µg/l
THALLIUM		2.825	400	µg/l
TOLUENE	<	20	5900	µg/l
TRICHLOROETHANE, 1,1,1-	<	10	200	µg/l
TRICHLOROETHANE, 1,1,2-	<	20	16000	µg/l
VANADIUM		145	200	µg/l
XYLENES	<	10	5600	µg/l
ZINC	<	50	1100	µg/l

## Final RSC Property Profile - Risk Assessment Standards

### Ground Water - Depth less than 4.09m

Contaminant Name		Maximum Concentration	Applicable Standard	Unit of Measure
BROMOMETHANE	<	5	560	µg/l
CADMIUM		37.3	37.3	µg/l
COBALT		696	696	µg/l
COPPER		6740	6740	µg/l
DICHLOROETHYLENE, 1,1-	<	2	5551	µg/l
DICHLOROETHYLENE, CIS-1,2-		180	7946	µg/l
DICHLOROPROPANE, 1,2-	<	2	91.2	µg/l
DICHLOROPROPENE, 1,3-	<	4	8.2	µg/l
ETHYLENE DIBROMIDE	<	2	40.7	µg/l
MERCURY	<	0.2	75.7	µg/l
NICKEL		8680	8680	µg/l
PETROLEUM HYDROCARBONS F1 (C6 - C10)	<	100	1695	µg/l
PETROLEUM HYDROCARBONS F2 (>C10 - C16)		190	430	µg/l
SILVER		4.4	4.4	µg/l
TETRACHLOROETHANE, 1,1,1,2-	<	2	371	µg/l
TETRACHLOROETHYLENE	<	2	570	µg/l
TRICHLOROETHYLENE	<	2	271	µg/l
VINYL CHLORIDE		12.4	25.2	µg/l
DICHLOROPROPENE, CIS-1,3-	<	2	8.2	µg/l
DICHLOROPROPENE, TRANS-1,3-	<	2	8.2	µg/l
ALUMINUM		19050	19050	µg/l
CHLOROMETHANE	<	10	6129	µg/l
MANGANESE		2510	2803	µg/l

### Ground Water - Depth between 4.09m and 54.09m

Contaminant Name		Maximum Concentration	Applicable Standard	Unit of Measure
BROMOMETHANE	<	50	560	µg/l
CADMIUM		37.3	37.3	µg/l
COBALT		696	696	µg/l
COPPER		6740	6740	µg/l
DICHLOROETHYLENE, 1,1-		17.9	5551	µg/l
DICHLOROETHYLENE, CIS-1,2-		1450	7946	µg/l
DICHLOROPROPANE, 1,2-	<	10	91.2	µg/l
DICHLOROPROPENE, 1,3-	<	4	185	µg/l
ETHYLENE DIBROMIDE	<	20	40.7	µg/l
MERCURY	<	0.2	75.7	µg/l
NICKEL		8680	8680	µg/l

PETROLEUM HYDROCARBONS F1 (C6 - C10)	<	100	1695	µg/l
PETROLEUM HYDROCARBONS F2 (>C10 - C16)		190	430	µg/l
SILVER		4.4	4.4	µg/l
TETRACHLOROETHANE, 1,1,1,2-	<	10	486	µg/l
TETRACHLOROETHYLENE		1530	1530	µg/l
TRICHLOROETHYLENE		1090	1090	µg/l
VINYL CHLORIDE		154	154	µg/l
DICHLOROPROPENE, CIS-1,3-	<	20	185	µg/l
DICHLOROPROPENE, TRANS-1,3-	<	20	185	µg/l
ALUMINUM		19050	19050	µg/l
CHLOROMETHANE	<	50	6129	µg/l
MANGANESE		2510	2803	µg/l

## Remedial Action and Mitigation

Soil Remediation Process	Estimated Quantity of Soil (in-situ m <sup>3</sup> )
Estimate of quantities of soil, if any, originating and remaining on the RSC property that have been remediated, at a location either on or off the RSC property, to reduce the concentration of contaminants in the soil.	
Excavation of historical railway ballast material present throughout the property and excavation of petroleum hydrocarbon impacted soils surrounding the historical monitoring well MW215 (MW215 was removed during the excavation).	29000

