



**St. Lawrence Testing
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November 29, 2022

HS Products and Services
c/o Mr. Denis Simard
2402 County Road 2,
Johnstown, Ontario
K0E 1T1

**RE: Properties located at 161 & 163 Shanly Road, Cardinal, Ontario
Phase 1 Environmental Assessment
Report No. 22C344**

Dear Mr. Simard:

In accordance with verbal and emailed instructions received from you, this report is submitted, outlining the results of a Phase 1 Environmental Site Assessment carried out for two adjoining properties located at 161 & 163 Shanly Road in Cardinal, Ontario.

1.0 INTRODUCTION & EXECUTIVE SUMMARY

A Phase 1 Environmental Site Assessment (ESA) was undertaken by St. Lawrence Testing & Inspection Co. Ltd. (St. Lawrence Testing) for two adjoining properties located at 161 & 163 Shanly Road in Cardinal, Ontario, at your request.

St. Lawrence Testing was advised that the purpose of this Phase I ESA was to assess the potential issues of environmental concern related to the current and past uses of the Phase 1 property along with any environmental concerns that may have resulted from adjoining properties.

This Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document "Phase I Environmental Site Assessment, CSA Standard Z768-01", November 2001 (reaffirmed 2016 with no changes). Subject to the limitations outlined in Section 8.0 of this report, the scope of work included:

- A site visit was performed on November 24, 2022, that included a visual inspection of the Phase 1 property where access was available. Observations of the neighbouring properties were performed from the Phase 1 property and from publicly accessible areas.
- An interview was held with the current owner of the Phase 1 property (Mr. Jacques (Dan) Charron). A telephone interview was conducted with Mr. Dwayne Crawford, Chief Building Official for the Township of Edwardsburg/Cardinal.
- A records review of available documents pertaining to the property included an EcoLog ERIS report, a Physical Settings report, historical aerial photographs, satellite images, fire insurance plans, and insurance reports.
- A title search was made from the Crown patent to the present owner(s).

The Phase 1 property is irregular in shape with an area of approximately 29,800 ft² in area. The Phase 1 property has a frontage along Shanly Road of approximately 150 ft., a frontage along Marjorie Street of approximately 337 ft. and a frontage along Adelaide Street of approximately 78 ft. Access onto the Phase 1 property can be made off Shanly Road, Marjorie Street and off Adelaide Street. The Phase 1 property is serviced with natural gas, municipal water and sewer.

The Phase 1 property is zoned General Commercial with the Township of Edwardsburg/Cardinal. The Phase 1 property was first developed sometime before 1928. The Fire Insurance Plan at that time describes a cheese factory present at the southwest corner of the Phase 1 property.

There is a 2,500 ft² (approximate) structure located at 161 and 161A Shanly Road, currently used for residential purposes. It is a wood framed structure. Previously, this building contained offices and storage space for a lumber retailer operating on the Site property.

There is a 1,400 ft² (approximate), 2-story building located at 163 Shanly Road. This is used for private storage. It is a wood framed structure on a concrete slab. It is covered in a brick façade along with stucco. Previously, this building served as the retail portion of Forrester's Lumber. Attached to this building is a large, tin clad 3,500 ft² (approximate) Quonset building. This is being used for storage. In addition, there is a 500 ft² (approximate), detached tin clad building also used for private storage.

There is a concrete pad located off Adelaide Street that extends almost to the detached building. This was the former floor of a tin clad Quonset building used to store lumber.

The adjoining and neighbouring properties are all residential in use. The nearest fuel service station is located approximately 212 m east southeast of the Site.

On the basis of the programme conducted, St. Lawrence Testing has determined that:

- The Phase 1 property is first believed to be developed as a cheese factory in 1928. This is inferred by the Fire Insurance Plans available for review. Prior to this, the Phase 1 property was most probably agricultural in use.
- The Phase 1 property is zoned General Commercial with the Township of Edwardsburg/Cardinal.
- The building located at 161 and 161A Shanly Road is currently housing the owner along with tenants. Prior to this, this space was used as offices and for storage.
- The building located at 163 Shanly Road is currently used for private storage by the owner. Before this, it was used as a retail lumber store (Forrester's Lumber) with product stored in the buildings on the property. In the 1940s it was a cinder block manufacturer.
- The Phase 1 property is serviced with natural gas, municipal water and sewer.
- No visual evidence of any above ground or underground fuel storage tanks were found.

