



**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
5.64-ACRE PARCEL OF VACANT LAND  
WEST SIDE OF MONTROSE ROAD BETWEEN  
MCLEOD ROAD AND CHARNWOOD AVENUE  
NIAGARA FALLS, ONTARIO**

**Submitted to:**

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**Submitted by:**

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Distribution:

- ) Marianos Holdings Inc. - 1 electronic copy; and
- ) Wood Environment & Infrastructure Solutions - 1 electronic copy.

## EXECUTIVE SUMMARY

Wood Environment & Infrastructure Solutions, a Division of Wood Canada Limited (Wood) (formerly Amec Foster Wheeler Environment & Infrastructure, a Division of Amec Foster Wheeler Americas Limited) was retained by Marianos Holdings Inc. (the Client), to conduct a Phase One Environmental Site Assessment (ESA) of a property located on the west side of Montrose Road between McLeod Road and Charnwood Avenue in Niagara Falls, Ontario (Phase One Property). The Phase One Property does not have a current municipal address. The Phase One Property, which is presently vacant, was previously part of a former municipal landfill site which has been decommissioned.

The Client currently owns the Phase One Property and requires the Phase One ESA for the development of the property for residential property use. It is Wood's understanding that a Record of Site Condition (RSC) is required by the Client for the development of the Phase One Property under Ontario Regulation 153/04 *Records of Site Condition, Part XV.1 of the Environmental Protection Act* (EPA), as amended (*O. Reg. 153/04*, as amended). The objective of the Phase One ESA is to provide an evaluation of known and possible environmental issues at the Phase One Property as required to support the RSC for the Phase One Property.

This Phase One ESA was carried out in accordance with the Terms of Reference as described in Amec Foster Wheeler's (now referred to as Wood) proposal, dated February 12, 2018 and Authorization to Proceed, signed by the Client on February 13, 2018.

Under the supervision of Patrick Shriner, P.Geo., QP, Lisa Scolaro, B.Sc., of Wood conducted a reconnaissance on February 26, 2018 from 11:30 AM to 12:30 PM to evaluate possible Phase One Property issues, and to assess whether any surrounding land uses may have and/or are currently impacting the environmental condition of the Phase One Property. On the day of the reconnaissance the weather was approximately 7°C and sunny. Ground cover conditions at the time consisted of dense vegetation cover in some areas which limited Wood's observations of the ground surfaces.

According to historical records obtained by Wood, including aerial photography, fire insurance plans (FIPs), city directories and chain of title, as well as an appraisal report provided by the Client, the Phase One Property was part of a municipal landfill from the 1930s until approximately 1960s. The property has been vacant since that time; however, according to the appraisal report provided for the Phase One Property, it is covered by 'spoil fill' reportedly from the excavation and construction of the Queenston-Chippawa Power Canal.

Based on the Phase One ESA conducted by Wood, areas of potential environmental concern (APECs) associated with current or former potentially contaminating activities (PCAs) associated with the Phase One Property are as follows:

Area of potential environmental concern <sup>1</sup>	Location of area of potential environmental concern on phase one property	Potentially contaminating activity <sup>2</sup>	Location of PCA (on-site or off-site)	Contaminants of potential concern <sup>3</sup>	Media potentially Impacted (Ground water, soil and/or sediment)
APEC-1: Fill Materials	Entire Phase One Property is covered by 3 to 6 metres of spoil fill from the construction of the Chippawa Power Canal	#30 - Importation of Fill Material of Unknown Quality	On-Site	Metals, As, Sb, Se, PHCs, BTEX	Soil
APEC-2: Waste Disposal	Entire Phase One Property was historically part of a municipal landfill	#58 - Waste Disposal and Waste Management, including Thermal Treatment, Landfilling and Transfer of Waste; Other than use of Biosoils as Soil Conditioners	On-Site	Metals, As, Sb, Se, PHCs, BTEX	Ground Water

*Notes:*

1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,  
(a) identification of past or present uses on, in or under the phase one property, and  
(b) identification of potentially contaminating activity.

2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the

"Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

Based upon these findings, a Phase Two ESA is recommended.

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## 1.0 INTRODUCTION

Wood Environment & Infrastructure Solutions, a Division of Wood Canada Limited (Wood) (formerly Amec Foster Wheeler Environment & Infrastructure, a Division of Amec Foster Wheeler Americas Limited) was retained by Marianos Holdings Inc. (the Client), to conduct a Phase One Environmental Site Assessment (ESA) of a property located on the west side of Montrose Road between McLeod Road and Charnwood Avenue in Niagara Falls, Ontario (Phase One Property). The Phase One Property does not have a current municipal address. A key plan showing the location of the Phase One Property is provided on **Figure 1**. The Phase One Property, which is presently vacant, was previously part of a former municipal landfill site which has been decommissioned. **Figure 2** illustrates the lot configuration of the Phase One Property.

The Client currently owns the Phase One Property and requires the Phase One ESA for the development of the property for residential property use. It is Wood's understanding that a Record of Site Condition (RSC) is required by the Client for the development of the Phase One Property under Ontario Regulation 153/04 *Records of Site Condition, Part XV.1 of the Environmental Protection Act* (EPA), as amended (*O. Reg. 153/04, as amended*). The objective of the Phase One ESA is to provide an evaluation of known and possible environmental issues at the Phase One Property as required to support the RSC.

<b>Legal Description</b>	Part of Township Lot 163 (Part 2, RP 59R-13537) in the City of Niagara Falls (Stamford), Regional Municipality of Niagara (RMON)	
<b>PIN</b>	64366-0460 (LT)	
<b>Area</b>	2.28 hectares (ha) (5.64 acres)	
<b>Location</b>	West side of Montrose Road between McLeod Road and Charnwood Avenue in Niagara Falls, Ontario	
<b>Client &amp; Client</b>	Marianos Holdings Inc.	2140 Allanport Road Allanburg, Ontario L0S 1C0

A key plan showing the location of the Phase One Property and the Phase One ESA Study area is provided on **Figure 1**. A copy of the legal survey is included in **Appendix A**.

## 2.0 SCOPE OF INVESTIGATION

This Phase One ESA was conducted in accordance with the Phase One ESA standard as defined by *Ontario Regulation 153/04 Records of Site Condition, Part XV.1 of the Environmental Protection Act* (EPA), as amended, (*O. Reg. 153/04*, as amended). This report also complies with the 2003 CSA Phase One ESA Standards defined by CAN/CSA Z768-01 Phase I Environmental Site Assessment published November 2001 (reaffirmed 2016). The date the last work on the records review, interviews and reconnaissance components were completed was May 12, 2018.

This Phase One ESA was carried out in accordance with the Terms of Reference as described in Amec Foster Wheeler's (now referred to as Wood) proposal, dated February 12, 2018 and Authorization to Proceed, signed by the Client on February 13, 2018. The scope of work for the Phase One ESA consisted of the following tasks:

- J) Reviewing the historical occupancy of the Phase One Property and surrounding properties using available archived and relevant (in Wood's opinion) municipal and business directories, fire insurance plans (FIPs), historical topographical plans (if applicable), aerial photographs and previous environmental reports to identify land uses that may have impacted the environmental condition of the Phase One Property;
- J) Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available;
- J) Obtaining a search of land title for the Phase One Property;
- J) Obtaining an Environmental Risk Information Services Ltd. (ERIS) report for the Phase One Property and surrounding properties within a minimum 250 metre (m) buffer of the Phase One Property;
- J) Reviewing available geologic maps, well records and utility maps for the Phase One Study Area;
- J) Obtaining FIPs and/or privately held Property Underwriters' Reports and Property Underwriters' Plans for the Phase One Property from Opta Information Intelligence (Opta) through its Envirosan Report and reviewing such records, where available;
- J) Conducting a "walk-through" visual assessment (i.e., Phase One Property reconnaissance) of the Phase One Property to identify the presence of actual and/or potential environmental contaminants or concerns of significance;

- J Conducting interviews with designated representative(s) as a resource for current and historical Phase One Property information, as well as to provide Wood staff with unrestricted access to all areas of the property (as required by *O. Reg. 153/04* as amended); and
  
- J Preparing a report of our findings.

In completing the scope of work, Wood did not conduct any intrusive investigations, including sampling, analyses or monitoring. This Phase One ESA report is not to be construed as a regulatory compliance audit or review. Although this report discusses designated substances and hazardous materials including asbestos-containing materials (ACMs), lead, mercury, ozone depleting substances (ODS), polychlorinated biphenyls (PCBs) and mould, the review was performed at a cursory level and for the Phase One Property. No sampling or analytical testing for designated substances and/or hazardous materials was performed. This report should not be construed as a designated substance or hazardous materials survey or assessment. Recommendations made with respect to these items are provided as guidance only.

All activities of the Phase One ESA were completed under the supervision of a Qualified Person (QP) as defined by *O. Reg. 153/04*, as amended. In addition, the QP prepared the Conceptual Site Model (CSM), in accordance with Part VII of the Regulation.

A reference document, outlining the definitions and legislation references for the Phase One ESA, is provided in **Appendix B**.



### 3.0 RECORDS REVIEW

#### 3.1 General

The date the last work on all the records review, interviews and site reconnaissance components of the Phase One ESA was May 12, 2018.

##### 3.1.1 Phase One Study Area Determination

The default 250 m buffer from the Phase One Property boundaries was selected for the Phase One Study Area (**Figure 2**).

Lands upgradient of the Phase One Property, beyond 250 m, were a combination of a closed and decommissioned municipal landfill (currently utilized as Charnwood Park) and residential land uses. It is not anticipated that environmental impacts affecting the Phase One Property would result from these land uses.

##### 3.1.2 First Developed Use Determination

According to historical records obtained by Wood, including aerial photography, FIPs, city directories and chain of title, as well as an appraisal report provided by the Client, the Phase One Property was part of a municipal landfill from the 1930s until approximately 1960s. The property has been vacant since that time; however, according to the appraisal report provided for the Phase One Property, it is covered by 'spoil fill' reportedly from the excavation and construction of the Queenston-Chippawa Power Canal.

##### 3.1.3 Fire Insurance Plans and Property Underwriters Reports and Plans

Niagara Falls was listed in the *Catalogue of Canadian Fire Insurance Plans 1875-1975*; however, the Phase One Property was not included on any FIPs. Surrounding properties to the east of the Phase One Property were included on a 1965 FIP as follows:

- ) A building labelled as 'Contractor', with one underground storage tank (UST) illustrated to the north of the building is located at 2690 Montrose Road.
- ) Small, unlabelled buildings, presumed to be residential, are located at 2916, 2782 and 2788 Montrose Road. A building labelled as 'Storage' is located at 2716 Montrose Road.
- ) A mid-sized building labelled as 'Steel Fabricator' is located at 2750 Montrose Road. This building is also labelled as 'under construction'.
- ) At 2800 Montrose Road is a furnace manufacturing facility. A pumphouse with one (1) UST is located on the north side of this property.

) Bissell Ltd. at 2934 Montrose Road is illustrated as a large manufacturing facility with a 'dipping' area, plating department and spray painting area indicated on the FIP.

These properties all appear to have been located on what is currently the east side of Kinsmen Court, as Montrose Road was realigned towards the west in the late 1960s/early 1970s, with the original section being renamed Kinsmen Court.

Based on the inferred hydraulically downgradient location in relation to the Phase One Property, as well as the separation distances from the Phase One Property (50 to 200 m) these properties are not expected to represent a significant environmental concern to the Phase One Property.

Wood contacted Opta to conduct a search of their Historical Environmental Information Reporting System (HEIRS) to obtain any available FIPs and Property Underwriters Reports and other plans. No FIPs, Property Underwriters Reports or other plans were available for the Phase One Property from Opta.

A copy of the OPTA report is available in **Appendix C**.

### 3.1.4 Chain of Title

A chain of title was prepared by Mr. Dominic Bertucci of Domson's Title Search Inc. and provided to Wood to document the ownership of the Phase One Property from its conversion from Crown to the present owner.

Registration Date	Document Type	Party From	Party To
10/08/1801	Patent	Crown	Robert Brooks
04/04/1849	Deed	Robert Brooks- Estate	Thomas Street
30/06/1869	Deed	Thomas Street- Estate	George Husband
30/08/1901	Deed	George Husband	Judson Ribble
05/03/1903	Deed	Judson Ribble	John Drummer
17/09/1904	Deed	John Drummer	Jacob Snider
09/01/1911	Deed	Jacob Snider	Fraser Morden
11/10/1911	Deed	Fraser Morden	Thomas Hodgson
27/12/1911	Deed	Thomas Hodgson	Charles Cox
31/05/1913	Deed	Charles Cox	John Konyi
07/05/1919	Deed	John Konyi	Paul Andre
08/05/1920	Deed	Paul Andre	Hydro-Electric Power Commission
03/08/1926	Deed	Hydro-Electric Power Commission	George Loundy
03/08/1926	Deed	George Loundy	Harry Oakes
25/08/1931	Deed	Harry Oakes	Welland Securities Limited

Registration Date	Document Type	Party From	Party To
07/12/1944	Deed	Welland Securities Limited	The Corporation of the Township of Stamford / The Corporation of the City of Niagara Falls
29/11/2016	Deed	The Corporation of the City of Niagara Falls	Marianos Holdings Inc.

A copy of the Chain of Title documents is available in **Appendix D**.

### 3.1.5 City Directories

ERIS completed the city directory search for the Phase One Property and surrounding properties. The Phase One Property does not have a current municipal address. City directories were not available for the Phase One Property; however, the following were listed for the surrounding properties:

<b>Address: 6716 Montrose Road, located approximately 40 m northeast of the Phase One Property</b>		
1977	2012	Sebben Construction Ltd.
<b>Address: 6750 Montrose Road, located approximately 50 m east of the Phase One Property</b>		
1997/98	1997/98	Theeb Ltd.
1972	2012	Modern Crane
1972	2007/08	Modern Steel & Iron Works (Niagara) Ltd.
1972	1977	Modern White Line Ltd.
<b>Address: 6800 Montrose Road, located approximately 125 m east of the Phase One Property</b>		
1997/98	2007/08	Can-Eng Furnaces (1985) Ltd.
1977	1977	Towne Applied Technology Ltd.
1972	2012	Can-Eng Holdings Ltd.
1972	1992/93	Can-Eng Manufacturing Ltd.
1972	1992/93	Can-Eng Sales (1985) Ltd.
1972	1987	Can-Eng Consultants Ltd.
1972	1977	Poly-Thane Industries Ltd.
<b>Address: 7150 Montrose Road, located approximately 125 m southeast of the Phase One Property</b>		
2007/08	2012	Big Sisters Big Brother of Niagara Falls
2007/08	2012	Centrecourt Cafe
2007/08	2012	Heart Niagara
2007/08	2012	Niagara Falls Community Centre Campaign Office
2007/08	2012	Niagara Falls Public Library

2007/08	2012	Niagara Falls Family YMCA
2007/08	2012	Unit Way of Niagara Falls
2007/08	2007/08	Niagara Falls Parks and Recreation
2007/08	2007/08	Community Centre Branch
2007/08	2007/08	Cardiac Rehab
<b>Address: 6868 Kinsmen Court, located approximately 145 m east of the Phase One Property</b>		
2007/08	2012	Falls Wholesale Ltd.
2007/08	2012	Hyde's Distribution
<b>Address: 6900 Kinsmen Court, located approximately 185 m east of the Phase One Property</b>		
2012	2012	Hilton Niagara Falls
1987	2012	John Coutt's Library Services Ltd.
<b>Address: 6934 Kinsmen Court, located approximately 185 m east of the Phase One Property</b>		
2012	2012	Feren Sign Systems
1992/93	1992/93	Banbury Leasing Products Ltd.
1992/93	1992/93	Siera Canada Ltd.
1987	1992/93	Stevens-Hepner Co. Ltd.
1987	1987	Nabisco Brands Warehouse
1987	1987	Fred Sammons Canada
1972	2012	Bissell Ltd.
<b>Address: 7000 Kinsmen Court, located approximately 195 m southeast of the Phase One Property</b>		
2012	2012	Graybar Canada
2012	2012	Graybar Ontario
<b>Address: 7104 Kinsmen Court, located approximately 220 m southeast of the Phase One Property</b>		
1982	2012	Niagara Go-Karts Inc.
<b>Address: 7130 Kinsmen Court, located approximately 330 m southeast of the Phase One Property</b>		
2012	2012	Cleland Metal Products Ltd.
2012	2012	Hamblet's Roofing, Siding & Windows
1997/98	2007/08	Alkaron Metals Inc.
1987	1987	Creative Air Systems Ltd.
1982	1982	Niagara Forge Incorporate
1972	1977	Rudy's Metal Works Ltd.

### 3.1.6 Environmental Reports

An appraisal report was provided by the Client as follows:

) *“Appraisal Report of West Side of Montrose Road, Niagara Falls, Ontario”*, prepared by Ridley & Associates Appraisal Services Limited, dated April 3, 2011.

This appraisal report details that the Phase One Property is part of a former landfill that has been long since decommissioned. It is also covered by ‘spoil fill’ reportedly from the excavation and construction of the Queenston-Chippawa Power Canal. The ‘spoil fill’ is reported to be present across the Phase One Property in depths of 10 to more than 20 feet (approximately 3 to 6 m in depth). According to the appraisal report, the fill must be removed prior to development.

A previous ESA report was obtained by Wood from the City of Niagara Falls (City) entitled, *“Environmental Site Assessment, Northwest Corner of McLeod and Montrose Roads, Niagara Falls, Ontario”* dated June 2006 and completed by Terrapex Environmental Ltd. (Terrapex). The report provided a summary of results from two previous assessments completed by Jaggat Hims Limited (JHL) in 2002 and Acres International Limited (Acres) in 2004. JHL completed a testpitting program to estimate the quality and quantity of fill material that had been imported to the area during the construction of the Queenston-Chippawa Power Canal. The JHL assessment included a portion of the Phase One Property and refuse was noted in the testpits excavated on the Phase One Property. The Acres report included the installation of five monitoring wells and associated ground water sampling (no results included). The wells were resampled by Terrapex in 2006 for inorganics and nutrient parameters and Volatile Organic Compounds (VOCs). The results met the applicable MECP standards at the time of sampling as well as the current Table 3 Site Condition Standards (SCS). Terrapex also completed a testpit sampling program in 2006 including 44 testpits of which 14 were located on the current Phase One Property. No refuse or deleterious material was noted and the fill material (consisting of spoils from the Queenston-Chippawa Power Canal excavation) ranged in depths to 2.4 to 4.6 m.

## **3.2 Environmental Source Information**

### **3.2.1 Local Municipal Agencies**

Wood contacted the RMON and the City of Niagara Falls (the City) to inquire if they had records of environmental concerns with the Phase One Property.

At the time of preparation of this report, a response had not yet been received from either the City. If the records obtained alter the conclusions of this report, the CLIENT will be notified immediately.

The RMON request was submitted on May 10, 2018 through their online Environmental Record Search request form. The RMON responded on June 29, 2018 to indicate that no files were found for the Phase One Property. A copy of the request to the City and response from RMON are included in **Appendix E**.

### 3.2.2 Technical Standards and Safety Authority

Fuel storage at industrial facilities in Ontario is regulated by the *Technical Standards and Safety Act 2000 (TSS Act)*. The *TSS Act* applies to all storage tank systems utilized for the storage and handling of gasoline, diesel and fuel oil. According to discussions with a representative of the Technical Standards and Safety Authority (TSSA) - Fuels Safety Division, USTs and aboveground storage tanks (ASTs) installed under the *Liquid Fuel Handling Regulation, Liquid Fuel Handling Code* require registration with the TSSA. Fuel oil tanks utilized in residential buildings also require registration with the TSSA.

The TSSA was contacted by email and requested to supply any available information concerning the presence of petroleum storage tanks, fuel spill records, accidents, or fuel-related incidents which may be registered on the Phase One Property or any properties surrounding the Phase One Property. The TSSA informed Wood that 7104 Kinsmen Court is listed as a private fuel outlet with one (1) active fuel tank. No other details were provided. This property is located approximately 220 m southeast and inferred hydraulically downgradient from the Phase One Property. As such, it is not anticipated to represent a significant environmental concern to the Phase One Property.

A copy of the TSSA correspondence is provided in **Appendix E**.

### 3.2.3 Provincial Government Sources

#### 3.2.3.1 Ministry of the Environment and Climate Change

Through the Freedom of Information (FOI) and Protection of Privacy Office the Ministry of the Environment and Climate Change (MOECC) was requested to identify any outstanding actions, violations, control orders, summons, complaints, spills hazardous waste documents, or certificates of approval for the Phase One Property. The request to the FOI department involved an electronic search of their records since 1985. Information filed with the MOECC prior to 1985 is not included in the FOI records search. Retrieval of such information requires a manual document search by the MOECC initiated by a specific request and additional fees.

At the time of preparation of this report, a response had not yet been received from the MOECC.

Should the MOECC notify Wood that subsequent information is on file and obtainable, Wood will notify the CLIENT of this information and the additional cost (if any) to obtain these records. If the records obtained alter the conclusions of this report, the CLIENT will be notified immediately.

A copy of the MOECC request is provided in **Appendix E**.

In addition, Wood accessed the MOECC's *Access Environment* website on May 10, 2018, to search for information on Environmental Compliance Approvals (ECAs) (formerly known as Certificates of Approval [CofAs]), Renewable Energy Approvals (REAs) and registrations on the Environmental Activity and Sector Registry (EASR), which may be listed to the Phase One Property. No records were available for the Phase One Property.

### **3.2.3.2 Waste Disposal Site Inventory**

Wood reviewed the document entitled "*Waste Disposal Site Inventory*", prepared by the Waste Management Branch of the MOE (dated June 1991). No active waste or closed waste disposal sites were listed as being present within 1 kilometre (km) of the Phase One Property in the inventory; however, based on the historical review, as well as correspondence with the Client, the Phase One Property was historically a part of a municipal landfill that has since been decommissioned.

### **3.2.3.3 Inventory of Coal Gasification Plant Waste Sites in Ontario**

Wood reviewed the document entitled "*Inventory of Coal Gasification Plant Waste Sites in Ontario*", prepared for the MOE (dated April 1987) and "*Inventory of Industrial Sites Producing or Using Coal Tar and Related Sites in Ontario*", prepared for the MOE (dated November 1988). No coal tar or waste sites were listed within the Phase One Study Area.

### **3.2.3.4 Brownfields Environmental Site Registry**

The MOECC online Brownfields Environmental Site Registry was accessed on May 11, 2018 to determine if any RSCs have been filed under Part XV.1 under the Environmental Protection Act (EPA) for the Phase One Property or any of the surrounding properties. A search of the registry indicated that no RSCs have been filed for the Phase One Property or any of the surrounding properties since 2004.

### **3.2.3.5 Ontario Oil, Gas and Salt Resources**

The Ontario Oil, Gas and Salt Resources Library (<http://www.ogsrlibrary.com/maps/index.php>), maintained by the Oil, Gas and Salt Resources Corporation (OGSRC) was accessed on May 12, 2018. No wells were identified within the Phase One Study Area.

## **3.2.4 Environmental Risk Information Services Ltd. (ERIS)**

An ERIS database report was obtained for the Phase One Property and Phase One Study Area. ERIS is a national service that provides site specific environmental and property-use information. An ERIS report contains detailed government and private sector records concerning possible environmental liabilities associated with a property and the surrounding neighbourhoods.

For the purposes of this report, the ERIS Project number is 20180215246. A copy of the ERIS database report can be found in **Appendix F**.

The ERIS report details a water well record for the Phase One Property; however, it appears that this record corresponds to the property located to the south-southwest of the Phase One Property.

The following records were on file for properties within the Phase One Study Area:

- J A monitoring well installed in 2015 is located approximately 190 m south-southwest of the Phase One Property near the corner of McLeod Road and Montrose Road.
- J *Anderson's Waste Disposal Site* database lists 'Baden Powell Park Spoil Pile' on Stamford Lot 170, approximately 200 m southwest of the Phase One Property. Additional details list this property as a 'dump' that was active prior to the 1960s. Based on a review of historical databases, it appears that this 'dump' was part of the former municipal landfill that the Phase One Property is located on.
- J River Realty Development at 6834 Kinsmen Court, approximately 185 m east of the Phase One Property, is listed as an industrial waste generator of oils skimmings and sludges between 2002 and 2004.
- J Coutt's Information Services at 6900 Kinsmen Court, approximately 185 m east of the Phase One Property, is listed as an industrial waste generator in 2012. No details on waste classes was provided.
- J Hyde's Distribution at 6868 Kinsmen Court, approximately 145 m east of the Phase One Property, is listed as an industrial waste generator in 2012. No details on waste classes was provided.
- J Can-Eng Manufacturing at 6800 Montrose Road, approximately 125 m east of the Phase One Property is listed as an industrial waste generator of petroleum distillates and oil skimmings and sludges between 1986 and 2001 while Can-Eng Furnaces International, at the same location, is listed as a waste generator of waste oils and lubricants, latex wastes and paint/pigment/coating residues between 2007 and 2013.
- J Can-Eng Furnaces Ltd. at 6800 Montrose Road, approximately 125 m east of the Phase One Property, obtained a CofA in 2001 for a test furnace to heat and treat metal products.
- J A domestic water well installed in 1950 is located approximately 195 m southeast of the Phase One Property. Additionally, three (3) abandoned water wells were in the Phase One Study Area to the east and southeast the Phase One Property.



