



January 19th, 2024

2131595 Ontario Inc.

Attn: Dan Perri

**RE: Update to the Phase 1 Environmental Site Assessment of 7302 Kalar Road, Niagara Falls, ON
(Letter Report)**

INTRODUCTION

Oakhill Environmental Inc. (Oakhill) was retained by 2131595 Ontario Inc. (Client) to complete an Update to the Phase 1 Environmental Site Assessment (U. Phase 1 ESA) for 7302 Kalar Road in Niagara Falls (Site). This U. Phase 1 ESA included the review of multiple previously completed environmental studies, summarized below.

Oakhill completed this investigation concurrently with a Phase 2 Environmental Site Assessment (Phase 2 ESA).

SITE DESCRIPTION

The Site is a square-shaped lot, located on the east side of Kalar Road to the south of the Kalar Road and McLeod Road intersection in Niagara Falls, Ontario. A commercial warehouse and servicing building is present along the south side of the Site, encompassing an area of approximately 1,400 m². There are ten doors and various man doors. For the purpose of this investigation, these are referred to as Bays #1 through #10 from west to east for reference of locations within the building. The building is occupied by two tenants including Coach Canada which occupies the majority of the building in Bays #4 through #10, while Arlington/Pheonix Crane is located in the most westerly tenant space in Bay #1 to #3.

The Site grounds consist of a gravel parking lot with various buses, trucks and trailers stored on-Site along the northeastern and northwestern sides of the property. A large 50,000 L diesel containing aboveground storage tank (AST) and a smaller 1,000 L tank and fueling station is positioned near the southern entrance of the Site to the northwest of the warehouse building. A portable trailer associated with Pilot Trucking Training is located along the western boundary of the Site along Kalar Road to the north of the fueling

station. The Site is relatively flat with a slight raised elevation to the neighbouring properties to the south and east.

The Site is surrounded by a mix of industrial/commercial and residential use. Niagara Peninsula Energy was noted at 7447 Pin Oak Drive with operational yards are adjacent to the southern property boundary. A commercial plaza is positioned to the North of the Site at 8240 McLeod Road comprising of various tenants including a food market, a deli and a hair salon. The properties located immediately adjacent to the west of Kalar Road appeared to be vacant lots at the time investigation. The property to the east of the Site is a highly vegetated vacant lot. The location of the Site is presented in **Figure 1**, and a zoning map is provided in **Figure 2**.

PREVIOUS INVESTIGATIONS

Oakhill completed this Updated Phase 1 ESA based on the findings of a recently completed Phase 1 ESA conducted by EON Environmental Consulting Ltd. (EON). Two additional reports were provided to Oakhill that preceded the EON report. EON sufficiently summarized those studies and can be referenced in the EON Phase 1 ESA. See the list of reports provided to Oakhill below:

- *Phase One Environmental Site Assessment, 7302 Kalar Road, Niagara Falls, ON*, prepared by EON, dated August 11th, 2023;
- *Soil Sampling Letter: 7302 Kalar Road, Niagara Falls, ON*, prepared by Hallex Environmental Ltd, dated September 3rd, 2020; and
- *Phase II Environmental Site Assessment, 7302 Kalar Road, Niagara Falls, ON*, prepared by EXP Services Inc., dated May 17, 2011.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Oakhill reviewed the recently completed Phase 1 ESA by EON and generally concurred with the findings. However, Oakhill identified additional Potential Contaminating Activities (PCAs) on-Site that will be required to be addressed in order to satisfy a record of site condition (RSC) submission to the Ministry of Environment, Conservation and Parks (MECP) as per O. Reg. 153, as amended. Oakhill's review of the previous investigations in conjunction with an updated records review identified 15 PCAs resulting in 12 areas of potential environmental concern (APECs) requiring further investigation.

AERIAL PHOTOGRAPHS

Aerial photographs were reviewed for the Study Area from Niagara Navigator, Brock University, and ERIS Collection of Aerial Photographs. Photos/images were viewed for the years 1934, 1954-1955, 1965, 1971, 1983, 1995, 2006, 2010, 2015, and 2020. The aerial photographs are provided in **Appendix A**. A summary of information obtained regarding the Site and surrounding properties is provided in **Table 1**:

Table 1: Aerial Photo Review

Year	Information Summary
1934	<p>The Site was agricultural land with a watercourse running along the eastern property boundary.</p> <p>The Study Area was predominantly agricultural lands with two residential houses in the northern Study Area, along McLeod Road. Significant earthworks were present in the northeast Study Area.</p>
1954-1955	<p>The Site included a house in the northwestern property area.</p> <p>The Study Area remained predominantly agricultural. By this time, the Study Area included a few more residential buildings in the northern Study Area. One residential building was present adjacent to the north of the Site. Significant earthworks were observed in the northeastern Study Area.</p>
1965	<p>By this time, a garage style building was present east of the house on-Site.</p> <p>The Study Area remained similar in configuration to 1954-1955. A residential building was present adjacent to the northwest of the Site.</p>
1971	<p>The Site and Study Area remained similar in configuration to 1965.</p>
1983	<p>The Site and Study Area remained similar in configuration to previous years.</p>
1995	<p>By this time a large rectangular building is present along the southern Site boundary. The Site included cargo shipment containers and vehicles storage. The house was still present on-Site without the garage structure.</p> <p>The Study Area included a large commercial building located on the property adjacent to the north of the Site. By this time a residential development was present in the northeastern Study Area. A large commercial business including vehicle and equipment storage was present in the southeast Study Area.</p>
2006	<p>The Site remained similar in configuration to 1995.</p> <p>By this time a large residential subdivision and a commercial building were present in the northwest Study Area.</p>
2010	<p>By this time, the house on-Site was demolished. There was also a large aboveground storage tank (AST) present in the middle of the Site.</p> <p>The Study Area remained similar in configuration to 2006. The residential building located adjacent to the northwest of the Site was demolished.</p>
2015	<p>The Site remained similar in configuration to 2010.</p> <p>The commercial business located in the southeast Study Area expanded operations westward, including a parts and equipment storage yard adjacent to the south of the Site.</p>

Year	Information Summary
2020	<p>The Site remained similar in configuration to previous years.</p> <p>By this time the Study Area included a commercial building northwest of the Site.</p>

Based on Oakhill’s review of the above noted aerial photographs, the Site was vacant until the mid-1950s and then developed with a residential building in the northwest property area. By the mid-1960s, an additional garagelike building was located on the Site, just east of the house. By 1995 a large rectangular commercial building was present along the southern Site boundary. By 2010, the house was demolished. A watercourse transected the Site along the eastern Site boundary from 1934, through to the present.