- No potable or commercial source wells were observed on the Phase 1 property or found on the Ontario Well Records website.
- The adjoining and neighbouring properties are private, residential properties and do not pose an environmental concern to the Phase 1 property.
- The nearest fuel service station is located approximately 212 m east southeast and would not pose an environmental concern as the inferred groundwater travels south and away from the Phase 1 property.

It is the opinion of St. Lawrence Testing that there are no environmental concerns on the Phase 1 property located at 161 and 163 Shanly Road in Cardinal, Ontario (hereafter referred to as the Site). No further environmental work is necessary.

It is recommended, however, that if the buildings located on the Site property are to undergo renovations, that the floor and ceiling tiles be tested for asbestos prior to beginning any demolition work.

2.0 SITE DESCRIPTION

2.1 Site Location

The Site is located on the east side of Shanly Road at the civic addresses of 161, 161A & 163 Shanly Road in the town of Cardinal, Ontario. The Site is approximately 160 m north of SDG County Road 2 and approximately 2.9 Km south of Highway 401.

2.2 Site Operations

The Site property is zoned General Commercial (CG) with the Township of Edwardsburg/Cardinal. The Site currently operates as a private storage location at 163 Shanly Road and a rental unit at 161 Shanly Road. The current owner resides at 161A Shanly Road. Previous to this the Site property was a retail lumber store at 163 Shanly Road and offices at 161 Shanly Road. In the 1940's the Site operated as a cinder block manufacturer and warehouse.

The 1928 and 1935 Fire Insurance Plans describe a cheese factory on the Site.

2.3 Topographic, Geologic and Hydrogeologic Setting

According to the Physical Settings Report prepared by ERIS, the Site is 76.88 m above sea level with a slope direction to the north northwest.

The bedrock is composed of dolostone and sandstone in the Beekmantown Group of the Ordovician period. The geological deposits are undifferentiated silty sandy till with low to medium permeability. The soil is a non-stony, moderately coarse sandy loam with good drainage.

The inferred shallow groundwater flow direction would be to the south and towards the St. Lawrence River located approximately 450 m south of the Site property.

3.0 RECORDS REVIEW

3.1 Aerial Photographs

Aerial photographs for the Site were obtained through EcoLog ERIS from the National Air Photo Library. These photos were taken in 1937, 1949, 1958, 1967 and 1974. Along with these, satellite images viewed using Google Earth from the years 1997, 2008, 2013, 2017 and 2020 were also reviewed in addition to a street view image recorded in 2021.

The aerial photograph taken in 1937 possibly shows the Site property as developed. The lack of cross streets in the photograph makes it difficult to pinpoint the exact location of the Site property, however. Shanly Road is visible along the west side of the Site property. This may be the cheese factory described in the Fire Insurance Plans. The adjoining properties to the north, east and south appear vacant. There is development further to the south that appears residential. A large, oval track is visible further to the east. The neighbouring properties located to the west and across Shanly Road are undeveloped.

The 1949 aerial photograph was taken at a high-altitude making site specific details difficult to determine. It appears that the Site is developed and there are structures present to the south. Marjorie Street is not visible to the north of the Site. The adjoining property to the east remains vacant.

The aerial photograph taken in 1958 shows the Site property as developed. The photograph is somewhat out of focus; however,

structures are visible on the Site. The adjoining properties to the north and south are developed. The adjoining property to the east appears vacant. The neighbouring properties to the west and located across Shanly Road appear residential in use.

The aerial photograph taken in 1967 shows a large, rectangular structure located near the northeast corner of the Site. There does not appear to be any significant changes to the use of the adjoining or neighbouring properties since the 1958 photo was taken.