Based on the separation distances, as well as inferred hydraulically downgradient location from the Phase One Property, the properties listed in the ERIS report as detailed above are not anticipated to represent a significant environmental concern to the Phase One Property.

The complete findings of the ERIS search may be referenced in the ERIS report located in **Appendix F**.

### 3.3 Physical Setting Sources

#### 3.3.1 Aerial Photographs

Aerial photographs of the Phase One Study Area were obtained from the Brock Map Library for the years 1955, 1965, 1978, 1989 and 1994 and from Niagara Navigator for the years 1934, 2002, and 2015. The earliest available aerial for the Phase One Property was for the year 1934, and was reviewed. An interval of approximately 10 years between each aerial, subject to aerial availability and scale, was deemed sufficient to characterise changes at the Phase One Property during its history. During periods of rapid change at the Phase One Property and surrounding properties, an attempt was made to reduce the interval between aerials to gain a better understanding of the Phase One Property and the surrounding area.

The following significant information concerning the Phase One Property and its surrounding properties was inferred from the aerial photographs reviewed:

Date	Phase One Property	Surrounding Properties
1934	The Phase One Property is part of a larger landfill which extends further to the west and south.	The landfill of which the Phase One Property is part of extends to the west and south. To the north and east are agricultural lands.
1955	The Phase One Property has not changed significantly from the 1934 aerial photograph.	A few inferred residential dwellings are located to the east of the Phase One Property along Montrose Road. No other significant changes from the 1934 aerial photograph are noted.
1965	The area occupied by the Phase One Property remains as part of the landfill, with the northern part covered by trees and vegetation.	To the east and northeast commercial/industrial buildings have been constructed along Montrose Road. Some inferred residential development is located further to the north.
1978	The Phase One Property consists of vacant, vegetated land.	The landfill to the west and south is covered primarily by vacant, vegetated land and is presumed to have been decommissioned. Montrose Road has been realigned towards the west and now runs adjacent to the east side of the Phase One Property towards McLeod Road to the south. What was formerly Montrose Road is now Kinsmen Court which ends near the newly constructed McLeod Road ramp from the QEW.

Date	Phase One Property	Surrounding Properties
1989	The Phase One Property has not changed significantly from the 1978 aerial photograph.	Surrounding properties have not changed significantly from the 1978 aerial photograph, except for the construction of a go-kart facility to the southeast on Kinsmen Court.
1994	The Phase One Property has not changed significantly from the 1989 aerial photograph.	Surrounding properties have not changed significantly from the 1989 aerial photograph.
2002	The Phase One Property has not changed significantly from the 1994 aerial photograph.	Surrounding properties have not changed significantly from the 1994 aerial photograph, with the exception of some new residential development to the north.
2015	The Phase One Property remains as vacant, vegetated land.	Commercial and recreational development has occurred to the south and southeast of the Phase One Property. Additionally, to the east, another inferred industrial building has been constructed along Kinsmen Court. The former landfill, which is now vacant, vegetated parkland, remains to the west and south, while residential development is present to the north and further to the west.

Copies of the aerial photographs are presented in **Appendix G**.

### 3.3.2 Topography, Hydrology, Geology

The Phase One Property lies at an approximate elevation of 190 m above sea level (mASL). The UTM coordinates of the centroid of the Phase One Property are zone 17, 652702 East and 4770958 North. The topography across the Phase One Property is irregular, with small rolling hills and dips. While it lies at similar elevations to the surrounding properties to the north, east and south, the property adjacent to the west is at a much higher elevation. **Figure 1** includes the Ontario Base Map including the Phase One ESA study area.

The surficial geology within the Phase One Study Area is interpreted to consist of glaciolacustrine deposits of silt and clay, minor sand and basin and quiet water deposits (“*Quaternary Geology of Ontario, Southern Sheet*”, Map 2556, Ministry of Northern Development and Mines, 1991).

Bedrock is anticipated be of the Middle and Lower Silurian Age, consisting of sandstone, shale, dolostone and siltstone of the Lockport Formation (“*Bedrock Geology of Ontario, Southern Sheet*”, Map 2544, Ministry of Northern Development and Mines, 1991). Bedrock is anticipated to be encountered at approximately 12 metres below ground surface (mbgs) according to water well records detailed in the ERIS report.

The regional ground water flow direction, based on topographic features and knowledge gained from other sites in the area, is expected to be to the southeast towards the Welland River. Locally, however, the shallow ground water flow may be influenced by underground utility trenches, conduits, and structures, variations in soil type, and minor fluctuations in topography.

### **3.3.3 Water Bodies and Areas of Natural Significance**

An tributary of the Welland River is located approximately 350 m east of the Phase One Property. The tributary flows in a southerly direction towards the Welland River. As such, the Phase One Property does not include land that is within 30 m of a “water body”.

Based on a review of the Town’s Official Plan and the RMON Core Natural Heritage Map, there are lands within the Phase One Study Area that are classified as Open Space and Parks; however, they are located greater than 30 m from the Phase One Property. The Phase One Property does not appear to be classified as any of the above.

### **3.3.4 Well Records**

No water wells, test wells, disposal wells, oil, gas or salt wells were observed at the Phase One Property by Wood during the reconnaissance.

MOECC Well Records, as well as the ERIS Report, indicated eight (8) water wells (including domestic, monitoring and abandoned wells) were present on surrounding properties within 250 m.

## **3.4 Phase One Property Operating Records**

The Phase One Property is not currently nor has it historically been used in whole, or in part, for an industrial use; however, operated as a municipal landfill from the 1930s until 1960s. No site operating records were available.

## **3.5 Summary of Records Review**

According to historical records obtained by Wood, including aerial photography, FIPs, city directories and chain of title, as well as an appraisal report provided by the Client, the Phase One Property was part of a municipal landfill from the 1930s until approximately 1960s. The property has been vacant since that time; however, according to the appraisal report provided for the Phase One Property, it is covered by ‘spoil fill’ reportedly from the excavation and construction of the Queenston-Chippawa Power Canal.

## 4.0 INTERVIEWS

Contacts were made as required to evaluate the existing/historical Phase One Property operations and obtain additional information, as follows:

Name and Company or Affiliation	Position	Interview Details (Date, Place, Method, Reason for Interview)	Validity of Information from Interview
Mr. Dimitri Marianos	Owner of Marianos Holdings Inc. (current Owner)	Mr. Marianos completed Wood's interview form and provided it to us on May 14, 2018.	Information provided by Mr. Marianos is included throughout the report as required.

Pertinent information obtained during the interviews are noted in the applicable portions of Section 5. A record of the interview is provided in **Appendix E**.

## **5.0 SITE RECONNAISSANCE**

### **5.1 General Requirements**

Under the supervision of Patrick Shriner, P.Geo., QP, Lisa Scolaro, B.Sc., of Wood conducted a reconnaissance on February 26, 2018 from 11:30 AM to 12:30 PM to evaluate possible Phase One Property issues, and to assess whether any surrounding land uses may have and/or are currently impacting the environmental condition of the Phase One Property. On the day of the reconnaissance the weather was approximately 7°C and sunny. Ground cover conditions at the time consisted of fairly dense vegetation cover in some areas which limited Wood's observations of the ground surfaces.

### **5.2 Specific Observations at Phase One Property**

#### **5.2.1 Phase One Property Description and Buildings**

At the time of the reconnaissance, the Phase One Property was vacant. Some piles of stone, as well as a gravelled area on the south side were located on the Phase One Property; however, the majority was covered by trees and vegetation. The Property was not fenced.

Selected photographs of the Phase One Study Area are presented in **Appendix H** and a copy of the record of interview is provided in **Appendix E**.

#### **5.2.2 Utility Easements**

Wood is not aware of any utility easements on the Phase One Property.

#### **5.2.3 Drains, Pits and Sumps**

Drains, pits and sumps were not observed on the Phase One Property.

#### **5.2.4 Tanks**

The Phase One Property representative advised Wood that there are currently no AST or USTs at the Phase One Property, and that they were not aware of any historic USTs at the Phase One Property. Wood did not observe any ASTs or USTs during the reconnaissance and did not observe fill or vent pipes during the suggesting the presence of USTs. As previously noted, the TSSA did not have any records of ASTs or USTs registered to the Phase One Property.

#### **5.2.5 Site Production and Manufacturing**

No manufacturing activities are currently taking place nor have historically occurred on the Phase One Property.

### **5.2.6 Chemical Storage/Handling and Floor Condition**

No chemicals or hazardous materials were observed at the time of the Phase One Property reconnaissance.

### **5.2.7 Areas of Stained Soil or Pavement, or Stressed Vegetation**

Wood conducted a walkover of the Phase One Property and did not observe any areas of ground staining or stressed vegetation.

### **5.2.8 Spills**

Wood conducted a walkover of the Phase One Property. No areas of significant surface staining or stressed vegetation were observed at the Phase One Property at the time of the reconnaissance.

### **5.2.9 Fill / Debris**

Uncontrolled waste storage was not observed on the Phase One Property. Some piles of stone, as well as a gravelled area on the south side were located on the Phase One Property.

According to historical records obtained by Wood, as well as an appraisal report provided by the Client, the Phase One Property was part of a municipal landfill from the 1930s until approximately 1960s. Additionally, according to the appraisal report provided for the Phase One Property, the Phase One Property is covered by 'spoil fill' reportedly from the excavation and construction of the Queenston-Chippawa Power Canal.

### **5.2.10 Methane**

Methane is a colourless and odourless gas commonly formed by the decomposition of organic material, and is a large component of natural gas associated with waste disposal sites. Natural sources of methane include marshes, swamps, bogs, fens or coal and/or peat deposits. Potential methane risks include explosion hazards where methane enters closed spaces and concentrations exceed the lower explosive limit.

Based on observations made at the time of the reconnaissance, no putrescible materials were observed in the fill materials on the Phase One Property; however, the appraisal report details that the 'spoil fill' is reported to be present across the Phase One Property in depths of 10 to more than 20 feet (approximately 3 to 6 m in depth). According to the appraisal report, the fill must be removed prior to development.

The Phase One Property is also part of a former landfill that has been decommissioned; however, as there are no current buildings with below grade spaces at the Phase One Property, methane gas is not inferred to be a significant environmental issue at the Phase One Property at this time.

#### **5.2.11 Radon**

Radon is a naturally occurring gas produced by Uranium-238 decay and tends to concentrate in formations of granite, sandstone, coal, phosphate and uranium deposits. It percolates through soil, where it may accumulate in basements of buildings. As the existence of radon is dependent upon geological factors, it is more of a regional concern than Phase One Property-specific.

The location of the Phase One Property was evaluated against the locations of a soil radon gas study published by the Ontario Geological Survey (OGS). The City and the location of the Phase One Property are not within the four main study areas investigated by the OGS. Wood is not aware of other records of the presence or emission of radon gas in the immediate area of the City. Based on this information, Wood does not suspect radon gas to be a significant environmental issue at the Phase One Property.

#### **5.2.12 Air Emissions and Odours**

Wood did not observe the presence of air emission sources at the time of the reconnaissance that could possibly affect the environmental condition of the Phase One Property (i.e., building surfaces and/or surficial soils). No significant environmental issues regarding air emissions at the Phase One Property have been identified during the reconnaissance.

#### **5.2.13 Mould**

Moulds (also known as filamentous fungi) are present everywhere in the natural environment, indoors and outdoors. Mould growth can occur on building materials that are impacted by moisture and/or water. No buildings were present on the Phase One Property at the time of reconnaissance, and as such, no concerns were identified with respect to mould growth.

#### **5.2.14 Designated Substances and Hazardous Building Materials**

There are eleven designated substances that are regulated by the Occupational Health & Safety Act (OHSA), including asbestos, lead, mercury, silica, arsenic, acrylonitrile, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride.

#### **5.2.14.1 Asbestos**

Asbestos refers to a group of naturally occurring fibrous mineral silicates that is known to have been used in over 3,000 products. Friable asbestos materials can be readily crumbled using hand pressure, separating asbestos fibres from the associated binding materials and is commonly seen in boiler and pipe insulation. Non-friable asbestos is associated with a binding agent that prevents the ready release of airborne fibres and is typically found in roofing tars, floor and drywall compound, plaster and pre-cast asbestos cement products commonly referred to as “transite” (e.g., roof drains and transite panels).

As the Phase One Property was vacant at the time of reconnaissance, ACMs were not observed and are not expected to be present.

#### **5.2.14.2 Lead**

Lead is a heavy metal typically found in metallic lead products such as water distribution pipes, electrical batteries, lead solder, and electric cable sheathes; inorganic compounds (components of products such as insecticides, pigments, paints and glass); and organic lead compounds (the most commonly known of which are tetramethyl lead and tetraethyl lead, used as antiknock additives in gasoline).

As the Phase One Property was vacant at the time of reconnaissance, lead in the form of lead-containing paints, was not expected to be present.

#### **5.2.14.3 Mercury**

Minor amounts of mercury are commonly found in a variety of building materials including mercury vapour lamps and thermostats and other electrical control switches. Mercury vapour is suspected to be present in fluorescent and high intensity discharge (HID) lamps. Mercury is suspected to be present in thermostats.

The presence of mercury, or possible mercury containing products was not observed during reconnaissance.

#### **5.2.15 Unidentified or Other Substances**

No unidentified substances were observed at the Phase One Property.



### **5.2.15.1 UFFI**

Urea formaldehyde foam insulation (UFFI) was typically made at a construction site from a mixture of urea-formaldehyde resin, a foaming agent, and compressed air. The mixture was injected as a thermal insulating material for difficult-to-reach cavities in walls of existing buildings in the 1970s. The urea and formaldehyde 'cured' into insulating foam plastic. UFFI was discontinued in 1980 after its ban in Canada under the HPA.

As the Phase One Property was vacant at the time of reconnaissance, UFFI was not expected to be present.

### **5.2.15.2 Polychlorinated Biphenyls**

PCB-containing products (e.g., oil in light ballasts and liquid-filled transformers) were manufactured for use in applications where stable, fire-resistant, and heat-transfer properties were demanded between 1926-29 and 1977. Most PCBs were sold for use as dielectric fluids (insulating liquids) in electric transformers and capacitors. Other uses included heat transfer fluid, hydraulic fluid, dye carriers in carbonless copy paper, plasticizers in paints, adhesives, and caulking compounds.

In Canada, PCBs were prohibited from being used in products, equipment, machinery, electrical transformers and capacitors that were manufactured or imported into the country after July 1980. However, older equipment in use after this date may still contain PCBs if the equipment's fluid has not been changed, or if there was sufficient inventory of such equipment.

No products, equipment, or machinery with the potential to contain PCBs were observed at the Phase One Property.

### **5.2.15.3 ODS**

Ozone depleting substances (ODSs) include any substances containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon or any other material capable of destroying ozone in the atmosphere. ODSs have been used in rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment.

No equipment was observed at the Phase One Property that could potentially contain ODSs.

#### **5.2.15.4 Radioactive Materials**

The Canadian Nuclear Safety Commission (CNSC) is responsible for the management and licensing of radioactive materials, to ensure that the use of nuclear energy and materials do not pose undue risk to health, safety, security and the environment. Industrial equipment such as X-ray imagers, metal detection devices and measuring devices may contain radioactive materials and may be a hazard if used or stored improperly.

Radioactive materials or equipment (labelled as such) were not observed at the Phase One Property and the Phase One Property is not registered with the CNSC. No testing for the presence of radioactive material was undertaken.

#### **5.2.15.5 Animals and Pest Control**

Exposure to bird/bat droppings, rodent excreta and raccoon droppings can cause adverse health effects in humans. Thus, accumulation of this material should be kept to the lowest practical level.

The presence of these droppings/excreta is not inferred to be an issue at the Phase One Property.

### **5.3 Enhanced Investigation Property Observations**

Part VI, 22(1) of *O. Reg. 511/09* defines an *enhanced investigation property* as a property where (i) a listed potentially contaminating activity has occurred or is occurring, (ii) has or is being used for industrial purposes, (iii) that is being used or has been used, in whole or in part, as a garage, as a bulk liquid dispensing facility, including a gasoline outlet, or (iv) for the operation of dry cleaning equipment.

The Phase One Property is classified as an enhanced investigation property due to the historical importation of spoil fill, as well as the historical operation of the landfill at the Phase One Property.

#### **5.3.1 Industrial/Commercial Operations**

The Phase One Property is currently vacant, and was previously part of a municipal landfill.

#### **5.3.2 Hydraulic Lift Equipment**

Mechanical equipment including piston type elevators, vehicle hoists, loading dock lifts, and compactors comprise typical hydraulically operated devices. Such equipment contains hydraulic oils which are operated under high pressures and can be released into the environment because of leaks or equipment failure.

Wood did not observe the presence of hydraulic lift equipment during the reconnaissance.

### **5.3.3 Vehicle/Equipment Maintenance Areas**

Vehicle maintenance does not take place at the Phase One Property and no information from the historical review suggested that vehicle maintenance every took place at the Phase One Property.

### **5.3.4 Oil/Water Separators**

No oil/water separators were observed on the Phase One Property at the time of reconnaissance.

### **5.3.5 Hazardous Materials Use/Storage**

No hazardous materials are currently used or stored at the Phase One Property; however, may have been disposed of at the Phase One Property when it operated as a landfill.

### **5.3.6 Generated Wastes**

#### **5.3.6.1 Liquid Waste**

Based on observations and discussions with Client, the Phase One Property does not generate, store or dispose of liquid wastes. The generation, storage or disposal of liquid industrial wastes was not observed at the Phase One Property at the time of the Phase One Property reconnaissance. As mentioned in Section 3.2, the Phase One Property is not listed in the current MOECC computer database as a registered generator of liquid industrial or hazardous wastes.

#### **5.3.6.2 Solid Waste**

Based on observations made by Wood during the reconnaissance, it is Wood's understanding that the Phase One Property does not generate non-hazardous solid waste. As mentioned in Section 3.2, the Phase One Property is not listed in the current MOECC computer database as a registered generator of solid hazardous waste.

### **5.3.7 Liquid Discharge Points and Spills History**

The Phase One Property representative was unaware of any spills or discharges that have taken place at the Phase One Property. No areas of significant surface staining or stressed vegetation were observed by Wood at the Phase One Property at the time of the reconnaissance.

## **5.4 Adjacent Land Uses**

Wood reviewed the current land uses of neighbouring properties from publicly accessible locations to assess possible environmental impacts to the Phase One Property that may arise from off-site operations. Properties surrounding the Phase One Property are summarized as follows:

### North of the Phase One Property

North of the Phase One Property were residential land uses.

### East of the Phase One Property

East of the Phase One Property was Montrose Road, followed by Kinsmen Court. Along Kinsmen Court were *Telecon Datavox* at 6750 Kinsmen Court (approximately 50 m east), *Can-Eng* at 6800 Kinsmen Court (approximately 125 m east), *Falls Wholesale Limited* at 6868 Kinsmen Court (approximately 145 m east), *For the Needy, Not the Greedy Medical Equipment, Hermetic Solutions Group* and *Golden Gate* at 6900/6934 Kinsmen Court (approximately 185 m east), *Greybar Canada* at 7000 Kinsmen Court (approximately 195 m southeast) and *Niagara Go-Carts* at 7104 Kinsmen Court (approximately 220 m southeast).

### South of the Phase One Property

South of the Phase One Property was a vacant land, followed by *Lowes* at 7959 McLeod Road (approximately 200 m southwest). *Harvey's, Bell, Heartland Animal Hospital, Greater Niagara Medical and Imaging, First Ontario Credit Union, Sunset Grill, Telus, Massage Addict, Pita Pit, Rogers, Starbucks* and *The Co-operators* were also located in commercial buildings located 7959 McLeod Road.

### West of the Phase One Property

West of the Phase One Property was vacant parkland.

Based on the separation distances, as well as the hydraulic locations with respect to the Phase One Property, no potentially contaminating activities (PCAs) were identified on properties within the Phase One Study Area.

## **5.5 Written Description of Investigation**

Findings of Wood's inspection and interviews were outlined throughout this section of our report. In summary, the reconnaissance and related inquiries identified one PCA as follows:

- ) According to historical records obtained by Wood, as well as an appraisal report provided by the Client, the Phase One Property was part of a municipal landfill from the 1930s until approximately 1960s. The property has been vacant since that time; however, according to the appraisal report provided for the Phase One Property, it is covered by 'spoil fill' reportedly from the excavation and construction of the Queenston-Chippawa Power Canal. As such, a potential concern exists as to contaminants in the shallow soils across the Phase One Property, which represents a PCA and results in an APEC.

Copies of Wood's Interview notes are provided in **Appendix E** and were outlined throughout this report.

## 6.0 REVIEW AND EVALUATION OF INFORMATION

### 6.1 Current and Past Uses

According to historical records obtained by Wood, including aerial photography, FIPs, city directories and chain of title, as well as an appraisal report provided by the Client and discussions from the Phase One Property representative, the history of the occupancy of the Phase One Property is as follows:

Years	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Pre-1801	Crown	Unknown	Unknown	None available
1801-1849	Robert Brooks	Agricultural/Vacant Land	Agricultural / Vacant Land	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.
1849-1869	Thomas Street	Agricultural/Vacant Land	Agricultural / Vacant Land	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.
1869-1901	George Husband	Agricultural/Vacant Land	Agricultural / Vacant Land	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.
1901-1903	Judson Ribble	Agricultural/Vacant Land	Agricultural / Vacant Land	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.

Years	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1903-1904	John Drummer	Agricultural/Vacant Land	Agricultural / Vacant Land	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.
1904-1911	Jacob Snider, Fraser Morden and Thomas Morden	Agricultural/Vacant Land	Agricultural / Vacant Land	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.
1911-1913	Charles Cox	Agricultural/Vacant Land	Agricultural / Vacant Land	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.
1913-1919	John Konyi	Agricultural/Vacant Land	Agricultural / Vacant Land	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.
1919-1920	Paul Andre	Agricultural/Vacant Land	Agricultural / Vacant Land	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.

Years	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1920-1926	Hydro-Electric Power Commission and George Loundy	Vacant Land	Inferred to be a receiving area of fill from the excavation of the Chippawa Power Canal	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.  The use of the entire Phase One Property as a receiving area for fill from the construction of the Chippawa Power Canal is a PCA.
1926-1931	Harry Oakes	Vacant Land	Vacant Land	This property use is inferred based on private ownership as detailed in the Chain of Title, as well as the appraisal report provided by the Client. FIPs, aerial photographs and city directories not available.
1931-1944	Welland Securities Limited	Industrial (waste disposal)	Municipal Landfill	This property use is inferred based on the Chain of Title, Client supplied appraisal report, ERIS report, as well as the 1934 aerial photograph.  The land fill is visible on the 1934. The ERIS report details that the landfill was active prior to the 1960s.  The used of the entire Phase One Property as a municipal landfill is a PCA.



Years	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1944-2016	The Corporation of the Township of Stamford / The Corporation of the City of Niagara Falls	Industrial (waste disposal) / Vacant Land	Municipal Landfill (from the 1930s until 1960s) after which time it was decommissioned and left vacant	This property use is inferred based on the Chain of Title, Client supplied appraisal report, ERIS report, as well as the 1955, 1965, 1978, 1989, 1994, 2002 and 2015 aerial photographs. The land fill is visible on the 1955 and 1965 aerials, after which it appears that the landfill has been decommissioned and exists as vacant, vegetated land. The ERIS report details that the landfill was active prior to the 1960s. The used of the entire Phase One Property as a municipal landfill is a PCA.
2016-Present	Marianos Holdings Inc.	Vacant	Vacant Land	Property use based on Wood's reconnaissance, and on information from Phase One Property representative.

Properties in the Phase One Study Area are primarily residential and commercial land uses. The surrounding land uses are not considered to pose significant environmental issues to the Phase One Property.