The Study Area was historically comprised of agricultural and residential land uses. In the mid-1930s, significant earthworks occurred in the northern and northeastern study area. The earthworks are consistent with a former landfill located north of McLeod Road. The property located adjacent to the south of the Site was developed in the 1990s, with significant expansion in the 2010s, extending directly south of the Site. In the southwest Study Area, an automotive junkyard was present from the 1960s, through the early 2000s.

WATER BODIES, AREAS OF NATURAL SIGNIFICANCE AND GROUNDWATER

Based on the review of available maps, the nearest water body appears to be the Niagara Peninsula Conservation Authority-regulated watercourse, which is present along the eastern property boundary of the Site. The watercourse is a tributary of the Chippawa Power Canal Watershed. Furthermore, the Chippawa Power Canal is located approximately 1.4 Km east of the Site, and the Welland River is approximately two kilometres south of the Site.

No areas of natural and scientific interest were noted from the Ministry of Natural Resources and Forestry Natural Heritage Areas maps. No well protection areas were present in the Study Area. Seven wells were located on-Site, and nine wells were located in the Study Area. Oakhill did not observe any of the previous on-Site monitoring wells. Based on the increasing urban setting of the surrounding area, other properties are expected to be serviced with municipal drinking water systems.

SITE RECONNAISSANCE AND INTERVIEW INFORMATION

On January 16th, 2023, Oakhill completed its Site reconnaissance. Based on the information gathered about the Site, the interviewees’ information appeared to be valid. The site inspection and interview details are summarized in the table below.

Table 2: Site Reconnaissance and Interview

Date and Time	January 9 th , 2023, at 4:00 PM
Weather Conditions	3°C – Overcast
Length of Investigation	1 hour
Facility In Operation During Investigation	Yes
Name and Qualifications of Assessor	The Phase 1 ESA Site reconnaissance was completed by Mr. Dennis Mouck, A.Sc.T., EP Senior Environmental Technologist under the direction of Qualified Person Mr. Fil Barillaro M. A. Sc., P. Eng., QP.
Interviewee Name & Date	Dan Perri
Affiliation & Position	Owner
Place, Method, and Reason for Interview	In-Person
Relevant Information from Interview	Discussed any notable events concerning the environmental conditions on-Site which may have occurred since the most recent Phase 1 ESA (August, 2023).

CURRENT AND PAST USES

The current and past uses table was updated to include ownership dating back to the mid-1970s based on the review of historical titles, and to include the Client’s acquisition of the Site.

Table 2: Current and Past Uses of the Phase One Property

Years	Name of Owner/Occupant	Description of Property Use	Other Observations from aerial photographs, FIPs etc.
2010 – current	2131595 Ontario Inc. (owner) Detroit/Coach Canada (tenant)	Commercial / Industrial	The house and garage style building on-Site had been demolished. The rest of the Site remained similar in configuration to previous years.
2008 - 2010	Arlington/Phoenix Crane		The Site, including the house and garage style building remained similar in configuration to previous year.
Unknown - 2008	1019536 Ontario Inc.		The Site now includes a large rectangular commercial building along the southern property area. The rest of the Site included vehicle storage and a large AST. The house is still present in the northwest property area.
1975 – 1985	R. Monteith	Residential	Aerial photographs indicated a house was located in the northwestern property area.

POTENTIALLY CONTAMINATING ACTIVITIES

Potentially Contaminating Activities (PCAs), as defined in *O. Reg. 153/04*, as amended (Schedule D, Table 2), were identified on-Site and in the Study Area. PCAs identified on-Site and in the Study Area are detailed below in **Table 3**. PCA locations are depicted in **Figure 1**.

Table 3: Potentially Contaminating Activities On-Site and in the Study Are

PCA Location	Item Number	Potentially Contaminating Activity	Description
PCA #1A	33	Metal Treatment, Coating, Plating and Finishing	Trillium Lifestyles Industries was located on-Site from 1992 to 1995. Operations included metal furniture manufacturing.
PCA #1B	39	Paints Manufacturing, Processing and Bulk Storage	Trillium Lifestyles Industries generated paint residue waste on-Site from 1995-2004.

