



February 14, 2025
BluMetric Project 220509

2255718 Ontario Inc.
249 William Street
PO Box 1598
Belleville, ON

Attention: Mr. John Cheung

**Re: Response to Questions Provided at Public Meeting for Site
Redevelopment**

Dear Mr. Cheung,

As requested, the following responses were prepared based on comments and/or questions provided to BluMetric Environmental Inc (BluMetric®) from the public meeting held for the site redevelopment.

***Comment 1:** Phase 2 ESA identified areas of concern. Please provide subsequent letter speaking to Brownfield remediation plan, as was offered during PAC meeting on April 2, 2024. As part of this letter, please include an update on the Record of Site Condition process, and what expected remediation and/or risk management measures are anticipated at this time. The City needs to fully understand any/all implications of potentially taking ownership of internal property which may remain impacted by soil and groundwater. Are there any other records or documentation involving MECP that can be shared with the City at this time?*

BluMetric Response: The remediation plan remains the same and/or similar as what was proposed earlier this year. BluMetric is in the process of completing a Pre-Submission Form (PSF) and a Risk Assessment (RA) that will be submitted and ultimately approved by the MECP. The RA will include a series of Risk Management Measures (RMMs) which will include but not be limited to:

- Hard or soil cap across the entire RA property, including barriers to prevent soil migration to sediment off-site.
- Vapour mitigation RMM (i.e. vapour barrier, soil vapour mitigation system, or some combination) beneath buildings to be constructed at the RA property.

- A site-specific health and safety plan (HASP) is to be prepared and be available for short-term outdoor workers (i.e., the MUC Worker) who put the caps in place or participate in activities that involve excavating to depths greater than the cap thickness. The HASP also will be required to meet the requirements of the Ontario Occupational Health and Safety Act and associated regulations.
- For those short-term outdoor workers who spend time in trenches, the HASP is to include the use of mechanical ventilation.
- A Soil and Ground Water Management Plan (SGMP) is to be prepared and be available for all activities involving contact with soil and ground water at the RA property. The SGMP will address the excavation, movement, treatment, and disposal of impacted soils.
- Permeable reactive barrier (PRB) at specific down-gradient boundary locations to attenuate prevent off-site migration of impacted groundwater.
- Prohibition on the growing or raising of food.
- Prohibition on the use of ground water as a potable water supply.

Additional RMMs may be required, as determined by the RA. Depending on the outcome of the RA, consideration may also be given to remediation, though this is not considered to be an RMM.

There are no further documents at this time from the MECP to be shared with the City.

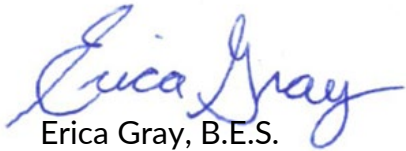
***Comment 2:** Phase 1 ESA suggested westerly portion and not entire portion. Please provide clarity from BluMetric limits of Phase 1 and 2 ESAs, as was offered during PAC meeting on April 2, 2024.*

BluMetric Response: Please see the attached site plan figure outlining the property limits of the Phase One Property in red, which coincides with the RA/RSC property boundary.

The statements made in this letter are based solely on the information obtained to date as part of the investigations made to date. BluMetric has used its professional judgement in analyzing this information and formulating its conclusions. No other warrants or representation expressed or implied, as to the accuracy of the information or recommendations is included or intended in this letter. This letter was prepared for 2255718 Ontario Inc. No other party may use or rely upon this letter without the expressed written permission of BluMetric.

Response to Questions Provided at Public Meeting for Site Redevelopment
2255718 Ontario Inc.
14 February 2025

Regards,
BluMetric Environmental Inc.



Erica Gray, B.E.S.

Senior Environmental Scientist, Market Leader – Commercial & Industrial

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Attachments:

Attachment 1: Site Plan

Attachment 1

Site Plan



LEGEND

- Phase One Property Boundary
- RSC Boundary
- Former Site Feature
- Property Boundary Study Area (250m)
- Active Railway
- Former Railway

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REV.	DESCRIPTION	YY/MM/DD	BY	CHK

REFERENCES

PROPRIETARY INFORMATION MAY NOT BE REPRODUCED OR DIVULGED WITHOUT PRIOR WRITTEN CONSENT OF BLUMETRIC ENVIRONMENTAL INC. DO NOT SCALE DRAWING. THIS DRAWING MAY HAVE BEEN REDUCED. ALL SCALE NOTATIONS INDICATED ARE BASED ON 11"x17" FORMAT DRAWINGS.

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CLIENT

2255718 Ontario LTD

PROJECT

Phase II ESA
621 Dundas Street East,
Belleville, ON

TITLE

Phase One Property and Study Area

The Tower - The Woolen Mill,
4 Cataraqui St.,
Kingston, Ontario K7K 1Z7
TEL: (613) 531-2725
FAX: (613) 531-1852
Email: info@blumetric.ca
Web: <http://www.blumetric.ca>

PROJECT # 220509		DATE November 15, 2024	
DRAWN MB	CHECKED NW	FIG NO. 1-1	REV 2