## 6.2 Potentially Contaminating Activities and Areas of Potential Environmental Concern

Wood's findings regarding potential areas of environmental concern as a result of the Records Review are presented in Section 3.5, and findings as a result of Interviews and the Phase One Property reconnaissance's are presented in Section 5.5. In addition, they are summarized in the table below. Section 6.3, CSM, provides more detailed discussion on these findings and their supporting rationale.

Area of potential environmental concern <sup>1</sup>	Location of area of potential environmental concern on phase one property	Potentially contaminating activity <sup>2</sup>	Location of PCA (on-site or off-site)	Contaminants of potential concern <sup>3</sup>	Media potentially impacted (Ground water, soil and/or sediment)
APEC-1: Fill Materials	Entire Phase One Property is covered by 3 to 6 metres of spoil fill from the construction of the Chippawa Power Canal	#30 - Importation of Fill Material of Unknown Quality	On-Site	Metals, As, Sb, Se, PHCs, BTEX	Soil
APEC-2: Waste Disposal	Entire Phase One Property was historically part of a municipal landfill	#58 - Waste Disposal and Waste Management, including Thermal Treatment, Landfilling and Transfer of Waste; Other than use of Biosoils as Soil Conditioners	On-Site	Metals, As, Sb, Se, PHCs, BTEX	Ground Water

**Notes:**

1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,  
(a) identification of past or present uses on, in or under the phase one property, and  
(b) identification of potentially contaminating activity.

2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the

"Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

### 6.3 Phase One Conceptual Site Model

The Phase One CSM provides a description of the areas where potentially contaminating activities occurred, a physical description of the Phase One Property including the geology, hydrogeology and sub-surface structures that can influence the potential movement of any

contaminants that may have been released, and any known contaminant impacts to the Phase One Property.

The CSM is described in the following figures: **Figure 1** is the Property Location Map and Phase One ESA Study Area; **Figure 2** illustrates the existing layout of the Phase One Property and **Figure 3** includes the CSM and the Phase One ESA Study Area.

### **6.3.1 Physical Setting**

#### **6.3.1.1 Topography and Hydrogeology**

The Phase One Property lies at an approximate elevation of 190 mASL. The UTM coordinates of the centroid of the Phase One Property are zone 17, 652702 East and 4770958 North. The topography across the Phase One Property is irregular, with small rolling hills and dips. While it lies at similar elevations to the surrounding properties to the north, east and south, the property adjacent to the west is at a much higher elevation. **Figure 1** includes the Ontario Base Map including the Phase One ESA study area.

The surficial geology within the Phase One Study Area is interpreted to consist of glaciolacustrine deposits of silt and clay, minor sand and basin and quiet water deposits (“Quaternary Geology of Ontario, Southern Sheet”, Map 2556, Ministry of Northern Development and Mines, 1991).

Bedrock is anticipated be of the Middle and Lower Silurian Age, consisting of sandstone, shale, dolostone and siltstone of the Lockport Formation (“Bedrock Geology of Ontario, Southern Sheet”, Map 2544, Ministry of Northern Development and Mines, 1991). Bedrock is anticipated to be encountered at approximately 12 mbgs according to water well records detailed in the ERIS report.

The regional ground water flow direction, based on topographic features and knowledge gained from other sites in the area, is expected to be to the southeast towards the Welland River. Locally, however, the shallow ground water flow may be influenced by underground utility trenches, conduits, and structures, variations in soil type, and minor fluctuations in topography.

#### **6.3.1.2 Fill Activities and Water Wells**

According to historical records obtained by Wood, as well as an appraisal report provided by the Client, the Phase One Property was part of a municipal landfill from the 1930s until approximately 1960s. Additionally, according to the appraisal report provided for the Phase One Property, the Phase One Property is covered by ‘spoil fill’ reportedly from the excavation and construction of the Queenston-Chippawa Power Canal. No refuse associated with the former landfill has been indicated on the Phase One Property based on the previous reports.

No water wells, test wells, disposal wells, oil, gas or salt wells were observed at the Phase One Property by Wood during the reconnaissance.

MOECC Well Records, as well as the ERIS Report, indicated eight (8) water wells (including domestic, monitoring and abandoned wells) were present on surrounding properties within 250 m.

#### **6.3.1.3 Water Bodies and Areas of Natural Significance (if any)**

An tributary of the Welland River is located approximately 350 m east of the Phase One Property. The tributary flows in a southerly direction towards the Welland River. As such, the Phase One Property does not include land that is within 30 m of a “water body”.

Based on a review of the Town’s Official Plan and the RMON Core Natural Heritage Map, there are lands within the Phase One Study Area that are classified as Open Space and Parks; however, they are located greater than 30 m from the Phase One Property. The Phase One Property does not appear to be classified as any of the above.

#### **6.3.1.4 Site Structures and Preferential Pathways**

At the time of the reconnaissance, there were no buildings or other aboveground infrastructure present at the Phase One Property. Based on the historical review, it does not appear that there were every any buildings or aboveground structures present on the Phase One Property that may act as preferential pathways.

#### **6.3.2 Sources of Contamination**

Two (2) sources of potential contamination at the Phase One Property have been identified as noted throughout this report, and as documented in Section 6.2. The PCAs were identified in relation to the importation of fill materials (PCA #30) and use of the Phase One Property as part of a landfill (PCA #58). These PCAs resulted in a APECs across the Phase One Property.

#### **6.3.3 Contaminant Migration**

Metal-impacted soils would remain where they are found in surficial soils. As such, there is unlikely potential for contaminant migration from the Phase One Property.

#### **6.3.4 Uncertainty and Data Gaps**

Uncertainty exists regarding the depth to ground water, and whether manmade features influence ground water flow. The true depth of the spoil fill across the Phase One Property is also unknown.

## **7.0 CONCLUSIONS AND RECOMMENDATIONS**

### **7.1 Summary**

Two (2) sources of potential contamination at the Phase One Property have been identified as noted throughout this report, and as documented in Section 6.2. The PCAs were identified in relation to the importation of fill materials (PCA #30) and use of the Phase One Property as part of a landfill (PCA #58). These PCAs resulted in a APECs across the Phase One Property.

### **7.2 Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted**

A Phase Two ESA would be required at this Phase One Property to address the APECs.

### **7.3 Recommendations and Potential Operational/Management Issues**

No potential operational/management issues were identified pertaining to the Phase One Property.

## 8.0 CLOSURE

Under the supervision of Patrick Shriner, P.Geo., QP, Lisa Scolaro, B.Sc. of Wood conducted the Phase One Property reconnaissance. Any practice of geoscience documented within this report was undertaken by or under the supervision of a Professional Engineer or Professional Geoscientist licensed in the Province of Ontario. The Qualifications of the Assessors are provided in **Appendix I**.

This report was prepared for the exclusive use of Marianos Holdings Inc. and is intended to provide a Phase One ESA of the Phase One Property, located on the west side of Montrose Road between McLeod Road and Charnwood Avenue in Niagara Falls, Ontario, at the time of the visit. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from Wood will be required. With respect to third parties, Wood has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Phase One ESA of the property conducted by Wood. It is based solely on the conditions of the Phase One Property encountered at the time of the visit on February 26, 2018 supplemented by a review of historical information and data obtained by Wood as described in this report, and discussion with a representative of the owner/occupant, as reported herein. Except as otherwise maybe specified, Wood disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Wood after the time during which Wood conducted the Phase One ESA.

In evaluating the property, Wood has relied in good faith on information provided by other individuals noted in this report. Wood has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Wood accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Wood makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This Report is also subject to the further Standard Limitations contained in **Appendix J**.

If you have any questions or require further information, please contact the undersigned.

**Wood Environment & Infrastructure Solutions,  
a division of Wood Canada Limited.**

Prepared by:



Lisa Scolaro, B.Sc., ROH, CRSP, CHSC  
Senior Occupational Hygienist

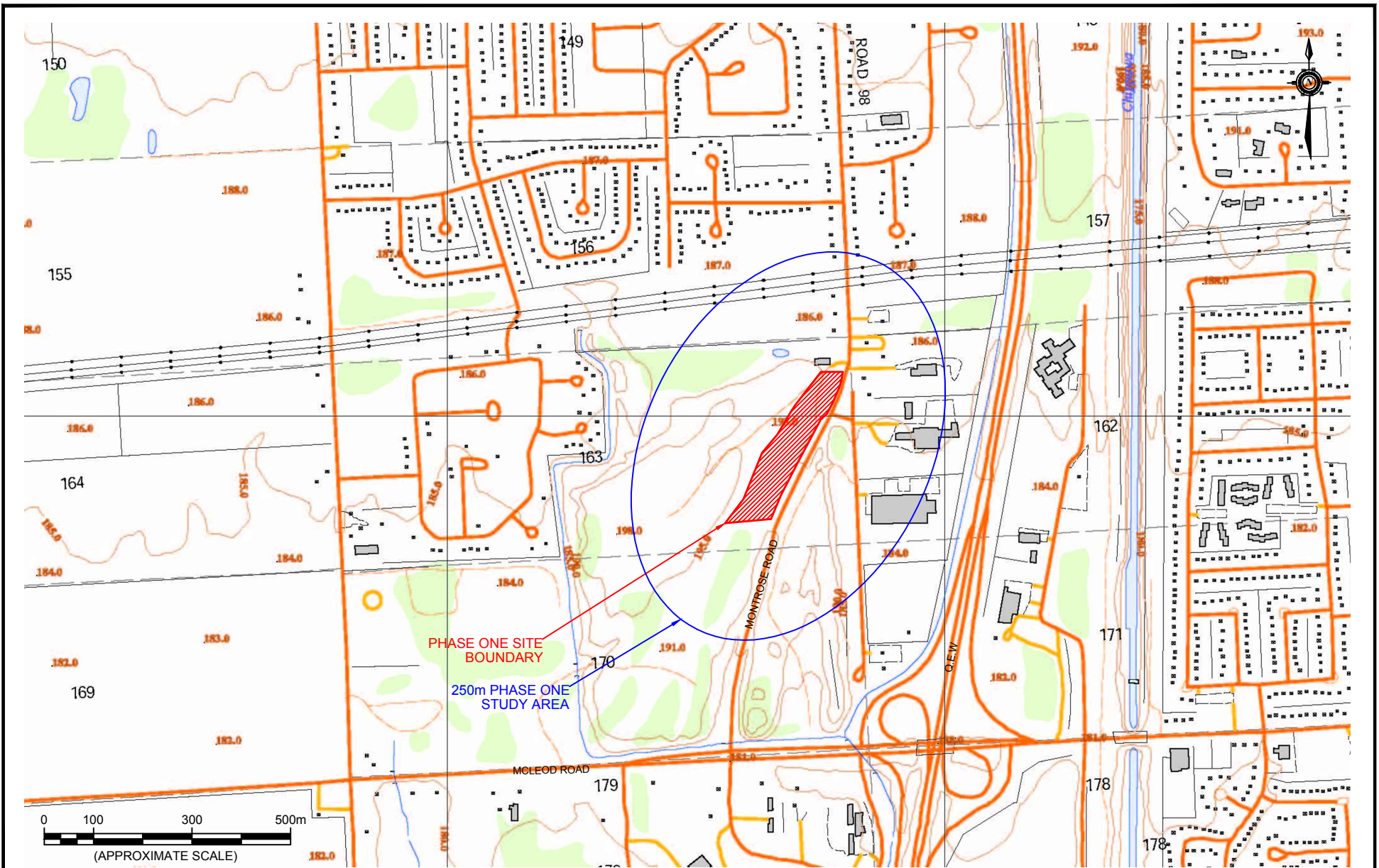
Reviewed by:



Patrick Shriner, P.Geo.  
Associate Environmental Geoscientist

**FIGURES**





REFERENCE: Base plan provided by First Base Solutions.

FOR ILLUSTRATION PURPOSES ONLY. ALL LOCATIONS APPROXIMATE.

CLIENT:  <b>Marianos Holdings Inc.</b>	DWN BY: KH	PROJECT:  <b>PHASE ONE ENVIRONMENTAL SITE ASSESSMENT</b> MONTROSE ROAD, NIAGARA FALLS, ONTARIO	REV. NO.: A
	CHK'D BY: PS		DATE: JUNE 2018
<b>Wood Environment &amp; Infrastructure Solutions</b> 3300 Merrittville Hwy, Unit 5 Thorold, Ontario	DATUM: NAD83	TITLE: <b>PROPERTY LOCATION MAP AND PHASE ONE</b> <b>ESA STUDY AREA</b>	PROJECT NO.: TG181021
	PROJECTION: UTM Zone 17		NO. : <b>FIGURE 1</b>
	SCALE: AS SHOWN		



REFERENCE: Base plan provided by Niagara Navigator.

FOR ILLUSTRATION PURPOSES ONLY. ALL LOCATIONS APPROXIMATE.

CLIENT: <b>Marianos Holdings Inc.</b>	LEGEND: — Phase One Property Boundary	DWN BY: KH	PROJECT: <b>PHASE ONE ENVIRONMENTAL SITE ASSESSMENT, MONTROSE ROAD, NIAGARA FALLS, ONTARIO</b>	REV. NO.: A
		CHK'D BY: PS		DATE: JUNE 2018
Wood Environment Infrastructure Solutions 3300 Merrittville Hwy, Unit 5 Thorold, Ontario <b>wood.</b>		DATUM: NAD83	TITLE: <b>PHASE ONE PROPERTY LAYOUT PLAN</b>	PROJECT NO: TG181021
		PROJECTION: UTM Zone 17		NO. : <b>FIGURE 2</b>
		SCALE: AS SHOWN		



REFERENCE: Base plan provided by Niagara Navigator.

FOR ILLUSTRATION PURPOSES ONLY. ALL LOCATIONS APPROXIMATE.

<p>CLIENT:</p> <p><b>Mariano's Holdings Inc.</b></p>	<p>LEGEND:</p> <ul style="list-style-type: none"> <li><span style="color: red;">—</span> Phase One Property Boundary</li> <li><span style="color: blue;">○</span> 250m Phase One Study Area</li> <li><span style="color: magenta;">▨</span> APEC-1 - Fill Materials</li> <li><span style="color: green;">▨</span> APEC-2 - Waste Disposal</li> </ul>	<p>DWN BY: KH</p> <p>CHK'D BY: PS</p> <p>DATUM: NAD83</p> <p>PROJECTION: UTM Zone 17</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT:</p> <p><b>PHASE ONE ENVIRONMENTAL SITE ASSESSMENT</b></p> <p>MONTROSE ROAD, NIAGARA FALLS, ONTARIO</p> <p>TITLE:</p> <p><b>CONCEPTUAL SITE MODEL</b></p>	<p>REV. NO.: A</p> <p>DATE: JUNE 2018</p> <p>PROJECT NO: TG181021</p> <p>NO. : <b>FIGURE 3</b></p>
<p>Wood Environment Infrastructure Solutions</p> <p>3300 Merrittville Hwy, Unit 5 Thorold, Ontario</p> <p><b>wood.</b></p>				

**APPENDIX A**  
**LEGAL SURVEY PLAN**



SCHEDULE				
PART	LOT	TOWNSHIP	P.I.N.	AREA
1	PART OF 163	STAMFORD	PART OF 64366-0436(LT)	0.311 HA.
2				2.284 HA.

NOTE:  
PARTS 1 & 2 (COMBINED) COMPRISE PART OF P.I.N. 64366-0436(LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

September 17, 2007  
DATE

*Andrew Cameron*  
ANDREW CAMERON  
Ontario Land Surveyor

**PLAN 59R-13537**  
RECEIVED AND DEPOSITED  
**October 30, 2007**  
DATE

*J. Stephenson*  
ASS'T DEPUTY LAND REGISTRAR  
FOR THE LAND TITLES DIVISION  
OF NIAGARA SOUTH (59)

**NOTES**  
ALL FOUND MONUMENTATION SHOWN ON THIS PLAN WAS PLANTED BY Matthews, Cameron, Heywood - Kerry T. Howe SURVEYING LTD. OR A PREDECESSOR FIRM UNLESS OTHERWISE STATED.

**METRIC NOTE**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF MONTROSE ROAD AS SHOWN ON RD-91 (P-1915-105) HAVING A BEARING OF N28°53'E.

**LEGEND**

SM	•	DEPOTES SURVEY MONUMENT FOUND	(CH)	DEPOTES	WITNESS
ST	•	SURVEY MONUMENT SET	(OH)		ONTARIO HYDRO
CT	•	IRON TUBE	P1	•	PLAN 80-047-193-103
OC	•	CUT CROSS	P2	•	PLAN INST. NO. 302585
IB	•	IRON BAR			(P-1915-210)
SB	•	STANDARD IRON BAR	P3	•	PLAN 80R-13102
SSB	•	SHORT STANDARD IRON BAR	P4	•	PLAN 80R-219
RB	•	ROUND IRON BAR	P5	•	PLAN 80R-8647
CM	•	CONCRETE MONUMENT			
CPM	•	CONCRETE PIN & NAILER			
MTD	•	MINISTRY OF TRANSPORTATION OF ONTARIO			
MC n 74		Matthews, Cameron, Heywood - Kerry T. Howe SURVEYING LTD.			

N = North / S = South / E = East / W = West / ~~area~~ = ~~acres~~ / ~~sq~~ = ~~square~~ ft

PLAN OF SURVEY OF  
**PART OF LOT 163**  
(GEOGRAPHIC TOWNSHIP OF STAMFORD)  
**CITY OF NIAGARA FALLS**  
REGIONAL MUNICIPALITY OF NIAGARA  
MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED  
1 : 2000  
2007

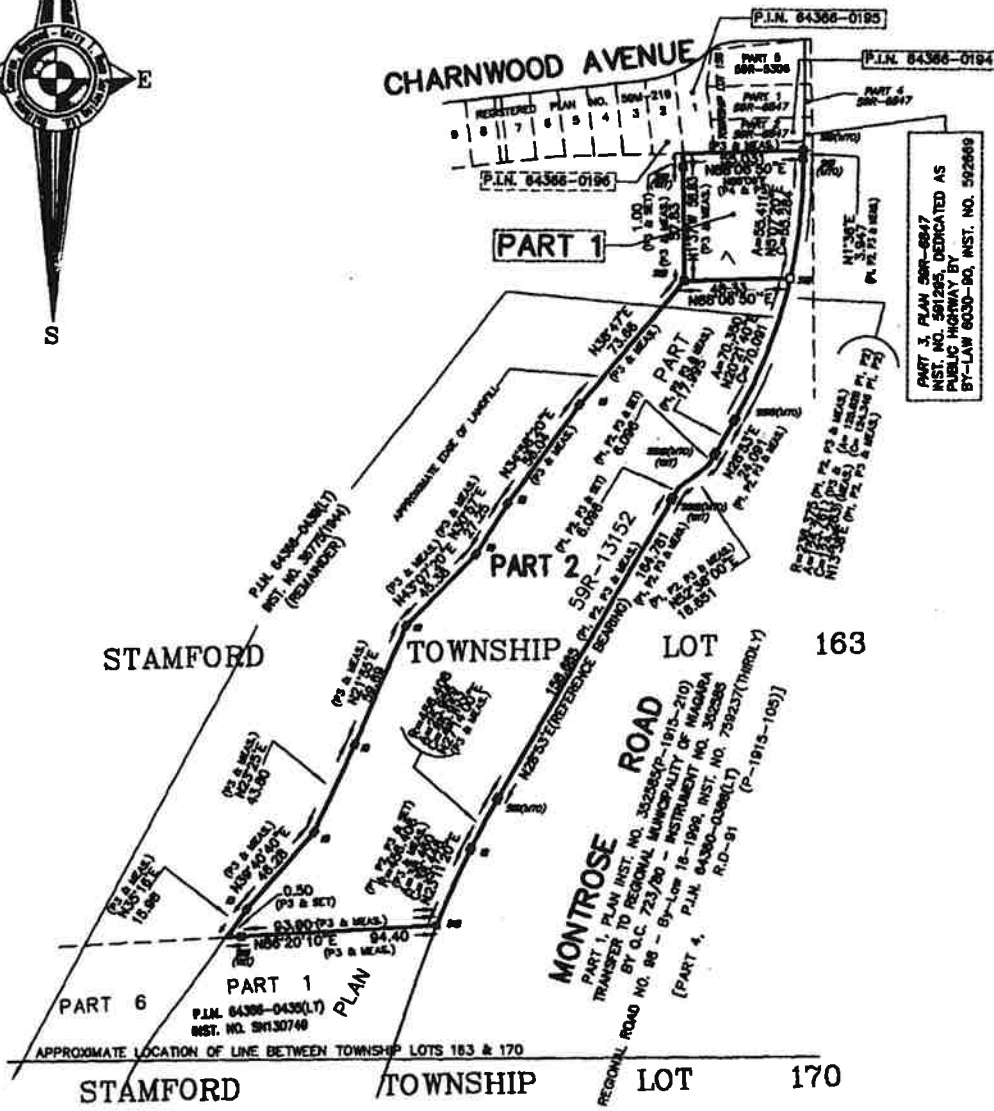
**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON September 17, 2007

September 17, 2007  
DATE

*Andrew Cameron*  
ANDREW CAMERON  
Ontario Land Surveyor

**MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.**  
528 Sandy Hook - Mill Pt., Niagara Falls, Ontario L2E 7C2 Phone: (905) 369-3863 Fax: (905) 369-6214  
25 Church Street, St. Catharines, Ontario L2R 3K1 Phone: (905) 367-3300  
www.thesurveyors.ca

Drawn S.S. Checked A.C. L.L.N. 37211A File 2007-251



**APPENDIX B**  
**PHASE ONE ESA REFERENCE**  
**DOCUMENT**

## Phase One Environment Site Assessment

## Reference Document

- Asbestos** Asbestos refers to a group of naturally occurring fibrous mineral silicates that is known to have been used in over 3,000 products commonly referred to as asbestos-containing materials (ACM). Friable ACM can be readily crumbled using hand pressure, separating asbestos fibres from the associated binding materials and is commonly seen in boiler and pipe insulation and spray fireproofing. Non-friable ACM is associated with a binding agent that prevents the ready release of airborne fibres and is typically found in vinyl flooring, tars and sealants, drywall compound, plaster and pre-cast asbestos cement products commonly referred to as “Transite” (e.g., roof drains and transite panels). The handling, identification, documentation, and removal of asbestos are regulated by *Ontario Regulation 278/05 Designated Substance – Asbestos On Construction Projects And In Buildings And Repair Operations*. The presence of ACMs can only be verified through multiple samples and analysis of suspect materials as outlined in *O. Reg. 278/05*. ACMs must be addressed through the implementation of an appropriate management and/or abatement program to protect the health of persons working at the Site, as required under the OHS Act and *O. Reg. 278/05*. ACMs in poor or deteriorated condition may be addressed through repair, encapsulation, enclosure or removal.
- Hydraulic Equipment** Mechanical equipment including piston type elevators, vehicle hoists, loading dock lifts, and compactors comprise typical hydraulically operated devices. Such equipment contains hydraulic oils which are operated under high pressures and can be released into the environment as a result of leaks or equipment failure.
- Lead** Lead is a heavy metal typically found in metallic lead (used to make water distribution pipes, electrical batteries, lead solder, and electric cable sheathes); inorganic compounds (components of products such as insecticides, pigments, paints, and glass); and organic lead compounds (the most commonly known of which are tetramethyl lead and tetraethyl lead, used as antiknock additives in gasoline).
- The presence of lead-containing paints (LCPs) in buildings represents a potential hazard where persons, notably small children, may ingest peeling or flaking LCPs. The generation of airborne lead containing dust created during renovation, demolition, or construction activities (i.e., during sanding and grinding), or like actions also comprises a potential health concern. The MOL issued the “*Lead on Construction Projects*” guideline in September

2004. The guideline includes legal requirements, health effects, control of the health hazard, classification of construction operations, and measures and procedures for working with the designated substance during operations that create lead dust or fumes.

The United States Department of Housing and Urban Development (the U.S. HUD) guideline of 1 milligram per square centimetre ( $\text{mg}/\text{cm}^2$ ), 0.5 percent lead by weight, or 5,000 parts per million (ppm) lead is used in the United States as a guideline for determining whether the use of safety precautions would be required during operations that create lead dust or fumes.

In 1976, the Canadian Federal Government introduced the Liquid Coating Materials Regulations under the Federal Hazardous Products Act (HPA), restricting the maximum total lead content of paints and other liquid coating materials used in or around premises attended by children or pregnant women to 0.5% by weight (5,000 mg/kg). In January 1991, Health Canada negotiated a voluntary reduction of lead content in all Canadian produced consumer paint to a maximum of 0.06%. Recently the Canadian Federal Government revoked Part 1 of the HPA and enacted the Surface Coating Materials Regulations (SOR/2005-109) under the Canada Consumers Product Safety Act (S.C. 2010) which reduce the maximum total lead content of any new surface coatings for consumer products to 0.009% (90 mg/kg). This reduction does not generally apply to surface coating applied to buildings or other structures used for agricultural or industrial purposes or as an anti-weathering or anti-corrosive coating.