PCA Location	Item Number	Potentially Contaminating Activity	Description
PCA #1C	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Wajax Power Systems was located on-Site from 2010 to 2019. Operations included automotive repairs and maintenance.
PCA #2	28	Gasoline and Associated Products Storage in Fixed Tanks	Historical Aboveground Storage Tanks (ASTs) were noted on-Site when WAJAX owned the property. One 1,100-litre AST was used for waste oil was noted along the west side of the building.
PCA #3	28	Gasoline and Associated Products Storage in Fixed Tanks	A 1,200-litre engine oil AST was historically located in proximity to Bay #6 & #7, while Wajax was in operation.
PCA #4	N/A	Parts and Vehicle Wash Station	A parts wash station was noted in the centre portion of the building on-Site. There is currently a bus wash station located in Bay #4.
PCA #5	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Coach Canada currently occupies the spaces associated with Bays #4 through #10 to repair and maintain buses.
PCA #6	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Arlington Crane and Phoenix Crane currently operate out of Bays #1 through #3. Operations include the maintenance and servicing of cranes.
PCA #7	4	Antifreeze and De-icing Manufacturing and Bulk Storage	Two 900-litre plastic totes of antifreeze was located in Bay #5.
PCA#8	28	Gasoline and Associated Products Storage in Fixed Tanks	A double-walled steel 50,000-litre used diesel fuel AST and 1,100-litre AST was noted near the southern entrance of the property.
PCA#9	28	Gasoline and Associated Products Storage in Fixed Tanks	A 1,100-litre steel waste oil AST was noted in the southeast corner of the building. An additional former 1,100-litre AST associated with Wajax was also located in this area.
PCA#10A	30	Importation of Fill Material of Unknown Quality	According to aerial photographs a building was present along the northwest side of the Site which could have been in-filled with materials of unknown quality.
PCA#10B	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Pilot Trucking Training stores transport trucks along the northwest corner of the Site.
PCA#11	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Coach Canada stores buses along the northeastern portion of the Site.
PCA#12	55	Transformer Manufacturing, Processing and Use	The Niagara Falls Hydro Electric Commission (currently known as Niagara Peninsula Energy) was noted at 7447 Pin Oak Drive. This property

PCA Location	Item Number	Potentially Contaminating Activity	Description
			is listed on the Ontario PCB Registry. Operations also include the use of various oils and chemical wastes.
PCA#13	28	Gasoline and Associated Products Storage in Fixed Tanks	The Niagara Falls Hydro Electric Commission (currently known as Niagara Peninsula Energy) has an a private fueling station for its Fleet, further to the east of the Site.
PCA#14	49	Salvage Yard including automobile wrecking	An automotive junk yard was noted approximately 138m south-southwest of the study site.
PCA#15	58	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	Properties to the north of Kalar Road were historically associated with waste disposal. The land has been remediated and redeveloped.

PCA No. 13, 14 and 15 are not anticipated to have impacted the Site due to their distances from the Site, the intervening physical features, and their relative positions cross-gradient to groundwater flow direction (north) across the Site.

Areas of Potential Environmental Concern

All APECs are included in **Table 4** and summarized below. APEC locations are depicted in **Figure 2**.

Table 4: Areas of Potential Environmental Concern

Area of Potential Environmental Concern	Location of APEC	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially Impacted (Groundwater, soil and/or sediment)
APEC #1A	Southern portion of the Site (within the boundaries of the building)	PCA#33 – Metal Treatment, Coating, Plating and Finishing	On-Site	Metals, PHCs, VOC, PAHs	Soil & Groundwater
APEC #1B		PCA#39 – Paints Manufacturing, Processing and Bulk Storage			

Area of Potential Environmental Concern	Location of APEC	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially Impacted (Groundwater, soil and/or sediment)
APEC #1C		PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems			
APEC #2	West side of the building	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Metals, PHCs, VOC, PAHs	Soil & Groundwater
APEC #3	Central portion of the building	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Metals, PHCs, VOC, PAHs	Soil
APEC #4		N/A – Parts and Vehicle Wash Station	On-Site	Metals, PHCs, VOC, PAHs	Soil
APEC #5	Eastern portion of the building (Bays #4 through #10)	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	On-Site	Metals, PHCs, VOCs and PAHs	Soil & Groundwater
APEC #6	Western portion of the building (Bays #1 through #3)	PCA #52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	On-Site	Metals, PHCs, VOCs, and PAHs	Soil & Groundwater

Area of Potential Environmental Concern	Location of APEC	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially Impacted (Groundwater, soil and/or sediment)
APEC #7	Central portion of the building (Bay #5)	PCA #4 – Antifreeze and De-icing Manufacturing and Bulk Storage	On-Site	Metals, PHCs, VOC and PAHs	Soil
APEC #8	Central to the southern entrance of the property. Northwest of maintenance building	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Metals, PHCs, VOC, PAHs, and GI	Soil & Groundwater
APEC #9	Southeast corner of the building	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Metals, PHCs, VOC, PAHs	Soil
APEC #10A	Northwest corner of the Site	PCA #30 – Importation of Fill Material of Unknown Quality	On-Site	PHCs, BTEX, Metals and GI	Soil
APEC #10B	Northwest quadrant of the Site	PCA #52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	On-Site		
APEC #11	Northeast portion of the Site	PCA #52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	On-Site	Metals, PHCs, and GI	Soil

Area of Potential Environmental Concern	Location of APEC	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially Impacted (Groundwater, soil and/or sediment)
APEC #12	Southern portion of the Site	PCA #55 – Transformer Manufacturing, Processing and Use	Off-Site	PHCs, PCBs and GI	Soil

Notes: PHCs – Petroleum Hydrocarbons
 ABNs – Acid/Base Neutral Compounds
 GI – General Inorganics
 PCBs – Polychlorinated biphenyls
 VOCs – Volatile Organic Compounds
 PAHs – Polycyclic Aromatic Hydrocarbons
 BTEX – Benzene, toluene, ethylbenzene, and xylenes

APEC #1A to #1C – On-Site – Historical Industrial and Commercial Activities

According to ERIS reports, Trillium Lifestyles Industries was located on-Site from 1992 through to 2004. In 1992, records indicated Trillium manufactured metal household furniture. Moreover, Trillium generated paint residues for the years 1995 through 2004 on-Site. ERIS reports, and previous investigations and interviews indicated that WAJAX Power Stems owned and operated the Site for several years during the 2010s. WAJAX operations included automotive repairs and maintenance. These historical activities are considered to be PCAs as per *O. Reg. 153/04 Table 2: Item Numbers*:

