

August 3, 2022

Stantec Consulting Ltd.
100-300 Hagey Blvd,
Waterloo, Ontario
N2L 0A4

Attention: Ms. Grace Ferguson, M.Sc., P.Eng., Senior Hydrogeologist

**Re: Peer Review – Phase One Environmental Site Assessment – 16 Fire Route
94A, Trent Lakes (Bobcaygeon), Ontario**

The following responses are provided by *Toronto Inspection Ltd.* (referred to as TIL in the subject document) in regard to the comments provided within the subject peer review findings letter dated March 31, 2022.

1. *TIL should be contacted to inquire if a response to the MECP request made at the time of the Phase One ESA, and results of insurance plan and city directory searches, have now been received.*

A response from the MECP regarding to the Freedom of Information (FOI) was received on December 13, 2021 stating that no records pertaining to the Site were identified. A copy of the FOI response will be provided in the appendices of the updated Phase One ESA report and Section 4.2.3 of the report were updated to state the MECP response.

A recent search for Fire Insurance Plans (FIPs) and City Directory was conducted at Toronto Reference Library; however, no FIPs or City Directories pertaining to the Site or neighboring areas in the Study Area were available for review. Sections 4.1.3 and 4.1.5 of the Phase One ESA report were updated to state that no records were found.

2. *Aerial images between 1954 and 2009 should be reviewed and documented for completeness of information and to better establish the time of first development.*

Toronto Inspection Ltd. ordered aerial photographs from ERIS Ltd. for the following decades: 1940, 1960 and 1980 in order to establish the timing of first developed use of the Site. A response from ERIS was received on August 1, 2022, and based on the images available, it was concluded that the Site was already developed in 1966 with structures and features similar to the on-Site cabins observed during the site reconnaissance and recent aerial photographs. Therefore, based on the review of the historical data, the Site was considered to have been first developed prior to 1966 for commercial (rental) purposes. Sections 1.0 and 4.1.2, 4.3.1, 7.1, and 7.4.1 of the Phase One ESA report were updated to state the findings.

3. *TIL or the Site owner should confirm the reason for the removal of vegetation observed at the time of the site visit by TIL.*

Toronto Inspection Ltd. contacted Mr. Lennox, the owner of the Site, on May 16, 2022 to request additional information about the Site. Mr. Lennox informed *Toronto Inspection Ltd.* that the

property was abandoned for a significant period with some of the trees having fallen down. Therefore, he mentioned that the removal of some of the vegetation was necessary for safety reasons. Sections 5.0 and 6.2.1 of the Phase One ESA report were updated to include the information provided by the owner of the Site.

4. *The rationale for assuming that no potential environmental concerns are present at the two islands forming part of the Site should be provided in the report, since these islands were not accessed during the site visit.*

Toronto Inspection Ltd. contacted Mr. Lennox, the owner of the Site, on May 16, 2022, to request additional information about the Site. Mr. Lennox's response indicated that following the purchase of the property in 2020, he conducted visits to the islands on two occasions and that there were no human-made structures on the islands. Furthermore, Mr. Lennox also mentioned that there are no potential environmental concerns associated with the two islands.

Based on the statement provided by the owner of the Site and the fact that the two islands appeared to have conserved their natural features, potential environmental concerns associated with the two islands are not anticipated. Sections 3.0 and 5.0 of the Phase One ESA report were updated to include the information provided by the owner of the Site.

Yours sincerely,
TORONTO INSPECTION LTD.



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Environmental Scientist



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