The OHSA does not set a regulatory limit on the concentration of lead in paint and based on discussions with the MOL, any concentration of lead in paint applications should be considered to be lead-containing. The presence of LCPs can only be verified through sampling and analysis of suspect paint samples or by using a handheld XRF. If present, LCPs may be addressed through the implementation of an appropriate management or abatement plan to protect the health of workers. Where LCPs are in poor condition (i.e., peeling or flaking) they may be addressed through removal. Appropriate management plans are also required where maintenance, alteration, renovation, or demolition activities may disturb these materials.

## Methane

Methane is a colourless and odourless gas commonly formed by the decomposition of organic material, and is a large component of natural gas associated with waste disposal sites. Natural sources of methane include marshes, swamps, bogs, fens or coal and/or peat deposits. Potential methane risks include explosion hazards where methane enters closed spaces and concentrations exceed the lower explosive limit.



Mercury	<p>Mercury can be used in fluorescent, compact fluorescent and high intensity discharge (HID) lamps, electrical switches, thermostats, thermometers, and certain batteries. All fluorescent and compact fluorescent lights contain mercury regardless of the date of manufacture. The Canadian Council of Ministers of the Environment (CCME) "Canada-Wide Standard for Mercury-Containing Lamps" (2001) is largely geared towards reducing the amount of mercury in lamps at the manufacturing stage; however, they do recommend that the release of mercury can be minimized through the proper recycling and disposal of mercury-containing lamps. Mercury was also added to some leaded paints as a fungal retardant. In January 1991, under the voluntary industry program negotiated by Health Canada, the intentional addition of mercury to Canadian produced consumer paints for interior use ceased. Under the Federal Surface Coating Materials Regulations (SOR/2005-109), the maximum total mercury concentration of paints and other surface coatings is restricted to 10 mg/kg (0.001%) when a dried sample is tested in accordance with a method that conforms to good laboratory practices. The 10 mg/kg mercury restriction is unique to Canada and is based on a toxicological assessment by Health Canada in 1995, which was reconfirmed in 2004.</p>
Mould	<p>Mould spores are ubiquitous in both indoor and outdoor environments and in the presence of adequate moisture, may pose a concern in a building environment. There are currently no regulations specifically covering exposure to mould and/or mould remediation practices in Canada and there are no occupational exposure limits that define acceptable levels of mould exposure without adverse health effects. However, Section 25 and 27 of the OHS Act states that an employer and supervisor must take every reasonable precaution to ensure the health and safety of their workers. This includes exposure to moulds and other biological matter. Direction on the assessment and remediation of mould in Ontario is based on the "<i>Mould Guidelines for the Canadian Construction Industry</i>" Canadian Construction Association (document CCA82). February 2004, and the "<i>Mould Abatement Guidelines, Second Edition.</i>" Environmental Abatement Council of Ontario (EACO). 2010.</p>
Ozone depleting substances	<p>Ozone depleting substances (ODSs) include any substances containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon or any other material capable of destroying ozone in the atmosphere. ODSs have been used in rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by January 1, 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by January 1, 1996. These regulations also require the complete</p>

elimination of HCFC-22 by the year 2020. ODSs and other halocarbons are regulated by Ontario Regulation 463/10 made under the Environmental Protection Act (EPA).

#### Polychlorinated Biphenyls

PCB-containing products (e.g., oil in light ballasts and liquid-filled transformers) were manufactured for use in applications where stable, fire-resistant, and heat-transfer properties were demanded between 1926-29 and 1977. Most PCBs were sold for use as dielectric fluids (insulating liquids) in electric transformers and capacitors. Other uses included heat transfer fluid, hydraulic fluid, dye carriers in carbonless copy paper, plasticizers in paints, adhesives, and caulking compounds.

In Canada, PCBs were prohibited from being used in products, equipment, machinery, electrical transformers and capacitors that were manufactured or imported into the country after July 1980. However, older equipment in use after this date may still contain PCBs if the equipment's fluid has not been changed, or if there was sufficient inventory of such equipment.

PCB-containing lamp ballasts in good condition and still in service do not require removal or replacement. Leaking ballasts should be verified for PCB content, and if found to be PCB containing, managed in accordance with MOE regulations regarding PCB wastes. According to Environmental Canada's *Handbook on PCBs in Electrical Equipment*, "any substance that contains 50 ppm or greater is considered to be contaminated and must be treated as a PCB-containing substance." Where maintenance alteration, renovation, or demolition activities undertaken at a Site may result in the generation of more than 1.0 kg of PCB waste, it will be necessary to establish a secure licensed PCB storage facility at the Site or dispose of the wastes at an approved PCB disposal or destruction facility. PCB wastes totaling less than 1.0 kg may be disposed as non-hazardous waste at any licensed waste disposal site.

#### Radioactive Materials

The Canadian Nuclear Safety Commission (CNSC) is responsible for the management and licensing of radioactive materials, to ensure that the use of nuclear energy and materials do not pose undue risk to health, safety, security and the environment. Industrial equipment such as X-ray imagers, metal detection devices and measuring devices may contain radioactive materials and may be a hazard if used or stored improperly.

#### Radon

Radon is a naturally occurring gas produced by the decay of Uranium-238 that tends to concentrate in formations of granite, sandstone, coal, phosphate and uranium deposits. Radon is colourless, odourless and tasteless and tends to percolate up through soil where it may enter and accumulate in basements of buildings through foundation cracks and joints. Because the existence of radon is dependent upon geological factors, it is

more of a regional concern than site-specific.

In June 2007, following a review of the 1988 federal radon guidelines, Health Canada announced a new (non-regulatory) guideline for acceptable levels of radon in indoor air in a residential setting: *“remedial measures should be undertaken in a dwelling whenever the average annual radon concentration exceeds 200 Becquerels per cubic metre (200 Bq/m<sup>3</sup>) in the normal occupancy area. The higher the radon concentration, the sooner remedial measures should be undertaken. When remedial action is taken, the radon levels should be reduced to a value as low as practicable. The construction of new dwellings should employ techniques that will minimize radon entry and will facilitate post-construction radon removal, should this subsequently prove necessary.”*

Health Canada and the Federal Provincial Territorial Radiation Protection Committee (FPTRPC) worked collaboratively to form the new radon guideline, and since 2004 have also worked to develop a program of implementation for the guideline, under the National Radon Program. Several research projects have been ongoing to test radon across the country, and develop a radon potential mapping methodology, which will help to target more research and education efforts. The two year *Cross-Canada Survey of Radon Concentrations in Homes, Final Report* (12) estimated that the percentage of Canadian homes with radon levels above the 200 Bq/m<sup>3</sup> guideline is 6.9%. The estimate for Ontario of homes exceeding the guideline was less, at 4.6%. Further studies are ongoing to determine any correlations between radon levels and home characteristics, as well as regional potential mapping. The study's conclusions found that no areas of the country are 'radon free', and also emphasized that the results should not be used to determine risk potential, as the only way to know if a building has elevated radon is to test for it.

## Silica

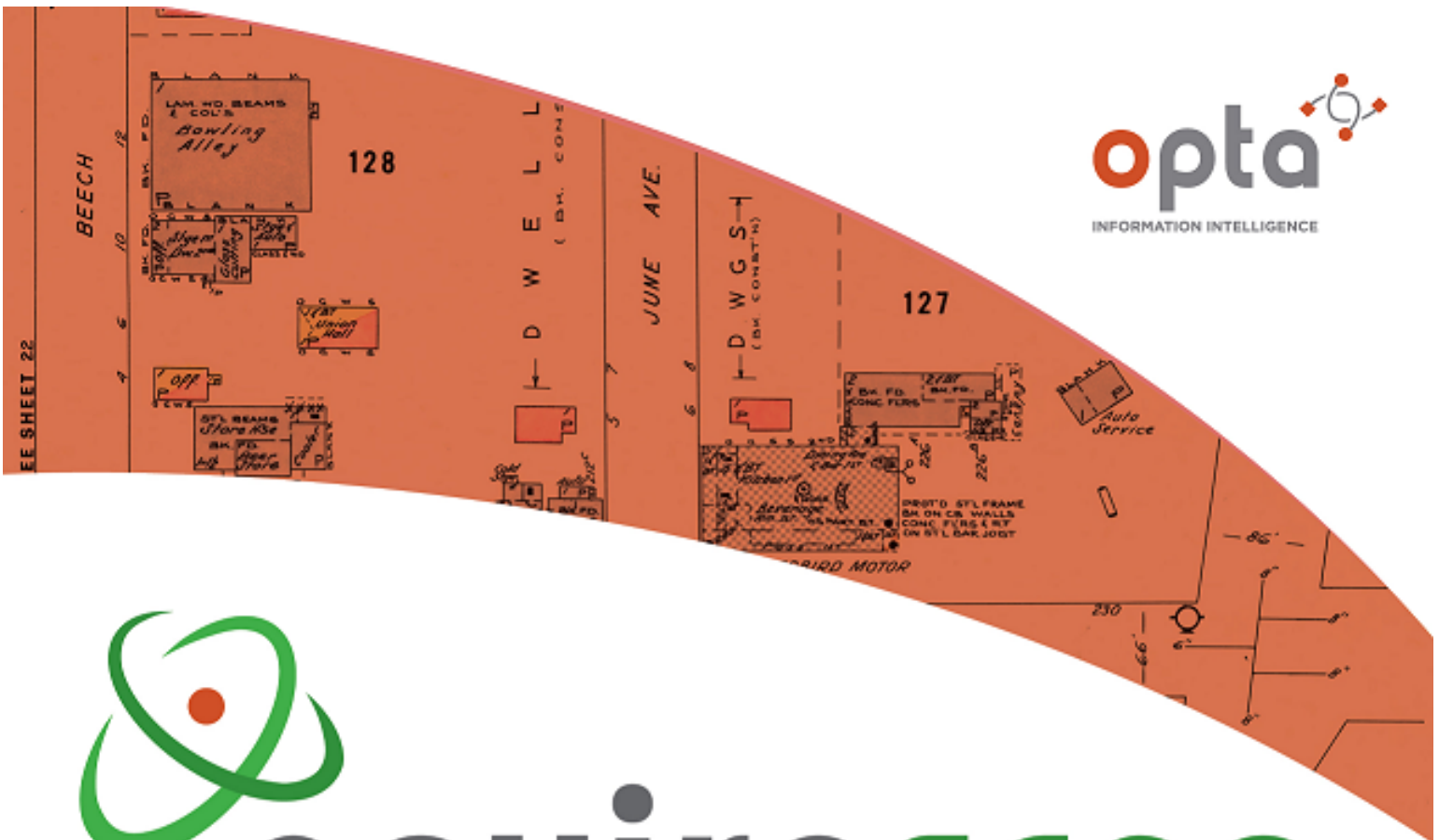
Silica (SiO<sub>2</sub>) is the name of a group of minerals that are used in the manufacture of glass, ceramics, abrasives, water treatment products, cosmetics, insecticides, paint, and foods, as well as a drying agent or preservative. Crystalline silica materials also are used in the production of concrete or mortar-based building materials, cement, acoustic ceiling tiles, and ceramic tiles which are used for construction purposes. Common construction sand contains free crystalline silica and is present in ceiling tiles, concrete products, mortar, and brick. Dusts containing more than 1% crystalline free silica by weight are considered to pose a potential exposure hazard. *O. Reg. 490/09* specifies the occupational exposure limit for respirable crystalline silica is 0.05 milligrams per cubic metre (mg/m<sup>3</sup>) of air by volume as a 40-hour weekly time-weighted average for cristobalite and tridymite. In the case of quartz and tripoli, the occupational exposure limit is 0.10 mg/m<sup>3</sup> of air by volume. The MOL issued the “Silica on Construction

Projects” guideline in September 2004. The guidelines include legal requirements, health effects, control of the health hazard, classification of construction operations, and measures and procedures for working with the designated substance during operations that create silica dust.

#### UFFI

Urea formaldehyde foam insulation (UFFI) is a thermal insulation material that is pumped into interstitial spaces between the walls of buildings where it hardens to form a solid layer of insulation. The sale and installation of UFFI was banned for health-related reasons because of the formation of formaldehyde gas, which is released from the UFFI to the building interior. The spray application of UFFI was reportedly used between 1977 and its ban in Canada in 1980. UFFI was banned due to developing concerns of the release of toxic formaldehyde vapor emitted in the curing process and from the breakdown of old insulation due to water or moisture damage. Health Canada has reportedly determined that 0.1 parts per million (ppm) is a safe level of formaldehyde in a residential building. Sensitivity to this concentration may vary based on individual age and health.

**APPENDIX C**  
**OPTA REPORT**



# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:

Sunita

Site Address:

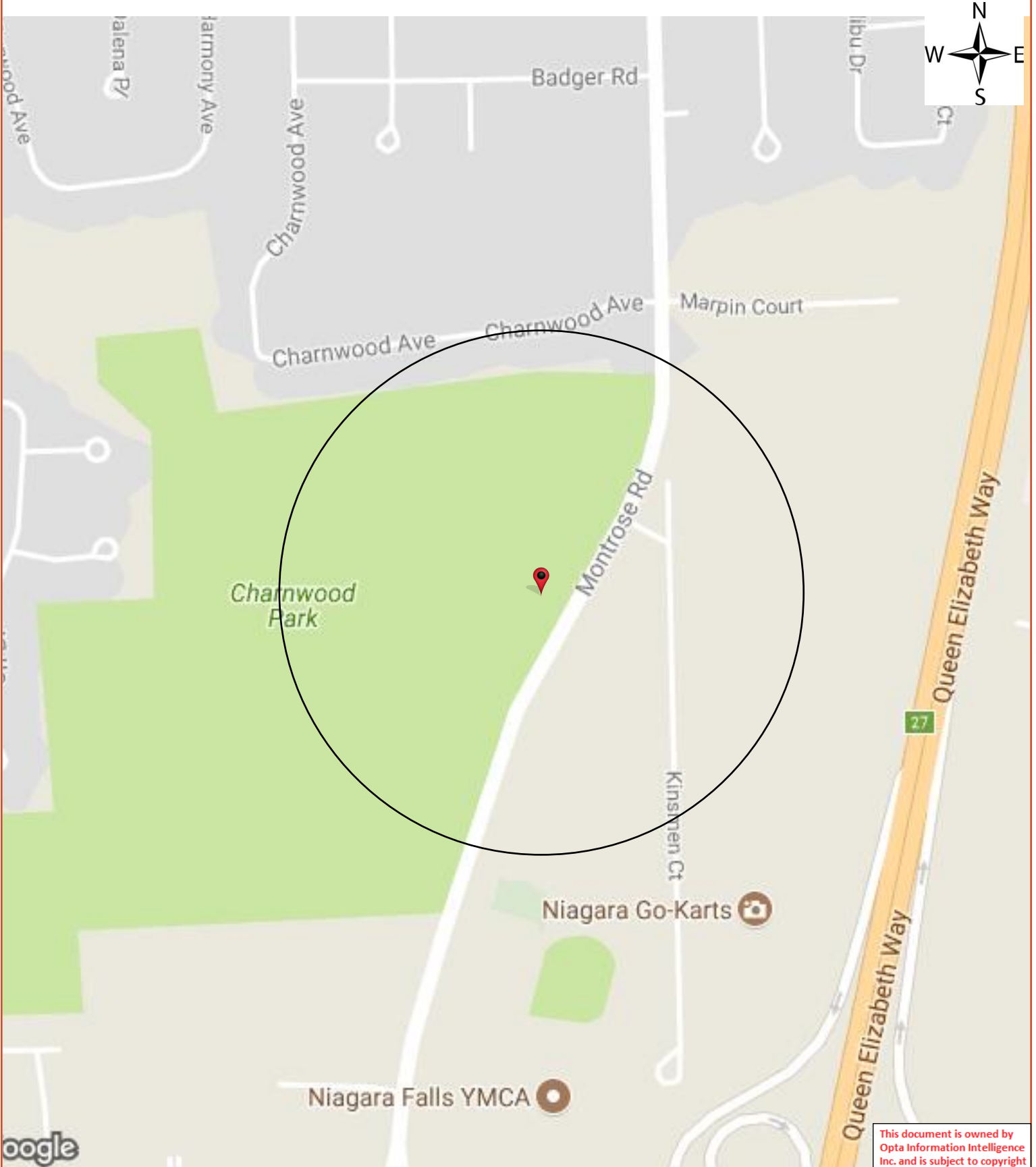
McLeod Montrose Niagara Falls Ont  
Project No:

20180215246  
Opta Order ID:

45918

Requested by:  
Eleanor Goolab  
ERIS

Date Completed:  
2/26/2018 12:24:30 PM



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# Opta Historical Environmental Services Enviroscan<sup>TM</sup> Terms and Conditions

## Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

## Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

## Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

## Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

## Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.



175 Commerce Valley Drive W

Markham, Ontario

L3T 7Z3

T: 905.882.6300

Toll Free: 905.882.6300

F: 905.882.6300

An SCM Company

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**APPENDIX D**  
**CHAIN OF TITLE RECORDS**

CHAIN OF TITLE REPORT

Project # TG181021  
 Address: w/s Montrose Rd, Niagara Falls  
 Legal Part Twp Lot 163 Stamford  
 Description: Part 2 59R13537

Searched at: St Catharines  
 LRO #: 59

Page 1

PIN# 64366-0460 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	10 08 1801	Crown	Robert BROOKS
1375	Deed	04 04 1849	Robert Brooks - Estate	Thomas STREET
174	Deed	30 06 1869	Thomas Street - Estate	George HUSBAND
5056	Deed	30 08 1901	George Husband	Judson RIBBLE
5325	Deed	05 03 1903	Judson Ribble	John DRUMMER
5692	Deed	17 09 1904	John Drummer	Jacob SNIDER
7708	Deed	09 01 1911	Jacob Snider	Fraser MORDEN
7935	Deed	11 10 1911	Fraser Morden	Thomas HODGSON
8014	Deed	27 12 1911	Thomas Hodgson	Charles COX

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # TG181021  
 Address: w/s Montrose Rd, Niagara Falls  
 Legal Part Twp Lot 163 Stamford  
 Description: Part 2 59R13537

Searched at: St Catharines  
 LRO #: 59

PIN# 64366-0460 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
8426	Deed	31 05 1913	Charles Cox	John KONYI
11898	Deed	07 05 1919	John Konyi	Paul ANDRE
12368	Deed	08 05 1920	Paul Andre	Hydro-Electric Power Commission
15639	Deed	03 08 1926	Hydro-Electric Power Commission	George LOUNDY
15640	Deed	03 08 1926	George Loundy	Harry OAKES
20935	Deed	25 08 1931	Harry Oakes	Welland Securities Limited
ST36775	Deed	07 12 1944	Welland Securities Limited	The Corporation of The Township of Stamford
SN121324	Name Change	23 05 2006	The Corporation of The Township of Stamford	The Corporation of The City of Niagara Falls
SN491934	Deed (Present Owner)	29 11 2016		<b>Marianos Holdings Inc.</b>

LAND  
 REGISTRY  
 OFFICE #59

64366-0460 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

**PROPERTY DESCRIPTION:** PT TWP LT 163 STAMFORD PT 2 59R13537; CITY OF NIAGARA FALLS

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**  
 FEE SIMPLE  
 LT CONVERSION QUALIFIED

**RECENTLY:**  
 DIVISION FROM 64366-0456

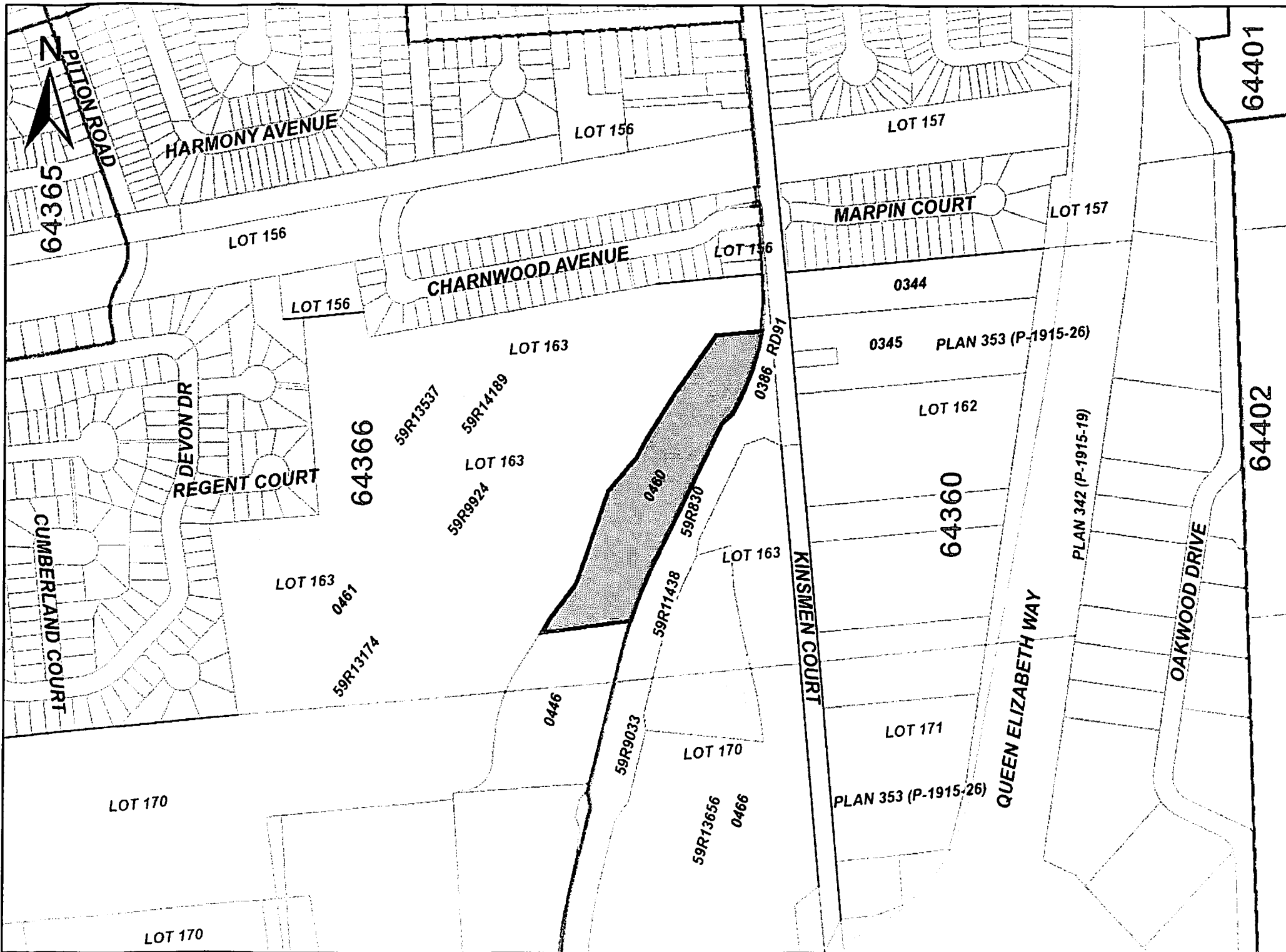
**PIN CREATION DATE:**  
 2017/01/07

**OWNERS' NAMES**  
 MARIANOS HOLDINGS INC.

**CAPACITY SHARE**

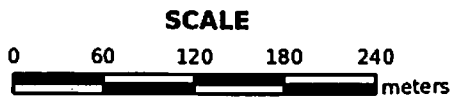
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2017/01/07 ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO ** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1999/03/22 **						
AA62067	1961/10/23	BYLAW				C
SN99860	2005/11/17	NOTICE		THE CORPORATION OF THE CITY OF NIAGARA FALLS		C
59R13537	2007/10/30	PLAN REFERENCE				C
SN491934	2016/11/29	TRANSFER	\$725,000	THE CORPORATION OF THE CITY OF NIAGARA FALLS	MARIANOS HOLDINGS INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



# ServiceOntario

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FOR BERTUCCI1



## PROPERTY INDEX MAP NIAGARA SOUTH(No. 59)

**LEGEND**

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

**THIS IS NOT A PLAN OF SURVEY**

**NOTES**

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



**APPENDIX E**  
**REGULATORY CORRESPONDENCE**  
**AND INTERVIEWS**

## RECORD OF INTERVIEW – PROJECT #TG181021

<b>Purpose of Interview (PI ESA / Due Diligence ESA)</b>	Phase One Environmental Site Assessment		
<b>Date of Interview:</b>	May 11, 2018	<b>Format:</b>	Email
<b>Site Address:</b>	West side of Montrose Road (between McLeod Road and Charnwood Avenue), Niagara Falls		
<b>Interviewee &amp; Affiliation &amp; Contact Number:</b>	Dimitri Marianos (905) 680-4849		
<b>Amec Foster Wheeler Interviewer / Office Location:</b>	Lisa Scolaro (Thorold)		