- 33 – Metal Treatment, Coating, Plating and Finishing
- 39 – Paints Manufacturing, Processing and Bulk Storage
- 52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems

APEC #2 – On-Site – Historical Waste Oil Collection AST

Reportedly, one 1,100-litre aboveground storage tank (AST) was located along the western exterior of the building on-Site. The AST was used for waste oil and removed in 2011. Fixed fuel storage tanks are considered a PCA as per *O. Reg. 153/04 Table 2: Item Number*:

- 28 – Gasoline and Associated Products Storage in Fixed Tanks

APEC #3 – On-Site – Historical Bulk Oil AST

Based on a review of previous reports, one 1,200-litre AST containing engine oil was located within the building. Reportedly, the AST was located in Bay #6, which is approximately in the central area of the building. The AST has since been removed. Fixed fuel storage tanks are considered a PCA as per *O. Reg. 153/04 Table 2: Item Number:*

- 28 – Gasoline and Associated Products Storage in Fixed Tanks

APEC #4 – On-Site – Historical Parts and Vehicle Wash Station

Based on a review of previous reports (Phase I ESA, GHD; 2019), WAJAX utilized the north central area of the building for a parts wash station. The north central area of the building is no longer utilized for these purposes. Parts wash stations are not considered PCAs as per *O. Reg. 153/04 Table 2*. However, historical parts washing activities may have utilized degreasing cleaners, which include trichloroethylene and/or other chemicals and potential contaminants of concern (PCOCs). Oakhill considers this parts wash station to be a PCA. Potential high-volume vehicles and parts washing is considered to be PCA as per *O. Reg. 153/04 Table 2 Item Number:*

- 52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems

APEC #5 – On-Site – Automotive Repair Garage

The larger (eastern) area of the on-Site building is occupied by a coach bus repair garage, including six of the bay doors. The central and easternmost bays are operated by Coach Canada (Bays #4 through #10). Coach Canada operations include general repair and maintenance to fleet bus vehicles. Automotive repair and maintenance activities are considered to be PCAs as per *O. Reg. 153/04 Table 2: Item Number:*

- 52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems

APEC #6 – On-Site – Crane Operator Repair Garage

The westernmost area of the on-Site building is operated by Arlington Crane and Phoenix Crane. Arlington and Phoenix Crane operate out of Bays #1 through #3 and conduct general repair and maintenance to

cranes. Equipment repair and maintenance are considered to be PCAs as per *O. Reg. 153/04 Table 2 Item Number:*

- *52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems*

APEC #7 – On-Site – Bulk Antifreeze Storage

The Site reconnaissance revealed a 500-litre plastic tote of antifreeze present between Bay #4 and Bay #5 of the building. The antifreeze storage tote is currently operational and associated with Coach Canada's operations. Bulk storage of antifreeze is considered to be a PCA as per *O. Reg. 153/04 Table 2: Item Number:*

- *4 – Antifreeze and De-icing Manufacturing and Bulk Storage*

APEC #8 – On-Site – Pump Island and Fuelling Station

According to aerial photographs and previous reports, a fuel storage AST island has been present on-Site since 2010. The ASTs and pump island are located near the southern-most entrance to the property along Kalar Road (northwest of the building). The pump island includes a double-walled 50,000-litre steel AST used to store diesel. A secondary 1,100-litre AST is located on the west side of the pump island- and used to store gasoline. The ASTs are situated on a concrete pad and enclosed by concrete barriers. The ASTs are reportedly used to fuel Coach Canada fleet buses and equipment. Fixed tanks are considered a PCA as per *O. Reg. 153/04 Table 2: Item Number:*

- *28 – Gasoline and Associated Products Storage in Fixed Tanks*

APEC #9 – On-Site – Historical Waste Oil AST

Based on a review of previous reports, one 1,100-litre double-walled AST containing used oil was located within the building. The AST was located in Bay #8 of the southeast corner of the building and was removed in 2011. Reportedly, the AST is emptied every two months by Safety-Kleen. Fixed tanks are considered a PCA as per *O. Reg. 153/04 Table 2: Item Number:*

- *28 – Gasoline and Associated Products Storage in Fixed Tanks*

APEC #10A and #10B – On-Site – Former Residential House and Current Storage of Transport Vehicles

A single-family dwelling was located in the northwest Site area from the mid-1950s to 2007. According to previous report interviews, the former house was demolished in 2007 to make way for commercial activities. Currently, Pilot Trucking Training uses the northwest Site area for transport truck driving training as well as truck parking. Fill material and storage of transport trucks are considered PCAs as per *O. Reg. 153/04 Table 2: Item Numbers*:

- 30 – Importation of Fill Material of Unknown Quality
- 52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems

APEC #11 – On-Site – Storage of Fleet Vehicles

Coach Canada utilizes the northeast area of the Site for fleet bus parking. Aerial photographs and interviews confirmed the northeast area has been used as a parking lot for buses since the early 2000s. Storage of transportation systems are considered a PCA as per *O. Reg. 153/04 Table 2: Item Number*:

- 52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems

APEC #12 – Off-Site – Niagara Peninsula Energy Inc. Operations Yard with Transformers

Niagara Peninsula Energy Inc. (NPEI), formerly known as Niagara Falls Hydro Electric Commission, is located at 7447 Pin Oak Drive. NPEI provides electricity and related services to the cities and townships within the Niagara Region. Aerial photographs and ERIS listings indicated that NPEI has been present south of the Site since the late 1980s. During the Site reconnaissance, various transformers were noted to be stored adjacent to the south of the Site. ERIS listings indicated NPEI is listed on the Ontario PCB Registry and has stored and generated high quantities of low-level and high-level PCBs. Transformer processing and use is considered a PCA as per *O. Reg. 153/04 Table 2: Item Number*:

- 55 – Transformer Manufacturing, Processing and Use

CONCLUSIONS

Oakhill recommends a Phase 2 ESA for intrusive investigation of the above APECs to verify that they have not detrimentally affected the soil and groundwater conditions on-Site.

