



Environmental

Geotechnical

Building Sciences

Construction
Monitoring

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Locations

Peterborough
Kingston
Barrie
Oshawa

Laboratory

Peterborough



May 11, 2021

Town of the Blue Mountains
32 Mill Street
P.O. Box 310
Thornbury
ON, N0H 2P0

Attn: Travis Sandberg
Planner

**Re: Peer Review of Guideline D-4 Study, 114 John Street, Clarksburg,
Ontario**
Cambium Ref. No.:13141-001

Dear Travis Sandberg,

The Town of the Blue Mountains (Town) retained Cambium Inc. (Cambium) to complete a peer review of the document titled "Guideline D-4 Study for 114 John Street, Clarksburg, Ontario", dated August 12, 2020 and authored by Burnside & Associates Limited (Burnside). The Town placed a holding provision (h3) on 114 John Street, Clarksburg (Site) because it is within the Assessment Areas as defined in a previously completed Environmental Impact Study of the Clarksburg Closed Landfill Site, prepared by Burnside in 2010. The purpose of the Guideline D-4 Study was to assess Site conditions and determine if the Landfill is impacting the property (or could potentially impact the property) in order to remove the holding provision.

Guideline D-4 Study

Burnside accessed a variety of public information sources to assess the Site and the Landfill. The Landfill was not listed in the Ministry of Environment (MOE) Regional Inventory of Closed Waste Disposal Sites, and no records were available in 2010. As such, most of the information regarding the Landfill was presented in the Environmental Impact Study. The Guideline D-4 Study also included a Site inspection and interview with the land owner.

The conclusions of the Guideline D-4 Study were as follows:



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1. Groundwater, surface water, landfill gas and nuisance impacts from the Closed Clarksburg Landfill Site are unlikely to affect the future development of 114 John Street.
2. Detailed site-specific investigations such as drilling, well installation, water quality sampling, water level measurements and gas readings are not required.

The recommendations outlined in the Guideline D-4 study are as follows:

1. No further Guideline D-4 study is required.
2. A copy of this letter report should be submitted to the Town of the Blue Mountains.
3. The Official Plan h3 holding provision should be removed from 114 John Street based on the results of this study.

Remarks from Cambium

Cambium is in general agreement with Burnside regarding the conclusions and recommendations outlined in the Guideline D-4 Study.

The topography should promote contaminant migration, if any, away from the proposed building site. The migration of landfill gasses are not likely an issue given the geology and separation distances of the landfill and proposed property. Cambium agrees there is no warrant for additional monitoring considering the closed landfill status, age, and site specific characteristics as they relate to landfill impacts.

The adjacent properties on either side of the proposed building lot have been established for several years (according to the proponent – Mr Andrew VanderMeer) and have not had any issues with water supply or gas migration. Cambium recommends that the nearest adjacent residents be interviewed to document if they have observed any degradation of water quality (potentially caused by the Landfill) and any other landfill concerns related to gas migration (odour) or nuisance pests prior to the removal of the holding provision. Upon review of the information gathered from the adjacent well owners the Guideline



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D-4 Study should be updated accordingly and provided to the Town. Where no concerns are reported, the Town should proceed with the removal of the holding provision. Where concerns related to the landfill are identified by the adjacent landowners, these concerns should be evaluated by the Proponents consultant and provided to the Town for consideration and possibly further peer review if warranted.

Closing

If you have any comments or questions regarding this review you can contact the undersigned at 705-957-5974.

Best regards,

Cambium Inc.

Mike Bingham, P.Ge.
Senior Project Manager

MEB/cjm

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