

**Phase I Environmental Site Assessment  
Proposed Stratford Campus Property (Portions of Parcel Nos. 608141 and 1086107)  
Bunbury Road (Route No. 21)  
Stratford, Queens County, PEI**

**Joose Environmental Project No. JE0495**

Report prepared for:

Town of Stratford  
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## Executive Summary

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Joose Environmental Consulting Inc. (Joose Environmental) conducted a Phase I Environmental Site Assessment (ESA) of the Proposed Stratford Campus Property located along the south side of the Bunbury Road (Route No. 21), in Stratford, Queens County, Prince Edward Island. The subject property consists of two (2) separate land parcels as follows:

- Portion of Parcel No. 1086107 (excluding the northern third and southernmost section of the parcel); and
- Portion of Parcel No. 608141 (excluding the portion located north of Bunbury Road and the southernmost section of the parcel).

The Phase I ESA was conducted for the Town of Stratford for environmental due diligence purposes. The purpose of the Phase I ESA was to determine if evidence of potential or actual environmental contamination exists in connection with the subject site, which may be present as a result of current or past activities on the subject and/or neighbouring properties.

### Background

The subject site is located south of the Bunbury Road (Route No. 21), in Stratford, Queens County, Prince Edward Island, and is identified as portions of Parcel Nos. 608141 and 1086107 (refer to Figure No. 1 and Drawing No. 1, **Appendix A**).

Based on information gathered during the Phase I ESA, the subject site and the neighbouring properties were developed primarily for agricultural purposes (cropland) by the early 1900s, with a gradual transition to a combination of residential (north along the Bunbury Road) and commercial (southwest section along Mason Road) development from the early 1970s to the present. The subject site has remained in use as agricultural farmland with the exception of a treed area and wetland located within the southeastern portion of Parcel No. 608141, which has remained undeveloped. The current usage of the neighbouring properties is primarily agricultural and residential with some commercial development along the southwest section of the subject property (i.e., Mason Road).

### Conclusions and Recommendations

Based on information gathered and observations made, the Phase I ESA has revealed no evidence of potential and/or environmental contamination associated with the subject site. No further environmental investigations of the subject site are deemed necessary at the present time based on the findings of this Phase I ESA.



It is recommended however, in accordance with good environmental practice, the various farming-related debris (i.e., empty steel drums, steel roofing, farm equipment, empty steel vehicle fuel tanks, wood, etc.) observed at specific locations along the treed west boundary of the subject site (i.e., Parcel No. 1086107 - GPS coordinates provided in body of text) be removed and properly disposed of. No soil staining/stressed vegetation or hydrocarbon odour was identified during the site visit. In the event surface impacts are identified during the removal of the debris, the impacted soil should be removed and disposed of according to Provincial Regulations with close-out samples collected by a qualified environmental consultant.

In addition, an unnamed stream and associated potential wetland was identified on the southeast portion of the subject site (i.e., Parcel No. 608141) during the completion of the Phase I ESA. In the event future development is planned in this area of the property, a wetland delineation should be undertaken to ensure conformance to Provincial buffer zone regulations.

The statements made in this Executive Summary and Table 1 below are subject to the same limitations included in the Closure (Section 9.0) and are to be read in conjunction with the remainder of this report.

**Table 1. Summary of Phase I ESA Findings and Recommendations**

Potential Source of Contamination	Findings	Recommended Action
Current Site Operations	No potential sources of environmental contamination originating from the current activities at the subject site (vacant, agricultural/treed property) were identified with the exception of some farming-related debris (i.e., empty steel drums, steel roofing, farm equipment, empty steel vehicle fuel tanks, wood, etc.) observed at specific locations along the treed west boundary of the subject site (i.e., Parcel No. 1086107 - GPS coordinates provided in body of text).	Removal and proper off-site disposal of the debris (refer to Executive Summary and Section 7.1).
Fuels, Chemicals and Waste Generation	No potential environmental concerns were identified.	None
Spill and Stain Areas	No spill or stained areas were observed or reported.	None
Building Systems and Equipment	No potential environmental concerns were identified.	None
Designated Substances	No potential environmental concerns were identified.	None
Special Attention Items	No potential environmental concerns related to radon gas, electromagnetic frequencies (EMFs), noise and vibration, mould and odours were identified on the subject site.	None
Historical Site Use	No potential environmental concerns related to the historical site use were identified.	None
Neighbouring Properties	No potential sources of environmental contamination originating from the adjoining or surrounding properties to the subject site were identified.	None

## Table of Contents

<b>1.0 INTRODUCTION .....</b>	<b>1</b>
<b>2.0 SCOPE AND METHODOLOGY.....</b>	<b>1</b>
2.1 SCOPE OF WORK .....	1
2.2 METHODOLOGY.....	2
2.2.1 Record Review.....	2
2.2.2 Site Visit.....	3
<b>3.0 REGULATORY FRAMEWORK .....</b>	<b>3</b>
<b>4.0 SITE DESCRIPTION.....</b>	<b>4</b>
4.1 PROPERTY DESCRIPTION.....	4
4.2 ON-SITE BUILDINGS AND STRUCTURES.....	5
4.3 PHYSICAL SETTING.....	5
4.3.1 Surficial Geology .....	5
4.3.2 Bedrock Geology.....	5
4.3.3 Topography and Regional Drainage .....	5
4.3.4 Surface Water Drainage.....	6
<b>5.0 PREVIOUS ENVIRONMENTAL REPORTS.....</b>	<b>6</b>
<b>6.0 ENVIRONMENTAL DATABASE/RECORDS REVIEW.....</b>	<b>6</b>
6.1 REGULATORY INFORMATION.....	6
<b>7.0 FINDINGS.....</b>	<b>7</b>
7.1 CURRENT SITE OPERATIONS .....	7
7.2 HISTORICAL LAND USE.....	8
7.3 WASTE GENERATION.....	8
7.3.1 Solid and Liquid Wastes.....	8
7.3.2 Septic Systems, Drains, Sumps and Oil Water Separators.....	8
7.3.3 Air Discharges and Odours .....	8
7.4 FUEL, CHEMICAL AND WASTE STORAGE .....	9
7.4.1 Underground Storage Tanks (USTs) .....	9
7.4.2 Aboveground Storage Tanks (ASTs).....	9
7.4.3 Other Storage Containers.....	9
7.5 BUILDING SYSTEMS AND EQUIPMENT.....	9
7.5.1 Heating and Cooling Systems .....	9
7.6 EXTERIOR SITE OBSERVATIONS.....	9
7.6.1 Surface Features.....	9
7.6.2 Fill Materials .....	10
7.6.3 Wells .....	10
7.7 HAZARDOUS BUILDING MATERIALS.....	10
7.7.1 Asbestos-Containing Materials (ACMs).....	10

7.7.2	Polychlorinated Biphenyls (PCBs) .....	11
7.7.3	Lead-Based Paints .....	11
7.7.4	Urea Formaldehyde Foam Insulation (UFFI) .....	12
7.7.5	Ozone-Depleting Substances (ODSs) .....	12
7.8	SPECIAL ATTENTION ITEMS .....	12
7.8.1	Radon Gas .....	12
7.8.2	Mould .....	13
7.8.3	Electromagnetic Frequencies (EMFs).....	13
7.8.4	Noise and Vibration .....	13
7.9	NEIGHBOURING PROPERTY INFORMATION .....	13
7.10	CLIENT SPECIFIC ITEMS .....	14
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8.0	CONCLUSIONS AND RECOMMENDATIONS .....	14
9.0	CLOSURE .....	14

## Figure and Drawings

Figure No. 1 Site Location Plan - **Appendix A**

Drawing No. 1 Site Plan - **Appendix A**

## List of Appendices

**Appendix A** Figure, Drawing and PEI Geomatics Plan

**Appendix B** Photographs

**Appendix C** Assessors Qualifications

**Appendix D** Supporting Information

## 1.0 INTRODUCTION

Joose Environmental Consulting Inc. (Joose Environmental) was retained by Mr. Jeremy Crosby, Director of Infrastructure, Town of Stratford, to conduct a Phase I Environmental Site Assessment (ESA) of the Proposed Stratford Campus Property located along the south side of the Bunbury Road (Route No. 21), in Stratford, Queens County, Prince Edward Island (refer to Figure No. 1, **Appendix A**). The subject property consists of two (2) separate land parcels as follows:

- Portion of Parcel No. 1086107 (excluding the northern third and southernmost section of the parcel); and
- Portion of Parcel No. 608141 (excluding the portion located north of Bunbury Road and the southernmost section of the parcel).