<b>Removed Soils</b>	
Estimated quantity of soil or sediment, if any, removed from and not returned to the RSC property (in-situ cubic meters)	29000
<b>Deposited Soils</b>	
Estimated quantity of soil or sediment, if any, being brought to and deposited at the RSC property not including any soil that has been remediated off the RSC property (identified in the Soil Remediation Process above) (in-situ cubic meters)	23500
<b>Remediated or Removed Soil or Ground Water from Near Property Boundary</b>	
Has any soil, sediment or ground water at the RSC property that is or was located within 3 meters of the RSC property boundary been remediated or removed for the purpose of remediation?	Yes

Ground Water Control or Treatment Measures
Ground Water Control or treatment measures that were required for the RSC property prior to the certification date for the purpose of filing the RSC:
Extraction of petroleum hydrocarbon impacted groundwater was conducted from within the excavation of petroleum hydrocarbon impacted soils surrounding the historical monitoring well MW215 (MW215 was removed during the excavation). Extracted groundwater was discharged to the municipal sanitary sewer system for treatment at the municipal waste water treatment plant.
Other than the activities previously identified, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:
CPU Risk Management Measure 4.2 e) - Foundation drainage is to be directed to the waste water treatment plant. Monitoring of the groundwater collected in the area of the foundation drainage system shall be conducted as part of the groundwater monitoring program.

Other Activities Including Risk Management Measures
Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that were required for the RSC property prior to the certification date for the purpose of filing the RSC:
<i>No comments entered.</i>
Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:
CPU Risk Management Measure 4.1 - Implement, and thereafter maintain or cause to be maintained, the Risk Management Measures in the Risk Assessment.
CPU Risk Management Measure 4.2 - Without restricting the generality of the foregoing in item 4.1, carry out or cause to be carried out the following key elements of the Risk Management Measures [see CPU Risk Management Measures 4.2 a) to 4.2 f) described below]:
CPU Risk Management Measure 4.2 a) - Remove from the Property all petroleum hydrocarbon free product and soil (contaminated above Table 3 of the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" Ministry of the Environment, March 9, 2004) encountered during future construction activity.
CPU Risk Management Measure 4.2 b) - Placement of a soil-gas vapour control system beneath all buildings as described in the Risk Management Plan. <u>Prior to initiating construction, detailed specifications and drawings of the vapour control system will be completed by a qualified professional engineer and provided to the Director.</u> The vapour control system will initially be installed as a passive system. Should monitoring indicate that VOC concentrations in the shallow ground water have increased above the property specific standards (PSS) specified in the Risk Assessment, the Director is to be notified. In the event that an active foundation ventilation system is required, an air monitoring program to confirm the effectiveness of the ventilation system shall be developed by a Qualified Person and submitted to the Ministry for review prior to its implementation.
CPU Risk Management Measure 4.2 c) - Risk Management Measure 4.2 c) is included in the Monitoring or Maintenance section under ground water

monitoring requirements.

CPU Risk Management Measure 4.2 d) - Risk Risk Management Measure 4.2 d) is included in the Monitoring or Maintenance section under soil monitoring requirements.

CPU Risk Management Measure 4.2 e) - Risk Risk Management Measure 4.2 e) is included in the Ground Water Control or Treatment Measures section.

CPU Risk Management Measure 4.2 f) - A property specific health and safety plan shall be developed and implemented for the Property by a qualified industrial hygienist and shall be applicable to all re-development activities. The plan shall be maintained on the Property for the duration of all development activities. In addition, a copy shall be maintained with The Corporation of the City of North Bay Engineering Department. Prior to the initiation of any project (as defined in the Occupational Health and Safety Act, as amended) on the Property, the local Ministry of Labour office shall be notified. All intrusive on-site activities (excluding activities above the ground water) shall be under the supervision of a Qualified Person.