The aerial photograph taken in 1974 shows the Site property as developed. The photograph is out of focus making site specific details difficult to determine. However, it does not appear that any significant changes have occurred on the Site property or on the adjoining and neighbouring properties since the 1967 photo was taken.

The 1997 satellite image shows the Site property containing 2 structures. One is located along the south side of the Site while the other is located at the east side of the Site. There appears to be a large, rectangular structure on the east of the Site. The adjoining properties to the north and south appear residential. The adjoining property to the east contains a large rectangular structure and appears commercial in use. The neighbouring properties to the west and located across Shanly Road appear residential in use.

The satellite image recorded in 2008 shows no significant changes to the Site property since the 1997 image was recorded. The large,

rectangular structure located on the adjoining property to the east is now gone with only a large slab remaining. The adjoining properties to the north and south remain residential in use along with the neighbouring properties located to the west and across Shanly Road.

The satellite image recorded in 2013 clearly shows 2 structures on the Site property. There are several vehicles parked at the west side of the Site. The adjoining and neighbouring properties do not appear changed since the 2008 image was recorded.

The satellite image recorded in 2017 shows no significant changes to the Site property or to the adjoining and neighbouring properties since the 2013 image was recorded.

The satellite image recorded in 2020 shows no significant changes to the Site property or to the adjoining and neighbouring properties since the 2017 image was recorded.

A street view facing east off Shanly Road shows 2 structures on the Site property. The structure located at 161 Shanly Road appears residential in use while a larger, 2-story structure located at 163 Shanly Road appears commercial.

3.2 Property-Use Records

A search of available Fire Insurance Plans (FIP) was undertaken by ERIS via OPTA Enviroscan. There were 3 fire insurance plans available for review. These were prepared in 1908, 1928 and 1935.

The Site property was not described in the 1908 fire insurance plan. The 1928 along with the 1935 fire insurance plans describe a cheese factory located at the southwest corner of the Site property. No fuel service stations, underground storage tanks or dry-cleaning establishments were described near the Site property.

3.3 Title Search

The following table lists the title transactions that have occurred for the Site from the Crown patent to the present day.

The legal description for the Site property is Lot 374 & Part of Lots 363, 364, 369, 370, 371, 372, 373, 375, 376, 377, 378, 379, 380 & Part of Marjorie Street Registered Plan No. 25, Plan 15R-8130, Village of Cardinal, Township of Edwardsburg/Cardinal, County of Grenville.

Instrument #	Type	Date	Party From	Party To
	Patent	No date	Crown	Frederick Lewis (W ½)
A371	Will	May 9, 1825	Frederick Lewis Hugh Munro	
D48	Transfer	Dec 8, 1831	Estate of Frederick Lewis	Henry Lewis
B117	Transfer	Aug 23, 1855	Henry Lewis	Frederick Spotswood
D61	QC Transfer	Nov 11, 1867	Joseph Spotswood, Margaret Spotswood	Frederick Spotswood
T7274	Transfer	Sept 20, 1904	Duncan Spotswood	William Spotswood
C1440	Transfer	Sept 20, 1904	Duncan Spotswood	William Spotswood
C1486	Transfer	July 20, 1905	William Spotswood	Thomas Ranns
C1764	Transfer	Aug 29,	Thomas Ranns	Jane Ranns