The Phase I ESA was conducted for the Town of Stratford for environmental due diligence purposes. The purpose of the Phase I ESA was to determine if evidence of potential or actual environmental contamination exists in connection with the subject site, which may be present as a result of current or past activities on the subject and/or neighbouring properties.

A site location plan and detailed site plan are included in **Appendix A** and selected photographs of the subject site are included in **Appendix B**.

## 2.0 SCOPE AND METHODOLOGY

### 2.1 Scope of Work

The Phase I ESA carried out on this property by Joose Environmental was conducted in general accordance with the Canadian Standards Association's Phase I Environmental Site Assessment Standard Z768-01 (CSA standard - R2016), and consisted of the following:

- Historical Records review including, but not limited to, publicly available city directories, aerial photographs, fire insurance plans, geological and topographic maps;
- Request to the Prince Edward Island Department of Environment, Water and Climate Change (PEIDEWCC) for available information on the subject and neighbouring properties;
- Review of available environmental databases and records;

## Phase I ESA - Proposed Stratford Campus Property, Bunbury Road, Stratford, Queens County, PEI

- Review of previous environmental reports, if made available;
- Interviews with persons associated with the subject site;
- A site visit; and
- Evaluation of information and preparation of the report provided herein.

A Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water or building materials.

This assessment did not include a review or audit of operational environmental compliance issues or of any environmental management systems which may exist for the site.

The assessment of the site for the potential presence of hazardous building materials is based on the age of the building and its components (if applicable), and a non-intrusive visual review of the property. No sampling of materials was conducted. A Phase I ESA does not constitute a Hazardous Materials Survey or Designated Substances Survey.

## 2.2 Methodology

### 2.2.1 Record Review

The applicable search distance for the records review included the subject site, properties immediately adjoining the subject site and other neighbouring properties where activities considered to be potential sources of environmental contamination were apparent. Information sources obtained and reviewed as part of the records review are listed below:

Summary of Records Reviewed	
Source	Information/Contact
PEIDEWCC	Mr. Scott Mitchell, Contaminated Sites Technician: (902) 368-5059
Aerial Photographs	1935, 1958, 1974, 1990, 2000 and 2010 and Satellite Imagery for 2003, 2004, 2006, 2011, 2013, 2016, 2017, 2018, 2019 and 2020
City Directories	None available
Fire Insurance Plans	None available
Insurance Inspection Reports	None available or provided

Summary of Records Reviewed	
Source	Information/Contact
Topographic Maps	2010 Topographic Map (based on the 2010 aerial photos).
Geological Maps (soils, surficial geology and bedrock geology)	<i>Soils of Prince Edward Island</i> , Prince Edward Island Soil Survey, J.I. MacDougall, C. Veer and F. Wilson, Research Branch, Agricultural Canada, 1988
Other Sources and Information Provided	Mr. Paul Farquharson, Current Property Owner: (902) 209-9082 Mr. Jamie Lewis, Current Property Owner: Email - jamielewisbrothers@gmail.com

Any previous environmental reports provided to Joose Environmental are described in Section 5.0. In addition, available environmental databases and records were searched to determine if the site, or neighbouring properties are listed. The databases and search results are presented in Section 6.0.

The present Phase I ESA was completed under the direction of Mr. Peter H. Joostema, P. Eng., CESA, FEC of Joose Environmental (refer to the professional qualifications of the project team provided in **Appendix C**).

### 2.2.2 Site Visit

The site visit was conducted by Joose Environmental representatives on December 3 and 8, 2020. The subject site, and readily visible and publicly accessible portions of neighbouring properties, was observed for the presence of potential sources of environmental contamination.

## 3.0 REGULATORY FRAMEWORK

Applicable federal, provincial and municipal regulations were reviewed to identify and assess potential or actual environmental contamination at the site, and to develop appropriate recommendations. It should be noted, however, that this assessment did not include a review or audit of operational environmental compliance issues, or of the environmental management system (EMS) in place at the property. Where required, the documents listed in **Appendix D** were used as reference material for the completion of the Phase I ESA.

A Phase I ESA also involves a review of the site building(s), if applicable, for the potential presence of hazardous materials related to building components and materials. Specific Federal or Provincial regulations exist for these individual hazardous materials. Where required, the applicable regulation was utilized to determine appropriate conclusions and

formulate appropriate recommendations. These are outlined within the respective subsections within Section 7.7.

#### 4.0 SITE DESCRIPTION

##### 4.1 Property Description

The subject site is located south of the Bunbury Road (Route No. 21), in Stratford, Queens County, Prince Edward Island (refer to Figure No. 1 and Drawing No. 1, **Appendix A**). The subject property consists of two (2) separate land parcels as follows:

- Portion of Parcel No. 1086107 (excluding the northern third and southernmost section of the parcel); and
- Portion of Parcel No. 608141 (excluding the portion located north of Bunbury Road and the southernmost section of the parcel).

Based on information gathered during the Phase I ESA, the subject site and the neighbouring properties were developed primarily for agricultural purposes (cropland) by the early 1900s, with a gradual transition to a combination of residential (north along the Bunbury Road) and commercial (southwest section along Mason Road) development from the early 1970s to the present. The subject site has remained in use as agricultural farmland with the exception of a treed area and wetland located within the southeastern portion of Parcel No. 608141, which has remained undeveloped. The current usage of the neighbouring properties is primarily agricultural and residential with some commercial development along the southwest section of the subject property (i.e., Mason Road). The current usage of the neighbouring properties is primarily agricultural and residential.

Property Information (Portion of Parcel No. 1086107)	
Current Site Owner	Paul and Robert Farquharson
Property Area	Approximately 15 hectares (37 acres) - Note excludes the northern third and southernmost section of the parcel.
Utility Providers	Water and Sanitary Sewer: Town of Stratford Municipal Systems Electricity: Maritime Electric Company, Limited

Property Information (Portion of Parcel No. 608141)	
Current Site Owner	101523 PEI Inc.
Property Area	Approximately 41 hectares (102 acres) - Note excludes the portion located north of Bunbury Road and the southernmost section of the parcel.
Utility Providers	Water and Sanitary Sewer: Town of Stratford Municipal Systems Electricity: Maritime Electric Company, Limited

## 4.2 On-Site Buildings and Structures

The subject site was vacant at the time of the site visit, and devoid of any structures.

## 4.3 Physical Setting

### 4.3.1 Surficial Geology

Based on available surficial geology mapping, the native overburden soils at the subject site consist of glacial till deposits, principally comprised of a combination of silt, sand, clay and gravel. The characteristic permeability of these soils is moderate. A site-specific determination of subsurface soils would be required to obtain more detailed soil permeability information for the site.

### 4.3.2 Bedrock Geology

Based on available geology mapping, bedrock in the area of the subject site consists of Upper Paleozoic (Pictou Group) Lower Permian Megacyclic Sequence III - that is made up of redbeds; conglomerate, sandstone and siltstone (H.W. van de Poll, 1977).

### 4.3.3 Topography and Regional Drainage

Based on available topographical mapping and on the observed site topography, the subject site is located on a hillside that generally slopes regionally downward to the west/southwest, at a gradient of approximately 2 to 4 percent. Local surface drainage (i.e., anticipated shallow groundwater flow direction) also appears to be to the west/southwest at a similar gradient.

It should be noted that the direction of the shallow groundwater flow in limited areas can also be influenced by the presence of underground utility corridors and is not necessarily a reflection of regional or local groundwater flow or a replica of the subject site or area topography.

#### 4.3.4 Surface Water Drainage

The subject property consists of essentially 100 percent pervious surfaces including the cropland and undeveloped treed/grassed areas.

Surface drainage at the subject site is anticipated to drain by a combination of infiltration and overland flow.

## 5.0 PREVIOUS ENVIRONMENTAL REPORTS

Joose Environmental was not provided any environmental reports completed for the subject property.

## 6.0 ENVIRONMENTAL DATABASE/RECORDS REVIEW

### 6.1 Regulatory Information

A request for information was submitted to the PEIDEWCC and a copy of the letter received in response is provided in **Appendix D**. Information in the letter received from the PEIDEWCC regarding neighbouring properties is included in the relevant sections of this report. The statements below are to be read in conjunction with the entire letter provided by PEIDEWCC (**Appendix D**). Information from the PEIDEWCC regarding the subject site includes the following:

“Property identified as PID #1086107

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.”

“Property identified as PID #608141

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.”

