



Public Notice #2 – Risk Assessment Update

Ojibwa Landing Brownfield Site, Penetanguishene, ON

October 7, 2019

This Public Notice has been prepared by EXP Services Inc. (EXP) to inform the neighbouring property owners of the Ojibwa Landing Brownfield Site located at 111 Robert Street West in Penetanguishene, Ontario, of the proposed redevelopment and ongoing environmental work being conducted by the property Owner, the Corporation of the Town of Penetanguishene (the 'Town'). As part of the process, public consultation will be undertaken to ensure all relevant stakeholders are considered.

Site Background

The Site is located on the southern shore of the South Basin of Penetanguishene Harbour, on the north side of Robert Street West and is part of a larger parcel of land that is municipally designated as 111 Robert Street West, Penetanguishene, Ontario (refer to the attached Site Plan). It is bounded by Penetanguishene Harbour to the north, Rotary Champlain Wendat Park to the east, Robert Street West to the southeast (residences and commercial businesses on the south side); the former Petro Canada fuel depot to the south (now vacant), Copeland Creek (cold water stream) and a provincially significant wetland to the west, and, Beacon Bay Marina to the northwest (on the other side of Copeland Creek).

Currently, there is a multi-use waterfront trail connecting the Trans Canada Trail in Rotary Champlain Wendat Park and the Copeland Creek Trail that begins just to the west of the former Petro Canada fuel depot and crosses the Site. Ojibwa Landing and its prime waterfront location has been identified as a priority for possible redevelopment, including retaining the waterfront for recreational purposes. The proposed land use for the Site is mixed commercial/commercial with a portion to be dedicated for the extension or continuation of the Rotary Champlain Wendat Park along the waterfront.

Ojibwa Landing is a former landfill, meeting the definition of a Brownfield by Provincial legislation. In order to redevelop a Brownfield or enable a change in the land use from a less sensitive land use (industrial/ commercial) to a more sensitive land use (mixed residential, parkland, institutional and/or commercial), a Record of Site Condition (RSC) is required to be filed under Ontario Regulation 153/04, as amended (O.Reg.153/04).

Between 2015 to 2019, soil and groundwater testing were completed at the Site. In 2015, estimated liabilities for the removal of waste and remediation to the applicable environmental standards were in excess of \$8.9 million. A recommendation was provided for the completion of a Human Health and Ecological Risk Assessment (HHERA) for the Site. This was presented as an alternative to costly removal of the former landfill and impacted soil, while still providing the same level of protection to human health and the environment.

Risk Assessment Results

A Human Health and Ecological Risk Assessment is a process established by the Ontario Ministry of the Environment, Conservation and Parks (MECP) to ensure that environmental impacts are well managed, and to ensure that a Brownfield property can be redeveloped into a productive land use.

Where potentially unacceptable risks may be identified in the HHERA, Risk Management Measures may be implemented to reduce the exposure to impacts.

1. Impacts and Media Affected

Due to the historical presence of potentially contaminating activities that have occurred on-Site and within the immediate region of the Site, environmental media including soil and groundwater were sampled from the Site and analyzed for a suite of parameters. These parameters were selected based on the types of industry historically present in the area.

Soil and groundwater sampled from the Site were compared to MECP guidelines for the applicable future Site use to determine if any measured parameters exceed the Site condition standards (SCS). In soil, impacts were detected for several classes of contaminants, including; petroleum hydrocarbons, select polycyclic aromatic hydrocarbons, select metals and inorganics, and select volatile organic compounds. In addition, groundwater impacts were detected for select volatile organic compounds, several metals and inorganics, select polycyclic aromatic hydrocarbons and petroleum hydrocarbons

2. Potential Risks Identified Under Existing Conditions

- a. Direct contact with soil for human and ecological receptors (vegetation, birds, mammals, etc.).
- b. Migration of vapours from subsurface into on-Site buildings.
- c. Migration of impacts into the adjacent Penetanguishene Harbour and environmentally sensitive Copeland Creek wetland.

3. Risk Management Options

- a. A robust set of options for **soil cover** are proposed. These include:
 - Unimpacted topsoil or engineered material, with varied required depths depending on types of vegetation (grasses, shrubs or trees).
 - Management of existing treed areas with unimpacted topsoil under canopy.
 - New hard pathways or parking areas.
- b. Any newly constructed building must have a **vapour mitigation system** that ensures impacted vapours from the subsurface do not enter the building.
- c. Ecological monitoring of ecological status to assess continued health of the harbour and wetland.
- d. Shoreline protection, as needed.

4. Redevelopment Options

Based on the results of the HHERA, numerous options for redevelopment of the property are available. These require the implementation of the Risk Management measures described above.

- A portion of the property to remain as public parkland space with trails, dog parks and naturalized areas.
- Future buildings used for mixed commercial and residential; community use are also under consideration.
- Restrictions include no basements due to the high water table and physical nature of on-site soils.
- First Nations and Métis groups will also be consulted.