		1910		
C1525	Transfer	April 7, 1906	William Spotswood	Thomas James Curry & Robert Warner Scott
C1845	Transfer	Oct 12, 1912	William Spotswood	Catherine Elizabeth Boyd
D1880	Transfer	April 23, 1913	Catherine E. Boyd	William D. Spotswood
D1881	Transfer	April 23, 1913	Jane Ranns	Joseph Bush
D1884	Transfer	April 26, 1913	Joseph Bush	Edwin V. Dodge
D1940	Transfer	July 25, 1914	Edwin V. Dodge	William P. Walker
D2010	Transfer	April 18, 1916	James Trip	William P. Walker
D2011	Transfer	April 18, 1916	William Walker	James Tripp
D2039	Transfer	Oct 24, 1916	James Tripp	William P. Walker
D2085	Transfer	Nov 1, 1917	William P. Walker	James Tripp
D2148	Transfer	Mar 17, 1919	William P. Walker	Thomas McRobie
D2302	Transfer	Oct 6, 1920	William P. Walker	James Tripp
Plan 25 Cardinal				
E3623	Exec's Transfer	Aug 11, 1949	Robert Perry Walker	Chester Jon Warren (Lot 363)
D2921	Transfer	Oct 5, 1935	Estate of James Tripp	Willard C. Kelsey (PT 377)
D3058	Transfer	April 22, 1938	Willard C. Kelsey	Thomas H. Hunter (PT 377)
D3084	Transfer	Nov 18, 1938	Thomas Henry Hunter	George William Forrester (PT 377)
E3427	Transfer	June 7, 1946	Robert Warner Scott, Thomas James Curry	George William Forrester (PT LT 376)
E3353	Transfer	Feb 27, 1945	William Perry Walker	Vera Alethea Warren (PT 363, 373, 374)
E3626	Transfer	Aug 16, 1949	Vera Alethea Warren	Glen D. Windsor (PT 363, 373, 374)

E3548	Transfer	May 26, 1948	Thomas McRobie	Canadian Corps Assoc. (PT 373,375)
E3625	Transfer	Aug 16, 1949	Chester John Warren	Glen D. Windsor (PT 363, 373)
5845	Sheriff's Transfer	Mar 16, 1961	Sheriff, United Counties of Leeds & Grenville	Barbara Beverley Windsor (PT 363, 364, 373, 374)
14189	Transfer	Sept 14, 1965	Barbara Beverley Windsor	James McLaughlin (PT 363, 364, 373, 374)
34549	Transfer	Dec 17, 1973	James McLaughlin	George William Forrester (PT 363, 364, 373, 374)
88813	Transfer	Apr 28, 1987	The Canadian Corps. Assoc.	George Forrester (PT 372, 373, 374, 375)
R-Plan 15R8130				
112030	Bylaw	May 24, 1991	The Village of Cardinal: to close up and convey Pts of Marjorie Street.	
112284	Transfer	June 4, 1991	The Village of Cardinal	George William Forrester (PT Marjorie Street)
112286	Transfer	June 4, 1991	George William Forrester	Shanly Road Home Supplies Ltd. (PT Marjorie St., 363, 364, 372, 373, 374, 375, 376, 377)
Gc9780	Transfer	Dec 17, 2010	Shanly Road Home Supplies Ltd.	2232084 Ontario Inc. (PT Marjorie St., 363, 364, 372, 373, 374, 375, 376, 377)
GC50287	Transfer	Jan 3, 2018	2232084 Ontario Inc.	Jacques Robert Daniel Charron (PT Marjorie St., 363, 364, 372, 373, 374, 375, 376, 377) (Current Owner)

3.4 Prior Environmental Assessment Reports

No previous environmental reports were available for review.

3.5 Company Records

No company records were available for review.

3.6 Regulatory Information

St. Lawrence Testing submitted a request to EcoLog Environmental Risk Information Services (ERIS) for a review of available Federal, Provincial and Private Sector databases as they pertain to the Site along with the surrounding properties in a 250 m radius of the Site boundaries.

Database	On-Site	Within a 250 m radius
Certificates of Approval	0	1
Delisted Fuel Tanks	0	2
Environmental Compliance Approval	0	1
ERIS Historical Searches	1	2
Fuel Storage Tanks	0	3
O. Reg. 347 Waste Generators Summary	0	6
TSSA Historical Incidents	0	1
Pesticide Registry	0	2
Pipeline Incidents	0	1
Ontario Spills	0	4
Water Well Information System	0	1

There was 1 record found in the Certificates of Approval database. This involved industrial sewage work in 2009 for Mac's Convenience Stores Inc. located approximately 187 m east southeast at the corner of County Road 2 and Walker Street. This work would have posed a low environmental risk of subsurface contamination onto the Site as the work was carried out to south of the Site. The inferred groundwater flow would be to the south and away from the Site property.