## 7.0 FINDINGS

The following is a summary of observations made during the site visit, interviews conducted, and information gathered from the records reviewed and any other pertinent documents.

### 7.1 Current Site Operations

Currently the site is generally vacant and is used for agricultural purposes (cropland), with the exception of the undeveloped treed/wetland areas.

As noted previously, some farming-related debris, including derelict farming equipment, 45-gallon drums, vehicle tires/wheels, scrap timber/steel, and a vehicle's gasoline tank were observed at specific locations within the treed west boundary of the subject site. The farming related debris is shown on Drawing No. 1, **Appendix A** at the following GPS coordinates:

- Lat: 46.22428601; Long: -63.07765097; and
- Lat: 46.22564999; Long: -63.07834902.

It is recommended, in accordance with good environmental practice, the various farming-related debris (i.e., empty steel drums, steel roofing, farm equipment, empty steel vehicle fuel tanks, wood, etc.) observed be removed and properly disposed of. No soil staining/stressed vegetation or hydrocarbon odour was identified during the site visit. In the event surface impacts are identified during the removal of the debris, the impacted soil should be removed and disposed of according to Provincial Regulations with close-out samples collected by a qualified environmental consultant.

The subject site is surrounded by agricultural, commercial/light industrial and residential properties.

## 7.2 Historical Land Use

Historical land use for the subject site was determined through historical records listed in Section 2.2.1. A summary of the historical information is presented in the following table.

Summary of Historical Information for Subject Site (Portion of Parcel No. 1086107)	
Period/Date	Land Use
Early 1900s to 2020 (Current)	The subject site was developed for agricultural purposes (cropland) by the early 1900s and has remained in use as farmland to present day.

Summary of Historical Information for Subject Site (Portion of Parcel No. 608141)	
Period/Date	Land Use
Early 1900s to 2020 (Current)	The subject site, with the exception of the southeastern treed/wetland area, was developed for agricultural purposes (cropland) by the early 1900s and has remained in use as farmland to present day.

## 7.3 Waste Generation

### 7.3.1 Solid and Liquid Wastes

No solid waste or wastewater discharges were identified to be produced on the subject property at the time of the site visit.

### 7.3.2 Septic Systems, Drains, Sumps and Oil Water Separators

No septic systems, drains, sumps, or oil water separators were identified on the site property.

### 7.3.3 Air Discharges and Odours

No sources of air emissions that are suspected to result in residual contamination to the property were identified to be present on the subject site. Further, no strong, pungent, or unusual odours were identified during the site visit.

## **7.4 Fuel, Chemical and Waste Storage**

### **7.4.1 Underground Storage Tanks (USTs)**

No chemical or fuel underground storage tanks (USTs) were identified or reported to be on the subject property.

### **7.4.2 Aboveground Storage Tanks (ASTs)**

No chemical or fuel aboveground storage tanks (ASTs) were identified or reported to be on the subject property.

### **7.4.3 Other Storage Containers**

No chemical or fuel storage containers were observed or reported at the subject property with the exception of some abandoned 45-gallon drums located along the treed west boundary of the subject site of the subject site as noted previously.

## **7.5 Building Systems and Equipment**

### **7.5.1 Heating and Cooling Systems**

Currently the site is vacant with no buildings.

### **7.5.2 Hydraulic Equipment**

No hydraulic equipment was observed at the subject site.

## **7.6 Exterior Site Observations**

### **7.6.1 Surface Features**

No stained surficial materials or stressed vegetation were observed to be on the subject site. No watercourses, pits and lagoons were identified on the subject property and no standing water was observed with the exception of an unnamed stream and associated potential wetland located on the southeast portion of the subject site (i.e., Parcel No. 608141). In the event future development is planned in this area of the property, a wetland delineation should be undertaken to ensure conformance to Provincial buffer zone regulations.

### 7.6.2 Fill Materials

No evidence of fill materials was observed at the subject site.

### 7.6.3 Wells

Two drilled groundwater exploration wells were observed on the subject site as shown on Drawing No. 1, **Appendix A** and having the following GPS locations:

- Lat: 46.22759996; Long: -63.07530899; and
- Lat: 46.225234; Long: -63.07412102.

The wells have no associated infrastructure and are understood to have been installed as groundwater exploration wells during a previous wellfield assessment for the Town of Stratford.

## 7.7 Hazardous Building Materials

Joose Environmental reviewed the subject property for the potential presence of the following hazardous materials during the site visit. These substances are regulated through Federal or Provincial regulations and may represent a health concern, and/or require proper handling, storage and disposal. A description of the history of each material and the applicable governing regulations is provided in each of the following sub-sections.

### 7.7.1 Asbestos-Containing Materials (ACMs)

The inhalation of asbestos fibres can cause serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred.

Asbestos was used in thousands of building product with the common uses of friable ACMs included in boiler/pipe insulation and spray-on fire proofing. Asbestos was also used in many manufactured products such as floor tiles, ceiling tiles, transite cement products and various other construction materials. The common use of friable asbestos-containing materials (ACMs) in construction generally ceased voluntarily in the mid 1970's, but was only banned through legislation in the mid to late 1980s. The exception to this is vermiculite. Vermiculite is a naturally occurring clay mineral which has been used in residential and commercial buildings as insulation and as an additive in a variety of building products. In March 2004, Health Canada issued a bulletin noting the potential contamination of vermiculite with asbestos and thus an increased risk of releasing asbestos fibres with its disturbance. Due to the extremely high potential for fibre release during disturbance and the non-homogeneous nature of vermiculite, any vermiculite or product that contains vermiculite should be considered as suspect asbestos

until sampled following approved methodology. If sampling indicates that asbestos is present in any concentration, the product should be considered as asbestos-containing and dealt with accordingly. In addition, other ACMs are still known to be present in non-friable building materials currently used in the construction of buildings.

Friable ACMs (easily breakable by hand pressure) are a potential health concern as asbestos fibres can be easily exposed and become airborne. Further, non-friable ACMs can be considered friable if disturbed. If identified to be present, friable ACMs can remain in a building provided that they are in good condition or encapsulated, and a management plan is implemented. The investigation and management of ACMs is governed by Provincial Regulations.

The subject site is currently farmland/undeveloped land and no ACMS were observed or are expected to be present.

#### **7.7.2 Polychlorinated Biphenyls (PCBs)**

From the 1930's to the 1970's, Polychlorinated Biphenyls (PCBs) were widely used in a number of industrial materials, including caulking and sealing compounds, paint additives and inks. They were also used to make coolants and lubricants for certain kinds of electrical equipment, including transformers and capacitors. PCBs are an environmental concern as they do not readily degrade and have been identified to bioaccumulate. In Canada, the Federal Environmental Contaminants Act (1976) prohibited the use of PCBs in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. In addition, the storage and disposal of PCB waste materials is regulated.

No PCB-containing equipment was observed or is expected to be present at the subject site.

#### **7.7.3 Lead-Based Paints**

In 1976, the lead content in interior paint was limited to 0.5% by weight under the federal Hazardous Products Act. Consumer paints produced and imported into Canada were virtually lead free by 1991. In 2005, production of surface coating products was limited when dry to 0.06% lead, however lead based paint remains defined as 0.5% lead. Exception to the 0.06% lead is permitted in certain circumstances but must be clearly labeled in accordance with the applicable legislation. Lead is also associated with plumbing solder and old pipes. Between 1930 and 1988, most buildings used copper pipe with lead-solder joints. In Canada the use of lead in solder, faucets, piping and pipe fittings has been limited. Manufactures were permitted to sell their existing stock into the late 1980s. Other lead-based products include wall shielding (x-ray rooms). Lead occurs naturally in the environment and has many industrial uses. Lead,

particularly lead dust, can be hazardous to human health depending on the amount and type of exposure.

The subject site is currently farmland/undeveloped land and no lead-based paint was observed or would be expected.

#### **7.7.4 Urea Formaldehyde Foam Insulation (UFFI)**

During the 1970's, when concerns about energy efficiency led to efforts to improve home insulation in Canada, UFFI became an important insulation product for existing houses. Most installations occurred between 1977 and its ban in Canada in 1980 under the federal Hazardous Products Act. It was not commonly used for commercial or industrial buildings. While small amounts of formaldehyde are harmless, it is an irritating and toxic gas in significant concentrations.

No sources of UFFI were reported or identified during the site visit.

