



Public Notice #1 – Introduction to Risk Assessment **Ojibwa Landing Brownfield Site, Penetanguishene, ON**

October 2017

This Public Notice has been prepared 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 environmental work being conducted by the property Owner, the Corporation of the Town of Penetanguishene (the 'Town').

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 and the Copeland Creek Trail that begins just to the west of the former Petro Canada fuel depot and crosses the Site. Ojibwa Landing with 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 commercial/mixed 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, 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).

In 2015, soil and groundwater testing was completed at the Site. At the time, 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.

Risk Assessment Approach

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

The Risk Assessment approach will be applied to determine the level of risk associated with the probability of a threat or harm to the environment at the Site and in the surrounding area, including the release and migration of contaminants in the subsurface, soil gas, and into adjacent surface waters, that can lead to impacts on drinking water supplies, indoor and outdoor air quality, and soil quality, including terrestrial and aquatic ecosystems and wetlands. The level of risk is a measure of the possibility that the contamination on the property could be harmful to people, animals and plants, including wildlife.

An environmental Risk Assessment is an effective tool under O.Reg.153/04 in which Property-Specific Standards (PSS) are derived, in conjunction with Risk Management Measures, if necessary, that provide relief from the generic provincial environmental standards, while still providing the same level of

protection to human health and the environment. Upon completion of the HHERA, a final report will be submitted to the MOECC for approval.

As part of the process, public consultation is being undertaken to ensure all relevant stakeholders are considered. Public notices about the study's progress, as they may pertain to adjacent properties and First Nation Communities and Metis Organizations within 500 m of the Site, will be prepared and distributed. Stakeholders will also be informed during the development of recommended options for Risk Management Measures at the Site, and recommendations for the development of Health and Safety Plans for the protection of workers at the Site.

It is anticipated that upon completion of the Risk Assessment, the subject lands will revitalize the waterfront area and contribute to the local economy, while ensuring protection of human health and the environment.

Open House

An Open House is scheduled for November 15, 2017. 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: 6:00 to 7:00, November 15, 2017

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 Metis 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.

exp Services Inc. (exp)	Mr. Mark Beasy, M.Sc., QP _{RA} Senior Risk Assessor Public Communication Contact Phone: 905-793-9800 ext. 2589 Fax: 905-793-0641 Email: mark.beasy@exp.com Mr. Rob Helik, P.Eng., QP _{RA} , QP _{ESA} Qualified Person – Risk Assessment and Environmental Site Assessment Phone: 905-793-9800 ext. 2281 Fax: 905-793-0641 Email: robert.helik@exp.com 1595 Clark Boulevard Brampton, Ontario L6T 4V1
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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.

<p><i>Ontario Ministry of the Environment and Climate Change (MOECC)</i></p> <p>The following individuals have been determined as key contact persons at the MOECC'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 MOECC for questions related to the process under Ontario Regulation 153/04.</p>	
<p>MOECC, Barrie District Office</p>	<p>Cindy Hood, Manager Phone: 705-739-6436 Email : cindy.hood@ontario.ca</p> <p>John Kaasalainen, P.Eng. District Engineer Phone : 705-739-6402 Email : john.kaasalainen@ontario.ca</p> <p>Unit 1201, 54 Cedar Pointe Drive Barrie, Ontario L4N 5R7</p>
<p>MOECC, Environmental Approvals Branch</p>	<p>Kathleen O'Neill, Director Phone: 416-314-0934 Email: kathleen.oneill@ontario.ca</p> <p>1st Floor, 135 St Clair Avenue West Toronto, Ontario M4V 1P5</p>
<p>MOECC, 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>

<p><i>Municipality</i></p> <p>The following individuals have been determined as key contact persons in the Town’s Communication Department for responding to general questions about the Study.</p>	
<p>The Corporation of the Town of Penetanguishene</p>	<p>Bryan Murray, P.Eng. 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@penetanguishine.ca</p> <p>10 Robert Street West P.O. Box 5009 Penetanguishene, Ontario L9M 2G2</p>
<p><i>Region</i></p> <p>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>Lori Holmes, HBKin., BAsC., CPHI(C) Program Manager (A), Health Hazards and Vector Borne Disease Phone: 705-721-7520 or 1-877-721-7520 ext. 7266 Fax: 705-721-1495 Email: lori.holmes@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> <p>Board of Health 15 Sperling Drive Barrie Ontario L4M 6K9</p>

Approximate Site Plan



PENETANG HARBOUR

COPELAND CREEK

ROTARY CHAMPLAIN WENDAT PARK

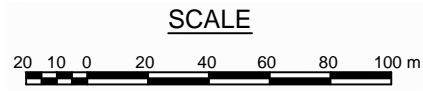
ROBERT ST W

BENSON ST

exp Services Inc.
 t: +1.905.793.9800 | f: +1.905.793.0641
 1595 Clark Boulevard
 Brampton, ON L6T 4V1
 Canada
 www.exp.com



LEGEND:
 APPROXIMATE SITE BOUNDARY



TITLE AND LOCATION:
SITE PLAN
 111 ROBERT STREET WEST,
 PENETANGUISHENE, ONTARIO

PROJECT NO.:	DWN.:
BRM-00240273-A0	MB
SCALE:	CK:
AS NOTED	-
DATE:	FIG. NO.:
AUGUST 2017	1

• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
 • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

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