There were 2 records found in the Delisted Fuel Tanks database. Both records involved former tanks located at Mac's Convenience Stores Inc. and located approximately 212 m east southeast at 629 Highway 2. The first record indicated that there was a liquid fuel tank at this location in 2007. The second record mentions that this location is a self-service gasoline station. The presence of a fuel tank along with a fuel service station at this location would have posed a low environmental risk of subsurface contamination onto the Site as the inferred groundwater flow would be to the south and away from the Site property.

There was 1 record found in the Environmental Compliance Approval database. This involved sanitary sewer work located approximately 154 m East of the Site by the Township of Edwardsburg/Cardinal in 2018. This work would have posed a low environmental risk to the Site due to the nature of the work involved and the density of development between the Site and this location.

There were 4 records found in the ERIS Historical Searches database. One of these records involved the Site property. In 2013, an order was placed to collect reports, fire insurance plans along with maps and city directory information for the Site property. The remaining records involved similar searches for properties located at 3000 Walker Street in 2018 and at a property located approximately 197 m east of the Site. These would not have posed an environmental risk to the Site.

There were 3 records found in the Fuel Storage Tanks database. All 3 records involved underground fuel storage tanks located at Mac's

Convenience Stores Inc. and located approximately 212 m east southeast at 629 Highway 2. The first record indicated that there is a 45,000 L steel, gasoline fuel tank present at this location since 2007. The second record indicated that there is a 75,000 L fiberglass gasoline fuel tank present at this location since 2009. The third record indicated that there is a 60,000 L fiberglass diesel fuel tank present at this location since 2009. The presence of underground fuel tanks at this location would have posed a low environmental risk of subsurface contamination onto the Site as the inferred groundwater flow would be to the south and away from the Site property.

There were 6 records found in the Ontario Regulation 347 Waste Generators Summary database. All six records involved Mac's Convenience Stores Inc. and located approximately 212 m east southeast at 629 Highway 2. This is an operating fuel service station. The wastes generated at this location include oil skimmings & sludges along with heavy fuels. As the storage, handling and disposal of these wastes are regulated by the Ontario government, they would have posed a low environmental risk of subsurface contamination onto the Site.

There was 1 record found in the TSSA Historical Incidents database. This involved a near miss gasoline incident at 629 Highway 2 located approximately 212 m east southeast of the Site. No date of the incident was listed in the report. In any event, this incident would have posed a low environmental risk of subsurface contamination onto the Site as the inferred groundwater flow would be to the south and away from the Site property.

There were 2 records found in the Pesticide Registry database. Both records involved Shanly Road Home Supplies Ltd. located approximately 57 m southwest at 156 Shanly Road. The records indicate that this location is a retail vendor of household pesticides. As such, this location would pose a low environmental risk to the Site property.

There was 1 record found in the Pipeline Incidents database. This involved a pipeline strike that occurred in 2017 approximately 93 m north northeast at 134 Marjorie Street. No mention of what type of pipe was hit. This incident would have posed a low environmental risk to the Site of subsurface contamination considering the density of development between the Site and this location.

There were 4 records found in the Ontario Spills database. The nearest spill was located approximately 99 m northwest on Helen Street. In 1990, a vehicle leaked gasoline onto the road and into a ditch. Soil contamination was possible at that location. The environmental risk to the Site would have been low considering any surface fuel would flow with the ditch and away from the Site property. The next spill involved an above ground heating oil tank leak that occurred at 174 Shanly Road in 2010. This property is located approximately 144 m west northwest of the Site. The risk of subsurface contamination from this spill onto the Site property is low considering the development between the spill location and the Site. The next spill involved a sewage spill by the Township of Edwardsburg/Cardinal in 2008 approximately 158 m east northeast of the Site. There was no environmental impact anticipated for this spill. The final spill record involved a 20 L gasoline spill located

approximately 212 m east southeast at 629 County Road 2. The spill was contained, and no environmental impact was anticipated.

There was 1 record found in the Water Well Information System database. This was for a domestic water supply well located approximately 163 m east of the Site. This well would not pose an environmental risk to the Site.