#### **7.7.5 Ozone-Depleting Substances (ODSs)**

In 1998, the federal government filed the Ozone-depleting Substances (ODSs) Regulations to amend controls on production and consumption of chlorofluorocarbons (CFCs), halons, carbon tetrachloride and methyl chloroform. These regulations were amended in 2001, 2002 and 2004. Refrigeration and air conditioning equipment in place before 1998 may contain refrigerants containing ODSs. Non-ODS refrigerants have been developed and are available to replace these materials in newer equipment.

No potential sources of ODSs were observed or would be expected.

### **7.8 Special Attention Items**

Joose Environmental reviewed the subject property for the potential presence of the following items during the site visit. These materials are not regulated. However, through limited research and heightened awareness, these items have been identified to potentially pose an environmental concern with respect to adverse effects on human health.

#### **7.8.1 Radon Gas**

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in bedrock that contains black shale and/or granite. Radon emits alpha particles and produces several solid radioactive products called radon daughters. Harmful levels of radon and radon daughters can accumulate in confined air spaces, such as basements and crawl spaces.

It should be noted that a study conducted on PEI indicated detectable levels in several areas of the province above the current Health Canada guidelines (revised June 2007). Consequently, the potential for radon gas accumulation should be considered as part of the design process for any new construction at the subject site.

#### 7.8.2 Mould

The growth of mould in indoor environments is typically due to a moisture problem related to building envelope or mechanical systems deficiencies or design, and can produce adverse health effects. There is no practical way to eliminate all mould and mould spores in the indoor environment. The way to control mould is to control moisture.

No evidence of suspected mould growth or moisture damage was observed during the site visit (vacant site with no structures).

#### 7.8.3 Electromagnetic Frequencies (EMFs)

Electrical currents cause electromagnetic fields. Common household current is alternating current, which reverses its direction (its charge) then switches back. This cycle creates electric and magnetic fields at the same frequency. No scientific data supports definitive answers to questions about the existence or non-existence of health risks related to electromagnetic fields.

No high voltage transmission lines or electrical substations, which could generate significant electromagnetic frequencies, were identified on or adjacent to the site.

#### 7.8.4 Noise and Vibration

The effects of noise and vibration on human health vary according to the susceptibility of the individual exposed, the nature of the noise/vibration and whether exposure occurs in the working environment or in the home.

No major sources of noise and vibrations were identified to be present on or adjacent to the subject site.

### 7.9 Neighbouring Property Information

A summary of the current land use for the neighbouring properties and of the property specific environmental information provided by the PEIDEWCC is presented on Table D-1 in **Appendix D**.

Based on the findings of the present assessment, no current or historic activities, operations or tenants on the neighbouring properties were identified as a potential environmental concern to the subject site at the present time.

### **7.10 Client Specific Items**

No specific client requests were made with respect to this Phase I ESA.

## **8.0 CONCLUSIONS AND RECOMMENDATIONS**

Based on information gathered and observations made, the Phase I ESA has revealed no evidence of potential and/or environmental contamination associated with the subject site. No further environmental investigations of the subject site are deemed necessary at the present time based on the findings of this Phase I ESA.

It is recommended however, in accordance with good environmental practice, the various farming-related debris (i.e., empty steel drums, steel roofing, farm equipment, empty steel vehicle fuel tanks, wood, etc.) observed at specific locations along the treed west boundary of the subject site (i.e., Parcel No. 1086107 - GPS coordinates provided in body of text) be removed and properly disposed of. No soil staining/stressed vegetation or hydrocarbon odour was identified during the site visit. In the event surface impacts are identified during the removal of the debris, the impacted soil should be removed and disposed of according to Provincial Regulations with close-out samples collected by a qualified environmental consultant.

In addition, an unnamed stream and associated potential wetland was identified on the southeast portion of the subject site (i.e., Parcel No. 608141) during the completion of the Phase I ESA. In the event future development is planned in this area of the property, a wetland delineation should be undertaken to ensure conformance to Provincial buffer zone regulations.

## **9.0 CLOSURE**

This report has been prepared for the sole benefit of the Town of Stratford. The report may not be used by any other person or entity without the express written consent of the Town of Stratford and Joose Environmental Consulting Inc. Any uses which a third party makes of this report, or any reliance on decisions made based on it, are the responsibility of such third parties. Joose Environmental Consulting Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken based on this report.

## Phase I ESA - Proposed Stratford Campus Property, Bunbury Road, Stratford, Queens County, PEI

Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, in certain instances we have been required to assume that the information provided is accurate.

The information and conclusions presented in this report represent the best technical judgment of Joose Environmental Consulting Inc. based on the data obtained from the work. The assessment was undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Conclusions and recommendations presented in this report should not be construed as legal advice.

Since the purpose of a Phase I ESA is to identify evidence of potential or actual contamination, the identification of site conditions which may pose a non-environmental risk to buildings or people on the site is beyond the scope of this assessment. (Examples include but are not limited to underground mine workings, volcanic or earthquake activities, severe weather, and/or flood plains in the area.) Joose Environmental Consulting Inc. accepts no responsibility for damages, if any, suffered as a result of any non-environmental risk.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

Respectively submitted,

### **JOOSE ENVIRONMENTAL CONSULTING INC.**



---

Peter H. Joostema, FEC, P.Eng., CESA  
Principal Environmental Engineer  
[pjoostema@jooseenv.com](mailto:pjoostema@jooseenv.com)

PHJ/mlj

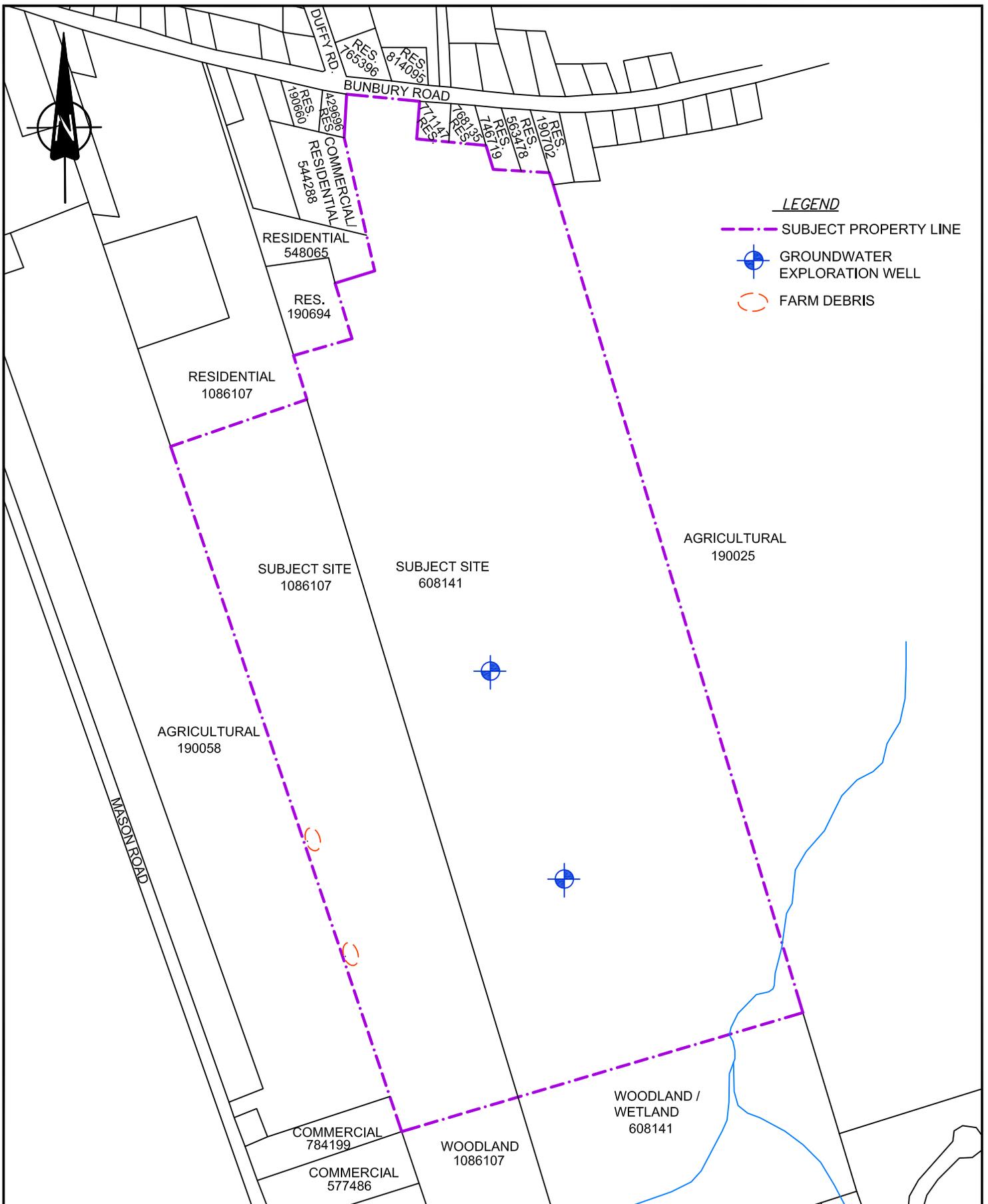
# APPENDIX A

Figure, Drawing and PEI Geomatics Plans



**SITE LOCATION PLAN**  
 PHASE I ENVIRONMENTAL SITE ASSESSMENT  
 PORTION OF PID NOS. 186107 & 608141, STRATFORD, QUEENS COUNTY, PEI  
 CLIENT: TOWN OF STRATFORD