### SITE INFORMATION

- 1) Describe land use history. Was the property ever used for industrial use, dry cleaning, a garage or bulk liquid dispensing facility, including a gasoline outlet? **NOT TO MY KNOWLEDGE. I BELIEVE THE WAS USED ONLY FOR SPOILS FROM CANAL EXCAVATION.**
  
- 2) Are you aware of any environmental issues associated with the subject property such as waste disposal, landfilling, chemical use and / or storage (including spills), above or underground storage tanks, MOE orders, etc.? (obtain details)    Yes     No
  
- 3) Are you aware of any environmental building management issues such as asbestos containing materials, PCBs in electrical equipment, odour, mould, indoor air quality, UFFI, ODSs, lead-based paints, etc.? (obtain details)    Yes     No
  
- 4) Are you aware of any site-specific permits, waste generator number(s), certificates of approval, water well records or sewer use / discharge permits?    Yes     No
  
- 5) Are you aware of any current or historical environmental concerns associated with adjacent properties? (obtain details)  
Yes     No
  
- 6) Are you aware of any previous environmental investigations, inspections, audits or reports (e.g., environmental assessment and remediation, tank removals, asbestos or mould surveys) for the subject property or adjacent properties?    Yes     No
  
- 7) Is there anyone else Wood should contact for additional environmental information? (name, title, phone no.)    Yes     No

## Environmental Record Search

Date of Report: Friday, June 29, 2018

Subject Property: West Side of Montrose between McLeod and Charnwood, Niagara Falls

Water and Wastewater Services Search Completed By:								
Full name: CRAIG BURNS, EEO	Department: Public Works	Division: W&WW						
Email: craig.burns@niagararegion.ca	Phone: 905 685-4225	Extension: 3309						
<p><b>Search Type:</b> Any documentation related to environmental concerns, orders, spills, inspections or permits pertaining to the subject property.</p> <p><b>Files searched (E.05):</b></p> <table> <tr> <td>NIAGARA FALLS MISC FILES</td> <td>1991 - Present</td> </tr> <tr> <td>ACTION REQUEST/VIOLATION NOTICE</td> <td>1985 - Present</td> </tr> <tr> <td>INCIDENT REPORTS</td> <td>2001 - Present</td> </tr> </table> <p><b>Results of Search:</b> <u>No documentation has been found that references the subject property.</u></p> <p><b>Comments:</b></p> <p><b>Disclaimer:</b> The files searched were limited to those shown above. Niagara Region makes no representation as to compliance or non-compliance with any other legislation resulting from this disclosure.</p>			NIAGARA FALLS MISC FILES	1991 - Present	ACTION REQUEST/VIOLATION NOTICE	1985 - Present	INCIDENT REPORTS	2001 - Present
NIAGARA FALLS MISC FILES	1991 - Present							
ACTION REQUEST/VIOLATION NOTICE	1985 - Present							
INCIDENT REPORTS	2001 - Present							



May 10, 2018

TG181021

City of Niagara Falls  
4310 Queen Street,  
P.O. Box 1023  
Niagara Falls, Ontario  
L2E 6X5

Attention: Mr. Alex Herlovitch – Deputy Director of Planning and Development

**Re: Phase I Environmental Site Assessment  
Property on the West Side of Montrose Road between McLeod Road and Charnwood  
Avenue (Part Twp Lot 163, Stamford, Part 2 59R13537, PIN 64366-0460 (LT))**

Dear Mr. Herlovitch:

We have been retained to undertake a Phase I Environmental Site Assessment on the above referenced property. As such, we would appreciate a review of your files regarding any environmental concerns associated with the Site, or the surrounding lands. A Site location map has been attached for your reference.

Please do not hesitate to contact the undersigned if you require any further information to complete your records search.

The \$200.00 search fee is attached. Please kindly forward a receipt with your response.

Thank you for your earliest response.

Regards,

**Wood Environment & Infrastructure Solutions  
A Division of Wood Canada Limited**



Lisa Scolaro, B.Sc., ROH, CRSP, CHSC  
Senior Occupational Hygienist




## Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Lisa Scolaro Wood Environment & Infrastructure Solutions 3300 Merrittville Highway, Unit 5 Thorold, Ontario L2V 4Y6 Email: lisa.scolaro@woodplc.com			FOI Request No.	Date Request Received
			Fee Paid \$ ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Telephone/Fax Nos. Tel: (905) 687-6616 Fax: (905) 687-6620	Your Project/Reference No. TG181021	Signature of Requester <i>Lisa Scolaro</i>	<input type="checkbox"/> CNR	<input type="checkbox"/> ER
			<input type="checkbox"/> NOR	<input type="checkbox"/> SWR
			<input type="checkbox"/> WCR	<input type="checkbox"/> IEB
			<input type="checkbox"/> SAC	<input type="checkbox"/> EAA
			<input type="checkbox"/> SWA	<input type="checkbox"/> EMR
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) Lot 163 in Niagara Falls, Ontario (no Concessions numbers assigned in Niagara Falls)				
Present Property Owner(s) and Date(s) of Ownership Marianos Holdings Inc.				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s),(if applicable) Vacant Lot				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			All	
Orders			All	
Spills			All	
Investigations/prosecutions ▶ <b>Owner and tenant information must be provided</b>			All	
Waste Generator number/classes			All	
Certificates of Approval ▶ Proponent information must be provided				
1987 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air - emissions				1985 to Present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1985 to Present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1985 to Present
waste water - industrial discharge				1985 to Present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				1985 to Present



### Freedom of Information Request

Requester Data			For Ministry Use Only		
Name, Title, Company Name and Mailing Address of Requester Lisa Scolaro Wood Environment & Infrastructure Solutions 3300 Merrittville Highway, Unit 5 Thorold, Ontario L2V 4Y6 Email: lisa.scolaro@woodplc.com			FOI Request No.	Date Request Received	
			Fee Paid \$		~ ACCT ~ CHQ ~ VISA/MC ~ CASH
Telephone/Fax Nos. Tel: (905) 687-6616 Fax: (905) 687-6620	Your Project/Reference No. TG181021	Signature of Requester 	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA		
waste systems			- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction		1985 to Present
pesticides - licenses					1985 to Present

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

## Scolaro, Lisa

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** Friday, May 11, 2018 8:39 AM  
**To:** Scolaro, Lisa  
**Subject:** RE: Niagara Falls Search - Record Found

### Records Found

Hello,

Thank you for your request for confirmation of public information.

Inst Number	Context	Address	City	Province	Postal Code	Sta
9452424	FS PRIVATE FUEL OUTLET - SELF SERVE	7104 KINSMEN CT	NIAGARA FALLS	ON	L2E 6S5	Ac
11067924	FS LIQUID FUEL TANK	7104 KINSMEN CT	NIAGARA FALLS	ON	L2E 6S5	Ac

For copies of documents, please complete the Release of Public Information form, found at <https://www.tssa.org/en/about-tssa/resources/Release-of-Records-form--Jan-2018Final.pdf> and email the completed form to [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org) or through mail along with the appropriate fee. TSSA's fee schedule can be found at: [https://www.tssa.org/en/about-tssa/resources/Documents/Public-Information-Fee-Schedule\\_Jan\\_2018.pdf](https://www.tssa.org/en/about-tssa/resources/Documents/Public-Information-Fee-Schedule_Jan_2018.pdf). Fees are payable with a credit card (Visa or MasterCard) or by a cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Connie

---

**From:** Scolaro, Lisa <lisa.scolaro@woodplc.com>  
**Sent:** May 10, 2018 3:56 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Niagara Falls Search

Hello

Can you please inform me of any spills, fuel storage tanks, complaints or issues with the following addresses in Niagara Falls, Ontario.

- 6868 Kinsmen Court
- 6900 Kinsmen Court
- 6934 Kinsmen Court
- 7000 Kinsmen Court
- 7104 Kinsmen Court
- 7130 Kinsmen Court
- 6716 Montrose Road
- 6750 Montrose Road
- 6800 Montrose Road
- 7150 Montrose Road

In advance, thank you for your assistance.

**Lisa Scolaro, B.Sc., ROH, CRSP, CHSC**

Senior Occupational Hygienist  
3300 Merrittville Highway, Unit 5  
Thorold, Ontario  
L2V 4Y6  
Direct: 1 (905) 687-6616 x 21  
Mobile: 1 (905) 818-7567  
[lisa.scolaro@woodplc.com](mailto:lisa.scolaro@woodplc.com)  
[www.woodplc.com](http://www.woodplc.com)



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**APPENDIX F**  
**ERIS REPORT**

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



# DATABASE REPORT

**Project Property:** *Phase One ESA  
Mcleod & Montrose  
Niagara Falls ON  
TG181021*

**Project No:** *TG181021*

**Report Type:** *Standard Report*

**Order No:** *20180215246*

**Requested by:** *AMEC Foster Wheeler Environment &  
Infrastructure*

**Date Completed:** *February 23, 2018*

**Environmental Risk  
Information Services**  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: [info@erisinfo.com](mailto:info@erisinfo.com)

**[www.erisinfo.com](http://www.erisinfo.com)**

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# Executive Summary

## Property Information:

**Project Property:** *Phase One ESA  
Mcleod & Montrose Niagara Falls ON*

**Project No:** *TG181021*

## **Coordinates:**

**Latitude:** *43.075638*  
**Longitude:** *-79.124485*  
**UTM Northing:** *4,770,921.38*  
**UTM Easting:** *652,684.34*  
**UTM Zone:** *UTM Zone 17T*

**Elevation:** *624 FT  
190.34 M*

## Order Information:

**Order No:** *20180215246*  
**Date Requested:** *February 15, 2018*  
**Requested by:** *AMEC Foster Wheeler Environment & Infrastructure*  
**Report Type:** *Standard Report*

## Historical/Products:

**Aerial Photographs** *National Collection - Digital (PDF)*  
**City Directory Search** *Subject Site plus 250m Radius*  
**Insurance Products** *Fire Insurance Maps/Inspection Reports/Site Specific Plans*

## Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	1	1
AUWR	<i>Automobile Wrecking &amp; Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	2	2
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	1	3	4
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EXP	<i>List of TSSA Expired Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries &amp; Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	13	13
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian &amp; Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense &amp; Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense &amp; Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence &amp; Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBW	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGW	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>TSSA Pipeline Incidents</i>	Y	0	1	1
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	2	2
SPL	<i>Ontario Spills</i>	Y	0	0	0
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	1	4	5
<b>Total:</b>			2	26	28

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<a href="#">7</a>	WWIS		Niagara Falls ON	SW/189.2	2.73	<a href="#">15</a>
<a href="#">12</a>	EHS		Montrose Rd Mcleod Rd Niagara Falls ON	SSW/237.1	2.02	<a href="#">17</a>

## Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<a href="#">1</a>	CA	NIAGARA FALLS CITY	MONTROSE RD/KINSMEN COURT NIAGARA FALLS CITY ON	NE/124.5	-2.41	<a href="#">17</a>
<a href="#">2</a>	GEN	RIVER REALTY DEVELOPMENT	6834KINSMEN COURT NIAGARA FALLS ON L2E 6W2	ESE/152.6	-6.57	<a href="#">18</a>
<a href="#">3</a>	WWIS		ON	ESE/158.6	-6.56	<a href="#">18</a>
<a href="#">4</a>	GEN	Coutts Information Services	6900 Kinsmen court Niagara Falls ON	ESE/164.2	-6.50	<a href="#">19</a>
<a href="#">5</a>	GEN	HYDE'S DISTRIBUTION	6868 KINSMEN COURT NIAGARA FALLS ON	E/166.4	-6.57	<a href="#">19</a>
<a href="#">6</a>	EHS		7000 Montrose Rd Niagara Falls ON L2H3N3	SSE/174.4	-1.27	<a href="#">19</a>
<a href="#">8</a>	WWIS		lot 170 ON	SSE/194.7	-2.34	<a href="#">20</a>
<a href="#">9</a>	ANDR	Baden Powell Pk Spoil Pile	Niagara Falls ON L2H	WSW/197.2	5.26	<a href="#">22</a>
<a href="#">10</a>	EHS		6900-6934 Kinsmen Crt, Unit C Niagara Falls ON L2E 6S5	ESE/213.4	-6.47	<a href="#">23</a>
<a href="#">11</a>	WWIS		ON	E/235.1	-5.86	<a href="#">23</a>
<a href="#">13</a>	CA		6800 Montrose Road Niagara Falls ON L2E 6S5	ENE/237.8	-5.51	<a href="#">24</a>
<a href="#">13</a>	EHS		6800 Montrose Road Niagara Falls ON	ENE/237.8	-5.51	<a href="#">24</a>
<a href="#">13</a>	GEN	CAN-ENG MANUFACTURING LTD.	6800 MONTROSE ROAD P.O. BOX 628 NIAGARA FALLS ON L2E 6S5	ENE/237.8	-5.51	<a href="#">25</a>
<a href="#">13</a>	GEN	CAN-ENG MANUFACTURING LTD.	6800 MONTROSE ROAD NIAGARA FALLS ON L2E 6S5	ENE/237.8	-5.51	<a href="#">25</a>
<a href="#">13</a>	GEN	CAN-ENG MANUFACTURING LTD. 08-075	6800 MONTROSE ROAD NIAGARA FALLS ON L2E 6S5	ENE/237.8	-5.51	<a href="#">25</a>
<a href="#">13</a>	GEN	CAN-ENG MANUFACTURING LIMITED	6800 MONTROSE ROAD NIAGARA FALLS ON L2E 6S5	ENE/237.8	-5.51	<a href="#">25</a>
<a href="#">13</a>	GEN	CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON L2E 6V5	ENE/237.8	-5.51	<a href="#">26</a>
<a href="#">13</a>	GEN	CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON	ENE/237.8	-5.51	<a href="#">26</a>
<a href="#">13</a>	GEN	CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON	ENE/237.8	-5.51	<a href="#">26</a>
<a href="#">13</a>	GEN	CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON	ENE/237.8	-5.51	<a href="#">27</a>
<a href="#">13</a>	GEN	CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON L2E 6V5	ENE/237.8	-5.51	<a href="#">27</a>
<a href="#">13</a>	GEN	CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON	ENE/237.8	-5.51	<a href="#">27</a>
<a href="#">13</a>	SCT	Can-Eng Furnaces International	6800 Montrose Rd Niagara Falls ON L2E 6V5	ENE/237.8	-5.51	<a href="#">28</a>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<a href="#">14</a>	SCT	Graybar Canada	7000 Kinsmen Crt Niagara Falls ON L2E 6S5	SE/238.6	-7.33	<a href="#">28</a>
<a href="#">15</a>	WWIS		ON	E/239.8	-5.51	<a href="#">28</a>
<a href="#">16</a>	PINC		7150 MONTROSE ROAD, NIAGARA FALLS ON	S/248.9	0.48	<a href="#">29</a>

# Executive Summary: Summary By Data Source

## **ANDR - Anderson's Waste Disposal Sites**

A search of the ANDR database, dated 1860s-Present has found that there are 1 ANDR site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Baden Powell Pk Spoil Pile	Niagara Falls ON L2H	WSW	197.16	<a href="#"><u>9</u></a>

## **CA - Certificates of Approval**

A search of the CA database, dated 1985-Oct 30, 2011\* has found that there are 2 CA site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
NIAGARA FALLS CITY	MONTROSE RD/KINSMEN COURT NIAGARA FALLS CITY ON	NE	124.48	<a href="#"><u>1</u></a>
	6800 Montrose Road Niagara Falls ON L2E 6S5	ENE	237.77	<a href="#"><u>13</u></a>

## **EHS - ERIS Historical Searches**

A search of the EHS database, dated 1999-Aug 2016 has found that there are 4 EHS site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	Montrose Rd Mcleod Rd Niagara Falls ON	SSW	237.06	<a href="#"><u>12</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	7000 Montrose Rd Niagara Falls ON L2H3N3	SSE	174.44	<a href="#"><u>6</u></a>
	6900-6934 Kinsmen Crt, Unit C Niagara Falls ON L2E 6S5	ESE	213.41	<a href="#"><u>10</u></a>
	6800 Montrose Road Niagara Falls ON	ENE	237.77	<a href="#"><u>13</u></a>

## **GEN - Ontario Regulation 347 Waste Generators Summary**

A search of the GEN database, dated 1986-December 31, 2017 has found that there are 13 GEN site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
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RIVER REALTY DEVELOPMENT	6834KINSMEN COURT NIAGARA FALLS ON L2E 6W2	ESE	152.63	<a href="#">2</a>
Coutts Information Services	6900 Kinsmen court Niagara Falls ON	ESE	164.18	<a href="#">4</a>
HYDE'S DISTRIBUTION	6868 KINSMEN COURT NIAGARA FALLS ON	E	166.42	<a href="#">5</a>
CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON	ENE	237.77	<a href="#">13</a>
CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON L2E 6V5	ENE	237.77	<a href="#">13</a>
CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON	ENE	237.77	<a href="#">13</a>
CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON	ENE	237.77	<a href="#">13</a>
CAN-ENG Furnaces International	P.O. Box 628-6800 Montrose Rd. Niagara Falls ON L2E 6V5	ENE	237.77	<a href="#">13</a>
CAN-ENG MANUFACTURING LIMITED	6800 MONTROSE ROAD NIAGARA FALLS ON L2E 6S5	ENE	237.77	<a href="#">13</a>
CAN-ENG MANUFACTURING LTD.	6800 MONTROSE ROAD P.O. BOX 628 NIAGARA FALLS ON L2E 6S5	ENE	237.77	<a href="#">13</a>
CAN-ENG MANUFACTURING LTD.	6800 MONTROSE ROAD NIAGARA FALLS ON L2E 6S5	ENE	237.77	<a href="#">13</a>
CAN-ENG MANUFACTURING LTD. 08-075	6800 MONTROSE ROAD NIAGARA FALLS ON L2E 6S5	ENE	237.77	<a href="#">13</a>

### **PINC - TSSA Pipeline Incidents**

A search of the PINC database, dated Feb 28, 2017 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	7150 MONTROSE ROAD, NIAGARA FALLS ON	S	248.86	<a href="#">16</a>

### **SCT - Scott's Manufacturing Directory**

A search of the SCT database, dated 1992-Mar 2011\* has found that there are 2 SCT site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Can-Eng Furnaces International	6800 Montrose Rd Niagara Falls ON L2E 6V5	ENE	237.77	<a href="#">13</a>
Graybar Canada	7000 Kinsmen Crt Niagara Falls ON L2E 6S5	SE	238.64	<a href="#">14</a>

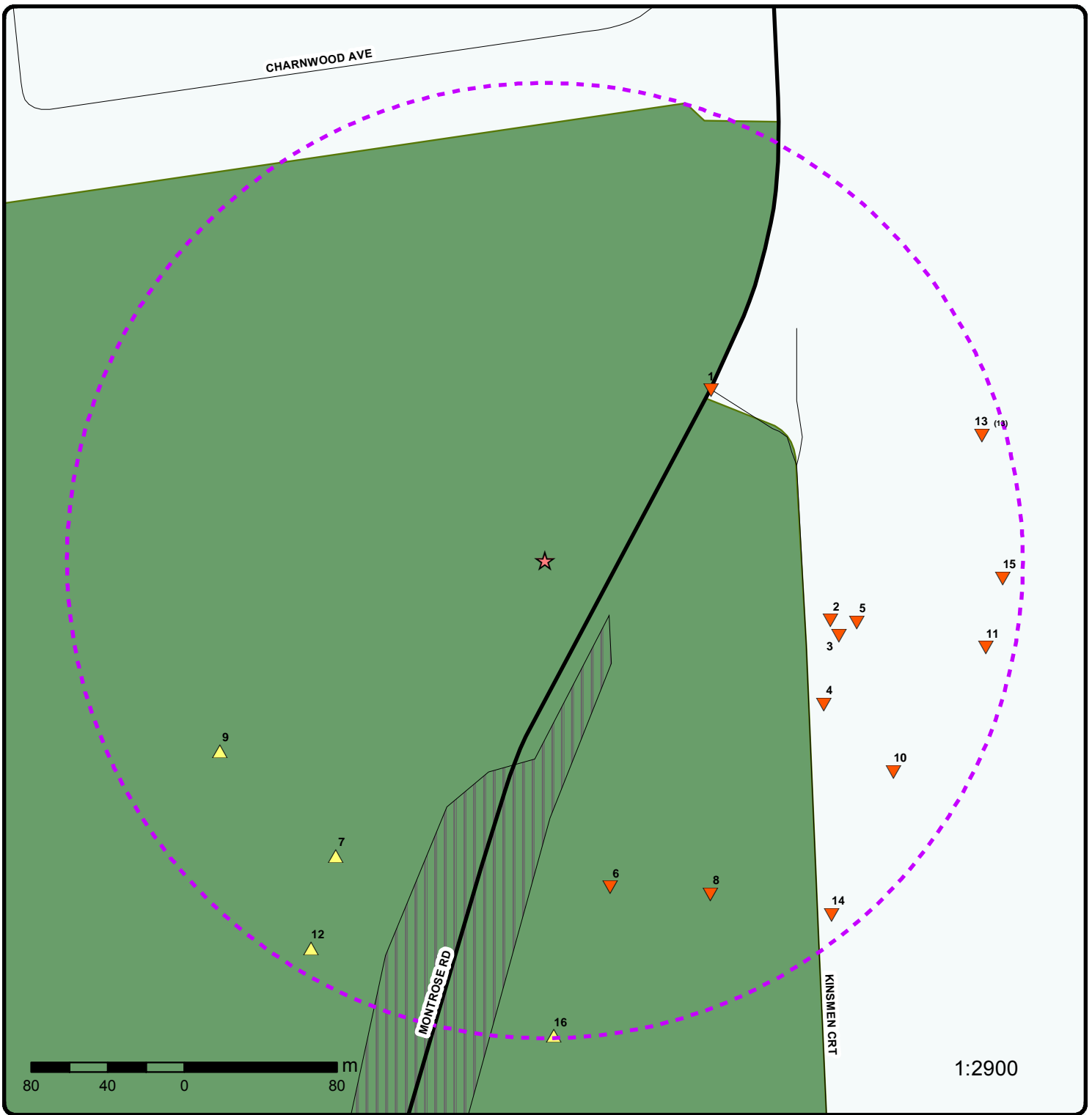
### **WWIS - Water Well Information System**

A search of the WWIS database, dated Mar 31, 2017 has found that there are 5 WWIS site(s) within approximately 0.25 kilometers of the project property.