4.0 SITE VISIT

A Site visit was performed by Mr. Steven Rowland of St. Lawrence Testing on November 24, 2022. Mr. Rowland performed a thorough visual inspection of the Site where access was available. Only visual observations were noted. No sampling was performed.

The main floor of the building located at 161 Shanly Road could not be entered. Mr. Rowland was told by the owner of the Site property that the occupants may have been exposed to the COVID-19 virus. However, the crawl space under 161 Shanly Road was accessible. The tin clad detached storage building was not accessed.

4.1 General Observations

The Site is located on the east side of Shanly Road. Access to the Site can be made off Shanly Road, off Adelaide St. and off Marjorie Street.

The Site property appears to be a residential in use at 161 and 161A Shanly Road. The buildings located at 163 Shanly Road are used for

private storage by the current owner. These include a 2-story structure, an attached tin clad Quonset building along with a detached tin clad covered, storage building.

There is a large, concrete slab located at the northeast section of the Site property. This slab extends near the north side of the Site and has access off Adelaide Street.

Hazardous Materials

No hazardous substances were discovered on the Site.

Unidentified Substances

No unidentified substances were discovered on the Site.

Storage Tanks

No above or below ground storage tanks, besides a 175 L, electric hot water tank were noted.

Odours

The interior of 161A had a noticeable animal odour. This is most probably due to the owner's dogs being present. No fuel odours were noticed within the storage buildings of 163 Shanly Road.

Potable Water Supply

Potable water is supplied by the municipality.

Special Attention Items

i. Polychlorinated Biphenyls (PCBs)

No PCB containing materials were observed on the Site property.

ii. Asbestos-Containing Materials (ACMs)

There were vinyl floor tiles found in the retail building of 163 Shanly Road and within 161A Shanly Road. There were also 12" square ceiling tiles present in these locations. These may contain asbestos. No sampling was performed as it is outside the scope of this assessment.

iii. Lead

Lead may be found in paint, piping and pipe solder. The probability of lead being a hazard on this Site is very small.

iv. Ozone-Depleting Substances

No ozone-depleting substances were observed during the Site visit.

v. Urea Foam Formaldehyde Insulation (UFFI)

No UFFI was used within the residential building. The insulation that was observed consisted of fiberglass batt.

vi. Radon

Radon is an odourless, invisible gas that occurs in soils upon the decay of naturally found uranium. Natural radon

levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings in the basement floor. The guideline from Health Canada for radon is 200 Bq/m³.

The Leeds and Grenville and Lanark District conducted a study of 108 homes within the region. The survey found that 80.6% of the homes in the survey had radon levels below the 200 Bq/m³ guideline.

The bedrock in the area mainly consists of dolostone and sandstone. This suggests that radon would not be present at a concentration that would pose an environmental concern. However, radon cannot be detected without specialized equipment and testing for radon is outside the scope of this report.

vii. Mold

No indications of mold were observed. Ice damming was observed at the east roof line of 161 Shanly Road. This may result in water infiltration and possibly result in mold growth in the future.

viii. Noise & Vibration

A handheld sound meter was used to measure the noise levels near the west side of the Site property along Shanly Road. The decibel readings varied from 39.9 dB to 78.5

dB as vehicle traffic passed by. No noticeable vibrations were felt during the Site visit.

ix. Electric and Magnetic Fields

We tested for the presence of both electric and magnetic fields using a portable electromagnetic radiation meter (Model GM3120) near the west side of the Site property where overhead electrical distribution lines are located. No electromagnetic fields were detected on the Site property.

4.2 External Observations

General Description of Site Structures

The building located at 161 Shanly Road is a 1 ½ story wood framed structure on a concrete block foundation. The exterior is covered with painted wood product and metal siding. The roof is peaked and covered with asphalt shingles.

The building located at 161A Shanly Road is attached to 161 and 163 Shanly Road. This is a single level, slab on grade, wood framed structure covered in painted wood panels. The roof is peaked and covered with asphalt shingles.