If you have any questions or concerns, please contact the undersigned.

Sincerely,



Fil Barillaro, M.A.Sc., P.Eng., QP, TSRP, Consulting Engineer
President

Attachments:

- Figure 1: Site Location
- Figure 2: Zoning Map
- Figure 3: Base Map
- Figure 4A: PCA Locations
- Figure 4B: Phase 1 Conceptual Site Model

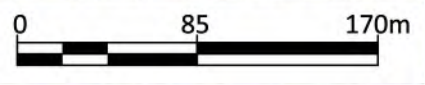


LEGEND

- SITE
- STUDY AREA (250M RADIUS)

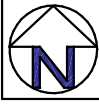
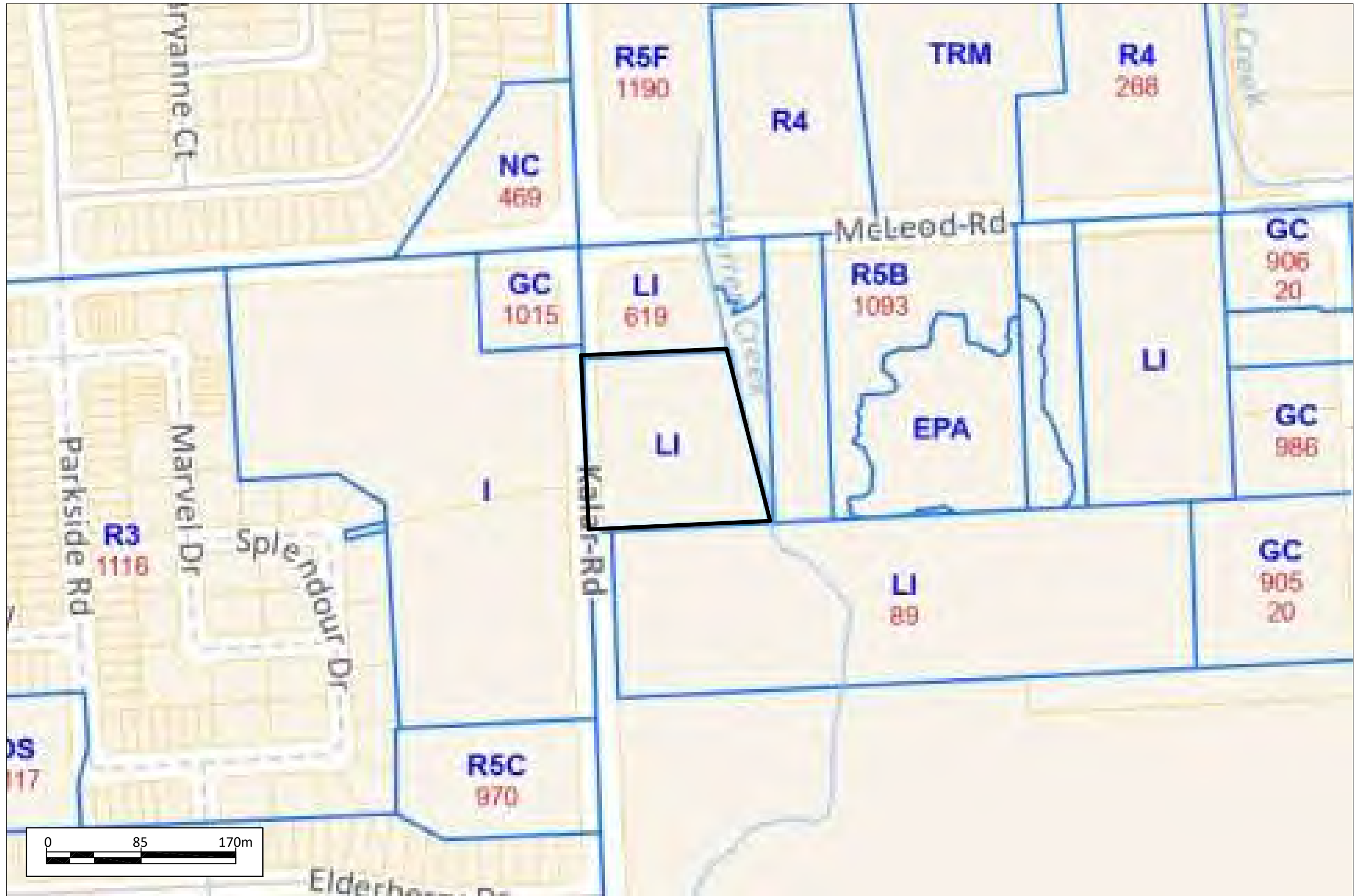


TITLE	SITE LOCATION	
PROJECT NO.	PR-23-037A	DATE
		JANUARY 2024
PROJECT	PHASE 1 ENVIRONMENTAL SITE ASSESSMENT	
CLIENT	2131595 ONTARIO INC.	
SITE	7302 KALAR ROAD, NIAGARA FALLS, ON	
SCALE	SCALE BAR (m)	SHEET
		FIGURE 1