CPU Risk Management Measure 4.3 - Refrain from using the Property for any use other than the following use(s) Residential, Commercial, Industrial, Parkland, Recreational, Community, and Institutional.

CPU Risk Management Measure 4.5 - Within one year of the commencement of occupancy of the residential building, submit to the Director a report prepared by a Qualified Person, confirming the implementation of the Risk Management Measures referred to in item 4.1 above.

#### Monitoring or Maintenance

Monitoring requirements, or any requirements for care, maintenance, or replacement of any monitoring control works, for known existing contaminants, if any, on the RSC property, after the certification date.

#### Soil Management Measures

CPU Risk Management Measure 4.2 d) - A soil and groundwater management program, as described in the Risk Management Plan, has been prepared for the Property. The plan ensures that future intrusive activities during construction or maintenance activities on the Property are managed, including the handling of contaminated ground water and air quality monitoring. The soil and ground water management program shall be implemented under the supervision of a Qualified Person.

#### Ground Water Management Measures

CPU Risk Management Measure 4.2 c) - A ground water monitoring program has been prepared for the Property as described in the Risk Management Plan. The monitoring program shall be conducted for an initial five year period. Data shall be forwarded to the Director and The Corporation of the City of North Bay for review and the determination of the need for the extension or modification of the monitoring program. The implementation of the monitoring program shall be supervised by a Qualified Person.

## Certifications

As the qualified person, and in relation to this Part of the RSC, I certify that:

1. A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site visit and interviews, has been conducted in accordance with the Regulation by or under the supervision of a qualified person as required by the Regulation.
2. I have conducted or supervised a phase two environmental site assessment, which includes the evaluation of information gathered through the sampling and analysis of soil and other site investigation or assessment activities, of all or part of the RSC property with respect to one or more contaminants, in accordance with the Regulation.
3. The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.
4. As of February 13, 2006, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.
5. If non-potable ground water standards have been applied,
  - a. The owner of the property or a person authorized by the owner of the property has informed me that the owner of the property has given written notice of intention to apply non-potable ground water site condition standards to the clerk of the local municipality in which the property is located and the clerk of any upper-tier municipality in which the property is located.
  - b. The owner of the property has informed me that either,
    - i. the owner did not receive a notice of objection from either the local municipality or the upper-tier municipality within 30 days of the municipality or upper-tier municipality receiving the notice described in paragraph a, or
    - ii. after receiving a notice of objection from the municipality, the municipality has withdrawn its objection and given written consent to the application of non-potable ground water standards.
  - c. I did not receive a notice of objection from either the local municipality or the upper-tier municipality within 30 days of the municipality receiving the notice described in paragraph a, or, after I received a notice of objection from the municipality, the municipality gave written consent to the application of non-potable ground water standards.
6. As of February 13, 2006, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable Full Depth site condition standards prescribed by section 37 of the Regulation for all contaminants prescribed by the Regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards.
7. As of February 13, 2006, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Final RSC Property Profile.
8. In relation to any contaminant excepted from the certification mentioned in paragraph 9, or in relation to any other contaminant that in my opinion is likely to cause an adverse effect:
  - a. A risk assessment was prepared for the contaminant with respect to the property for which the phase two environmental site assessment was conducted.
  - b. The Director has accepted the risk assessment under clause 168.5 (1) (a) of the Act.
  - c. As of February 13, 2006, the property for which the phase two environmental site assessment was conducted meets the standards specified in the risk assessment for the contaminant.

As the qualified person, and in relation to this Part of the RSC, I also certify that:

1. I am a qualified person and have the qualifications required by section 5 of the Regulation.
2. I have in place an insurance policy that satisfies the requirements of section 7 of the Regulation.
3. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
4. The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.
5. To the best of my knowledge, the certifications and statements in this part of the RSC are true as of February 13, 2006.
6. By signing this RSC, I make no express or implied warranties or guarantees.

I, the qualified person named below, on the date stated below, make all of the stated certifications applicable to the qualified person in this Part of the record of site condition.

Name of Qualified Person \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.