

Ministry of the Environment,  
Conservation and Parks

Ministère de l'Environnement, de  
la Protection de la nature et des Parcs

Barrie District

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February 26, 2021

The Corporation of the City of Orillia  
Orillia City Centre  
50 Andrew Street South, Suite 300  
Orillia, ON  
L3V 7T5

Attention: Andrew Schell, General Manager  
Environment and Infrastructure Services  
Email: [ASchell@orillia.ca](mailto:ASchell@orillia.ca)

Dear Sir,

**Re: Amendment No. 8 - Consolidated Certificate of Property Use No. 7184-85KNQZ ("CPU")  
255 West Street South, Orillia, ON ("Property")**

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This letter is in response to the February 9, 2021 request by The Corporation of the City of Orillia ("City") to the Ministry of the Environment, Conservation and Parks ("Ministry") for an amendment to the above noted CPU. Specifically, this request is to amend Item 4.2.8 "Ground Water Monitoring" of the CPU to reflect that the intent of the program is to be for the on-going monitoring of volatile COCs in ground water; to amend the contingency plan for ground water monitoring along the eastern and southern Property boundaries as outlined Schedule E of the CPU; revise the wording of the CPU body for Item 4.2.8 of the CPU to match the contingency plan wording as outlined in Schedule E; and to revise the chloroform chronic limits as outlined in Schedule D of the CPU for the sub-slab, soil vapour and indoor/outdoor air monitoring programs to reflect the Ministry's current toxicological data for chloroform.

In support of this request, the City provided additional information as follows:

- The letter report entitled "Request for Amendment (#8) of Certificate of Property Use #7184-85KNQZ at 255 West Street South, Orillia, Ontario" dated February 8, 2021 by Cambium Inc. ("Cambium").
- The opinion letter entitled "Health-Based Indoor Air Criterion for Chloroform for the Orillia Recreation Centre, 255 West Street South, Orillia" dated February 2, 2021 by Intrinsik Corp. ("Intrinsik").

The reasons for this amendment are: to ensure the CPU reflects the original intent of the ground water monitoring program in relation to on-going monitoring of volatile COCs; to ensure the wording in the body of the CPU is consistent with the Schedules, in particular in relation to the on-going ground water monitoring program and contingency plans; to update the risk-based exposure limits

in air for chloroform to reflect the ministry’s current toxicological data; and to ensure that these changes are reflected in the CPU.

Based on the Ministry’s review of the aforementioned request, and pursuant to my authority under subsection 168.6(3) of the Act, I hereby alter the CPU as set out below. The terms herein that are capitalized have the meanings described herein or in the CPU.

A. Item 4.2.8 “Ground Water Monitoring”

1. Item 4.2.8.4, Item 4.2.8.6, and Item 4.2.8.7 are amended by removing the reference to Schedule B and replacing it with the wording “the ground water monitoring program in Schedule C” and by removing the references to COCs and replacing it with “VOCs”.

2. Item 4.2.8.8 is revoked and replaced by the following:

4.2.8.8 If the ground water sample concentrations obtained under Item 4.2.8.3 and Item 4.2.8.4 for any of the three (3) multi-level ground water monitoring wells, as identified in Item 4.2.8.1.2, show a consistent increase (three or more consecutive samples) in ground water VOC concentrations as outlined in the ground water monitoring program in Schedule C, then the contingency plans as outlined in Item 4.2.13 of the CPU shall be implemented.

B. Schedules

3. Schedule C “Table 7-5: Monitoring Locations, Parameters, Frequency and Triggers”

The “Ground water during facility operation” monitoring program as outlined in Schedule C is amended by revoking and replacing the “Parameters” and “Triggers” requirements as follows:

<b>Medium</b>	<b>Parameters</b>	<b>Triggers</b>
<p>Ground water during facility operation</p> <p>(Shallow, Intermediate, Deep and Bedrock Monitoring Wells)</p>	<p>VOC parameters as outlined in Schedule B.</p>	<p>MOE Table 3 Standards for shallow property boundary wells.</p> <p>Consistent increase in VOC concentrations for on-site wells, or concentrations exceeding PSS.</p>

4. Schedule D “Table 7-3: Risk-Based Exposure Limits in Air”

Schedule D is amended by revoking and replacing the exposure limits in air for Chloroform and adding Note 7 to Table 7-3 as follows:

<b>Contaminant Name</b>	<b>Threshold Chronic Limit</b>	<b>Non-Threshold Chronic Limit</b>	<b>Selected Chronic Limit</b>
Chloroform	20.8 <sup>7</sup>	N/A	20.8 <sup>7</sup>

Notes:

7. The selected threshold chronic limit and selected chronic limit have been obtained from the Ministry's updated Modified Generic Risk Assessment model (2019).

5. Schedule E "Table 7-2: Contingency Plan"

The contingency plan for "Ground Water or Soil Vapours in Monitoring Wells at Eastern and Southern Boundaries" as outlined in Schedule E is amended by revoking and replacing the "Issue" as follows:

Issue: Concentrations of VOCs in shallow ground water exceed MOE Table 3 Standards during monitoring program, or Monitoring results over several monitoring events indicate general increases in VOC concentrations.

6. Schedule E "Table 7-2: Contingency Plan"

The contingency plan for "Ground Water or Soil Vapours in Monitoring Wells related to west Cut-off wall of parking lot venting system" as outlined in Schedule E is amended by revoking and replacing the "Issue" and "Action" as follows:

<b>Environmental Compartment</b>	<b>Issue</b>	<b>Action</b>
Ground water or Soil Vapours in Monitoring Wells related to west Cut-off wall of parking lot gas venting system	VOC concentrations west of Cut-off wall are increasing over time	<ol style="list-style-type: none"> <li>1. Review sub-slab and indoor air VOC analysis to determine if there is an increase in VOC levels.</li> <li>2. If sub-slab AND indoor air VOC levels are increasing, follow protocols for indoor air, below.</li> <li>3. If VOC concentrations west of Cut-off wall sharply increase or increase to the point that they are similar to concentrations immediately east of Cut-off wall, geomembrane may be compromised. Consider repair or replacement, depending on sub-slab or indoor air VOC concentrations.</li> </ol>

#### D. Consent Amendment and Disclosure Requirements

This letter is being issued following a discussion with representatives of the Owner and its consultants. It is understood and agreed that Part 6 of the CPU, Hearing before the Environmental Review Tribunal, applies if the Owner wishes to appeal any provision in this letter and the amended CPU. This letter is an amendment to the CPU and will need to be disclosed as per Item 4.8 of the CPU. The original issuance of the CPU was posted on the Environmental Bill of Rights, 1993 Environmental Registry as EBR Registry Number 011-2570. I have determined that there is no need to give notice of a proposal to amend the CPU as I consider that the potential effect of the amendment on the environment is insignificant.

If you have any further questions or require additional information/clarification please contact John Kaasalainen, P.Eng. of this office at (705) 309-4304 or by email at [john.kaasalainen@ontario.ca](mailto:john.kaasalainen@ontario.ca) .

Sincerely,



Cindy Hood  
Director, section 168.6 of the Act

cc. Brad Sawdon, Cambium ([brad.sawdon@cambium-inc.com](mailto:brad.sawdon@cambium-inc.com))  
Renee Recoskie, City of Orillia ([rrecoskie@orillia.ca](mailto:rrecoskie@orillia.ca))  
Kelly Smith, Chief Building Official – City of Orillia ([ksmith@orillia.ca](mailto:ksmith@orillia.ca))  
Gayle Jackson, City Clerk – City of Orillia ([clerks@orillia.ca](mailto:clerks@orillia.ca))