SOURCE: GOOGLE EARTH © GOOGLE 2023





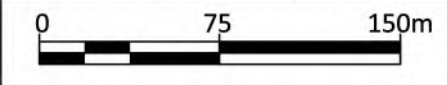
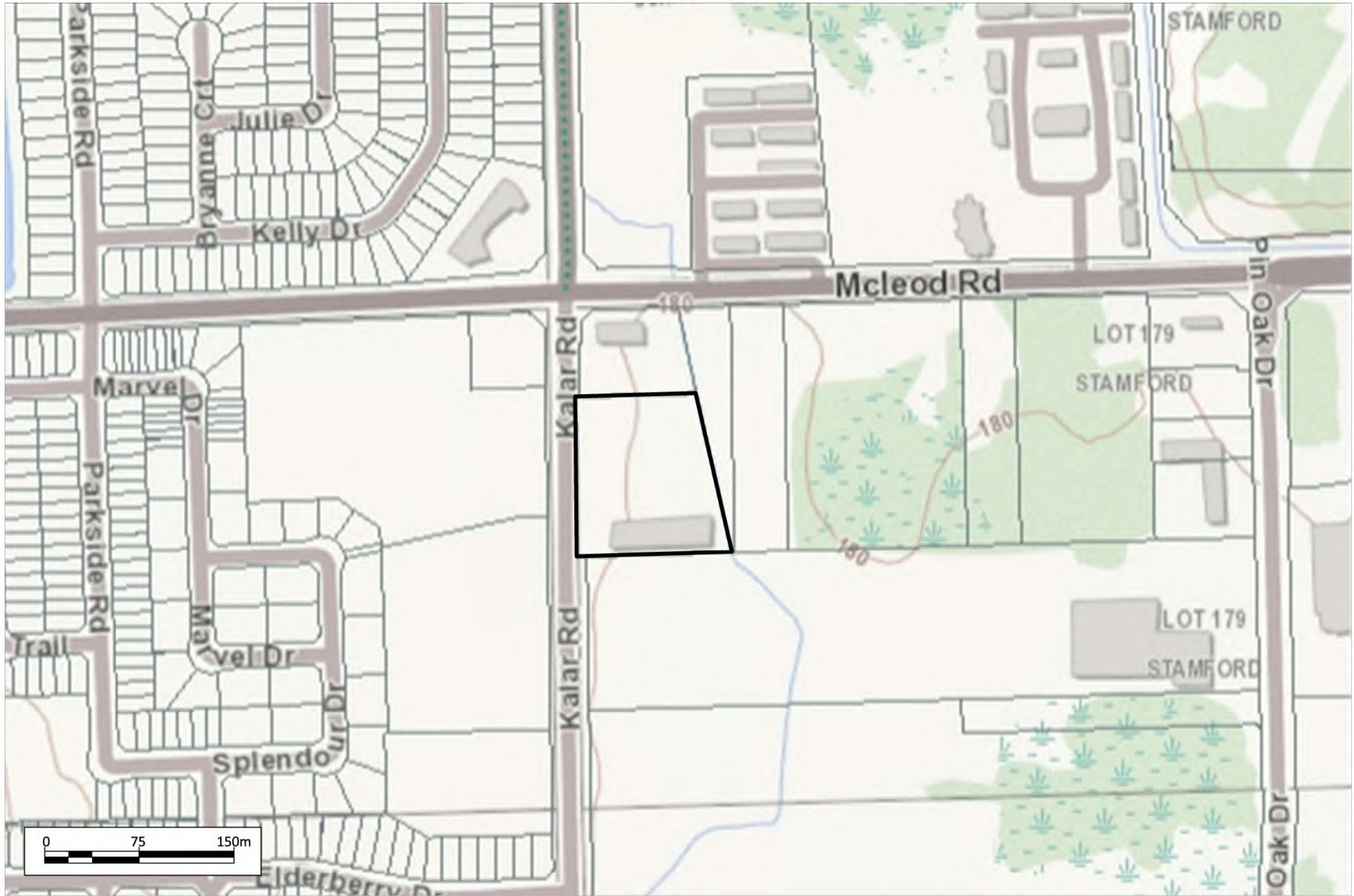
LEGEND

- SITE
- ZONING**
- EPA Environmental Protection Area Zone
- GC General Commercial Zone
- I Institutional Zone
- LI Light Industrial Zone
- NC Neighbourhood Commercial Zone
- R3 Residential Mixed Zone
- R4 Residential Low Density, Group Multiple Dwelling Zone
- R5B Residential Apartment 5B Density Zone
- TRM Transition Residential Multiple Zone

TITLE		ZONING
PROJECT NO.	DATE	
PR-23-037A	JANUARY 2024	
PROJECT		
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT		
CLIENT		
2131595 ONTARIO INC.		
SITE		
7302 KALAR ROAD, NIAGARA FALLS, ON		
SCALE	SHEET	
SCALE BAR (m)	FIGURE 2	



SOURCE: CITY OF NIAGARA FALLS ZONING ZONING BY-LAW No. 79-200 - INTERACTIVE MAP ACCESSED IN DECEMBER 2023 © CITY OF NIAGARA FALLS