SCALE: 1 : 50 000		JOB NO.: JE0495	FIG NO.:
DATE 2020/12/15	DWN BY: MLJ	APPD BY: PHJ	<b>1</b>



**LEGEND**

- · - · - SUBJECT PROPERTY LINE
- ⊕ GROUNDWATER EXPLORATION WELL
- FARM DEBRIS



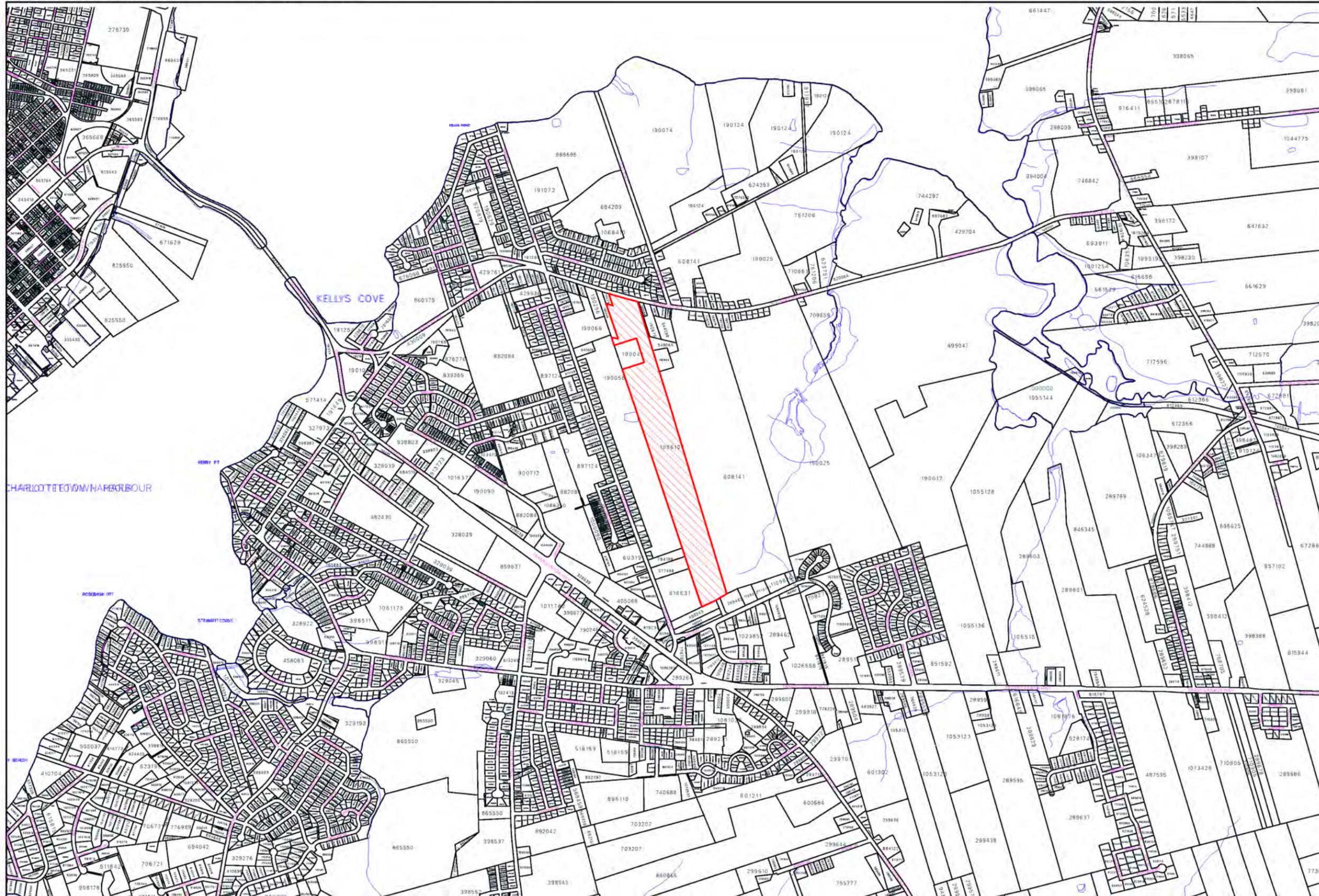
**SITE PLAN AND NEIGHBOURING PROPERTIES**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

PORTION OF PID NOS. 186107 & 608141, STRATFORD, QUEENS COUNTY, PEI

**CLIENT:** TOWN OF STRATFORD

<b>SCALE:</b> NOT TO SCALE		<b>JOB NO.:</b> JE0495	<b>1</b>
<b>DATE</b> 2020/12/15	<b>DWN BY:</b> MLJ	<b>APPD BY:</b> PHJ	



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GEOMATICS INFORMATION CENTRE  
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PEI C1A 7N8

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SCALE: 1:20000  
DATE: Nov 19, 2020  
TIME: 08:46:02 AM  
ACREAGE: 63.69  
WORK UNIT: 2377

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>			<u>Owner Name &amp; Mailing Address</u>
1086107		STRATFORD			PAUL & ROBERT FARQUHARSON 156 BUNBURY RD
Original Prop No:					STRATFORD PE C1B 1V4
Lot/Township #:	48				
School Unit #:	3				
<u>Parcel and Lease</u>	<u>Acreage</u>	<u>Assessment Values</u>		<u>Taxable</u>	<u>Designated Taxpayer and Mailing Address</u>
1086107 - 0	63.79	Commercial:		0	PAUL & ROBERT FARQUHARSON
Account Status:	A	Non Commercial:	\$ 175300	175300	156 BUNBURY RD
		Residential:		0	STRATFORD
Farm Qual:	N	Farm:		0	PE C1B 1V4
Municipality:	2475				<u>Dates</u>
% in Municip:	100				Assessment Effective:
Spec Prop Code:					Last Owner Chg: 16-NOV-16
MHI Number:					Initially Filed:
					Dormant:
Owner ID Code:					
Ownership Code:	A02				
Tax Exempt Code:					

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name &amp; Mailing Address</u>
1086107		STRATFORD	PAUL & ROBERT FARQUHARSON 156 BUNBURY RD
		County:	STRATFORD PE C1B 1V4
Status:	Active		
Last Parcel Update:	16-NOV-16		
Acres:	63.79		
School District:	2045		
Lot/Township:	48		

DOCUMENTS FILED ON PARCEL:

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
2016	DEED	11	8618	5630	-
2016	EASEMENT, RIGHT-OF-WAY	22	8621	5630	-

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name &amp; Mailing Address</u>
1086107		STRATFORD	PAUL & ROBERT FARQUHARSON 156 BUNBURY RD
Acres:	63.79		STRATFORD

Assessment Values

Commercial Assessment: \$0.00  
Non Commercial Assessment: \$175300.00  
Residential Assessment: \$0.00  
Farm Assessment: \$0.00  
Market Assessment Value: \$175300.00  
Municipal Assessment Value: \$175300.00  
Taxable Commercial: \$0.00  
Taxable Non-Commercial: \$175300.00  
Taxable Residential: \$0.00  
Taxable Farm: \$0.00