There are 3 buildings located at 163 Shanly Road. The first is a 2-story slab on grade, wood framed structure. It is attached to 161A Shanly Road. The exterior is covered in a brick façade along with stucco. The roof has a low slope and covered asphalt shingles and metal sheeting.

Attached to the east side of this building is a tin clad Quonset building. It is slab on grade. The final building at 163 Shanly Road is a tin clad, slab on grade, wood framed structure.

Observations of Adjoining Properties

A visual observation of adjoining properties was performed from the Site boundary and from the surrounding public roads.

The adjoining property to the north and located at civic address 165 Shanly Road is a private, residential property. The adjoining property to the south and located at civic address 157 Shanly Road is a private, residential property. The adjoining property to the northeast and located at civic address 135 Marjorie Street is a private, residential property. The adjoining property to the southeast and located at civic address 50 Adelaide Street is a private, residential property.

The neighbouring property located to the west at 158 Shanly Road is a private, residential property. The nearest fuel service station is located approximately 212 m east southeast of the Site and would not pose an environmental risk as the inferred groundwater flow is to the south towards the St. Lawrence River and away from the Site.

No areas of natural or scientific interests were found within a 250 m radius of the Site property.

Wells

No potable or commercial water source wells were observed on the Site property. No wells were identified on the Site within the Ontario Well Records website or in the environmental database.

Sewage Disposal

Sewage disposal is by the municipality

Pits and Lagoons

No pits or lagoons were observed on the Site.

Stained Material

The Site grounds were partial snow covered at the time of this assessment. No staining on the cleared asphalt located on the west side of the Site was observed.

Fill

There was a small amount of gravel fill material observed at the entrance to the Site off both Marjorie Street and off Adelaide Street. This appeared to serve as a road base for access onto the Site property.

Stressed Vegetation

No stressed vegetation was observed on the Site property.

Waste Water

Surface wastewater appears to travel to storm water catch basins located on Shanly Road.

Watercourses, Ditches, or Standing Water

The St. Lawrence River is located approximately 450 m south of the Site property. No ditches or standing water were observed.

Roads, Parking Facilities, and Rights of Way

Shanly Road is a 2-lane, asphalted roadway that travels north and south along the west side of the Site property. Access to the Site can be made off Shanly Road. Marjorie Street is a 2-lane, asphalted, dead end roadway that travels east and west along the north side of the Site property. Marjorie Street ends at the east side of 165 Shanly Road. Access to the Site property can be made off Marjorie Street. Adelaide Street is a 2-lane, asphalted roadway that travels east and west along the south portion of the Site property. Access to the Site can be made off Adelaide Street.

There is an asphalted parking lot located on the west side of the Site and north of 161 Shanly Road.

No Rights of Way were identified in the Chain of Title.

4.3 Interior Observations

The interior of 161 Shanly Road could not be accessed. The crawl space under this building was available for inspection. The crawl space was uninsulated and contained a concrete floor. The foundation walls were composed of concrete block. There is a sump along with a natural gas fueled forced warm air furnace present.

The interior of 161A Shanly Road contained vinyl tile floors, painted drywall material walls and ceilings. Some ceilings contained fibrous tiles.

The first floor interior of 163 Shanly Road contained vinyl and concrete floors, painted drywall material walls and ceilings. Some ceilings contained fibrous tiles. The second floor was unfinished and contained bare wood floors. The Quonset building had a concrete slab floor. The walls were covered in drywall, wood and metal. The detached building was not accessed. It is believed to be slab on grade construction with wood framing.

Heating and Cooling Systems

The buildings at 161, 161A and 163 were heated via individual natural gas fueled forced warm air furnaces. Cooling for these buildings was via portable air conditioning units. The Quonset building and the detached building did not appear to be heated or cooled.

Mechanical Equipment

There are no underground hoists or oil filled air compressors were observed within the storage buildings.

5.0 INTERVIEWS

Mr. Jacques (Dan) Charron, the current owner of the Site property was interviewed in person on November 24, 2022. Mr. Charron has owned the Site property since 2018. During that time, he has only done a few renovations, such as updating the wiring. He said that the Site was once a lumber yard. He

stated that there were no underground tanks present and that he knew of no environmental concerns with the Site.