LEGEND

 SITE

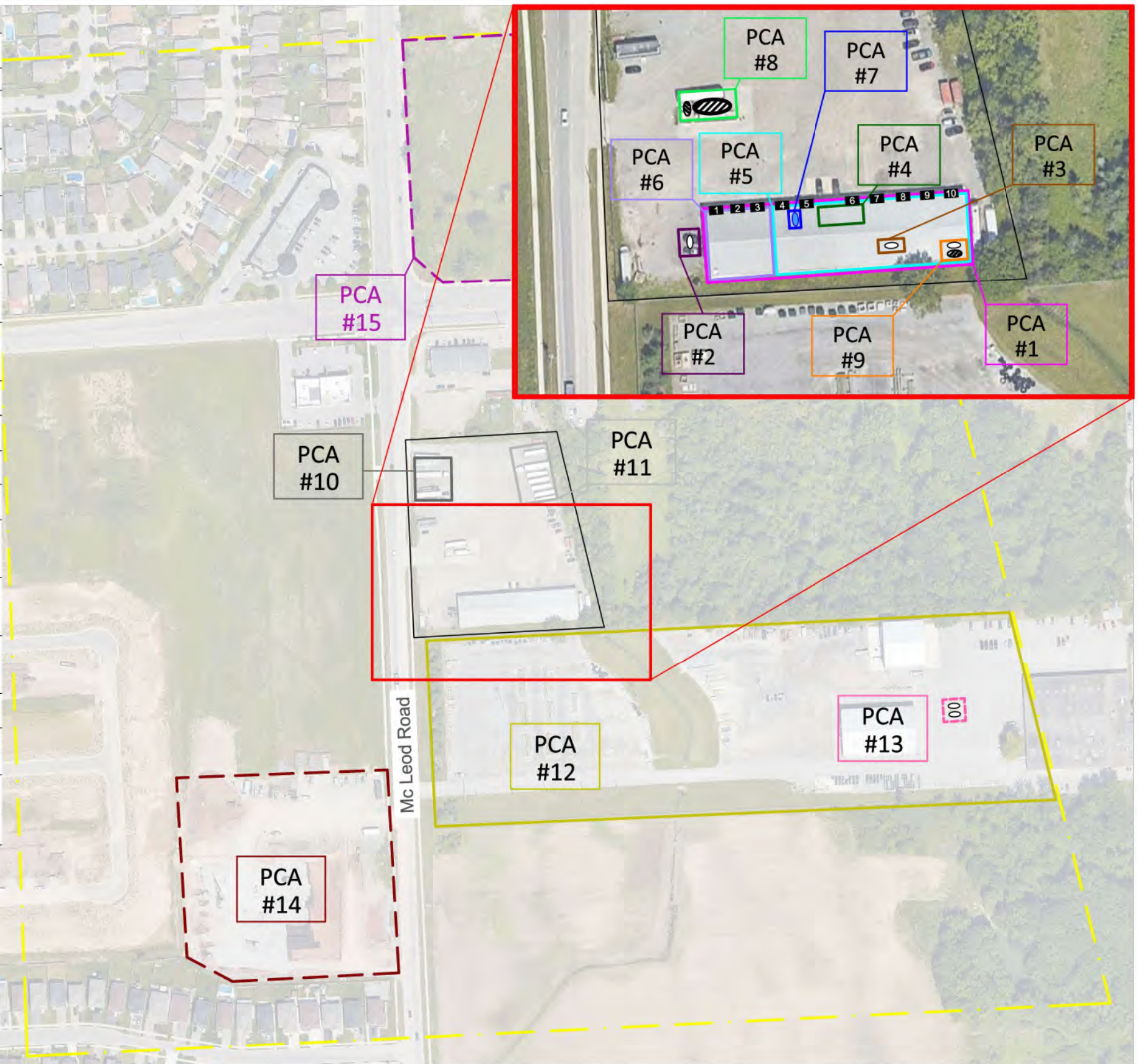


TITLE	BASEMAP	
PROJECT NO.	PR-23-037A	DATE
		JANUARY 2024
PROJECT	PHASE 1 ENVIRONMENTAL SITE ASSESSMENT	
CLIENT	2131595 ONTARIO INC.	
SITE	7302 KALAR ROAD, NIAGARA FALLS, ON	
SCALE	SCALE BAR (m)	SHEET
		FIGURE 3



SOURCE: MINISTRY OF NATURAL RESOURCES & FORESTRY - MAKE A TOPOGRAPHIC MAP
© KING'S PRINTER FOR ONTARIO, 2023

PCA Location	Item Number	Potentially Contaminating Activity	Description
PCA #1A	33	Metal Treatment, Coating, Plating and Finishing	Trillium Lifestyles Industries was located on-Site from 1992 to 1995. Operations included metal furniture manufacturing.
PCA #1B	39	Paints Manufacturing, Processing and Bulk Storage	Trillium Lifestyles Industries generated paint residues on-Site from 1995-2004.
PCA #1C	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Wajax Power Systems was located on-Site from 2010 to 2019. Operations included automotive repairs and maintenance.
PCA #2	28	Gasoline and Associated Products Storage in Fixed Tanks	Historical Aboveground Storage Tanks (ASTs) were noted on-Site when WAJAX owned the property. One 1,100 litre AST was used for waste oil was noted along the west side of the building.
PCA #3	28	Gasoline and Associated Products Storage in Fixed Tanks	A 1,200 litre engine oil AST was historically located in proximity to service bay #6 & #7 while Wajax was in operation.
PCA #4	N/A	Parts and Vehicle Wash Station	A parts wash station was noted in the centre portion of the building on-Site. There is currently a bus wash station located in bay #4.
PCA #5	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Coach Canada currently occupies the spaces associated with bay doors #4 through #10 to repair and maintain buses.
PCA #6	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Arlington Crane and Phoenix Crane currently operate out of bay doors #1 through #4. Operations include the maintenance and servicing of cranes.
PCA #7	4	Antifreeze and De-icing Manufacturing and Bulk Storage	Two 900-litre plastic totes of antifreeze was located in Bay #5.
PCA#8	28	Gasoline and Associated Products Storage in Fixed Tanks	A double walled steel 50,000-litre used diesel fuel AST and 1,100 litre AST was noted near the southern entrance of the property.
PCA#9	28	Gasoline and Associated Products Storage in Fixed Tanks	A 1,100 litre steel used oil AST was noted in the southeast corner of the building. An additional former 1,100 litre AST associated with Wajax was also located in this area.
PCA#10A	30	Importation of Fill Material of Unknown Quality	According to aerial photographs a building was present along the northwest side of the site which would have been in-filled with materials of unknown quality.
PCA#10B	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Pilot Trucking training stores transport trucks along the northwest corner of the Site property.
PCA#11	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Coach Canada stores buses along the northeastern portion of the Site property.
PCA#12	55	Transformer Manufacturing, Processing and Use	The Niagara Falls Hydro Electric Commission (currently known as Niagara Peninsula Energy) was noted at 7447 Pin Oak Drive. This property is listed on the Ontario PCB Registry. Operations also include the use of various oils and chemical wastes.
PCA#13	28	Gasoline and Associated Products Storage in Fixed Tanks	The Niagara Falls Hydro Electric Commission (currently known as Niagara Peninsula Energy) has a private fueling station for its Fleet, further to the east of the Site.
PCA#14	49	Salvage Yard including automobile wrecking	an automotive junk yard was noted approximately 138m south southwest of the study site (noted as "Kalar Road junkyard N1" and "AA Auto Parts" according to EDNs Phase 1 ESA).
PCA#15	58	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosolids as soil conditioners	Properties to the north of Kalar Road were historically associated with waste disposal. The land has been remediated and redeveloped.