Tax Rates

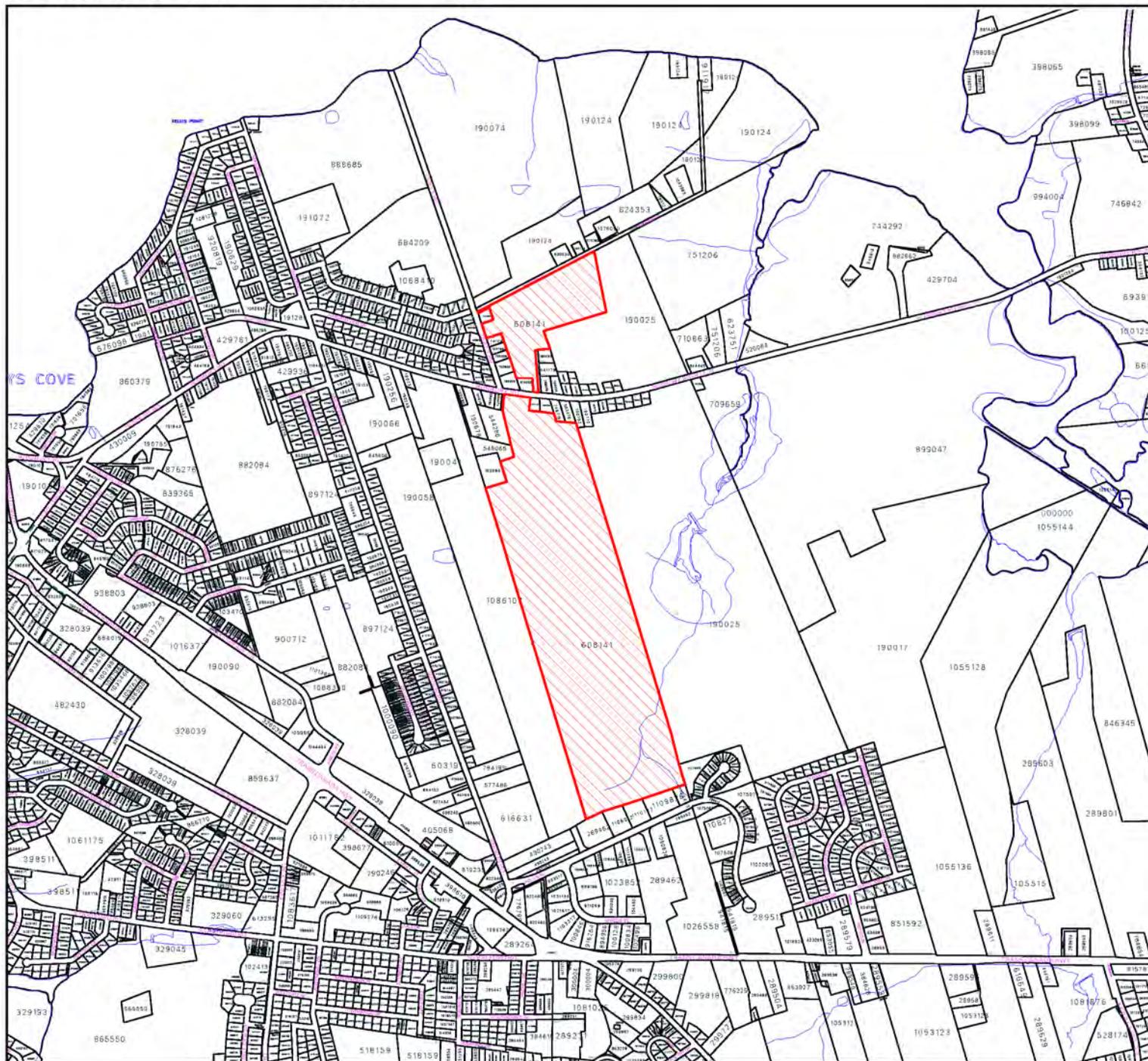
Provincial Commercial Rate: \$1.50  
Provincial Non-Commercial Rate: \$1.50  
Municipal Commercial Rate: \$0.00  
Municipal Non-Commercial Rate: \$0.00  
Provincial Tax Credit: \$-.5

Summary of Annual Charges: \_

\* Provincial and Municipal Credits

Province of PEI Charges	\$2629.50		Municipal	Provincial
Less Provincial Credits *	\$0.00		Provincial Tax Credit:	N/A \$0.00
Less Municipal Credits *	\$0.00	\$2629.50	Farm Assessment Credit:	\$0.00 \$0.00
Municipality of Stratford		\$1560.17	Farm Use Credit:	\$0.00 \$0.00
Island Waste Mangement Corp. Charges		\$0.00	Owner-Occupied Residential Credit:	\$0.00 \$0.00
Annual Charges		\$4189.67	Environmental Building Credit:	\$0.00 \$0.00
			Environmental Land Credit:	\$0.00 \$0.00
				<u>\$0.00 \$0.00</u>

PE C1B 1V4



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SCALE: 1:20000  
DATE: Nov 20, 2020  
TIME: 03:41:53 PM  
ACREAGE: 146.64  
WORK UNIT: 2377

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>			<u>Owner Name &amp; Mailing Address</u>
608141	11L37F21	BUNBURY			101523 PEI INC 471 RTE 25 YORK PE C0A 1P0
Original Prop No:					
Lot/Township #:	48				
School Unit #:	3				
<u>Parcel and Lease</u>	<u>Acreage</u>	<u>Assessment Values</u>		<u>Taxable</u>	<u>Designated Taxpayer and Mailing Address</u>
608141 - 0	141.29	Commercial:		0	101523 PEI INC
Account Status:	A	Non Commercial:	\$ 371400	371400	471 RTE 25
		Residential:		0	YORK
Farm Qual:	BF	Farm:	\$ 24900	24900	PE C0A 1P0
Municipality:	2475				
% in Municip:	72				
Spec Prop Code:					
MHI Number:					
Owner ID Code:					
Ownership Code:	C61				
Tax Exempt Code:					
					<u>Dates</u>
					Assessment Effective:
					Last Owner Chg: 22-NOV-19
					Initially Filed: 01-JAN-00
					Dormant:

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name &amp; Mailing Address</u>
608141	11L37F21	BUNBURY	101523 PEI INC 471 RTE 25
		County:	YORK PE C0A 1P0

Status: Active  
Last Parcel Update: 22-NOV-19

Acres: 141.29  
School District: 2045  
Lot/Township: 48

DOCUMENTS FILED ON PARCEL:

<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
2019	DEED	11	9394	5797	-
2019	MORTGAGE	51	9395	5797	-
2004	EASEMENT, RIGHT-OF-WAY	22	3404	1311	69
1990	DEED	11	19903173	593	46
1990	DEED	11	19900818	583	48
1990	DEED	11	19902638	590	87
1990	DEED	11	19903963	596	90
1990	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19900983	636	34
1990	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19903439	-	-
1989	DEED	11	19893123	554	50
1989	DEED	11	19897469	574	66
1989	DEED	11	19893201	554	91
1989	DEED	11	19896830	571	94
1989	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19893202	604	13
1989	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19893069	603	30

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<u>Year</u>	<u>Description</u>	<u>Type</u>	<u>Doc No</u>	<u>Liber/Book</u>	<u>Folio/Page</u>
1989	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19896818	621	59
1988	DEED	11	19889429	541	31
1988	DEED	11	19885714	524	36
1988	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19889442	588	41
1988	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19885650	569	61
1986	DEED	11	19862812	443	99
1986	DISCHARGE, RELEASE OR SATISFACTION (i.e. MORTGAGE, MECHANICS' LIEN)	61	19862811	476	59
1979	DEED	11	19790949	277	125
1979	MORTGAGE	51	19790950	301	18
-	REFER TO PARENT PROPERTY	PP	00190033	-	-

PLANS FILED ON PARCEL:

Plan No

N7 21828B

N8 13649

<u>Parcel</u>	<u>Map #</u>	<u>Property Location</u>	<u>Owner Name &amp; Mailing Address</u>
608141	11L37F21	BUNBURY	101523 PEI INC 471 RTE 25
Acres:	141.29		YORK

Assessment Values

Commercial Assessment: \$0.00  
Non Commercial Assessment: \$371400.00  
Residential Assessment: \$0.00  
Farm Assessment: \$24900.00  
Market Assessment Value: \$371400.00  
Municipal Assessment Value: \$267408.00  
Taxable Commercial: \$0.00  
Taxable Non-Commercial: \$371400.00  
Taxable Residential: \$0.00  
Taxable Farm: \$24900.00