<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	Niagara Falls ON	SW	189.16	<a href="#"><u>7</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	ESE	158.59	<a href="#"><u>3</u></a>
	lot 170 ON	SSE	194.71	<a href="#"><u>8</u></a>
	ON	E	235.09	<a href="#"><u>11</u></a>
	ON	E	239.80	<a href="#"><u>15</u></a>



## Map : 0.25 Kilometer Radius

Order No: 20180215246

Address: Mcleod & Montrose, Niagara Falls, ON



Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		

79°7'30"W

43°43'0"N

43°43'0"N



1:10000

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Aerial (2016)

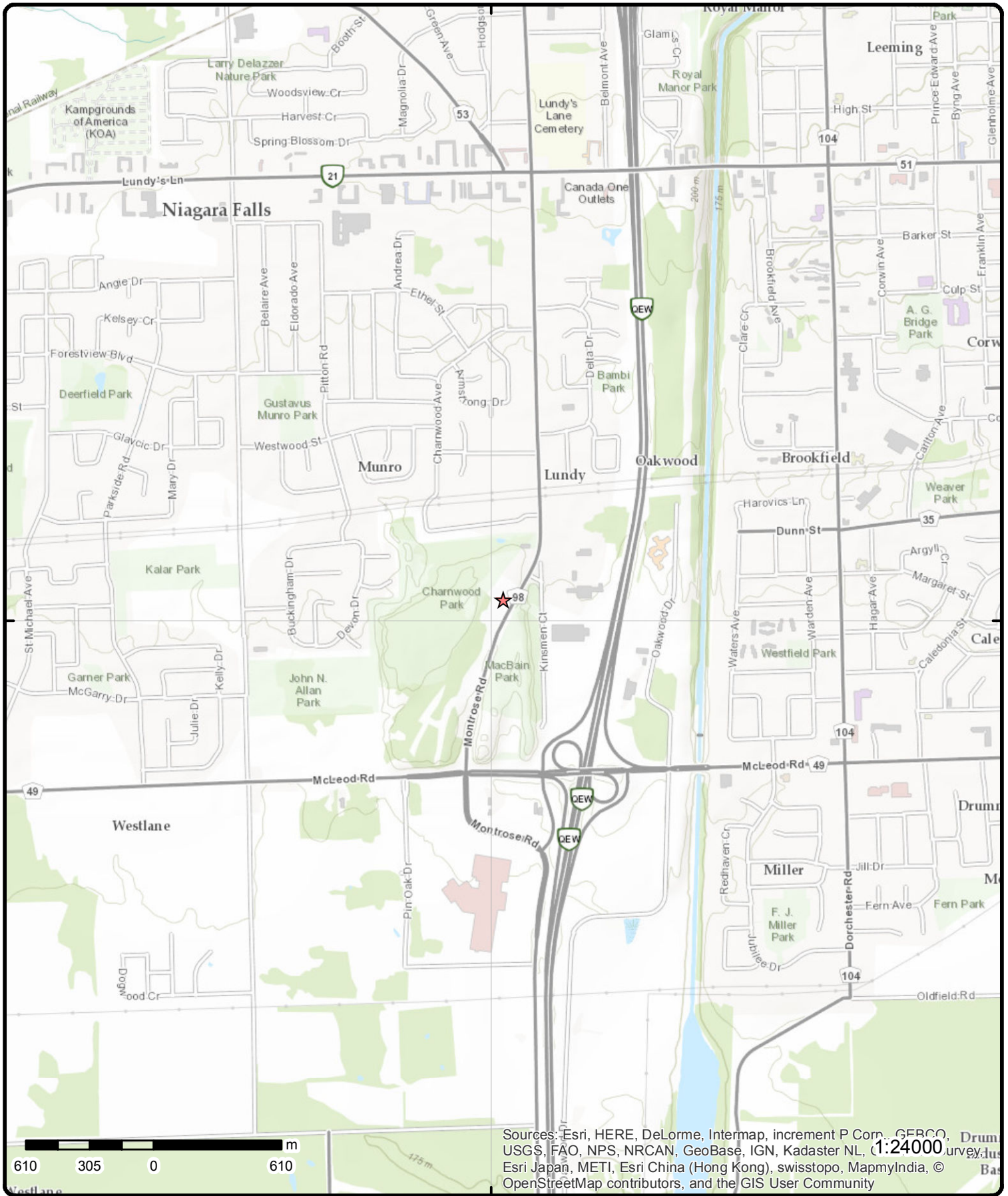
Address: Mcleod & Montrose, Niagara Falls, ON

Source: ESRI World Imagery

Order No: 20180215246



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Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# Topographic Map

Address: McLeod & Montrose, Niagara Falls, ON

Source: ESRI World Topographic Map

Order No: 20180215246



© ERIS Information Limited Partnership

# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<p><u>7</u></p> <p><b>Well ID:</b> 7249838</p> <p><b>Construction Date:</b></p> <p><b>Primary Water Use:</b> Monitoring</p> <p><b>Sec. Water Use:</b></p> <p><b>Final Well Status:</b> Observation Wells</p> <p><b>Water Type:</b></p> <p><b>Casing Material:</b></p> <p><b>Audit No:</b> Z206072</p> <p><b>Tag:</b> A179957</p> <p><b>Construction Method:</b></p> <p><b>Elevation (m):</b></p> <p><b>Elevation Reliability:</b></p> <p><b>Depth to Bedrock:</b></p> <p><b>Well Depth:</b></p> <p><b>Overburden/Bedrock:</b></p> <p><b>Pump Rate:</b></p> <p><b>Static Water Level:</b></p> <p><b>Flowing (Y/N):</b></p> <p><b>Flow Rate:</b></p> <p><b>Clear/Cloudy:</b></p>	<p>1 of 1</p>	<p>SW/189.2</p>	<p>193.1 / 2.73</p>	<p>Niagara Falls ON</p> <p><b>Data Entry Status:</b></p> <p><b>Data Src:</b></p> <p><b>Date Received:</b> 10/14/2015</p> <p><b>Selected Flag:</b> 1</p> <p><b>Abandonment Rec:</b></p> <p><b>Contractor:</b> 6607</p> <p><b>Form Version:</b> 7</p> <p><b>Owner:</b></p> <p><b>Street Name:</b> CORNER OF MCLEOD RD MONTROSE RD</p> <p><b>County:</b> NIAGARA (WELLAND)</p> <p><b>Municipality:</b> NIAGARA FALLS CITY</p> <p><b>Site Info:</b></p> <p><b>Lot:</b></p> <p><b>Concession:</b></p> <p><b>Concession Name:</b></p> <p><b>Easting NAD83:</b></p> <p><b>Northing NAD83:</b></p> <p><b>Zone:</b></p> <p><b>UTM Reliability:</b></p>	<p>WWIS</p>
<b><u>Bore Hole Information</u></b>					
<p><b>Bore Hole ID:</b> 1005748987</p> <p><b>DP2BR:</b></p> <p><b>Code OB:</b></p> <p><b>Code OB Desc:</b></p> <p><b>Open Hole:</b></p> <p><b>Elevation:</b> 193.107406</p> <p><b>Elevrc:</b></p> <p><b>Remarks:</b></p> <p><b>Elevrc Desc:</b></p> <p><b>Location Source Date:</b></p> <p><b>Improvement Location Source:</b></p> <p><b>Improvement Location Method:</b></p> <p><b>Source Revision Comment:</b></p> <p><b>Supplier Comment:</b></p>				<p><b>Spatial Status:</b></p> <p><b>Cluster Kind:</b></p> <p><b>UTMRC:</b> 4</p> <p><b>UTMRC Desc:</b> margin of error : 30 m - 100 m</p> <p><b>Location Method:</b> wwr</p> <p><b>Org CS:</b> UTM83</p> <p><b>Date Completed:</b> 7/9/2015</p>	
<b><u>Overburden and Bedrock Materials Interval</u></b>					
<p><b>Formation ID:</b> 1005788445</p> <p><b>Layer:</b> 1</p> <p><b>Color:</b> 6</p> <p><b>General Color:</b> BROWN</p> <p><b>Mat1:</b> 05</p> <p><b>Most Common Material:</b> CLAY</p> <p><b>Mat2:</b> 06</p> <p><b>Other Materials:</b> SILT</p> <p><b>Mat3:</b> 79</p>					

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction/ Distance (m)</b>	<b>Elev/Diff (m)</b>	<b>Site</b>	<b>DB</b>
<b>Other Materials:</b>		PACKED			
<b>Formation Top Depth:</b>		0.00			
<b>Formation End Depth:</b>		6.00			
<b>Formation End Depth UOM:</b>		m			
<b>Formation ID:</b>		1005788446			
<b>Layer:</b>		2			
<b>Color:</b>		6			
<b>General Color:</b>		BROWN			
<b>Mat1:</b>		06			
<b>Most Common Material:</b>		SILT			
<b>Mat2:</b>		28			
<b>Other Materials:</b>		SAND			
<b>Mat3:</b>		85			
<b>Other Materials:</b>		SOFT			
<b>Formation Top Depth:</b>		6.00			
<b>Formation End Depth:</b>		7.60			
<b>Formation End Depth UOM:</b>		m			
<b><u>Annular Space/Abandonment Sealing Record</u></b>					
<b>Plug ID:</b>		1005788453			
<b>Layer:</b>		1			
<b>Plug From:</b>		0.00			
<b>Plug To:</b>		0.30			
<b>Plug Depth UOM:</b>		m			
<b>Plug ID:</b>		1005788454			
<b>Layer:</b>		2			
<b>Plug From:</b>		0.30			
<b>Plug To:</b>		4.20			
<b>Plug Depth UOM:</b>		m			
<b><u>Method of Construction &amp; Well Use</u></b>					
<b>Method Construction ID:</b>		1005788452			
<b>Method Construction Code:</b>		6			
<b>Method Construction:</b>		Boring			
<b>Other Method Construction:</b>					
<b><u>Pipe Information</u></b>					
<b>Pipe ID:</b>		1005788444			
<b>Casing No:</b>		0			
<b>Comment:</b>					
<b>Alt Name:</b>					
<b><u>Construction Record - Casing</u></b>					
<b>Casing ID:</b>		1005788449			
<b>Layer:</b>		1			
<b>Material:</b>		5			
<b>Open Hole or Material:</b>		PLASTIC			
<b>Depth From:</b>		0.00			
<b>Depth To:</b>		4.50			
<b>Casing Diameter:</b>		5.10			
<b>Casing Diameter UOM:</b>		cm			
<b>Casing Depth UOM:</b>		m			
<b><u>Construction Record - Screen</u></b>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Screen ID:</b> 1005788450 <b>Layer:</b> 1 <b>Slot:</b> 10 <b>Screen Top Depth:</b> 4.50 <b>Screen End Depth:</b> 7.60 <b>Screen Material:</b> 5 <b>Screen Depth UOM:</b> m <b>Screen Diameter UOM:</b> cm <b>Screen Diameter:</b> 6.40					
<b><u>Water Details</u></b>					
<b>Water ID:</b> 1005788448 <b>Layer:</b> <b>Kind Code:</b> <b>Kind:</b> <b>Water Found Depth:</b> <b>Water Found Depth UOM:</b> m					
<b><u>Hole Diameter</u></b>					
<b>Hole ID:</b> 1005788447 <b>Diameter:</b> 21.00 <b>Depth From:</b> 0.00 <b>Depth To:</b> 7.60 <b>Hole Depth UOM:</b> m <b>Hole Diameter UOM:</b> cm					
<a href="#">12</a>	1 of 1	SSW/237.1	192.4 / 2.02	Montrose Rd Mcleod Rd Niagara Falls ON	EHS
<b>Postal Code:</b> <b>City:</b> Niagara Falls <b>Address2:</b> <b>Address1:</b> Montrose Rd Mcleod Rd <b>Provstate:</b> ON <b>Order No.:</b> 20150619068 <b>Addit. Info Ordered::</b> <b>Report Date:</b> 26-JUN-15 <b>Report Type:</b> RSC Report (Urban) <b>Search Radius (km):</b> .3					
<a href="#">1</a>	1 of 1	NE/124.5	187.9 / -2.41	NIAGARA FALLS CITY MONTROSE RD/KINSMEN COURT NIAGARA FALLS CITY ON	CA
<b>Certificate #:</b> 7-0072-97- <b>Application Year:</b> 97 <b>Issue Date:</b> 2/25/1997 <b>Approval Type:</b> Municipal water <b>Status:</b> Approved <b>Application Type:</b> <b>Client Name::</b> <b>Client Address::</b> <b>Client City::</b> <b>Client Postal Code::</b> <b>Project Description::</b> <b>Contaminants::</b> <b>Emission Control::</b>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">2</a>	1 of 1	ESE/152.6	183.8 / -6.57	RIVER REALTY DEVELOPMENT 6834KINSMEN COURT NIAGARA FALLS ON L2E 6W2	GEN
<b>Generator No.:</b>	ON8115711			<b>PO Box No.:</b>	
<b>Status:</b>				<b>Country:</b>	
<b>Approval Years:</b>	02,03,04			<b>Choice of Contact:</b>	
<b>Contam. Facility:</b>				<b>Co Admin:</b>	
<b>MHSW Facility:</b>				<b>Phone No. Admin:</b>	
<b>SIC Code:</b>					
<b>SIC Description:</b>					
<b>--Details--</b>					
<b>Waste Code:</b>	251				
<b>Waste Description:</b>	OIL SKIMMINGS & SLUDGES				
<a href="#">3</a>	1 of 1	ESE/158.6	183.8 / -6.56	ON	WWIS
<b>Well ID:</b>	6604870			<b>Data Entry Status:</b>	
<b>Construction Date:</b>				<b>Data Src:</b>	
<b>Primary Water Use:</b>				<b>Date Received:</b>	5/28/2005
<b>Sec. Water Use:</b>				<b>Selected Flag:</b>	1
<b>Final Well Status:</b>	Abandoned-Other			<b>Abandonment Rec:</b>	Yes
<b>Water Type:</b>				<b>Contractor:</b>	2123
<b>Casing Material:</b>				<b>Form Version:</b>	3
<b>Audit No:</b>	Z25099			<b>Owner:</b>	
<b>Tag:</b>	A024409			<b>Street Name:</b>	
<b>Construction Method:</b>				<b>County:</b>	NIAGARA (WELLAND)
<b>Elevation (m):</b>				<b>Municipality:</b>	NIAGARA FALLS CITY
<b>Elevation Reliability:</b>				<b>Site Info:</b>	
<b>Depth to Bedrock:</b>				<b>Lot:</b>	
<b>Well Depth:</b>				<b>Concession:</b>	
<b>Overburden/Bedrock:</b>				<b>Concession Name:</b>	
<b>Pump Rate:</b>				<b>Easting NAD83:</b>	
<b>Static Water Level:</b>				<b>Northing NAD83:</b>	
<b>Flowing (Y/N):</b>				<b>Zone:</b>	
<b>Flow Rate:</b>				<b>UTM Reliability:</b>	
<b>Clear/Cloudy:</b>					
<b><u>Bore Hole Information</u></b>					
<b>Bore Hole ID:</b>	11326953			<b>Spatial Status:</b>	
<b>DP2BR:</b>				<b>Cluster Kind:</b>	
<b>Code OB:</b>	-			<b>UTMRC:</b>	4
<b>Code OB Desc:</b>	No formation data			<b>UTMRC Desc:</b>	margin of error : 30 m - 100 m
<b>Open Hole:</b>				<b>Location Method:</b>	wwr
<b>Elevation:</b>	183.185852			<b>Org CS:</b>	UTM83
<b>Elevrc:</b>				<b>Date Completed:</b>	5/20/2005
<b>Remarks:</b>					
<b>Elevrc Desc:</b>					
<b>Location Source Date:</b>					
<b>Improvement Location Source:</b>					
<b>Improvement Location Method:</b>					
<b>Source Revision Comment:</b>					
<b>Supplier Comment:</b>					
<b><u>Annular Space/Abandonment Sealing Record</u></b>					
<b>Plug ID:</b>	933269487				



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Layer:</b> <b>Plug From:</b> <b>Plug To:</b> <b>Plug Depth UOM:</b>		1 0.00 20.00 ft			
<b><u>Method of Construction &amp; Well Use</u></b>					
<b>Method Construction ID:</b> <b>Method Construction Code:</b> <b>Method Construction:</b> <b>Other Method Construction:</b>		966604870			
<b><u>Pipe Information</u></b>					
<b>Pipe ID:</b> <b>Casing No:</b> <b>Comment:</b> <b>Alt Name:</b>		11341808 1			
<u>4</u>	1 of 1	<b>ESE/164.2</b>	<b>183.8 / -6.50</b>	<b>Coutts Information Services 6900 Kinsmen court Niagara Falls ON</b>	<b>GEN</b>
<b>Generator No.:</b> <b>Status:</b> <b>Approval Years:</b> <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> <b>SIC Description:</b>		ON4928841 2012 611690 All Other Schools and Instruction		<b>PO Box No.:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No. Admin:</b>	
<u>5</u>	1 of 1	<b>E/166.4</b>	<b>183.8 / -6.57</b>	<b>HYDE'S DISTRIBUTION 6868 KINSMEN COURT NIAGARA FALLS ON</b>	<b>GEN</b>
<b>Generator No.:</b> <b>Status:</b> <b>Approval Years:</b> <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> <b>SIC Description:</b>		ON3678644 2012 418990 All Other Wholesaler-Distributors		<b>PO Box No.:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No. Admin:</b>	
<u>6</u>	1 of 1	<b>SSE/174.4</b>	<b>189.1 / -1.27</b>	<b>7000 Montrose Rd Niagara Falls ON L2H3N3</b>	<b>EHS</b>
<b>Postal Code:</b> <b>City:</b> <b>Address2:</b> <b>Address1:</b> <b>Provstate:</b> <b>Order No.:</b> <b>Addit. Info Ordered.:</b> <b>Report Date:</b> <b>Report Type:</b> <b>Search Radius (km):</b>		L2H3N3 Niagara Falls 7000 Montrose Rd ON 20160112066 19-JAN-16 Custom Report .25			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>8</u>	1 of 1	SSE/194.7	188.0 / -2.34	lot 170 ON	WWIS

<b>Well ID:</b>	6601369	<b>Data Entry Status:</b>	
<b>Construction Date:</b>		<b>Data Src:</b>	1
<b>Primary Water Use:</b>	Domestic	<b>Date Received:</b>	12/13/1950
<b>Sec. Water Use:</b>	0	<b>Selected Flag:</b>	1
<b>Final Well Status:</b>	Water Supply	<b>Abandonment Rec:</b>	
<b>Water Type:</b>		<b>Contractor:</b>	3409
<b>Casing Material:</b>		<b>Form Version:</b>	1
<b>Audit No:</b>		<b>Owner:</b>	
<b>Tag:</b>		<b>Street Name:</b>	
<b>Construction Method:</b>		<b>County:</b>	NIAGARA (WELLAND)
<b>Elevation (m):</b>		<b>Municipality:</b>	NIAGARA FALLS CITY
<b>Elevation Reliability:</b>		<b>Site Info:</b>	
<b>Depth to Bedrock:</b>		<b>Lot:</b>	170
<b>Well Depth:</b>		<b>Concession:</b>	
<b>Overburden/Bedrock:</b>		<b>Concession Name:</b>	
<b>Pump Rate:</b>		<b>Easting NAD83:</b>	
<b>Static Water Level:</b>		<b>Northing NAD83:</b>	
<b>Flowing (Y/N):</b>		<b>Zone:</b>	
<b>Flow Rate:</b>		<b>UTM Reliability:</b>	
<b>Clear/Cloudy:</b>			

#### Bore Hole Information

<b>Bore Hole ID:</b>	10461103	<b>Spatial Status:</b>	
<b>DP2BR:</b>	42	<b>Cluster Kind:</b>	
<b>Code OB:</b>	r	<b>UTMRC:</b>	9
<b>Code OB Desc:</b>	Bedrock	<b>UTMRC Desc:</b>	unknown UTM
<b>Open Hole:</b>		<b>Location Method:</b>	p9
<b>Elevation:</b>	188.938446	<b>Org CS:</b>	
<b>Elevrc:</b>		<b>Date Completed:</b>	3/6/1948
<b>Remarks:</b>			
<b>Elevrc Desc:</b>			
<b>Location Source Date:</b>			
<b>Improvement Location Source:</b>			
<b>Improvement Location Method:</b>			
<b>Source Revision Comment:</b>			
<b>Supplier Comment:</b>			

#### Overburden and Bedrock

##### Materials Interval

<b>Formation ID:</b>	932591477
<b>Layer:</b>	1
<b>Color:</b>	
<b>General Color:</b>	
<b>Mat1:</b>	05
<b>Most Common Material:</b>	CLAY
<b>Mat2:</b>	
<b>Other Materials:</b>	
<b>Mat3:</b>	
<b>Other Materials:</b>	
<b>Formation Top Depth:</b>	0.00
<b>Formation End Depth:</b>	4.00
<b>Formation End Depth UOM:</b>	ft

<b>Formation ID:</b>	932591478
<b>Layer:</b>	2
<b>Color:</b>	3
<b>General Color:</b>	BLUE
<b>Mat1:</b>	05
<b>Most Common Material:</b>	CLAY

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction/ Distance (m)</b>	<b>Elev/Diff (m)</b>	<b>Site</b>	<b>DB</b>
<b>Mat2:</b>					
<b>Other Materials:</b>					
<b>Mat3:</b>					
<b>Other Materials:</b>					
<b>Formation Top Depth:</b>		4.00			
<b>Formation End Depth:</b>		32.00			
<b>Formation End Depth UOM:</b>		ft			
<b>Formation ID:</b>		932591479			
<b>Layer:</b>		3			
<b>Color:</b>					
<b>General Color:</b>					
<b>Mat1:</b>		09			
<b>Most Common Material:</b>		MEDIUM SAND			
<b>Mat2:</b>					
<b>Other Materials:</b>					
<b>Mat3:</b>					
<b>Other Materials:</b>					
<b>Formation Top Depth:</b>		32.00			
<b>Formation End Depth:</b>		42.00			
<b>Formation End Depth UOM:</b>		ft			
<b>Formation ID:</b>		932591480			
<b>Layer:</b>		4			
<b>Color:</b>					
<b>General Color:</b>					
<b>Mat1:</b>		15			
<b>Most Common Material:</b>		LIMESTONE			
<b>Mat2:</b>					
<b>Other Materials:</b>					
<b>Mat3:</b>					
<b>Other Materials:</b>					
<b>Formation Top Depth:</b>		42.00			
<b>Formation End Depth:</b>		44.00			
<b>Formation End Depth UOM:</b>		ft			
<b><u>Method of Construction &amp; Well Use</u></b>					
<b>Method Construction ID:</b>		966601369			
<b>Method Construction Code:</b>		1			
<b>Method Construction:</b>		Cable Tool			
<b>Other Method Construction:</b>					
<b><u>Pipe Information</u></b>					
<b>Pipe ID:</b>		11009673			
<b>Casing No:</b>		1			
<b>Comment:</b>					
<b>Alt Name:</b>					
<b><u>Construction Record - Casing</u></b>					
<b>Casing ID:</b>		930749026			
<b>Layer:</b>		1			
<b>Material:</b>		1			
<b>Open Hole or Material:</b>		STEEL			
<b>Depth From:</b>					
<b>Depth To:</b>		3.00			
<b>Casing Diameter:</b>		4.00			
<b>Casing Diameter UOM:</b>		inch			
<b>Casing Depth UOM:</b>		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Casing ID:</b>		930749027			
<b>Layer:</b>		2			
<b>Material:</b>		4			
<b>Open Hole or Material:</b>		OPEN HOLE			
<b>Depth From:</b>					
<b>Depth To:</b>		44.00			
<b>Casing Diameter:</b>		4.00			
<b>Casing Diameter UOM:</b>		inch			
<b>Casing Depth UOM:</b>		ft			
<b><u>Results of Well Yield Testing</u></b>					
<b>Pump Test ID:</b>		996601369			
<b>Pump Set At:</b>					
<b>Static Level:</b>		16.00			
<b>Final Level After Pumping:</b>		20.00			
<b>Recommended Pump Depth:</b>					
<b>Pumping Rate:</b>		180.00			
<b>Flowing Rate:</b>					
<b>Recommended Pump Rate:</b>					
<b>Levels UOM:</b>		ft			
<b>Rate UOM:</b>		GPM			
<b>Water State After Test Code:</b>		1			
<b>Water State After Test:</b>		CLEAR			
<b>Pumping Test Method:</b>		1			
<b>Pumping Duration HR:</b>					
<b>Pumping Duration MIN:</b>					
<b>Flowing:</b>		N			
<b><u>Water Details</u></b>					
<b>Water ID:</b>		933948648			
<b>Layer:</b>		1			
<b>Kind Code:</b>		1			
<b>Kind:</b>		FRESH			
<b>Water Found Depth:</b>		44.00			
<b>Water Found Depth UOM:</b>		ft			

<u>9</u>	1 of 1	<b>WSW/197.2</b>	<b>195.6 / 5.26</b>	<b>Baden Powell Pk Spoil Pile</b>	<b>ANDR</b>
				<b>Niagara Falls ON L2H</b>	

**Legal Description:** Stamford Lot 170  
**Location Description:** W of QEW, W of Montrose Rd, Baden Powell Park in part  
**Municipality:** Niagara Falls City  
**Current Municipality:** Niagara Falls City  
**RM:** Niagara Region  
**Facility:** Dump  
**Date Active:** pre 1960  
**Date Begun:**  
**Date Complete:**  
**Area (Ha):** 37.5  
**Landfill Type:**  
**Group Name:**  
**Operated By:**  
**Serial:** NIA7 1960  
**NTS:** 30M03  
**Diameter (m):** 750

**Historical Summary:**

Baden Powell Park Spoil Pile 1965 1963 NTS 1:25,000 Map 30M03B Waste pile marked [1963 NTS 1:25,000 Map Allanburg On Sheet 30M03B edition 2 (compiled 1961, air photos 1960, culture check 1961, printed 1963)] 1968 NTS Map 30M03E Spoil Pile marked [1968 NTS 1:50,000 Map