Open House

A Public Information Session is scheduled for October 22, 2019. In this Information Session, EXP Services Inc. and the Town of Penetanguishene Director of Public Works will provide further details and context for the Site, the Risk Assessment and possibilities for risk management and redevelopment. All members of the general public are invited to attend.

Location: Council Chambers, 10 Robert Street West, Penetanguishene, Ontario L9M 2G2

Time and Date: 7:00 to 9:00, October 22nd, 2019

Inquiries for the Open House may be made to the Town of Penetanguishene Public Works Information Line at (705) 549-7992.

Key Contact Persons

EXP Services Inc. (EXP), an environmental consulting firm, has been retained to conduct the Human Health and Ecological Risk Assessment and to determine the necessary actions required in order to effectively manage the proposed usage of the property.

First Nations Engineering Services Ltd. (FNESL) has also been retained to assist with the distribution of the environmental information to the appropriate recipient First Nations groups and Métis organizations.

EXP and FNESL are available for questions or comments regarding the Risk Assessment process. Please direct your enquiries to the key contact persons (contact information provided below). Questions and comments from the public will be included and addressed in the Risk Assessment report.

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| EXP Services Inc. (EXP) | <p>Mr. Mark Beasy, M.Sc., QP_{RA} Senior Risk Assessment Specialist Public Communication Contact Phone: 905-793-9800 ext. 2589 Fax: 905-793-0641 Email: mark.beasy@exp.com</p> <p>Mr. Kelvin Lee, P.Eng., M.Eng., QP_{ESA} Qualified Person – Environmental Site Assessment Phone: 905-793-9800 ext. 2434 Fax: 905-793-0641 Email: kelvin.lee@exp.com</p> <p>1595 Clark Boulevard Brampton, Ontario L6T 4V1</p> |
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| <p>First Nations Engineering Services Ltd. (FNESL)</p> | <p>Mr. Warren Sault Phone: 519-445-0040 Toll Free: 1-888-881-8284 Fax: 519-445-4254 Email: fneng@fnesl.ca</p> <p>1786 Chiefswood Road P.O. Box 280 Ohsweken, Ontario N0A 1M0</p> |
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The following key contact persons have also been identified for questions related to various matters on the Risk Assessment proposed for the Site.

Ontario Ministry of the Environment, Conservation and Parks (MECP)

The following individuals have been determined as key contact persons at the MECP’s Barrie District office for questions related to the environmental investigation at the Site and in the surrounding area. Additional contact persons have also been identified within the MECP for questions related to the process under Ontario Regulation 153/04.

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| <p>MECP, Barrie District Office</p> | <p>Cindy Hood, Manager Phone: 705-309-5874 Email: cindy.hood@ontario.ca</p> <p>John Kaasalainen, P.Eng. District Engineer Phone : 705-309-4304 Email : john.kaasalainen@ontario.ca</p> <p>Unit 1201, 54 Cedar Pointe Drive Barrie, Ontario L4N 5R7</p> |
| <p>MECP, Environmental Approvals Branch</p> | <p>Heather Malcolmson, Director (Acting) Phone: 416-314-0934 Email: heather.malcolmson@ontario.ca</p> <p>1st Floor, 135 St Clair Avenue West Toronto, Ontario M4V 1P5</p> |
| <p>MECP, Environmental Approvals Access and Service Integration Branch</p> | <p>Rosemary Ash, Team Lead Brownfields Filing & Review Phone: 416-314-9058 Email: rosemary.ash@ontario.ca</p> <p>1st Floor, 135 St Clair Avenue West Toronto, Ontario M4V 1P5</p> |

Municipality

The following individuals have been determined as key contact persons in the Town’s Communication Department for responding to general questions about the Study.

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| <p>The Corporation of the Town of Penetanguishene</p> | <p>Bryan Murray, P.Eng.</p> |
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| | <p>Director of Public Works Phone: 705-549-7992 Fax: 705-549-4263 Email: bmurray@penetanguishene.ca</p> <p>Stacey Cooper Clerk / Deputy Chief Administrative Officer Phone: 705-549-7453 Fax: 705-549-3743 Email: scooper@penetanguishene.ca</p> <p>10 Robert Street West P.O. Box 5009 Penetanguishene, Ontario L9M 2G2</p> |
| <p><i>Region</i> The following individuals have been determined as key contact persons in the Simcoe Muskoka District Health Unit for responding to questions about potential human health concerns related to the Risk Assessment.</p> | |
| <p>Simcoe Muskoka District Health Unit</p> | <p>Brenda Armstrong, M.P.H Program Manager, Healthy Environments and Vector-Borne Disease Programs Phone: 705-721-7520 or 1-877-721-7520 ext. 7489 Fax: 705-721-1495 Email: brenda.armstrong@smdhu.org</p> <p>Steven Rebellato, PhD Director, Environmental Health Department Phone: 705-721-7520 or 1-877-721-7520 ext. 7487 Fax: 705-721-1495 Email: steven.rebellato@smdhu.org</p> |

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Approximate Site Plan