Tax Rates

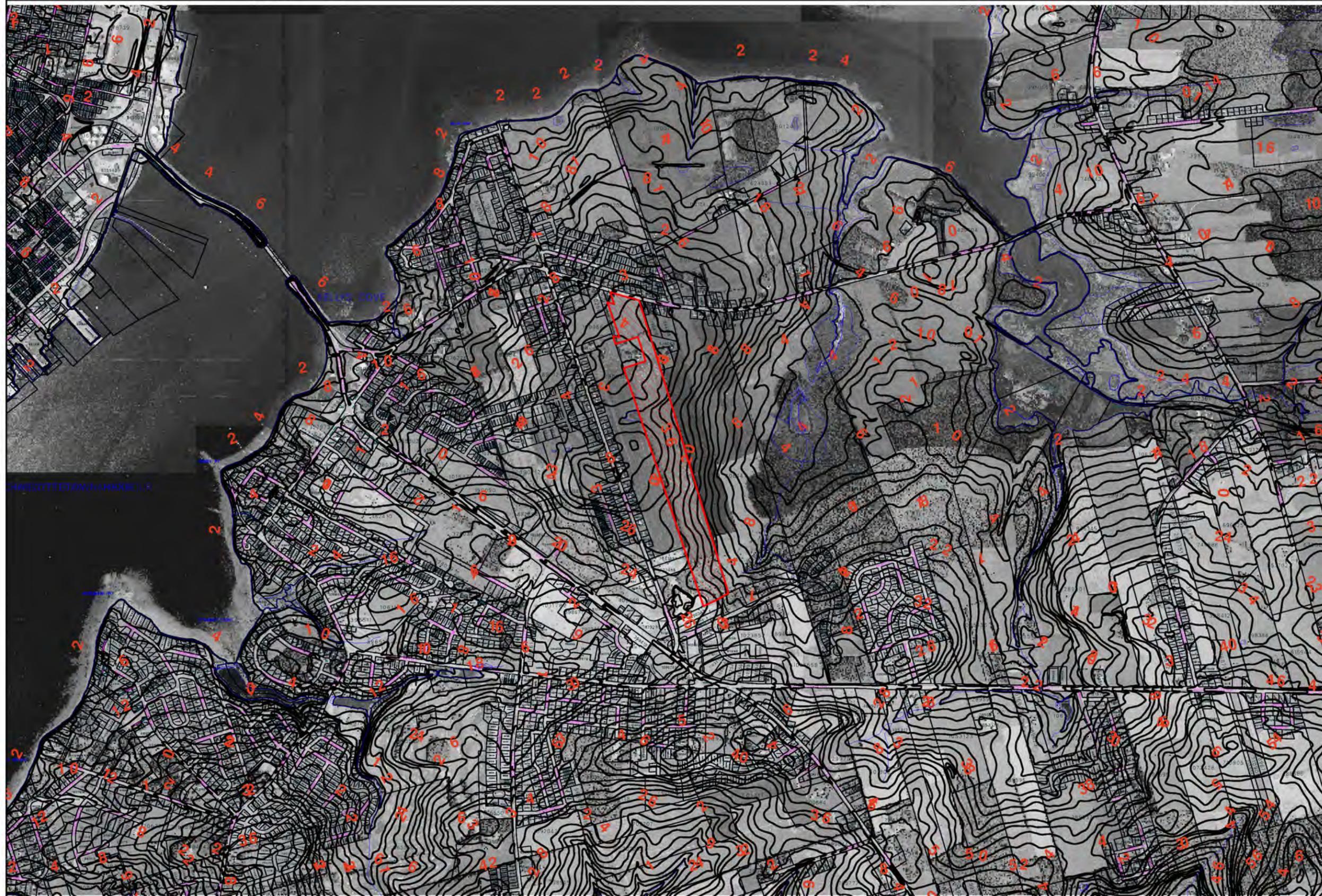
Provincial Commercial Rate: \$1.50  
Provincial Non-Commercial Rate: \$1.50  
Municipal Commercial Rate: \$0.00  
Municipal Non-Commercial Rate: \$0.00  
Provincial Tax Credit: \$-.5

Summary of Annual Charges: \_

\* Provincial and Municipal Credits

Province of PEI Charges	\$5571.00		Municipal	Provincial
Less Provincial Credits *	\$-5322.00		Provincial Tax Credit:	N/A
Less Municipal Credits *	\$0.00	\$249.00	Farm Assessment Credit:	\$0.00
			Farm Use Credit:	\$0.00
Municipality of Stratford		\$79.78	Owner-Occupied Residential Credit:	\$0.00
Island Waste Mangement Corp. Charges		\$0.00	Environmental Building Credit:	\$0.00
Annual Charges		\$328.78	Environmental Land Credit:	\$0.00
				\$0.00
				\$-5322.00

PE C0A 1P0



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SCALE: 1:20000  
DATE: Nov 19, 2020  
TIME: 08:56:28 AM  
ACREAGE: 63.69  
WORK UNIT: 2377

# APPENDIX B

## Photographs

## PHOTOGRAPHS

Photograph No. 1	
Date Taken: December 3, 2020	
Description:  View of the northernmost portion of the subject site, bordering on the Bunbury Road.	
Looking Towards: Northeast	

Photograph No. 2	
Date Taken: December 3, 2020	
Description:  View across the central portion of the subject site showing the stream on the adjoining property to the east (PID 190025) in the background.	
Looking Towards: Southeast	

**Site Name:** Stratford Campus

**Site Address:** Parcel No. 608141 and No. 1086107, Bunbury Road, Stratford, PEI

**Project No.:** JE0495



## PHOTOGRAPHS

Photograph No. 3	
Date Taken: December 3, 2020	
Description:  View of the south-central portion of the subject site showing a drilled well to the right.	
Looking Towards: Northeast	

Photograph No. 4	
Date Taken: December 3, 2020	
Description:  View of the south portion of the subject site.	
Looking Towards: North	

**Site Name:** Stratford Campus

**Site Address:** Parcel No. 608141 and No. 1086107, Bunbury Road, Stratford, PEI

**Project No.:** JE0495



## PHOTOGRAPHS

Photograph No. 5	
Date Taken: December 3, 2020	
Description:  View of a wetland located within the southeast portion of the subject site.	
Looking Towards: East	

Photograph No. 6	
Date Taken: December 3, 2020	
Description:  View of various debris, including 45-gallon drums located on the western property boundary of the subject site.	
Looking Towards: Northwest	

**Site Name:** Stratford Campus

**Site Address:** Parcel No. 608141 and No. 1086107, Bunbury Road, Stratford, PEI

**Project No.:** JE0495



## PHOTOGRAPHS

Photograph No. 7	
Date Taken: December 3, 2020	
Description:  View of a wetland/pond located on the adjoining property to the west (PID 190058).	
Looking Towards: Northwest	

Photograph No. 8	
Date Taken: December 3, 2020	
Description:  View of the new property boundary along the north site of PID 1086107.	
Looking Towards: Northeast	

**Site Name:** Stratford Campus

**Site Address:** Parcel No. 608141 and No. 1086107, Bunbury Road, Stratford, PEI

**Project No.:** JE0495



## PHOTOGRAPHS

Photograph No. 9	
Date Taken: December 3, 2020	
Description:  View of the central portion of the subject site.	
Looking Towards: Southwest	

Photograph No. 10	
Date Taken: December 3, 2020	
Description:  View of the undeveloped southeast portion of the subject site.	
Looking Towards: Southeast	

**Site Name:** Stratford Campus

**Site Address:** Parcel No. 608141 and No. 1086107, Bunbury Road, Stratford, PEI

**Project No.:** JE0495



# APPENDIX C

## Assessor Qualifications

**Peter H. Joostema, P. Eng., CESA, FEC**

**Principal Environmental Engineering**

Mr. Joostema is a principal environmental specialist with over 30 years of in-depth experience in due diligence reviews, environmental audits and environmental investigations. His scope of practice focuses on the assessment, investigation and remediation of complex contaminated sites, with an emphasis on commercial and industrial properties. He is the principal owner of Joose Environmental Consulting Inc. and is responsible for the management of environmental services on Prince Edward Island. Mr. Joostema provides a key role in advising clients regarding environmental liabilities and developing practical mitigative strategies. As the principal environmental engineer, Mr. Joostema provides senior review for Phase I/II ESAs, remediation projects, and environmental risk assessment/management projects.