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Niagara ON Sheet 30M03E Edition 4 (information 1965, published 1968)]. 1973 NTS 1:25,000 Map 30M03B Waste pile marked, 700m x 400m+, N side of McLeod Rd*, 500m E of Kalar Rd*, E side of park E side of Kalar Rd [1973 NTS 1:25,000 Map Allanburg On Sheet 30M03B edition 3 (information 1970, printed 1973)] 1979 NTS Map 30M03 Shown on the 1979 NTS 1:50,000 Map Niagara ON Sheet 30M03/30M06 Edition 5 (Air photos 1976, information 1976, publication 1979). 1980 NTS Map 30M03 Shown on the 1984 NTS 1:50,000 Map Niagara ON Sheet 30M03/30M06 Edition 6 (Air photos 1980, checks 1981, publication 1984). *1996 MapArt The site is located west of QEW, west of Montrose Rd, Baden Powell Park in part ([1996] MapArt Corporation, Golden Horseshoe Atlas, 1996 Edition, ISBN 1-55198-384-2). This could be the spoil pile from the construction of the Niagara Power Canal, judging by surviving railway trackbed alignments					
<b>Waste Type:</b>					
<b>UTM X Nad 27:</b>		652500			
<b>UTM Y Nad 27:</b>		4770600			
<b>UTM Zone:</b>		17			

<a href="#">10</a>	1 of 1	ESE/213.4	183.9 / -6.47	6900-6934 Kinsmen Crt, Unit C Niagara Falls ON L2E 6S5	EHS
<b>Postal Code:</b>					
<b>City:</b>					
<b>Address2:</b>					
<b>Address1:</b>					
<b>Provstate:</b>					
<b>Order No.:</b>		20121116023			
<b>Addit. Info Ordered::</b>		Fire Insur. Maps and/or Site Plans; Topographic Maps; City Directory			
<b>Report Date:</b>		21-NOV-12			
<b>Report Type:</b>		Standard Report			
<b>Search Radius (km):</b>		.25			

<a href="#">11</a>	1 of 1	E/235.1	184.5 / -5.86	ON	WWIS
<b>Well ID:</b>		6604869		<b>Data Entry Status:</b>	
<b>Construction Date:</b>				<b>Data Src:</b>	
<b>Primary Water Use:</b>				<b>Date Received:</b> 5/28/2005	
<b>Sec. Water Use:</b>				<b>Selected Flag:</b> 1	
<b>Final Well Status:</b>		Abandoned-Other		<b>Abandonment Rec:</b> Yes	
<b>Water Type:</b>				<b>Contractor:</b> 2123	
<b>Casing Material:</b>				<b>Form Version:</b> 3	
<b>Audit No:</b>		Z25089		<b>Owner:</b>	
<b>Tag:</b>		A024397		<b>Street Name:</b>	
<b>Construction Method:</b>				<b>County:</b> NIAGARA (WELLAND)	
<b>Elevation (m):</b>				<b>Municipality:</b> NIAGARA FALLS CITY	
<b>Elevation Reliability:</b>				<b>Site Info:</b>	
<b>Depth to Bedrock:</b>				<b>Lot:</b>	
<b>Well Depth:</b>				<b>Concession:</b>	
<b>Overburden/Bedrock:</b>				<b>Concession Name:</b>	
<b>Pump Rate:</b>				<b>Easting NAD83:</b>	
<b>Static Water Level:</b>				<b>Northing NAD83:</b>	
<b>Flowing (Y/N):</b>				<b>Zone:</b>	
<b>Flow Rate:</b>				<b>UTM Reliability:</b>	
<b>Clear/Cloudy:</b>					

**Bore Hole Information**

<b>Bore Hole ID:</b>		11326952		<b>Spatial Status:</b>	
<b>DP2BR:</b>				<b>Cluster Kind:</b>	
<b>Code OB:</b>		-		<b>UTMRC:</b> 4	
<b>Code OB Desc:</b>		No formation data		<b>UTMRC Desc:</b> margin of error : 30 m - 100 m	
<b>Open Hole:</b>				<b>Location Method:</b> wwr	
<b>Elevation:</b>		183.35617		<b>Org CS:</b> UTM83	
<b>Elevrc:</b>				<b>Date Completed:</b> 5/20/2005	
<b>Remarks:</b>					
<b>Elevrc Desc:</b>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Location Source Date:</b> <b>Improvement Location Source:</b> <b>Improvement Location Method:</b> <b>Source Revision Comment:</b> <b>Supplier Comment:</b>					
<u><b>Annular Space/Abandonment Sealing Record</b></u>					
<b>Plug ID:</b>		933269486			
<b>Layer:</b>		1			
<b>Plug From:</b>		0.00			
<b>Plug To:</b>		20.00			
<b>Plug Depth UOM:</b>		ft			
<u><b>Method of Construction &amp; Well Use</b></u>					
<b>Method Construction ID:</b>		966604869			
<b>Method Construction Code:</b>					
<b>Method Construction:</b>					
<b>Other Method Construction:</b>					
<u><b>Pipe Information</b></u>					
<b>Pipe ID:</b>		11341807			
<b>Casing No:</b>		1			
<b>Comment:</b>					
<b>Alt Name:</b>					
<a href="#">13</a>	1 of 13	<b>ENE/237.8</b>	<b>184.8 / -5.51</b>	<b>6800 Montrose Road Niagara Falls ON L2E 6S5</b>	<b>CA</b>
<b>Certificate #:</b>		4744-4U7RPG			
<b>Application Year:</b>		01			
<b>Issue Date:</b>		3/1/01			
<b>Approval Type:</b>		Industrial air			
<b>Status:</b>		Approved			
<b>Application Type:</b>		New Certificate of Approval			
<b>Client Name::</b>		Can-Eng Furnaces Ltd.			
<b>Client Address::</b>		6800 Montrose Road			
<b>Client City::</b>		Niagara Falls			
<b>Client Postal Code::</b>		L2E 6V5			
<b>Project Description::</b>		Application for the installation of a test furnace that would be used to heat and treat metal products.			
<b>Contaminants::</b>					
<b>Emission Control::</b>					
<a href="#">13</a>	2 of 13	<b>ENE/237.8</b>	<b>184.8 / -5.51</b>	<b>6800 Montrose Road Niagara Falls ON</b>	<b>EHS</b>
<b>Postal Code:</b>					
<b>City:</b>					
<b>Address2:</b>					
<b>Address1:</b>					
<b>Provstate:</b>					
<b>Order No.:</b>		20070919017			
<b>Addit. Info Ordered::</b>					
<b>Report Date:</b>		9/27/2007			
<b>Report Type:</b>		CAN - Basic Report			
<b>Search Radius (km):</b>		0.25			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">13</a>	3 of 13	ENE/237.8	184.8 / -5.51	CAN-ENG MANUFACTURING LTD. 6800 MONTROSE ROAD P.O. BOX 628 NIAGARA FALLS ON L2E 6S5	GEN
<b>Generator No.:</b>	ON0243700			<b>PO Box No.:</b>	
<b>Status:</b>				<b>Country:</b>	
<b>Approval Years:</b>	86,87,88			<b>Choice of Contact:</b>	
<b>Contam. Facility:</b>				<b>Co Admin:</b>	
<b>MHSW Facility:</b>				<b>Phone No. Admin:</b>	
<b>SIC Code:</b>	3071				
<b>SIC Description:</b>	HEATING EQUIP. IND.				
<b>--Details--</b>					
<b>Waste Code:</b>	213				
<b>Waste Description:</b>	PETROLEUM DISTILLATES				
<a href="#">13</a>	4 of 13	ENE/237.8	184.8 / -5.51	CAN-ENG MANUFACTURING LTD. 6800 MONTROSE ROAD NIAGARA FALLS ON L2E 6S5	GEN
<b>Generator No.:</b>	ON0243700			<b>PO Box No.:</b>	
<b>Status:</b>				<b>Country:</b>	
<b>Approval Years:</b>	89,90			<b>Choice of Contact:</b>	
<b>Contam. Facility:</b>				<b>Co Admin:</b>	
<b>MHSW Facility:</b>				<b>Phone No. Admin:</b>	
<b>SIC Code:</b>	3071				
<b>SIC Description:</b>	HEATING EQUIP. IND.				
<b>--Details--</b>					
<b>Waste Code:</b>	213				
<b>Waste Description:</b>	PETROLEUM DISTILLATES				
<b>Waste Code:</b>	251				
<b>Waste Description:</b>	OIL SKIMMINGS & SLUDGES				
<a href="#">13</a>	5 of 13	ENE/237.8	184.8 / -5.51	CAN-ENG MANUFACTURING LTD. 08-075 6800 MONTROSE ROAD NIAGARA FALLS ON L2E 6S5	GEN
<b>Generator No.:</b>	ON0243700			<b>PO Box No.:</b>	
<b>Status:</b>				<b>Country:</b>	
<b>Approval Years:</b>	92,93,94,95,96,97			<b>Choice of Contact:</b>	
<b>Contam. Facility:</b>				<b>Co Admin:</b>	
<b>MHSW Facility:</b>				<b>Phone No. Admin:</b>	
<b>SIC Code:</b>	3071				
<b>SIC Description:</b>	HEATING EQUIP. IND.				
<b>--Details--</b>					
<b>Waste Code:</b>	213				
<b>Waste Description:</b>	PETROLEUM DISTILLATES				
<b>Waste Code:</b>	251				
<b>Waste Description:</b>	OIL SKIMMINGS & SLUDGES				
<a href="#">13</a>	6 of 13	ENE/237.8	184.8 / -5.51	CAN-ENG MANUFACTURING LIMITED 6800 MONTROSE ROAD	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>NIAGARA FALLS ON L2E 6S5</b>					
<b>Generator No.:</b>	ON0243700			<b>PO Box No.:</b>	
<b>Status:</b>				<b>Country:</b>	
<b>Approval Years:</b>	98,00,01			<b>Choice of Contact:</b>	
<b>Contam. Facility:</b>				<b>Co Admin:</b>	
<b>MHSW Facility:</b>				<b>Phone No. Admin:</b>	
<b>SIC Code:</b>	3071				
<b>SIC Description:</b>		HEATING EQUIP. IND.			
<b>--Details--</b>					
<b>Waste Code:</b>		213			
<b>Waste Description:</b>		PETROLEUM DISTILLATES			
<b>Waste Code:</b>		251			
<b>Waste Description:</b>		OIL SKIMMINGS & SLUDGES			
<a href="#">13</a>	7 of 13	<b>ENE/237.8</b>	<b>184.8 / -5.51</b>	<b>CAN-ENG Furnaces International P.O. Box 628-6800 Montrose Rd. Niagara Falls ON L2E 6V5</b>	<b>GEN</b>
<b>Generator No.:</b>	ON6475699			<b>PO Box No.:</b>	
<b>Status:</b>				<b>Country:</b>	
<b>Approval Years:</b>	07,08			<b>Choice of Contact:</b>	
<b>Contam. Facility:</b>				<b>Co Admin:</b>	
<b>MHSW Facility:</b>				<b>Phone No. Admin:</b>	
<b>SIC Code:</b>	339990				
<b>SIC Description:</b>		All Other Miscellaneous Manufacturing			
<b>--Details--</b>					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">13</a>	8 of 13	<b>ENE/237.8</b>	<b>184.8 / -5.51</b>	<b>CAN-ENG Furnaces International P.O. Box 628-6800 Montrose Rd. Niagara Falls ON</b>	<b>GEN</b>
<b>Generator No.:</b>	ON6475699			<b>PO Box No.:</b>	
<b>Status:</b>				<b>Country:</b>	
<b>Approval Years:</b>	2009			<b>Choice of Contact:</b>	
<b>Contam. Facility:</b>				<b>Co Admin:</b>	
<b>MHSW Facility:</b>				<b>Phone No. Admin:</b>	
<b>SIC Code:</b>	339990				
<b>SIC Description:</b>		All Other Miscellaneous Manufacturing			
<b>--Details--</b>					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">13</a>	9 of 13	<b>ENE/237.8</b>	<b>184.8 / -5.51</b>	<b>CAN-ENG Furnaces International P.O. Box 628-6800 Montrose Rd. Niagara Falls ON</b>	<b>GEN</b>
<b>Generator No.:</b>	ON6475699			<b>PO Box No.:</b>	
<b>Status:</b>				<b>Country:</b>	
<b>Approval Years:</b>	2010			<b>Choice of Contact:</b>	
<b>Contam. Facility:</b>				<b>Co Admin:</b>	



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>MHSW Facility:</b> <b>SIC Code:</b> 339990 <b>SIC Description:</b> All Other Miscellaneous Manufacturing				<b>Phone No. Admin:</b>	
<b>--Details--</b> <b>Waste Code:</b> 252 <b>Waste Description:</b> WASTE OILS & LUBRICANTS					
<a href="#">13</a>	10 of 13	<b>ENE/237.8</b>	<b>184.8 / -5.51</b>	<b>CAN-ENG Furnaces International P.O. Box 628-6800 Montrose Rd. Niagara Falls ON</b>	<b>GEN</b>
<b>Generator No.:</b> ON6475699 <b>Status:</b> <b>Approval Years:</b> 2011 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 339990 <b>SIC Description:</b> All Other Miscellaneous Manufacturing				<b>PO Box No.:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No. Admin:</b>	
<b>--Details--</b> <b>Waste Code:</b> 252 <b>Waste Description:</b> WASTE OILS & LUBRICANTS					
<a href="#">13</a>	11 of 13	<b>ENE/237.8</b>	<b>184.8 / -5.51</b>	<b>CAN-ENG Furnaces International P.O. Box 628-6800 Montrose Rd. Niagara Falls ON L2E 6V5</b>	<b>GEN</b>
<b>Generator No.:</b> ON6475699 <b>Status:</b> <b>Approval Years:</b> 2012 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 339990 <b>SIC Description:</b> All Other Miscellaneous Manufacturing				<b>PO Box No.:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No. Admin:</b>	
<b>--Details--</b> <b>Waste Code:</b> 252 <b>Waste Description:</b> WASTE OILS & LUBRICANTS					
<a href="#">13</a>	12 of 13	<b>ENE/237.8</b>	<b>184.8 / -5.51</b>	<b>CAN-ENG Furnaces International P.O. Box 628-6800 Montrose Rd. Niagara Falls ON</b>	<b>GEN</b>
<b>Generator No.:</b> ON6475699 <b>Status:</b> <b>Approval Years:</b> 2013 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 339990 <b>SIC Description:</b> ALL OTHER MISCELLANEOUS MANUFACTURING				<b>PO Box No.:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No. Admin:</b>	
<b>--Details--</b> <b>Waste Code:</b> 231 <b>Waste Description:</b> LATEX WASTES  <b>Waste Code:</b> 145					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Waste Description:</b>		PAINT/PIGMENT/COATING RESIDUES			
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">13</a>	13 of 13	<b>ENE/237.8</b>	<b>184.8 / -5.51</b>	<b>Can-Eng Furnaces International 6800 Montrose Rd Niagara Falls ON L2E 6V5</b>	<b>SCT</b>
<b>Established:</b>		01-JAN-64			
<b>Plant Size (ft²):</b>		45000			
<b>Employment:</b>					
<b>--Details--</b>					
<b>Description:</b>		Turned Product and Screw, Nut and Bolt Manufacturing			
<b>SIC/NAICS Code:</b>		332720			
<b>Description:</b>		Heating Equipment and Commercial Refrigeration Equipment Manufacturing			
<b>SIC/NAICS Code:</b>		333416			
<b>Description:</b>		All Other General-Purpose Machinery Manufacturing			
<b>SIC/NAICS Code:</b>		333990			
<b>Description:</b>		Material Handling Equipment Manufacturing			
<b>SIC/NAICS Code:</b>		333920			
<b>Description:</b>		Switchgear and Switchboard, and Relay and Industrial Control Apparatus Manufacturing			
<b>SIC/NAICS Code:</b>		335315			
<b>Description:</b>		All Other General-Purpose Machinery Manufacturing			
<b>SIC/NAICS Code:</b>		333990			
<a href="#">14</a>	1 of 1	<b>SE/238.6</b>	<b>183.0 / -7.33</b>	<b>Graybar Canada 7000 Kinsmen Crt Niagara Falls ON L2E 6S5</b>	<b>SCT</b>
<b>Established:</b>		01-JAN-92			
<b>Plant Size (ft²):</b>		16000			
<b>Employment:</b>					
<b>--Details--</b>					
<b>Description:</b>		Electrical Wiring and Construction Supplies Wholesaler-Distributors			
<b>SIC/NAICS Code:</b>		416110			
<a href="#">15</a>	1 of 1	<b>E/239.8</b>	<b>184.8 / -5.51</b>	<b>ON</b>	<b>WWIS</b>
<b>Well ID:</b>		6604867		<b>Data Entry Status:</b>	
<b>Construction Date:</b>				<b>Data Src:</b>	
<b>Primary Water Use:</b>				<b>Date Received:</b> 5/28/2005	
<b>Sec. Water Use:</b>				<b>Selected Flag:</b> 1	
<b>Final Well Status:</b>		Abandoned-Other		<b>Abandonment Rec:</b> Yes	
<b>Water Type:</b>				<b>Contractor:</b> 2123	
<b>Casing Material:</b>				<b>Form Version:</b> 3	
<b>Audit No:</b>		Z25101		<b>Owner:</b>	
<b>Tag:</b>		A024410		<b>Street Name:</b>	
<b>Construction Method:</b>				<b>County:</b> NIAGARA (WELLAND)	
<b>Elevation (m):</b>				<b>Municipality:</b> NIAGARA FALLS CITY	
<b>Elevation Reliability:</b>				<b>Site Info:</b>	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Depth to Bedrock:</b> <b>Well Depth:</b> <b>Overburden/Bedrock:</b> <b>Pump Rate:</b> <b>Static Water Level:</b> <b>Flowing (Y/N):</b> <b>Flow Rate:</b> <b>Clear/Cloudy:</b>				<b>Lot:</b> <b>Concession:</b> <b>Concession Name:</b> <b>Easting NAD83:</b> <b>Northing NAD83:</b> <b>Zone:</b> <b>UTM Reliability:</b>	
<b><u>Bore Hole Information</u></b>					
<b>Bore Hole ID:</b> 11326950 <b>DP2BR:</b> <b>Code OB:</b> <b>Code OB Desc:</b> No formation data <b>Open Hole:</b> <b>Elevation:</b> 184.30841 <b>Elevrc:</b> <b>Remarks:</b> <b>Elevrc Desc:</b> <b>Location Source Date:</b> <b>Improvement Location Source:</b> <b>Improvement Location Method:</b> <b>Source Revision Comment:</b> <b>Supplier Comment:</b>				<b>Spatial Status:</b> <b>Cluster Kind:</b> <b>UTMRC:</b> 4 <b>UTMRC Desc:</b> margin of error : 30 m - 100 m <b>Location Method:</b> wwr <b>Org CS:</b> UTM83 <b>Date Completed:</b> 5/20/2005	
<b><u>Annular Space/Abandonment Sealing Record</u></b>					
<b>Plug ID:</b> 933269483 <b>Layer:</b> 1 <b>Plug From:</b> 0.00 <b>Plug To:</b> 23.00 <b>Plug Depth UOM:</b> ft					
<b><u>Method of Construction &amp; Well Use</u></b>					
<b>Method Construction ID:</b> 966604867 <b>Method Construction Code:</b> <b>Method Construction:</b> <b>Other Method Construction:</b>					
<b><u>Pipe Information</u></b>					
<b>Pipe ID:</b> 11341805 <b>Casing No:</b> 1 <b>Comment:</b> <b>Alt Name:</b>					

<b>16</b>	<b>1 of 1</b>	<b>S/248.9</b>	<b>190.8 / 0.48</b>	<b>7150 MONTROSE ROAD, NIAGARA FALLS ON</b>	<b>PINC</b>
<b>Incident ID:</b> 2682970 <b>Incident No:</b> 526570 <b>Type:</b> FS-Pipeline Incident <b>Status Code:</b> Pipeline Damage Reason Est <b>Fuel Occurrence Tp:</b> Pipeline Strike <b>Fuel Type:</b> Natural Gas <b>Tank Status:</b> RC Established <b>Task No:</b> 3217701 <b>Spills Action Centre:</b> N/A				<b>Health Impact:</b> No <b>Environment Impact:</b> Unknown <b>Property Damage:</b> No <b>Service Interupt:</b> Yes <b>Enforce Policy:</b> No <b>Public Relation:</b> No <b>Pipeline System:</b> <b>Depth:</b> <b>Pipe Material:</b>	

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<b>Method Details:</b>	E-mail			<b>PSIG:</b>	
<b>Fuel Category:</b>	Natural Gas			<b>Attribute Category:</b>	FS-Perform P-line Inc Invest
<b>Date of Occurrence:</b>	1/10/2011 0:00			<b>Regulator Location:</b>	
<b>Occurrence Start Date:</b>	2011/01/10				
<b>Operation Type:</b>		Construction Site (including excavation)			
<b>Pipeline Type:</b>					
<b>Regulator Type:</b>					
<b>Summary:</b>		7150 MONTROSE ROAD, NIAGARA FALLS - 6" PIPELINE HIT			
<b>Reported By:</b>		LESLEY WALTON - ENBRIDGE NIAGARA			
<b>Affiliation:</b>		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
<b>Occurrence Desc:</b>		accidental damage no fault			
<b>Damage Reason:</b>		Abandoned facility			
<b>Notes:</b>					

# Unplottable Summary

Total: **23** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	KINSMEN COURT	NIAGARA FALLS CITY ON	L2E 6S5
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	The Regional Municipality of Niagara	Montrose Rd	Niagara Falls ON	
CA		Montrose Road	Niagara Falls ON	
CA		Montrose Road	Niagara Falls ON	
CA	The Corporation of the City of Niagara Falls	Montrose Road	Niagara Falls ON	
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	McLeod Square Inc.	Lot 170, Reference Plan RD-91	Niagara Falls ON	
CA	The Corporation of the City of Niagara Falls	from Montrose Road to 100 metres west	Niagara Falls ON	
CA	McLeod Square Inc.	Lot 170, Reference Plan RD-91	Niagara Falls ON	
CA	R.M. OF NIAGARA	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY - WESTLANE AREA STG 3	CHARNWOOD/HYDRO EASEMENT	NIAGARA FALLS CITY ON	
ECA	The Corporation of the City of Niagara Falls	from Montrose Road to 100 metres west	Niagara Falls ON	L2E 6X5
ECA	The Corporation of the City of Niagara Falls	from Montrose Road to 100 metres west	Niagara Falls ON	L2E 6X5

ECA	The Corporation of the City of Niagara Falls	Montrose Rd	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	Montrose Rd	Niagara Falls ON	L2E 6X5
ECA	The Regional Municipality of Niagara	Montrose Rd	Niagara Falls ON	
ECA	The Regional Municipality of Niagara	Montrose Rd	Niagara Falls ON	
EHS		Montrose Road	Niagara Falls ON	
SCT	MORNINGSTAR LUMBER LIMITED	MONTROSE RD	NIAGARA FALLS ON	L2H

# Unplottable Report

---

**Site:** NIAGARA FALLS CITY  
MONTROSE RD. NIAGARA FALLS CITY ON

**Database:**  
CA

**Certificate #:** 7-0950-88-  
**Application Year:** 88  
**Issue Date:** 7/7/1988  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** NIAGARA FALLS CITY  
MONTROSE RD NIAGARA FALLS CITY ON

**Database:**  
CA

**Certificate #:** 3-1394-86-  
**Application Year:** 86  
**Issue Date:** 9/11/1986  
**Approval Type:** Municipal sewage  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** NIAGARA FALLS CITY  
KINSMEN COURT NIAGARA FALLS CITY ON L2E 6S5

**Database:**  
CA

**Certificate #:** 7-1212-89-  
**Application Year:** 89  
**Issue Date:** 8/1/1989  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** NIAGARA FALLS CITY  
MONTROSE RD. NIAGARA FALLS CITY ON

**Database:**  
CA

**Certificate #:** 7-0809-86-  
**Application Year:** 86

**Issue Date:** 7/22/1986  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** NIAGARA FALLS CITY  
MONTROSE RD. NIAGARA FALLS CITY ON

**Database:**  
CA

**Certificate #:** 7-0691-86-  
**Application Year:** 86  
**Issue Date:** 7/4/1986  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** The Regional Municipality of Niagara  
Montrose Rd Niagara Falls ON

**Database:**  
CA

**Certificate #:** 6146-7RLK55  
**Application Year:** 2009  
**Issue Date:** 5/1/2009  
**Approval Type:** Municipal and Private Sewage Works  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** Montrose Road Niagara Falls ON

**Database:**  
CA

**Certificate #:** 3874-4KUSJZ  
**Application Year:** 00  
**Issue Date:** 6/5/00  
**Approval Type:** Municipal & Private water  
**Status:** Approved  
**Application Type:** New Certificate of Approval  
**Client Name::** The Corporation of the City of Niagara Falls  
**Client Address::** 4310 Queen Street  
**Client City::** Niagara Falls  
**Client Postal Code::**  
**Project Description::** Installation of 610m of 300m diameter PVC watermain to replace 150mm and 200mm D watermain (including appurtenances). Installation of the watermain along Montrose Road (from Industrial Street to Chorozy Street).  
**Contaminants::**  
**Emission Control::**