Mr. Dwayne Crawford, Chief Building Official with the Township of Edwardsburg/Cardinal was interviewed by telephone on November 25, 2022. Mr. Crawford said that the Site is Zoned commercial. He was familiar with the Site property and said it used to be a concrete block manufacturer in the 1940's and 1950s. It then became a lumber retailer. Mr. Crawford said that the buildings located at 163 Shanly Road were used for retail sales of lumber along with storage. The concrete slab that is located on the Site property once had a metal Quonset building on it and it was used for lumber storage. He said the building located at 161 Shanly Road may have originally been residential, but he only remembered it being used as offices and storage. Mr. Crawford knew of no environmental issues with the Site property.

6.0 FINDINGS and EVALUATION OF FINDINGS

On the basis of the programme conducted, St. Lawrence Testing determined that:

- The Site property is first believed to be developed as a cheese factory in 1928. This is inferred by the Fire Insurance Plans available for review. Prior to this, the Site was most probably agricultural in use.
- The Site is zoned General Commercial with the Township of Edwardsburg/Cardinal.
- The building located at 161 and 161A Shanly Road is currently housing the owner along with tenants. Prior to this, this space was used as offices and for storage.

- The building located at 163 Shanly Road is currently used for private storage by the owner. Before this, it was used as a retail lumber store with product stored in the buildings on the property. In the 1940s it was a cinder block manufacturer.
- The Site property is serviced with natural gas, municipal water and sewer.
- No visual evidence of any above ground or underground fuel storage tanks were found.
- No potable or commercial source wells were observed on the Site or found on the Ontario Well Records website.
- The adjoining and neighbouring properties are private, residential properties and do not pose an environmental concern to the Site.
- The nearest fuel service station is located approximately 212 m east southeast and would not pose an environmental concern as the inferred groundwater travels south and away from the Site property.

7.0 CONCLUSIONS

We have completed a Phase 1 Environmental Assessment in general accordance with CSA Z768-01 (reaffirmed without change, 2016) on the Site property located at 161 & 163 Shanly Road in Cardinal, Ontario.

On the basis of the programme conducted, it is the opinion of St. Lawrence Testing that there are no environmental concerns on the Site property. No further environmental work is necessary.

It is recommended, however, that if the buildings located on the Stie property are to undergo renovations, that the floor and ceiling tiles be tested for asbestos prior to beginning any demolition work.

8.0 STANDARD LIMITATIONS

The environmental investigation was carried out to address the intent of applicable provincial guidelines. Achieving the objectives stated in the report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking is to perform our work within the limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assists in reducing the client's risks associated with environmental impairment; our work should not be considered "risk mitigation". No other warranty expressed or implied, is included or intended in this report.

The information presented in this report is based on a limited investigation designed to provide information to support an overall assessment of the current environmental conditions in the building on the subject property. The

conclusions and recommendations presented in this report reflect existing site conditions within the scope of our investigation.

This report was prepared for the exclusive use of HS Product and Services as per the agreement and terms of reference between HS Product and Services and St. Lawrence Testing & Inspection Co. Ltd. Any use and interpretation of this report by any other party is entirely at their own risk.

9.0 QUALIFICATIONS OF THE ASSESSOR

Mr. Gilbert G. McIntee, P.Eng: Mr. McIntee has been conducting environmental assessments and remediation for over 25 years and is a QP (Qualified Person).

Mr. Steven Rowland, B.Sc.: Mr. Rowland has a post graduate diploma in Environmental Science and has worked at St Lawrence Testing for 11 years as an environmental technician. Prior to this, he worked in pharmaceutical research and has designed and inspected research facilities in Canada and the United States.

10.0 REFERENCES

Phase 1 Environmental Site Assessment. CSA Standards, Z768-01, (reaffirmed without change, 2016).

**St. Lawrence Testing
& Inspection Co. Ltd.**

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Respectfully submitted

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



G.G. McIntee, P. Eng.

GGM:sr

Attachments