# APPENDIX D

## Supporting Information

## **Federal**

### Legislation

#### *Canadian Environmental Protection Act:*

- Storage of PCB Material Regulations (SOR/92-507)
- Federal Aboveground Storage Tank Technical Guidelines
- Federal Underground Storage Tank Technical Guidelines
- Chlorobiphenyls Regulation (SOR/91-152)
- Registration of Storage Tank Systems for Petroleum Products and Allied Petroleum Products on Federal Lands Regulations

#### *Canada Water Act*

- Guidelines for Canadian Drinking Water Quality
- Guidelines for Effluent Quality and Wastewater Treatment at Federal Establishments

#### *Fisheries Act*

#### *Transportation of Dangerous Goods Act/Regulations*

### Policies, Guidelines, and Codes

#### Canadian Council of Ministers of the Environment (CCME)

- Environmental Code of Practice for Underground Storage Tanks Containing Petroleum Products and Allied Petroleum Products, March 1993
- Environmental Code of Practice for Aboveground Storage Tanks Containing Petroleum Products, 1993

#### Government of Canada Asbestos Abatement Guidelines, 1991-01-04

#### Code of Good Practice for Handling Solid Wastes at Federal Establishments (Environment Canada)

#### Guidelines for Effluent Quality and Wastewater Treatment at Federal Establishments (EPS-1-EC-76-1)

## **Provincial (PEI)**

- *Environmental Protection Act*
- Petroleum Hydrocarbon Remediation Regulations
- *Pesticides Control Act*
- *Water and Sewerage Act*



Table A-1 Summary of Neighbouring Property Information

Orientation to the Subject Site (Parcel No. 608141 and No. 1086107)	Parcel No.	Owner	Historical and Current Use	PEIDEWCC Comments
Adjoining Property to the South	608141	101523 PEI INC	Historical: By the early 1900s property utilized for agricultural purposes. Current: Agricultural (cropland)/Undeveloped (treed area)	See Notes 1, 2, and 3, below.
	1086107	PAUL & ROBERT FARQUHARSON	Historical: By the early 1900s property utilized for agricultural purposes. Current: Agricultural (cropland)	See Notes 1, 2, and 3, below.
Adjoining Property to the West	190058	LOUIS REDDIN	Historical: By the early 1900s property utilized for agricultural purposes with an area consisting of undeveloped wetland areas. Current: Agricultural (cropland)	See Notes 1, 2, and 3, below.
	784199	ATLANTIC HY-SPAN LTD	Historical: By the early 1900s property utilized for agricultural purposes until the early 2000s when site was developed for commercial purposes. Current: Industrial (Precast Concrete Facility)	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2032. See Notes 1, 2, and 3, below.
	577486	CASSDMURPH PROPERTIES LTD	Historical: By the early 1900s property utilized for agricultural purposes until the early 1990s when site was developed for commercial purposes. Current: Commercial (warehouse)	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to them as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located outside and is constructed of non-metallic materials. There is no expiry year for this tank system. See Notes 1, 2, and 3, below.
	190694	MARK BURKE	Historical: By the early 1900s property utilized for agricultural purposes until the mid to late 1990s when a single family residential dwelling developed. Current: Residential	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2022. See Notes 1, 2, and 3, below.
	548065	JOHN RONALD & MARY TERESA YOUNG	Historical: By the early 1900s property utilized for agricultural purposes with a residential farmstead established. Current: Residential	See Notes 1, 2, and 3, below.
	544288	LORNE & NANCY LARKIN	Historical: By the early 1900s property utilized for agricultural purposes and by 2015 a single family residential dwelling developed along with a commercial business (tree service). Current: Residential/Commercial (tree service)	See Notes 1, 2, and 3, below.
	429696	LORNE & NANCY LARKIN	Historical: By the early 1900s property utilized for agricultural purposes and by 2015 a single family residential dwelling developed along with a commercial business (tree service). Current: Residential/Commercial (tree service)	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system. See Notes 1, 2, and 3, below.
	Surrounding Property to the West	190660	MARY BETH LARTER	Historical: By the early 1900s property utilized for agricultural purposes until the early 1970s when a single family residential dwelling developed. Current: Residential
Adjoining Property to the North	771147	WILLIAM & LORRIE BYLHOUWER	Historical: By the early 1900s property utilized for agricultural purposes until the mid to late 1990s when a single family residential dwelling developed. Current: Residential	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system. See Notes 1, 2, and 3, below.
	768135	JOHN D & PATRICIA F WINCEY	Historical: By the early 1900s property utilized for agricultural purposes until the mid to late 1990s when a single family residential dwelling developed. Current: Residential	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2030. See Notes 1, 2, and 3, below.
	746719	ROBERT CORMIER	Historical: By the early 1900s property utilized for agricultural purposes until the early 1970s when a single family residential dwelling developed. Current: Residential	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system. See Notes 1, 2, and 3, below.
	563478	MELISSA CAISSIE & DARCY CLINTON	Historical: By the early 1900s property utilized for agricultural purposes until the early 1970s when a single family residential dwelling developed. Current: Residential	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system. See Notes 1, 2, and 3, below.
	190702	GEORGE MAJOR & PATRICIA MARGARET MURRAY	Historical: By the early 1900s property utilized for agricultural purposes until the early 1970s when a single family residential dwelling developed. Current: Residential	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system. See Notes 1, 2, and 3, below.
Surrounding Property to the North (across Bunbury Road)	765396	ROBERT G & HEATHER F CHAPMAN	Historical: By the early 1900s property utilized for agricultural purposes until the early 2000s when a single family residential dwelling developed. Current: Residential	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2036. See Notes 1, 2, and 3, below.
	814095	IAN THOMAS DALTON	Historical: By the early 1900s property utilized for agricultural purposes until the early 2000s when a single family residential dwelling developed. Current: Residential	The Department has record of two (2) aboveground home heat storage tank systems having the Department's identification tag affixed to them as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tanks are located inside and are constructed of metallic material. The expiry year for these tank systems is 2029. See Notes 1, 2, and 3, below.
Adjoining Property to the East	190025	KAREN WOOD	Historical: By the early 1900s property utilized for agricultural purposes with parts undeveloped woodland/wetland areas. Current: Agricultural (cropland)/Undeveloped (treed/wetland areas)	The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the <i>Environmental Protection Act</i> Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2019. See Notes 1, 2, and 3, below.

Notes:

- 1 The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- 2 The property has not been designated to the Department's contaminated sites registry.
- 3 The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.



Environment,  
Water and  
Climate Change

Climate Change and  
Environment Division  
P.O. Box 2000, Charlottetown  
Prince Edward Island  
Canada C1A 7N8

Environnement,  
de l'Eau et du  
Changement climatique



Division du changement  
climatique et de  
l'environnement  
C.P. 2000, Charlottetown  
Île-du-Prince-Édouard  
Canada C1A 7N8

**Audit #7872**

December 2, 2020

Mr. Peter Joostema  
Joose Environmental Consulting Inc. (Project No. JE0495)  
P.O. Box 19 (1088 Colville Road)  
North Wiltshire, PE C0A 1Y0  
pjoostema@jooseenv.com

Dear Mr. Joostema:

**RE: Site - Specific Environmental Review Request**

The Department has completed a review of our records as per the request made in your Environmental Records Review application dated November 20, 2020. We have the following information for the property or properties.

**Property identified as PID # 1086107**

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 608141**

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.

- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 190058**

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 784199**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2032.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 577486**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located outside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.

- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

#### **Property identified as PID # 190025**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2019.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

#### **Property identified as PID # 190694**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2022.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

#### **Property identified as PID # 548065**

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.

- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 544288**

In connection with the above property:

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 190660**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located outside and is constructed of metallic material. The expiry year for this tank system is 2027.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 429696**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.

- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 771147**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 768135**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2030.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 746719**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.

- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 563478**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 190702**

In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of non-metallic material. There is no expiry year for this tank system.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 814095**

In connection with the above property:

- The Department has record of two (2) aboveground home heat storage tank systems having the Department's identification tag affixed to them as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tanks are located inside and are constructed of metallic material. The expiry year for these tank systems is 2029.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

**Property identified as PID # 765396**

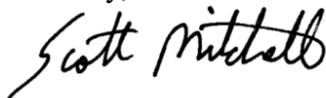
In connection with the above property:

- The Department has record of an aboveground home heat storage tank system having the Department's identification tag affixed to it as required under Section 7 of the *Environmental Protection Act* Home Heat Tanks Regulations. The tank is located inside and is constructed of metallic material. The expiry year for this tank system is 2036.
- The Department has no records on file for the reporting of any hydrocarbon spills on the property.
- The property has not been designated to the Department's contaminated sites registry.
- The Department has no records on file for any permits, orders or approvals under Section 9 of the *Environmental Protection Act*.

Please consider the enclosed summary as our acknowledgement that your payment submitted for the request meets the fee requirements pursuant to subsection 2(2) of the Environmental Records Review Regulations under the *Environmental Protection Act*.

If you have any questions regarding the above, please call the Department at (902) 368-5700.

Sincerely,



Hazardous Materials and Remediation Specialist