LEGEND

- SITE
- STUDY AREA (250M RADIUS)
- PCA RESULTING IN AN APEC
- PCA NOT RESULTING IN AN APEC
- ENHANCED AREA
- ABOVEGROUND STORAGE TANK
- ANTIFREEZE TOTES
- HISTORICAL ABOVEGROUND STORAGE TANK
- BAY DOOR NUMBER

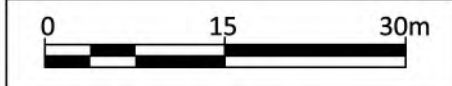


TITLE		PCA LOCATIONS	
PROJECT NO.	PR-23-037A	DATE	JANUARY 2024
PROJECT			
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT			
CLIENT			
2131595 ONTARIO INC.			
SITE			
7302 KALAR ROAD, NIAGARA FALLS, ON			
SCALE	SCALE BAR (m)	SHEET	FIGURE 4A



REFERENCE: NIAGARA NAVIGATOR 2022 © NIAGARA NAVIGATOR

PCA Location	Item	Potentially Contaminating Activity	Description
PCA #1A	33	Metal Treatment, Coating, Plating and Finishing	Trillium Lifestyles Industries was located on-site from 1992 to 1995. Operations included metal furniture manufacturing.
PCA #1B	39	Paints Manufacturing, Processing and Bulk Storage	Trillium Lifestyles Industries generated paint residue waste on site from 1995-2004.
PCA #1C	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Wajax Power Systems was located on site from 2010 to 2019. Operations included automotive repairs and maintenance.
PCA #2	28	Gasoline and Associated Products Storage in Fixed Tanks	Historical Aboveground Storage Tanks (ASTs) were noted on site when WAJAX owned the property. One 1,100 litre AST was used for waste oil was noted along the west side of the building.
PCA #3	28	Gasoline and Associated Products Storage in Fixed Tanks	A 1,200-litre engine oil AST was historically located in proximity to Bay #6 & #7, while Wajax was in operation.
PCA #4	N/A	Parts and Vehicle Wash Station	A parts wash station was noted in the centre portion of the building on site. There is currently a bus wash station located in Bay #4.
PCA #5	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Coach Canada currently occupies the spaces associated with Bays #4 through #10 to repair and maintain buses.
PCA #6	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Arlington Crane and Phoenix Crane currently operate out of Bays #1 through #3. Operations include the maintenance and servicing of cranes.
PCA #7	4	Antifreeze and De-icing Manufacturing and Bulk Storage	Two 900-litre plastic totes of antifreeze was located in Bay #5.
PCA#8	28	Gasoline and Associated Products Storage in Fixed Tanks	A double-walled steel 50,000-litre used diesel fuel AST and 1,100-litre AST was noted near the southern entrance of the property.
PCA#9	28	Gasoline and Associated Products Storage in Fixed Tanks	A 1,100-litre steel waste oil AST was noted in the southeast corner of the building. An additional former 1,100-litre AST associated with Wajax was also located in this area.
PCA#10A	30	Importation of Fill Material of Unknown Quality	According to aerial photographs a building was present along the northwest side of the site which could have been in-filled with materials of unknown quality.
PCA#10B	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Pilot Trucking Training stores transport trucks along the northwest corner of the site.
PCA#11	52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Coach Canada stores buses along the northeastern portion of the site.
PCA#12	55	Transformer Manufacturing, Processing and Use	The Niagara Falls Hydro Electric Commission (currently known as Niagara Peninsula Energy) was noted at 7447 Pin Oak Drive. This property is listed on the Ontario PCB Registry. Operations also include the use of various oils and chemical wastes.
PCA#13	28	Gasoline and Associated Products Storage in Fixed Tanks	The Niagara Falls Hydro Electric Commission (currently known as Niagara Peninsula Energy) has a private fueling station for its fleet, further to the east of the site.
PCA#14	49	Salvage Yard including automobile wrecking	An automotive junk yard was noted approximately 138m south-southwest of the study site.
PCA#15	58	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosolids as soil conditioners	Properties to the north of Kalar Road were historically associated with waste disposal. The land has been remediated and redeveloped.



Kalar Road



- LEGEND**
- SITE
 - PROPERTY BOUNDARY
 - ROADS
 - BUILDING
 - XX PCA
 - APEC #1A, #1B & #1C
 - APEC #2
 - APEC #3
 - APEC #4
 - APEC #5
 - APEC #6
 - APEC #7
 - APEC #8
 - APEC #9
 - APEC #10A & #10B
 - APEC #11
 - APEC #12
 - ABOVEGROUND STORAGE TANK
 - ANTIFREEZE TOTES
 - HISTORICAL ABOVEGROUND STORAGE TANK
 - X BAY DOOR NUMBER

TITLE		PHASE 1 CONCEPTUAL SITE MODEL
PROJECT NO.	PR-23-037A	DATE
		JANUARY 2024
PROJECT		
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT		
CLIENT		
2131595 ONTARIO INC.		
SITE		
7302 KALAR ROAD, NIAGARA FALLS, ON		
SCALE	SCALE BAR (m)	SHEET
		FIGURE 4B