---

**Site:** *Montrose Road Niagara Falls ON*

**Database:**  
*CA*

**Certificate #:** 7074-4KPQZX  
**Application Year:** 00  
**Issue Date:** 6/5/00  
**Approval Type:** Municipal & Private sewage  
**Status:** Approved  
**Application Type:** New Certificate of Approval  
**Client Name::** Corporation of the Regional Municipality of Niagara  
**Client Address::** 2201 St. David's Road, PO Box 1042  
**Client City::** Thorold  
**Client Postal Code::** L2V 4T7  
**Project Description::** Storm Sewers  
**Contaminants::**  
**Emission Control::**

---

**Site:** *The Corporation of the City of Niagara Falls  
Montrose Road Niagara Falls ON*

**Database:**  
*CA*

**Certificate #:** 3382-6V5RB3  
**Application Year:** 2006  
**Issue Date:** 11/9/2006  
**Approval Type:** Municipal and Private Sewage Works  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** *NIAGARA FALLS CITY  
MONTROSE RD. NIAGARA FALLS CITY ON*

**Database:**  
*CA*

**Certificate #:** 7-1388-86-  
**Application Year:** 86  
**Issue Date:** 11/24/1986  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** *McLeod Square Inc.  
Lot 170, Reference Plan RD-91 Niagara Falls ON*

**Database:**  
*CA*

**Certificate #:** 8313-844K95  
**Application Year:** 2010  
**Issue Date:** 5/13/2010  
**Approval Type:** Municipal and Private Sewage Works  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**

**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** *The Corporation of the City of Niagara Falls  
from Montrose Road to 100 metres west Niagara Falls ON*

**Database:**  
[CA](#)

**Certificate #:** 7291-6G6J2Q  
**Application Year:** 2005  
**Issue Date:** 9/13/2005  
**Approval Type:** Municipal and Private Sewage Works  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** *McLeod Square Inc.  
Lot 170, Reference Plan RD-91 Niagara Falls ON*

**Database:**  
[CA](#)

**Certificate #:** 3354-82JJG4  
**Application Year:** 2010  
**Issue Date:** 2/17/2010  
**Approval Type:** Municipal and Private Sewage Works  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** *R.M. OF NIAGARA  
MONTROSE RD. NIAGARA FALLS CITY ON*

**Database:**  
[CA](#)

**Certificate #:** 7-0664-86-  
**Application Year:** 86  
**Issue Date:** 6/27/1986  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** *NIAGARA FALLS CITY - WESTLANE AREA STG 3  
CHARNWOOD/HYDRO EASEMENT NIAGARA FALLS CITY ON*

**Database:**  
[CA](#)

**Certificate #:** 3-1175-90-  
**Application Year:** 90  
**Issue Date:** 7/9/1990  
**Approval Type:** Municipal sewage  
**Status:** Approved

**Application Type:**  
**Client Name::**  
**Client Address::**  
**Client City::**  
**Client Postal Code::**  
**Project Description::**  
**Contaminants::**  
**Emission Control::**

---

**Site:** *The Corporation of the City of Niagara Falls  
from Montrose Road to 100 metres west Niagara Falls ON L2E 6X5*

**Database:**  
[ECA](#)

**Approval No:** 7291-6G6J2Q  
**Status:** Approved  
**Date:** 2005-09-13  
**Record Type:** ECA  
**Link Source:** IDS  
**Project Type:** Municipal and Private Sewage Works  
**Approval Type:** ECA-Municipal and Private Sewage Works  
**Full Address:**  
**Full PDF Link:** <https://www.accessenvironment.ene.gov.on.ca/instruments/3937-6G2K9X-14.pdf>

**SWP Area Name:**  
**MOE District:**  
**City:**  
**Latitude:**  
**Longitude:**

---

**Site:** *The Corporation of the City of Niagara Falls  
from Montrose Road to 100 metres west Niagara Falls ON L2E 6X5*

**Database:**  
[ECA](#)

**Approval No:** 9879-6G6J7K  
**Status:** Approved  
**Date:** 2005-09-13  
**Record Type:** ECA  
**Link Source:** IDS  
**Project Type:** Municipal Drinking Water Systems  
**Approval Type:** ECA-Municipal Drinking Water Systems  
**Full Address:**  
**Full PDF Link:**

**SWP Area Name:**  
**MOE District:**  
**City:**  
**Latitude:**  
**Longitude:**

---

**Site:** *The Corporation of the City of Niagara Falls  
Montrose Rd Niagara Falls ON*

**Database:**  
[ECA](#)

**Approval No:** 3874-4KUSJZ  
**Status:** Approved  
**Date:** 2000-06-05  
**Record Type:** ECA  
**Link Source:** IDS  
**Project Type:** Municipal and Private Water Works  
**Approval Type:** ECA-Municipal and Private Water Works  
**Full Address:**  
**Full PDF Link:**

**SWP Area Name:**  
**MOE District:**  
**City:**  
**Latitude:**  
**Longitude:**

---

**Site:** *The Corporation of the City of Niagara Falls  
Montrose Rd Niagara Falls ON L2E 6X5*

**Database:**  
[ECA](#)

**Approval No:** 3382-6V5RB3  
**Status:** Approved  
**Date:** 2006-11-09  
**Record Type:** ECA  
**Link Source:** IDS  
**Project Type:** Municipal and Private Sewage Works  
**Approval Type:** ECA-Municipal and Private Sewage Works  
**Full Address:**  
**Full PDF Link:** <https://www.accessenvironment.ene.gov.on.ca/instruments/8558-6TMTDM-14.pdf>

**SWP Area Name:**  
**MOE District:**  
**City:**  
**Latitude:**  
**Longitude:**

---

**Site:** *The Regional Municipality of Niagara*

**Database:**

**Approval No:** 6146-7RLK55  
**Status:** Approved  
**Date:** 2009-05-01  
**Record Type:** ECA  
**Link Source:** IDS  
**Project Type:** Municipal and Private Sewage Works  
**Approval Type:** ECA-Municipal and Private Sewage Works  
**Full Address:**  
**Full PDF Link:** <https://www.accessenvironment.ene.gov.on.ca/instruments/4355-7REMBJ-14.pdf>

**SWP Area Name:**  
**MOE District:**  
**City:**  
**Latitude:**  
**Longitude:**

**Site:** *The Regional Municipality of Niagara  
 Montrose Rd Niagara Falls ON*

**Database:**  
 ECA

**Approval No:** 7074-4KPQZX  
**Status:** Approved  
**Date:** 2000-06-05  
**Record Type:** ECA  
**Link Source:** IDS  
**Project Type:** Municipal and Private Sewage Works  
**Approval Type:** ECA-Municipal and Private Sewage Works  
**Full Address:**  
**Full PDF Link:** <https://www.accessenvironment.ene.gov.on.ca/instruments/6007-4KERD6-14.pdf>

**SWP Area Name:**  
**MOE District:**  
**City:**  
**Latitude:**  
**Longitude:**

**Site:** *Montrose Road Niagara Falls ON*

**Database:**  
 EHS

**Postal Code:**  
**City:**  
**Address2:**  
**Address1:**  
**Provstate:**  
**Order No.:** 20130321024  
**Addit. Info Ordered.:**  
**Report Date:** 28-MAR-13  
**Report Type:** Custom Report  
**Search Radius (km):** .25

**Site:** *MORNINGSTAR LUMBER LIMITED  
 MONTROSE RD NIAGARA FALLS ON L2H*

**Database:**  
 SCT

**Established:** 0000  
**Plant Size (ft²):** 1400  
**Employment:** 1

**--Details--**  
**Description:** HARDWOOD DIMENSION AND FLOORING MILLS  
**SIC/NAICS Code:** 2426  
  
**Description:** Other Millwork  
**SIC/NAICS Code:** 321919

# Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " \* " indicates that the database will no longer be updated. See the individual database description for more information.

## **Abandoned Aggregate Inventory:**

Provincial

[AAGR](#)

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.\*

**Government Publication Date: Sept 2002\***

## **Aggregate Inventory:**

Provincial

[AGR](#)

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

**Government Publication Date: Up to Sep 2017**

## **Abandoned Mine Information System:**

Provincial

[AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

**Government Publication Date: 1800-Nov 2016**

## **Anderson's Waste Disposal Sites:**

Private

[ANDR](#)

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

**Government Publication Date: 1860s-Present**

## **Automobile Wrecking & Supplies:**

Private

[AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

**Government Publication Date: 1999-Jan 31, 2018**

## **Borehole:**

Provincial

[BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

**Government Publication Date: 1875-Jul 2014**

## **Certificates of Approval:**

Provincial

[CA](#)

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

**Government Publication Date: 1985-Oct 30, 2011\***

**Commercial Fuel Oil Tanks:**

Provincial [CFOT](#)

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

**Government Publication Date: Feb 28, 2017**

**Chemical Register:**

Private [CHEM](#)

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

**Government Publication Date: 1999-Jan 31, 2018**

**Compressed Natural Gas Stations:**

Private [CNG](#)

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

**Government Publication Date: Dec 31, 2012**

**Inventory of Coal Gasification Plants and Coal Tar Sites:**

Provincial [COAL](#)

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.\*

**Government Publication Date: Apr 1987 and Nov 1988\***

**Compliance and Convictions:**

Provincial [CONV](#)

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

**Government Publication Date: 1989-Nov 2017**

**Certificates of Property Use:**

Provincial [CPU](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

**Government Publication Date: 1994-Oct 2017**

**Drill Hole Database:**

Provincial [DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

**Government Publication Date: 1886-Nov 30, 2017**

**Environmental Activity and Sector Registry:**

Provincial [EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

**Government Publication Date: Oct 2011-Oct 2017**

**Environmental Registry:**

Provincial [EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

**Government Publication Date: 1994-Oct 2017**

**Environmental Compliance Approval:**

Provincial **ECA**

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

**Government Publication Date: Oct 2011-Oct 2017**

**Environmental Effects Monitoring:**

Federal **EEM**

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

**Government Publication Date: 1992-2007\***

**ERIS Historical Searches:**

Private **EHS**

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

**Government Publication Date: 1999-Aug 2016**

**Environmental Issues Inventory System:**

Federal **EIIS**

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

**Government Publication Date: 1992-2001\***

**Emergency Management Historical Event:**

Provincial **EMHE**

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

**Government Publication Date: Dec 31, 2016**

**List of TSSA Expired Facilities:**

Provincial **EXP**

List of facilities with removed tanks which were once registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed automatically fall under the expired facilities inventory held by TSSA.

**Government Publication Date: Feb 28, 2017**

**Federal Convictions:**

Federal **FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

**Government Publication Date: 1988-Jun 2007\***

**Contaminated Sites on Federal Land:**

Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

**Government Publication Date: Jun 2000-Dec 2017**

**Fisheries & Oceans Fuel Tanks:**

Federal **FOFT**

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

**Government Publication Date: 1964-Sep 2017**

**Fuel Storage Tank:**

Provincial **FST**

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

**Government Publication Date: Feb 28, 2017**

**Fuel Storage Tank - Historic:**

Provincial **FSTH**

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

**Government Publication Date: Pre-Jan 2010\***

**Ontario Regulation 347 Waste Generators Summary:**

Provincial **GEN**

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

**Government Publication Date: 1986-December 31, 2017**

**Greenhouse Gas Emissions from Large Facilities:**

Federal **GHG**

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

**Government Publication Date: 2013-Dec 2015**

**TSSA Historic Incidents:**

Provincial **HINC**

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

**Government Publication Date: 2006-June 2009\***

**Indian & Northern Affairs Fuel Tanks:**

Federal **IAFT**

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

**Government Publication Date: 1950-Aug 2003\***

**TSSA Incidents:**

Provincial **INC**

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

**Government Publication Date: Feb 28, 2017**

**Landfill Inventory Management Ontario:**

Provincial **LIMO**

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

**Government Publication Date: Dec 31, 2013**



**Canadian Mine Locations:**

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

**Government Publication Date: 1998-2009\***

**Mineral Occurrences:**

Provincial

MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

**Government Publication Date: 1846-Feb 2017**

**National Analysis of Trends in Emergencies System (NATES):**

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

**Government Publication Date: 1974-1994\***

**Non-Compliance Reports:**

Provincial

NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

**Government Publication Date: Dec 31, 2014**

**National Defense & Canadian Forces Fuel Tanks:**

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

**Government Publication Date: Up to May 2001\***

**National Defense & Canadian Forces Spills:**

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

**Government Publication Date: Mar 1999-Aug 2010**

**National Defence & Canadian Forces Waste Disposal Sites:**

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

**Government Publication Date: 2001-Apr 2007\***

**National Energy Board Pipeline Incidents:**

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

**Government Publication Date: 2008-Dec 31, 2017**

**National Energy Board Wells:**

Federal

NEBW

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

**Government Publication Date: 1920-Feb 2003\***

**National Environmental Emergencies System (NEES):**

Federal

**NEES**

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

**Government Publication Date: 1974-2003\***

**National PCB Inventory:**

Federal

**NPCB**

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

**Government Publication Date: 1988-2008\***

**National Pollutant Release Inventory:**

Federal

**NPRI**

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

**Government Publication Date: 1993-May 2017**

**Oil and Gas Wells:**

Private

**OGW**

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at [www.nickles.com](http://www.nickles.com).

**Government Publication Date: 1988-December 31, 2017**

**Ontario Oil and Gas Wells:**

Provincial

**OOGW**

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

**Government Publication Date: 1800-Oct 2017**

**Inventory of PCB Storage Sites:**

Provincial

**OPCB**

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

**Government Publication Date: 1987-Oct 2004; 2012-Dec 2013**

**Orders:**

Provincial

**ORD**

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

**Government Publication Date: 1994-Oct 2017**

**Canadian Pulp and Paper:**

Private

**PAP**

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

**Government Publication Date: 1999, 2002, 2004, 2005, 2009**

**Parks Canada Fuel Storage Tanks:**

Federal

**PCFT**

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

**Government Publication Date: 1920-Jan 2005\***

**Pesticide Register:**

Provincial PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

**Government Publication Date: 1988-Aug 2017**

**TSSA Pipeline Incidents:**

Provincial PINC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

**Government Publication Date: Feb 28, 2017**

**Private and Retail Fuel Storage Tanks:**

Provincial PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

**Government Publication Date: 1989-1996\***

**Permit to Take Water:**

Provincial PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

**Government Publication Date: 1994-Oct 2017**

**Ontario Regulation 347 Waste Receivers Summary:**

Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

**Government Publication Date: 1986-2016**

**Record of Site Condition:**

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

**Government Publication Date: 1997-Sept 2001, Oct 2004-Nov 2017**

**Retail Fuel Storage Tanks:**

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

**Government Publication Date: 1999-Jan 31, 2018**

**Scott's Manufacturing Directory:**

Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

**Government Publication Date: 1992-Mar 2011\***

**Ontario Spills:**

Provincial SPL

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

**Government Publication Date: 1988-Sep 2017**

**Wastewater Discharger Registration Database:**

Provincial **SRDS**

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

**Government Publication Date: 1990-Dec 31, 2016**

**Anderson's Storage Tanks:**

Private **TANK**

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

**Government Publication Date: 1915-1953\***

**Transport Canada Fuel Storage Tanks:**

Federal **TCFT**

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

**Government Publication Date: 1970-Aug 2017**

**TSSA Variances for Abandonment of Underground Storage Tanks:**

Provincial **VAR**

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

**Government Publication Date: Feb 28, 2017**

**Waste Disposal Sites - MOE CA Inventory:**

Provincial **WDS**

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

**Government Publication Date: Oct 31, 2017**

**Waste Disposal Sites - MOE 1991 Historical Approval Inventory:**

Provincial **WDSH**

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

**Government Publication Date: Up to Oct 1990\***

**Water Well Information System:**

Provincial **WWIS**

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

**Government Publication Date: Mar 31, 2017**

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

**APPENDIX G**  
**AERIAL PHOTOGRAPHS**



<b>wood.</b>	Date: May 2018	Scale: Not to Scale	Project No.: TG181021
Aerial Photograph 1934	Drawn by: LS	Approved by: PS	Aerial Photograph Provided by Niagara Navigator



<b>wood.</b>	Date: May 2018	Scale: Not to Scale	Project No.: TG181021
Aerial Photograph 1955	Drawn by: LS	Approved by: PS	Aerial Photograph Provided by Brock University





**wood.**

Date:  
May 2018

Scale:  
Not to Scale

Project No.:  
TG181021


Aerial Photograph  
1965

Drawn by:  
LS


Approved by:  
PS

Aerial Photograph  
Provided by Brock  
University




	Date: May 2018	Scale: Not to Scale	Project No.: TG181021
Aerial Photograph 1978	Drawn by: LS	Approved by: PS	Aerial Photograph Provided by Brock University



	Date: May 2018	Scale: Not to Scale	Project No.: TG181021
Aerial Photograph 1989	Drawn by: LS	Approved by: PS	Aerial Photograph Provided by Brock University



	Date: May 2018	Scale: Not to Scale	Project No.: TG181021
Aerial Photograph 1994	Drawn by: LS	Approved by: PS	Aerial Photograph Provided by Brock University



**wood.**

Date:  
May 2018

Scale:  
Not to Scale

Project No.:  
TG181021


Aerial Photograph  
2002

Drawn by:  
LS

Approved by:  
PS

Aerial Photograph  
Provided by Niagara  
Navigator



	Date: May 2018	Scale: Not to Scale	Project No.: TG181021
Aerial Photograph 2015	Drawn by: LS	Approved by: PS	Aerial Photograph Provided by Niagara Navigator

**APPENDIX H**  
**PHASE ONE PROPERTY**  
**PHOTOGRAPHS**

# APPENDIX H - PHOTOGRAPHIC RECORD




**PROJECT NO.** TG181021

**PROJECT** Phase I Environmental Site Assessment

**LOCATION** West Side of Montrose Road between McLeod Road and Charnwood Avenue

**ENCLOSURE** 1

	<b>PHOTOGRAPH</b>	<b>1</b>
	<b>Description</b>	
	View of the Phase One Property looking west.	

	<b>PHOTOGRAPH</b>	<b>2</b>
	<b>Description</b>	
	View of the Phase One Property looking west-northwest.	



# APPENDIX H - PHOTOGRAPHIC RECORD




**PROJECT NO.** TG181021

**PROJECT** Phase I Environmental Site Assessment

**LOCATION** West Side of Montrose Road between McLeod Road and Charnwood Avenue

**ENCLOSURE** 2

	<b>PHOTOGRAPH</b>	<b>3</b>
	<b>Description</b> View of the Phase One Property facing south-southwest.	

	<b>PHOTOGRAPH</b>	<b>4</b>
	<b>Description</b> View of the Phase One Property facing north.	

# APPENDIX H - PHOTOGRAPHIC RECORD





**PROJECT NO.** TG181021

**PROJECT** Phase I Environmental Site Assessment

**LOCATION** West Side of Montrose Road between McLeod Road and Charnwood Avenue

**ENCLOSURE** 3

	<table border="1"><tr><td><b>PHOTOGRAPH</b></td><td><b>5</b></td></tr></table>	<b>PHOTOGRAPH</b>	<b>5</b>
<b>PHOTOGRAPH</b>	<b>5</b>		
<table border="1"><tr><td><b>Description</b></td></tr><tr><td>View of the surrounding properties to the northeast.</td></tr></table>		<b>Description</b>	View of the surrounding properties to the northeast.
<b>Description</b>			
View of the surrounding properties to the northeast.			

	<table border="1"><tr><td><b>PHOTOGRAPH</b></td><td><b>6</b></td></tr></table>	<b>PHOTOGRAPH</b>	<b>6</b>
<b>PHOTOGRAPH</b>	<b>6</b>		
<table border="1"><tr><td><b>Description</b></td></tr><tr><td>View of the surrounding properties to the east.</td></tr></table>		<b>Description</b>	View of the surrounding properties to the east.
<b>Description</b>			
View of the surrounding properties to the east.			

# APPENDIX H - PHOTOGRAPHIC RECORD





PROJECT NO. TG181021

PROJECT Phase I Environmental Site Assessment

LOCATION West Side of Montrose Road between McLeod Road and Charnwood Avenue

ENCLOSURE 4

	<b>PHOTOGRAPH</b>	<b>7</b>
	<b>Description</b>	
	View of the surrounding properties to the southeast.	

	<b>PHOTOGRAPH</b>	<b>8</b>
	<b>Description</b>	
	View of the surrounding properties to the west.	

**APPENDIX I**  
**QUALIFICATIONS OF THE**  
**ASSESSORS**



## **QUALIFICATIONS OF THE ASSESSORS**

### **Lisa Scolaro, B.Sc., ROH, CRSP, CHSC**

Senior Occupational Hygienist

Ms. Scolaro is a Senior Occupational Hygienist with 14 years of experience in the consulting industry. She is a Registered Occupational Hygienist (ROH), Canadian Registered Safety Professional (CRSP), as well as a Certified Health and Safety Consultant (CHSC) and has been involved in a variety of occupational hygiene and health and safety compliance projects. Since 2016, she has worked with the St. Lawrence Seaway Management Corporation to provide construction safety compliance oversight on their annual winter construction works projects. She has also been instrumental in the development of a variety health, safety and environment programs and procedures specially tailored for a variety of clients, including a natural gas delivery client having pipelines present in both Canada and the United States, bio-diesel manufacturer and a multi-province electrical motoring rewinding company. Ms. Scolaro has also completed numerous designated substance and hazardous materials surveys which have been completed for city buildings and structures, large institutional buildings and commercial properties throughout southern Ontario. She has worked on numerous asbestos abatement projects and has extensive experience with Type 1, 2 and 3 inspections and air sampling. Mould surveys, along with air sampling and remediation, indoor air quality assessments and noise assessments have also been completed for a large variety of clientele. Furthermore, PCB inventories, along with sampling, have been undertaken. Ms. Scolaro also has experience with the collection and analysis of various airborne parameters, such as particulate matter, volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) and mercury vapour, as well as a variety of specific chemicals utilized in client facilities. Ms. Scolaro has experience as a project manager on large municipal portfolio projects, including with the City of Hamilton.

### **Patrick Shriner, P.Geo., CPG**

Associate, Environmental Geoscientist

Mr. Shriner is an Associate Environmental Geoscientist in Wood's Niagara (St. Catharines/Thorold) office. Patrick has over 28 years of experience on a wide range of environmental and municipal projects including: environmental site assessment (ESA) and remediation; peer review, designated substances surveys, waste management; landfill investigations and monitoring; hydrogeological investigations; risk assessment and risk management. Patrick is responsible for senior review and Quality Assurance of environmental projects and proposals undertaken by the Niagara office as well as senior



technical support for the design, implementation and management of ESAs, site remediation projects, Brownfields clean-up and redevelopment. Patrick has participated in over 750 Phase I ESAs undertaken on behalf of a variety of clients including commercial and industrial manufactures, municipal governments, financial institutions and legal firms. Patrick is a recognized Qualified Person (QP) for ESAs under Ontario Regulation 153/04 – Records of Site Condition (RSC) and has filed several RSCs for a variety of properties across Ontario.

**APPENDIX J**  
**LIMITATIONS**

### Limitations

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
  - (a) The Standard Terms and Conditions which form part of Amec Foster Wheeler's (predecessor of Wood) proposal, dated February 12, 2018 and Authorization to Proceed, signed by the Client on February 13, 2018;
  - (b) The Scope of Services;
  - (c) Time and Budgetary limitations as described in Agreement; and,
  - (d) The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of the Agreement, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the site and attendant structures. Our conclusions cannot and are not extended to include those portions of the site or structures which were not reasonably available, in Wood's opinion, for direct observation.
4. The environmental conditions at the site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the site with any applicable local, provincial or federal by-laws, orders-in-council, legislative enactments and regulations was not performed.
5. The site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on site and may be revealed by different of other testing not provided for in our contract.
7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, Wood must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
8. The utilization of Wood's services during the implementation of any remedial measures will allow Wood to observe compliance with the conclusions and recommendations contained in the report. Wood's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information of conclusions in the report, is the sole responsibility of such third party. Wood accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of Wood.
11. Provided that the report is still reliable, and less than 12 months old, Wood will issue a third-party reliance letter to parties client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on Wood's report, by such reliance agree to be bound by our proposal and Wood's standard reliance letter. Wood's standard reliance letter indicates that in no event shall Wood be liable for any damages, howsoever arising, relating to third-party reliance on Wood's report. No reliance by any party is permitted without such agreement.